

# Who Belongs? Housing Justice in the Bay Area

DATE

April 28, 2023

PRESENTER

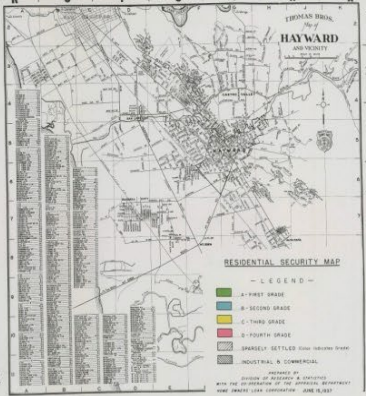
Eli Moore  
Program Director

AUTHORIAL SUPPORT

Othering & Belonging  
Institute

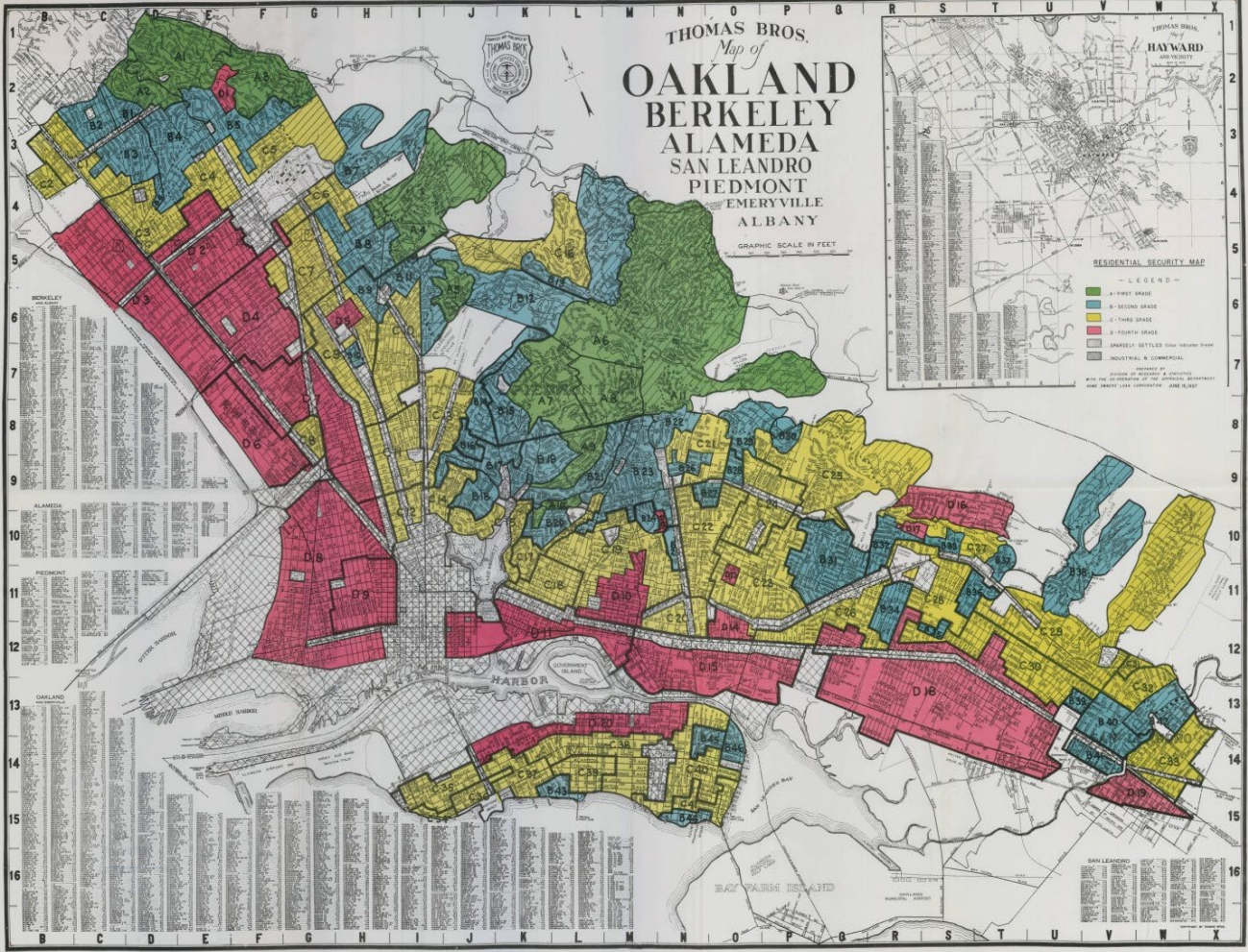
THOMAS BROS.  
Map of  
**OAKLAND  
BERKELEY  
ALAMEDA  
SAN LEANDRO  
PIEDMONT  
EMERYVILLE  
ALBANY**

GRAPHIC SCALE IN FEET



RESIDENTIAL SECURITY MAP

- LEGEND —
- A - FIRST GRADE
  - B - SECOND GRADE
  - C - THIRD GRADE
  - D - FOURTH GRADE
  - SPARSELY SETTLED (Lower Industrial District)
  - INDUSTRIAL & COMMERCIAL



**BERKELEY**

B5	B1	B4	B6
B3	B2	B7	B8
B9	B10	B11	B12
B13	B14	B15	B16
B17	B18	B19	B20
B21	B22	B23	B24
B25	B26	B27	B28
B29	B30	B31	B32
B33	B34	B35	B36
B37	B38	B39	B40
B41	B42	B43	B44
B45	B46	B47	B48
B49	B50	B51	B52
B53	B54	B55	B56
B57	B58	B59	B60
B61	B62	B63	B64
B65	B66	B67	B68
B69	B70	B71	B72
B73	B74	B75	B76
B77	B78	B79	B80
B81	B82	B83	B84
B85	B86	B87	B88
B89	B90	B91	B92
B93	B94	B95	B96
B97	B98	B99	B100

**ALAMEDA**

D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13	D14	D15	D16	D17	D18	D19	D20	D21	D22	D23	D24	D25	D26	D27	D28	D29	D30	D31	D32	D33	D34	D35	D36	D37	D38	D39	D40	D41	D42	D43	D44	D45	D46	D47	D48	D49	D50	D51	D52	D53	D54	D55	D56	D57	D58	D59	D60	D61	D62	D63	D64	D65	D66	D67	D68	D69	D70	D71	D72	D73	D74	D75	D76	D77	D78	D79	D80	D81	D82	D83	D84	D85	D86	D87	D88	D89	D90	D91	D92	D93	D94	D95	D96	D97	D98	D99	D100
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**PIEDMONT**

D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13	D14	D15	D16	D17	D18	D19	D20	D21	D22	D23	D24	D25	D26	D27	D28	D29	D30	D31	D32	D33	D34	D35	D36	D37	D38	D39	D40	D41	D42	D43	D44	D45	D46	D47	D48	D49	D50	D51	D52	D53	D54	D55	D56	D57	D58	D59	D60	D61	D62	D63	D64	D65	D66	D67	D68	D69	D70	D71	D72	D73	D74	D75	D76	D77	D78	D79	D80	D81	D82	D83	D84	D85	D86	D87	D88	D89	D90	D91	D92	D93	D94	D95	D96	D97	D98	D99	D100
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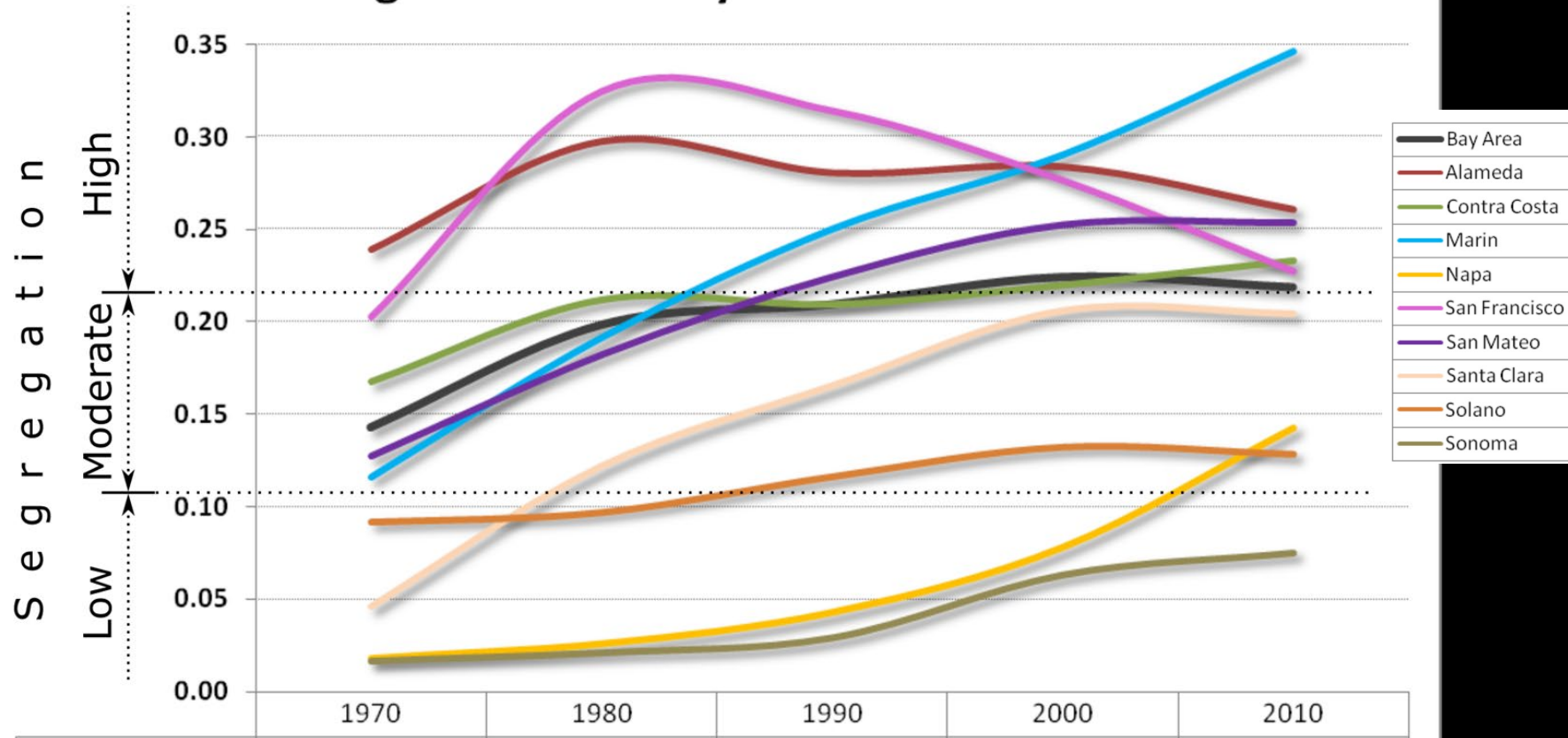
**OAKLAND**

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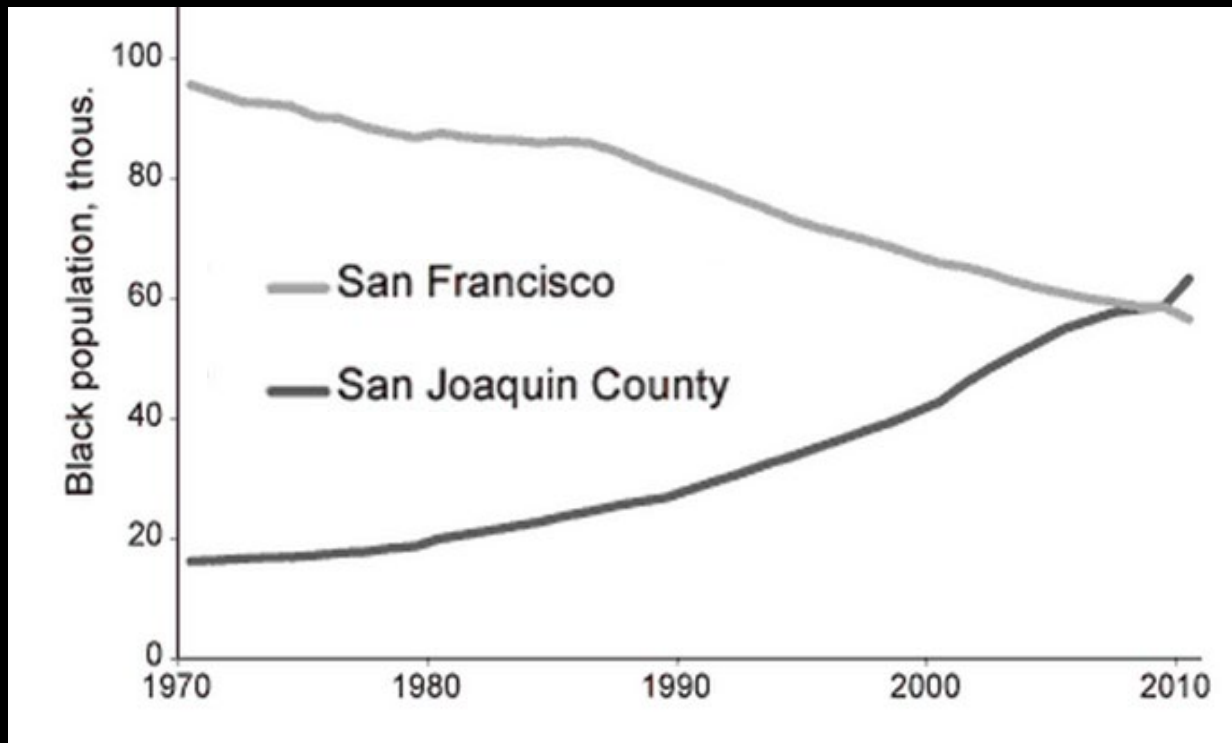
**SAN LEANDRO**

D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13	D14	D15	D16	D17	D18	D19	D20	D21	D22	D23	D24	D25	D26	D27	D28	D29	D30	D31	D32	D33	D34	D35	D36	D37	D38	D39	D40	D41	D42	D43	D44	D45	D46	D47	D48	D49	D50	D51	D52	D53	D54	D55	D56	D57	D58	D59	D60	D61	D62	D63	D64	D65	D66	D67	D68	D69	D70	D71	D72	D73	D74	D75	D76	D77	D78	D79	D80	D81	D82	D83	D84	D85	D86	D87	D88	D89	D90	D91	D92	D93	D94	D95	D96	D97	D98	D99	D100
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# Divergence Index: Bay Area and Counties



# Displacement of Black residents to the margins of the region



Belonging means being part of a world and communities that are vibrant, healthy, and interconnected in which everyone, no matter who they are, holds the agency, responsibility, and power to co-create the structures that serve them.

1950  
A message to  
**EVERY CALIFORNIAN**  
who believes in  
**DEMOCRACY**



*at the  
grass roots!*

**Insist on your  
AMERICAN RIGHT TO VOTE!**

**VOTE YES ON 10**

These facts are important to you ▶

**The Right to Vote—**

**GUARD IT!**

**HERE ARE THE FACTS ON  
PROPOSITION 10—WHAT IT PROVIDES  
— WHY IT IS NECESSARY — HOW IT  
AFFECTS YOU AND YOUR COMMUNITY**

Proposition 10 is undoubtedly the most clear-cut, easily understood measure ever to appear on the California ballot.

It adds a vitally necessary section to the State Constitution: the Public Housing Project Law.

It provides, simply, that any permanent public housing project proposed to be undertaken in whole or in part by the Federal Government or a State public body, must first be approved at an election by a majority of the voters of the city, town or county in which such a project is contemplated.

Proposition 10, naturally, will not in any way interfere with the Federal Government's needed power, in time or war or disaster, to construct temporary emergency housing facilities.

Proposition 10 will give the people in local communities the right to decide for themselves if permanent, subsidized housing projects are necessary or desirable for their community.

Proposition 10 is the very essence of American democracy!



**Housing Is A  
Community Concern**

In California, there are approximately two million homeowners, a great many of whom are veterans, making real sacrifices for the enjoyment and responsibilities of home ownership. Hundreds of thousands more are planning to become homeowners in the future.

These people must subsidize, through taxes on their homes, the huge expense of civic services provided public housing projects, which are exempt from taxes. Manifestly, it is only just and right that they, along with other citizens, be allowed the right of decision when a project's construction is contemplated.



**The People  
Can Be Trusted!**

Under Proposition 10, these facts are indisputable: if a housing project is *not* needed and *not* wanted, it will be turned down by a vote of the people; if a housing project is needed and is wanted, it will be approved by a vote of the people.

Given democratic opportunity, the people can be depended on to make the right decision in any given case. It is an affront to the citizenry of California to argue otherwise—to contend, as opponents of Proposition 10 have done, that it would be "dangerous" to allow the people of California to vote!

Every true believer in democracy will agree that the right to vote is not a danger—but a cherished blessing!

1950 pamphlet from the Northern California Committee for Home Protection campaign for Proposition 10, framing its opposition to public housing as a matter of democracy.

Source: Liam Dillon, Los Angeles Times

“Wealth—what you own minus what you owe—is the key to economic security. It is what enables families to build a better future. It provides economic stability during lean times. It opens doors to improving quality of life. It is a dam against the floodwaters of economic catastrophes. It provides access to political power and it allows us to live and retire with dignity”.

- California Task Force on Reparations for African Americans, 2022

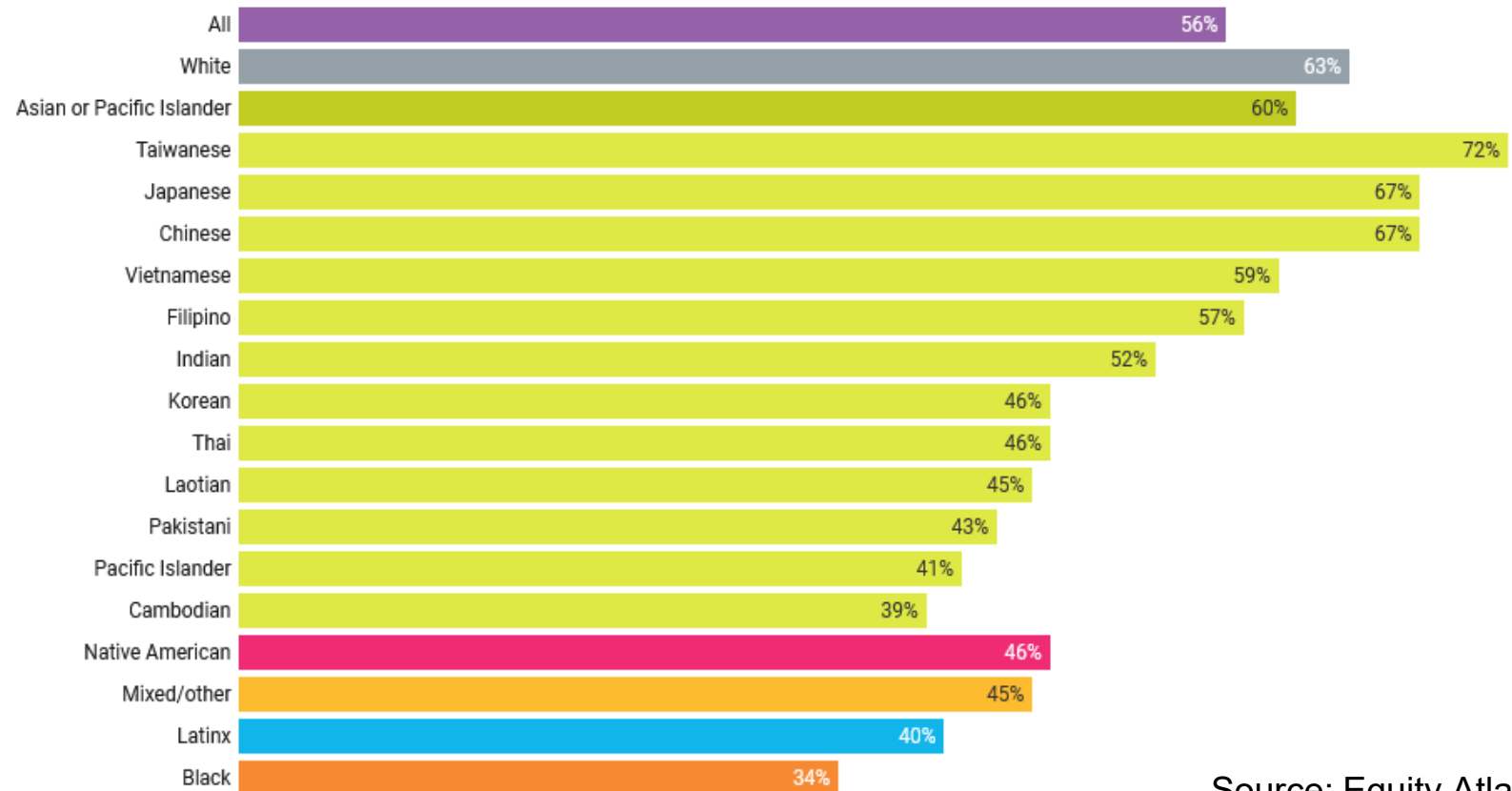
“Mama don’t own a house  
so she can’t post bail.”

- Mistah F.A.B.



# Large Inequities Exist in Homeownership Rates Across Race and Ethnicity

Homeownership Rates by Race/Ethnicity and API Ancestry: Bay Area, 2019



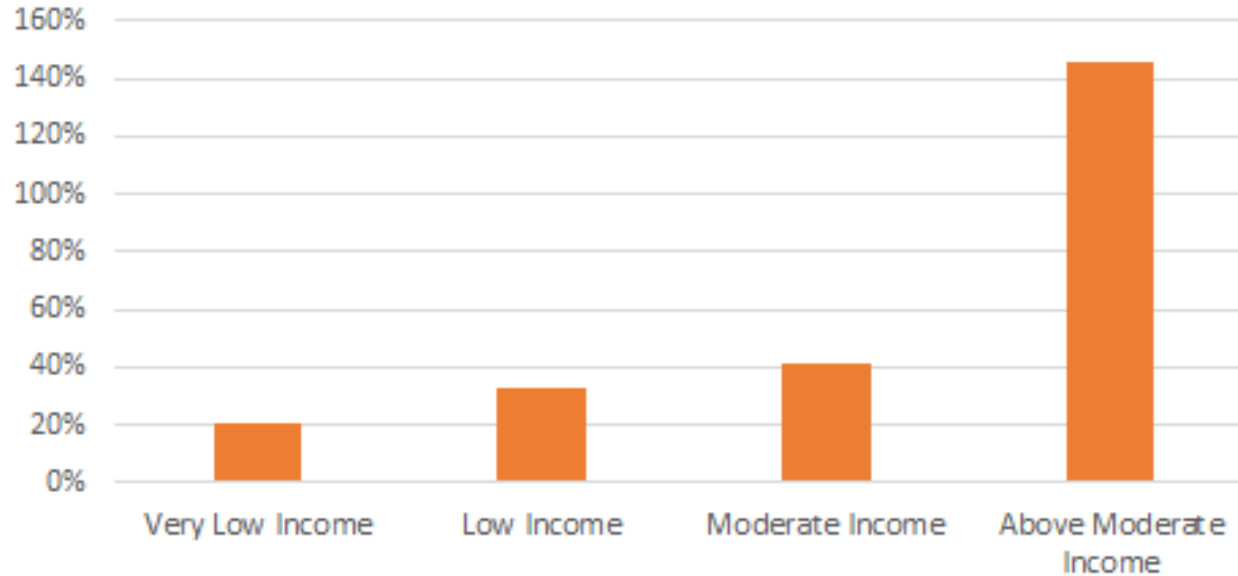
Source: Equity Atlas

# Gap in Median Home Equity in Formerly Greenlined and Formerly Redlined Neighborhoods, 2019

<b>Metro Area</b>	<b>Median Home Equity in Formerly Greenlined Neighborhoods (\$)</b>	<b>Median Home Equity in Formerly Redlined Neighborhoods (\$)</b>	<b>Gap (% difference)</b>
Fresno	282,000	158,000	78
Los Angeles	1,111,000	587,000	89
Oakland	1,300,000	752,000	73
Sacramento	778,000	522,000	49
San Diego	1,058,000	471,000	125
San Jose	1,329,000	854,000	56

Source: Dana Anderson, Redfin, 2020

## Percentage of Needed Housing Permitted Bay Area, 2015-2020

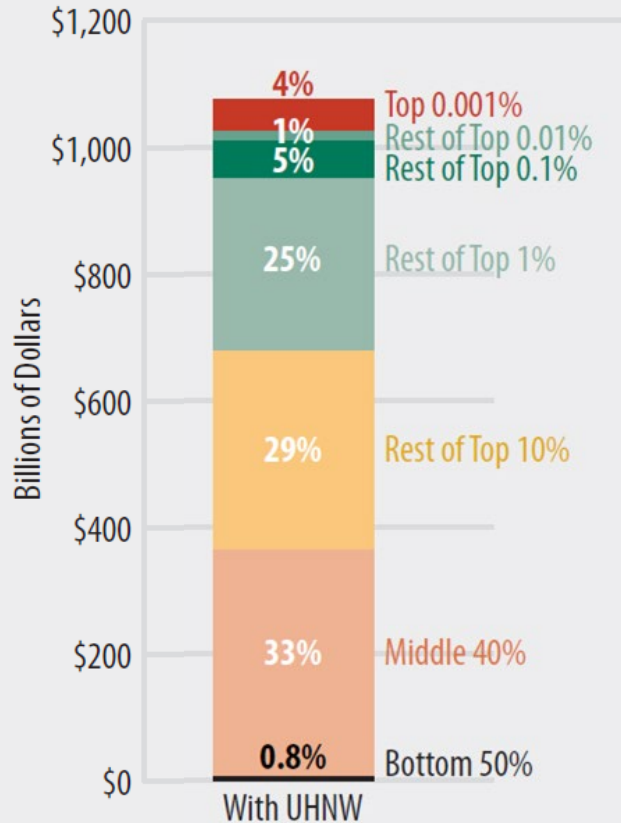


New housing falls far short of meeting the needs of moderate, low and very low income residents

Source: ABAG Regional Housing Needs Allocation

# Household Wealth Inequality

Santa Clara & San Mateo Counties, 2022



50% of the people hold 0.8% of the wealth

1% hold \$263 billion

Source: Joint Venture Silicon Valley

# Five Priorities

Break up exclusionary zoning and other policies that prevent affordable housing from being built in high income areas.

Raise needed revenue and reign in wealth inequality through progressive taxation.

Reinvest in affordable housing, smarter this time with targeted strategies to make sure communities' particular needs are met and past racialized harm is repaired.

Ensure tenants have rights and the power to enforce protections from eviction and unfair rent increases.

Expand the range of housing choices to include new forms of ownership that prevent speculative investment and expand homeownership, such as community land trusts and social housing.

# Advance Belonging

From the kitchen table to the block to the neighborhood to the city  
to the region and beyond