

Permanent Supportive Housing (Net of Match): \$5,200,000 (One-time)

Lack of affordable housing continues to be a significant contributing factor to homelessness across the community. A Measure X community needs assessment initially conducted in 2019 and updated in 2021 confirmed that homelessness and affordable housing remain a top concern for the community.

A one-time investment of \$5.2 million in Measure X funds would leverage \$16.8 million in Homekey funding to build two permanent supportive housing programs in our community for a total of 84 housing units at the deepest affordability for residents who are unhoused in our community.

Additionally, an investment of Measure X dollars for these housing development projects would:

- Support the Board's commitment and recent Board action to reduce unsheltered homelessness by 75% over the next three years;
- Expand housing options available for persons experiencing homelessness; and
- Build on the success of Homekey and leverage available state funding to achieve our housing goals.

HOUSING PROJECTS PROPOSED:

El Portal Micro-housing Project is located in San Pablo, California. It will provide 54 units of micro-housing (~200 sq ft) for homeless single adults with disabilities. Each unit is equipped with bathroom, shower, and kitchenette. Services will be offered on-site and tailored to individual's needs. Services can include case management, primary and behavioral healthcare, life skills support, medication, and money management. Residents will pay no more than 30% of their income toward rent.

On-going operating and service costs are covered by a \$1.2 Million/yr. HUD grant.

Construction is expected to begin in early Spring 2022 and is currently configured as a master-leased housing program with an option to purchase. Recommendation is to apply for Homekey funds to purchase the building thereby bringing the on-going operating cost significantly lower and preserving the long-term affordability for its tenants.

Brookside SRO is located in Richmond, California next to the Brookside Shelter. The proposed housing project would be a reuse of the county owned, vacant Head Start building. A recent feasibility study completed in June 2021 showed that the building could yield 30 single room occupancy (SRO) units with in-suite bathrooms and a shared kitchen. Rents would not exceed 30% of an individual's income.

This project would complete the continuum of housing at the site, thereby creating a campus of emergency housing for adults, transition-age youth, and permanent supportive housing for individuals experiencing homelessness in the area.

On-going operating costs are unknown at this time. Currently in discussion with Housing Authority of Contra Costa to provide project-based housing vouchers to cover operating costs.

Both housing projects are eligible for up to a total of \$16.8million in Homekey funding. The estimated funding gap is \$5.2million.

Recommendation:

The County Administrator's recommendation is that the one-time allocation of \$5,200,000 be fully funded.