



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

Dear Ms. Moore,

On behalf of Mercy Housing California, I am writing to provide comment regarding Measure X expenditures for affordable housing. I understand that the Committee will be discussing this topic at its meeting on June 30th.

Mercy Housing is one of the largest nonprofit affordable housing developers in the U.S. In California, we have developed and operate 151 affordable rental communities with more than 10,000 homes, where 19,500 Californians will fall asleep tonight. In the next few years, Mercy is slated to develop and preserve over 3,000 additional homes across California.

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 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.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Shoemaker', with a stylized flourish at the end.

Doug Shoemaker
President, Mercy Housing California

Cc: Supervisor John Gioia

Via email: john_gioia@bos.cccounty.us

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