



# Contra Costa County Measure X Housing Fund

## Update to Board of Supervisors

September 20, 2022



**CONTRA COSTA COUNTY**  
Department of Conservation & Development



# Overview

- **Measure X Housing Fund Background**
- **Review Proposed Ideas for Year 1 Housing Fund Distribution Process and Key Components of Guidelines**
- **Next Steps**
- **Recommended Actions**



# Housing Fund Staff Team Introductions



**CONTRA COSTA COUNTY**  
Department of Conservation & Development

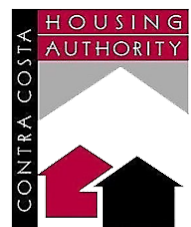
- **Contra Costa County Department of Conservation and Development (DCD)**

- John Kopchik, Director
- Gabriel Lemus, Assistant Deputy Director, Housing and Community Improvement



- **Contra Costa Health Services (CCHS)**

- Lavonna Martin, Deputy Director
- Christy Saxton, Director Health, Housing, & Homeless (H3) Services



affordable housing solutions

- **Housing Authority of the County of Contra Costa (HACCC)**

- Joseph Villarreal, Executive Director

# Housing Fund Background

- **Joint Proposal from DCD, CCHS, and HACCC**
- **Approved by Board of Supervisors in November 2021**
- **Aligns with Measure X Goal 3, Healthy Communities**
- **Year 1: \$10M | Years 2-20: \$12M | 20-Year total: \$238 Million**
- **Wide range of housing-related actions proposed eligible for funding**
- **Top priority: Permanent, affordable housing for people earning <50% AMI**
- **\$5M matching grant for producing and preserving affordable housing units is pending review by State**
- **August 11, 2022: Stakeholder meeting with over 80 Attendees**
- **Stakeholder input reflected in proposed Year 1 program features**



# Proposed Year 1 Program Features

# Housing Fund Program Goals

- **Support the affordable housing needs of Contra Costa County residents**
  - Top priority to fund affordable housing production and preservation
- **Prioritize filling funding gaps not addressed by other sources**
- **Leverage funds wherever possible**
- **Maintain flexibility to respond to the County's housing needs as they evolve**



# Key Performance Metrics

- **Number of housing units to be produced or preserved affordable to households at 50% AMI or below (measures units with funding committed; other sources also contributing)**
  - Target: 100
- **Number or percent of people who receive housing-related services who secure and/or maintain permanent housing six months after receiving services**
  - Target: 75%



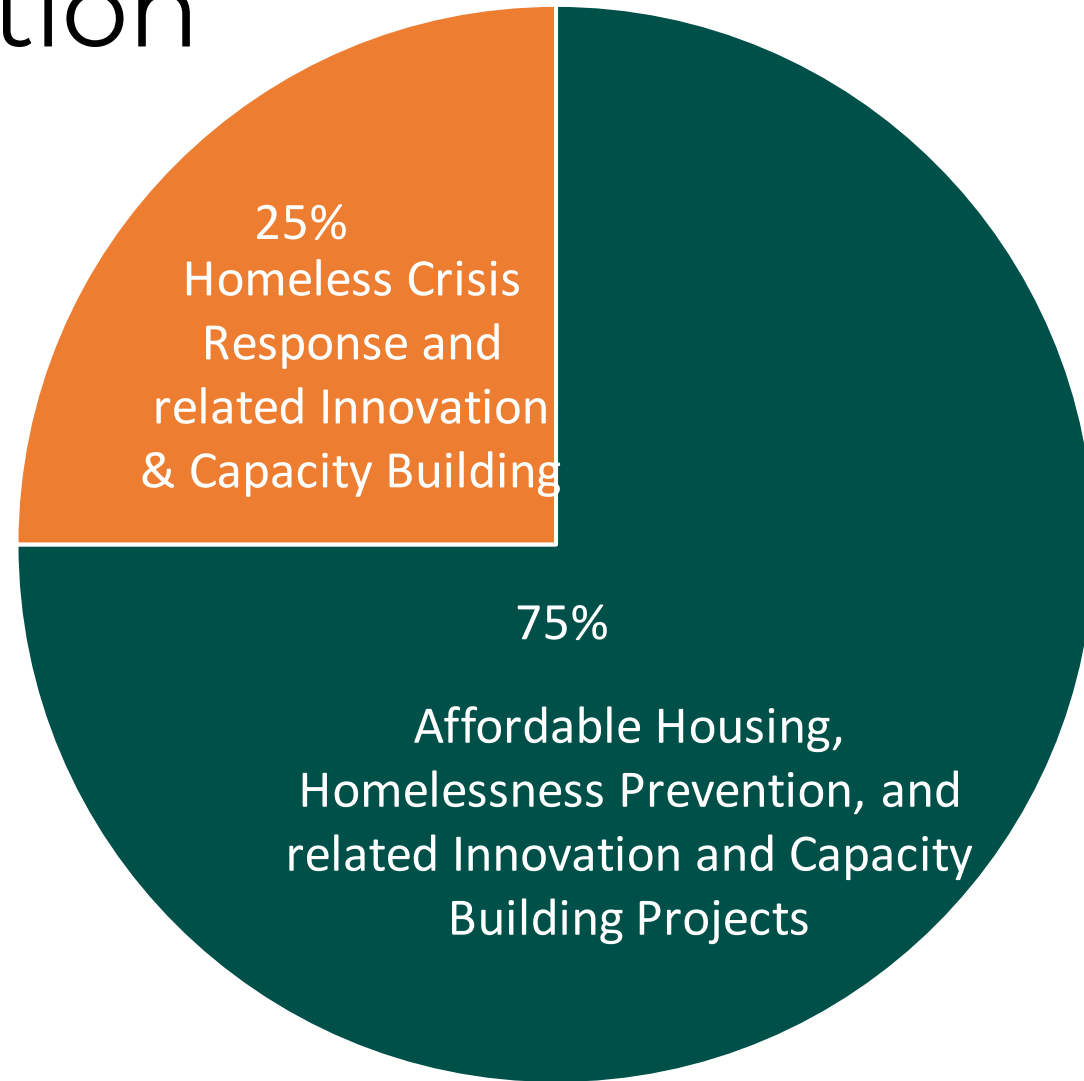
# Eligible Projects

- **Affordable Housing, Homelessness Prevention, and related Innovation and Capacity Building**
  - Affordable housing; focus on <50% AMI
    - (Acquisition, pre-development, construction, rehabilitation, and operating and reserve funds)
  - Supportive services necessary to maintain housing, including legal services and rental assistance
  - Housing innovation pilot programs
  - Technical assistance to build capacity of non-profit housing developers and housing service providers
  - Grant-writing
- **Homeless Crisis Response and related Innovation and Capacity Building**
  - Emergency and interim housing, including pilot projects
  - Technical assistance to build capacity of homeless service providers



# Funding Distribution

- Projects to be administered and distributed by DCD
- Projects to be administered and distributed by H3



# Eligible Applicants and Target Population

- **Eligible Applicants**

- Nonprofit Organizations (including nonprofit affordable housing developers)
- For Profit Developers
- Public Agencies

- **Target Population\***

- People earning up to 50% AMI

\*The target does not preclude eligibility of community members earning >50% AMI

- Affordable Housing dollars may fund units for residents earning up to 80% AMI
- Services projects will not have a strict upper income limit for individuals served.
- The Target and applicable limits will be reflected in project application criteria and scoring.

# County Work Efforts

**10% of funds administered by each department (DCD and H3) will support:**

- **Funding Distribution**

- Administering the notice of funding availability (NOFA)/ Request for Proposals (RFP)
- Reviewing applications
- Developing contracts to distribute funding
- Loan servicing
- Contract monitoring
- Reporting outcomes

- **Capacity Building and Planning**

- Capacity-building technical assistance
- Grant-writing
- County staff support for housing production, including the strategic use of surplus and underutilized land
- Future fund planning

# Funding Award Minimums

- **Affordable Housing**

- Pre-Development: \$25,000
- Renovation and Microhome projects: \$250,000
- Everything else: \$500,000



- **Homelessness Prevention, Innovation, and Capacity Building: \$25,000**

- **Homeless Crisis Response: \$25,000**



# Funding Types

- **Loans (low interest, flexible terms)**
  - Capital projects (new construction and substantial rehabilitation with new affordability terms of 20+ years (homeownership), 55+ years (rental))
- **Grants**
  - Housing-related services
  - Seed/innovation projects



# Funding Sources to be Included in Proposed NOFAs

- **Federal Funds**

- Community Development Block Grant (CDBG) \$ 2.63M
- HOME Investment Partnerships Program \$ 3.6M
- HOME-American Rescue Plan Program (HOME-ARP) (PENDING) \$12.09M
- Federal Emergency Solutions Grants (ESG) \$390K

- **State and Local Funds**

- Inclusionary Housing In-Lieu Fees \$900K
- State Emergency Solutions Grants (ESG) \$280K
- Homeless Housing, Assistance, and Prevention (HHAP)-3 \$6M
- Measure X Housing Fund \$10M
- State Matching Grant for Measure X Housing Fund (PENDING) \$5M

- **TOTAL**

**\$35.9M-\$40.9M**

# Process for Funding Distribution

## Affordable Housing Projects

- **Integrate Measure X Housing Fund with DCD Annual NOFA**
- **Release NOFA and hold NOFA kickoff meeting—October**
- **Applications due—December**
- **Application Reviews—December-February 2023**
- **Recommendations to Committee(s)—March-April**
- **Recommendations to the Board—May**
- **Award Letters Released—June**



# Process for Funding Distribution

Services Projects—Homelessness Prevention, Homeless Crisis Response, and related Innovation and Capacity Building



- **Community involvement in NOFA design—October-December**
- **Release NOFA—December/January**
- **Applications due—January/February**
- **Application Reviews—February**
- **Recommendations to Committee(s)—March-April**
- **Recommendations to the Board—May**
- **Award Letters Released—June**

# Award Selection Criteria



## Affordable Housing Projects

- Project Readiness
- Financial and Cost Analysis
- Developer Experience/Capacity
- Project Targeting and Characteristics

## Homelessness Prevention, Homeless Crisis Response, and related Innovation and Capacity Building Projects

- Project Readiness
- Addresses/fills needs and gaps in system
- Analysis of cost of service and leveraged resources
- Experience and Qualifications
- Impact, as measured by key performance indicators



# Project Monitoring and Reporting

- **Funding agreements will include specific reporting requirements to ensure appropriate use of funds.**
- **Reporting requirements will necessitate service providers track outcomes of those served to inform tracking of the Housing Fund metrics.**
- **Project funding will be subject to expenditure time limits to be specified in the NOFAs.**

# Key Points

- **Seeking approval for year 1 funding distribution process only**
- **No strict earmark for the way funds are distributed—will remain flexible to meet evolving needs**
- **Community will be continually engaged in refining the program for future years**



# Next Steps

## Housing Production Funds

- Prepare and Release NOFA: Sept-Oct
- Applications Due: Dec
- Application Reviews: Dec '22-Feb



## Services Funds

- Conduct Additional Outreach and Prepare and Release NOFA: Oct-Dec/Jan
- Applications Due: Jan/Feb
- Application Reviews: Feb



## Housing Production and Services Funds

- Update to Board of Supervisors: Dec
- Recommendations to Committee(s): Mar-Apr
- Board Considers Award Recommendations: May
- Award Letters Released: June

# Recommended Actions

- **ACCEPT** report on preparatory work related to the Measure X Housing Fund and the \$10 million dollars available in year one.
- **AUTHORIZE** the Housing Fund Staff Team to proceed with Notices of Funding Availability (NOFAs) and Requests for Proposals (RFPs) for various affordable housing and homelessness prevention and crisis response projects, consistent with the approach outlined in the presentation and reflecting any further direction provided by the Board..
- **DIRECT** the Housing Fund Staff Team to provide a progress update to the Board in December of 2022.

Thank You