

JUSTCAUSES



HOUSING IS A HUMAN RIGHT, WE WON’T GO WITHOUT A FIGHT

By Momii Palapaz
Causa Justa Member

This summer, Atlanta, Georgia became the gathering place for the historic five-day national Homes for All #RenterPower2018 assembly. More than 325 people and 105 organizations attended the assembly, held July 18-22 at the Georgia Tech Hotel and Conference Center and organized by Right to the City Alliance.

Atlanta welcomed us with what seems a city in a forest, impressively abundant with trees everywhere. The city is a mecca for Black empowerment and a thriving metropolis for Black-owned businesses, commerce and political power.

This grand meeting of tenants, organizers and friends, began with a whooping, hollering, yelling, cheers, clapping and smiling faces. The moment we all anticipated had arrived. It was spiritually cleansing, and a reunion of sorts. This meeting of Indigenous, Black, Brown, immigrant, migrant, Asian, low income and working class folks became the moment we all anticipated. For anyone confronted with thoughts of eviction and being displaced, this occasion was a liberating moment of being part of something bigger and more powerful. The program was trilingual -- Mandarin, Spanish and English which was grounded in the core belief that all participants must be able to participate in the language they feel most comfortable.

This assembly confirmed and reinforced our duty

“Democracy is a big old garden with all kinds of flowers, and fruits and vegetables. We all have to come together ... I’m going to continue to fight. It’s about my people, it’s about the children, our youth, our nation, it’s about community.” —DebRah Dickerson, Picture the Homeless, in New York City

to fight for dignity in our homes, communities and cities and made official our duty to stand with and for each other, whether we are in the same neighborhood, city or another state. Homes For All is trans-local campaign to win affordable, dignified, and sustainable homes for all people, where residents have democratic control over their communities.

**WHEN DO WE WANT JUSTICE? NOW!
The Most Impacted Must Lead**

Oakland, San Francisco, and the Bay Area are like many urban cities in the United States, feeling the smash and grab tactics of the system. From the ground up, we are talking about not just a house but the home, our sanctuary. There were hundreds who shared stories of the persistent efforts to join with other tenants in making a lasting, long range movement for housing justice.



Homes for All members rally at City Hall to support Atlanta residents over proposed development that would displace long-time residents. Photo by Mike Dennis

DebRah Dickerson, of Picture the Homeless, in New York City, put it this way: “This is what democracy looks like: Democracy is a big old garden with all kinds of flowers, and fruits and vegetables. We all have to come together, north, south, east or west. It is imperative that we stay in this movement. I’m going to continue to fight. It’s about my people, it’s about the children, our youth, our nation, it’s about community.”

An assembly of housing activists wouldn’t be complete without an action. On Friday, July 20, hundreds of us chanted “Housing is a human right, we won’t go without a fight!”. Four busloads of HFA members rallied at the City Hall to support the residents of Atlanta to protest the development of a metro system that would displace long-time residents near the proposed #Beltline4ALL.

The Housing Justice League (HJL), is taking it to the streets, bringing old and young from

community centers, workplaces, apartments, schools and churches to “pressure city officials to meaningfully invest in affordable housing that truly meets the community needs along the Beltline.

Deborah Arnold, of the HJL said, “we [started] a tenants’ union to build community power... we went door to door and started holding meetings in our building. What was really inspiring ..was that tenants showed up and came out yelling, ‘Nobody’s going to put me out of my place!’ ... The landlord thought we were a complex of people who were uneducated, but we showed her who we are..”

EACH ONE TEACH ONE, Concepts for Organizing

There were scores of workshops. At one on Tenant Organizing, more than 50 people situated their

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People’s solidarity, people’s solutions

By Kitzia Esteva-Martinez
Causa Justa Community Rights Co-director

This fall, hundreds of organizers and leaders: Indigenous, Black, Asian and Pacific Islanders, came to the Bay Area to build mass unity and action to fight back against climate disaster capitalism and its impact on our communities. We gathered to build true solutions inspired by our resilience and just transition practices.

We came together as part of “It Takes Roots” (ITR), of which Causa Justa is a member. ITR, is a national alliance with hundreds of social justice organizations across the country who are aligned and committed to building a stronger social force against white supremacy and climate capitalism; for the rights of our communities to thrive and build self-determination; to work in deep democracy; and for real solutions to the crisis of climate change.

From Sept 7-13, we grew our collective resistance and responses, coming together for a week of actions and solidarity events around climate justice and just transition.

“Protecting the sacred is about protecting everything essential to our sustainability—including community gardens, deeply affordable housing and the right to live in healthy areas free from toxics.”

Indigenous Solidarity Means a Healthier World

We marched with thousands upon thousands of people at the People’s Climate March, with Indigenous nations leading the way. We held mass direct actions against climate profiteers and the Global Climate Action Summit held by governor Jerry Brown and held an alternative -- Solidarity to Solutions (Sol 2 Sol) Summit at La



RISE for Climate, Jobs, and Justice. Photo by Brooke Anderson

Raza park to share and build our own collective knowledge.

Investing in the value of community-led solutions to climate change, just recovery, housing, food sovereignty and community control of land is essential to keeping us all sustained and to build a society where human development, not profit holds most value.

For CJJC the week was a moment to deeply ground in the fight for the rights of self-determination. This means highlighting our local fights against corporate greed and state violence and building our models for community defense, community development and community control of our land, resources and safety.

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WE ARE CAUSA JUSTA :: JUST CAUSE

Causa Justa :: Just Cause is a multi-racial, grass-roots organization building community leadership to achieve justice for working class San Francisco and Oakland residents. In 2010, CJC 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.

CONTACT US:

Oakland Office:
3022 International Blvd., Suite 205
Oakland, California 94601
Phone (510) 763-5877
Fax (510) 763-5824

San Francisco Office:
2301 Mission St. Suite 201
SF, CA 94110
Phone:(415) 487-9203
Fax (415) 487-9022

Bayview Office:
2145 Keith Street
SF, CA 94124
Phone (415) 864-8372
Fax: (415) 864-8373

Email us: info@cjjc.org

Visit our website: www.cjjc.org

- Follow us on Twitter: @causajusta1
- Like us on Facebook: facebook.com/causajusta
- Check us out on Instagram: @causa_justa

Call for audit of the Alameda County Sheriff’s Department

Demands for transparency and accountability around ICE collaboration

By Hunter King
Causa Justa

Over the past year, Immigration and Customs Enforcement have been empowered to relentlessly target immigrant communities. In response, Alameda County residents have come together in defense of immigrants and declared that they are a vital part of our families and communities. In flagrant violation of both the spirit of our laws and our community values, however, the Alameda County Sheriff’s Department, under Sheriff Chief Ahern, has continued to racially profile and criminalize immigrant communities while voluntarily collaborating with ICE.

On Oct 1, at the Truth Act Forum, the Alameda County Board of Supervisors, community members, Causa Justa :: Just Cause, and other organizers with Alameda County United in Defense of Immigrants (ACUDIR), demanded transparency and accountability from the Sheriff around his policies of ICE collaboration.

We marched in the streets calling for an audit of the Sheriff’s Department to reveal the ways that the department is prioritizing immigration enforcement over reforming its abusive civil law enforcement practices.

“We must do everything in our power to stop [Sheriff Ahern] and other white supremacists in uniform from getting rid of our community members. [Immigrants] are one-third of Alameda County...and if we continue to sit idly by they will get rid of all of us,” said Juan from the California Immigrant Youth Justice Alliance.



Organizers calling for an audit of the Sheriff’s Department. Photo by Hunter King

Sheriff Ahern’s Anti-immigrant Agenda Endangers Our Entire Community.

Legally unable to directly communicate with ICE about when immigrants are being released from jail due to the 2018 California Values Act, the Sheriff’s Department now publically posts the names and release times of everyone getting out. This not only makes it easy for ICE to pick up immigrants, but it also endangers all people being released that might be targeted for retaliatory attacks, gender-based violence, and by drug deal-

ers at a time when people are vulnerable and at a high risk of overdose.

The lies the Sheriff’s Department spins to justify handing over our community members to ICE are the same they use to justify the dehumanization and criminalization of Black and Brown people. The Sheriff’s Department has been exposed again and again for both civil and human rights abuses. In the last five years, 34 people have

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Public land for public good

By Tony Roshan Samara
Urban Habitat



Public Land for Public Good mural banners, Lake Merritt Blvd at E 12th St, Oakland.

The housing crisis reflects an ongoing struggle over land: who owns it, what it gets used for, and who gets to decide. For this reason, we are happy to see the Metropolitan Transportation Commission (MTC) action plan make the argument that public land should be used for the public good. And right now, there is no greater good than deeply affordable housing.

MTC has released a report on public lands, along with an accompanying database and interactive

map, to encourage public agencies to “prioritize affordable housing construction on as many parcels as possible.” It defines public land as, “all parcels owned by a public agency, including cities, counties, state departments, federal departments, school districts, or other special districts such as parks or transportation districts.” The primary benefit of using these lands for affordable housing is that, “land acquisition costs can be deferred and/or reduced because it begins as public property.”

The study identifies almost 700 acres of developable parcels, located in Priority Development Areas and within a half-mile of rail stations or along select bus corridors, estimated to have capacity for close to 35,000 housing units located near transit. By county, Alameda has the most available sites (153), while Napa has the fewest (1). By city, the range is from a high of 58 sites in Oakland to a low of one in Livermore. The top owners of public land are Bart (96 sites), Santa Clara Valley Transportation Authority (26 sites), and the City of Oakland (19).

The study points that the region has produced far more jobs than housing units in the last several years. It also shows that only luxury housing production has kept pace with projected need.

When it comes to moderate- and low-income housing, the failure has been astounding across the board.

Between 2007-2014, the private sector and public officials chose to produce barely a quarter of the needed housing at below-market rates, despite overwhelming demand.

It is commendable that MTC explicitly advocates for public land being used for public good. But the study is not without significant shortcomings.

For one, it does not make an explicit call for prioritizing low, very-low, and extremely-low income

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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.

CONTRIBUTORS	PHOTOS/IMAGES
Madison Ashley	Brooke Anderson
Amber Butts	Mike Dennis
Kitzia Esteva-Martinez	Hunter King
Aimee Inglis	Liz Hafalia
Hunter King	Sean Tanner
Momii Palapaz	Jacob Lawrence
Tony Samara	Renee Vasquez
Sean Tanner	Kalli Arte Collective
Maria Zamudio	
COPY EDITORS	
Molly McClure	
Camilo Sol Zamora	
DESIGNER	
Mabel Jiménez	
PRINTER	
Folger Graphics	
2339 Davis Ave.	
Hayward, CA	
folgergraphics.com	

How to vote on Tuesday, November 6th

California Ballot Measures

Provided by BayRising.org

Prop 1: Veteran housing Position: Yes More affordable homes and housing for veterans.	Prop 5: Defund our communities Position: NO! Stop this corporate attempt to take \$2 billion per year away from our schools and communities.
Prop 2: Housing with mental health services Position: Yes Provide housing and mental health services to help end homelessness.	Prop 6: Defund road repairs Position: No Stop the attack on bridge and road safety that will hurt public transit we rely on.
Prop 3: Safe drinking water Position: Yes Provide safe drinking water and repair water infrastructure.	Prop 7: Daylight savings time Position: NO POSITION Make it easier for California to switch to permanent daylight savings time.
Prop 4: Children’s hospitals Position: Yes Expand and renovate hospitals for children.	Prop 8: Affordable dialysis Position: Yes Protect kidney patients from excessive dialysis charges and discrimination.

Prop 10: Rent control Position: Yes! Restore the power of local communities to pass rent control and make housing more affordable - help fight displacement and gentrification.
Prop 11: Strips Worker Protections Position: No! Reduce basic employee protections such as paid break time for private ambulance workers.
Prop 12: Farming standards Position: NO POSITION Raise meat farming standards and require eggs to be cage-free.



Via Flickr Commons/Kate Sumbler

City and County of San Francisco measures

Prop A: Rebuild Embarcadero seawall/Embarcadero repairs Position: Yes Provide improvements to infrastructure and utilities for earthquake and flood safety	Prop D: Tax cannabis companies Position: Yes Tax marijuana businesses with gross receipts of over \$500,000.
Prop B: Personal information protection Position: Yes Ensure businesses in SF protect your privacy	Prop E: Restore funds from hotel tax for arts and culture Position: Yes
Prop C: Homeless services Position: Yes Fund housing and services for homeless families by taxing businesses with over \$50 million in gross annual receipts.	

Oakland measures

Measure V: Cannabis tax regulations Position: Yes Level the playing field for community entrepreneurs in the legal cannabis industry by taxing big business cannabis companies.	Measure Z: Time’s Up - Worker protections Position: Yes Protect hotel workers from sexual assault and stolen paychecks.
Measure W: Vacant Property Tax Position: Yes Make luxury property owners pay their fair share by taxing them at a higher rate	Measure AA: Children’s Initiative Position: No Position Costly, unaccountable parcel tax to fund HeadStart as well as college readiness and savings.

Measure Y: Close the loopholes, protect renters in duplexes and triplexes from unfair evictions.
Position: Yes
We need stronger protections for all of Oakland’s renters. Extends existing eviction protections to renters living in duplexes and triplexes.



Measure Y: the campaign to close loopholes, build Oakland tenant power

By Madison Ashley
Causa Justa volunteer

Measure Y is a ballot measure that, if passed in November, would close a critical loophole for duplex and triplex residents in Oakland.

“We know this loophole is being used to kick out our elders, our communities of color. We know there are over 8,000 duplexes and triplexes in Oakland and they deserve to be protected,” said Causa Justa :: Just Cause tenant counselor-organizer Erida Tosini-Corea.

The loophole in question, the duplex/triplex exemption, allows landlords to evict a tenant without a just cause for eviction should the landlord or landlord’s family member move into one of the building’s units or the unit is owner-occupied.

Currently, tenants who face an Owner Move-In loophole eviction have few options, even if they believe their landlord does not actually intend to live in the unit. Proving that a landlord is not residing in the vacant unit can be difficult — tenants often find that they must be strong self-advocates, monitoring the utilities and trash records of their former landlord.

For longtime Oakland resident and Black elder Aunti Frances Moore, who faced a No-Fault eviction last November as the result of an Owner Move-In, Measure Y is critical to breaking the cycle of speculation and community displacement.

“[This loophole] perpetrates the greed of land-

“[This loophole] perpetrates the greed of landlords at the expense of lives, homes, and families. It keeps that momentum going and it’s gotten totally out of control.”
—Aunti Frances, longtime Oakland resident.

lords at the expense of lives, homes, and families. It keeps that momentum going and it’s gotten totally out of control,” Moore said. “We, the lower class, are the backbone of this community and we need to be protected.”

Multi-year Fight
Getting the measure onto the ballot has been a multi-year fight for CJJC organizers and partner organizations including Centro Legal de la Raza, ACCE, and the Oakland Tenants Union, East Bay Community Law Center and Save Auntie Frances Coalition.

On July 24, the Close the Loophole coalition and community members stayed held down the Oakland City Council for over 12 hours, sharing stories and testimony of the loophole’s consequences for Oakland tenants, until the ballot measure was approved unanimously by city council members.

Leah Simon-Weisburg, Centro Legal de la Raza’s lead housing attorney, identified the loophole pattern while doing intake for Oakland’s Rent Adjustment Program. There, she says, upwards of 50 percent of those she assisted in the clinic had been



Longtime Oakland resident and Black elder Aunti Frances Moore (Aunti Frances), faced a No-Fault eviction last November as the result of an Owner Move-In loophole. Photo courtesy Liz Hafalia/ SF Chronicle

served a No-Fault Eviction notice for an intended Owner Move-In. Simon-Weisburg brought the loophole to the attention of fellow housing rights organizations, including CJJC, who corroborated the duplex/triplex Owner Move-In trend as one of several being seen with increasing frequency in CJJC’s tenant’s rights clinic.

While Measure Y would not prevent a landlord from occupying or moving into a unit of their duplex or triplex, it would protect the building’s remaining tenants from losing Just Cause and ensure that landlords commit to making relocation payments to tenants for Owner Move-Ins or repairs.

Elderly or Disabled Would be Able to Stay
“The biggest thing is even if a landlord does end up moving into a unit, the other units in the duplex or triplex will not be destabilized. These other units tend to be elderly or disabled folks. If this passes, the elderly or disabled would be able to stay,” said Selena Chala, CJJC lead tenant counselor-organizer.

A second provision of Measure Y would allow the Oakland City Council to amend the Just Cause Ordinance to further limit a landlord’s right to evict without having to seek voter approval. The

The lie of voluntary migration

By Amber Butts
Causa Justa

My family has lived in Oakland for 70 years. Though over 100 of us were born and raised here, only 3 of us live in the city currently.

During “The Great Migration” over six million Black people relocated from the South coast to the Northeast, Midwest and West Coasts between 1916 and 1970. The incentives to relocate included escaping segregation/ “Jim Crow”, the promise of more money in “freer” states, and industrial jobs.

In 1934, Congress also passed the Federal Housing Association, which insured banks against mortgage losses. The FHA directly encouraged banks and lenders to discriminate against people of color by providing color-coded maps that outlined the level of risk of giving out mortgages. Communities of color were almost always outlined in red as the highest level of risk.

Black folks were systematically denied mortgages and homeowners were discouraged from selling their homes to Black buyers. This effectively kept Black folks out of the newly created suburbs of the 1940s and 50s and restricted them to redlined areas.

“Urban Renewal”
For Oakland in particular, the “Urban Renewal” programs between 1940s-1970s destroyed several thousand housing units that were seen as centers of Black cultural life. The units were replaced with transit systems, post offices and freeways. Entire neighborhoods were demolished to make room for these programs.



Image by Jacob Lawrence “Migration Series”

My family has lived in Oakland for 70 years. Though over 100 of us were born and raised here, only 3 of us live in the city currently. When I wrote this piece initially, both my grandmother and uncle owned their homes. Now, my grandmother lives in Discovery Bay after selling hers. The rest are in Richmond, Union City, Antioch, Sacramento, Bakersfield, Stockton, Tracy and San Leandro.

The Black population in Oakland has dropped

by more than 25%. In some areas, it’s as high as 60%. These numbers rarely take into account the homeless/houseless populations on our streets. On a larger scale, Black displacement and dispossession continues to run rampant around the world.

The racist, heteronormative and capitalist “foundation” of the U.S. is, at its core, about profiting from the blood and labor of Black, Brown and Native folks locally and globally. The U.S. and

White Supremacy, in particular, fuel their institutional structures by commodifying land and housing. It also intentionally wields its sword by perpetuating state sanctioned violence, criminalization and anti-blackness, which is strengthened by the housing crisis, displacement and gentrification.

Death by Gentrification

SEE MIGRATION: PAGE 7

The power of planning from the people up

By Maria Zamudio
Plaza 16 Coalition



Photo by Plaza 16 Coalition

The fights against the Monster in the Mission continues. After five years of direct actions, community meetings, and working to develop people-led solutions to the housing crisis, the people of the Mission will finally get the chance to speak out against the Monster at an upcoming informational hearing. Unlike other planning commission hearings, this hearing - won through the advocacy of the Plaza 16 Coalition - will be held in the Mission.

On November 1, at 4pm the auditorium at Mission High School - 3750 18th St - will become the Mission’s hall of popular democracy.

This Informational Hearing on the Monster in the Mission proposal will be the first meeting about this project that has not been completely controlled by the speculators behind the Monster project. It will be an opportunity for the Plaza 16 Coalition and the community to come and give public testimony in opposition of the project.

Too often, negotiations regarding the future of projects and their impact on our neighborhoods is decided without the voices and concerns of the everyday people who will be most affected by the projects. That is why this informational hearing is so important.

Having the conversation about this project’s future in the open air of community debate is as important as having a community process for developing the alternative proposal for the site. The process of people most impacted by gentrification driving all parts of city and neighborhood planning requires hearings like this and more.

This is how community power grows, adapts and takes on the responsibility of leading in crucial moments of change like the one we are in right now. As much as the housing crisis feels overwhelming and in many ways already lost, the fact is that the impossible is becoming possible everyday in San Francisco.

Luxury housing projects are being successfully stopped and replaced with community-led 100% affordable alternatives; tenants all over the city and state are going to get to vote for the right to pass rent control (Yes on Prop 10!) and to ensure that the richest corporations in SF pay their fair share so we can truly and proactively tackle the crisis of homelessness with vital homes and services (Yes on Prop C!), (Yes on Measure Y-Oakland!) and after 5 years a small community coalition has ensured a mass community hearing on a controversial project even when they were told it was impossible to stop.

Our wins don’t always look the way we plan, but we need to remember how much power we have. Power that looks like utilizing all of the tools in our movement toolboxes.

These are not coincidences and we should beware of reverting to our own pessimism and disconnecting these efforts from each other. Being able to see how our movements are connected and grow from tiny seeds into mighty forces that crack concrete is a necessary skills we must all practice daily.

Our wins don’t always look the way we plan, but we need to remember how much power we have. Power that looks like utilizing all of the tools in our movement toolboxes — from electoral work, advocacy, and direct action, while also leaning into experiments that broaden and scale up popular democracy such as community-based planning.

All of this requires us suspend some of our conditioned disbelief, see into the future for a moment and bear in mind that organizing happens on a timeline that requires the often difficult combination of patience, hope and to remember that while sometimes the people win, the people will always fight back.

We will see you November 1st at 4pm at Mission High, as we continue to experiment, fight back and win. No Monster in the Mission. Build the Housing the Mission Needs, Build the Marvel.■

Nationwide prison strike

By Hunter King
Causa Justa

People held in detention centers, jails, and prisons across the country acted in solidarity with each other this fall as part of a National Prison Strike. The strike began August 21 on the anniversary of the death of Black Panther and incarcerated revolutionary George Jackson, a leading voice and theorist in the 1970s prison movement. The strike formally ended on September 9 - the 47th anniversary of the Attica Prison uprising, though resistance and repression continue. Strikers across the country held boycotts, work-stoppages, sit-ins, and hunger strikes, with the largest known participation coming from the Northwest Detention Center in Tacoma, Washington. The strike was initially called in response to seven people being left to die by prison staff after a riot in April at Lee Correctional Facility in South Carolina. Rather than allow this incident of violence between prisoners to be used to justify the same degrading conditions and intentionally cultivated racial antagonisms that gave rise to the riot, the strike united imprisoned people in the struggle against the violence of cages.

The following is the National List of demands put forth by the strikers:

- 1. Immediate improvements to the conditions of prisons and prison policies that recognize the humanity of imprisoned men and women.
- 2. An immediate end to prison slavery. All persons imprisoned in any place of detention under United States jurisdiction must be paid the prevailing wage in their state or territory for their labor.

- 3. The Prison Litigation Reform Act must be rescinded, allowing imprisoned humans a proper channel to address grievances and violations of their rights.
- 4. The Truth in Sentencing Act and the Sentencing Reform Act must be rescinded so that imprisoned humans have a possibility of rehabilitation and parole. No human shall be sentenced to Death by Incarceration or serve any sentence without the possibility of parole.
- 5. An immediate end to the racial overcharging, over-sentencing, and parole denials of Black and Brown humans. Black humans shall no longer be denied parole because the victim of the crime was white, which is a particular problem in southern states.
- 6. An immediate end to racist gang enhancement laws targeting Black and Brown humans.
- 7. No imprisoned human shall be denied access to rehabilitation programs at their place of detention because of their label as a violent offender.
- 8. State prisons must be funded specifically to offer more rehabilitation services.
- 9. Pell grants must be reinstated in all US states and territories.
- 10. The voting rights of all confined citizens serving prison sentences, pretrial detainees, and so-called “ex-felons” must be counted. Representation is demanded. All voices count! ■



Image from Incarcerated Workers Organizing Committee

Expand rent control: Vote Yes on Prop 10: The Affordable Housing Act

By Aimee Inglis
Tenants Together



Artwork Kalli Arte Collective, Boyle Heights

At Tenants Together, counselors on our statewide hotline regularly talk to renters who come to us for help after receiving a big rent increase or an eviction notice for no reason. People are often shocked to find out that their landlord can actually increase the rent as much as they want and don't have to cite a reason for eviction — that is, they can if they live in a city that doesn't have rent control or just cause for eviction protections, or if they are stuck in a loophole that prevents them from being covered by those protections.

With our member organizations all over the state and through our renters' rights hotline, we have been working over the past few years to pass new rent control laws and expand existing protections so that the lives of renters are not turned upside down on a whim.

A report by the San Francisco Anti-Displacement Coalition, “The Cost of Costa Hawkins” states that, “Research shows high rents, unstable housing, and displacement can have serious impacts on health and wellbeing. Cost-burdened and displaced renters are often more likely to be pushed into substandard housing conditions -- increasing the risk of respiratory illness, lead poisoning, and other chronic health problems. They are faced with impossible choices with little in the budget for basic necessities leaving them more likely to experience homelessness.”

The many loopholes in existing rent control laws leave many tenants unprotected. We work hard to organize but can only do so much because of two state laws: the Ellis Act, and the Costa Hawkins Rental Housing Act.

The Ellis Act mandates a big loophole in just cause protections, allowing any landlord to evict all their rent control tenants if they just say they are “going out of the rental business.” Costa Hawkins creates a patchwork of loopholes in rent control, requiring that cities exempt certain kinds of housing and certain kinds of tenancies.

Prop 10 —the Affordable Housing Act— would repeal Costa Hawkins and return the right of cities to make their own choices about how to best protect residents

What Will Prop 10-The Affordable Housing Act do?

There is an important measure on the ballot this November to take down one of these laws: Prop 10--the Affordable Housing Act--which would repeal Costa Hawkins and return the right of cities to make their own choices about how to best protect residents. If we repeal Costa Hawkins, we have the option to expand rent control. These exemptions would no longer apply and we could opt to extend protections to the following:

- Single-family homes, condos, and other properties where one unit is separately owned.
- Housing built after February 1995.
- Housing that was exempt from a local rent control ordinance when Costa Hawkins was adopted. For example, in San Francisco, buildings built after 1979 were exempt from rent control at the time Costa Hawkins passed, and they have not been able to update their ordinance to even cover buildings built before 1995.
- The initial rent in most cases. In California, rent controls are limited to current tenancies. This means that while someone occupies a unit, their rent increases may be limited, but once a

Oakland renters fight eviction notice — and win!



Silvia P. and Silvia G. Photo by Causa Justa staff

Silvia P. has lived in her Oakland unit since March 2017 and her neighbor, Silvia G., since 2008. In July, they both received a verbal two-week eviction threat from their landlord, Global Investments and Acquisitions Inc. The two neighbors went to Oakland City Hall to seek help and one of our counselors ran into them and advised them to come into our Oakland clinic. When they came in, we confirmed they had Just Cause and Rent Control protections and advised them that they didn't have to leave. In August, their landlord gave them an invalid written eviction. They returned to the clinic where we wrote a letter citing Just Cause. Two weeks after mailing the letter the landlord relented and told them they could stay in their unit.

“I am so glad I ran into the counselor. I didn't know where I could go with my two girls. It's important to look for help. If we had not, we would be out on the streets. Thank God everything turned out alright,” says Silvia P.

Renter power is about community coming together and building. It doesn't matter whether you've known that person for 20 years or for six months. If you are focused on a common goal, you can find so many ways to unite and fight back! It's important that renters here and across the nation know their rights, work on policies that will offer protections against harassment, illegal evictions and intimidation... because housing is a human right.■

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.

TENANT RIGHTS CLINICS IN SAN FRANCISCO AND OAKLAND

Causa Justa :: Just Cause (CJJC) 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. - 5:30 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

SHERIFF: CONTINUED FROM PAGE 2

died while in the custody of the Sheriff's Department. The department has paid out \$15.5 million in civil rights settlements and judgments over the past three years.

In the span of only six days this summer, the Alameda County Sheriff's Department was exposed for: Illegally recording privileged attorney & youth-client conversations; brutally assaulting a 76-year old disabled woman for jaywalking; and ignoring the screams of a pregnant homeless woman who was forced to give birth in solitary confinement on a concrete floor.

The Sheriff's Department abuses and neglects our communities at a cost of \$443 million a year. Instead of making our communities live in fear, these resources should go to job programs, housing, and mental health services.

As a community, we must continue to come together to scrutinize the tactics behind the Sheriff's aggressive anti-immigrant agenda, to organize, and to create a vision of real community safety beyond policing and deportations. ■

PUBLIC LAND: CONTINUED FROM PAGE 2

housing production, where the need is greatest.

More broadly, framing the crisis as largely a problem of supply not keeping up with demand side-steps the deeper political challenges that we confront. For example, the lack of real affordable housing despite increasing demand reflects a market dominated by short-term investor returns, not the public good.

We must also confront the ugly reality of racially and economically exclusionary neighborhoods and the elected officials who represent them.

The study also neglects to address key demands of the housing justice movement; for example, that newly constructed affordable housing be permanent.

The loss of temporary affordable housing to the market is a real and pervasive problem that any genuine solution to the housing crisis must address.

In the long term, the movement for housing justice must have as its goal the permanent subordination of market values to the values of fairness and equity. In the short term, we agree with the public lands study that policy must ensure that public land is put to public use. ■

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

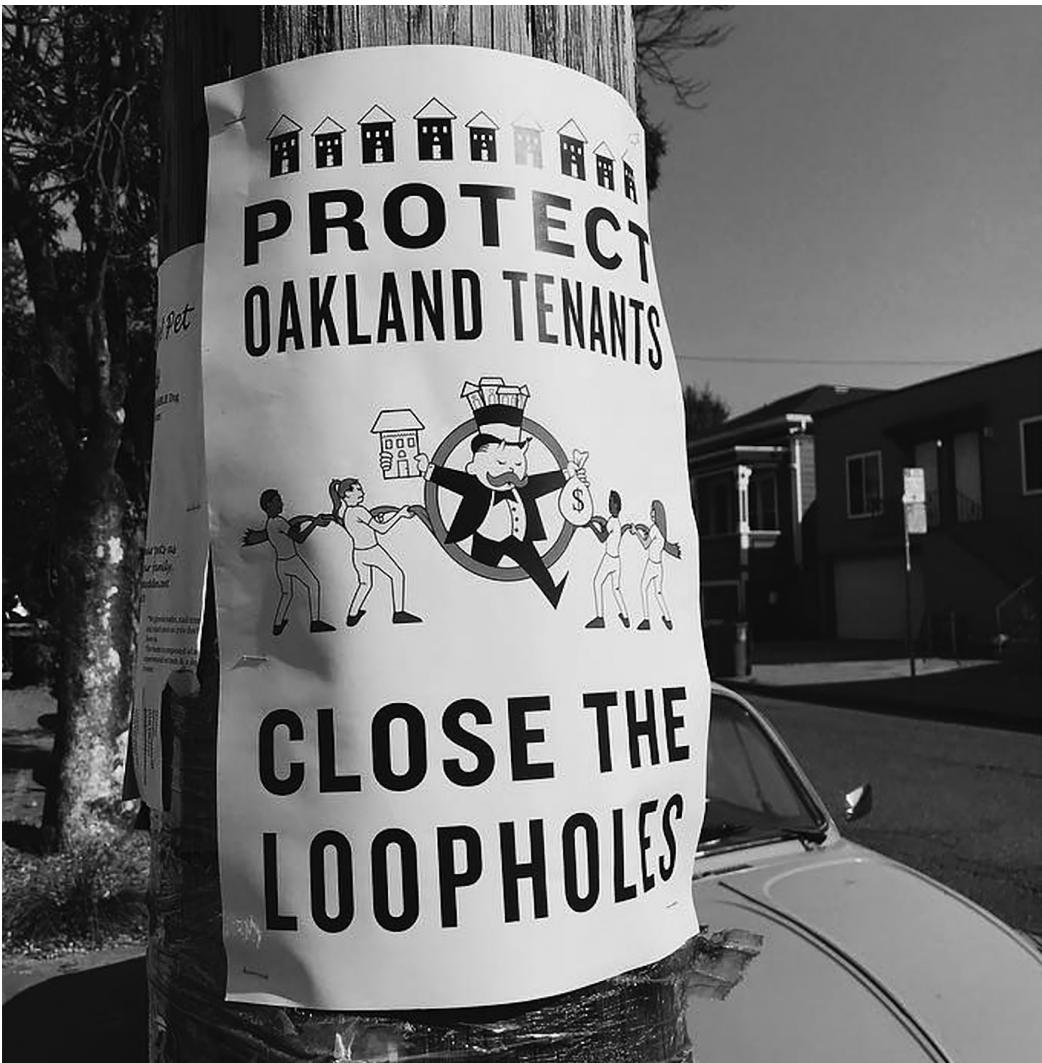


Photo by Renee Vasquez

LOOPHOLES: CONTINUED FROM PAGE 3

measure would not, however, allow City Council to add additional exemptions or new just cause grounds for eviction without voter approval.

In 2016 City Council members voted to exempt Owner Move-Ins from the final Measure JJ housing legislation, creating, according to Simo-Weisburg, a “perfect storm for speculative investors.”

On the November ballot, Measure Y will share space with Proposition 10, a statewide bill to repeal the Costa Hawkins Rental Housing Act. The inclusion of both bills is likely to draw a diverse demographic of residents to the polls, tenants and landlords alike, looking for a say in the future of housing rights. ■



Stories continued

MIGRATION: CONTINUED FROM PAGE 4

On March 21, 2014 Alex Nieto was killed at a park while waiting to work his night shift in the same neighborhood he grew up in. White neighbors had called the police because they believed he was acting suspiciously. Alex was sitting eating a burrito and wearing his security uniform, which included a red jacket and a taser. Police and the neighbor who called them assumed that the red jacket was a sign of gang involvement. 14 bullets ripped through Alex’s body. The four officers were cleared of all charges, though their descriptions of the killing were inconsistent. No charges were filed against the neighbor who called them.

These stories are common and inescapable. They’ve happened in every state/ city. In every time period. All of these stories are racially and geographically coded.

The historical analysis of why housing has not served the spirit of the people, along with the literal and metaphoric deaths that Black and Brown folks experience at its hands is infinite.

Though safe and dignified housing is a right, predatory developers, landlords and agents of the state harass, surveil and intimidate Black and Brown folks on a regular basis. This harassment is multiplied when community members are poor, disabled, monolingual Spanish/ Cantonese speakers and/or illiterate. The myth of housing and land scarcity coupled with the constant harassment negatively impacts renters’ mental and physical health.

Housing (in)stability forces tenants to start imagining their lives in other cities, states and/ or countries. They have to make choices between safety and housing, and typically have to give up one for the other.

Long-term tenants contemplating re-location, are met with steeper requirements including credit checks, pet deposits, first and last month’s rent + a deposit and positive rental history. These intentional barriers are produced and strengthened by landlords, Wall Street and the current housing market which allows legal discrimination against poor and working-class communities.

The Myth of Voluntary Migration

The U.S., in all its promises of bettering and belonging, has failed us. My family didn’t “migrate” to California from Louisiana, Texas and Alabama. They were pushed out underneath the guise of economic and educational prosperity. Under the lie of humanity and equity. The drain of resources, dignity, housing stability and justice

This will be a game changer

Our friends at People Power Media announce the launch of their new animated series, Priced Out: Why You Can’t Afford to Live in San Francisco. <https://bit.ly/2Oe9vgn>

Written, directed & produced by Dyan Ruiz and Joseph Smooke, Co-Founders of [people. power. media], Priced Out takes its viewers through the perils of house-hunting in San Francisco, while showing why it’s become so expensive, how the housing industry works, and what you can do about it. The six episode web series will be released early 2019.

They’re raising money to finish producing the animation that will change the conversation about the housing crisis in San Francisco. Check out their crowdfunding video with sneak peaks of the full animation! http://bit.ly/Donate_PricedOut ■



HOUSING RIGHTS & RESOURCES OAKLAND

Causa Justa:: Just Cause
3022 International Blvd. #205
(510) TENANTS or (510)
836-2687

Oakland Residential Rent
Arbitration Board
250 Frank Ogawa Plaza
(510) 238-3721

Rene C. Davidson Courthouse
1225 Fallon Street
Oakland, CA 94612
(510) 891-6003

Hayward Hall of Justice
24405 Amador Street
Hayward, CA 94544
(510) 690-2700

Superior Court of Alameda
County Self-Help Center
(510) 891-6003

OAKLAND CODES
& COMPLIANCE

Alameda County Vector
Control
(rodents & pests)
(510) 567-6800

Alameda County Sheriff’s
Department
(510) 272-6910

City Code Enforcement
Housing Inspectors
(510) 238-3381
Do not call if you live in an
“unpermitted or illegal” unit

County Assessor’s Office
(to find out who owns a prop-
erty) (510) 272-3782

Lead Poisoning Prevention
Program
(510) 567-8280

Oakland Fire Prevention
Bureau
(510) 238-3851

Sheriff’s Eviction Line
(510) 272-6890

RENT & DEPOSIT
ASSISTANCE

For Rent Assistance Call 2-1-1
Catholic Charities Housing
Clinic (510) 768-3100

Operation Dignity
(for veterans/para veteranos)
(800) 686-9036 or
(510) 844-0785
160 Franklin Street, Suite 103,
Oakland

Season of Sharing
(510) 272-3700
SSN REQ/NOT ACCESSIBLE
TO UNDOCUMENTED FOLKS

Tenant Support
Housing referrals, food, access
to phones, computers
(510) 594-1951
Oakland (English only/Solo
ingles)

HOUSING ADVOCATES

East Bay Community Law
Center
(www.ebclc.org)
(510) 548-4040

Eviction Defense Center
(for help with unlawful detain-
ers/
summons, evictions)
(510) 452-4541

Bay Area Legal Aid
(www.baylegal.org)
(510) 663-4744
1735 Telegraph Ave. Oakland

Centro Legal de la Raza
(www.centrolegal.org)
(510) 437-1554

Department of Fair
Employment and Housing
(www.dfeh.ca.gov)
(800) 884-1684

East Bay Community Law
Center
(www.ebclc.org)
(510) 548-4040
2921 Adeline St, Berkeley CA

Eviction Defense Center
(for help with unlawful
detainers/
summons, evictions)
(510) 452-4541

SAN FRANCISCO

Causa Justa :: Just Cause
2301 Mission St., Suite 201
(415) 487-9203
Spanish-speaking counselors

Access Center (inside SF
Superior Court)
400 McAllister Street, Room
509
San Francisco, CA 94102

BISHOP (Bill Sorro Housing
Project)
1360 Mission St. #400
San Francisco, CA 94102
415-513-5177

Catholic Charities
1641 La Salle Avenue
(415) 972-1301
Rental assistance for single
adults

Community Boards
601 Van Ness Ave, Suite 2040
(415) 920-3820
Issues between tenants or
neighbors

Dolores Street Community
Services
938 Valencia St
(415) 282-6209
Support for Tenants in Single
Room Occupants (SRO) /
Residential Hotels
Monday-Friday,
9am-noon & 1-5pm

Eviction Defense Collaborative
1338 Mission Street
(415) 947-0797
Help with unlawful detainers
and other eviction lawsuits,
rental assistance for families
and single adults.

Housing Rights Committee
Tenant Rights Clinic
1663 Mission Street, #504
(415) 703-8644

Homeless Advocacy Project
125 Hyde Street
San Francisco
(800) 405-4427
Tues: 9am-noon; Weds.: 1-5pm
Thurs & Fri: 9am-noon & 1-5pm
Drop-in every day 1-5pm

San Francisco Housing
Authority
1815 Egbert Avenue
(415) 715-3280
Public Housing and Section 8

Human Rights Commission
25 Van Ness Avenue
San Francisco, CA
(415) 252-2500
Discrimination & harassment
cases

Mission Neighborhood
Resources
Homeless Resource Center,
shelter, and housing search
services
165 Capp Street, San Francisco,
CA 94110
(415) 869-7977

Open Door Legal
4622 3rd Street
San Francisco, Ca 94124
415-735-4124
Monday-Friday; 9am-5pm
Services only for Bayview
Hunter Point residents

SF Rent Board
25 Van Ness Avenue
San Francisco, CA
(415) 252-4602
www.sfrb.org
Mon-Fri, 8am-5pm

Tenants Together
Tenant Hotline
(888) 495-8020

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 'Like' us on Facebook at facebook.com/causajusta

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

Black Poetry Night



“Cultural work has long been a tool for building movement culture in the people.” - Tongo Eisen-Martin

Black Poetry Night, hosted and curated by by Black Priority Project member Tongo Eisen-Martin, is to build unity in Bayview/Hunters Point (as well as the rest of Black San Francisco) through a monthly poetry event. Cultural work has long been a tool

Tongo Eisen-Martin hosts poetry night in our Bayview office.

for building movement culture in the people, and Black Poetry Night seeks to use the rich stable of Black poets in San Francisco to do just that. Eisen-Martin is originally from and still lives in San Francisco. He’s been published in such journals as Harper’s Magazine. His book, “Someone’s Dead Already” was nominated for a California Book Award. His latest book of poems, “Heaven Is All Goodbyes” is the 61st City Lights Pocket Poets book was named as one of 2017’s most anticipated books by Publishers Weekly. Black Poetry Night takes place every last Saturday of the month from 7-9pm in our Bayview office at 2145 Keith, San Francisco, 94124.■

Stories continued



DebRah Dickerson, of Picture the Homeless, in New York City
Photo by Mike Dennis

RTTC: CONTINUED FROM PAGE 1

chairs in a large circle — many of us experiencing first-hand the trauma and pain of housing insecurity. We were introduced to creative forms of interactivity and gave personal expression in a fish bowl style of therapy.

We joined breakout groups to contribute ideas toward strengthening our organizing skills, sharing successful methods and models of strategies and campaigning. We applied the “each one, teach one” method and raised each other up by encouraging folks to speak out, documenting conversation, learning from accomplishments and defeats. We mapped our victories, targets and opportunities.

Stories of victories give concrete examples for the core values and principles of HFA. It’s a map to prepare for what’s ahead. Roadblocks, like

apathy, complacency, or fear come to meet knowing your rights, your neighbor, going door to door and talking, telling stories, being tenacious and standing tall.

TENANTS ARE WORKERS AND WORKERS ARE TENANTS - Solidarity

Thousands of tenants across the U.S. are fed up with the corporate plan in real estate development because it neglects and refuses to acknowledge the people in many communities facing attacks in rent increases and repairs.

Harassment of section 8 [HUD], immigrant, low income and their families is especially vigorous and racist. Black low-income communities experience most of the attacks by city governments, who have failed miserably in demanding top priority to those on the bottom of the ladder.

This assembly created the opportunity to share

stories, learn tactics, and combine efforts between different communities in bonding toward a bigger goal. #HOMES4ALL created a path in the fork of the world toward unity. So when we are presented with the concept of a 10-year plan, it opens a new level of conversation and possibilities. It establishes HFA as a forward thinking alliance, positive about a future.

On the final day of the assembly, attendees welcomed the hotel employees into the meeting with a standing ovation. While they stood at the front of the gathering we repeatedly shouted, “workers are tenants and tenants are workers.” There were tears, hugs and applause. What we came in with, we left with. Our hearts and souls became more aware, stronger and more determined to carry out this immense task of uniting millions of renters to mark our land as one for justice, respect in our homes, communities, across the states and #HOMES4ALL. ■

SOL2SOL: CONTINUED FROM PAGE 1

One of our actions was in solidarity with our Ohlone community here in the Bay Area which was hosted by Indian People Organizing for Change at the site of the West Berkeley Shellmound, the ancient ceremonial site of the Lisjan Ohlone people who are fighting to protect their sacred grounds.

As developer companies push to commodify communal land and are sanctioned by the state; native leaders build on the legacy of environmental justice and sovereignty, and push against the further desecration of native sacred sites around the country and world.

Building Strong and Sustainable Communities

Protecting the sacred is about protecting everything essential to our sustainability -- including community gardens, deeply affordable housing and the right to live in healthy areas free from toxics. We must see to the democratization of decisions about land and ultimately for community control of land, so that we may build a collective relationship with everything that sustains us, even, and especially in our urban context.

As part of our Community Solutions Tour, CJJC joined our sister organization, Green Action, in an action against Lennar corporation, as they continue to build condos in highly toxic soil. Recently, and unsurprisingly, it was found that

Tetra Tech, the company contracted by the U.S. Navy to test the toxic soil around the shipyard had been falsifying results for years. The Bayview Hunters Point district has fought for decades to see the cleanup of the neighborhood, as many Black residents experience high incidences of asthma and cancer, completely connected to the soil toxicity and air quality.

We will continue to call out the injustice our communities are facing at the hands of the U.S. Navy Shipyard, PG& E and the corporate developer Lennar. In May, a class action lawsuit was filed on behalf of Bayview District residents who say they are victims of environmental racism and suffered severe health defects as a result of a botched toxic cleanup at the Hunters Point Shipyard by Tetra Tech. The fallout from U.S. militarism, weapon production and detonation, create major pollution on the planet — as it has in Bayview Hunters Point.

Ending State Violence

State violence toward our communities is an epidemic we are committed to ending. A fight highlighted during Sol 2 Sol was the effort to shut down Urban Shield, the Alameda County SWAT training and armament trading summit.

Police forces from throughout the country, ICE agents and some foreign police gather for training on so-called first response tactics, but actually on ways to monitor, target and brutalize our communities.

plan for a better future together.

Because of Costa Hawkins, tenants in the community are divided by who has rent control and who doesn’t. People are afraid to give up their current rent-controlled apartments because it is now exorbitantly expensive to move to a new place.

Currently, in San Francisco, a two-bedroom apartment typically rents for more than \$4,500. High market-rate rents and lack of vacancy decontrol creates incentives for landlords to try to



Stand With Communities Not Corporations march. Monica Atkins with microphone. Photo by Brooke Anderson, Stills of Our Stories & Struggles

Closing Urban Shield is a powerful solidarity project, in which we can support communities in countries broken down and displaced by U.S. militarism and state violence. The effort to defund militarism is ultimately to end imperialism and the plundering of our planet and the people who are exploited. We will continue to mobilize our immigrant and Black membership towards this end.

As we fight locally to end mass incarceration, deportations and programs like Urban Shield, we know our fight is connected with movements

across the nation and the world to end climate capitalism.

We will continue to build bridges for indigenous resistance, for the rights of Mother Earth and for a society in which we uphold the dignity, resilience and solidarity of our communities as the true life forces that will bring us the solutions we all need to survive and thrive.

It takes roots to build toward just transition and human development. ■

COSTA: CONTINUED FROM PAGE 5

tenant moves, with limited exceptions, the landlord can increase the rent asked of a new tenant to any amount. This is called “vacancy decontrol.”

We believe tenants should have the right to defend themselves against rising rents and arbitrary evictions. Without these basic protections, our communities are easily displaced. Moving from place to place impacts our health, our children, destabilizes our communities, and our ability to

illegally push out rent-controlled tenants. Families rent single-family homes from corporate landlords who exploit the lack of rent and eviction protections. Though rent control works for tenants who have it, these exemptions make swiss cheese out of a rent control law and undermine how effective it can be at keeping rents low and stopping displacement city-wide.

For more on the impact of Costa Hawkins, read “The Cost of Costa Hawkins” at <https://www.sftu.org/wp-content/uploads/2018/08/The-Cost-of-Costa-Hawkins.pdf>

A report by UC Berkeley’s Haas Institute “Opening the Door for Rent Control” takes a long-term view of the housing affordability and displacement crisis and argues the merits of rent control as an affordable housing policy. Check out their report here: <https://haasinstitute.berkeley.edu/opening-door-rent-control>

It’s time for more tenants to have rent control. Vote Yes on 10 to repeal Costa Hawkins on November 6th, 2018! ■