

## Elizabeth Wampler

---

**From:** Debra Ballinger Bernstein <Debra@monumentimpact.org>  
**Sent:** Wednesday, February 13, 2019 4:52 PM  
**To:** regionalhousingentity@greatcommunities.org  
**Subject:** Support for Creating a Regional Housing Entity

Dear Great Communities Collaborative:

Monument Impact, a Concord-based member of the 6 Wins for Social Equity Network (6 Wins Network), supports the concept of a regional housing enterprise (RHE) and we give you permission to list our organization as a supporter of the RHE concept.

The 6 Wins Network formed in 2010 to ensure that high-impact regional planning decisions and investments—like this one— are shaped by the voices and needs of low-income residents and communities of color that are most impacted by policy decisions in the Bay Area. We understand that the affordable housing crisis is a crisis of regional scope, and that no single jurisdiction can address the problem without regional support, coordination, and cooperation.

We endorse in concept the creation of a regional housing entity that would fund the 3 “P”s of housing -- protecting renters, preserving existing affordable housing, and producing new housing at all levels of affordability. Such a regional entity would also temporarily acquire land for development, provide technical assistance to local jurisdictions, and collect data on land and development. It would have no regulatory or land-use authority.

As an organization that engages and serves our low-income immigrant and refugee communities in Central and East Contra Costa County and a member of a network that advocates for communities of color and low-income communities, we emphasize that the new entity **must center racial and economic equity**. This emphasis should be integrated into legislation. In particular, the bill should:

- Formulate solutions that advance racial equity, benefit and do not harm low-income communities, and are appropriately tailored by geography to reflect the varying experiences of low-income residents in different communities;
- Include specific language to ensure that the entity centers tenant protections, alongside preservation and production strategies;
- Set aside a portion of regional housing revenue adequate to address the needs of protecting tenants from eviction and displacement. It should fund anti-displacement policies, such as just cause for eviction, rent stabilization, right to counsel, relocation assistance, and low-interest acquisition loans, among others;
- Include a regional database of evictions as well as rent increases above CPI or 5%;
- Include a regional database of information on rent-controlled units, affordable units, affordable units at risk of turnover, and available public lands;
- Ensure representation from and accountability to renters (for instance, specify the role of renters in governance).

We look forward to working with you to develop a housing entity that works for the most-impacted communities across the Bay Area.

Sincerely,

Debra Ballinger Bernstein  
Executive Director

--

*Debra Ballinger Bernstein, Executive Director*



**Together building a stronger community**

1760 Clayton Rd., Concord, CA 94520

Phone 925-682-8248, x2110

[www.monumentimpact.org](http://www.monumentimpact.org)