

Berkeley Challenge Grant for Anti-Displacement Policies

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Partnership for the Bay's Future

A collaborative effort, led by San Francisco Foundation with philanthropic support, to build a prosperous, inclusive, vibrant, and livable Bay Area.

Partnership for the Bay's Future (PBF) launched Challenge Grants to support jurisdictions in housing policies focused on tenant protections and preservation of affordable housing.



Challenge Grant

- (1) the jurisdiction pursuing protections and preservation policy changes
- (2) community organizing and engagement with a local Community Partner organization(s)
- (3) a mid-career fellow that provides capacity and technical assistance



Berkeley's Challenge Grant Policies

Addressing the erosion of people of color, especially African-Americans, with policies that establish:

- Priority for people with ties to Berkeley to get access to new affordable housing (preference policy, right to return/right to stay)
- Priority for tenants to buy the homes they live in when they are up for sale (TOPA)

Preference Policy / Right to Return

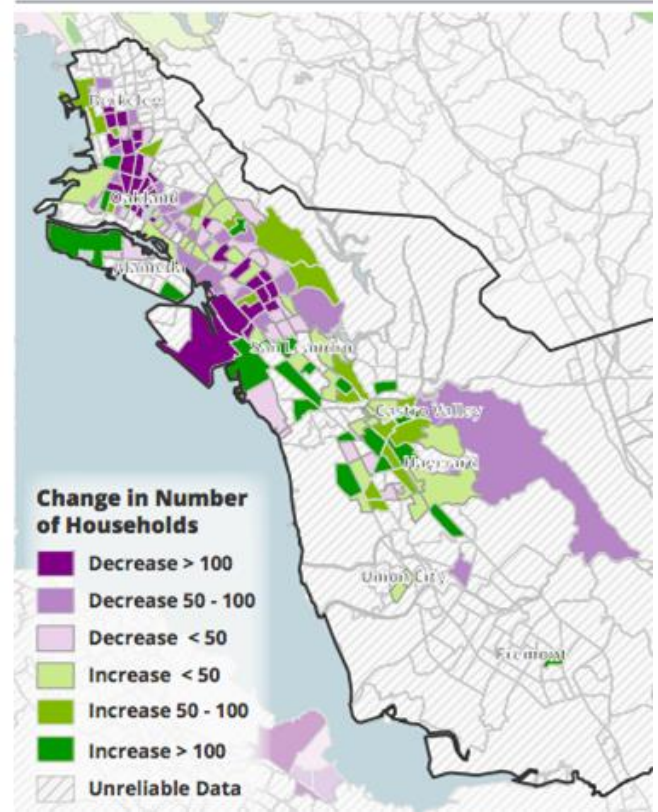


What is preference policy?

Once adopted by City Council, a housing preference policy will assist people with ties to Berkeley to receive priority for new, local low-income housing units.

Why a preference policy?

1. Right to return: Displacement, especially of Black residents
2. Right to stay: Housing insecurity & housing shortage
3. Black-led organizing



Urban Displacement Project, 2019

City survey: tinyurl.com/y3onu6c2
HBF survey: tinyurl.com/y638k5vr



Community Outreach

- Community Leaders Group
- Surveys - City survey & HBF Right to Stay/Right to Return survey
- HBF-Led Outreach



Policy Goals

- Responsive: give those with ties to Berkeley who have already been displaced a leg up in being able to return to their community.
- Proactive: support those who are struggling to stay in Berkeley, as displacement pressures mount, to be able to be stably housed in their community.
- Potentially: partially address previous injustices in housing discrimination or government-led displacement.

Tenant Opportunity to Purchase Act (TOPA)



What is TOPA?

TOPA is a proposed ordinance that would give Berkeley tenants the first opportunity to buy the rental property they live in, when the owner decides to sell.



What TOPA is NOT

TOPA does not:

- force owners to sell
- control or cap the selling price
- prevent owners from selling to family or heirs
- apply to owner-occupied single family homes, including those with ADUs

"It was a very seamless process.
I don't think a seller should be really
concerned so long as they get the price
they're looking for. I got more than I asked for."

-Seller of 4-plex rental property
under SF COPA policy in 2020

Why TOPA?

1. Bay Area housing crisis
2. Leveling the playing field
3. COVID-19



TOPA Working Group

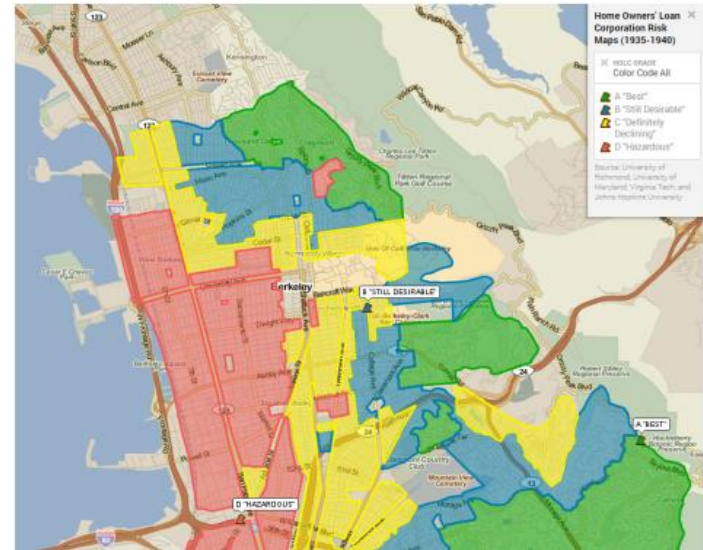


Illustration by Emma McIlveen Rose of 10th St. residents, who worked with NCLT to purchase their building.



TOPA Policy Goals

- Prevent displacement of low-income communities of color & marginalized tenants
- Preserve & create permanently affordable housing
- Create pathways to ownership for tenants
- Stabilize neighborhoods



TOPA's Impacts

- Tenants organized when the building came up for sale, working with Northern California Land Trust (NCLT)
- Owner sold to NCLT and now the tenants can stay in their homes
- DC: 99 cooperatives, 4400 units, coops on average are 75% people of color



Alexis Link, 26, has lived in an 8-unit building on 10th St. in Berkeley since she was 3

Thank you!

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