

Retirement Housing Choices Workshop and Resource Fair

Oct. 4, 2025



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Welcome

Hon. Doug Chaffee,
Chair, Orange County Board of Supervisors



2025 OLLI Retirement Housing Workshop and Resource Fair

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Agenda

- **Welcome** – Hon. Doug Chaffee
- **Today's overview**
- **Aging with Intention** – William Young
- **Home Fit** – Samantha Alonso-Asis
- **ADUs** – Jason Killebrew
- **Break**
- **Life in a Retirement Community** – Judy Marsh
- **Costs and decision making** – Don Lake
- **Resource Fair**
- **Light Lunch**
- **(More) Resource Fair**



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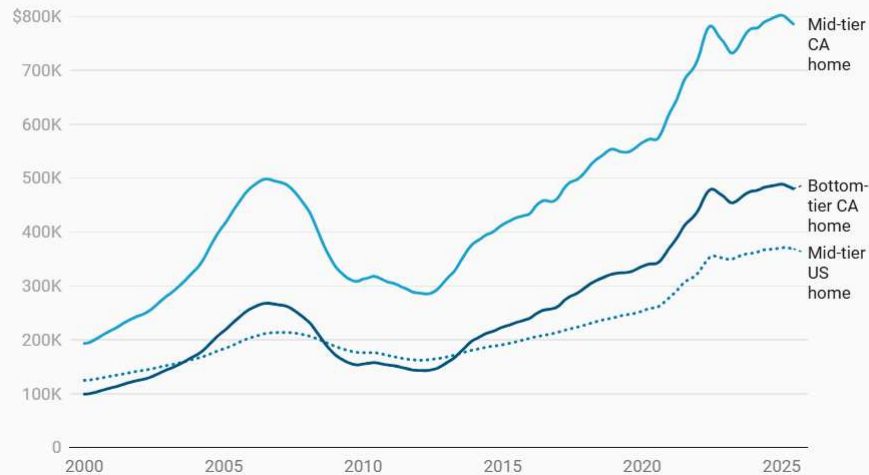
Housing in California is too darn expensive . . . and is going to get more costly for senior adults



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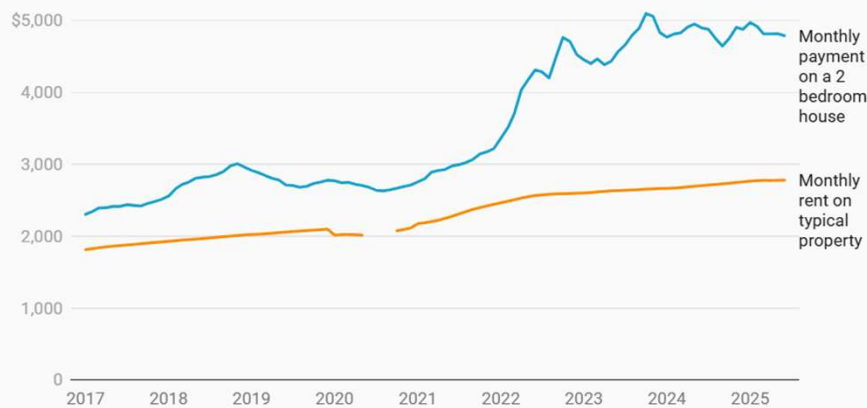
California Homes Are About Twice as Expensive as the Typical US Home



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Purchasing a 2-Bedroom Home is Nearly Twice as Expensive as Renting



California rent is a weighted average based on number of households per county, excluding certain counties where data are unavailable. The gap in monthly rent reflects missing data in mid-2020.

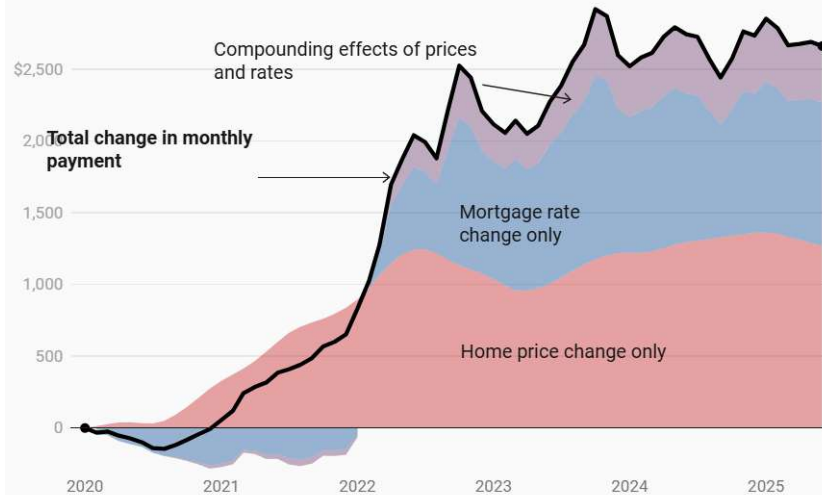


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Growth in Monthly Home Payments Since 2020 Driven by Both Home Prices and Mortgage Rates

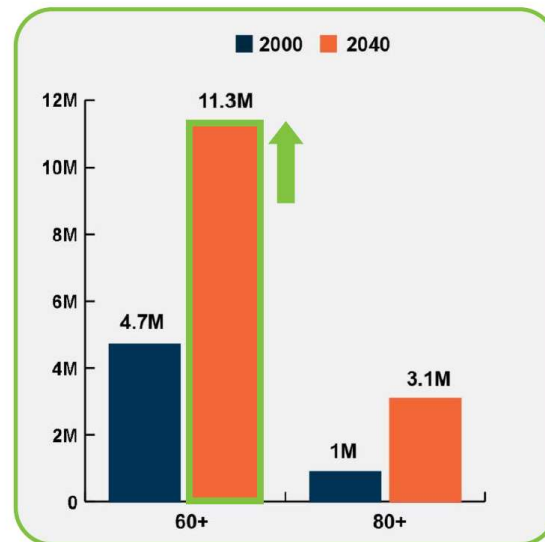
Cumulative change in monthly payment for a newly purchased mid-tier home in California



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More than 9 million people in California over the age of 60, expected to reach over 11 million in 2040

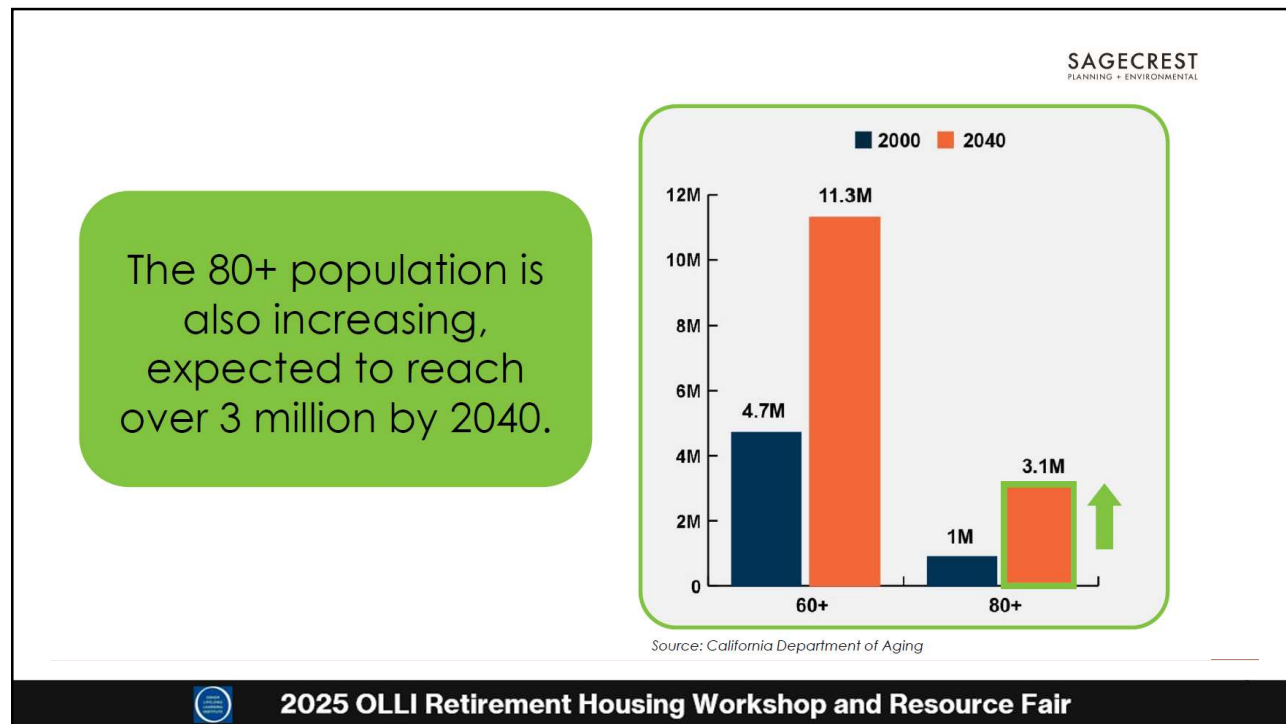


Source: California Department of Aging



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Aging with Intention: Taking Control of Your Future. Your Home and Your Care

William Young, Elder Care Wise

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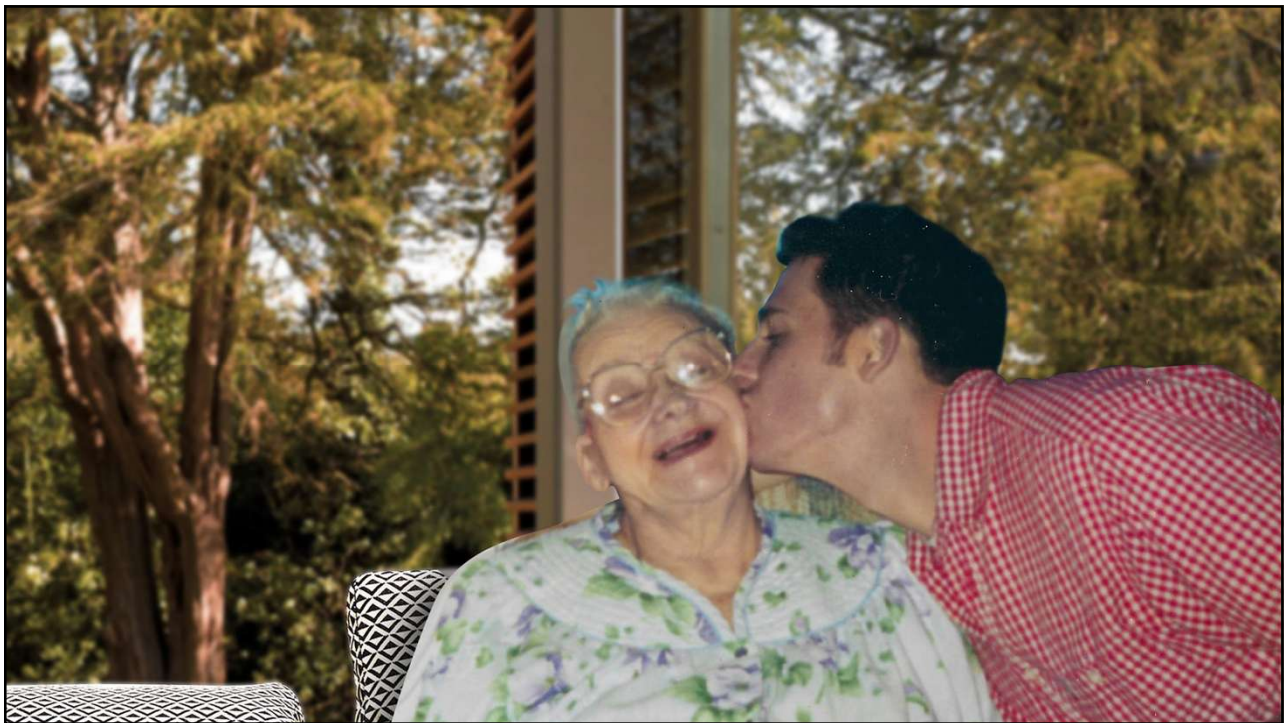
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Aging with Intention: Taking
Control of your future, your
home, and your care.

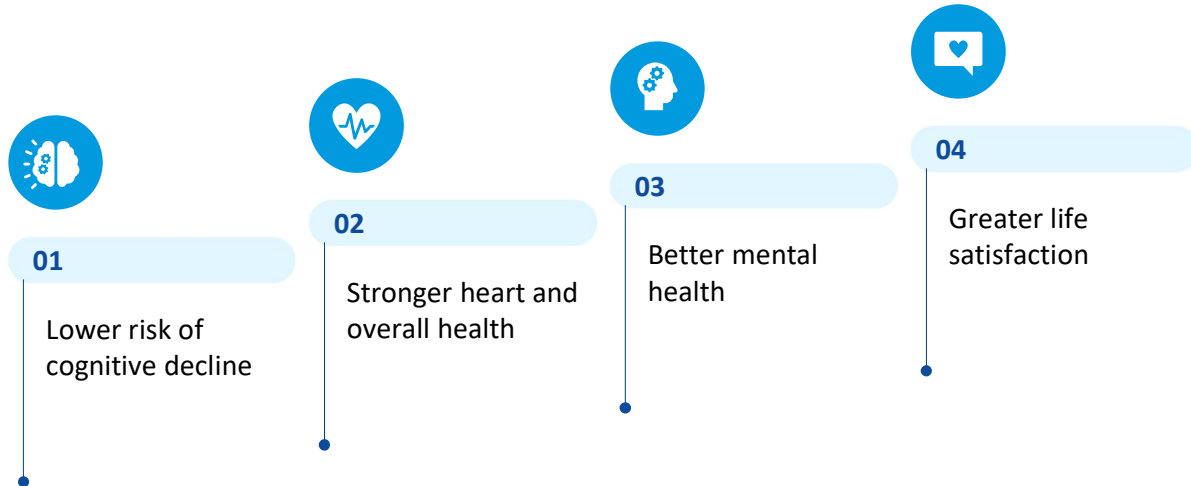


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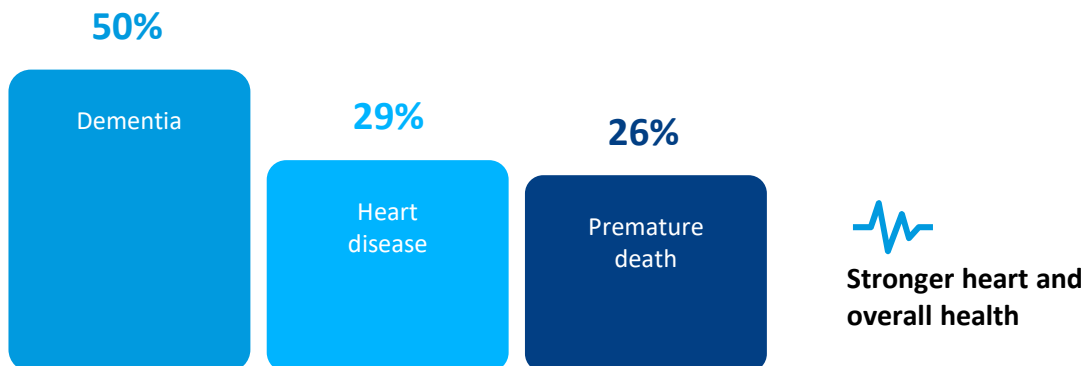
Because you are here today you will have...



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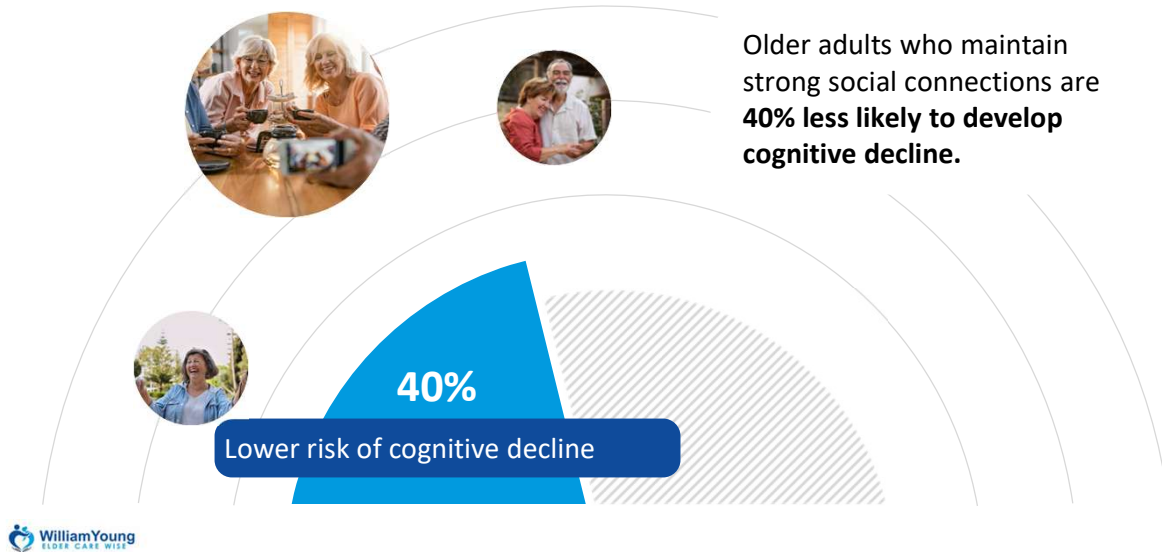
Social Isolation & Health Risks

Seniors who are socially isolated have a **50% higher risk of dementia**, a **29% higher risk of heart disease**, and a **26% higher risk of premature death**.



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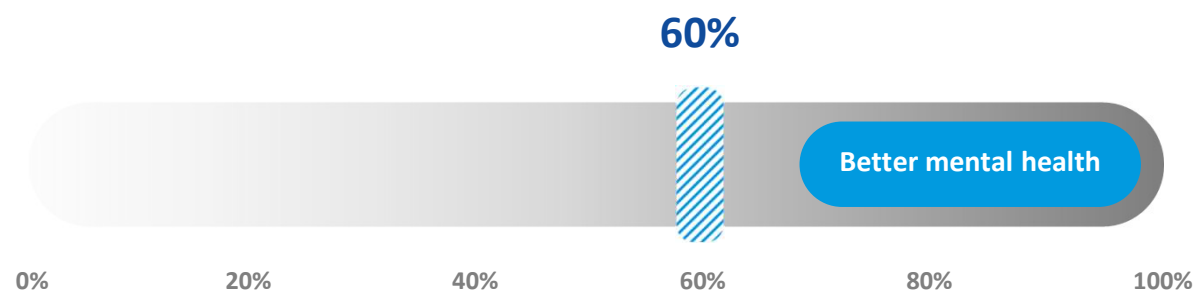
Cognitive Health



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Mental Health & Quality of Life

Loneliness and isolation increase the risk of **depression by nearly 60%** in seniors



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Community & Purpose

Seniors who participate in community activities, volunteering, or lifelong learning programs experience **improved mobility, better mental health, and a stronger sense of purpose**

Greater life satisfaction



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Social Engagement:
Clubs, classes, volunteering, family

Active Lifestyle:
Exercise, hobbies, learning new skills

Maintaining a Fulfilling Lifestyle

Tech Connections:
Tablets, video calls, social apps

Positive Mindset:
Growth and engagement, not limitation

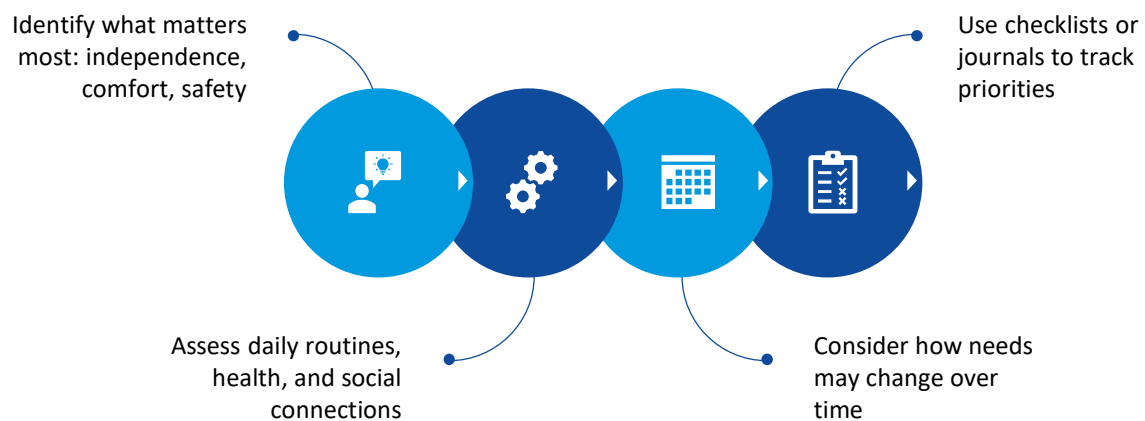
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Taking Control of Your Care



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Understanding Your Needs and Priorities



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Planning Your Living Situation



Explore options:
aging in place,
assisted living,
memory care



Weigh pros and cons:
independence, social
life, safety, cost



Maintain
connections: stay
near friends and
community



Visit early and ask
key questions

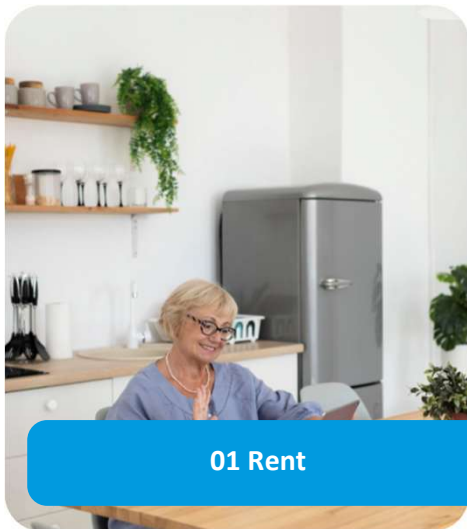


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Top 5 Things that Impact Cost of Assisted Living & Memory Care

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Top 5 Things that Impact Cost of Assisted Living & Memory Care

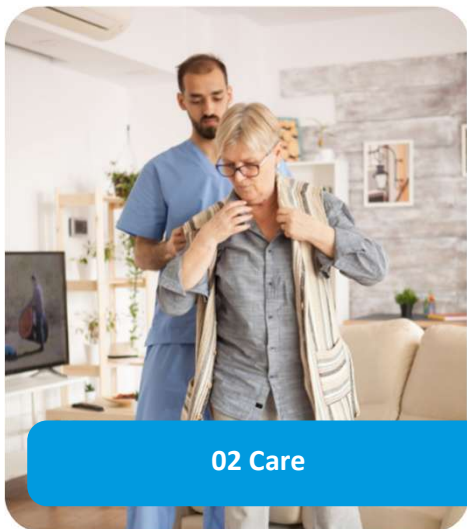
- 01 Room Size & Style 

- 02 Location of Room 

- 03 Private or Shared Room 

- 04 Awake Night Staff 

25



Top 5 Things that Impact Cost of Assisted Living & Memory Care

- 01 Levels of Care 

- 02 A-La-Carte Pricing 

- 03 All-Inclusive 

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Top 5 Things that Impact Cost of Assisted Living & Memory Care



03 Annual Rental Increase



04 Move-In Fee



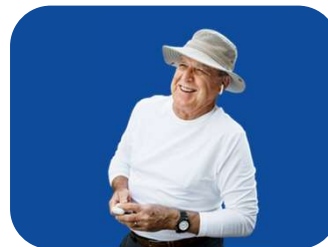
05 Ancillary Services



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Thank You!



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Maintaining Existing Homes

Overview

- "Aging in place"
- In-home supportive services
- Living with family members or independently

Planning Considerations

- Home modifications for accessibility
- Reasonable Accommodation



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HomeFit

Making Home Safe and Livable for All



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Workshop Goals

Participants in today's presentation will be able to:

1. Recognize key home modifications.
2. Apply DIY fixes to make spaces safer and more livable.
3. Plan for more expensive changes to a residence that would allow lifelong occupancy.



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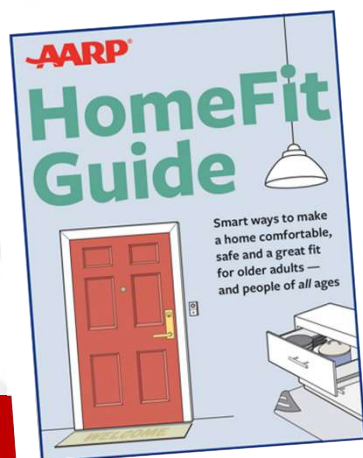
Living Safely in Your Home



Even the smallest of changes can make big differences!

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The HomeFit Guide

aarp.org/yourhome

- 36 pages
- Fully illustrated
- 100+ tips for creating a “lifelong home”

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The Price Tags



A single price tag:
a quick, DIY fix



Two price tags:
harder-to-do, more
expensive fixes

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The Exterior

Ensuring Access for All

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The Exterior: The Porch



- Address Numbers
- Heavy, Solid-Surface Doormat
- Outdoor Lighting

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The Exterior: Overhangs & Zero-Step Entrances

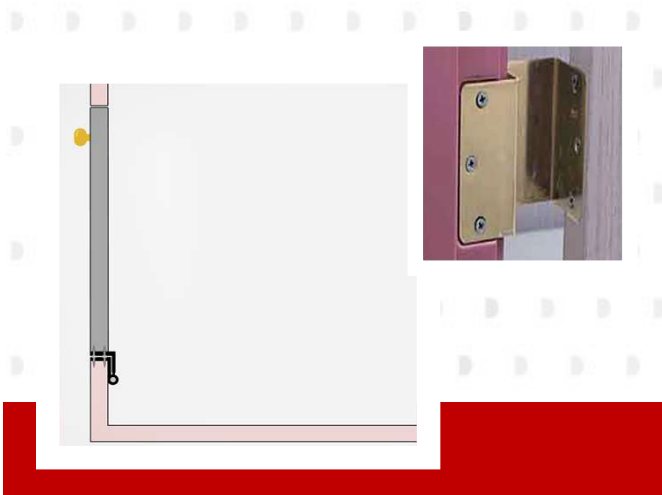


- Overhangs provide protection from the elements.
- Zero-step entrances are safest for all.
- The goals of modifications are safety and practicality.

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The Entryway: Swing-Clear Hinges



- **Swing-Clear Hinges:**
another option for
providing more clearance
in a doorway

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The Entryway: Peepholes, Handles and Locks



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The Exterior: Steps and Walker Steps



- Steps can be individual (a stoop) or a set of steps leading to an entryway.
- Walker steps are modified to have deep treads and short risers.

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The Exterior: Ramps



Permanent Ramp

Temporary Ramp

Threshold Ramp

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The Exterior: Vertical Platform Lifts



- Ideal for limited space
- Must be installed by professional

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AARP

The Bathroom

Creating a Safe and Convenient Space

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The Bathroom: Quick Fixes



- Rubber-Backed Mats
- Non-slip Mats in Tub/Shower
- Night Lights
- Commode Chair
- Transfer Bench

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The Bathroom: Harder To-Dos

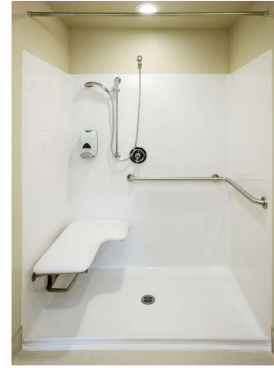


- Comfort Height Toilet
- Toilet Base Riser (Toilevator)
- Counter Height
- Shower Options

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The Bathroom: Shower Options



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The Bathroom: Grab Bars



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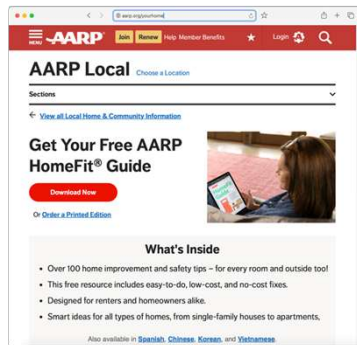
Next Steps

- Choose a quick fix that you can tackle within the next three months.
- Use the *HomeFit: Your Home* handout to help you choose, as well as to help you plan for future modifications.

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AARP Resources

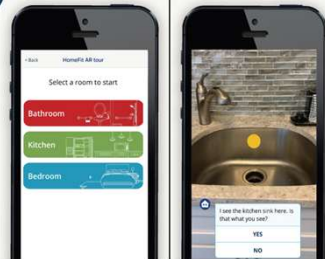


Turn where you live into a "lifelong home"

Discover what improvements you can make to make your home comfortable, safe, and a great fit.

Scan the room

HomeFit AR uses image recognition to identify design elements and appliances.



AARP.org/yourhome

HomeFit AR App (in Apple Store)

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Keep in Touch with Us

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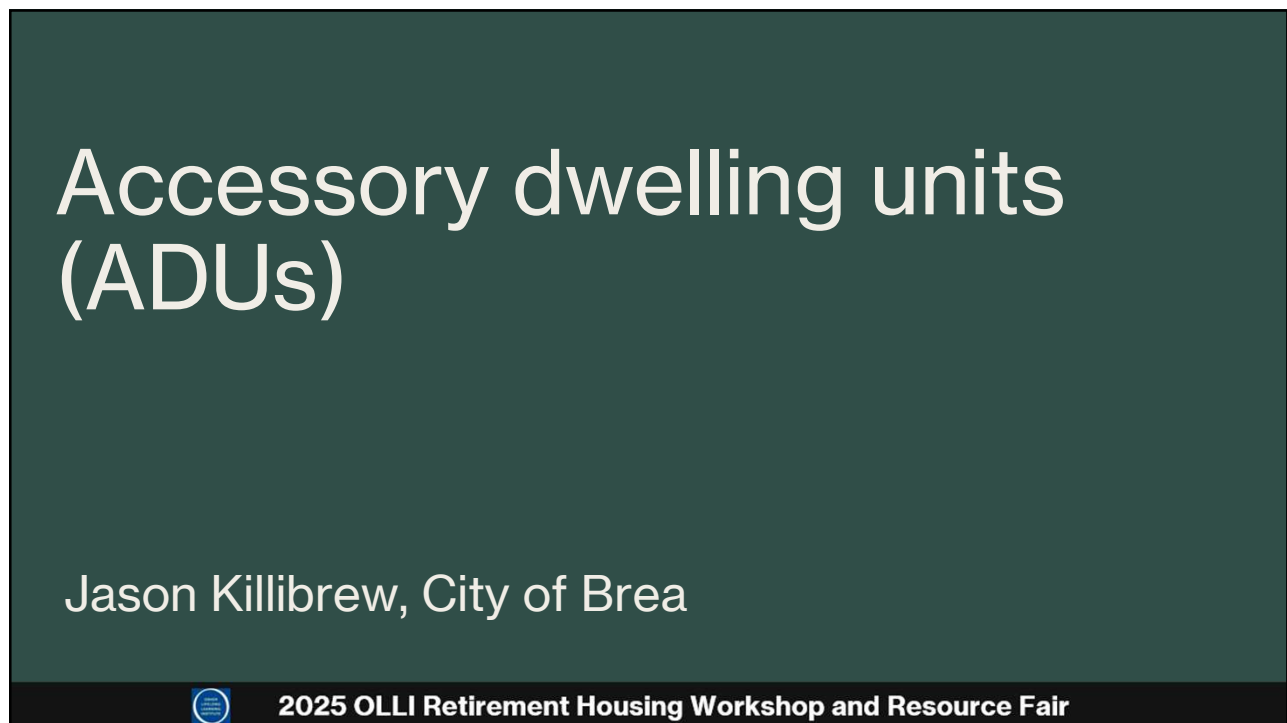


@aarpca

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SUMMARY



- Accessory Dwelling Units (ADUs) : An attached or a detached residential dwelling unit that provides complete, independent living facilities for one or more persons, and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is, or will be, situated.
- Junior Accessory Dwelling units (JADUs): A unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.
- Why ADUs?

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How we got here?

- **1982** – State adopted provisions for Second Dwelling Units (SDU)
- **2002** – State adopted Assembly Bill 1866
- **2016** – State adopted Senate Bill 1069 and Assembly Bills 2299 and 2406
- **2019** – Senate Bill 13, Assembly Bill 68, and Assembly Bill 881 signed into law
- **2022** – Assembly Bill 2221, and Senate Bill 897
- **2023** – Assembly Bill 976, and Assembly Bill 1033
- **2024** – Senate Bill 477 and 1211; Assembly Bill 2533

Bill	Statute Amended	Section	Year Effective
AB 670 (2019)	Civil Code	4751	2020
AB 671 (2019)	Government Code	65583 (c)(7)	2020
AB 671 (2019)	Health and Safety Code	50504.5	2020
AB 3182 (2020)	Civil Code	4740 4741	2021
AB 345 (2021)	Government Code	65852.26	2022
SB 9 (2021)	Government Code	65852.21 66411.7	2022
AB 1584 (2022)	California Civil Code	714.3	2022
SB1069 (2016) AB 2299 (2016) SB 229 (2017) AB 494 (2017) AB 881 (2019) AB 68 (2019) SB 13 (2019) AB 3182 (2020) AB 345 (2021) AB 2221 (2022) SB 897 (2022) AB 976 (2023) AB 1033 (2023)	Government Code	65852.2	2023
AB 2406 (2016) AB 881 (2019) SB 897 (2022)	Government Code	65852.22	2023
SB 897 (2022)	Health and Safety Code	17980.12	2023
AB 1332 (2023)	Government Code	65852.27	2024
AB 434 (2023)	Government Code	65585 (j)	2024
SB 477 (2024)	Government Code	65852.150 65852.2 65852.22 65852.23 65852.26	2024
AB 2533 (2024)	Government Code	66322	2025



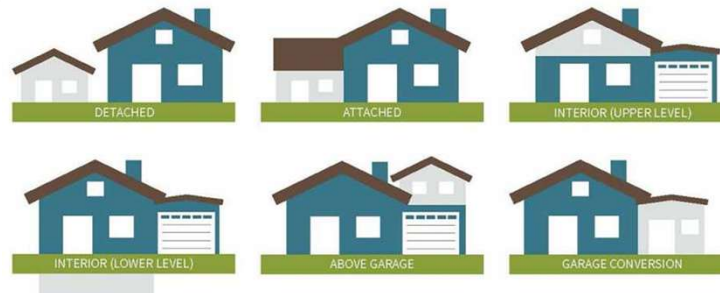
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Benefits of ADUs - HCD



- ADUs are an **affordable** type of home to construct in California because they do not require paying for land, major new infrastructure, structured parking, or elevators.
- ADUs can provide a **source of income** for **homeowners**.
- ADUs allow **extended families** to be near one another while maintaining **privacy**.
- ADUs can provide as much **living space** as many newly built apartments and condominiums, and they're suited well for individuals, couples, small families, friends, young people, and **older adults**.
- ADUs give homeowners the **flexibility** to share independent living areas with **family members** and others, allowing older adults to age in place.



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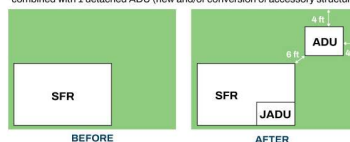
Types of ADUs and JADUs (Single-Family)



- Single-Family Converted ADUs** - Converted space of proposed or existing family dwelling or accessory structure + JADU permitted within the proposed or existing space of single-family dwelling unit.
- Single-Family Detached ADUs** - One detached new construction ADU. (Permitted without discretion up to 800 square feet)

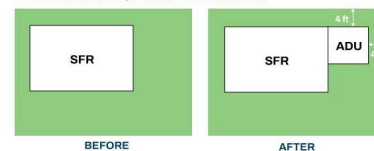
SINGLE-FAMILY RESIDENCE (SFR): JADU + DETACHED ADU

1 Junior ADU (JADU) converted from within SFR or attached garage. Can be combined with 1 detached ADU (new and/or conversion of accessory structure).



SINGLE-FAMILY RESIDENCE (SFR): ATTACHED ADU

1 ADU attached to SFR, or converted from within SFR.



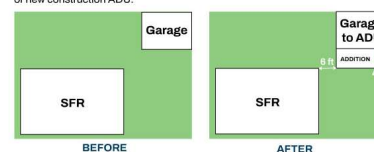
MULTI-FAMILY RESIDENCE (MFR): ATTACHED + DETACHED ADUS

1 ADU or 25% of units (whichever is greater) converted from entirely within MFR, and up to 2 detached ADUs (separate or connected from each other).



SINGLE-FAMILY RESIDENCE (SFR): DETACHED ADU

1 ADU converted from an accessory structure (with or without addition), or new construction ADU.



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Types of ADUs and JADUs (Single-Family)



- **Single-Family Converted ADUs** - Converted space of proposed or existing family dwelling or accessory structure + JADU permitted within the proposed or existing space of single-family dwelling unit.
- **Single-Family Detached ADUs** - One detached new construction ADU. (Permitted without discretion up to 800 square feet)

Examples of attached ADUs include, but are not limited to:

- An ADU addition to a duplex.
- An ADU built on top of an attached garage.
- An ADU built as a new second story of a single-family dwelling.
- An ADU built in a newly constructed basement.

Typical Cost Associated with ADU/JADU

- **Design Plans** (Pre-approved plans are an option)
- **Permit Fees**
- **Impact Fees** (>750 square feet is exempt from most impact fees, <750 impact fees apply with proportionality)
- **School Fees** (<500 only)

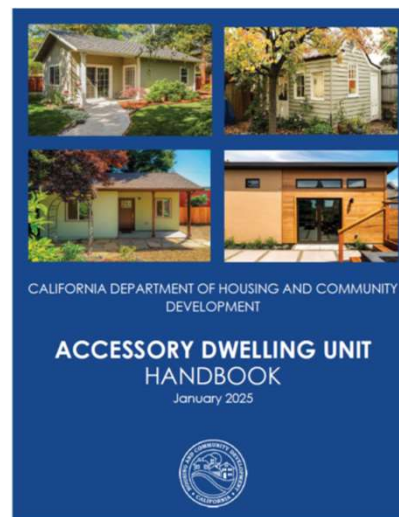
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ADUs and JADUs FAQ



- Can a City or County require owner occupancy? - No
- Do you have to provide extra on-site parking for an ADU? No
- Can a City impose non-objective or discretionary actions on an ADU? – No
- How close can an ADU be to a property Line (Rear/Side)? Four feet
- Can minimum lot size requirements be imposed on ADUs? No
- Are solar systems required for newly constructed ADUs? Yes

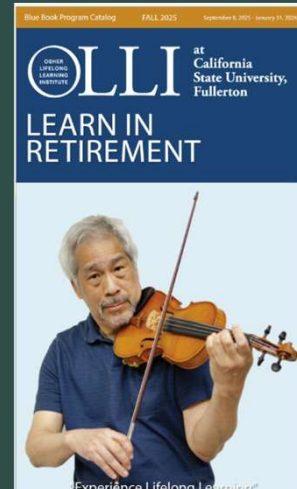


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Commercial message:

What is OLLI-CSUF and the Transition in Retirement program?



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6 OCT, MON			7 OCT, TUE		
● 9 – 10am	Tai Chi - Room 18		● 9am – 12pm	Life Story Workshop - Zoom	
● 9:15am – 12pm	Bridge, Duplicate - Shapiro CD		● 9 – 11:30am	Ceramics - Shapiro ABCD	
● 10am – 12pm	Great Books - Room 21		● 10 – 11:45am	French 1 - Room 21	
● 10am – 12pm	Women Writers' Workshop - Room 9		● 10:15 – 11:45am	Eclectics - Auditorium/ Stream-Rec	
● 11am – 12:30pm	Cribbage Club - Shapiro AB		● 10:30am – 12pm	German 1 - Room 9	
● 11am – 12pm	Advanced Beginning Violin - Room 18		● 12 – 2pm	History of Broadway - Auditorium/Zoom	
● 12:15 – 2pm	Mystery Book Club - Zoom		● 12:15 – 2:15pm	Kick Starting Your Writing - Room 9	
● 12:30 – 2pm	CLECAT Club - Room 21/Zoom/Stream-Rec		● 12:15 – 2:15pm	Gender, Sex and Society - Room 21	
● 1 – 3:15pm	Intro to Watercolor - Shapiro AB		● 12:30 – 2:30pm	German 2 - Shapiro AB/Zoom	
● 1:15 – 3:15pm	Exploratory Discussion - Shapiro CD/Zoom		● 1:45 – 3:15pm	Strings and Things Music Jam - Room 18	
● 1:15 – 3:15pm	Spanish 4 - Room 9		● 2 – 4pm	OLLI Flash Mob - KHS 203	
● 2 – 3:30pm	Ukulele: Beginner - Room 18		● 2:15 – 3:45pm	CSUF Faculty/Student Performances - Auditorium/Zoom	
● 2 – 3:30pm	Yoga - KHS 202		● 2:30 – 4pm	Travel Talk - Room 21	
● 2:15 – 3:45pm	World War II - Room 21		● 3 – 4:30pm	It's Not Easy Being Green - Shapiro AB	
● 3:30 – 5pm	Ukulele: Symposium - Shapiro CD		● 3:15 – 4:30pm	Personal Finance and Retirement - Shapiro CD	
● 3:30 – 5pm	Curriculum Committee - Room 8/Zoom		● 4 – 5:30pm	Cooking Potpourri - Zoom/Stream-Rec	
● 3:45 – 5pm	Meditation - Room 18/Zoom		● 5:15 – 7pm	Concert Band - Shapiro ABCD	
● 5:15 – 6:30pm	Piano Keyboard: Improve Your Ability - Zoom		● 7 – 8:30pm	Jazz Band - Shapiro ABCD	
● 5:45 – 8pm	Art House Cinema - Shapiro CD				



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California State University Fullerton Considers Relocation of OLLI, Sparking Concerns Among Members

BY SASKIA KENNEDY ON SEPTEMBER 28, 2025 • (LEAVE A COMMENT)

California State University Fullerton (CSUF) is reportedly considering a move for its Osher Lifelong Learning Institute (OLLI), raising concerns among members of the program, which has been a cornerstone for seniors in the community.



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Contact me if you wish to know what you can do to fight a forced relocation off the main campus and ensure OLLI remains a vibrant part of the university

Mike Stover: stovermw@gmail.com



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- 1. What key factors initially attracted you to your current senior living community, and in what ways has this choice positively influenced your daily life?**
- 2. Reflecting on your journey, what changes or challenges related to your health, lifestyle, or personal situation made you realize it was time to consider a different senior living option?**
- 3. If you could revisit your past, what advice would you offer your younger self regarding the selection of a senior community, and how has your experience shaped your decision to make a transition now?**



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Costs and decision making

Don Lake, OLLI



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COMPANY	LOCATION	INDEPENDENT LIVING	ASSISTED LIVING	MEMORY CARE	ENTRANCE FEE / COMMUNITY FEE	MONTHLY FEES	ADDITIONAL FEES	OTHER EXPENSES
BROOKDALE SENIOR LIVING	285 W. Central Ave., Brea	Yes	Yes	No	\$3,000.00	Room rates start at \$3995	Reserved parking	Care costs: \$81-\$3,880
EMERALD COURT	1731 W. Medical Center Drive, Anaheim	Yes	Yes	Yes	\$9500.00	Apartment rates starting at \$3,900 to \$6,400 plus	2nd person-\$1000 month; pet fee \$35 month; parking \$20-\$60	Ck with representative
MORNINGSIDE	800 Morningside Drive, Fullerton	Yes	Yes	Yes	Yes, Based on care level	Based on size of unit	Other costs based on services provided	Check with representative
OAKMONT OF CAPRIANI	450 S. La Floresta, Brea	Yes	Yes	Yes	Yes, Based on care level	Based on size of unit	Other costs based on services provided	Check with representative
SILVERADO BREA	149 W. Lambert Rd., Brea	No	No	Yes	Price varies on condition of resident	All inclusive	Discuss with representative	Check with representative
SUNNYCREST	1925 Sunnycrest Drive, Fullerton	No	Yes	No	\$3000.00	Starting at \$3995-\$4995+	2nd person-\$1200, monthly pet fee-\$50	Monthly personal assistance care from \$800-\$2600
SUNRISE	4792 Lakeview Ave., Yorba Linda	Limited to a few clients	Yes	Yes	Deposit/move in fee	\$4925.00	Discuss with representative	Additional care level prices
WALNUT VILLAGE	891 S. Walnut Street, Anaheim	Yes, month to month agreement based on type and size of unit	Yes	Yes	\$6,500 refundable community fee. \$500 nonrefundable application fee	\$9,214 - \$19,138 based on size and location of unit	2nd person -\$2,006 monthly fee	Personal services plan fees: \$840-\$4100 per month


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