Thanks to your dedicated time and talent, political support, and financial gifts, Causa Justa :: Just Cause had a great 2013. In the following pages, you will read about the impact of your support:

- The Oakland launch of our Right to the City “Homes for All!” campaign, reclaiming the fundamental human right to housing across the United States. Only in its first year, the campaign was successful in garnering grassroots pressure to push foreclosure-crisis-denier Ed DeMarco to step down as chair of the Federal Housing Finance Agency.
- The California TRUST Act, the culmination of a 3-year immigrants’ rights battle, which now grants counties the opportunity to opt-out of “Secure Communities” dragnet.
- The ROOT program in Oakland, that educates thousands about their rights, and engages the city and nonprofit developers to make it possible for Oaklanders who have lost their home to foreclosure to buy back their units at current market rate.
- The most progressive local anti-deportation ordinance in the country, de-linking local law enforcement from immigration enforcement. Won through groundbreaking alliance-building work that put women at the center of the debate, this policy delivers due process to all San Franciscans, regardless of immigration status.
- San Francisco’s “hairache-free” housing law—penalizing landlords who harass, making it harder to push working class people out & double rents in gentrifying San Francisco. This policy protects tenants vulnerable to harassment. —Immigrants, African Americans, women, LGBT people, single mothers, seniors, disabled people – and, what’s more, it was won by those very same people.
- Members were active in every campaign above, and more. From speaking at rallies, to negotiating complex policy battles, to potlucks for meetings, CJJC makes space for members to become protagonists in the battle for the future of their communities.
- We doubled the size of our Board of Directors, creating an incredible, active body of community leadership that will advance our work in the years ahead.
- Maybe most important, this year we won a subjective battle. We proved to ourselves, to elected officials, and to our communities who are under attack that displacement is not inevitable, that gentrification is not a force of nature that we have to learn to endure. We saw impacted communities lead broad and visionary fights that were also practical and grounded in their daily lives. We said it loud, and it resonated far and wide: Displacement Stops Here!!

Dear Friends,

Saludos Solidarios,

María Poblet

Passing the Due Process Ordinance: the most progressive anti-deportation policy in the US
See details on page 5
In March 2013 the County of Alameda tried to make me homeless for under $12,000 in back property taxes. Fortunately, after many letters and calls, I was able to remain in my home. I’m here not only to help save my house, but to help men and women like my parents save their homes from foreclosure and eviction. I believe in Homes for All … and not allowing big banks and developers to gamble with our homes, our families and our lives.” —Sam Drew, Oakland Member

“We’ve had lots of problems where I live. Someone told me to come to Causa Justa and here they have helped me and given me hope. When I got here they gave me a book outlining my rights and last year I won my case. Causa Justa helped me a lot —with letters, with recommendations. I always tell other people having housing problems to come here. Many people don’t know there is help.” —Gladys Ortiz, SF Member

We garner people power to push for policy changes that advance housing rights and benefit working class communities of color. We connect these reform fights to a long-term vision for fundamental transformation in our society.

In 2013, as the massive wave of foreclosures slowed a little, rent began to soar, and our tenants’ rights campaigns gathered steam. It was a big year of policy victories for housing. On both sides of the Bay, the lawmakers felt the heat of the housing crisis and took steps to pass laws and start new initiatives that we have been fighting for.

**IN OAKLAND:**

- We successfully advocated for a tenant Emergency Grant Program that allocates funds for rental payments directly to tenants in need of emergency support
- We pushed for and won more City funding for code enforcement inspectors to inspect tenant-occupied properties for violations and needed repairs
- The Housing Strategies Group we participate in launched the ROOT program to buy back properties in foreclosure from the banks, so that the original homeowners can stay in their homes. A Causa Justa member family, Perez, was the first customer of this innovative program!

Two crucial policy campaigns also got going in Oakland in 2013. The Tenants Justice Campaign, to reform the rent ordinance, and we also launched a campaign to strengthen Just Cause protections in Oakland, and slow gentrification by limiting the ways that landlords can harass tenants to force them out.

Throughout the year, we worked with our clinic to identify tenants and homeowners who wanted to fight for their rights, organizing two major buildings, one in each city, and bringing dozens of new members into the Housing Campaign Committee of the organization, to help shape and lead our campaigns.

**IN SAN FRANCISCO:**

- We worked with allies to pass a major change to Condominium Conversion laws, that will drastically reduce the loss of rental housing to condos for the next ten years
- We had a major victory with the Hassle-Free Housing ordinance, that closed loopholes to the anti-harassment legislation passed on the ballot two years ago
- We worked with Supervisors to reform capital improvement passthroughs so that tenants suffering from unemployment won’t be overburdened by these rent increases

Along with the policy victories, we became a founding member of the Citywide Anti-Displacement Coalition, which has grown quickly to be a major force in the fight against gentrification in San Francisco.

At the National level, the Homes for All Campaign grew in leaps and bounds. CJJC is an anchor organization in the campaign, and we hosted several big actions, winning front page coverage in the San Francisco Chronicle and garnering attention to the calls for federal level reforms of HUD, Fannie Mae and Freddie Mac. By the end of the year, Ed DeMarco was replaced as head of FHFA, showing the power of the people and the popular anger at his refusal to modify loans and deal with the foreclosure crisis. We gathered hundreds of Pledges of residents to join the national Homes for All Campaign, and recruited several local organizations to the effort along the way.

*“In March 2013 the County of Alameda tried to make me homeless for under $12,000 in back property taxes. Fortunately, after many letters and calls, I was able to remain in my home. I’m here not only to help save my house, but to help men and women like my parents save their homes from foreclosure and eviction. I believe in Homes for All ... and not allowing big banks and developers to gamble with our homes, our families and our lives.”* —Sam Drew, Oakland Member
Without hope nothing changes. I came here to volunteer when I saw how CJJC treats community members and resolves cases. When I was a young man I organized in El Salvador, then I came here, and Causa Justa is where I landed. This is my place. Here, the money is clean and accounted for. It feels good to see that the community recognizes the work you are doing. I want CJJC to get even better so that by the time I return to El Salvador, I would have seen that we have gotten even stronger.

—Candelario Melendez, SF Member

Our close to the ground, grassroots organizing strategies for immigrants rights over the past several years paid off in 2013, with two major victories of national significance. While national Comprehensive Immigration Reform floundered, organizers and activists around the country fought deportations one by one and through advocacy for anti-enforcement legislation like those that we passed.

Each campaign took over three years to build, garnering grassroots power and leadership to move legislative support. Each win is influencing the field of immigration policy. We are strengthening a racial equity approach to immigrant rights work, bringing our unique perspective as an organization that explicitly builds bridges of solidarity between immigrant Latino and African American families.

DUE PROCESS ORDINANCE IN SAN FRANCISCO

After numerous hearings and press conferences, the San Francisco Board of Supervisors unanimously passed a resolution severely limiting the use of local funds for ICE detainers, resulting in one of the country’s most progressive anti-deportation policies. An average of 88 deportations per month were happening in San Francisco. Since our ordinance was enacted, January 1st, 2014 until the printing of this report, NO ONE in San Francisco has been turned over to ICE.

TRUST ACT

Causa Justa was part of a statewide coalition that passed the California Transparency and Responsibility Using State Tools (TRUST) Act, after three rounds of legislative process and two gubernatorial vetoes. This law allows counties to opt out of S-Comm, setting a precedent that could protect hundreds of thousands nationwide, and empowering municipal organizing where grassroots progressives leverage power. The tenacity of the community members who repeatedly travelled to Sacramento to push hard for the Trust Act, was an inspiring aspect of this hard-fought campaign.

In addition to these policy victories, our coalition work with ACUDIR in Alameda County led to increased pressure on Sheriff Ahern to reduce ICE holds, leading to an early 2014 announcement by him to drastically change his hold process in our favor. Our Immigrants Rights Committee at Causa Justa grew substantially in 2013, as we expanded organizing staff, worked with LYRIC interns to conduct workshops and a large outreach drive, and continued to expand our presence in the East Bay.

Due process ordinance in San Francisco

Ana Gutierrez came to Causa Justa to fight her Ellis Act eviction from her home of 34 years. “Low income people, senior citizens, children, have nowhere to live. All the evicted tenants, those who are homeless, those with kids, until all those housing needs are met the construction of market rate housing needs to stop.” Gutierrez successfully fought her eviction — and won!

—Ana Gutierrez, SF Member

“Without hope nothing changes. I came here to volunteer when I saw how CJJC treats community members and resolves cases. When I was a young man I organized in El Salvador, then I came here, and Causa Justa is where I landed. This is my place. Here, the money is clean and accounted for. It feels good to see that the community recognizes the work you are doing. I want CJJC to get even better so that by the time I return to El Salvador, I would have seen that we have gotten even stronger.”

—Candelario Melendez, SF Member
We serve the community with culturally competent know-your-rights information and advocacy to solve daily problems that threaten their housing security including evictions, rent increases, harassment, and foreclosure. Our services are not charity. They are rights-based, and our approach supports clients making their own decisions.

In 2013, our tenants rights clinics continued to provide free housing counseling and case management services in San Francisco and Oakland, helping low income tenants advocate for themselves. We served almost 2,000 families in our tenant clinics with a range of information and counseling services.

2013 was an intense year for working-class residents across the Bay Area as the rise of rents and speculation threatened further displacement of tenants. Our clinics saw an increase in harassment by landlords to pressure tenants to leave, and a spike in evictions. Over 86% of eviction notices were either verbal or invalid written notices. Increased harassment and use of the court process represented a shift in the tactics landlords used to threaten and evict the most vulnerable tenant populations in both cities.

Through our counseling work and growing collaborations with housing rights organizations, our clinic continues to successfully support tenants confronting complex cases. With our case management clients, we were able to successfully resolve more than 75% of them with a positive outcome for the tenant. That means they were able to stay in their home or negotiate a move out agreement that was beneficial to the tenant. Despite the rising threat of displacement due to the current housing crisis, this past year our counselors helped hundreds of tenants learn about and exert their rights and stay in their homes.

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As more people find out about our work, the opportunities for organizing and taking action continue to increase. Some of our cases required actions at landlords' offices, at banks, and at real estate companies. We don't win every fight, but we make a lot of noise, and last year, we were able to make an impact on many cases this way. For example:

In Oakland, Thelma Gooch, a 78-year-old African-American woman, who had owned her home for thirty-eight years, received notice that her property had been foreclosed because of a bad loan she took out to repair her roof. Before she knew it, the property was sold to a new owner and she received an eviction notice. Working with our foreclosure organizer, we organized actions at the new owner's office and an email petition. We won a large settlement for Ms. Gooch and a substantial amount of time for her to plan her move.

In San Francisco, tenants at a nine unit building on Harrison St. in the Mission came to us after receiving buy out offer letters by the new property owner that threatened eviction through the Ellis Act if they did not accept the buyouts. The new owner came to their units everyday, pressuring them. CJJC held a building wide meeting engaging the households to inform tenants of their rights and support their struggle to stay in their units. With our support tenants held an action at the owner's office, where they spoke out publicly against the harassment and eviction. Although a few tenants ultimately accepted buy out offers, the rest of the tenants are united in their fight to stay and have since joined our Homes for All national campaign effort as members of Just Cause.

We engage those who receive services through our clinics and know your rights trainings to understand their individual situations in a systemic and collective way. We support clients in taking action that engages a broader network and community of people in tackling and winning their individual cases. These tactics are often necessary in escalating the pressure on our targets and are critical in securing justice in individual tenant, homeowner, or immigrant rights cases.

“I like the family feeling of being with Causa Justa, it’s like an extended family. I love how I feel when I’m there, like we are all working together for positive change through all our issues: foreclosures, immigration rights, housing and tenant rights. Those are things that are dear to my heart. I’ve been a member for many years. It feels like home.”

—Paula Beal, Oakland Member who joined Just Cause before the merger

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In 2013, we vastly expanded our outreach, not just for elections, but to inform and engage residents on issues that impact their lives. With the outreach we coordinated and conducted, more than 10,000 residents found information put directly in their hands about their basic rights and about services available to them. We secured crucial contracts in Oakland and San Francisco to outreach to foreclosed properties. In Oakland, we coordinated four organizations to visit every property under foreclosure in the flatlands neighborhoods. In San Francisco, we conducted the outreach ourselves, similarly working off foreclosure lists to visit each property and educating tenants and homeowners alike about resources available to them. We also conducted a massive outreach campaign to encourage eligible residents to sign up for the Affordable Care Act (ObamaCare.) We connected our housing campaign work to the health needs of our community and recruited more than 300 members during this outreach drive alone.

While 2013 was not a major election year, we continued to carry out our work with Oakland Rising and San Francisco Rising, anchors of California Calls, to reach thousands of voters in each city, building up the progressive voter base for crucial statewide reforms on the horizon.

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In the past year, we saw many more of our members taking on strong, decisive roles in the organization. A few examples are:

- Ten members served as paid outreach workers during outreach drives for health access and civic engagement
- Dozens of members spoke at public hearings in San Francisco and Oakland, writing their speeches, speaking to the policymakers and to the press
- Members helped critique and shape our Development without Displacement report, a 100-page report on Gentrification in the Bay Area being released Spring 2014
- Two former members became staff in the organization, our Administrative Coordinator and our Outreach Coordinator, after having served as leaders of our Steering Committee for several years
- Members participated in two Think Tanks, intensive all-day study sessions with staff and leaders, on the topics of Hegemony and on the Right to the City
- Three members and three staff traveled with Pastors for Peace to Cuba over the Summer to study African-American and Latino unity and models of collective housing and reported back to the organization from their lessons

Our staff also, many of whom are working-class women and people of color themselves, also have seen their leadership develop in the past year. Several staff participated in BLOC, a leadership program for African-American organizers. Others attended the Women’s Policy Institute, Rockwood, CompassPoint and Maria Poblet, our Executive Director went through the yearlong Leaderspring program.
We contribute to building a social movement much bigger than and one organization, in order to advance the people's agenda that is part of our work. We are active in national alliances built for and by organizations like ours, and in projects that build convergence and alignment in the social movement.

Influenced by this experience, we at CJJC, and as part of GGJ, will begin the slow work of embracing the complexities of feminism, it's many stories, and learn how to integrate gender justice into all our work for racial, economic, and climate justice.

We are hopeful about the long-term process of our movements becoming a more coherent, progressive, and global "We" and building the capacity for coordinated, international action. The same banks that we at Causa Justa :: Just Cause confront alongside women trying to save their homes are the ones restructuring Tunisia's economy in a way that impoverishes women. The same fossil-fuel industries that poison working class communities here are the ones that fuel oil wars fought in our name.

*Not yet audited financial statements
We are grateful for every person who made a financial contribution during 2013. Over 600 people donated, through our online campaigns, via mailings and at parties and events, this does not count all those who purchased t-shirts through our social enterprise, Liberation Ink, which raised more than $10,000 in the past year. Neither does it include the hundreds of members who paid membership dues when they joined the organization or at our member meetings. Thank you also to the more than 150 volunteers who helped out during the course of the year and all those businesses and members who donated food and materials to keep the organization running.

Below is a partial list of our individual donors, foundations and government agencies that supported us in 2012. For the complete list, visit the web version of our annual report at http://tjc.org/annualreport

INSTITUTIONAL SUPPORT

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