



Berkeley Housing Landscape

Trends, Activities & Highlights

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Housing Trends

Post-Moratorium eviction wave,
constructive evictions, and tenant right's
violations



A Sustained Eviction Wave

Post-moratorium eviction lawsuit numbers surged and sustained across Alameda County

- That said, we have not seen a sustained spike of evictions in Berkeley.
- The number of cases set for settlement conference has also ballooned to calendars of 70-100+ cases, compared to pre-pandemic calendars of around 40-50.
- Majority of County tenants are unrepresented.

MONTH	Lawsuits Filed
July 2023	520
August 2023	529
September 2023	594
October 2023	579
November 2023	482
December 2023	582
January 2024	565
February 2024	555
March 2024	543
April 2024	468
May 2024	539
June 2024	466
July 2024	498

Pre-pandemic, average number of UD filings were about 300 per month



Changes in Eviction Court

There is a new head eviction judge in Alameda County

- Our prior Judge's term was less than one year
- This transition will likely inject uncertainty in court function over the next few months



Berkeley Trends: Constructive Evictions and Tenants' Rights Violations

While the number of Berkeley evictions has not spike as much as neighboring cities, we are still seeing misconduct that can push tenants out of their homes.

Some trends we've seen from bad actors include:



- Broad ranging harassment which includes, unlawful entry into tenants' homes, non-stop harassing phone calls and texts, and filing baseless restraining orders. Nearly 1/3 of our Berkeley clients seek assistance for harassment
- Refusing to make repairs which can sometimes lead to failing Section 8 inspections.
- Pressuring tenants to accept "buyouts", where tenants are offered money to voluntarily move out
- Illegal rent increases
- Unilaterally reducing housing services (removing parking, charging for utilities in violation of rental agreement, removing storage access)



Tenant Centered Activities

Tenants' Rights Workshops, Community Outreach & Legal Representation



Community Based Workshops and Targeted Outreach

By going directly to our clients' communities, we make our services more accessible.

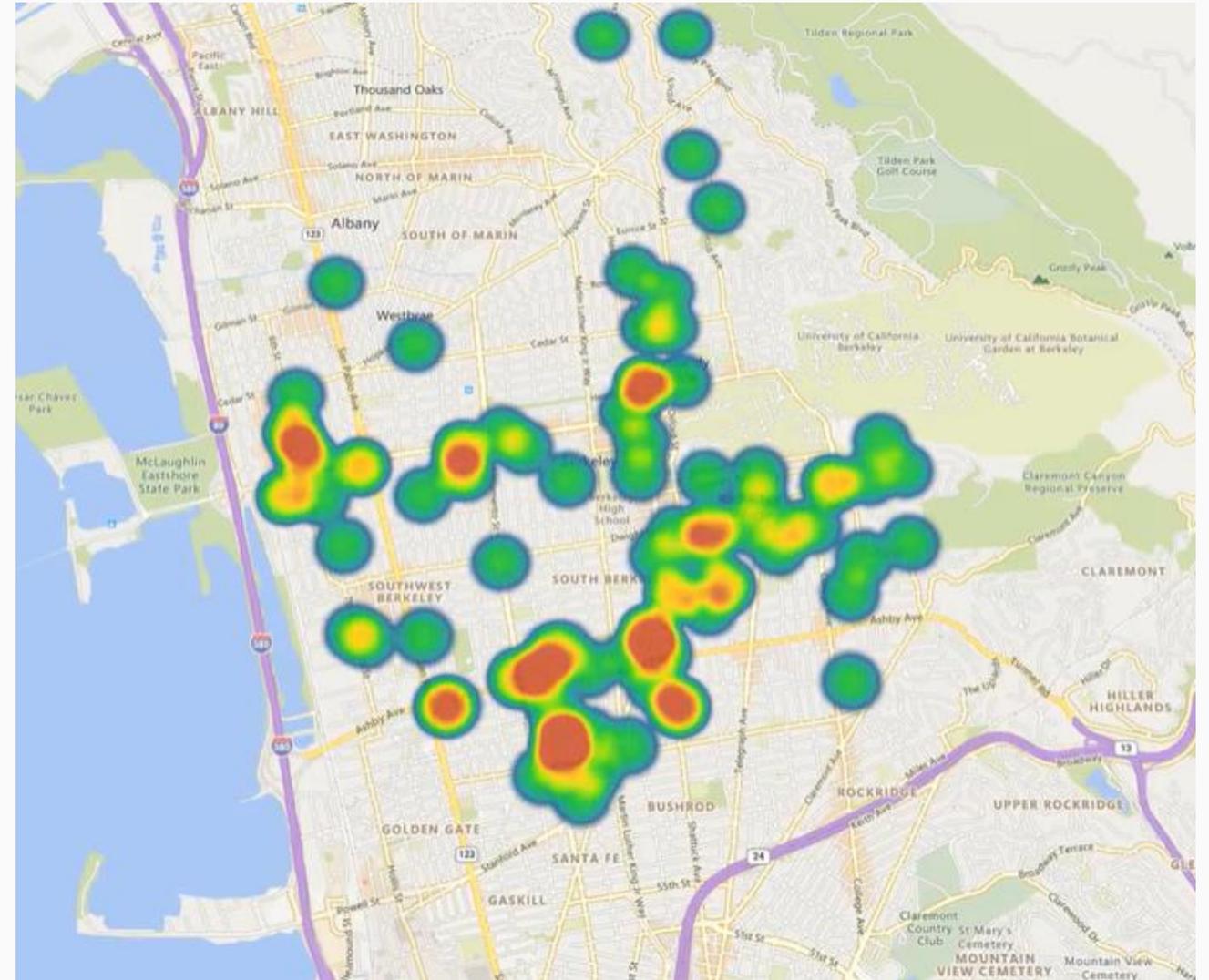
- In 2023-2024, our team conducted tenants' rights presentations in the community.
- We reached nearly 50 tenants across two different subsidized senior housing facilities, as well as nearly 30 Berkeley Law students.
- In addition to these presentations our staff also provided brief consultations for attendees.



Tenants' Rights Workshop

By informing and empowering tenants on their housing rights, we address issues before they escalate to eviction lawsuits and constructive evictions.

- Our weekly tenants' rights workshop is an opportunity for tenants to receive one-on-one legal advice on a broad range of housing issues.
- In this workshop, we find that many Berkeley tenants seek advice concerning harassment, repairs requests, reasonable accommodation requests, and Section 8 and subsidized housing terminations, and illegal rent increases.



Heatmap of Berkeley Services, showing highest need near South Berkeley



Full Legal Representation

Trends for our full representation of Berkeley Tenants

- **Berkeley Evictions:** Increase in the number of seniors in subsidized housing facing evictions.
- **Rent Board Hearings:** EBCLC has increased our counseling and representation in rent board hearings.
- **Section 8 Advocacy:** Increase in our clients need for support in transferring their subsidies.
- **Social Work:** We have seen primarily disabled seniors who reside alone, seeking high level case management due to their complex needs. While many of them are well-connected (to Lifelong, the Regional Center of the East Bay, etc.), it is a challenge to find sustainable and long-term case management to hand them off to.



Community Open House, Voter Registration and Celebration

September 26, 2024: Political education, free legal services and civic engagement

This upcoming election season will be monumental for our clients as there are several measures up for a vote that will undoubtedly shape the future of rent control and just cause in Berkeley and beyond.

EBCLC is hosting a Community Open House and Celebration where we will provide free legal services and information on ballot measures impacting our clients. In partnership with the Alameda County Registrar of Voters, we will provide onsite registration at our office near South Berkeley, making this election more accessible for our community.

EBCLC
Community Open House & Celebration

Thursday, September 26th 11am-5pm
East Bay Community Law Center
2921 Adeline St, Berkeley CA

Free Food & Drinks

Free Legal Services

Voter Registration & Education

Ballet Folklórico

Supported in part by a Civic Arts Grant from the City of Berkeley





Highlights: Our Impact

Preserving Long-Term Tenancies with Holistic
Services

Preserving Long Term Rent Controlled Tenancies

Holistic approach to tenant advocacy

A Berkeley tenant with a 24-year rent controlled tenancy received an eviction notice in 2023. Because of mental and physical health issues exacerbated by COVID-19, they lost their job and were unable to pay rent – an unfortunate but common circumstance during the pandemic. Over the course of their tenancy, their unit had serious habitability issues such as mold, plumbing issues, bugs, among many other issues but management did not address them.

After litigating this case for several months, EBCLC negotiated an agreement for the tenant to stay in his unit. EBCLC in partnership with EDC, assisted the tenant in getting rental assistance, while also negotiating a \$25,000 waiver of back rent due to years of unaddressed repairs.

The legal team also worked together with our Social Worker to provide critical support and resources to support the client as they navigated several systems and obstacles in obtaining other social services. They now remain in their long-term home at the same rental rate, providing crucial stability.



Thank you!



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