



Aging & Independence Services (AIS) Advisory Council Meeting Agenda

Affordability in Aging Subcommittee

May 11, 2026, 10:30 AM

County Operations Center, 5560 Overland Ave, 3rd Floor
John Gaffaney Room, San Diego, CA 92123

Virtual Meeting Participation Options:

To Join Virtually: [Join Teams Meeting](#)

Microsoft Teams Meeting ID: 296 761 095 702 | Meeting Password: vp2cF9MP

Phone conference ID: 477 007 837#

Call in: [619-343-2539](tel:619-343-2539)

AGENDA

*Attachment

1. **Call to Order:** David Milroy, Chair
 - Welcome & Guest/Member Introductions
 - Confirmation of quorum (quorum = 4)
2. **Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Council Member, if applicable.** (Possible Action)
3. **Standard Business:**
 - a. Public Comment/Announcements: Members or Non-members
 - b. Approval of April 13, 2026, Meeting Minutes (Action)*
 - c. Approval of Agenda
4. **General Discussion:**
 - a. Review discussion with Policy Advisor, Michael Kennedy, from Supervisor Montgomery Steppe's District 4 office regarding the special presentation by Nick Martinez/staff Housing and Community Development Services presentation to address our "Non-Affordability of Affordable Housing" questions.
 - b. Review and discuss issues regarding Affordability in Transportation, Healthcare and Funding sources for seniors for the 2026/27 AIS Advisory Council Goals.*
 - c. Discuss healthcare affordability issue considering current situation.
5. **Next Meeting:** TBD – June meeting will be at JFS on Balboa Ave. Shall Affordability meet here at 10:30 AM or cancel the meeting for June?
6. **Adjournment**

This meeting is public, and the location is ADA accessible. If you are planning to attend and need special accommodations, please call (858) 495-5885 at least three days in advance of the meeting.

Supporting documentation and attachments for items listed on this agenda may be viewed at Aging & Independence Services, 5560 Overland Avenue, Suite 310, San Diego, CA 92123, or received by calling (858) 495-5885.



Aging & Independence Services (AIS) Advisory Council Meeting Minutes

Affordability in Aging Subcommittee

April 13, 2026, 10:30 AM

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Meeting Attendance

Members Present In Person:

1. *David Milroy*
2. *Silvia Martinez*
3. *Dennis Leggett*
4. *Ted Kagan*

Members Absent:

1. *Mickie Lochner*

Guests Present:

1. *Miriam Plotkin*
2. *Willie Douglas*
3. *Michael Kennedy, Office of Supervisor Monica Montgomery Steppe District 4*

AIS Staff Present: None

Meeting Minutes - Draft

1. **Call to Order:** David Milroy, Chair
 - Welcome & Guest/Member Introductions
 - David Milroy called the meeting to order at 10:30 AM
 - Confirmation of quorum (quorum = 4): A quorum was achieved.
2. **Statement (Just Cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Council Member, if applicable.** (Possible Action)
3. **Standard Business:**
 - Public Comment/Announcements: Members or non-members
 - Approval of March 9, 2026, Meeting Minutes (Action)*
[M/S – D. Leggett / T. Kagan: Unanimous]



4. General Discussion:

Welcomed **Michael Kennedy, from the Office Supervisor Monica Montgomery Steppe's District 4** to the meeting to review the presentation and answers given by **Nick Martinez, Asst. Dir. Housing and Community Development services** and Kelly Salmons to the Affordability Committee.

Questions asked:

- How are the housing authorities in San Diego County adjusting to reductions in federal subsidies? **Avoid increasing costs. \$18 million per month helps 11,000 people. Public housing, Veterans, 42% seniors, 9% single, 23% children.**
- What efforts are being made by the county's Housing and Community Development Services to increase outreach, improve accessibility, and provide in-person navigation of Section 8 and other affordable house alternatives? **Interactive map online.**
- What are the barriers to out station HCDS staff at senior centers, community centers, congregate dining sites, faith communities, libraries, health fairs, etc. – as opposed to only offering in-person help at your Ruffin Road location? **Budget concerns. There are printed materials available.**
- What efforts are being made for outreach to landlords who, it seems, are becoming more reluctant to participate in Section 8 Rental Assistance Program? **Voluntary. County does not deal with landlords, only funding side.**
- How is the Area Median Income (AMI) formula determined and applied? Why is it different for different neighborhoods? Where can seniors find AMI numbers for various neighborhoods in an easy to access and understand public facing source? **50% of the median income by Zip Code. Tenants pay 30% of income for rent. Wait list closed on Feb 20,'26. HUD sets Fair market and max rent changes per Zip code.**

Question: Single credit check for all applications? Not controlled by County.

Continued discussion of a social media presence for AIS to strengthen its visibility and to increase community participation in AIS activities.

5. Action Steps:

- Communicate our housing concerns to AIS
- Plan future meeting with representative Josh Dunn from Supervisor Montgomery Steppe's office
- Review Affordability Issues for '26-'27 AIS Goals

6. Next Meeting: May 11, 2026, at 10:30 AM, John Gaffaney Conference Room

7. Adjournment

Respectfully submitted by David Milroy