



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>

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

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:

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