

*Expanding the range of opportunities for all by  
developing, managing and promoting quality  
affordable housing and diverse communities.*



June 29, 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,

We here at EAH Housing are writing to urge the maximum possible allocation of the County's Measure X resources for affordable housing projects throughout the County. We understand that the Committee will be discussing this topic at its meeting on June 30<sup>th</sup>.

EAH Housing is one of California's leading developers of affordable housing, with more than 200 properties in our real estate management portfolio, we serve about 25,000 residents throughout California and Hawaii. Based in the Bay Area, we are active in Contra Costa County, and have several new projects pending there. We need local funds to match State financing to move the projects forward to create a home for low-income families, seniors, veterans, the formerly homeless, chronically homeless and people with disabilities.

Affordable housing developments that we have currently pending in Contra Costa County include:

- Nevin Plaza (Rehabilitation) – Richmond, 138 Units for extremely low-income seniors
- Nevin Plaza (New Construction) – Richmond, 70 affordable units for very-low and extremely low-income seniors
- Rodeo Gateway Seniors (New Construction) – Rodeo, 67 units for low-income seniors
- Rodeo Gateway (Rehabilitation) - Rodeo, 50 units for extremely low-income seniors

Of course, we would be pleased to provide more information to the Committee about the above projects and the potential roles of Measure X funds. Producing affordable housing in the County depends on 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 we must have local match funding. Measure X should be used to help projects in the County's pipeline be more competitive for funding.

The County has 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.

The County has adopted a goal of ending homelessness, which is ever more challenging as we come out of the COVID-19 pandemic. 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 seniors to families with very low incomes. Without subsidies from programs like Measure X, we cannot produce this type of housing and end homelessness in Contra Costa County.

We urge the Committee to recommend to the Board of Supervisors that a meaningful portion of Measure X funding be invested in the County's housing production and preservation system. 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.

Thank you for consideration.

Sincerely,



President and CEO  
EAH Housing

Cc: Supervisor John Gioia  
Via email: [john\\_gioia@bos.cccounty.us](mailto:john_gioia@bos.cccounty.us)  
John Kopchik, Conservation & Development Department Director  
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