



August 23, 2021

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

Dear Ms. Moore,

On behalf of Eden Housing, Inc., I am writing to encourage the Measure X Committee to consider funding affordable housing via the Housing Trust Fund Proposal put forward by County staff at the meeting the committee held in June. This proposal is important because it provides a mechanism to fund a broad array of housing programs – from tenant assistance to homeless assistance to creation of permanently affordable housing and invest in new programs like a Land Trust. Measure X funds are the only county level source of funding that can be used for affordable housing and the creation of a Trust Fund allows the County maximum flexibility to prioritize housing needs over time.

Eden Housing is non-profit affordable housing developer that has created more than 1,000 units of affordable housing in Contra Costa County. We have worked closely with the County Department of Housing and Community Development, the Housing Authority of Contra Costa County and other community partners to create housing in communities throughout the County. Measure X funding would go a long way to help leverage new, permanently affordable housing in communities from Richmond to Brentwood.

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. Creating a Housing Trust Fund would allow a portion of Measure X to be used to help projects in the County's pipeline be more competitive for funding. Many of the programs at the state level require a local match and some make local funding a part of their scoring criteria. It is very important to consider how to make the County more competitive for these resources.

Creating a Trust Fund might allow the County to leverage other state and federal funding, specifically for the Trust fund. In particular, the State of California has had specific funds available for Trust Funds and many other localities have been able to access this funding because they have created local Trust Funds. We urge the Committee to consider voting to fund the Trust with Measure X Funding and suggest priorities that might be funded through the Trust. It is the mechanism that would offer the County the greatest flexibility to meet a variety of needs and would facilitate effectively leveraging other state and federal resources. Thank you for consideration of our recommendation.

Sincerely,



Linda Mandolini
President & CEO

CC: John Kopchik, Conservation & Development Department Director
Via email: john.kopchik@dcd.cccounty.us

Joseph Villareal, Housing Authority of Contra Costa County
Via email: jvillarreal@contracostahousing.org

Board of Supervisors