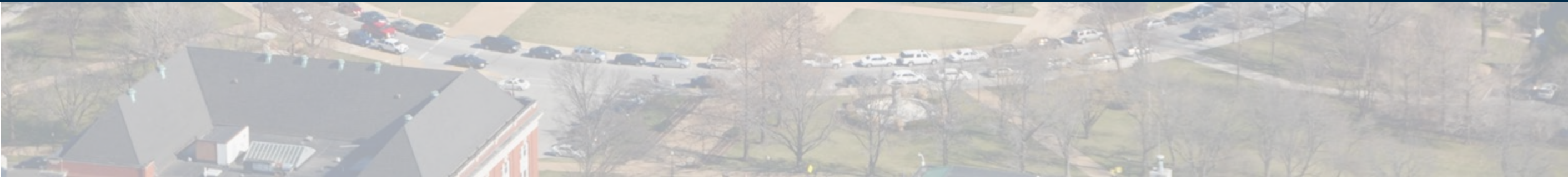




Master Plan on Aging: Housing & Aging in Place Subcommittee

Subcommittee Kick-Off Meeting (April 14, 2023)



Agenda

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Introduction of the Co-Chairs and Subcommittee Members

Co-Chairs

Toni Cousins is a St. Louis native. In 2002, Ms. Cousins worked with Riverview West Florissant Development Corporation (RWFDC). During her time at RWFDC, she developed over 100 units of new and rehabbed housing. She created and implemented several programs including TMAP Nuisance, Beautification Lawn Care, and Handyman/Critical Property Repair (CPR) programs. She's currently the Affordable Housing Outreach Manager for the Missouri Housing Development Commission (MHDC).

Wayne Crawford is Executive Director of Missouri Including Housing. MoHousing is a not-for-profit organization that assists citizens with disabilities, as well as the agencies and individuals who support them, in the search for affordable, quality, safe, universally designed housing. Mr. Crawford is a native of Marshall and retired from the Division of Development before becoming ED of MoHousing. Wayne received the 23rd Annual Inclusion Award from the Missouri Governor's Council on Disability for his work to champion the need for quality, affordable, universally designed housing throughout Missouri.

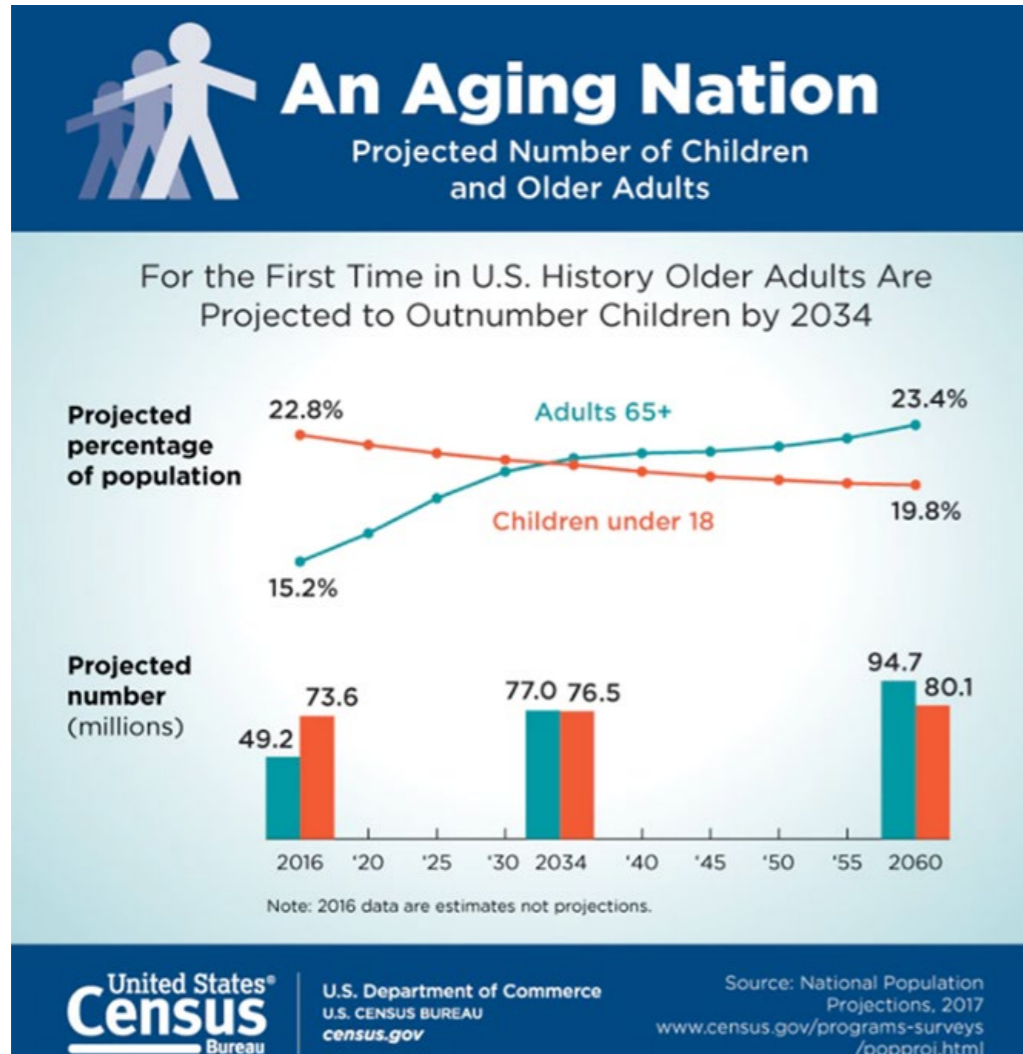
Subcommittee Membership

David Baker, Missouri Assistive Technology (MoAT)
Megan Bania, Community Action Agencies
LaTasha Barnes, St. Louis Housing Authority
Sheila Bassoppo-Moyo, St. Louis Area Agency on Aging
Kristi Benefiel, Independent Living Center
Pamela Boyd, Constituent
Michelle Brown, DMH
Claudia Browner, Missouri Governor's Council on Disabilities
Laura Cravens, Boone County Family Resources
Kristin Davis, DHSS Bureau of Senior Programs
Aileen Dressler, Constituent
Tracy A. Fantini, Hope for Seniors
Natalie Galucia, Harvey A. Friedman Center for Aging
Natalie Gough, Veterans Medical Foster Homes
Paulette Hensley, Disability Resource Association
Stephanie Herbes, St. Louis Senior Fund
Christian Hill, Thrive Homes
Emir Kandzetovic, Oasis
Kelli Kemna, DMH
Paul Kirchoff, Veterans Homes
Jessie Klostermann, Rebuilding Together St. Louis
Sarah Levinson, Senior Independent Living Programs
Alice Logan, Senior Independent Living Programs
Cory McMahon, DMH
Dustin Meyer, On My Own

Rachel Odlhausen, Jewish Family Services
Jeanette Oxford, Paraquad
Julie Peetz, Missouri Association of Area Agencies on Aging (ma4)
Marissa Peterson, Senior Independent Living Programs
Bob Pieper, Missouri Optometric Association
Elaine Powers, Rebuilding Together St. Louis
Rachel Proffitt, University of Missouri
Travis Rash, Real Estate with Social Purpose
Jai'Esha Releford, Senior Independent Living Programs
Jason Rennergarbe, CB Premier Group
Dan Rosenthal, BSI Constructors
Shomari Rozier, Show Me Home Program
Vee Sanchez, Empower Missouri
Rachel Senzee, City of Jefferson Neighborhood Services
Jennifer Shotwell, AAA member
Vicki Spraul, Gray Matters Alliance, LLC
Amber Smith, Empower Missouri
Nancy Stevens, Constituent
Ed Thomas, Camden County Developmental Disability Resources
Mindy Ulstad, DHSS Bureau of Senior Programs
John Walker, Silver Haired Legislature
Renita Waters, Housing Options Provided for the Elderly
Carol Weir, Constituent

Introduction to the Missouri Master Plan on Aging (Why are we here?)

Background



- Missouri seniors age 60+ make up 24.39% of the population
- By 2034, Missouri seniors will make up more than 25% of Missouri's population (for the first time there will be more older adults than individuals younger than 18 years of age).
- This gap will continue to widen as the population continues to age with Missouri seniors predicted to greatly outnumber children by 2060.

What is a Master Plan on Aging

A Master Plan on Aging is a living document that:

- Provides a clear framework to plan for ten years or more;
- Enables governors to communicate a clear vision and priorities for their state;
- Guides state and local policies of public and private programs toward aging with dignity;
- Reflects extensive input from the community, including people of all ages and abilities; and
- Allows the state to allocate funding or resources to implement initiatives from the Master Plan vs. reacting to individual stakeholder needs

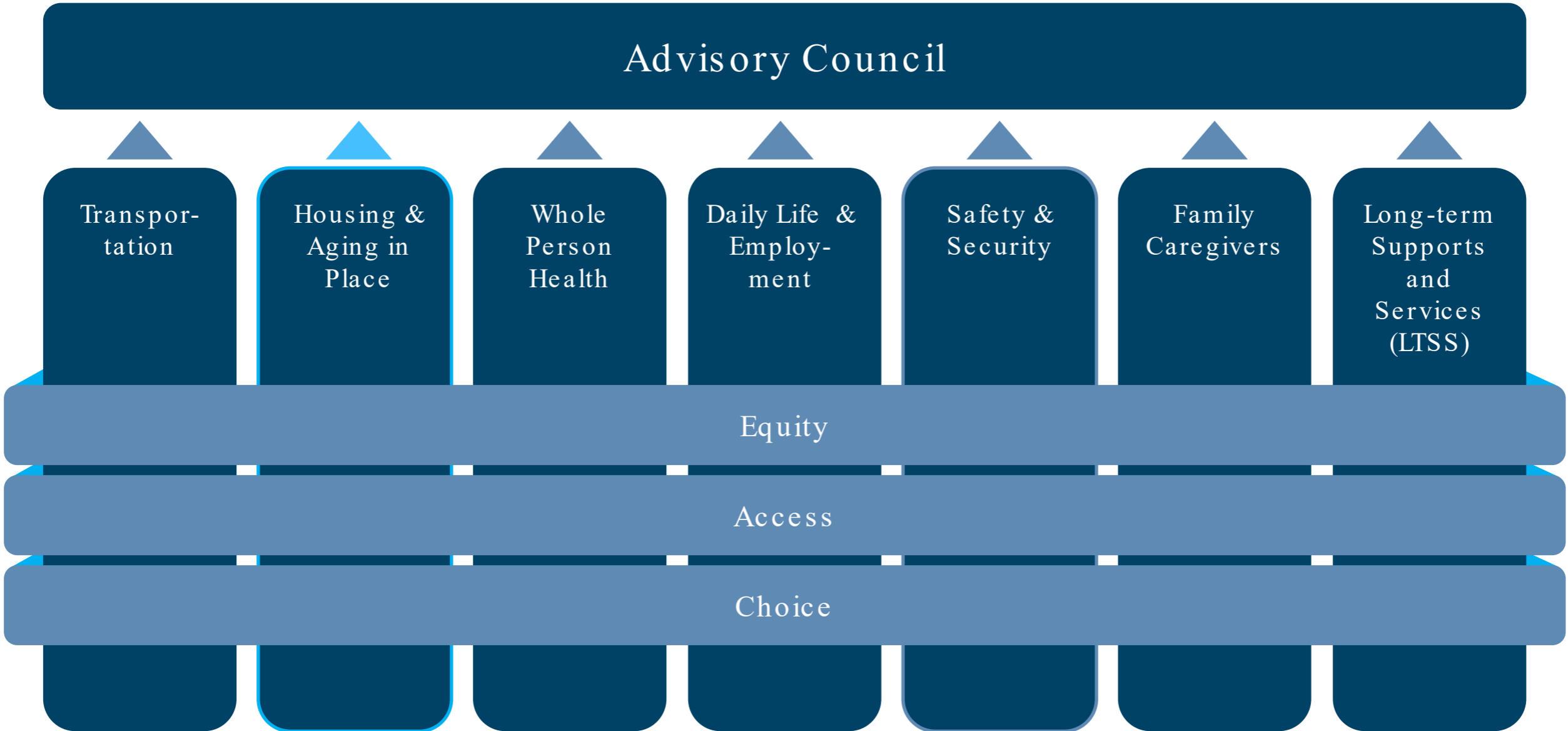
Start with Why

- WHY: We all deserve to age with independence and dignity
- HOW: Deep engagement with Missourians across the state
- WHAT: 10 Year Master Plan on Aging



The Golden Circle (Simon Sinek)

Advisory Council and Subcommittees



Housing & Aging in Place Subcommittee's Work in Year One:
Understanding Vulnerabilities, Making Recommendations

Everyone, regardless of income, has a right to a safe, quality, accessible and affordable home. This issue dramatically impacts all aspects of our population and the economic growth of our communities.



Unaffordable

Safe

Quality

Accessible

Density

Development

Rental restrictions

Discrimination

Legal aid

My Home

Transportation

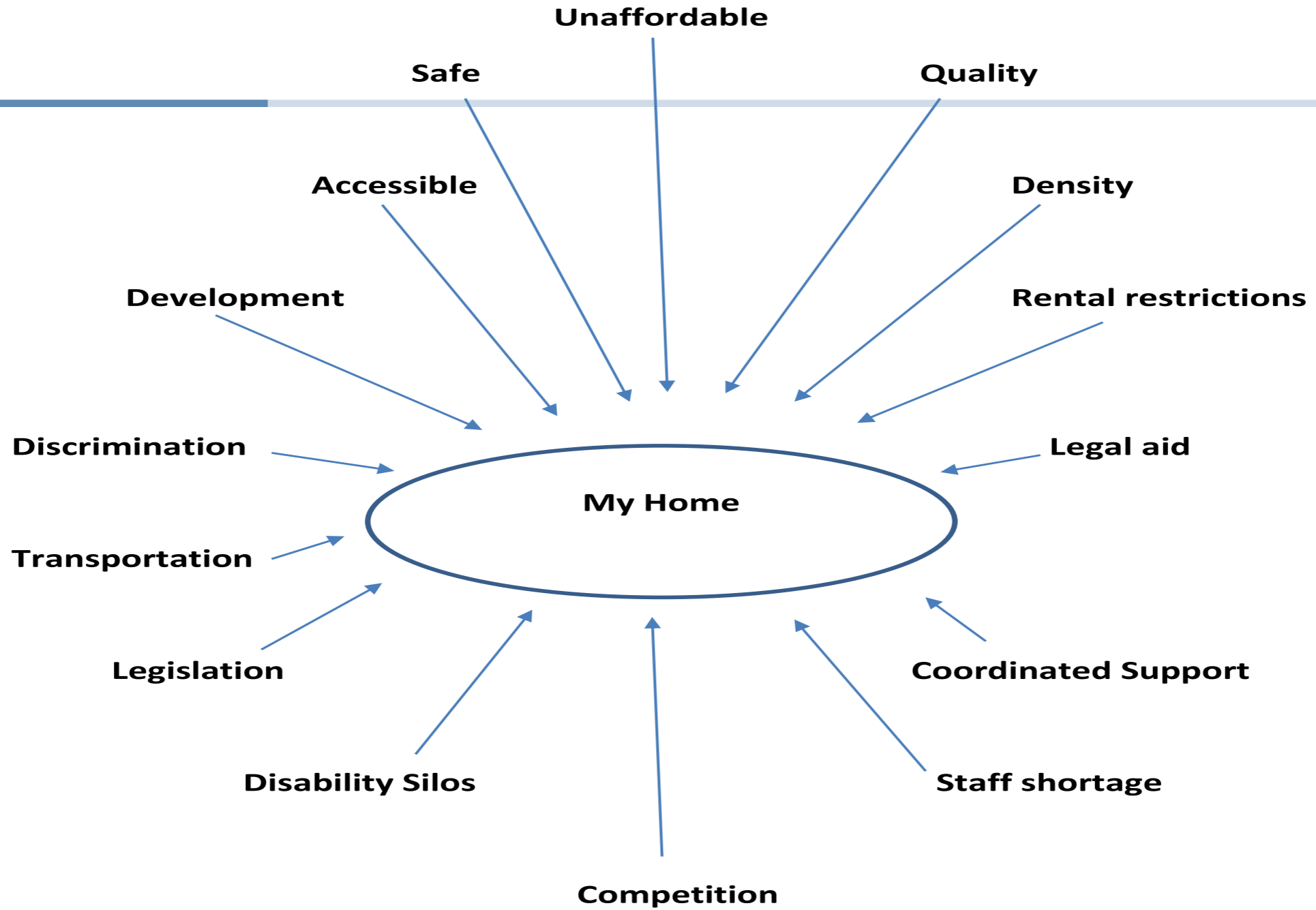
Coordinated Support

Legislation

Staff shortage

Disability Silos

Competition



MISSOURI

HUD and USDA programs play an important role in providing affordable homes to extremely low-income (ELI) families across the state. Many of the publicly supported homes, however, face expiring rent restrictions and are at risk of becoming unaffordable to the state's lowest income families.

NUMBER OF PUBLICLY SUPPORTED RENTAL HOMES BY PROGRAM

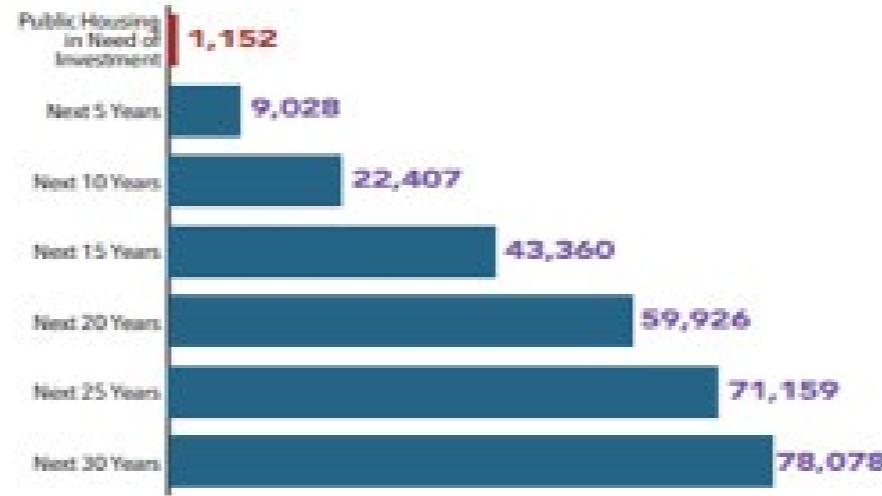


55% publicly supported rental homes across the state receive Low Income Housing Tax Credits.

*Other includes Section 236 HUD Insured Mortgages, Section 202 Direct Loans, and Section 236.

Note: Rental units can be supported by multiple programs.

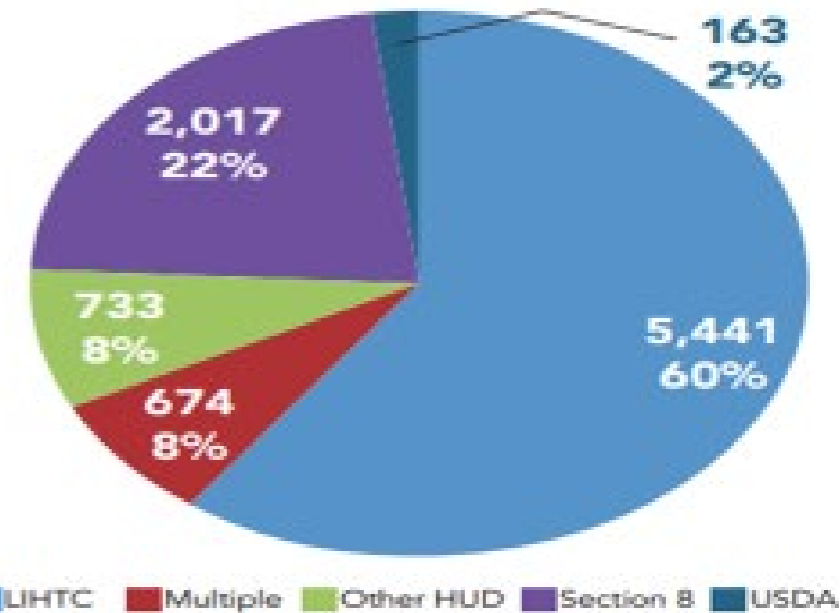
PUBLICLY SUPPORTED RENTAL HOMES AT RISK OF LOSS



9% publicly supported rental homes face an expiring affordability restriction in the next five years and 1,152 public housing units are in need of immediate investment*.

*Indicated by a REAC score less than 60.

PUBLICLY SUPPORTED RENTAL HOMES WITH EXPIRING AFFORDABILITY RESTRICTIONS WITHIN FIVE YEARS BY FUNDING STREAM



60% publicly supported rental homes with expiring affordability restrictions in the next five years are assisted by Low Income Housing Tax Credits.

-48,005

Shortage of rental homes affordable and available for ELI renters

64%

Percent of ELI households spending more than half of their income on rent

103,598

Number of publicly supported rental homes

9,028

Number of publicly supported rental homes with affordability restrictions expiring in next five years

Understanding Vulnerabilities, Making Recommendations

During the first year, the Housing & Aging in Place Subcommittee will work to identify:

- What do we already know?
- What don't we know? And how can we find it out?
- What is working well that we should expand upon?
- What gaps and opportunities exist?
- Based upon this learning, what does the subcommittee recommend?

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