

THE FIGHT FOR TPS AND AGAINST DISPOSABILITY

By Kitzia Esteva-Martinez
CJJC Co-Director, Community Rights

As an immigrant and organizer, I am deeply enraged by this administration's latest attack on immigrants – the removal of Temporary Status Protection (TPS) from 60,000 Hondurans, more than 200,000 Salvadoran people, 46,000 Haitians and over 12,500 refugees from Nicaragua, Nepal, and Sudan.

The removal of TPS targets some of this country's most vulnerable immigrants, those fleeing conflict, natural and man-made disasters.

Each attack on TPS is accompanied by fear mongering, criminalization and the dehumanization of immigrants — tools used to sway the public into believing some of us are disposable.

These decisions are not only unacceptable but contrary to all we hold dear as an inclusive Sanctuary Bay Area.

Over 80 percent of TPS recipients are Central American. Our immigrant rights movement nationwide, but especially in the Bay Area, stands on the shoulders of Central Americans. After seeing their dreams of a just revolution in their homelands shattered, they found their way here, building a more immigrant-welcoming community that inspired transformation across the country and internationally and made this country safer and more committed to democracy and human kindness for all of us.

The U.S. has a long history of political, economic and military aid to counterrevolutionary elites in Central America that has detonated class conflict into deadly wars against the poorest and most in need of justice in this region.

“Together let us counter this with a stronger, more united internationalist immigrant movement — one that abandons anti-Blackness, the rhetoric of meritocracy, and that makes our disposability and the repression of human rights organizers in our homelands unacceptable.”

From the training in violent repression provided by the School of the Americas, to the millions of dollars that the Reagan administration provided to paramilitary forces in the late 80's – the origins of the mass migration crisis of Central Americans into the U.S and other countries is rooted in U.S. policies.

Thousands upon thousands of people fled civil war violence then, and this forced migration



“Migration is Magic” Image by Jess X Snow

continues to today with U.S. economic interventionism, recent U.S. political intervention and aid to military anti-democratic coups in Honduras, and the war on drugs.

The recent decisions of the administration to end Temporary Protected Status for all but 7,000 of the over 300,000 refugees that depend on the program, as well as the decision to ban entry of refugee visitors from Syria, Iran, Somalia, Yemen, Libya, North Korea, Chad and Venezuela – not to

mention the end of DACA, are all pointed attacks against vulnerable working class families.

Together let us counter this with a stronger, more united internationalist immigrant movement — one that abandons anti-Blackness, the rhetoric of meritocracy, and that makes our disposability and the repression of human rights organizers in our homelands unacceptable.

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580,000 Signatures Strong, Fight for Real Rent Control Heads to the Ballot

By Madison Ashley
Causa Justa volunteer

SACRAMENTO — Since 1995, the Costa-Hawkins Rental Housing Act has stripped away the right of local cities to protect working-class communities from displacement through comprehensive rent-control. Backed by the Real Estate Industry, the Costa Hawkins Act takes away a powerful tool we need to address the housing crisis.

Causa Justa:Just Cause, along with renters, organizers and housing rights allies across the state are bringing the fight for real rent control to California voters this November. The Affordable Housing Act will repeal the Costa-Hawkins Act, and open the door for cities to pass the tenant protections our communities need.

In January, the State Assembly members on the Housing and Community Development

Committee voted 3-2 not to move forward with an attempted repeal of Costa-Hawkins. In response, housing rights organizers launched an ambitious, statewide signature gathering campaign to collect the over 350,000 signatures needed to put a measure to repeal Costa-Hawkins on the November ballot.

March on Sacramento

On April 23, tenants rights activists, including Causa Justa members and staff, marched triumphantly to the capitol in Sacramento to deliver more than 580,000 signatures in support of the Costa-Hawkins repeal.

“We’re getting displaced. Evicted. Seniors, families, and disabled folks are being kicked out of their homes. Rents are rising to market rates so that friends and neighbors have to leave



Tenants rights activists, including Causa Justa members and staff at capitol in January. Photo by Causa Justa

the neighborhood. They have to go to Tracy, Stockton, Sacramento and commute every day to get to work. It's ridiculous,” said Momii Palapaz, Causa Justa member and volunteer.

“The victims of ... abusive rent increases are disproportionately people of color, seniors, immigrants, and low-income,” said Dean Preston, Executive Director of Bay Area tenants rights

organization Tenants Together.

Costa-Hawkins allows landlords to raise rents without limit on properties not protected by municipal rent control laws. It also prohibits rent control from covering certain types of units, like single-family homes, and all units built after 1995.

SEE **RENT CONTROL**, PAGE 6



WE ARE CAUSA JUSTA :: JUST CAUSE

Causa Justa :: Just Cause is a multi-racial, grassroots organization building community leadership to achieve justice for working class San Francisco and Oakland residents. In 2010, CJJC emerged from the strategic collaboration of two powerful organizations: St. Peter's Housing Committee and Just Cause Oakland. These two organizations represent more than 30 years of combined experience working toward housing and racial justice for African-Americans and Latinos. In 2015, we merged People Organized to Win Employment Rights (POWER) into our current organization, further expanding our issue and geographic reach. With offices in San Francisco's Mission and Bayview neighborhoods, and Oakland's Fruitvale district, we are a force for justice and unity among Black and Latino communities.

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JUST CAUSES THE NEWSPAPER

"Just Causes" is the bilingual (English-Spanish) community newspaper of Causa Justa :: Just Cause. It is written by our staff, members, volunteers and ally organizations. We print two issues per year since 2007, covering stories relevant to our community. We print 5,000 - 10,000 copies for each edition and distribute door to door in the neighborhoods where we organize and where community folks congregate. If you are interested in seeing something covered, submitting content for the paper, purchasing an ad, giving us feedback or anything else, contact rose@cjjc.org or info@cjjc.org

The views represented in this newspaper are not necessarily those of the advertisers.

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How to Vote on Tuesday, June 5th State Measures

Prop 68: Neighborhood Parks and Water Protection

Position: Yes!

Authorizes \$4 billion for state and local parks, environmental protection and restoration projects, water infrastructure projects, and flood protection projects. Prioritizes funding for "park-poor" neighborhoods and communities below a median income of about \$40,000.

Prop 69: Amendment to Transportation Taxes and Fees

Position: Yes!

Requires that all revenue from the existing diesel sales tax and Transportation Improvement Fee (TIF) be dedicated for transportation-related purposes, like road repairs.

Prop 70: Corporate-led Attack on Clean Energy Funds

Position: No

Proposition 70 is a corporate-led attack on climate action in California. If passed, it would seize funding used for neighborhood projects that save families money on their energy bills, plant trees, build permanently affordable housing, improve the health of working communities of color, and more. Prop 70 would lead to budget gridlock, un-



Via Flickr Commons/Carol Raabus

dermine California's progress on climate change and clean air, and increase the power of corporate interests.

Prop 71: Better Start Date for Ballot Measures

Position: Yes

This measure gives more time for all ballot measure votes to be counted, which supports an inclusive and participatory democracy where everyone has a voice.

Prop 72: Support for Home Rainwater Collection

Position: Yes

This measure would mean that adding a rainwater capture system would not increase the taxable value of a property.

City and County of San Francisco

Prop A: Public Utilities Revenue Bonds

Position: No position

Prop B: Prohibiting Appointed Commissioners from Running for Office

Position: No Position

Prop C: "Universal Child Care" (Additional Tax on Commercial Rents to Fund Child Care and Education)

Position: Yes!

Raises \$150 million a year for universal child care to help SF families. Ultimately, this helps working families afford to stay in our city, raise wages for child care workers, expands access to free child care and clears low-income child care waitlists. There is a small business exemption for commercial property owners who earn less than \$1,000,000 in gross receipts annually.

Prop D: Additional Tax on Commercial Rents Mostly to Fund Housing and Homelessness Services

Position: No Position

Raises \$70 million a year to build housing for households earning up to \$121,000-\$240,000 per year and resources for Dept. of Homelessness and Supportive Housing. Contains a "poison pill" so that if this measure passes with more votes than "Universal Child Care" measure, then it will "kill" the Child Care measure.

Prop E: Prohibiting Tobacco Retailers from Selling Flavored Tobacco Products

Position: No position

Prop F: "Tenant Right to Counsel" (City-Funded Legal Representation for Residential Tenants in Eviction Lawsuits)

Position: Yes!

Will provide legal representation for tenants facing eviction from their home. Currently in SF eviction proceedings, most tenants have no legal representation. If approved, the City will become the 2nd in the nation, and the first in California, to guarantee a right to counsel to tenants facing eviction from their home.

City of Oakland and Alameda County

Prop A: Alameda County Childcare and Early Education Initiative

Position: Yes!

Alameda County is facing a childcare crisis. The average cost of childcare is nearly 25% of family income, and many families cannot afford childcare or spend years on waiting lists. Measure A will provide local children with the best caregivers as well as add thousands of spaces for safe, affordable, quality childcare and preschool for low- and middle-income families.

Prop B: City of Oakland Parcel Tax for Library Services

Position: No Position

Regional Measure

Measure 3: "Unfair Bay Area Toll Measure" (Bay Area Traffic Relief Plan)

Position: No

This is another unfair toll burden on working people who are disproportionately being pushed out of urban centers in the Bay Area. East Bay residents will have to pay the majority of this new fee, while the bulk of the improvements will be made to benefit people living in cities with higher income brackets.

Measure and proposition descriptions have been condensed from 2018 Bay Rising Voter Guides.

Providing a Safety Net For Tenants at a Statewide Level

By Rachel Krow-Boniske, Causa Justa volunteer



Tenants across the country are standing up against unjust evictions. Photo by Detroit Eviction Defense

On May 1, 2018, AB 2925, legislation to stop unjust evictions in California, passed the Assembly Judiciary Committee in a 6-3 vote. AB 2925, introduced by Assemblymember Rob Bonta (D - Oakland), will prohibit arbitrary "no-cause" evictions of California tenants, requiring landlords seeking to evict to state the reason for the eviction in any termination of tenancy notice.

In 2002, Just Cause Oakland (one of the three

organizations that merged to become Causa Justa::Just Cause) helped to successfully pass "just cause" eviction legislation in Oakland, protecting local tenants in most older buildings against being evicted for illegitimate reasons.

Fifteen other cities in California also have variations of Just Cause legislation. The passing of AB 2925 would offer similar protections to tenants in all units statewide by prohibiting evictions due to the expiration of fixed-term leases, property sales, or foreclosure. By enforcing the minimum requirement that landlords must state a "cause" in all eviction notices, AB 2925 makes it easier for tenants to dispute false claims that are being made against them.

"If passed, AB 2925 will provide a safety net for tenants at a statewide level," says Julio Garcia, CJJC Tenant Rights Clinic Counselor. "It will help long term residents stay in their homes and serve as a precedent to help build local movements for even stronger tenant protections."

He added that in cities without local Just Cause eviction protections, AB 2925 would provide a protection for tenants whose landlords who are trying to evict them for select financial reasons — like wanting to sell their unit empty at a higher price."

"If passed, AB 2925 will provide a safety net for tenants at a statewide level." — Julio Garcia, CJJC Tenant Rights Clinic Counselor.

"What's really exciting about this bill is that it includes language that encourages local cities to determine for themselves what should or should not constitute a Just Cause for eviction" says Selene Chala, CJJC Tenant Rights Clinic Lead.

While we celebrate the initial passing, we know there is much work ahead to continue to fight for statewide tenant protections. AB 2925 will head to a full Assembly vote later this month and could be in front of the Governor as early as August. ■



CJJC and other tenant activists at SF City Hall May 8, 2015, demanding an end to the displacement crisis. Photo by Senior Disability Action

Big Real Estate vs Our Right to the City

By Tony Samara, Urban Habitat



Tenants across the state are rising to demand real rent control. Photo by CJJC

When we think about the corrosive effects of money on our democracy, well-known villains like big tobacco and big oil come to mind. But the housing and displacement crisis has shined a light on another industry: big real estate.

Big real estate is a vast network that includes everything from large real estate investment portfolios with global reach to local cabals of landlords and realtors that treat communities across the Bay Area like their own personal fiefdoms. According to Matthew Desmond, the Pulitzer Prize winning author of Evicted, big real estate is the second biggest spender in the country when it comes to lobbying.

Big real estate is a major source of cash for local candidates.

In the City of San Mateo, local organizers did some research around the time of the 2017 council elections. The candidate that raised the most money and eventually defeated the pro-tenant candidate raised a total of \$102,000, two-thirds of which came from real estate, including more than \$20,000 from the California Apartment Association (CAA) and \$34,000 from the Chicago-based National



Fighting back against Big Real Estate at Excelsior Renters' Convention. Photo by Diana Flores

Association of Realtors. By contrast, the pro-tenant candidate raised just over \$18,000, not a penny of that from big real estate.

Big real estate is also engaging in sneaky tactics that have even crossed over into potential criminal activity.

In March, two paid signature gatherers for a referendum to stop a temporary rent control and just-cause ordinance in Pacifica were charged with elections fraud and extradited from Nevada to San Mateo County. The referendum was supported by both the CAA and the San Mateo County Association of Realtors.

This is part of a pattern of alleged abuses by big real estate and their Republican operatives in cities with rent control campaigns. And now they've descended upon Mountain View to try and roll back

voter-approved Measure V, which won rent control and just cause for tenants there in 2016.

The number of tenant movements across the state continues to grow. This year, there are almost a dozen campaigns to put rent control on the November ballot and the repeal of Costa Hawkins is also set to go before voters.

Tenants and their allies are responding to the attacks by big real estate on our democracy by building power from the ground up.

Landlords and property owner are creating organizations in solidarity with tenants, showing that big real estate is money rich but people poor. Ultimately, people power will win our right to the city from big real estate. ■

Meet San Francisco’s Mayoral Candidates

On June 5, voters will choose the next mayor of San Francisco, a powerful position that will help shape the future of the city and the region. Because this race is going to be so close, no single candidate is expected to get more than 50% in first place votes, and the election will be decided through rank choice voting (or instant runoff voting).

As a nonprofit organization, Causa Justa :: Just Cause can't tell you which candidate to vote for. But we can ask the candidates hard questions about critical issues our communities care about, like affordable housing, police violence, criminalization, and more.

We can't afford to sit this one out, so read up on what the candidates are saying, and share with a friend. Candidates' answers were edited for length; full answers will be posted to our website. Any candidates whose responses are not here did not respond by our deadline.

London Breed

Which public mayoral forums have you participated in and why?

United Democratic Club, Potrero Hill, Westside/Irish Dem Caucus, Yimby Action/Urbanist, SF Chamber, DCCC, KQED, Tenderloin Coalition, Latino Issues, SF Chronicle, Sing Tao, Northern California Media Association, AAPI/Asian Inc Forum, Aging & Disability Forum (Dignity Fund Coalition), Westside Forum and API Council.

I've attended 16 debates so far and countless candidates nights, meetings, events, protest rallies, and merchant walks.

What is your track record of creating, preserving, and protecting affordable housing and what percentage of this housing was deeply affordable for folks making under 30% of AMI (\$34,000 for a family of 4)?

As Supervisor I:

- Wrote and passed groundbreaking legislation prioritizing neighborhood residents at risk of displacement for affordable housing built in their communities.
- Saved 104 units of affordable housing at Frederick Douglas Haynes Gardens, a predominantly African American affordable housing community.
- Secured \$2 million to restore unused public housing units for 179 homeless families living in our shelters, who now have a safe, permanent place to call home.
- Negotiated and sponsored legislation for the acquisition of the blighted McDonalds on Haight and Stanyan Streets for the construction of 100% affordable housing.

We've also worked on the citywide inclusionary effort for new projects, so it's difficult to cite

an overall percentage for 30% AMI.

What plans do you have to put more renter protections in place to prevent the displacement of current working-class Black and Brown San Francisco residents?

Housing issues are not abstract policy issues for me, they are real, I have lived them. I've been a renter all of my life. I know what it feels like to not know if you're going to be evicted when your building gets sold, or to be told you have to leave your home to make way for a new development with no guarantee you can return and no offer of help.

It's why I introduced Right to Civil Counsel legislation to ensure tenants facing eviction receive legal support and implemented the Rental Assistance Demonstration program.

As mayor, I plan to:

- Protect/expand our rent-controlled housing stock.
- Increase funding for all types of housing including middle income housing.
- Build at least 5,000 units of housing per year.
- Fund and build hundreds of modular homes for those experiencing homelessness.
- Build more housing on underutilized sites around the city
- Reform San Francisco's archaic approval process for code-compliant new housing and streamlining the application process, with automatic approval for code-compliant, 100% affordable housing projects

What are the top two issues in this election most relevant to working-class Black and

Brown communities?

Housing displacement and a lack of economic equity and opportunities!

We need to expand economic opportunities which includes good jobs, a living wage and programs like Local Hire and Small Business Enterprise contracting. We also need to partner with companies in health, technology and other sectors to provide paid internships to our next generation of workers so that we are using the talent of today, right here from our own backyard, for the jobs of tomorrow. And we need to start closing the appalling income and wealth gaps in our city.

When it comes to affordable housing, we aren't meeting the needs of our low-income population. People who earn middle-class incomes-- teachers, nurses, non-profit workers, police officers-- make too much to qualify for affordable housing, but not enough to afford market prices without a second job. The result is rising income inequality and the out-migration of many communities of color from San Francisco. We must fight to protect the most vulnerable from eviction and displacement.

What is your plan to address the epidemic of police violence against Black and Brown communities?

When our city experienced a string of officer-involved shootings, as President of the Board of Supervisors, I led the charge to implement the 272 recommendations for police reform by the Dept. of Justice under the Obama Administration. We are making progress; the number of reportable uses of force [has dropped], and attacks on police officers also decreased.. Officers are committed



to de-escalation tactics and the public is responding.

When I was Executive Director of the African American Arts and Culture Complex, our children, especially teenagers, didn't have a relationship with police. I worked hard to develop that relationship. After the first year, the kids would give officers a head nod, the second year, they'd say hello, the third year-- a fist pump, and now they give each other hugs. So for me, it's all about building trust between police and people of color. As mayor, I will continue to hold SFPD accountable for following through on the DOJ reforms and keeping officers engaged in their communities. ■

Jane Kim



Which public mayoral forums have you participated in and why?

I have attended 30 mayoral forums with organizations from all across our city. I've enjoyed the opportunity to hear directly from residents about their top concerns and to talk about my vision for how we can build a better San Francisco — one that's an example to the rest of the nation of inclusive, bold policies at work. Policies that will expand opportunity and lift up every person in our city.

What is your track record of creating, preserving, and protecting affordable housing and what percentage of this housing was deeply affordable for folks making under 30% of AMI (\$34,000 for a family of 4)?

I believe in a balanced approach to land use which includes affordable housing, parks and open space, safer streets for pedestrians, and opportunities for local businesses to develop which provide local jobs for our communities.

I introduced a Housing Balance Report requirement in 2014 to track the City's performance in delivering affordable housing. I'll let the numbers from the latest Housing Balance Report speak for themselves. The District I represent has produced 2,750 units of very low and low income housing over the last 10 years-- more than any other district in San Francisco. I have been and will continue to be a fierce advocate and negotiator to both fund and build affordable and middle income housing in our City.

What plans do you have to put more renter protections in place to prevent the displacement of current working-class Black and Brown San Francisco residents?

I have a track record of fighting for the tenant protections since I served as a Community Organizer at Chinatown Community Development Center. As Supervisor, I authored Eviction Pro-

tection 2.0 in 2015, an ordinance which has led to a decline in low fault evictions citywide over the two years.

I am also proud to be the first Mayoral candidate to endorse Proposition F “No Eviction Without Representation Initiative.” This initiative will make San Francisco the first city in California — and the second city after New York — to guarantee every tenant a right to legal counsel in an eviction proceeding.

What are the top two issues that are at stake in this election that you see as being most relevant to working-class Black and Brown communities?

Housing insecurity and the fastest growing income gap between the rich and poor in the nation-- our Black and Brown communities are disproportionately affected by the defining issues facing our city: displacement, homelessness, and an affordability crisis fueled by a growing income gap.

My policy agenda, over my decade serving on the Board of Education and Board of Supervisors, has been to support our working class communities and regrow our middle class again. I have negotiated and won more affordable and middle income housing than other city legislator, led the initiative to make City College free for all our residents and worked to greatly increase our rent

Mark Leno

Which public mayoral forums have you participated in and why?

I have participated in over 20 mayoral forums. I missed two because of the death of my father and for personal health reasons. I had a proxy at 2 recent forums due to scheduling conflicts. I've attended over 30 interviews by advocacy organizations and clubs. I continue to attend community events and meetings because it is important to hear from people and discuss how we as a city can do better. I have enjoyed sharing about my 18 years in public service on the Board of Supervisors and in the California State Assembly and Senate - I fought for single-payer universal healthcare, Ellis Act reform, renters facing unfair eviction, securing \$120 million to save City College so we could survive the attack on our accreditation, passed landmark legislation establishing our state's \$15 minimum wage, created our city's first inclusionary affordable housing law, and solidified worker protections and equal rights.

What is your track record of creating, preserving, and protecting affordable housing and what percentage of this housing was deeply affordable for folks making under 30% of AMI (\$34,000 for a family of 4)?

During my 18 years in public service, I have championed both local and statewide measures to fund thousands of housing units across our city. In 2002, when I served as a Member of the Board of Supervisors, I authored our city's original inclusionary housing ordinance which requires developers to build affordable units across the city. This law has not only resulted in one third of the City's overall annual affordable housing production but is still one of our city's main sources of funding to subsidize affordable housing including for those earning under 30% of AMI, leading to the creation of thousands of affordable units across the City. In the state legislature, I brought home \$500 million to expedite the construction of 3,300 affordable housing units, authored legislation to allow for the creation of teacher housing on school district sites, and enabled opportunities to open underutilized land for affordable housing development.

What plans do you have to put more renter protections in place to prevent the displacement of current working-class Black and Brown San Francisco residents?

We must continue to fight for deeply affordable housing options that allow working people

and families to stay in San Francisco, especially our low-income communities of color facing the threat of displacement. As Mayor, I will work to preserve existing housing and stop displacement by: Strengthening our Small Sites Acquisition program to permanently protect affordable housing, protect at-risk tenants from eviction and take Ellis Act speculators to court, create Local Hire incentives to mitigate displacement by employing San Francisco residents and preserve neighborhood character by investing in cultural districts and community-based organizations.

From amending the Ellis Act to curb speculators from purchasing buildings with the intent to evict residents to protecting senior citizens from home foreclosures, to working with community groups to fight foreclosures and make the home lending process more transparent and open, I have prioritized keeping families in their homes.

What are the top two issues that are at stake in this election that you see as being most relevant to working-class Black and Brown communities?

San Francisco is undergoing immense change, with an affordability crisis that is disproportionately impacting communities of color. We have



a major housing shortage, coupled with an epidemic of evictions, that has led to the displacement of thousands of low-income people of color. And with the loss of housing and vital community spaces, our neighborhoods are quickly becoming unaffordable for working people and families of color to remain in San Francisco. As Mayor, I will work to create, build and refurbish 5,000 low-income, workforce, and permanent supportive

SEE *LENO*, PAGE 6

Amy Farah Weiss



Which public mayoral forums have you participated in and why?

I've participated in every forum that I've been invited to — and even invited myself to two Mayoral forums that I had been excluded from, maneuvering away from security guards in order to make my way onto the stage. It's that important to me to provide a people-powered analysis and actionable solutions aimed at stabilizing and heal-

ing our systems, neighborhoods, and neighbors in crisis. In addition to a “righteous no” to profit-driven displacement and short-sighted, exclusive land-use and economic policies, in a democracy we are tasked with coming up with a “strategic yes” for inclusive, culturally-enriching, and sustainable development. Although my fellow candidates attempt to distance themselves from the Lee administration policies that led to Tech Boom Displacement 2.0 and the costly misery of “sweeps to nowhere,” I'm the only candidate that actually stood up to challenge Ed Lee and his policies as a Mayoral candidate in 2015.

What is your track record of creating, preserving, and protecting affordable housing and what percentage of this housing was deeply affordable for folks making under 30% of AMI (\$34,000 for a family of 4)?

In 2011, after becoming active in local politics and learning about land use policy and zoning code from my neighbors who were fighting against the displacement of local businesses, I founded “Neighbors Developing Divisadero” (2011-2015) and began publicly advocating for

inclusive, culturally-enriching, and sustainable neighborhood development. I went to hearings at the Planning Commission to support affordable housing development, higher affordable inclusionary rates in market-rate development, common sense regulations for Airbnb, and the “Pause for a Plan” efforts of Mission housing activists. I also worked to prevent displacement for low-income families through the use of the Small Sites Program as the Operations Manager at the SF Community Land Trust and have been a vocal advocate for “First Right of Refusal” legislation that would allow tenants and nonprofits the first opportunity to purchase their building when it is placed on the market.

What plans do you have to put more renter protections in place to prevent the displacement of current working-class Black and Brown San Francisco residents?

- Re-introduce “First Right of Refusal” Legislation to allow nonprofits and tenants the first opportunity to purchase their building when it is placed on the market
- Develop a program to ensure that tenants

receive support for affordable temporary housing accommodations during building renovations to prevent the uptick in “renovictions”.

- Support the repeal of Costa Hawkins to expand rent control
- Develop an online registry of rent-burdened SF workers and families who are seeking affordable housing at no more than 30% of net income
- Develop legislation and programming to activate vacant residential units
- Finance and streamline development with 50% affordable housing (stratified from 15% to 120% AMI)
- Activate up to 1,500 empty SRO units for low-income housing
- Develop a program to support the financing and construction of thousands of ADU's (additional dwelling units) as affordable housing

What are the top two issues that are at stake in this election that you see as being most relevant to working-class Black and Brown communities?

SEE *WEISS*, PAGE 6



am a mother with two college children. I am a government employee. I understand it is important to train our community to understand the legal systems, explain ways to avoid getting into the system. Every life matters! ■

Ellen Lee Zhou

Which public mayoral forums have you participated in and why?

I have been bullied from the beginning. This has been an unfair election. I have not been invited to many of the mayoral forums debates organized by Democratic clubs or Super PACs. When I asked organizers why, I was told that I am a nonpartisan candidate and organizers preferred to invite Democrat candidates only. I was told I was not top four in the polling. However, there are some neighborhood organized groups who invited all eight mayoral candidates. San Francisco is known for “pay to play.

What is your track record of creating, preserving, and protecting affordable housing and what percentage of this housing was deeply affordable for folks making under 30% of AMI (\$34,000 for a family of 4)?

I used to be a property manager for section-8 low income housing for seniors and people with disabilities. It is important for all San Franciscans to be able to live and work in the city. When I

am elected, I will build more affordable housing. I will not welcome any new developers to build market price housing until we can settle all the our current housing crisis first. Affordable housing is 30% of family income. No one should starve from hunger between basic meals and housing.

What plans do you have to put more renter protections in place to prevent the displacement of current working-class Black and Brown San Francisco residents?

I will create new fair housing policies that small property owners should be protected, free from lawsuits. There are many small property owners who refuse to rent their units due to unfair housing policies. If we created fair housing regulations to protect both good tenants and small property owners, we then will immediately have housing available. Rent control and unfair housing policies have been creating our housing crisis.

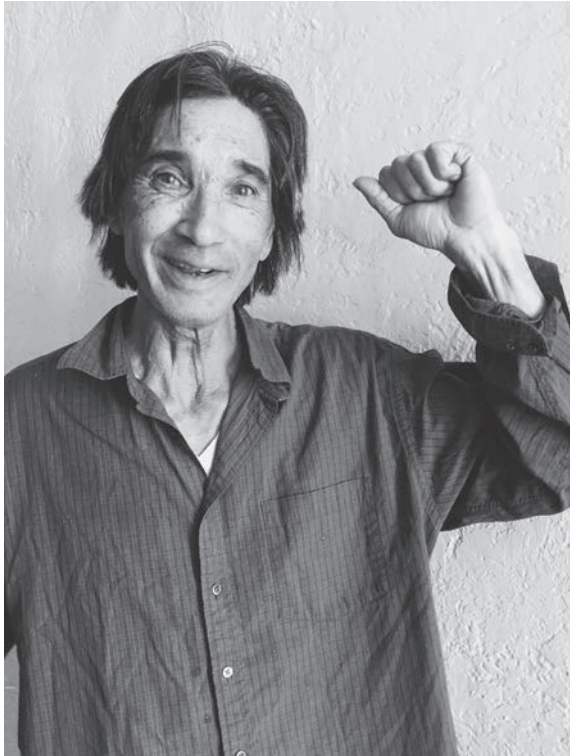
What are the top two issues that are at stake in this election that you see as being most relevant to working-class Black and Brown communities?

Safety and health disparity. Government corruption. Election corruption. Poor people being used and bought. Government corruption or election corruption is setting a bad example for any community that it is okay to cheat and lie.

What is your plan to address the epidemic of police violence against Black and Brown communities?

You asked the right person. I am a health worker. If elected, I will mandate all law enforcement staff to be trained on mental health issues vs. criminal behavior. Educate the Black and Brown communities to take charge of their own life style, say no to drugs, say no to criminal and criminal activities. The police will less likely to give people a hard time when we follow the laws. If the police violated the laws, we will hold [them] accountable. I am Chinese American. I

When We Fight We Win!



Dereck Ancelet

Many renters are harassed by their landlords in an effort to get them out and bring in a renter willing and able to pay much more rent. Derek Ancelet, an Oakland tenant, came in to our Oakland Tenant Rights Clinic after being harassed by his landlord. The last straw for him was after his landlord tried to raise his parking fee from \$25 per month to \$200 per month. Ancelet, who had been living in his home by Lake Merritt for 13 years, was extremely stressed out by the threat, enough so that he was going to leave the unit and just play his housing situation by ear -- essentially making him houseless. Our counselors worked with him to push back and wrote a letter stating that the landlords were clearly harassing him. The renter is the longest-term tenant living in the building. After receiving the letter, the landlords backed off and honored the \$25 per month parking fee. They also

apologized and said they wouldn't raise it again. Ancelet cried from joy and relief and thanked us for our work. "I got lucky. You guys are fantastic. It was a great victory!"

Maria Villareal

Maria Villareal came into Causa Justa's SF Tenant Rights Clinic in 2014 after dealing with a landlord who refused to make repairs in her Bayview apartment. Maria fought alongside our housing counselors to get repairs completed by her landlord. This year she won a rent board petition to get rent reimbursements for unlawful rent increases and for repairs. Our counselors worked with Maria on several issues including an illegal eviction, harassment, negligence for repairs, and unlawful rent increases. Maria tirelessly followed up on her case to hold her landlord accountable and it finally paid off. Maria is an active Causa Justa member. ■



TENANT RIGHTS CLINICS IN SAN FRANCISCO AND OAKLAND

Causa Justa :: Just Cause (CJC) provides free tenant counseling and case management for low-income residents of San Francisco and Oakland through our Tenants' Rights Clinic. We do not have attorneys on staff, but we can give you advice regarding your general rights as a tenant in San Francisco or Oakland. If you are having problems with repairs, rent increases, evictions, harassment or other problems with your landlord/property manager please call us to make an appointment.

Services are available in both English and Spanish. We encourage people to call for an appointment so that you can avoid long waits and having to return for multiple visits.

SAN FRANCISCO OFFICE: 2301 Mission Street, Suite 201 Telephone: (415)487-9203	OAKLAND OFFICE: 3022 International Blvd., Suite 205 Telephone: (510) TENANTS or (510)836-2687
OFFICE HOURS: Monday & Friday: 1 p.m. - 5 p.m. Tuesday & Thursday: 9:30 a.m. - 12 p.m. and 1 p.m. - 5 p.m. <i>We are closed everyday from 12 p.m. - 1 p.m.</i>	OFFICE HOURS: Monday & Friday: 1 p.m. - 5:30 p.m. Tuesday & Thursday: 9:30 a.m. - 12pm & 1pm-5:30pm <i>We are closed everyday from 12-1pm</i>

Stories continued

FIGHT FOR TPS: CONTINUED FROM PAGE 1

Upholding the legacy of all migrant leaders, we will continue to fight to expand sanctuary.

In the coming months we will need your support standing in solidarity with TPS recipients and immigrant rights advocates who have filed a lawsuit against the federal government for unlawful termination of TPS. Help us pack the court and join us in the streets.

RENT CONTROL: CONTINUED FROM PAGE 1

This means the supply of affordable housing dwindles every year as older housing deteriorates. Costa-Hawkins also prohibits vacancy control, meaning prices for affordable, rent controlled units go back to market rate prices when tenants leave, incentivizing landlords to evict or drive their long-term tenants to away.

Giving Cities Greater Flexibility

Cities that had already fought to win rent control protections when Costa-Hawkins was passed are the most constrained. They are prohibited from updating pre-existing legislation, meaning that in cities like San Francisco and Oakland, units built after 1979 and 1983 can't be protected by rent control.

"The state should not be imposing on local governments what they can and cannot do to address this crisis," said West Hollywood deputy city attorney Allison Regan, who testified on behalf of A.B. 1506 at the Assembly hearing held in January.

With enormous housing costs, California has

Let's keep building together and strengthen a movement that embraces peace forged by justice, and that embraces the value that all of us have inherent worth. Not one of us is expendable.

**This article is an update of an earlier piece published on our website, "No Human Being is Illegal." ■

the largest poverty rate in the country with more than 30 percent of all renters paying 50 percent or more of their monthly income in rent, according to Assemblymember David Chiu, D-San Francisco

"As we've seen throughout California, rental housing affordability is outpacing income growth at a level that is unsustainable," Chiu said.

In denouncing the repeal, industry representatives including the California Realtors Association and California Apartment Association continue to appeal to fear to convince voters that rent control would "decrease the supply of housing stock in the state," "deter new construction" and "induce landlord withdrawal from the market." However, studies of cities with rent control have repeatedly disproven these claims and our communities can't wait for other solutions.

Come November, California voters, many of whom have been victimized by rent gouging and speculative practices sanctioned by Costa-Hawkins, will have the opportunity to make change at the ballot box. ■ #RepeatCostaHawkins

JOIN OUR STRUGGLE FOR HOUSING AND IMMIGRANT JUSTICE!

BECOME A CJJC VOLUNTEER!

With just a few hours a week or month, you can help us wage effective campaigns and build a movement. Volunteer opportunities include: administrative support, campaign research, mailings, outreach in the neighborhoods, media tracking, grassroots fundraising, Spanish translation and interpretation (native Spanish speakers especially welcomed), childcare, event planning, giving rides, helping with our tenant rights and foreclosure prevention clinics and much, much more. We offer a dynamic orientation, ongoing support and training and even political development opportunities like study groups for our volunteers. Come join the team!

Contact Molly at (510) 763-5877 ext 302 or email molly@cjjc.org

Stories continued

LENO: CONTINUED FROM PAGE 5

housing units annually. I will also fight to protect our cultural districts so that community-serving and legacy small businesses can continue to serve working people and families.

What is your plan to address the epidemic of police violence against Black and Brown communities?

As Mayor, I will be committed to ensuring the ongoing reforms at the SFPD are actually implemented, and that their progress is continually assessed, including the implementation of de-escalation training that directly impacts police interactions in communities of color. My work

WEISS: CONTINUED FROM PAGE 5

- Disproportionate amount of Black and Brown population in homeless population.

Whoever becomes Mayor must be able to show a significant reduction in the number of people living on our streets/sidewalks in crisis conditions. I have developed a scalable model that can transition 3,000 - 3,500 unsheltered residents into community-integrated Safe Organized Spaces on their pathway to healing and housing for the same amount currently being spent on "sweeps to nowhere."

- Disproportionate amount of Black and Brown population in jail/criminal justice system and targeted by SFPD.

I will support transformative change for unarmed public safety programming to heal at the root of economic, racial, and social inequity and will not invest in hiring additional SFPD officers over the upcoming year.

in the legislature to reform our criminal justice system to reclassify low level felonies to misdemeanors, thereby giving them a new lease on life, has well informed me of the disproportionate impacts on the African American community.

In 2016 I introduced SB 1286 to increase law enforcement transparency. This bill would have improved transparency, accountability and public trust in law enforcement by allowing the public to access information on serious uses of force and cases of misconduct. We need to restore trust between communities of color and police. We need to focus on implementing the DOJ reforms. If elected, I will continue fighting for police accountability and transparency. ■

What is your plan to address the epidemic of police violence against Black and Brown communities?

I am against increasing the number of SFPD officers. We will not see a decrease in high crime areas unless we invest in healing the issues of social, racial, and economic injustice and inequity at the root. As Mayor, I will work with community advocates and invest in unarmed programming (e.g. crisis de-escalation, mental health, arts and culture programming, economic opportunity, etc) in blocks and neighborhoods with high crime and public safety incidents. I will work with community stakeholders to ensure that SFPD and the Police Commission are rooted in a de-escalation, restorative justice, and social/racial justice framework. ■

NORTH POLE: This Gentrification Will be Televised

By Momii Palapaz, Causa Justa Member

Gentrification is no laughing matter...

But "North Pole," is a humorous and thought-provoking web series on the worst aspects of neighborhood change. The result is a tongue-in-cheek take on the current invasion of Black and Brown communities whose populations are shrinking due to foreclosure, illegal evictions, harassment, and landlord neglect.

Young, sharp and witty roommates Nina, Marcus, and Benny cruise by familiar landmarks like the Crab Shack on Broadway and 40th, now closed after over 40 years in business. They search in stereotypical "explorer/zookeeper" khakis for endangered species and predators alike, and the metaphors for gentrification are comically obvious.

Leaving drastic changes to Oakland's landscape in their wake, new residents are arriving by the thousands. Once a thriving community of Baptist churches, Black Oakland as we knew it is now struggling to survive.

Recently, a West Oakland church was cited for "singing too loud" at their weeknight choir practice. There was outrage from Black residents, and the people who complained were newcomers, unaware of the church's importance in the community.

In Piedmont, newcomer hamburger restaurant Kronenburger vandalized a mural depicting the history of Oakland's railway system. The owners said it was a "mistake." The mural was eliminated and a large window has replaced this beloved piece of art. As the character Nina says, "you should know something about a place you call home."

In "North Pole," the group of friends drive around Oakland, passing bicycle spin clubs, Pilates studios, and 24-hour exercise storefronts where mom

and pop corner stores, coffee shops, and locally-owned restaurants once stood.

"North Pole" presents displacement in a light and engaging way, even through historically it is anything but. There's a hilarious scene in which the leading characters interview prospective roommates in a scramble to avoid eviction by another rent increase.

Actually, many new residents are hardly as friendly as those actors looking for housing, and many are uninformed about the dynamics and history of Oakland. Many newcomers engage disrespectfully with long-time Black and Brown residents, saying ignorant things like "Are you lost?" or "Can I help you?" and viewing existing communities with suspicion.

"The North Pole" doesn't touch on the role of Uber, Pandora, Twitter, and other tech companies participating in the gentrification of Oakland, although thousands of those employees enter and exit the BART (Bay Area Rapid Transit) system everyday. Episode 4, "Adaption," correctly targets one major corporation, Chevron, based in Richmond. Chevron has a notorious reputation for environmental neglect, worker abuse, and criminal level safety issues which threaten homeowners and renters near the Chevron facility.

The show's frankenstyle "Green Gos" company is a nod to the proliferation of seemingly do-good organizations that are ignorant to the root causes of gentrification.

"North Pole" is a great tool to open up discussion between residents of gentrifying or threatened neighborhoods. It also elevates the stories of the personal tragedies and neighborhood memories within the fight for housing rights, respect, community, fair policing, and self-sustainability. The



A video still from "North Pole", a web series about gentrification in Oakland. Courtesy: thenorthpoleshows.com

text of "issues" that accompany each episode highlight many concerns of residents. The show takes a global understanding of injustice and brings it to a local level.

Shout out to the brothers and sisters participating in this show- (Loretta) Ericka Huggins, leader of the Black Panther Party, (Polar Bear) Boots Riley, leader in Occupy Oakland and Kamau Bell, (comedian) playing dominos, Music with Fantastic Negrito, and Asian Pacific Environmental Network (APEN).

The North Pole is produced by Movement Generation. Based in the East Bay, MG is rooted in social movements led by working-class communities of color and committed to a Just Transition away from profit and pollution and towards healthy, resilient and life-affirming local economies. ■

Check out "North Pole" web series thenorthpoleshows.com/

**A longer version of this review is on our website.

HOUSING RIGHTS & RESOURCES

OAKLAND	SAN FRANCISCO
<p>Causa Justa :: Just Cause 3022 International Blvd. #205 (510) TENANTS or (510) 836-2687</p> <p>Oakland Residential Rent Arbitration Board 250 Frank Ogawa Plaza (510) 238-3721</p> <p>Rene C. Davidson Courthouse 1225 Fallon Street Oakland, CA 94612 (510) 891-6003</p> <p>Hayward Hall of Justice 24405 Amador Street Hayward, CA 94544 (510) 690-2700</p> <p>Superior Court of Alameda County Self-Help Center (510) 891-6003</p> <p>OAKLAND CODES & COMPLIANCE</p> <p>Housing Inspectors (510) 238-3381</p> <p>Oakland Fire Prevention Bureau (510) 238-3851</p> <p>Alameda County Sheriff's Department (510) 272-6910</p> <p>Sheriff's Eviction Line (510) 272-6890</p> <p>County Assessor's Office (to find out who owns a property) (510) 272-3782</p> <p>Alameda County Vector Control (rodents & pests) (510) 567-6800</p> <p>Lead Poisoning Prevention Program (510) 567-8280</p>	<p>Causa Justa :: Just Cause 2301 Mission St., Suite 201 (415) 487-9203 Spanish-speaking counselors</p> <p>SF Rent Board 25 Van Ness Avenue San Francisco, CA (415) 252-4602</p> <p>Eviction Defense Collaborative 1338 Mission Street (415) 947-0797 Help with unlawful detainers and other eviction lawsuits, rental assistance for families and single adults.</p> <p>Catholic Charities 1641 La Salle Avenue (415) 972-1301 Rental assistance for single adults</p> <p>Community Boards 601 Van Ness Ave, Suite 2040 (415) 920-3820 Issues between tenants or neighbors</p> <p>San Francisco Housing Authority 1815 Egbert Avenue (415) 715-3280 Public Housing and Section 8</p> <p>Human Rights Commission 25 Van Ness Avenue San Francisco, CA (415) 282-2500 Discrimination & harassment cases</p> <p>Dolores Street Community Services 938 Valencia Street (415) 282-6209 Support for tenants in Sigle Room Occupancy (SRO) / Residential Hotels</p> <p>Housing Rights Committee Tenants Rights Clinic 1663 Mission Street, # 504 (415) 703-8844</p>

GET INVOLVED!

BECOME A MEMBER OF CJJC!

Do you live in San Francisco or Oakland and want healthier and stronger neighborhoods?

Do you believe that the only way we can get justice is if we come together and fight for it?

Do you believe housing is a human right and that no one is "illegal"?

If you answered yes to any of the above, then it's time to become a member of Causa Justa :: Just Cause!

To join, fill out a membership form at any CJJC office or call our offices to have one mailed to you. To contact us in San Francisco call (415) 487-9203, for our Oakland office call (510) 763-5877 or email us at info@cjjc.org

Follow us on Twitter at [@causajusta1](https://twitter.com/causajusta1) Like us on Facebook at facebook.com/causajusta

San Francisco :: 415.487.9203 | Oakland :: 510.763.5877 | info@cjjc.org

Youth in Power

Building the Power of Our Young People



As Black and Brown youth continue to be criminalized and made vulnerable to attack, Causa Justa holds a vital role to provide organizing and healing spaces for young people. We provide the type of support and space needed to build community leaders. Our Youth in Power (YIP) program is an important resource for working-class Black and Brown youth. Time and time again, we've seen organizing is key to youth development. Through organizing, CJJC's youth leaders have been able to uplift their voices, create a path for personal and collective transformation, build relationships and community, and heal. This year, we saw the power of young people as they mobilized to fight against violence in our communities, including ICE raids and gun violence. Our youth members participated in solidarity with young people across the nation through direct action.

It takes a united community to build the next generation of leaders—leaders who will be the protagonists of their own liberation and who will create the future where everyone's needs are met and dignity is upheld. ■

Photo: Youth in Power, staff and allies at Pride 2018.

One Story at a Time



CJJC's Youth Media Corps program teaches youth how to organize at a young age using digital skills. Led by Lucas Solorzano and Yesenia Veamatahau, interns from Coliseum College Prep Academy in Oakland learn to use media tools that will support their work as organizers, giving them the skills to tell their own stories digitally, and to communicate and build the future they envision. The students will produce 5-8 minute digital pieces linking their work at CJJC with their personal stories. ■

Photos: Youth Media Corps program for Youth in Power. Photo by Causa Justa



Youth in Power Urge Lawmakers to Step Up

Youth in Power dropped the mic as part of the SF Budget Justice Coalition, along with Larkin Street Youth Services and South of Market Community Action Network (SOMCAN) at the SF Board of Supervisors Public Safety hearing on April 30. After hours of listening to SFPD demanding more money to criminalize our folks, CJJC's Youth in Power members brought the conversation back to fighting the violence of gentrification, forced displacement and legacies of disinvestment in our communities, adding that unity is the key to public safety. Boom! ■



(RIGHT) Youth in Power, along with Larkin Street Youth Services and South of Market Community Action Network (SOMCAN) at Budget Coalition Meeting in SF

Youth Fight Back Against Attacks on Immigrants



Causa Justa youth turned out for the Shut Down Ice action in San Francisco early this year. It was an emergency response action to the mass raids and the detentions of 150 people by ICE agents in Northern California in February. ■

What We do

Causa Justa :: Just Cause

Our multigenerational work includes protecting tenant rights and housing security through our Tenants' Rights clinics; engaging community members in voter education and mobilization around ballot initiatives that impact their lives; policy work and workshops on immigrant rights and anti-criminalization; and supporting community members to advocate for policy changes through grassroots campaigns. CJJC lifts up the leadership and voices of community residents to build power and make change for our neighborhoods and cities.

In 2017, CJJC restructured our organizing teams to better align with the needs of the political moment: Our programs - Youth In Power, Black Priorities Project and the Immigrant Rights Committee now work together as a cross-team Community Rights collaboration.

Our policy work and the development of member leadership with our Tenants Rights Clinics and educational trainings now happens under the umbrella of Housing, Land & Development. Our restructure builds a stronger Causa Justa :: Just Cause that allows greater cross-team planning, collaboration and support.

CJJC is a member of Bay Rising, a regional alliance of community-led organizations advancing the voices and impact of low-income communities and communities of color.■