



TACC – TRIPLE-A COUNCIL OF CALIFORNIA  
2880 Gateway Oaks Dr., Suite 390, Sacramento, CA 95833  
Phone 916-419-7591

## TACC GENERAL MEETING MINUTES

THURSDAY, FEBRUARY 13, 2025

1. **Call to Order**

Ted Smith, TACC President, called the meeting to order at 1:02 pm.

2. **Pledge of Allegiance**

President Smith led the Pledge of Allegiance.

3. **Welcome New TACC Members**

President Smith welcomed new members: Rich Covello (PSA 12), Alan Cooper (PSA 6), Susan Mallett (PSA 23), Aimee Fuller-Cuda (PSA 32), Terry Kelly (PSA 27).

4. **Roll Call and Establish a Quorum**

**Members present virtually:** Mike Cottone, Kristi Cohen, Allen Cooper, Martha Ariles, Rich Corvollo, Ronya Frost, Bobbie Wartson, Dr. Maria Mungia, Ted Smith, Deborah Nattress, Susan Malet, Terry Kelley, Richard White, Tita Bladen, Aimee Fuller-Coda, Sherry Gomez.

**Members absent:** Kelly Carpenter, Jim Donnelley, Moika Lee, Wayne Templeton, Debbie Franklin, Debbie Baker, Wedny Caputo, Jainine Smith-Citron, Clifford Monte.

**Staff present:** Karol Swartzlander, Leza Coleman, Marijke Melman, Patrick Smith,  
**A Quorum was established.**

5. **Approve Minutes of the November 14, 2024, TACC Meeting**

(M/S/C) (Mungia/Nattress)

6. **Public Comment for items not on the agenda**

None

7. **President's Remarks**

President Smith thanked the Council for electing him as president. He looks forward

to serving and welcomes all members.

**8. Presentation: Supporting Housing Stability and Health Among Older Adults in Los Angeles**

**CANDICE SCOTT**, Chief Development Officer, and **HELEN HSIEH** Chief Financial Officer, Affordable Living for the Aging (ALA)

Affordable Living for Aging (ALA) is a nonprofit serving seniors and high-acuity individuals in Los Angeles. ALA provides permanent affordable housing, intensive case management, and access to community resources designed to foster long-term housing stability. ALA programs include shared housing, permanent supportive housing, affordable housing, and enhanced care management. 228 new affordable housing units are under development across LA, Scott and Hsieh presented descriptions and images of each of their housing facilities as well as those in development. Construction funding sources include tax credits, City of LA Housing Department and County of LA loans. Shared housing is nimble and efficient and provides community and social interaction. ALA programs and services are supported by fundraising and free to participants.

**9. Presentation: Housing Opportunity through Inclusivity - Tools to Increase Accessible, Affordable Housing**

**CAROLINE BAS** (Bash), Chief Housing Officer, The Kelsey

The Kelsey builds disability-forward housing that benefits everyone. 61 million Americans don't have their basic housing needs met. Cost and accessibility are major barriers. There is no one-bedroom apartment in America that you can afford on Supplemental Security Income (SSI) alone. 14% of low-income Californians have an accessibility need but only 6% of housing is accessible. Discrimination based on disability is higher than any other protected class. The Kelsey creates and encourages housing grounded in inclusion. They advocate for a new housing model with disabled individuals integrated with the community and not isolated. The Kelsey housing cultivates community and provides support and services as necessary parts of community living. The Kelsey advocates and aims to change systems so that affordable, accessible, and inclusive housing becomes the norm. They operate on the belief that mixed-income and mixed-access needs environments are healthiest for communities.

The Kelsey has developed Housing Design Standards for Accessibility and Inclusion available on their website. Accessible design is affordable when included in the design phase. They provide feedback and guidance to developers. Universal design makes all units the same; inclusive design adds accessibility features to customize units to meet unique needs. The low-income housing tax credit helps to make building accessible low-income housing affordable. The Qualified Action Plan (QAP) provides an opportunity for advocates to influence how taxes are spent on building.

## **10. Discussion on the impact of Southern California fires**

President Smith, PSA 19 Los Angeles County, shared his personal experience with the Eaton Canyon Fire close to his home. As a former firefighter, President Smith experienced the fires as a unique, dramatic event. He tried to help his community during the emergency by notifying neighbors and offering assistance. He urged Council members to have a plan for a natural disaster.

Dr. Maria Mungia, PSA 18 Ventura, discussed her experience during the Mountain Fire in Ventura County. During the emergency, Mungia helped share emergency messages with her neighbors and reported the smoke to local authorities.

Comprehensive town meetings followed the fires and helpful information, and resources were shared. She highly recommends viewing the Mountain Fire town meetings on YouTube. FEMA is not providing help to her community because they lost less than 1,000 homes.

## **11. Staff Report**

### **a. CCoA Update**

Swartzlander shared that CCoA has two new Commissioners: Dr. Lenore Tate and Jeannee Parker Martin. The California Master Plan for Aging Initiatives and the Annual Report are now available online. CCoA will host a May 22 meeting in Los Angeles focused on better serving older adults and adults with disabilities during emergencies.

Coleman reviewed the Governor's budget and highlighted the lack of significant cuts to safety net programs. She credits advocates with raising awareness of older adult issues. The Governor proposed creating a new Housing and Homelessness Agency tasked with addressing these issues statewide. CCoA is championing two budget requests in housing and supportive services: 1) Housing and Disability Advocacy Program (HDAP) serving disabled adults, 2) Community Care Expansion (CCE) adding beds for assisted living. CCoA supports a third proposal for the Home Safe Program which serves Adult Protective Services clients who are homeless or at risk of homelessness. All three of these programs have proven effective.

### **b. 2025 TACC General Meeting Dates**

- 1) April 17, 2025, 1 to 4 pm
- 2) June 12, 2025, 1 to 4 pm
- 3) C4A Annual Conference, November 5-7, 2025, at the Hyatt Regency in Orange County, CA

## **12. Planning and Service Area (PSA) Reports**

### **a. Member Reports and PSA Survey results**

The new online system for submitting Member Reports and the PSA Survey were shared. The Council shared appreciation for Marlene Bush for setting these forms up and Joyce Gandelman for her input. The compiled results are available for all members to see online at the above links.

b. **Member feedback on the new PSA Reporting Template**

Marlene will share a Word document that Members can fill out on their local computer before copying and pasting information into the survey. This way they can keep a copy of their report.

**13. Discuss Topics for Future Meetings**

TACC funds will pay for Council members' registration fees, travel, lodging, and per diem at the November meeting.

**14. Member Comments**

None.

**15. Adjourn**

Meeting adjourned at 3:50 pm.