

**From:** Mariana Moore <[MMoore@richmondcf.org](mailto:MMoore@richmondcf.org)>  
**Sent:** Tuesday, August 16, 2022 9:19 AM  
**To:** John Gioia <[John.Gioia@bos.cccounty.us](mailto:John.Gioia@bos.cccounty.us)>; Karen Mitchoff <[Karen.Mitchoff@bos.cccounty.us](mailto:Karen.Mitchoff@bos.cccounty.us)>; Candace Andersen <[Candace.Andersen@bos.cccounty.us](mailto:Candace.Andersen@bos.cccounty.us)>; Federal Glover <[Federal.Glover@bos.cccounty.us](mailto:Federal.Glover@bos.cccounty.us)>; Diane Burgis <[Diane.Burgis@bos.cccounty.us](mailto:Diane.Burgis@bos.cccounty.us)>  
**Cc:** Sonia Bustamante <[Sonia.Bustamante@bos.cccounty.us](mailto:Sonia.Bustamante@bos.cccounty.us)>; Anne O <[Anne.O@bos.cccounty.us](mailto:Anne.O@bos.cccounty.us)>; Gayle Israel <[Gayle.Israel@bos.cccounty.us](mailto:Gayle.Israel@bos.cccounty.us)>; David Fraser <[David.Fraser@bos.cccounty.us](mailto:David.Fraser@bos.cccounty.us)>; Mark Goodwin <[Mark.Goodwin@bos.cccounty.us](mailto:Mark.Goodwin@bos.cccounty.us)>; [apoe@baylegal.org](mailto:apoe@baylegal.org) <[apoe@baylegal.org](mailto:apoe@baylegal.org)>; Henrissa Bassey <[hbassey@centrolegal.org](mailto:hbassey@centrolegal.org)>; [kristi@workingeastbay.org](mailto:kristi@workingeastbay.org) <[kristi@workingeastbay.org](mailto:kristi@workingeastbay.org)>  
**Subject:** FW: Email to BOS

Dear Supervisors,

I am forwarding this email on behalf of Adam Poe, Managing Director of Bay Area Legal Aid, as his schedule may not permit him to provide public comment in person today.

His letter is submitted in reference to Item D.1 on today's Board meeting agenda, regarding ERAP and strengthening the tenant/landlord ecosystem of supports.

Thank you for your time and interest.

Warm regards,

Mariana

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Mariana Moore, Senior Director

**Ensuring Opportunity Campaign to End Poverty in Contra Costa**

P: (510) 234-1200, ext. 311

C: (707) 334-2477

E: [mmoore@richmondcf.org](mailto:mmoore@richmondcf.org)

M: c/o RCF Connects, 3260 Blume Drive, Suite 110, Richmond CA 94806

[endpovertycc.org](http://endpovertycc.org)

@endpovertycc

Pronouns: she/her/hers

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**From:** Adam Poe <[APoe@baylegal.org](mailto:APoe@baylegal.org)>  
**Sent:** Tuesday, August 16, 2022 7:54 AM  
**To:** Kristi Laughlin <[Kristi@workingeastbay.org](mailto:Kristi@workingeastbay.org)>; Mariana Moore <[MMoore@richmondcf.org](mailto:MMoore@richmondcf.org)>; Henrissa Bassey <[hbassey@centrolegal.org](mailto:hbassey@centrolegal.org)>  
**Subject:** Email to BOS

Dear Board of Supervisors:

I write to voice my support for the proposal to release ERAP2 funds to build upon the investments already made in crucial landlord and tenant programming; including court and community based legal services, mediation, rental assistance, and counseling services. Most exciting to me is the prospect of improving outcomes and adding value to ALL of these important pieces through enhanced collaboration and service integration. For one example, the intentional pairing of legal services with rental

assistance is a data supported practice with great promise, that was last utilized in Contra Costa during the foreclosure crises in 2009 (Shelter, Inc. and BayLegal partnered on a program called HPRP to great impact). I think there is also an opportunity for legal service providers to be more deliberate in utilization of the funded mediation program as a way to “level the playing field” and also to help ease the court’s backlog through settlement before trial. I also recognize the value in providing information and assistance to landlords and support the continued funding of landlord counseling services operating alongside equivalent tenant services. I will say that one of the most important contributions of legal services within this system is as a best practice in homeless prevention, which is made all the more effective when operating within a larger system of care. Again, when paired with rental assistance, legal services can help to negotiate fair repayment agreements, move-out agreements, when necessary and trial representation as a last resort. All of these interventions keep families in their homes longer – and when they have to move, that extra time is the difference between a “soft landing” into a new home and homelessness, all at a significant return on investment. \* (See reference below.) To be clear, legal service capacity will prioritize the most vulnerable and most likely to become homeless – individuals and families who are very low-income, LEP, senior and disabled individuals, for example.

Lastly, I would like to say that BayLegal is committed to working with all of our community partners, and in particular Centro Legal as it ramps up its work in East County, where there is disproportionate need. BayLegal and Centro are already referring cases back and forth to each other and are working to formalize and deepen our working relationship. Centro has become an invaluable partner and indispensable community resource. I am looking forward to further conversations as to how to institutionalize support for Centro and all our partners working to prevent homelessness and eviction. Please let me know if you have any questions or would like to discuss any of the above.

Thanks.  
Adam

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<https://www.philadelphiabar.org/WebObjects/PBA.woa/Contents/WebServerResources/CMSResources/PhiladelphiaEvictionsReport.pdf>

One highlight: "The Return on Investment of Providing Representation. Based on its analysis of costs and benefits, Stout has concluded that by providing counsel to tenants unable to afford representation in Philadelphia, the City could avoid at least \$45.2 million in costs annually. 5 Stout has also estimated that the return on investment is at least \$12.74 – that is, for every dollar Philadelphia spends on providing legal representation to low-income tenants, it will receive a benefit of at least \$12.74. Stout’s assessment of annual cost is based on providing legal services to approximately 4,400 Philadelphia tenants facing eviction proceedings. Stout estimates that providing representation to low-income tenants facing eviction in Philadelphia would result in 14,418 individuals avoiding disruptive displacement. The cost of providing legal counsel to those tenants is estimated to be \$3.5 million, while the benefit would be approximately \$45.2 million, therefore yielding the return on investment

mentioned above. The return on investment includes the benefits of both Stout's direct and repeat impact analyses, discussed in further detail below."