



AGENDA

CONTRA COSTA COUNTY Advisory Council on Aging

Monday, October 20, 2025

10:00 AM

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

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

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. 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



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4312

Agenda Date: 10/21/2025

Agenda #:



CONTRA COSTA COUNTY

Committee Meeting Minutes - Draft

Advisory Council on Aging

Monday, September 15, 2025

10:00 AM

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

Housing Committee

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

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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



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4020

Agenda Date: 10/20/2025

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Housing Committee Roster

	Organization
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.