



## AGENDA

### CONTRA COSTA COUNTY Advisory Council on Aging

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**Monday, October 20, 2025**

**10:00 AM**

**500 Ellinwood Way, Pleasant Hill, CA  
Classroom**

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#### **Housing Committee**

**<https://cccouny-us.zoom.us/j/81296954794>**

#### **PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS:**

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via webinar. Login information is provided above. ACOA members will also be participating from the following locations: Center for Elders' Independence, 1465 Civic Ct., Concord, CA 94520 | Mira Flores Senior Housing, 150 S. 45th St., Community Rm., Richmond, CA 94804 | Contra Costa Senior Legal Services, 2702 Clayton Rd., #202, Concord, CA 94519 | 14720 Byron Highway, #4, Bryon, CA 94514

10:00 Call To Order / Welcome – Kevin Donovan, Chair  
Introductions  
Review/Approve: Agenda and Minutes

Housing 09-15-25 DRAFT Minutes

**[25-4312](#)**

**Attachments:** [Housing 09-15-25 DRAFT Minutes](#)

10:10 Update – Federal Budget and Housing Impact – Janessa Oriol, District Director, Office of Congressman DeSaulnier

10:20 Presentation: Khayla Digiorgio, Policy & Government Affairs Manager, Hope Solutions

Hope Solutions Overview - County ACOA 10.2025

**[25-4485](#)**

**Attachments:** [Hope Solutions Overview - County ACOA 10.2025](#)

11:05 Update: “No Place to Call Home” Outreach Presentations – Kevin Donovan, Marilyn Fowler

11:15 Update: Home Match – Logan Robertson, Director, Home Match Contra Costa

11:20 Review: Year-End Report – Kevin Donovan

Housing Committee 2025 Report Draft# 19-232025

[25-4020](#)**Attachments:** [Housing Committee 2025 Report Draft# 19-232025](#)

11:30 Update: Support Letter for Fast Track Housing Package – Kevin Donovan

11:35 Information Sharing

11:50 Plan Next Meeting

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 500 Ellinwood Way, Pleasant Hill during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact:

Nhang Luong at 925 655-1385 or [nluong@ehsd.cccounty.us](mailto:nluong@ehsd.cccounty.us)



# CONTRA COSTA COUNTY

## Staff Report

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

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**File #:** 25-4312

**Agenda Date:** 10/21/2025

**Agenda #:**

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# CONTRA COSTA COUNTY

## Committee Meeting Minutes - Draft

### Advisory Council on Aging

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**Monday, September 15, 2025**

**10:00 AM**

**500 Ellinwood Way, Pleasant Hill, CA  
Classroom**

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#### **Housing Committee**

**<https://cccouny-us.zoom.us/j/81296954794>**

#### **PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS:**

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**10:00** Call To Order / Welcome – Kevin Donovan, Chair

Committee Members Present: Kevin Donovan (Chair), Roger Boaz, Michelle Hayes, Marilyn Fowler, (ACOA); Uche Uwahemu (Co-Chair, Center for Elders' Independence); Victoria Snyder (Contra Costa Senior Legal Services); Logan Robertson (Front Porch – Home Match)

Introductions

Review/Approve: Agenda and Minutes

**Present** Roger Boaz, Kevin Donovan, Marilyn Fowler, Michelle Hayes,  
Logan Robertson, Victoria Snyder, and Uche Uwahemu

08.18.25 Draft Minutes

**[25-3753](#)**

**Attachments:** **[08.18.25 Draft Minutes](#)**

**Motion:** **Fowler**

**Second:** **Robertson**

**Aye:** **Boaz, Donovan, Fowler, Hayes, Robertson, Snyder, and  
Uwahemu**

**Result:** **Passed**

10:10 Presentation: Bay Area Eviction Study – Alex Werth, Research Consultant for Raise the Roof Coalition and Bay Area Housing Finance Authority (BAHFA)

Purpose: To address the lack of data and establish a dataset for regional comparisons.

- The study was completed in summer 2025.
- The first round of findings was published in July 2025.
- Additional data, including county-specific information, will be available in October.

Legal Eviction Filings in Contra Costa:

- Filings declined by 75% during the pandemic.
- Following the end of protections, filings surged to 33% above pre-pandemic levels.
- This increase may reflect a backlog of cases as well as households that never fully recovered from the pandemic.

Eviction Filing Rates:

- East County and West County communities recorded the highest eviction filing rates, particularly in Antioch, Pittsburg, San Pablo, Rodeo, and Pinole. These rates were among the highest in the Bay Area.
- 42% of filings resulted in a default judgment against the tenant. This trend generally correlates with lower levels of tenant assistance, including access to legal services.

Tenant Legal Services (TLS) in Contra Costa:

- Four legal services agencies were surveyed: Contra Costa Senior Legal Services, Bay Area Legal Aid, Eviction Defense Center, and Centro Legal De La Raza.
- In fiscal year 2023-2024, TLS providers had a combined 11 FTE attorneys doing eviction defense.
- This represents the third lowest ratio of attorneys to eviction filings in the Bay Area.

Cities and Counties Investment in TLS:

- In fiscal year 2024–2025, local governments spent \$1.2 million on tenant legal services (TLS).
- This equals approximately \$16 per low-income household.
- This represents the fourth highest ratio in the Bay Area of spending to low-income renter households.
- 88% (\$1 million) of the funding came from the County's Measure X Housing Fund.
- Most cities do not contribute funding for tenant legal services, apart from Richmond and Antioch.

See attachment to view Alex Werth's presentation.

Presentation to Council on Aging 9-15-25 25-4311

**Attachments:** Presentation to Council on Aging 9-15-25

Evictions in the Nine County Bay Area - BAHFA 7-27-2025 [25-3744](#)

**Attachments:** [Evictions in the Nine County Bay Area - BAHFA 7-27-2025](#)

Tenant Legal Services July 2025 - BAHFA 7-27-2025 [25-3745](#)

**Attachments:**      [Tenant Legal Services July 2025 - BAHFA 7-27-2025](#)

- 11:10 Update: “No Place to Call Home” Outreach Presentations – Kevin Donovan
- Kevin Donovan and Nhang Luong did a presentation to the East County Senior Coalition. There were about 20 attendees.
  - Marilyn Fowler is scheduled to present to the Concord Rotary Club on October 22.
- 11:15 Update: Home Match – Logan Robertson, Director, Home Match Contra Costa
- There are currently 15 rooms available for rent - 9 in West County and 6 in Central County.
  - A Home Match program is set to open in Santa Clara County.
- 11:20 Discuss: Support letter for Fast Track Housing Package – Kevin Donovan
- Motion: Marilyn Fowler moved to approve the support letter for the Fast Track Housing Package. The motion was seconded by Uche Uwahemu and approved unanimously.

Fast Track Housing Packet Letter 9-6 (004)

[25-3746](#)

**Attachments:**      [Fast Track Housing Packet Letter 9-6 \(004\)](#)

**Motion:**                      **Fowler**

**Second:**                    **Uwahemu**

**Aye:**                         **Boaz, Donovan, Fowler, Hayes, Robertson, Snyder, and Uwahemu**

**Result:**                    **Passed**

- 11:30 Information Sharing
- Senior safety summit at the Richmond Auditorium on September 25.
  - An announcement regarding Consolidated Housing Homeless Funds and Measure X funds will be coming soon.
  - Health Expo Concord - Oct. 9, from 9 a.m. – 12 p.m.

11:50 Next Meeting: Monday, October 20, 10 a.m. – 12 p.m.

Adjourn

For Additional Information Contact:

Nhang Luong at 925 655-1385 or [nluong@ehsd.cccounty.us](mailto:nluong@ehsd.cccounty.us)



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-4485

**Agenda Date:** 10/21/2025

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# HOPE SOLUTIONS

October 2025





## Vision

We envision a world in which everyone has a place to call home and the support of a strong community, so that they can live with dignity and reach their full potential.

## Mission

We heal the effects of poverty and homelessness by providing permanent housing solutions and vital support services to vulnerable families and individuals.

Founded in 1992 by a coalition of Faith Community partners, Hope Solutions now serves over 4,000 people each year.



1

The state of homelessness and housing in Contra Costa County

2

Our Approach & Programs

3

Eligibility & Referrals

4

Our Impact

# CAUSES OF HOMELESSNESS



## Affordable housing is scarce

Over 34,000 low-income renters in Contra Costa County **do not have access** to affordable homes.



## Rents have doubled over last 10 years

It costs nearly \$2,400 per month to rent a 2 BR unit in Contra Costa



## Low-paying jobs deplete family resources

Increasing housing costs and lack of high-wage jobs have **77% of low-income households spending more than ½ their income** on housing.



## Permanent housing and services are the solution

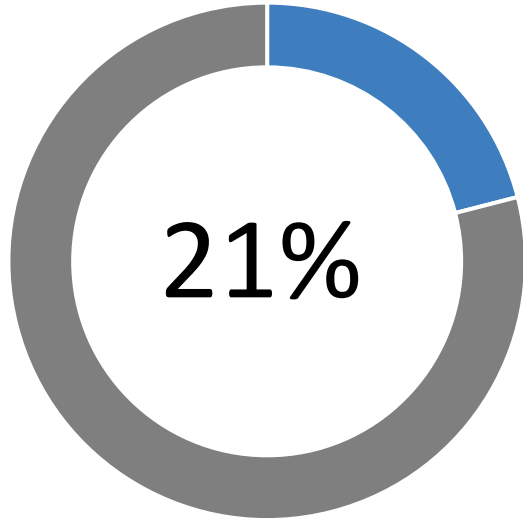
Expanding **permanent housing solutions** and **client-centered support services** helps break these cycles of poverty.



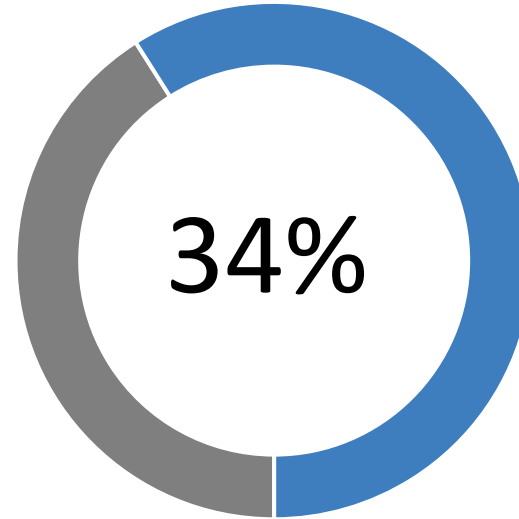
## Comprehensive resources decrease homelessness

The 2025 Point-in-Time identified a **26% decrease in homelessness** across Contra Costa County

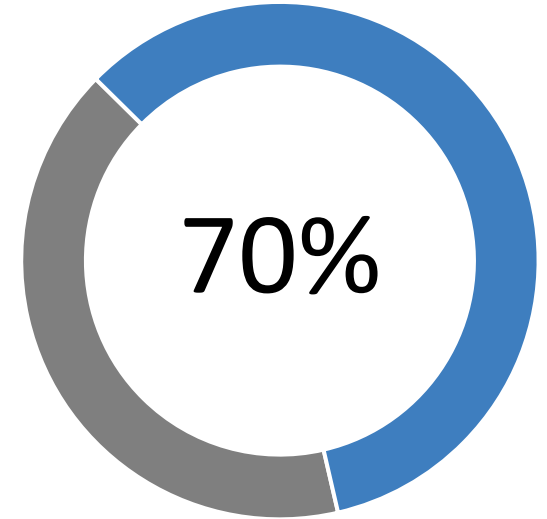
# Who is homeless in our county?



of people experiencing homelessness are aged 55 and older



of households in permanent housing programs have a veteran



of households have a disabling condition



Nearly 9 out of 10 became homeless in Contra Costa County

# Our Approach: Housing + Services Transform Lives



## Ending the Cycle of Poverty

**Our housing first approach**, coupled with supportive services brings dignity to our clients and helps them rebuild their community. Our proven model is healing the multi-generational impact of poverty, racism, trauma and inadequate access to healthcare.



### Quality Permanent Housing Solutions

- Quality Housing
- Creative Housing Navigation Services
- Responsive Landlord Relationships
- Trauma-Informed Property Management



### Client-Centered Support Services

- Clinically-Informed Services
- Economic Stability
- Youth Enrichment
- Support to Achieve Life Goals



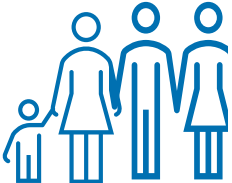
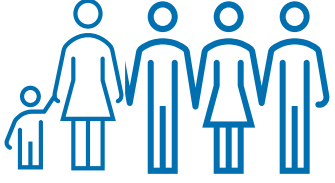

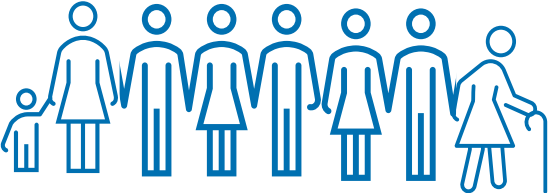




### Collaborative Leadership with Community

- Partnerships with Community Service Providers
- Quality Data to Drive Results
- Engaged Volunteers
- Productive Relationships with Policymakers and Funders

### Financial Stewardship

Ninety-one cents of every dollar goes directly to benefit our clients. We are lean, efficient, data driven and focused on outcomes to change lives.

# Expansion and Growth

	FY'2022	FY'2023	FY'2024	FY'2025
Expanded Our Reach	 2,022 people	 2,200 people	 3,800 people	 4,000 people
Grew Our Team	 70 staff members	 81 staff members	 115 staff members	 121 staff members
Increased Funding	\$10.4M	\$13.1M	\$16.6M	\$23.35M

# Our Programs



## Site-Based Housing

Permanent housing with on site support services.

*Youth education support, parenting support, clinical services for youth and adults, employment assistance, etc.*



## Multi-Site Housing

Permanent housing across the County, with in-home support services.

*Connection to services (healthcare, food stamps, disability), education and employment assistance, etc.*



## Rapid Rehousing

Housing search & placement, with time-limited subsidies and in-home support services.

*Serving: Transition age youth, domestic violence survivors, families, chronically homeless individuals, disabled individuals, and probation/reentry populations.*



## Prevention & Diversion

Comprehensive housing navigation services for people at risk of homelessness.

*Housing search, move-in support, eviction prevention, and limited financial assistance.*



# Supporting Seniors in PSH



**PSH provides the highest support** level in HUD's Continuum of Care *but still assumes some independent living skills.*



**Case Managers connect clients** to medical, mental health, and in-home supports – services that become more critical and can rapidly increase in intensity for senior clients.



**Seniors with homelessness histories** face health issues similar to peers 10+ years older who have not been homeless.



**Home management** abilities can decline quickly—staff regularly reassess needs and help clients keep homes safe and habitable.

# Eligibility & Referral

*Hope Solutions is a part of the Contra Costa County CoC's **Coordinated Entry System***

## We serve families and individuals of all ages, including:

- Victims of domestic abuse
- Individuals aging out of foster system
- People reentering society post-incarceration
- People living with mental health issues
- People living with disabilities or special needs
- People living with HIV/AIDS

## Eligibility is generally not used to exclude but to identify the best program

- Age
- Disability
- Justice involvement
- Level of homelessness
- If services are for an individual or family

## Referrals

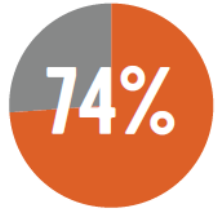
Clients *have to* be referred through an existing county system to receive services:

- Coordinated Entry
  - Call 211, CORE outreach, CARE centers (GRIP & Trinity Center)
- Adult Protective Services
- Public Defender's Office
- Probation Officer
- CA Dept. of Social Services

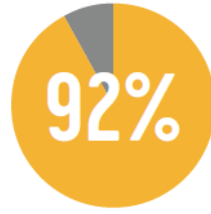
# Our Impact

## Ending Homelessness

Our model is ending homelessness for families and individuals.



of all households  
gained  
permanent  
housing



of households in our  
homeless prevention  
programs kept their  
housing



of our clients in our  
rapid exit programs  
gained permanent  
housing

## Improving Self Sufficiency

Our intensive case management increases housing stability and self-sufficiency.



**99%** of permanent supportive housing  
clients gained health insurance



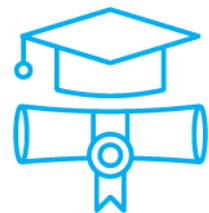
**91%** of permanent supportive housing clients  
maintained or increased their income

## Youth Success

Our enrichment programs provide youth with the support they need to thrive.



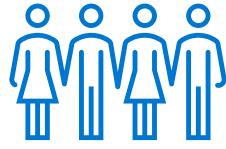
**80%** growth in  
reading level



**100%** of high school seniors graduated and  
are attending college this year

# Senior Programs

*Aged 55 years  
& older*



Hope Solutions served **1020 seniors** last fiscal year, accounting for **25% of clients**

*Most of our programs do not have age restrictions, serving anyone over 18, provided they fit the target population. Programs that predominately serve seniors include:*

- **Assertive Choices Creating Empowerment through Services and Shelter (ACCESS)** – 68 households  
Individuals with a history of chronic homelessness and a disabling condition
- **Adult Protective Services (APS) Home Safe** – 179 clients  
Adults 60 years+ and gravely disabled dependent adults
- **Holistic Intervention Program (HIP)** – 303 households  
Justice involved individuals with law enforcement contact within 12 months but have not been arraigned/seen by judge
- **Housing Disability Advocacy Program (HDAP)** – 160 clients  
Homeless individuals with a disabling condition who receive General Assistance and have a pending Supplemental Security Income case

# RICHMOND HACIENDA



**28 clients – Chronically homeless seniors with disabilities**





# HOPE VILLAGE WALNUT CREEK



6 clients –  
Chronically  
homeless  
seniors with  
disabilities





# EL PORTAL PLACE

54 clients – Chronically homeless individuals with disabilities who are “High Utilizers of Multiple Services”





# Questions?



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-4020

**Agenda Date:** 10/20/2025

**Agenda #:**

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**Housing Committee Roster**

	<b>Organization</b>
Kevin Donovan, Chair	Danville Commission on Aging
Uche Uwahemu, Co-Chair	Center for Elders' Independence
Roger Boaz	Resources for Older Americans and Retirees (ROAR)
Marilyn Fowler	Concord Commission on Aging
Michelle Hayes	Richmond Commission on Aging
Logan Robertson	Front Porch – Home Match
Victoria Snyder	Contra Costa Senior Legal Services

EHSD staff member Nhang Long strongly supported the Committee throughout 2025.

**Housing Committee Goals:**

- Supports initiatives that address the shortage of adequate and affordable housing for older adults in Contra Costa County.
- Advocates for legislation that promotes the development and preservation of low-cost housing for older adults.
- Provides educational outreach to local officials, commissions on aging, and the community to raise awareness about housing issues affecting older adults.

**Accomplishments**

2025's Committee's focus was on continuing to provide a forum for the discussion of current housing trends, challenges impacting housing availability and affordability as well as the ongoing issue of homelessness. Additionally, the Committee provided advocacy for pending legislation and information to increase community awareness of the challenges facing low-income seniors and the disabled.

The Committee actively presented the "No Place to Call Home" infographic and slide deck throughout the County. During 2025 the Committee presented the slide deck to eleven separate groups throughout the County.

Committee meetings became a venue for housing focused groups, representatives of state legislators and county staff to share information and advocate for specific programs. During 2025 twelve presentations were made to the Committee.

**2026 Work Plan**

The "No Place to Call Home" infographic and slide deck will be updated and revised as needed. The primary goal of the 2026 work plan will be to present the slide deck and infographic to groups throughout the county. We will continue to provide a forum for the discussion of housing and homeless issues and as requested provide support for the MPA Impact Committee's local playbook. Legislation impacting affordable housing and homelessness in Sacramento will continue to be monitored and support letters will be issued when warranted.