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CITY SECRETARY
DALLAS, TEXAS

**SENIOR AFFAIRS COMMISSION (SAC) MONTHLY MEETING
REGULAR HYBRID MEETING MINUTES**

MONDAY, FEBRUARY 26, 2024

**LOCATION: DALLAS CITY HALL, L1FN AUDITORIUM AND VIDEO CONFERENCE
CISCO WEBEX LINK, Call-In # 469-210-7159, Access Code: 2491 754 0060**

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m56d36c1b85002bf078f71b0049bbf408>

Peter Kline, Chair, Senior Affairs Commission (SAC) PRESIDING

PRESENT: [13]

*Carmen Arana, District 1/Commissioner	*Lisa Kelly, District 9/Commissioner
Verna Mitchell, District 3/Commissioner	David Tyson, District 10/Commissioner
Phyllis Lee, District 4/Commissioner	Renee L. Karp, District 11/Commissioner
Marilyn Daniels, District 6/Commissioner	VACANT, District 12/Commissioner
Marian A. Williams, District 7/Commissioner	J. Peter Kline, District 13/Commissioner
*Debbie Austin, District 8/Commissioner	Karen Roberts, District 14/Commissioner
*Portia Cantrell, District 2/Commissioner	* **Mike Nurre, District 15/Commissioner

ABSENT: [1]

Feliz Jarvis District/5 Commissioner

**Note: Members of the Senior Affairs Commission participated in this meeting by video conference.*

***Note: Indicates arrival time after meeting called to order/reconvened.*

The meeting was called to order at 12:01 p.m. with a quorum of twelve of the Senior Affairs Commission members present. The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

PUBLIC SPEAKERS

There were no public speakers.

APPROVAL OF MINUTES (January 2023 Regular Meeting)

SAC Chair, J. Peter Kline (13) requested commissioners to make a motion to approve the regular meeting minutes. Vice Chair/Commissioner Renee Karp (11) made a motion to approve the January 2023 minutes. The motion was seconded by Commissioner Verna Mitchell (3) and was unanimously approved.

Senior Affairs Commissioners District Updates

Commissioner Carmen Arana (1) shared an update. And reported that within her district, there is a group of neighbors that have created their own community group called Rosemead with a focus on seniors and issues they face. Meetings are held in various neighbor homes within the district and problems facing the area are discussed. Topics of interests discussed included potholes not being addressed and cars speeding within their streets.

Commissioner Verna Mitchell (3) reported about two community meetings. One meeting called the Senior Savvy was held at Luby's for a luncheon whereby OCC Senior Services made a presentation. Other community partners that service the district were also present. According to Commissioner Mitchell, the meeting was very productive. Also in February, there was also a monthly district 3 meeting breakfast with a Q/A conducted. Issues discussed included: bulk trash being problematic for some as it is not being picked up. Speeding on Hampton Rd. was also discussed as being problematic as Hampton Rd. is a major thoroughfare. Finally, lack of transportation was also discussed as a concern along with lack of knowledge of the various programs that exist for senior transportation.

Commissioner Phyllis Lee (4) Reported that on February 13th, Deputy Mayor Pro Tem Carolyn King Arnold hosted a sweet Valentine's Banquet for district 4 seniors with attendance of over one hundred people attending. Commissioner Lee spoke at the event and explained what the Senior Affairs Commission role is by explaining that their purpose is to advocate for seniors' needs. At the meeting, some of the biggest needs addressed included communication and education on the various services that are available to seniors. Post cards were distributed to seniors to describe their concerns in a comments section and to be returned to Commissioner Lee to pass on to Council member Carolyn King Arnold for further consideration.

Commissioner Marilyn Daniels (6). Reported that they had a program for Black History in West Dallas. She also stated that they serve food and cater to the Veteran's every first Wednesday of the month. Food boxes are also distributed the first and last Friday of each month to West Dallas at the Multi-purpose center to neighborhood seniors as well.

Commissioner Marian A. Williams (7) Reported that they had a Senior Valentine's Brunch event with over one hundred people attending. Various activities such as music, door prizes and picture booth were made available. She also stated that there is monthly newsletter featuring or highlighting commissioners.

Commissioner Debbie Austin (8) stated that in her district they had Valentine's celebrations for seniors. Councilman Mayor Pro Tem Tennell Atkins had a Black history awards program for Black trailblazers in the area including Roland Parrish who is a franchise holder for McDonald's corporation. Other trailblazers were highlighted as well. Awards were presented to each of them for their contributions and giving back to the community, i.e. scholarships. There was also a regular community coalition meeting where the City of Dallas traffic department attended and listened to concerns of the citizens especially about putting in speed bumps in areas around some schools. Attending the meeting was Dr. Brashear from Milwaukee WI. who promoted a special transportation program for seniors suffering with dementia. This program is

already successful in Milwaukee Wi. Also, PC Home Health from De Soto, TX also presented at this meeting about transportation programs for seniors. Finally, a Task Force meeting was also held and infrastructure was discussed at this meeting.

Commissioner Lisa Kelly (9) Reported on districts 2, 9, and 7 will be hosting and attending at the White Rock Hills Public Library to discuss the Ferguson Rd. Corridor which runs through these districts. The purpose of the meeting will be to discuss and curtail speeding and racing of cars through these areas.

Commissioner David Tyson (10) Stated he visited the Willie B. Johnson Recreational center Lake Highlands North Community center. He also stated he and his wife becoming members of their gym which has various activities for seniors. A Mardi Gras celebration and luncheon was held at the Willie B. Johnson Rec. center. Commissioner Tyson also attended a city Black history tour as well. Finally, Commissioner Tyson stated that there will a leaning session on March 4th at Lake Highlands High School regarding the Alternative school grades 1-12 being moved into the Thurgood Mashall Elementary residential area.

Commissioner Renee Karp (11) Stated that a Senior Expo will be held on March 26th at the Jewish Community center for senior citizens.

Chair Kline (13) Stated that he sent an email to all commissioners with a list of topics in which the list is not to be an all-encompassing list and that many of the topics can be sub divided in five or six different topics. Chair Kline also stated that elements within all of the topics would be worthy of all commissioners knowing about these topics and that if any of the topics appeal to the commissioners, then a discussion is encouraged to pursue. Chair Kline also mentioned visiting the recreational centers that offer senior programming and that the topic of transportation is the reason for low attendance within these programs because seniors cannot get there due to transportation being the issue. The goal on Topics is to become knowledgeable about the topics and not to necessarily solve the issues, but to make recommendations to those responsible and able to do something about these issues. He stated that future speakers would be invited to speak on the areas or topics of concern. Finally,

Commissioner Karen Roberts (14) Spoke about the Adult Day Care and that SUP's are still a requirement in all residential except multi residential family which means that Fowler Community Homes can do their Adult Day Care as they are zoned as multi family. Commissioner Roberts also discussed about meeting with the director of Exall Park & Rec. center noting that Exall Park was included in the bond package which may eventually get a very nice building that accommodates seniors.

REPORTS OF OFFICERS, BOARDS, STANDING COMMITTEES

Chair's Report

Chair Kline informed commissioners that the Content Specialist Initiative list of topics as recommended in the SAC annual report was sent by email to commissioners with a list of topics which is not to be an all-encompassing list and therefore many of the topics can be sub divided in five or six different topics. Furthermore, Chair Kline, expressed that all of the topics would be worthy of all commissioners knowing about these topics and that if any of the topics appeal to the commissioners, then a discussion is encouraged. Chair Kline also mentioned visiting the recreational centers that offer

senior programming and that the topic of transportation was discussed and that lack of transportation being the reason for low attendance within these recreational programs because seniors cannot get there due to transportation being the issue. Chair Kline stated the goal is to become knowledgeable about the topics not to necessarily solve the issues, but to make recommendations to those responsible and able to do something about the issues. Chair Kline also stated that future speakers would be invited to speak on the areas or topics of concern. Finally, Chair Kline stated that on March 1st the Senior Source luncheon would be held and confirmation for attendance was verified.

New Business

A power-point slide presentation was made available to the Commissioners regarding "Transitioning to Affordable Housing as a Senior" and a visual presentation of the power-point was made by President/CEO Traswell C. Livingston III of AIDS Services of Dallas (ASD), a non-profit organization. Mr. Traswell stated that ASD has been in existence since 1987 during the height of the AIDS epidemic. He stated that the program is focused on a vulnerable segment of the population requiring targeted healthcare who are also needing quality, affordable housing. Mr. Traswell stated that confidentiality is key in this program due to the specific population served in terms of healthcare. Furthermore, he stated that regular marketing is a challenge for these services. Mr. Traswell also highlighted that stable affordable housing equates to living a healthy life which is also a challenge faced by many seniors. One of the challenges for many is the income level of seniors applying for housing deemed affordable which at times may be a few dollars over the cap. The seniors served in the program comprise of HIV/substance abuse individuals facing homelessness. Mr. Traswell explained that the housing developments they build are exclusively for people that are economically disadvantaged living with HIV/AIDS. He also stated that through various community partnerships, quality/affordable housing have been developed for seniors/families impacted by HIV/AIDS. In the Dallas area there are five apartment complexes operated by ASD in the Oak Cliff area including the latest complex built within the last sixty days in the Bishop Arts area. Around 2,500 Texans have been housed through this program. Through subsidies, the ASD has also developed partnerships with the City of Dallas and The Dallas Housing Authority to make housing affordable along with appropriate healthcare. Affordable affiliate Senior living properties were also showcased in the presentation. AMI requirements were also discussed along with other key/pertinent services within the ASD program coupled with various statistics were provided in the power-point as a reference.

Q/A on ASD Affordable Housing

Chair Kline asked what are the sources of the budget for the ASD program and where are they coming from. According to Mr. Traswell, most of the budget is funded through government grants such as Housing and Urban Development (HUD) through Washington D.C., Housing Opportunities for People with AIDS (HOWPA) made possible through funding through from the City of Dallas and Ryan White Foundation which is funded directly through Dallas County. Other funding is raised through fundraising events held throughout the year.

Commissioner Mitchell asked if there are certain guidelines such as restrictions or qualifications for facilities serving those age 55 and older. Mr. Traswell responded that there are income guidelines

to qualify, i.e. some units may be 30% AMI and below as well as some that may be 50% AMI and below. He also stated that a waitlist may also be in place for these units.

An Introduction to Dallas Housing Authority-Housing Program for Seniors

A presentation was made by Brooke E. Etie, Vice President of Strategic Develop & Training, Dallas Housing Authority. She discussed that the mission is to provide affordable quality housing and access to support of services and resources throughout North Texas. Housing assistance is provided as well as partners such as ASD as previously presented by Traswell Livingston. These housing properties are owned and managed though DHA along with service providers to ensure that properties are properly providing appropriate services to individuals and families. DHA owns over 5,000 public housing units primarily in Dallas which provides housing assistance utilizing the Vouchers program as well as through other major programs that assist over 16,000 families. Dallas County as well as six surrounding counties are serviced primarily through the vouchers program by DHA (Dallas, Collin, Denton, Tarrant, Rockwall, Kaufman, and Ellis Counties). The main office is located at 3939 N. Hampton Rd. in West Dallas. Housing assistance as well as lease enforcement, rent collection are managed by DHA. Over 260 teammates comprise the DHA. The Housing Choice Voucher (HCV) Program provides housing assistance to individuals and they apply through a wait list process and must go through a qualification process. Once deemed eligible, the individual receives a voucher to search for any kind of housing within the seven counties served and DHA pays a portion of their rent and the individual pays a portion based on AMI. Generally speaking, individuals must be between 30% to 40% of their monthly adjusted income. There are 3 Contract Agreements involved, i.e. the client/family searching for housing assistance, the DHA, and the five to six thousand business partners/landlords which provide the actual housing within the DFW area. Everyone served through DHA must start with an application that is available through the website and is always available to apply at any time. The applications selected are based on a lottery system and applications submitted are valid for 18 months after which application is expired and a notification is provided to applicant. DHA owned properties are available for search through the DHA website Properties listed for seniors or with seniors with disabilities is made available through the DHA search engine (all based on waiting lists). Over 12 properties are specially designated for seniors or seniors with disabilities.

Q/A on DHA Program for Seniors

Commissioner Austin (8) asked if it is difficult for a senior with a disability to move from one property to another property. Ms. Etie stated that there is a process in which residents can transfer though the wait list process for possible vacancies that open up.

Chair Kline (13) asked what the typical wait time to get on the wait list after submitting an application to get into a unit. Ms. Etie reiterated that it is all based on a lottery with a site-based waitlist and every program is different including vacancies at a property or funding as well. Ultimately, there are various factors that will impact the time frame to get into a property.

In conclusion, Chair Kline informed commissioners that a copy of the DHA presentation would be made available to all commissioners.

Old Business - Development Code Amendment, Adult Day Cares. DCA223-002 Update

Jessica Galleshaw, Director Office of Community Care provided an update on the Senior Adult Day Cares. She spoke briefly on this due to language and resolution process still being finalized. She stated that item was heard on February 14th. And that the proposal was presented to the planning commission and staff in January and there were amendments made to the item whereby some limitations were specified to connect it what that which is allowed, i.e. by rights with regard to owner occupied properties. She also stated that there are caps that would apply to residential neighborhoods that would be 10 and 12 occupants, however, the amendment was moved forward with some additional restrictions linked into it, via amendment. Therefore, there was a compromise by that which was proposed as well as taking some feedback from the community in order to create a plan as combination of both. Ultimately, the recommendation was approved with some changes. There was some language for senior and adult day care that would cap it in certain property types to being 12 unrelated adults and anything beyond that would require an SUP process. Another significant item of note was that some language was added for churches, former church buildings, community centers, or recreation centers in that they would be able to offer that service and it does not have to necessarily be administered by the church itself or in partnership with the church. Director Galleshaw stated that when the language is finalized, she would share the adopted resolution with the SAC.

Chair Kline asked Director Galleshaw for an update regarding the new hire for the Age Friendly Officer position authorized in this fiscal year's budget. The position would work with the SAC and with departments (interdepartmentally) within the city to promote Age Friedly work as well coordinate programming and outreach for seniors. Director Galleshaw stated the position was posted with upcoming interviews scheduled with a possible candidate selected in order to move forward.

Finally, Chair Kline mentioned that due to the SAC meeting running over the allotted time, OCC Senior Services dept. program and contracts updates and the Housing and Neighborhood Revitalization program dept. updates would be moved to a future meeting.

ADJOURNMENT

After all the business of the Senior Affairs Commission had been considered, Commissioner Karen Roberts (14) made a motion to adjourn the meeting. The motion was seconded by Commissioner Tyson (10) and unanimously accepted by all. The Senior Affairs Commission meeting was adjourned at 1:56 p.m.

James Ramirez

Drafted by:
James Ramirez M.S.
Caseworker II
Office of Community Care / Senior Services

3/12/2024

Date

J Peter Kline
J Peter Kline (Mar 20, 2024 12:12 CDT)

Approved by:
J. Peter Kline, Chair
Senior Affairs Commission

Mar 20, 2024

Date

WebEx Recording of SAC Meeting:

<https://dallascityhall.webex.com/webappng/sites/dallascityhall/recording/e169b9bfb6fe103c97fd9ebfe9559638/playback>