





# Counterpoints

## Stories and Data for Resisting Displacement 2016

### **Who** The Anti-Eviction Mapping Project

The Anti-Eviction Mapping Project is a data-visualization, data analysis, and digital storytelling collective documenting the dispossession of Bay Area residents in the wake of the Tech Boom 2.0. We are a collective of housing justice activists, researchers, data nerds, artists, and oral historians who work together to illuminate narratives of displacement and resistance in the Bay Area

### **Where** Oakland, Alameda and Fremont

These three cities are facing disproportionately high rates of evictions at this time. This year-long project focuses on these three cities in Alameda County as an aspect of our expanding and ongoing work in the Bay Area.

### **What** We partnered with Tenants Together, a California-wide tenants rights and advocacy organization

With Tenants Together, we accessed previously inaccessible eviction data in Alameda county and populated a multi-layered map. This map charts both the hard eviction data that has been hidden in file cabinets out of public view, alongside audio and video oral history testimonies of individuals and collectives who are facing displacement and resisting displacement in Oakland, Fremont, and Alameda. We are publishing a report of our findings and throwing a community event to mark the completion of the map, honor those who participated in our oral history project, and amplify the work of our Collaborators.

### **Why** Maps and digital storytelling makes the obscured processes of displacement, and who it most directly impacts, more visible.

Centering life-histories and documenting the relationships between eviction, development, rental cost, and policing as they manifest across the Bay Area is one way we feel we can contribute to movement building for housing justice and cultural survival.

### **How** The Anti-Eviction Mapping Project and Tenants Together requested data from the Oakland rent board and Alameda County courts to analyze, map, and release.

We have also obtained data from community partners, with whom we have built coalitions so that the data and narratives highlighted on our maps support the anti-displacement work that is already underway in the East Bay. We take a collaborative, life-story approach that centers anti-oppression frameworks to interviewing and documentary practices.

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## Partners

**Alameda Renters Coalition | Betti Ono Gallery | Bayanihan Youth Group | Filipino Advocates for Justice | Oakland Creative Neighborhoods Coalition | Chela Delgado & her class at Oakland Coliseum College Prep | RISE Coalition | Tenants of 2044 International Blvd. in solidarity with CJJC & EBAYC | Matt Palm and Deb Neimeier of the National Center for Sustainable Transportation at UC Davis | Braz Shabrell of the East Bay Community Law Center**

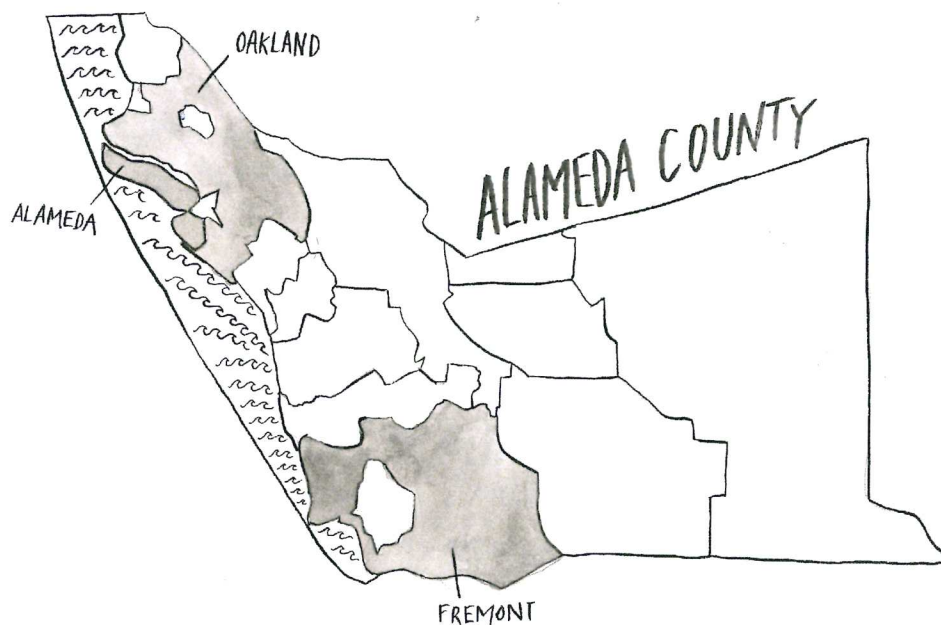
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**Made possible with funding from the Creative Work Fund through our Media Arts Award**

# Methodology

In writing this report, which specifically studies displacement, neighborhood change, and resistance efforts in the three Alameda County cities of Alameda, Fremont, and Oakland, we have compiled and analyzed numerous datasets. These sets include official city and county records retrieved through record requests, surveyed data, narrative and qualitative work, along with census and demographic data. No one data set can ever do justice in describing the intricacies and entanglements of what is often discourses as gentrification in the spaces in which we work, and not even the combined data sets described below can fully narrate a history of the present. Nevertheless, we hope that by releasing the datasets of this report and by relating them to each other, that the stories of urban dispossession and resistance in Alameda, Fremont, and Oakland become a bit more lucid.

The conclusions and questions that we invoke through this report data are conceived of collectively, amongst AEMP members and in collaboration with our community partners. While we bring our own situated knowledges to the analytics that inform this report, and as such invoke race and class spatial analysis, we don't claim that there is any one true geographic description of the contours of Alameda County gentrification. We do believe in the importance of employing what Kim Tallbear describes as "objectivity in action," or inquiring not at a distance, but as situated within the spaces that we study. As such, we find it important not to produce data "for" impacted communities, but with those experiencing heterogeneous aspects of Alameda County urban change. We have made conscious decisions to curate and relate certain data sets together based on the analysis of our various partners, storytellers, and members.



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## This report is comprised of the following data:

- Unlawful Detainer data for Alameda, Fremont, and Oakland from 2005-2016 obtained through record requests
- Foreclosure Data for Alameda, Fremont, and Oakland from 2005-2016 obtained through Property Radar
- Oakland Rent Board Data for 2008-2016 (with 2009 and 2010 excluded due to Rent Board mishaps)
- Property Ownership Data for Oakland in 2015 obtained through the Assessor's Office
- Oral History and Narrative Video work that we have conducted and sourced through community partners in 2016, in Alameda, Fremont, and Oakland
- Survey data on racialized displacement and urban change conducted by our partner, Coliseum College Prep, 2016
- Community Power and Assets, crowdsourced and mapped in partnership with the Betti Ono Gallery in 2016
- American Community Survey 5-year Estimate data for Alameda, Fremont, and Oakland, 2005-2014
- Section 8 Eligibility data provided by Matt Palm and Deb Neimeier of the National Center for Sustainable Transportation at UC Davis



# Eviction Process

**If you receive an eviction notice, or are threatened with eviction in any way, seek counsel with legal services agencies in your area. A list of resources is on [www.tenantsaltogether.org](http://www.tenantsaltogether.org). You can fight your eviction!**

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If a landlord is going to evict tenants, and that eviction is permissible by law (even if we believe it is unjust), the landlord must follow a series of legal procedures in order for the eviction to be a valid and legal eviction. It is highly common for landlords to evict or attempt to evict tenants in illegal ways—such as excessive rent increases or refusing to make repairs—and if tenants are unaware of their rights and of this process, it can result in tenants being forced out of their homes under illegal conditions.

In order for an eviction to be legal, a landlord must serve a **proper written notice** and serve (provide) in person. If, after due diligence including knocking on the door and trying to find the tenant at their place of business the landlord may post the notice on the door of the tenant's home and mail an additional copy. Most notices served in Alameda are three-day notices or 60-day notices. In California, landlords are only required to provide a tenant a three days to pay rent before moving to evict. This is one of the shortest periods across the country. Mississippi for example provides 30 days to pay rent before a tenant can be evicted.

If a unit is not protected by just cause eviction protections a landlord may serve a 30/60-day notice terminating a tenancy without listing any reason—just or otherwise. Even if tenancies are covered under the Just Cause law, outlined below, a landlord may try to evict tenants for a reason at “no-fault” of the tenant, including Owner-Move-In and Ellis Act evictions. Many of the just causes of an eviction protection ordinance provides that the tenant be given an opportunity to cure a violation of a lease or other bases such as failure to give the landlord access to make necessary repairs. A tenant should immediately take action to comply and document the compliance with the notice. While the tenant must comply within 3 days, this does NOT mean the tenant must leave on the fourth day.

At this point, the landlord will file a Summons and Complaint for Unlawful Detainer (UD) with the court. Some landlords do not file the UD right away, some landlords do. Once the tenant receives the summons for UD, the tenant has 5 *calendar* days to file their response to the lawsuit in court.

If a tenant *does not* respond, they lose by failing to respond known as a default judgement. Soon after, a Sheriff's deputy may come and serve a five day Notice to Vacate often referred to as the Sheriff's Notice. Many tenants are unaware that there has been an eviction filed against them because the landlord fails to serve the tenants. The court mails a letter to all defendants in an unlawful alerting tenant that an eviction filed. Tenants should immediately seek legal assistance.

If they *do* respond within the 5 days, they will then be assigned a date for a settlement conference between their attorney and their landlord's attorney. If their case does not settle at this conference, their case will then go to trial. If they win their trial, they will stay in possession of the property and will recover the cost of the lawsuit. At this point, the tenant is expected to pay all back rent, unless the jury decides that they can pay a decreased amount due to the landlord needing to making repairs or improve habitability of the unit.

Alternatively, a landlord can also serve a 30 or 60 Day Notice Terminating Tenancy to legally evict a tenant after a breach of contract. If the tenant does not terminate their tenancy, the landlord will file a Summons and Complaint for Unlawful Detainer. The same process follows as described above.

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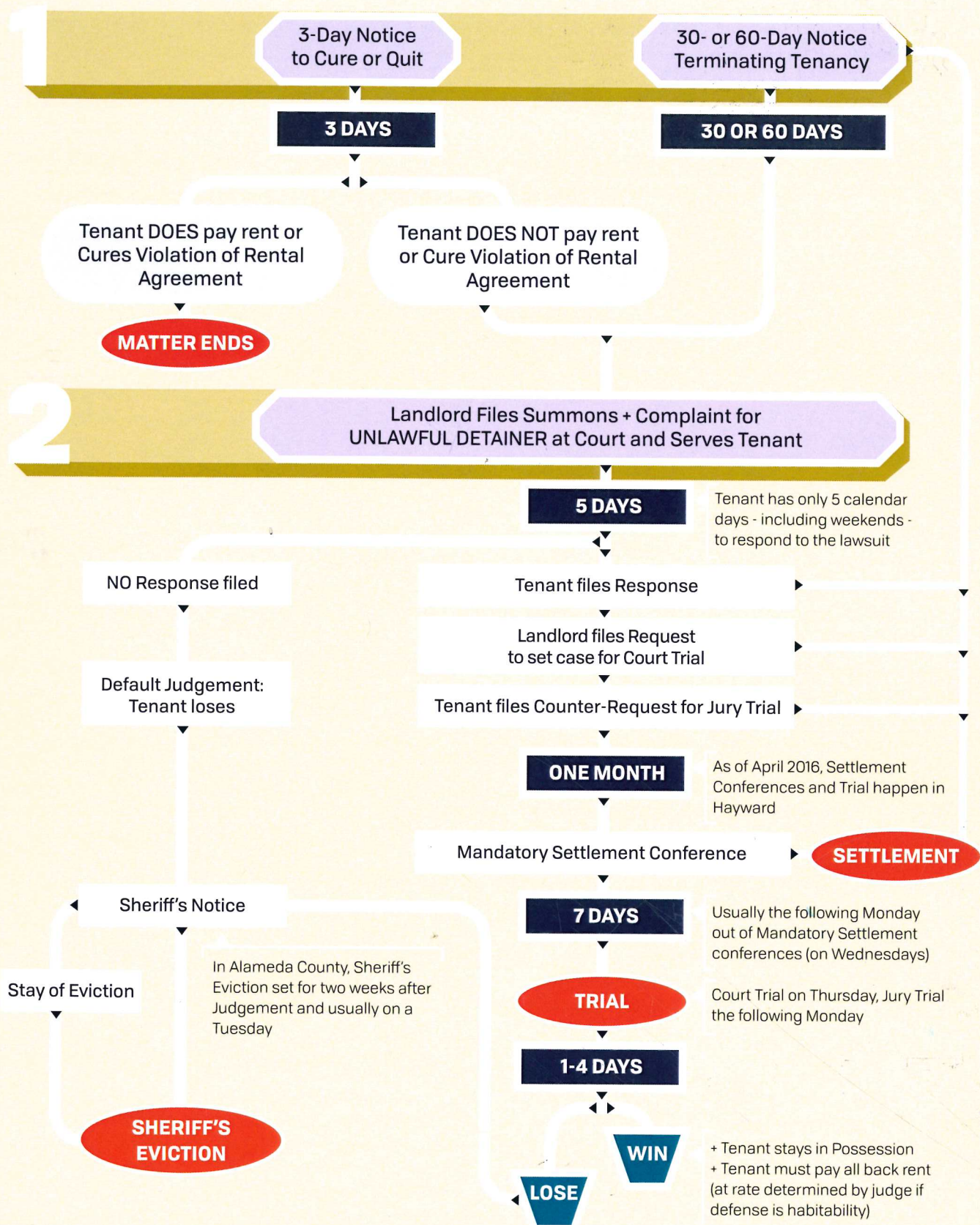
**Costa-Hawkins Act** Costa-Hawkins mandates that rent control may not be applied to units constructed after 1995, single family homes or condos. Furthermore, it prohibits “vacancy control.” Vacancy control occurs when rental units voluntarily vacated by their previous tenants are restricted to the previous rent-controlled rate instead of allowed to rise to market rate.

**Ellis Act** The Ellis Act is a state law which says that landlords have the right to evict tenants in order to “go out of business.” All units in the building must be cleared of all tenants—no one can be singled out. Most often it is used to convert to condos or group-owned tenancy-in-common flats. Once a building becomes a condo it is exempt from Rent Control, regardless of the age of the building, and even if a unit owner subsequently rents to a long-term tenant.

**Foreclosure** California is a state that has a highly unregulated foreclosure process. It consists mostly of the filing of documents with no one questioning their veracity. The process begins when a property owner fails to make three mortgage payments in a year. The process ends when the property is auctioned off. Often no one bids on it and it reverts to the bank or investor that holds the mortgage. In California almost 40 percent of occupants of foreclosed properties were tenants.



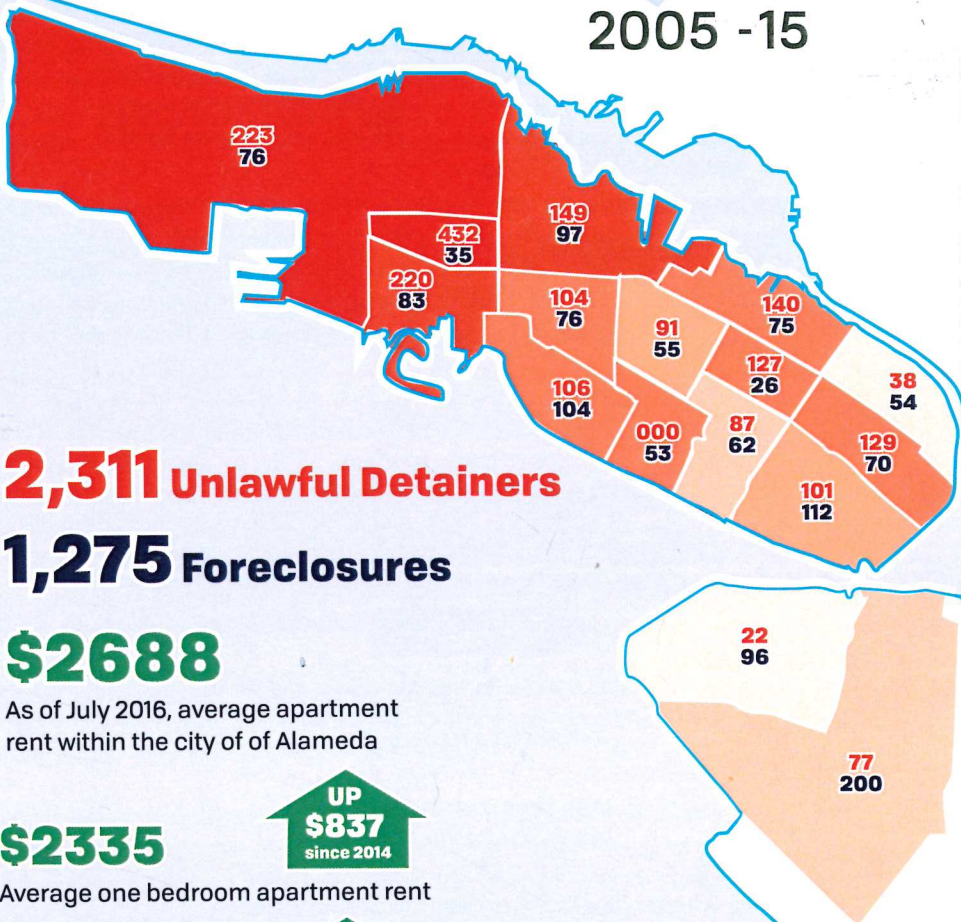
# Guide to the Eviction Process in Alameda County





# City of Alameda

## Unlawful Detainers and Foreclosures 2005 -15



**2,311** Unlawful Detainers

**1,275** Foreclosures

**\$2688**

As of July 2016, average apartment rent within the city of Alameda

**\$2335**

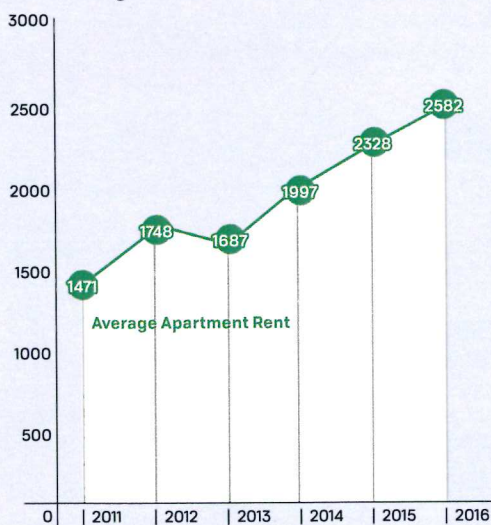
Average one bedroom apartment rent

UP  
\$837  
since 2014

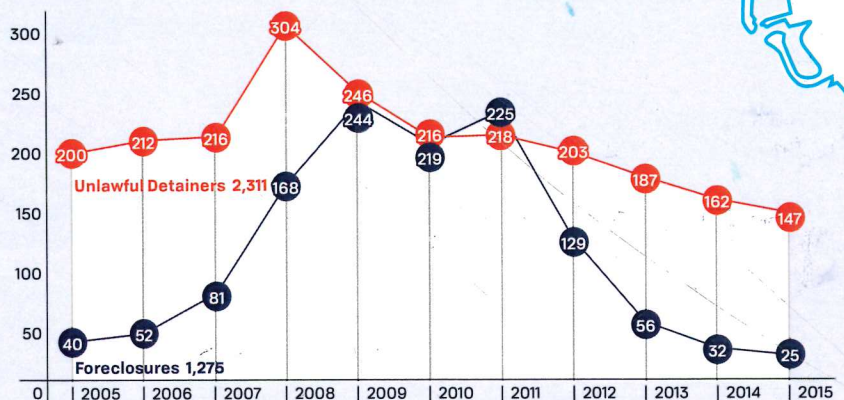
**\$3186**

Average two bedroom apartment rent

UP  
\$1533  
since 2014



**Average Rent 2011-16**



**Unlawful Detainers and Foreclosures 2005-15**



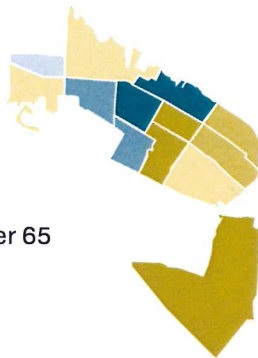
# Alameda Demographic Shifts

## Over 65 or on Disability % difference 2012-14



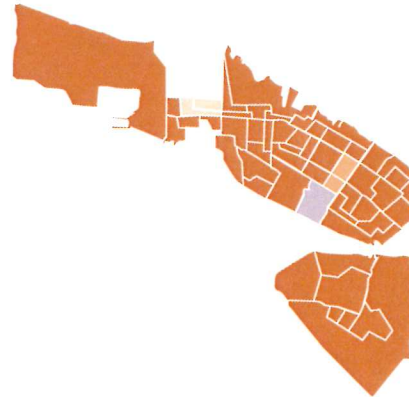
**13,400**

2014 Population over 65  
or on Disability



## Section 8

% difference in access 2010-15



**73,812**

2010 Total Population, City of Alameda

**32,351**

2010 Total Housing Units

**15,635**

2010 Total Rental Occupied Housing Units

**Age and Disability Population Shifts:** Rapidly rising rents represent a particularly heavy burden for residents on fixed incomes such as seniors and individuals with disabilities. Using the number of residents aged 65 or older and/or disabled as a rough estimate of the number of individuals living on a fixed income, in 2014 18.15% of Alameda residents could be considered as living on fixed incomes. The above map shows how the proportion of these residents living in each census tract changed from 2012 to 2014. Although the map shows significant gains in this population in central parts of the island, in that same time period the average rent for a one bedroom apartment rose 13.94%. Because Alamedan tenants are not protected by any rent control or just cause eviction legislation, this means that this 13.94% increase represents rent increases to many, already established Alamedan residents. While Alameda may be experiencing a net influx of older and/or disabled residents in certain neighborhoods, that does not mean already established residents are not also being forced to move out, particularly those residents living on fixed incomes who cannot increase their incomes to meet rising rent burdens. Finally, by comparing the above map with the map of UD's and foreclosures on page six, we can see that the census tract with the highest number of foreclosures is also one of the tracts with the greatest loss of senior and/or disabled residents.

## Alameda Renters Coalition (ARC)

The Alameda Renters Coalition (ARC) is a grassroots tenants organizing group from the City of Alameda. ARC formed in September 2014 as a direct response to rapidly rising rents in Alameda. ARC has already successfully organized to pressure the City to first pass a moratorium on rent increases in November 2015, and then an ordinance in March 2016 increasing city oversight of rent increases and evictions. Now, ARC is busy campaigning for their November 2016 voter measure that would tie allowable rent increases to a percent of inflation and institute just cause eviction protections. For ARC, rent stabilization means community stabilization.



# City of Fremont

## Unlawful Detainers and Foreclosures 2005 -15

### Unlawful Detainers Per census tract 2005-15



DISCLAIMER: Census tracts are shaded for illustrative purposes only. As census tracts are shaded according to the absolute number of UD in each tract and not in proportion to the number of rental units in that tract, census tract shades cannot be understood to represent areas of higher UD rates.

**5,145 Unlawful Detainers**

**5,975 Foreclosures**

**\$2436**

As of July 2016, average apartment rent within the city of Fremont

**\$2186**

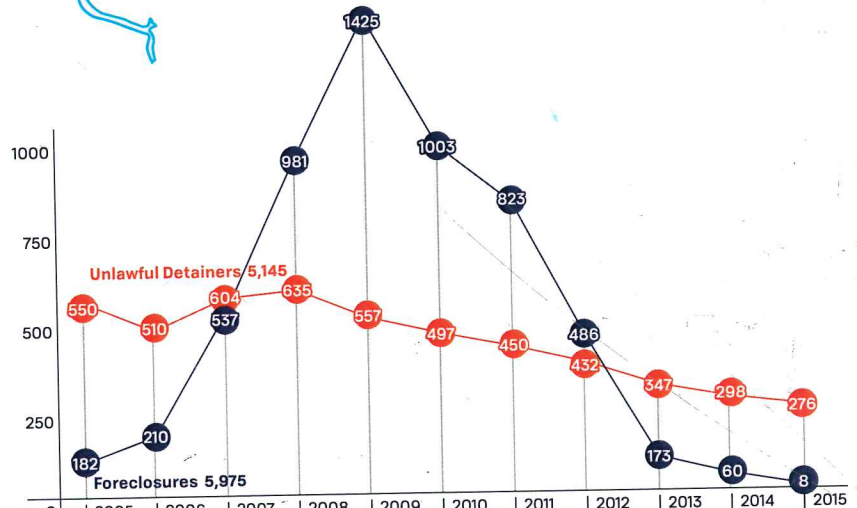
Average one bedroom apartment rent

**\$2602**

Average two bedroom apartment rent



**Average Rent 2011-16**



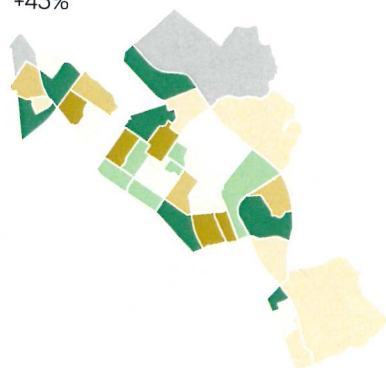
**Unlawful Detainers and Foreclosures 2005-15**



# Fremont Demographic Shifts

## Median Income

% difference 2010-14

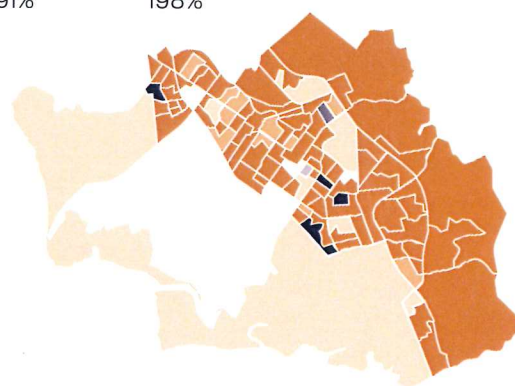


**\$103,591**

2014 Median Income, Fremont

## Section 8

% difference in access 2010-15



**214,089**

2010 Total Population, City of Fremont

**73,989**

2010 Total Housing Units

**26,541**

2010 Total Rental Occupied Housing Units

**Median Income Shifts:** From 2010 to 2014 the median household income in Fremont rose 7.49%. From 2011 to 2014, however, the average rent for a housing unit of any size increased 43.63%. In a city without rent control or just cause eviction protections, these numbers indicate two things: first, that as the rate of rent increases outstrips that of income, many households are spending a larger percentage of their incomes on housing. Second, as the median household income rose faster than inflation and Fremont did not experience a significant increase in the number of housing units between 2010 and 2014, it is likely that much of the change in median household income can be attributed to the displacement of lower income households by higher income ones. It is also particularly worth noting the number of foreclosures in Fremont. Compared to Oakland (53.41%) and Alameda (48.33%), Fremont has the smallest percentage of residents who rent: 35.87%. This can account for why the number of foreclosures compared to UD's is so much higher in Fremont than in Oakland or Alameda. The displacement of homeowners is just as disruptive to neighborhoods, communities, and individuals' lives as is the displacement of renters and as these numbers reveal, homeownership is not always less precarious than renting.

## Fremont Residents Insisting on Social Equity

Fremont Residents Insisting on Social Equity (RISE) is a coalition of faith congregations, residents, cultural organizations, and policy advocates fighting to make sure Fremont is an affordable, equitable, and diverse community. We are united and resolved to make sure everyone is valued, especially those most in need. Our current campaign is focused on renter protections and housing justice. Housing should not be something greedy interests profit from, but a safe, clean, and affordable sanctuary everyone has access to. RISE firmly believes that the combination of rent control and just cause for eviction are the most effective tools to stabilize communities.



# City of Oakland

## Unlawful Detainers and Foreclosures 2005 - 15

**32,402** Unlawful Detainers

**20,340** Foreclosures

**\$2912**

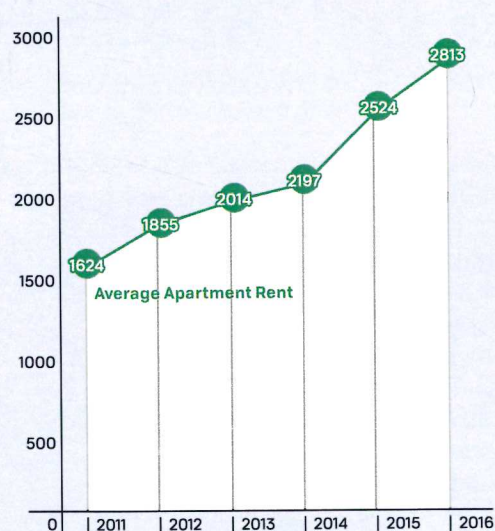
As of July 2016, average apartment  
rent within the city of Oakland

**\$2488**

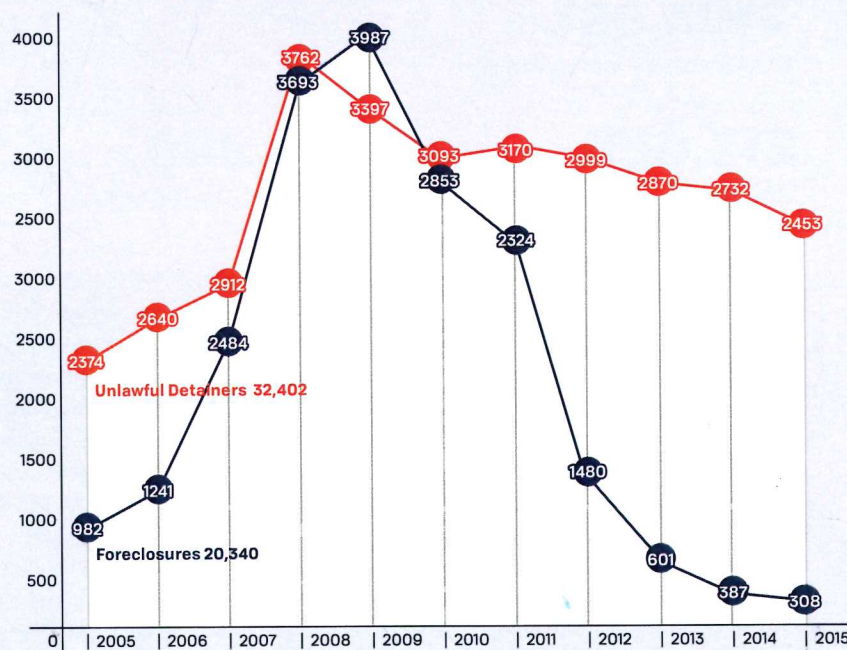
Average one bedroom apartment rent

**\$3284**

Average two bedroom apartment rent



**Average Rent 2011-16**



**Unlawful Detainers and Foreclosures 2005-15**

## Oakland Creative Neighborhoods Coalition

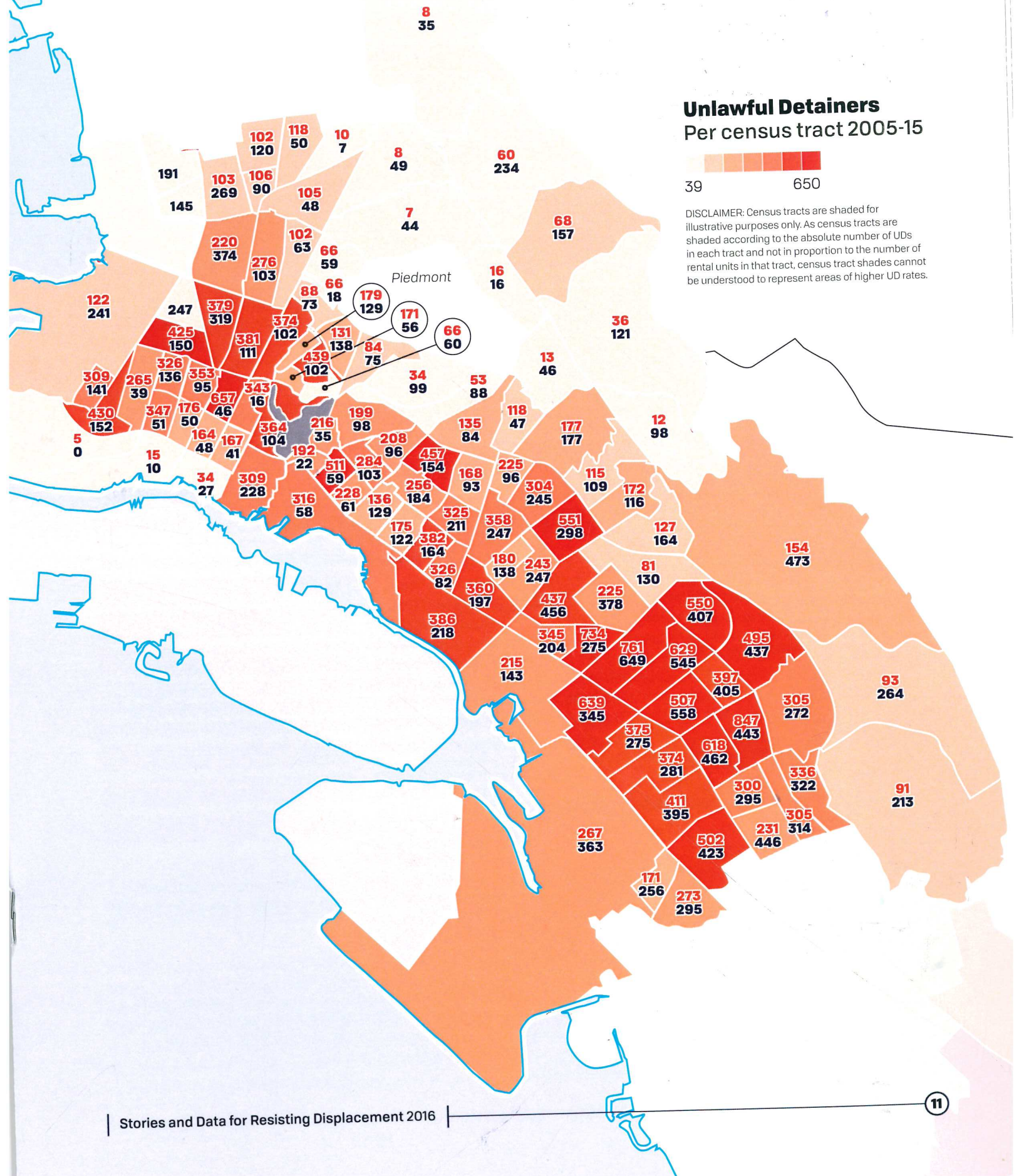
The Oakland Creative Neighborhoods Coalition (OCNC) is a network of artists, activists, and community leaders working to keep Oakland creative, affordable and vibrant. Oakland's economic growth and well-being depend upon the health of its arts community. Furthermore, cultural equity is inextricably tied to racial and economic justice and community health city wide. Currently, OCNC is focused on encouraging the City of Oakland to re-establish the Oakland Arts Commission to assist in the creation of a neighborhood-centered, community-informed cultural plan that incorporates policy/budget recommendations that support arts and cultural preservation, affordability, and healthy neighborhoods.



## Unlawful Detainers Per census tract 2005-15



DISCLAIMER: Census tracts are shaded for illustrative purposes only. As census tracts are shaded according to the absolute number of UD's in each tract and not in proportion to the number of rental units in that tract, census tract shades cannot be understood to represent areas of higher UD rates.





# Oakland Demographic Shifts

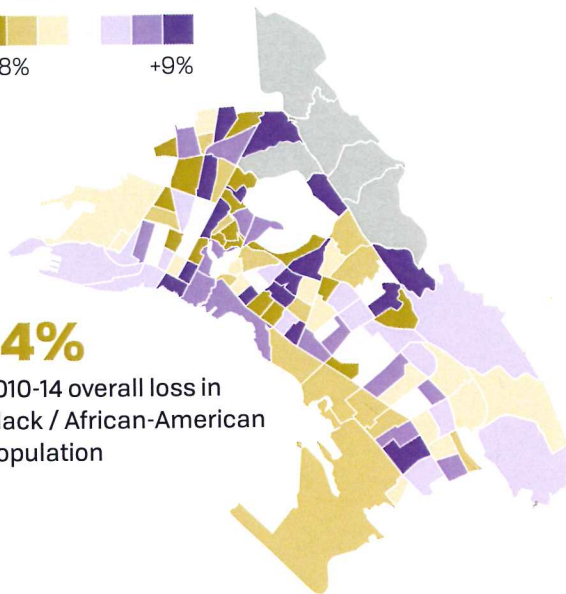
## Black Population

% difference 2010-14



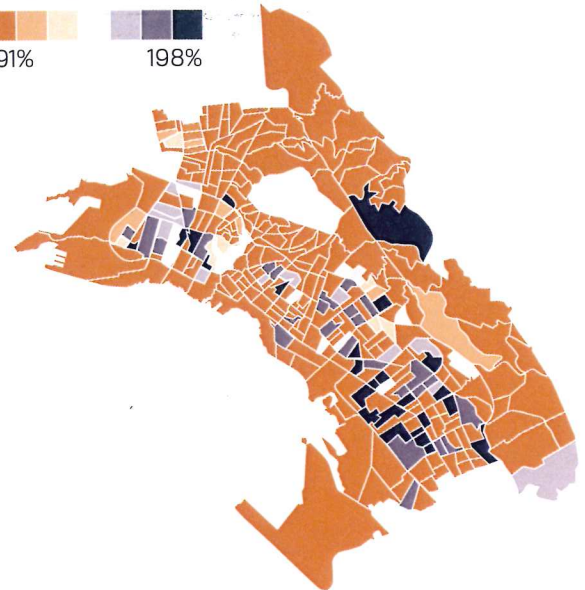
**-4%**

2010-14 overall loss in  
Black / African-American  
Population



## Section 8

% difference in access 2010-15



**390,724**

2010 Total Population, City of Oakland

**169,710**

2010 Total Housing Units

**90,649**

2010 Total Rental Occupied Housing Units

**Race and Ethnicity Populations Shifts:** One of the effects of gentrification is the replacement of exactly the populations of people who breathed life in, inhabited, and given life to a community. New residents are welcomed in based primarily on the extent of their economic privilege, while the cultural and community goods established residents cultivated are discounted. In the United States, the African American/black population lies at the intersection of many different dimensions of disadvantage, and blacks have often disproportionately felt the displacing effects of gentrification. This dynamic is also clearly visible in Oakland. Between 2010 and 2014, Oakland lost 4% of its black population. The loss of the black population in Oakland is particularly felt as African Americans have been a central part of Oakland's culture, identity, and voice for many generations now. Closer examination of the above map reveals the shifting demographic landscape of Oakland.

## Household Median Income by Race:

**\$75,065**

2014 Median Income, White Households, Oakland

**\$35,987**

2014 Median Income, Black Households, Oakland

## Section 8 Mapping:

Units were matched with their respective HUD defined Fair Market Rents (FMRs) to identify if someone with a voucher could afford to access (rent) them. This usability was averaged by block group to calculate voucher accessibility by neighborhood. Because the voucher amounts are not competitive with rents that landlords can get from non-voucher holders, once a neighborhood begins to experience investment, landlords stop accepting Section 8, thus forcing voucher holders to move to under-resourced sections of the city.

—Data obtained and analyzed by Matt Palm and Deb Neimeier of the National Center for Sustainable Transportation at UC Davis



# Coliseum College Prep Data

When students at Coliseum College Prep, a public secondary school in East Oakland, conducted a survey to study the effects of gentrification in their own neighborhoods they also claimed control over their own stories and the stories of their friends, families, and neighbors. In coming together to conduct their survey, these students learned how to collect, analyze, and synthesize data into a multi-media report with policy recommendations from the perspectives of those most exposed to the changing geographies of Oakland. Below, we've highlighted some parts of their report that spotlight how Oaklanders perceive their changing neighborhoods, and what they think should be done to combat the negative effects of gentrification. Check out [\[insert link?\]](#) for the full report.

"In spring of 2016, the senior economics class at Coliseum College Prep conducted a survey that sought to answer the question,

**"How are gentrification, displacement and the tech industry impacting Oakland?"**

In eleven days in April, we collected 723 survey responses. Most of our surveyees were Latino, low-income, and from East Oakland. Specifically, the largest racial group surveyed was Latino, representing 45% of responses, followed by Whites with 34% of survey responses and African-Americans with 15% of survey responses. Of the people who took the survey, 47% lived in East Oakland, 16% in North Oakland, 10% in Downtown or Lake Merritt and 7% in West Oakland. Close to half of those surveyed (43%) also earned less than \$50,000 a year."

## Ways that respondents saw changes in their neighborhoods:



**60%**  
Racial Shift



**50%**  
Loss of long-term residents



**76%**  
Higher Housing prices

## What Oakland residents think tech should do to help...



Guarantee jobs for Oaklanders



Offer youth programming and mentorship



Commit some company profits to public services

**51%**

know where to find help when faced with displacement



## What Oakland residents think the city should do to protect residents from the negative impacts of gentrification:



Preserve affordable housing



City initiatives to build more affordable housing



Raise public awareness about tenants' rights

**50%**

know their tenants rights



## Student Story

**Ja'Keemah Seals:** In 2014 my family lost our home in Oakland California. The house had been in my family for nearly 3 generations, and losing that house meant losing our family's history and memories. We got a 60 day notice to leave,

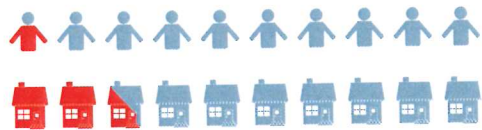
and that was the beginning of our search of a home. Finding an apartment in Oakland was impossible. With only one source of income we could not afford rent at the minimum of 1,600 monthly. We were forced to leave our city because we could find nothing. After the 60 days were up we were forced to live with friends and that is when I knew we were homeless. Now I am a senior in high school and my family and I commute to Oakland everyday from Hayward California. Because of the commute my academic performance (especially in my first class of the day) has been negatively impacted. Through it all I have managed to stay afloat and this fall I will be attending Sonoma State University, with the dream of returning to my community to provide mental health services.



# Oakland Rent Board Data

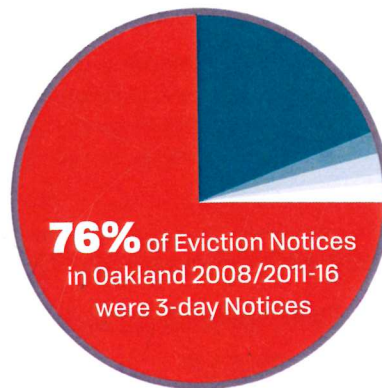
## Eviction Notices Served in Oakland

Data on Oakland eviction notices filed with the Rent Board is based on data provided by the Oakland Rent Adjustment Program as well as publicly available company information. While we have noted some inaccuracies in the eviction data provided, it is the only comprehensive data set available in Oakland. Most of the notices are 3-day notices to pay or quit.



Based on our calculations  
of assessors data  
roughly **7%**  
of all property owners  
own **24%** in Oakland  
of properties

**49,243**  
Total Eviction Notices



**37,670**

3-day Eviction Notices

**10,865**

Unknown Type of Eviction Notice

**280**

10-day Eviction Notices

**262**

14-day Eviction Notices

**38**

30-day Eviction Notices

**92**

60-day Eviction Notices

**36**

Change in Rent Notices

Number of eviction notices served in Oakland per Rent Board Data (2008, 2011-2016)

## Just Cause Protections

As a result of Measure EE or The Just Cause for Eviction Ordinance, passed in 2002, most Oakland tenants are covered by 11 Just Cause Protections. This means that a tenant cannot be evicted unless their landlords uses one of the 11 "just causes" for eviction. Included in these "just causes" for eviction are several that are at "no-fault" of the tenant, including use of the Ellis Act and Owner-Move-In evictions.

## Statement on Data:

The Unlawful Detainer (UD) is the end of the line in the eviction process. In many, many cases, tenants are forced out before their case gets to this point, due to sudden rent hikes, harassment from landlords, collusion between property management and landlord, buyouts intended to undermine rent control, and many more. We acknowledge that, due to limited data collection, these cases are not represented in our UD data maps.

Tracking displacement has always been difficult. While there seems to be a never ending amount of information on the internet, it is very difficult to monitor where individuals live, when they move, and why. Americans cherish privacy which protects us from national identification requirements but it also limits our ability to track how people are housed. The census, while a powerful tool, does not ask whether people are served eviction notices nor why or why not they move. Privacy protections and related concerns have also led to limitations on who can see court records in eviction cases. Having an eviction on one's records can render safe and affordable housing inaccessible even if the record reflects a mistake or reflects an eviction resulting from a landlord's foreclosure at no fault of the tenant. These elements combined makes it difficult to study the depth of the problem.

For this study, we requested from the City of Oakland's rent program copies of all of the notices that landlords have filed over the past ten years. Landlords are required to serve to the rent program a copy of any eviction notice before an Unlawful Detainer is filed with the court. Although we were able to obtain many of the notices, the program failed to provide us with this data in an accessible form. The program also failed to provide us with over 2-years of requested data. These are documents that tenant advocates have been requesting for many years in order to better understand the scope of the housing crisis in Oakland. Until recently, the Oakland rent program asserted that it was unable to access its own documents.



# Oakland Mega-Evictors

<b>4068</b> WILLIAM ROSETTI et al	<b>435</b> JACQUELINE JACKSON nee OLIVERI / OLIVERI TRUSTS
<b>992</b> PRANA INVESTMENTS	<b>357</b> NEIL SULLIVAN / REO HOMES LLC
<b>716</b> ROBERT E. FAUSSNER	<b>332</b> JAMES LEWIS, MARK ROEMER, JOHN T BAKER et al
<b>714</b> RICHARD and VICTORIA THOMAS	<b>329</b> MICHAEL VALVA/ MICHAEL BRESSO/ BRUCE CHAMBERS
<b>591</b> SUMSKI AND BRIDWELL / DAVIS COIT APTS LLC	<b>287</b> RICHARD J & ELIZABETH SALVINI
<b>555</b> RUSSELL AND RAIZ TAPLIN	<b>286</b> THE DARKE FAMILY
<b>555</b> FEREIDOON AND HOMAYOUN HASHEMI	<b>257</b> URBAN GREEN/ SAROSH KUMANA/ SINGER/ TIDWELL

## William Rosetti

William J. Rosetti is associated with over one hundred companies, LLCs and speculative real estate entities across the San Francisco Bay Area. Partnering with other large property holders, Rosetti's companies are associated with over 4000 eviction notices in Oakland, and more than 500 unlawful detainers. As a member of Oakland Mayor Libby Schaaf's Housing Cabinet, Rosetti is able to influence city policy. As described on one of his company websites, he was "at the forefront of the condominium conversion business in San Francisco in the 1970's and 1980's." San Francisco regulated the conversions in 1979 to stem the tide of rental unit loss and tenant displacement.

## PRANA Investments LLC

The three founders—Kurt C. McCracken, Peter D. Larsen, and Richard Esposito—of PRANA Investments are associated with close to a 1000 evictions and over 150 unlawful detainers in Oakland. As noted on the Prana Investments website, the company specializes in acquiring "underperforming" multi-family properties in New York City, Los Angeles and San Francisco. The company began property acquisitions in 1982, and in 1988, began managing private-equity funds. In 2000, founder Kurt McCracken and attorney Eric Ziegler filed a patent for a real estate app which allows investors to exchange property, avoiding taxation.

## Albert Russell and Riaz Taplin

The Taplins are associated with at least 555 Oakland evictions under numerous LLCs. Albert Russell Taplin is an inactive attorney who was placed on probation by the CA State Bar in 1995. His son Riaz joined him in the real estate business while in high school. As he reports on the website for Riaz, Inc., his original focus was the "ultra-luxury San Francisco real estate market," but he then "set forth to transform the dilapidated buildings" of Oakland. The company now manages over 800 apartments in the east bay, with a "core competency in multi-family re-positioning." In addition to their eviction mill, the Taplins are launching large market rate development projects in east Oakland.

## Neil Sullivan / REO Homes

Neill Sullivan and his investors are putting a lot of effort into convincing themselves and others of the do-good nature of their speculation scheme. "REO Homes, LLC respects West Oakland by investing in our neighborhoods." Sullivan was previously associated with Deocap Corporation, a mortgage brokerage with suspended or revoked licenses in many states. Thomas Steyer was an original funder who made it possible for Sullivan to purchase hundreds of buildings in West Oakland and evict foreclosed owners and their families. Steyer, the founder of Farallon Capital now runs a "Community Development Bank" in Oakland that is pledged "to provide economic justice."

## The Claridge Hotel - Urban Green / Sarosh Kumana / Singer/ Tidwell, et al

The Claridge Hotel (formerly The Ridge) has undergone a long history of trouble and neglect, with ownership apparently transferred from Richard Singer - who pleaded guilty to attempting to burn down another of his SRO Hotels in 2011 - to Urban Green—best known for evicting a 97 year old woman in San Francisco—finally to Sarosh Kumana - a real estate and tech investor. Eviction notices at The Claridge totalled 257 over the 5 year period.

SROs have historically provided housing for vulnerable populations. While San Francisco regulates and protects single room occupancy hotels, Oakland has no policy for preserving these rooms. As people are displaced from SROs, the numbers of homeless are likely to increase.



# Alameda County

## Narratives of Resistance

### Oral History

When we at the Anti-Eviction Mapping Project collect an oral history, we are not only recording another data point for a map. Oral history is a powerful tool because it resists abstraction. By collecting stories that enlighten the spatial experience

and emotions tied to place, space, and memories, we can both apprehend how displacements creates individual trauma and uprooting, and analyze displacement through a better understanding of the wider context that produces it. Furthermore, by allowing the displaced to speak with their own voice in their own register, the project simultaneously amplifies the lived experiences of displacement and resistance while reaffirming the dignity of those experiencing displacement as a process of erasure by privileging their voices over those of the displacers. In addition to a five minute clip, all of our oral histories can be streamed in full from our website, providing an unadulterated platform from which our interviewees can be heard.

#### April Squires, Alameda

"So I went to [my first Alameda Renters Coalition meeting] with a friend because personally I was concerned about the disabled and the elderly and their circumstances and how vulnerable they are with these soaring rents and what would become of us [seniors] if we suddenly have to pay twice as much—because our incomes aren't going up. What kept me involved was when I found out about a situation at 470 Central Ave where 31 families were going to be evicted or pay 50% more. I thought, what about the kids? [...] Do they get yanked out of their schools in the middle of the year and then their parents have to find jobs, find places to live? [...] I couldn't bear the thought of those kids through no fault of their own being squeezed into [that] situation."

#### Roberta Ryan, Fremont

I started this work with the intention of playing some part in alleviating the housing crisis in the Bay Area, because if there was anywhere that my role and my effort could be valuable, it would be in my hometown. To know that the same root causes of people struggling with rents is going to eventually, probably force my parents to sell their home—I see those rooted in the same issues of—Do we really ever have ownership over the place that we live? Do we have ownership over our land? Or is everything just paid through rent, through mortgage, through a loan? These systems don't really allow housing to be a right for anyone. Really being able to honor the huge immigrant population in Fremont and knowing that there are people who care. It makes me feel more hopeful for sure for Fremont, and also for communities where organizers don't always reach because its not at a city center, its where outreach is really, really necessary.

#### Cathy Leonard, Oakland

"That's what I really love about Oakland—that sense of neighborliness—that you don't find in a lot of other places. And when people started moving into our neighborhoods in the 2000s, we found that people weren't speaking to you. You'd say hi, they'd look you in the eye, and avert their eyes. It was just this sense of—"I'm here, I'm new, I'm taking over the neighborhood now, and I'm going to run this neighborhood the way I want to." So that's how we started this community association. [...] I think we've come a long way now—and so when people move in the neighborhood, it's almost like someone is out there saying—"You better speak when you come here." People are friendly now—they speak to you."

### Video

Over the past year, we completed a series of several short videos highlighting the anti-displacement organizing that our partners in Oakland, Alameda, and Fremont have been and are currently engaged in. Over the course of many months of relationship building and mutual aid, as Mapping Project members attended city





# Oakland Community Power Map

As part of our partnership with the Oakland Creative Neighborhood Coalition, in 2016 we created a "Community Power Map" in the Betti Ono Gallery. This collaborative map was an endeavor in reframing conversations about the Bay Area, so that we didn't only talk about loss and destruction, but also about community assets worth celebrating and fighting for. The base layer for the map in the Betti Ono gallery was collectively drawn by AEMP and Betti Ono members on two walls, representing Oakland's geography. After which, members of the public could enter the gallery whenever it was open, between 12 and 5, adding assets and markers of community power.

Before taking the map down, we digitized its contents, so that it now lives online at <http://arcg.is/2bC5f1Y>. Additionally, since taking it down, we've created other Community Power Maps throughout the Bay Area, for instance in anti-gentrification block parties and with youth group programs in San Francisco's Mission District. But for us, the idea of creating these power maps stemmed from an Oakland-based collaboration in which it was asked of us to think beyond the normative pessimistic framing of contemporary Oakland.

From the wall: "In a city that has historically faced disinvestment by the powers that be, the current tide of changes and development in Oakland does not take into account what the heart and soul of Oakland want. What is valuable to our cultural identities, and what threatens our very place here. It is crucial at this time that we let the city know what we have, what we value, and what we want. This is a community power map. Your offerings to the the map will live beyond this installation in an online map made with Anti-Eviction Mapping Project in collaboration with The Oakland Creative Neighborhoods Coalition."

council meetings, organizing meetings, actions, rallies, and got to know and organize with our partner groups, we managed to capture some of the movements, textures, and spirit of what their work of resisting displacement looks, feels, and sounds like. So often, the stories, voices, and choreographies of organizing and resistance are obscured. These videos intend to uplift this work and the people behind it. [www.antievictionmap.com/alameda-videos](http://www.antievictionmap.com/alameda-videos)





# Tenants Together

## Policy Recommendations

### 1. Pass Strong Rent Control and Just Cause Ordinances

Rent Control and Just Cause protects in place tenants from displacement. It keeps rents for a tenant affordable and allows tenants to request repairs and refuse illegal rent increases without fear of a no cause eviction. Check out Tenant Together's rent control and just cause tool kit available at [www.tenants-together.org](http://www.tenants-together.org). Also look at the Alameda Renter's Coalition website for an ordinance drafted by Tenants Together.

### 2. Allow local government to regulate housing costs and reform the Costa-Hawkins Act

State law prevents local governments from using all the tools that could be available to address housing crisis such as the one that many of the bay area cities are experiencing now. The Costa-Hawkins Act was passed in 1995 and prevented cities from regulating original rents. Cities are only allowed to regulate the increases each year after the initial rent is set by the landlord. This explains why cities that have rent control may still have high rents for new tenancies.

### 3. Allow local government to prevent speculators from circumventing rent control and reform the Ellis Act

Landlords are allowed to evict tenants if they allege that they want to go out of the rental market but do not want to sell their property. However, the overwhelming majority of Ellis Evictors are speculators that own the property for less than a year when they start Ellis evictions and generally sell the property as soon as they are emptied. This decimates the local rent-controlled housing stock. Local communities should be allowed to regulate Ellis Act evictions to ensure that they are not being used by speculators only to evict long term tenants from rent controlled units.

### 4. Create and maintain robust and routine rental housing inspection programs

An unforeseen consequences of the foreclosure crisis has been the sever reduction in staffing for code enforcement programs. Units must be affordable and healthy. Landlords have pushed tenants out by failing to make repairs. Cities must have robust routine inspection programs to ensure that all landlords maintain the housing stock, especially in light of the housing crisis.

### 5. Promote the use of the Section 8 Programs in resourced neighborhoods

#### a. Measures to bar landlord refusal to accept Section 8

The purpose of the Section 8 Housing Choice Voucher program is to provide low-income families with a housing subsidy that allows them to live in highly resourced communities instead of segregated, poorly resourced neighborhoods. However, outright discrimination against voucher families by housing providers has made it difficult for many families to use their voucher and those that do, often find themselves concentrated in high poverty neighborhoods. Cities can take measures to protect voucher families from discrimination by passing laws that make it illegal for landlords to deny a family housing solely on the basis that they receive housing assistance.

#### b. Local Housing Authority policies

Housing Authorities can implement policies that improve voucher tenants' housing choice. First, robust landlord outreach is one way that Housing Authorities can increase the number of landlords participating in the voucher program. Housing Authorities can also provide adequate subsidies to families to ensure that sufficient housing opportunities are available to participants. Last, to educate families about the advantages of moving to resourced communities and support successful moves, Housing Authorities can provide mobility counseling and financial assistance (such as help paying security deposits) to voucher participants.

#### c. Cities should consider providing incentives for landlords to participate in the voucher program

Cities can create incentives to landlords to participate in the voucher program such as (1) a local tax incentive for participating landlords or (2) a damage mitigation fund for landlords that acts as an additional security deposit for voucher tenants.



# Highlighting Resistance

## Our Community Partner Goals

**Maps are never neutral. They assert boundaries, place names, presences and absences.**

We recognize the representational power of maps and strive to create ones that reveal a counter-history taking place in this moment. This report is comprised of multiple data sets, all of which tell different stories, some more entangled together than others. Some are even contradictory, and most are, in some way, incomplete. For instance, while UD and foreclosure data might appear to decrease in a particular neighborhood, tenants on the ground might be experiencing increases in other forms of dispossession, such as harassment and rent increase. Others might feel increasing disconnect from the place they call home as people, buildings, and networks fade into history, or as new luxury condos and other infrastructure shift neighborhood constitution and even policing practices.

Because of these varying experiences, we consider the stories documented by the narrative work of the AEMP to be as significant as the work we do with more quantifiable data sets, and we indiscriminately listen to the tales that they collectively tell, whether in tones of harmony or dissonance. While the narratives produced throughout the course of this project invariably house stories of loss and displacement, they also invoke stories of resistance. As such, we find it important to not only frame the stories of Oakland, Alameda, and Fremont through critical filters, and find hope in collaborative community power mapping, working alongside anti-eviction groups and cultural projects throughout the region. From this perspective, we want to highlight our partner goals below:

### **Oakland Creative Neighborhoods Coalition**

The core goal of OCNC is to lobby the City of Oakland to re-establish the City of Oakland Arts & Culture Commission. This commission would advise the City Administrator, Mayor and City Council on all matters pertaining to cultural development, cultural equity and art and cultural funding, ensuring that resources are distributed equitably in way that is consistent with community needs in each district and citywide with a focus on cultural preservation, affordability, and healthy neighborhoods. The commission would also advise and develop recommendations for the inclusion of an Arts Element in the City of Oakland General Plan, as well as develop and adopt a cultural master plan that supports arts and cultural preservation, affordability, and healthy neighborhoods and protects the existing/historical cultural assets.

### **RISE Coalition**

"As RISE members, we are committed to the following priorities: Renter protections, Affordable housing, Community stability, Local jobs and workers' rights, Equitable development, and Human dignity."

RISE's current campaign is focused on renter protections and housing justice. Fremont residents have received rent increases of \$600+ within the past few months, pushing some to move out of the region or state because of housing costs. RISE believes that housing should not be something greedy interests profit from, but a safe, clean, and affordable sanctuary everyone has access to. RISE firmly believes that the combination of rent control and just cause for eviction are the most effective tools to stabilize communities. Rent control and Just Cause go hand in hand. Renters have very limited rights if there are no just cause protections in their city, as landlords can unexpectedly remove tenants without ever stating a reason. New renter protection campaigns are springing up and gaining momentum in the cities of Alameda, San Mateo, Burlingame, Santa Rosa, and Richmond, while San Jose and Oakland are strengthening their existing renter protections.

### **Alameda Renters Coalition**

"We wrote and qualified for the November ballot a true rent control law. In the process of doing that we built a movement. We trained over 100 volunteers. We put 60 people a week into the field, canvassing and tabling all over town. We built a mailing list, met so many people, got onto the Alameda political map. We have built a Coalition."

—Eric Strimling, Longtime ARC Member

Fighting for housing justice is inherently a community endeavor. Everyone's support, no matter how seemingly small, becomes significant. Listed here are some ways ARC will be campaigning for their 2016 ballot measure and fighting for stronger tenants protections: Throwing house parties at Coalition members' houses to educate the local community about the ballot measure and recruit new members, Tabling and hitting the streets to register new voters, Cultivating alliances and gathering endorsements from various community organizations within Alameda, Fundraising to cover associated costs and fees.



# Counterpoints

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[antievictionmap.com](http://antievictionmap.com)

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