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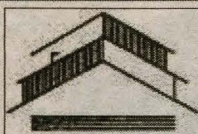
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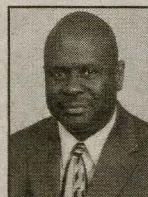
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The Seattle Medium's Empowerment Series

A Senior Moment

By Marsha Andrews, J.D.

Save the Date: A "Housing Forum" For Seniors

On November 17, from 9:00 a.m. - 12:00 p.m., The Housing Development Consortium of Seattle-King County, along with the Senior Housing Affinity Group will sponsor a forum on affordable senior housing. Although boomers are living longer than previous generations, and in some instances, outliving their retirement funds, safe affordable housing (whether home owners or renters) is needed.

The forum will provide a comprehensive agenda that will include various topics regarding housing and how to live in a safe healthy environment. The presenters will also give the attendees an update on the 2009 "Quiet Crisis" report. Not familiar with this report? Well, here is a summary of the initial concerns and what has now come to fruition.

In February, 2009, a collaboration between Aging and Disability Services, Seattle-King County Housing Authorities, and other public agencies, created a report entitled "Quiet Crisis: Age Wave Maxes Out Affordable Housing, King County 2008-2025." As you know, the "age wave" consists of us, the post-World War II generation, whose population of seniors is growing exponentially. By 2025, this population will double and represent 23 percent of King County's total population.

The report addresses the characteristics of seniors living in King County who are about to turn age 65, as well as how to find answers to the following four major questions:

1. What are the demographic trends, as they relate to the need for affordable senior housing?
2. How will the needs of tomorrow's seniors differ from today's seniors, living with current-day challenges?
3. What types of senior housing and supportive services will be needed in future years?
4. What actions can our community take to address the needs that are emerging?

In response to these questions, the report outlined various strategies that would (a) help King County residents prepare and succeed in retirement; (b) develop policies and services that would help seniors remain "in place" at home; (c) create a wider range of choices for low income seniors, who rely on subsidized housing and state sponsored health care; (d) make strategic investments of local, state and federal public funding that will expand the supply of affordable housing for seniors; (e) provide regulations and incentives for the development of affordable housing for seniors; and (f) create senior friendly neighborhoods. These proactive measures

are important because it is usually the number one priority for seniors to have the desire to stay in their homes as long as possible however, many will not be able to do so.

While conducting and reviewing numerous surveys, the agencies concluded the following:

- Baby boomers have higher incomes and educational levels than prior generations, but are less prepared to afford housing in retirement. The shift from lifetime retirement income (pensions and annuities) to lump sum sources puts boomers at risk of outliving their assets depending entirely on government benefits.
- Boomers are living longer, but longevity may come with the price of living with disabilities that bring on challenges of finding and sustaining adequate housing.
- Programs such as property tax abatement, minor home repair, weatherization, in-home care and nutrition services can help us to "age in place" but funding is limited. Currently, a bipartisan group of Congressional members introduced The Senior Accessible Housing Act (HR. 5254), which would provide a tax credit of up to \$30,000 to people over 60 for aging-in-place modifications to their homes, such as widening doorways for wheel chairs, installing ramps, handrails

and grab bars. The credit would be nonrefundable, which means that if you do not owe federal income tax, this credit would not benefit you. It has not passed yet but is expected to gain momentum in both House and Senate.

• More publicly assisted housing units are needed. It was determined that the housing ratio to low-income seniors in King County is insufficient and in order to keep up with the "wave", an additional 4,267 units were required by 2015, or an additional 15,913 units by 2025 - meaning a 900 unit increase per year until 2025.

These were some of the concerns of the collaborators of this report, which are insightful and critical to all King County residents. To read more about the "Quiet Crisis", go on line and read the full report at <http://www.agingkingcounty.org/docs/seniorhousingstudy.pdf>. The housing crisis should be a concern to ALL Baby boomers and beyond. It is important that you attend this forum because a lot of information will be given to those who attend. It goes without saying that "information not only makes you stronger, but gives you the basis to make better decisions." The location for the November 17th forum has yet to be determined. I will keep you posted. Thanks for sharing "a senior moment" with me. Until next time.

Comcast

Continued From Front Page

customers paying the deposit or else the company still made the customers pay the deposit despite their high credit score.

Comcast officials said Monday they were "surprised and disappointed" about the lawsuit.

In a statement, Comcast said the protection plan covered 99 percent of consumers' repair calls. The company said it made several improvements based on the input of Ferguson's office. The company said "we stand behind our products and

services and will vigorously defend ourselves."

Ferguson said Comcast should not have been surprised, because they knew as of last week that litigation was imminent.

"It took the filing of our complaint before correcting some of the

steps," Ferguson said. "That doesn't change the fact that for the better part of a year they did nothing."

Ferguson's office says that trial has been set for July 2017.

Affordable Housing

Continued From Front Page

exploring how we can use the Mandatory Affordable Housing framework to help ensure that the communities in our city most threatened by displacement can stay and thrive in place," said Councilmember Mike O'Brien (District 6, Northwest Seattle). "The

framework legislation itself is an anti-displacement tool, by helping ensure more long term affordable housing exists in our city, and today's vote strengthens the policy as we strive to be a city where all people can benefit from our shared prosperity."

The Mandatory Affordable Housing - Residential (MHA-R) legislation is a key component of the Housing Affordability and Livability Agenda (HALA), which is a multi-faceted policy agenda intended to create 20,000 affordable units over

the next 10 years. The requirement will apply after Council adopts future zoning changes, scheduled for Council consideration at the end of 2016/early 2017.

The Full Council is scheduled to consider the legislation at its meeting on Aug. 15.

Miss Florida USA Sues Pageant To Win Back Crown

MIAMI - Miss Florida USA 2017, Genesis Davila, who was stripped of her crown by pageant officials was joined Monday by her attorney Richard Wolfe during a press conference to declare her innocence and to announce a \$15 million lawsuit against the pageant owners and executive producer Grant Gravitt.

Gravitt accused Davila, 24, of breaking pageant rules by getting her hair and make-up professionally done. He claimed the evidence was the posting of a photo on her social media.

Wolfe filed a lawsuit in Miami-Dade Circuit Court, asking a judge to issue an emergency injunction restoring her title. The attorney presented an enlarged photo of the Instagram post that Gravitt cited as a violation of pageant rules.

The photo, shown by



Genesis Davila crowned Miss Florida USA during the live-televised pageant.

Wolfe at the press conference, was dated for July 9, 2016, eight days before the contest, according to the lawsuit. Wolfe claims that Gravitt had cropped out the date on the Instagram post to falsely smear Davila's name.

"This is the smoking gun," said Wolfe. "No one is going to have their hair and makeup done nine days in advance of a pageant."

Davila was crowned Miss Florida on July 16 after competing against 64 other women but she was dethroned six days later.

"I would first like everyone to know that I am innocent," said Davila during the press conference. "All of these false allegations have taken me completely by surprise. I have faced many challenges in my life, but nothing like this. I am honest and a hard worker who was raised with ideals and principles. I am putting all of my faith in my attorney and the legal system to prove my innocence and save my reputation."

According to the lawsuit, Gravitt also accused Davila of lying about her US citizenship forcing her to hire a lawyer to prove that she was indeed a citizen of the US. Davila was born in

Arroyo, Puerto Rico and is of Afro-Puerto Rican heritage. During her pageant career, she has competed in and earned several prestigious international titles.

Davila represented Arroyo at the Miss Universe Puerto Rico 2013 pageant, where she finished as 1st Runner-Up. As first runner up, she represented Puerto Rico at Miss Intercontinental 2012 in Germany where she finished as 1st Runner-Up and won the title of Miss North America Intercontinental.

Davila won Miss World Puerto Rico in 2014. She represented Puerto Rico at the Miss World 2014 in London, making her the first woman of predominately African heritage to represent Puerto Rico at Miss World.