

What Do We Want? Low Income Housing!

When Do We Want It? Now!

For more than 5 years Friends of Adeline has been working for the development and construction of housing in our community.



We have asked that all housing on publicly-owned land be for low-income people – 100% of housing on BART land for those whose income is less than 60% of AMI.

We have said that at least half of all housing in our community, both new and old, must be affordable for low-income people, and include family-sized, 2-3-bedroom units. We want a Housing Balance

District for South Berkeley, which would only allow market-rate housing to be built once we've met our goal for building the low-income housing we need.

We have stated that developers must not be able to pay a fee to get out of building the low-income housing we need. Low-income housing must be built on-site, in every project.

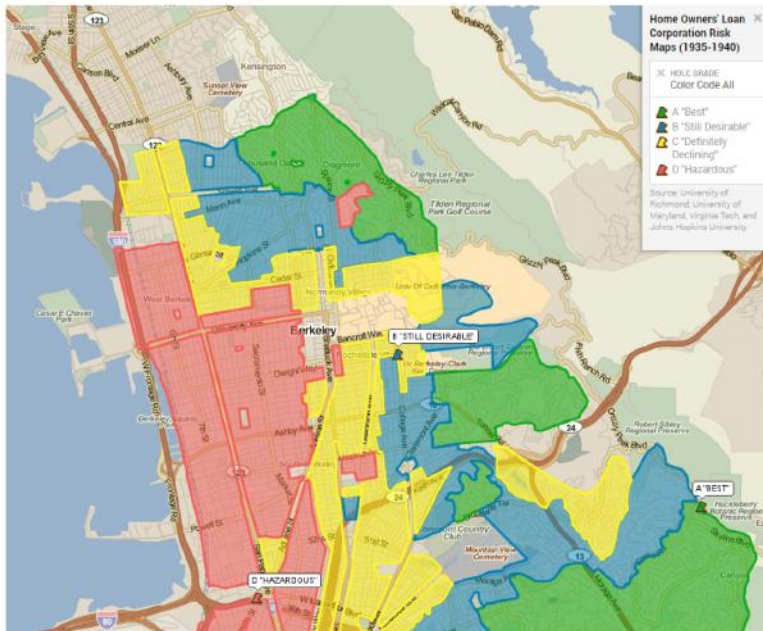
We have demanded that one-third of our Housing Trust Fund to go to South Berkeley, with at least a minimum of \$50 million over 10 years. There must be a preference for community ownership housing models, including community land trusts and housing co-operatives.



Ashby BART Station in South Berkeley.

For more than a century, the government and economic institutions in Berkeley have used their power to enrich the white population and deny economic security and comfort to African Americans and other people of color. We have had Jim Crow laws, White Only laws, Red-Lining laws, all promoted by and

Redlining in Berkeley



- **Redlined:** South Berkeley, West Berkeley (SW, NW), Central Berkeley (Poet's Corner)
- HOLC map describes **South Berkeley** (between Dwight/San Pablo/Alcatraz, MLK): “predominance of Negroes and Orientals”
- Described Elmwood and Claremont as **“highest class residential districts”**

enforced by the government. What is going on now is continuing along the same path. Investment in opportunity zones, developing and constructing market rate housing, using for-profit and non-community-based developers, are all promoting the enrichment of the white population and the further degradation of African Americans and others.

The policies of Berkeley during the past 25 years have allowed developers and investors to promote and build housing that led to the elimination of a majority of the African American population from our community. These policies have been similar to those that in the earlier years of the 20th century allowed major developers and real estate companies such as Mason & McDuffie to create all white communities, such as those marked by the great stone gates at their entrances in the south east part of the city.

These policies continued with specific plans by banks and developers to have a “red line” where loans and home purchases would only go to white people on one side, east, of the line. And these policies led to the creation of wealth through home investment on one side of the line while continuing to deny it on the other, western, side.

Allowing the market to determine what is built in our community will never solve the “housing emergency” because the market *is* the problem. Almost all of the housing constructed in our city in the last 10 years is already market-rate. Housing must be valued as a human right, not as a way for white, wealthy investors to profit off of low-income people and people of color.

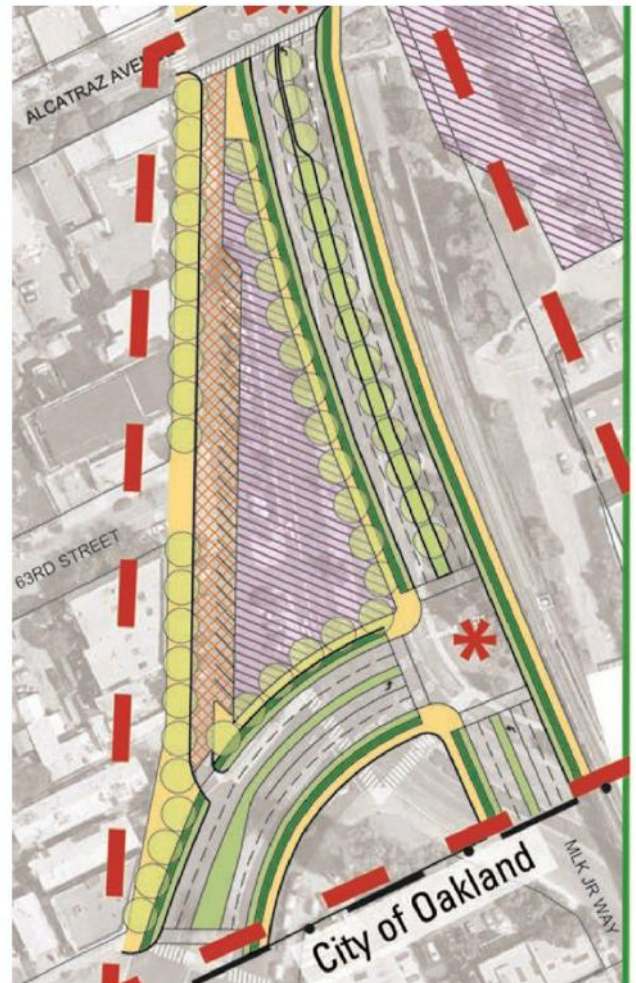
From South Berkeley, Friends of Adeline is asking people and organizations from all over the city to recognize that the lens through which we look at the “housing crisis” is distorted. While many are willing to accept that racism has had a seriously destructive effect on our society, we need an equal willingness to turn that effect around. There needs to be a recognition that American capitalism is greatly based on racist concepts and was founded on slavery.

We need to demand alternatives that change the framework of how problems and solutions are viewed. The current Adeline Corridor Plan and the current policies of the Planning Department and the City Council fail to recognize this reality and as a result will not serve the community that needs and deserves housing the most.

This change must happen now. All construction in the Adeline Corridor, all construction in Berkeley must be available, especially to those who have been forced out of our community, to those whose ability to remain here now is being threatened by the overwhelming rise in the cost of living and specifically the cost of being able to live in a safe, secure, healthy, home



Keeping a neighbor in his home.



Design concept for the intersection of Adeline Street and Stanford/MLK Jr. Way. The design will be refined in the future with additional engineering and design details.

Support the Adeline Community Initiative!!

Development of the Adeline neighborhood must reverse the displacement of African Americans and the severe housing crisis for low-income, working-class, and unhoused people! The City of Berkeley is creating an Adeline Corridor Plan, but we need a plan that is about the *people* in our community, not just streets and buildings. Our vision is for an Adeline Community Initiative – the People’s Plan. We demand the City adopt an Adeline Community Initiative to:

Dedicate all housing on publicly-owned land for low-income people – 100% of housing on BART land for those whose income is less than 60% of AMI.

- 1. At least half of all housing in our community, both new and old, shall be affordable for low-income people**, and include family-sized, 2-3 bedroom units. Create a Housing Balance District for South Berkeley, which would only allow market-rate housing to be built once we’ve met our goal for building the low-income housing we need.
- 2. Developers cannot pay a fee to get out of building the low-income housing we need. Low-income housing must be built on-site, in every project.**
- 3. Dedicate one-third of our Housing Trust Fund to South Berkeley**, with at least a minimum of \$50 million over 10 years. Create a preference for community ownership housing models, including community land trusts and housing co-operatives.
- 4. Pass the Tenant Opportunity to Purchase policy**, which gives tenants the opportunity to buy their building if the landlord chooses to sell.



Photo:Ms. Ritchie Smith speaking at the Celebration of the Ashby Mural (Led by Edythe Boone) unveiling on Ellis Street.

Reverse the Displacement of African Americans and Low-Income Residents

1. **Pass a Right to Return/Local Preference policy**, which gives people who are at risk of displacement or have been displaced preference for new, low-income housing built in the neighborhood, at a price they can afford. Create a Coming Home Day for people who've been displaced to come back and learn about how they can move back.
2. **Provide a site and funding for the African American Holistic Resource Center.**
3. **Guarantee a future for the Ashby flea market** and its vendors at the Ashby BART site with the full participation of the vendors themselves.
4. **Prohibit the city from targeting African American homeowners with code violations**, causing evictions and loss of homes. Create a fund to help people make needed repairs.
5. **Prioritize city funding for South Berkeley nonprofits and religious institutions** that provide essential services for both low-income and African American residents.

Support People Over Profit

1. **Remove South Berkeley from the federal Opportunity Zone**, or, if that's not possible, create an Anti-Displacement Overlay Zone to protect our neighborhood from speculation, and a moratorium on market-rate development until the Overlay Zone is in place.
2. **Pass a vacant unit tax** to stop speculators from holding homes empty for profit.
3. **Require community benefit agreements** to make development meet community needs.
4. **Increase funding for services that support unhoused people in our community**, including nonprofits, religious centers, mental and public health services, sanitation, and housing.
5. **Pass the Fair Chance Housing policy**, which prohibits discrimination against people with criminal records by landlords. And enforce the new law that prohibits discrimination against people with Section 8 vouchers.



South Berkeley Community church, one of the first integrated churches in the Bay Area, is a building of significance in our history.