

East Bay Permanent Real Estate Cooperative's

OAKLAND HOUSING NAVIGATION RESOURCES



www.ebprec.org/here2stay



EAST BAY PERMANENT REAL ESTATE COOPERATIVE (EBPREC) FOR
THE BETTER NEIGHBORHOODS, SAME NEIGHBORS PROGRAM

Version 1 | Fall 2022

OUR MISSION:

To prevent displacement and empower transformative change in East Oakland by resourcing the community and developing resident leaders and groups for collectively owning land in their neighborhoods.

OUR PARTNERS:

The California Strategic Growth Council's (SGC) *Transformative Climate Communities Program* (TCC) empowers the communities most impacted by pollution to choose their own goals, strategies, and projects to reduce greenhouse gas emissions and local air pollution. Administered in partnership with the California Department of Conservation, TCC funds community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in California's most disadvantaged communities. For more information, visit sgc.ca.gov/programs/tcc/

TCC is part of California Climate Investments, a statewide program that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities. The Cap-and-Trade program also creates a financial incentive for industries to invest in clean technologies and develop innovative ways to reduce pollution. California Climate Investments projects include affordable housing, renewable energy, public transportation, zero-emission vehicles, environmental restoration, more sustainable agriculture, recycling, and much more. At least 35 percent of these investments are located within and benefiting residents of disadvantaged communities, low-income communities, and low-income households across California. www.caclimateinvestments.ca.gov



TABLE OF CONTENTS

COMMUNITY LAND TRUSTS AND REAL ESTATE COOPERATIVES	2
PERMANENT REAL ESTATE COOPERATIVES (PRECs)	2
COMMUNITY LAND TRUSTS (CLTs)	2
TENANTS RIGHTS & RESOURCES	3
EVICITION DEFENSE & TENANT PROTECTIONS	3
LOCAL TENANTS RIGHTS ORGANIZATIONS & SERVICES	4
TENANT ORGANIZING RESOURCES	5
LOCAL & REGIONAL TENANT ASSOCIATIONS TO JOIN	6
LEGAL ASSISTANCE	6
RENTAL ASSISTANCE	8
UTILITIES ASSISTANCE	8
AFFORDABLE & LOW INCOME HOUSING ORGANIZATIONS	9
AFFORDABLE & LOW INCOME HOUSING RESOURCES	10
HOMEOWNER RESOURCES	10
HOMEBUYER SUPPORT	10
FORECLOSURE PREVENTION	11
ACCESSORY DWELLING UNIT (ADU) CONSTRUCTION & FINANCING	12

EMAIL HERE2STAY@EBPREC.ORG OR CALL (510) 470-0060 TO SPEAK WITH ONE OF OUR COMMUNITY ORGANIZERS FOR HELP ANSWERING QUESTIONS OR SUPPORT WITH RESOURCE NAVIGATION.

VISIT US AT OUR DISPLACEMENT AVOIDANCE OFFICE, LOCATED WITHIN THE BETTER NEIGHBORHOODS, SAME NEIGHBORS (BNSN) RESOURCE CENTER, 9400C INTERNATIONAL BLVD. ATTEND OUR FREE ORIENTATIONS! WE ARE IN THIS TOGETHER.



1. COMMUNITY LAND TRUSTS AND REAL ESTATE COOPERATIVES

Methods for collective ownership and stewardship of land

a. PERMANENT REAL ESTATE COOPERATIVES (PREC_s)

i. [East Bay Permanent Real Estate Cooperative](#) (EB PREC)

A community-centered development coop in Oakland, democratically run and led by People of Color

- [Become a Community Owner](#)

how to join EB PREC and organize with other members

- [Property Intake Form](#)

a resource for evaluating properties for collective ownership

- [Navigating the Owner Group Process.jpg](#)
- [Owner Group Agreement & Procedures.pdf](#)
- [How Collective Purchasing Works.pdf](#)
- [EB PREC Bylaws.pdf](#)

b. COMMUNITY LAND TRUSTS (CLT_s)

i. [Sogorea Te Land Trust](#)

Local, Indigenous women-led land trust that facilitates the return of land to Indigenous people

- ii. [Oakland Community Land Trust](#) (OakCLT)
- iii. [Northern California Land Trust](#) (NCCLT)
- iv. [San Francisco Community Land Trust](#) (SFCLT): (415) 399-0943
- v. [Bay Area Community Land Trust](#) (BACLt): (510) 545-3258
- vi. [Richmond LAND](#): (510) 409-2051
- vii. CLT Resource Center by [Burlington Associates](#):

An in-depth, digital resource center

- [CLT FAQ.pdf](#)
- [The Diverse World of CLTs.pdf](#)
- [Rationale for CLTs.pdf](#)
- [Education & Organizing for CLTs.pdf](#)
- [Starting a CLT.pdf](#)



- viii. CLT Resource Library by [Grounded Solutions Network](#):
A searchable library of information and research on CLTs
- [CLT Technical Manual.pdf](#)
 - [The Advantages of Mortgage Lending to Buyers of Sh...](#)

2. TENANTS RIGHTS & RESOURCES

Start here if you've received a 'Notice to Quit', if you need to know your rights, and/or want to organize with other tenants

a. EVICTION DEFENSE & TENANT PROTECTIONS

Protections against unlawful evictions, harassment, and retaliation

- i. [Tenant Defense Toolkit by Tenants Together](#)
An accessible guide for empowering tenants to defend themselves. Addresses multiple tenant issues.
- ii. [Eviction Defense \(by Tenants Together\).pdf](#)
A Know-Your-Rights infosheet on evictions
- iii. [Housing Conditions & Repairs \(by TT\).pdf](#)
A Know-Your-Rights infosheet on habitability issues
- iv. [Sample Letters by Tenants Together](#)
Letter templates for responding to notices, and other communications to your landlord
- v. [California Civil Code 1942.5 - Protection against Landlord Ret...](#)
A state law protecting tenants from retaliation after they have exercised their rights
- vi. [City of Oakland Code Enforcement](#): (510) 238-3381
File a complaint for unsafe living conditions and habitability issues. Request on-site inspection

- vii. [Fire Department Inspection](#): (510) 238-7054
File a complaint for fire code violations and related safety concerns. Request on-site inspection
- viii. [RAP Tenant Rights Presentation For EBPREC 06.01.22.pdf](#)
Outlines how to navigate the Rent Adjustment Program's Tenant Petition Process
- ix. [Oakland Tenant Protection Ordinance \(TPO\).pdf](#)
A citywide Tenant Protection Ordinance targeting unethical landlord practices (see page 12)
- x. [Oakland Eviction Moratorium.pdf](#)
A citywide, emergency moratorium on evictions. Currently active.
- xi. [Oakland Just Cause For Eviction Ordinance \(Measure EE\).pdf](#)
- xii. [Defense Against Threats Based on Immigration Status \(by Te...](#)
- xiii. [Tenants with Disabilities - Reasonable Accommodations.pdf](#)
- xiv. [California Tenants Guide.pdf](#)
- xv. [Tenants Rights Packet \(by RAP\).pdf](#)

b. LOCAL TENANTS RIGHTS ORGANIZATIONS & SERVICES






Contact these organizations directly for more information and support

- i. [Tenants Together](#): (415) 495-8100
A statewide coalition of local tenant organizations. California's only statewide renters' rights organization
- ii. [Causa Justa Just Cause](#): (510) 763-5877
Provides tenant rights advocacy and information to tenants through Housing Committees and Tenants' Rights Clinics
- iii. [City of Oakland Rent Adjustment Program](#) (RAP): (510) 238-3721
Manages tenant petitions for rent decreases, and counseling for navigating the petition process

- iv. [Seeds Community Resolution Center](#): (510) 548-2377
Provides community mediation services
- v. [Center for Independent Living](#): (510) 841-4776
Provides advocacy and services that increase awareness, collaboration, and opportunity among people with disabilities
- vi. [Housing Rights Committee of San Francisco](#): (415) 703-8634
An excellent resource for tenants rights and organizing. Direct support is limited to San Francisco.
- vii. [Asian Pacific Environmental Network \(APEN\)](#): (510) 834-8920
Provides advocacy and services for Asian immigrant and refugee communities
- viii. *(see Legal Assistance - section 2. e.)*

c. TENANT ORGANIZING RESOURCES

Instructions, guides and documents for forming a tenants association

- i.  [Forming a Tenants Union or Association.pdf](#) (by [LFSV](#))
- ii.  [Tenant Unions Guide \(by Tenants Together\).pdf](#)
- iii.  [Door Knocking Tracking Form \(by Tenants Together\).pdf](#)
A form for effectively tracking contacts when door knocking
- iv.  [Tenant Association Petition](#) (by RTO)
A template petition for collecting signatures
- v.  [California Civil Code 1942.6 \(Tenant Organizing\)](#)
State law establishing the rights of tenants to invite organizers into their building.

- vi. California Civil Code 1942.5 (see section 2. a. v.)

State law that protects tenants from retaliation after they have exercised their rights, including forming a tenant association

d. LOCAL & REGIONAL TENANT ASSOCIATIONS TO JOIN

Regional, local and statewide tenant coalitions. Tenants can join as individual members, and tenant associations can join as coalition members.

- i. [Regional Tenant Organization Network](#) (RTO): [mailing list](#)

A membership alliance made up of tenant rights groups from across the Bay Area focused on supporting local tenant associations and coordinating regional campaign work

- ii. [Tenants Together](#): (see section 2. b. i.)
- iii. [Tenants and Neighborhood Councils](#) (TANC): [sign up](#)

A member-run housing organization built out of the East Bay Democratic Socialists of America

- iv. [Oakland Tenants Union](#): (510) 704-5276
- v. [Alliance of Californians For Community Empowerment](#) (ACCE)
- vi. [San Francisco Tenants Union](#)

e. LEGAL ASSISTANCE

Local Tenant lawyers and legal organizations. Contact for direct support, advice, and/or counsel.

- i. [Centro Legal de La Raza](#): (510) 437-1554

Provides legal representation for the Latino, immigrant, and low-income communities of the Bay Area. Founded in 1969.

- ii. [Housing and Economic Rights Advocates](#): (510) 271-8443
Statewide, not-for-profit legal service and advocacy organization dedicated to helping California residents. Provides direct support with both eviction and foreclosure.
- iii. [Eviction Defense Center](#): (510) 452-4541
Provides free and low-cost legal services to tenants facing eviction in Alameda County and the City of Richmond
- iv. [Sustainable Economies Law Center](#): (510) 398-6219
A worker owned cooperative that provides essential legal tools for communities, in order to develop sustainable and community-owned sources of food, housing, energy, and jobs
- v. [Disability Rights California](#) (DRC): (510) 267-1200 // Legal Aid: (800) 776-5746
Defends, advances, and strengthens the rights and opportunities of people with disabilities. Founded in 1978.
- vi. [Legal Advice and Referral Clinic](#): (415) 989-1616
Free legal clinics for low income Bay Area residents, sponsored by the San Francisco Bar Association
- vii. [East Bay Community Law Center](#): (510) 548-4040
Provides legal services and policy advocacy that is responsive to the needs of low-income communities
- viii. [Erik Bauman, Attorney](#): (510) 500-5888
- ix. [Law Offices of Greenstein & McDonald](#): (415) 773-1240
- x. [Alexis C. Beach & Rachel Lederman, Attorneys](#): (415) 282-9300
- xi. [Giampaoli Law](#): (415) 890-6529
- xii. [Bay Area Legal Aid](#): (510) 663-4744
- xiii. [Neighborhood Law Corps](#): (510) 238-6628

f. RENTAL ASSISTANCE

Financial assistance specifically for rental payments. Eligibility differs between programs.

- i. [Alameda County Social Services](#): (510) 272 - 3700
 - [Season of Sharing](#): Emergency one-time financial assistance
 - [Housing & Emergency Lodging Program](#): Emergency housing for houseless (and at-risk of becoming houseless) residents
 - [CALWORKS Housing Assistance](#): For families receiving CalWORKS benefits
- ii. [Catholic Charities](#): (510) 860-4985 or (510) 768-3100

Provides counseling and help navigating resources for rent and mortgage financial assistance
- iii. [Building Opportunities for Self-Sufficiency](#): (510) 649-1930

Housing assistance for system impacted residents
- iv. [Men of Valor Academy](#): (510) 567-1308

Housing assistance for men on parole or probation

g. UTILITIES ASSISTANCE

Financial assistance specifically for utility payments. Eligibility differs between programs.

- i. [Spectrum Community Services](#): (510) 881-0300

Low Income Home Energy Assistance Program (LIHEAP)

- ii. [Neighborhood Law Corps](#): (see section 2. e. xii.)
Call for utility shut-off help
- iii. [Alameda County Social Services](#): (510) 272 - 3700
-REACH: utility assistance program
- iv. [PG&E](#): 1 (866) 743-2273
- CARE: discounts on gas and electric rates
- FERA: discounts on electric rates for households of three or more people

h. AFFORDABLE & LOW INCOME HOUSING ORGANIZATIONS

A list of affordable housing developers, organizations and directories. Start here to search and apply for low income housing.

- i. [East Bay Asian Local Development Corporation](#): (510) 434- 1492
Manages 30 properties in the cities of Oakland, Emeryville, Richmond and San Pablo. Provides homes for moderate, low and extremely low income residents.
- ii. [Open House San Francisco](#): (415) 296-8995 ext. 319
Provides housing and resources for LGBTQ+ Seniors
- iii. [East Bay Housing Organizations](#) (EBHO): (510) 499-3660
Focused on preserving, protecting, and creating new affordable housing opportunities for low-income communities in the East Bay
- iv. [Satellite Affordable Housing Associates](#): (510) 647-0700
Provides affordable homes and housing services in the Bay Area
- v. [Alameda County Affordable Housing Portal](#): (510) 670-5404

i. AFFORDABLE & LOW INCOME HOUSING RESOURCES

Digital resources to increase access to affordable housing

- i. [The Study Room](#) - The Affordable Housing Guidebook (by EBHO)

A digital guidebook, updated in 2022

- ii.  EBHO's Guide to Housing and Land Use Terms.pdf

A useful glossary of housing terms

- iii. [January 2024 Greater Bay Area Affordable Housing List](#)

A directory of affordable housing developments in the Bay Area, geared towards seniors and adults with disabilities. Maintained by Openhouse.

3. HOMEOWNER RESOURCES


Organizations and services that assist with purchasing a home, building Accessory Dwelling Units (ADUs), and preventing foreclosure

a. HOMEBUYER SUPPORT

Financial assistance and counseling for residents interested in purchasing a home

- i. [Richmond Neighborhood Housing Services](#) (RNHS): (510) 237-6459

Multifaceted housing non-profit dedicated to serving the East Bay community. Provides housing counseling, down payment assistance, and manages a revolving loan fund for first time homebuyers.

-  RNHS Infosheet.pdf

- ii. [Community Housing Development Corporation](#) (CHDC): (510) 412-929

Provides a range of affordable housing services and workshops for low/moderate income residents

- iii. [Self-Help Federal Credit Union](#): (877) 369-2828

Credit union oriented towards ownership and economic opportunity for all, especially people of color, women, rural residents and low-wealth families and communities

- iv. [California Housing Finance Agency](#) (CALHFA): (877) 922-5432

State of California's affordable housing lender. Provides financing and programs for low/moderate income homebuyers.

b. FORECLOSURE PREVENTION

Organizations that prevent foreclosure through legal support or mortgage assistance

- i. [California Mortgage Relief](#)

Mortgage relief funds for California homeowners who have fallen behind on housing payments or property taxes during the COVID-19 pandemic. Funds do not have to be paid back and the program is free.

- ii. [Homeownership Preservation Foundation](#): (888) 995-4673

HOPE: Hotline offers direct access to a housing counselor

- iii. Housing and Economic Rights Advocates (*section 2. e. ii.*)
- iv. Erik Bauman, Attorney (*section 2. e. viii.*)
- v. Community Housing Development Corporation: (*section 3. a. ii.*)
- vi. Catholic Charities (*section 2. f. ii.*)

c. ACCESSORY DWELLING UNIT (ADU) CONSTRUCTION & FINANCING

Financial resources, counseling, and workshops to support the construction of ADU's

i. [Keys to Equity Program](#) (KTE)

The Keys To Equity Program provides design, permitting, construction, and financing services to Oakland homeowners that would like to build an Accessory Dwelling Unit (ADU) on their property. KTE-ADU workshops are taking a recess for now.

ii. [blink!LAB Architecture](#): (510) 326 2176

Founded and led by June Grant, blink!LAB is a research-based architecture and urban design practice located in Oakland, CA. ADU Architect for the Keys to Equity Program (KtE).

- [ADU Design Catalog \(KTE\).pdf](#)

iii. CalHFA's [ADU Grant Program](#)

Provides up to \$40,000 towards pre-development and closing costs associated with the construction of an ADU

iv. [OBY Cooperative](#): (916) 850-0384

A cooperative that funds, constructs, and manages an ADU in homeowner's backyards. A helpful alternative to traditional ADU development models

v. [Casita Coalition](#) (CC)

Statewide, multi-sector organization devoted to increasing access to small homes

- [ADU Best Practices Guidebook.pdf](#)
- [ADU Finance Guide for Homeowners.pdf](#)
- [Guidelines for Garage Conversion ADUs.pdf](#)

vi. [The WellNest Company](#): (925) 248-8736

Elder Care service that builds small homes specifically designed for Senior living and professional caregiving

vii. ADU Guidelines for Alameda County:

- [ADU Guidelines - Alameda County.pdf](#)
- [ADU Handbook - California.pdf](#)

WE ARE GRATEFUL FOR THE CITY OF OAKLAND AND STRATEGIC GROWTH COUNCIL'S
SUPPORT IN THE CREATION OF THIS TOOL FOR HOUSING SECURITY IN DEEP EAST
OAKLAND (AND BEYOND).



ebprec.org - 1428 Franklin St. Oakland, CA 94612