



A G E N D A

Orange County Older Adults Advisory Commission

Friday, April 10, 2026

9:30 A.M.

www.officeonaging.ocgov.com

Location:

County Operations Data Center
Main Conference Room
1400 S. Grand Ave.
Santa Ana CA 92705

****In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Orange County Community Service office 72 hours prior to the meeting at (714) 480-6450****

The Orange County Older Adults Advisory Commission shall not hold a meeting unless the number of members participating constitutes a quorum of the Commission.

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing on the agenda. Members of the public who wish to speak on an item(s) may complete a Speaker Request Form(s) identifying the items prior to the beginning of the meeting. To speak on a matter not appearing on the agenda, but under the jurisdiction of this Commission, you may do so during Public Comments. Commission members may not discuss or take action on issues raised during public comment unless the issue is listed on this agenda. Speaker request forms must be completed prior to the beginning of the meeting, the reading of the individual agenda items and/or the beginning of Public Comments. When addressing the Commission, please state your name and place of residence for the record prior to providing your comments. Address the Commission as a whole, through the Chair. Comments to individual Members or staff are not permitted. Speakers are limited to three (3) minutes.

Materials/handouts can be accessed up to 72 hours in advance of the meeting by visiting <http://www.occommunityservices.org/> or calling (714) 480-6450.

1. CALL TO ORDER: Chair, Rachel Owens
2. INSPIRATION: Commissioner, Anne Calvo
3. PLEDGE OF ALLEGIANCE: Commissioner, Anne Calvo
4. ROLL CALL: Secretary, Ken Higman
5. PUBLIC COMMENTS:
At this time, members of the public may address the Commission regarding any items within the subject jurisdiction, provided that no action is taken on off-agenda items unless authorized by law. (Comments shall be limited to three (3) minutes, unless the Chair pre-identifies a different time at the start of meeting for all public speakers).
6. INTRODUCTIONS: Chair, Rachel Owens
7. PRESENTATIONS:

Home Share | A Front Porch Community Service

Sheila Womack, Executive Director
Lucie Ashley, Director of Operations
Front Porch

8. DISCUSSION ITEMS:
 - A. OAAC Matrix Ad-Hoc Committee Updates
 - B. Housing Security Ad-Hoc Committee Updates
 - C. Subject Matter Experts Updates
 - D. Senior Center Liaisons
9. OC OFFICE ON AGING UPDATES: Claudia Harris, Director, Strategic Initiatives – Aging Services
10. CHAIR REPORT: Chair, Rachel Owens
11. SENIOR CENTER AND CITY LIAISON UPDATES: All Commission Members
12. ANNOUNCEMENTS: All Commission Members
13. ADJOURNMENT

Next OAAC Full Commission Meeting

May 8, 2026 – 9:30 a.m.

OAAC Executive Committee

April 24, 2026 – 9:30 a.m.

DISCLAIMER: No member of OAAC shall sign a letter or make a statement purported to represent the position of OAAC as a body. Letters or verbal statements of support or opposition on any issue shall only be made or signed by the Chair of OAAC and shall be submitted to the Commission for pre-approval. The policy of the Board of Supervisors does not allow OAAC or its Chair to sign a letter of position on any matters pertaining to legislation. OAAC members may write personal letters or speak as individuals stating personal positions but may not do so as representing the position or opinion of OAAC or the County of Orange.



SOMETIMES THE SMARTEST MOVE IS NOT MOVING AT ALL





Home Match Leadership



Luke Barnesmoore
Director of Strategy and Business Development

- Strategic messaging
- Community outreach
- Public policy engagement
- Research and evaluation
- Donor cultivation and relations



Sheila Womack
Executive Director

- Strategic vision and leadership
- Results and accountability
- Initiative evaluation and delivery
- Contract compliance
- Operational and financial oversight



Lucie Ashley
Director of Operations

- Leadership and team building
- Project management
- Data collection and evaluation
- Program development
- Mediation
- Risk management





Program Overview

Who is Front Porch?

Front Porch provides housing and services for older people.

- Retirement Communities
- Affordable Housing
- Programs like Home Match

What is Home Match?

Home Match connects people with extra space with community members seeking more affordable housing options.

Who do we serve?

Providers

- Often older people with extra bedroom or unit on like an ADU
- Homeowner or master/primary tenant

Seekers

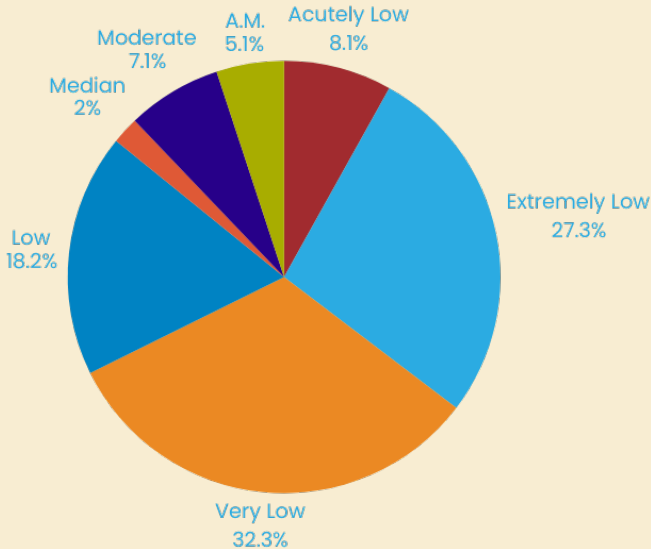
- Older people on a low-fixed income
- Younger members of the local workforce





Key Data

Post-Covid Income Levels



JAUARY 2026	
Ongoing Matches	136
Culmulative Matches	575
Housing Stabilized	1,234

2025	CONTRA COSTA/ALAMEDA	SAN FRANCISCO/MARIN
Acutely Low	\$16,750	\$19,600
Extremely Low	\$33,600	\$41,150
Very Low	\$55,950	\$68,550
Low	\$87,550	\$109,700
Median	\$111,850	\$130,600
Moderate	\$134,250	\$156,750





HOMEMATCHPROCESS

Home Visit/Intake

Compatible Matching

Introducing Candidates

Match Agreement

Ongoing Support

Application, home visit, list rooms, home seeker intake, vetting

Lifestyle preferences & communication style

Phone call, in-person meetings, references

Living together agreement, two parts: shared use of space, lease agreement

Support throughout the match



Learnings

Balancing Scope & Focus

- Manageable service area (relationships, outreach, geography, etc. manageable according to staff capacity)
- Large enough to generate volume of matches that rationalizes investment

Short Term Efficiency Causes Long Term Inefficiency

- Rushed/forced matches can lead to loss of efficiency and increased risk
- Not establishing thorough expectations leads to more ongoing support



Funding Sources

Local Revenue

- San Francisco: \$750k/yr for population of 800k
- Mill Valley: \$30k/yr for population of 15k – 2 years
- Pinole \$25K/yr for population of 18k - 5 years

State & Federal Funding

- Title IIIB Older Americans Act (scales by county size) \$28k/yr – 710 service hours/yr
- CalHome (fight in legislature to refund) \$200k - \$16,666 per match – 12 matches
- CDBG (scales by county size) \$15k/yr

Philanthropy

- Expanded funds for launch, but often not sustainable



THE WAY TO STAY

