



June 25, 2021

Ms. Mariana Moore, Chair  
Measure X Community Advisory Committee  
c/o Lisa Driscoll  
Contra Costa County  
Via Email: [Lisa.driscoll@cao.cccounty.us](mailto:Lisa.driscoll@cao.cccounty.us)

Dear Ms. Moore,

On behalf of Eden Housing, Inc. and the Community Housing Development Corporation of North Richmond, we are writing to provide comment regarding Measure X expenditures for affordable housing. We understand that the Committee will be discussing this topic at its meeting on June 30<sup>th</sup>.

By way of introduction, Eden Housing is a 53-year old non-profit affordable housing developer that has created and preserved more than 10,000 units of affordable housing statewide, 1,061 of those homes are in Contra Costa County. CHDC is a Richmond based community development corporation that has been working in Richmond for 30 years and provides a variety of housing services to the community including producing and preserving affordable housing in Richmond and the unincorporated County. Together we have partnered on 3 developments and have 2 more in the pipeline. All of our projects have provided deep affordability to residents in need of housing and are a significant community resource.

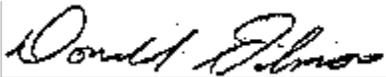
We believe it is critically important that a meaningful portion of the Measure X funds be directed annually to Contra Costa County's current housing and community development distribution system to provide gap funding to help produce new, permanently affordable housing in communities throughout the County. The County has had a highly productive and successful mechanism for distributing affordable housing funding from the Federal HOME and CDBG programs and Measure X funding would enhance the County's capacity to add new affordable housing. The County has worked for decades to create the capacity to invest in this housing and provide tax exempt bond financing to projects. Not only does the County have a system for investing in these developments, they also have an excellent compliance oversight structure that assures that the County's affordability and quality requirements are being met.

We recognize that a key goal of the County is ending homelessness. One of the most important tools in this effort is producing and preserving affordable housing throughout the County. The projects already developed in the County and the projects in the pipeline target a range of affordability from homeless individuals and families to families with extremely low, low, and very low income. Without gap subsidies from programs like Measure X, we cannot produce this type of housing.

In addition, a key component of producing and affordable housing in the County is securing additional funding from the State via programs like the Multi-Family Housing Program (MHP) and the Tax Credit Program. The State's funds are awarded to projects competitively and a key aspect of securing this funding is securing local funding from cities and counties. Measure X should be used to help projects in the County's pipeline be more competitive for funding. We offer two examples that we are working on jointly below, but there are many others that would benefit from funding from Measure X. We urge the Committee to recommend to the Board of Supervisors that a meaningful portion of the Measure X funding be invested in the County's housing production and preservation work via its proven structure. This would allow the County to leverage state and federal funding and provide permanent solutions to the affordable housing crisis and the homelessness crisis in the County. We would be happy to provide the committed with additional information about the needs of these projects but urge that the committee consider making a meaningful investment in long-term, affordable housing production and preservation.

Thank you for consideration of our views.

Sincerely,



Donald Gilmore  
Executive Director, CHDC



Linda Mandolini  
President and CEO, Eden Housing, Inc.

Attachment: Examples of pipeline projects

Cc (w/attachments): Supervisor John Gioia  
Via email: [john\\_gioia@bos.cccounty.us](mailto:john_gioia@bos.cccounty.us)

John Kopchik, Conservation & Development Department Director  
Via email: [john.kopchik@dcd.cccounty.us](mailto:john.kopchik@dcd.cccounty.us)

### **Examples of Projects in the Pipeline:**

**Legacy Court Apartments**, in Richmond, is a new construction project with 42 units of affordable housing for families and persons with HIV/AIDS, plus one manager's unit. Legacy Court will be constructed on a combined 1.35 acres over five sites (11 parcels) on three separate blocks in the incorporated city portion of North Richmond. The project design concept consists of three two- and three-story buildings, one on each block, townhouse apartments over flats. The development will include 42 affordable one, two, and three-bedroom units and one two-bedroom manager's unit.

**100 38th St. Supportive & Family Apartments** development is to create a zero-emission, resilient, affordable mixed-use multifamily housing and social services campus that enhances the lives of its residents and strengthens the local community. The campus will include 131 units of affordable rental housing in two buildings, an early childhood learning center, and a workforce-development retail space. The 59-unit supportive housing building will adaptively reuse the former Richmond Health Center converting the space to housing that serves primarily formerly homeless individuals in studios and one-bedroom units with incomes at or below 60% AMI. The adjacent parking lot will be converted into 72 units of studios, one-, two-, and three-bedroom apartments also restricted to families earning less than 60% AMI, with property management and resident services offices on the ground floor. YMCA of the East Bay will provide childcare and development services for 60 to 80 children ages birth to five-years-old at the Early Childhood Learning Center occupying 10,000 square feet of ground-floor space in the family building.