



Distributed at the Meeting
Item 7.

Berkeley Housing Landscape

Trends, Activities &
Highlights

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July 16, 2026

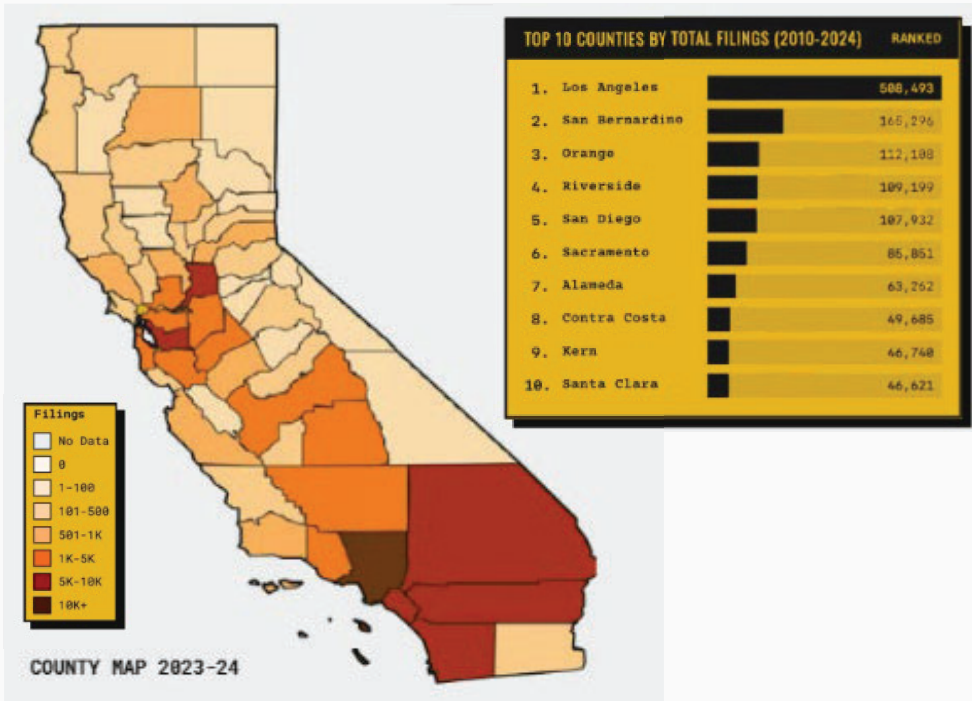


Housing Trends

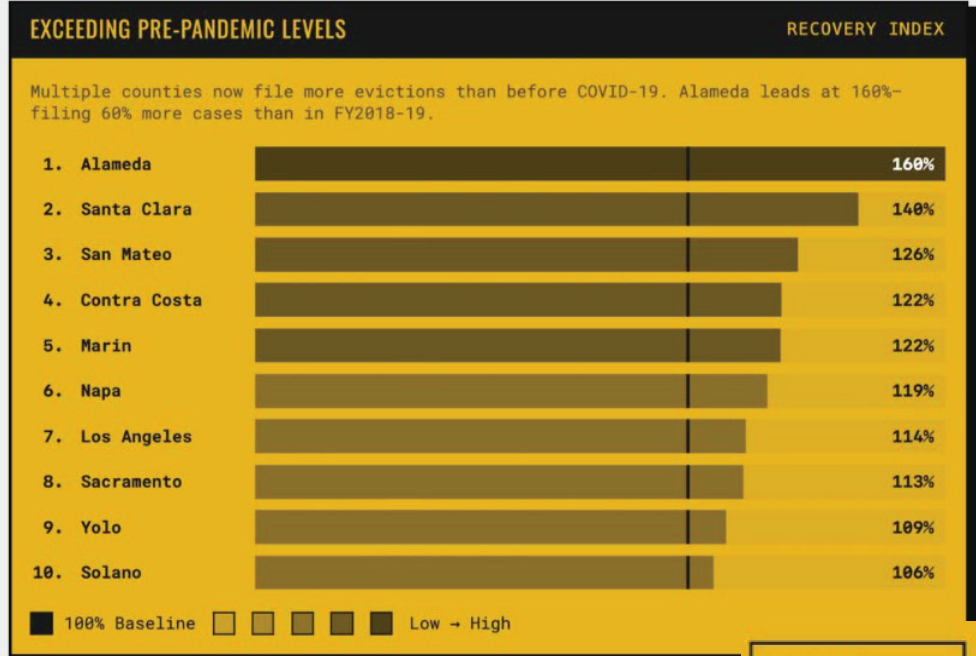
Sustained eviction rates, constructive evictions, and tenant right's violations



Alameda County Eviction Numbers



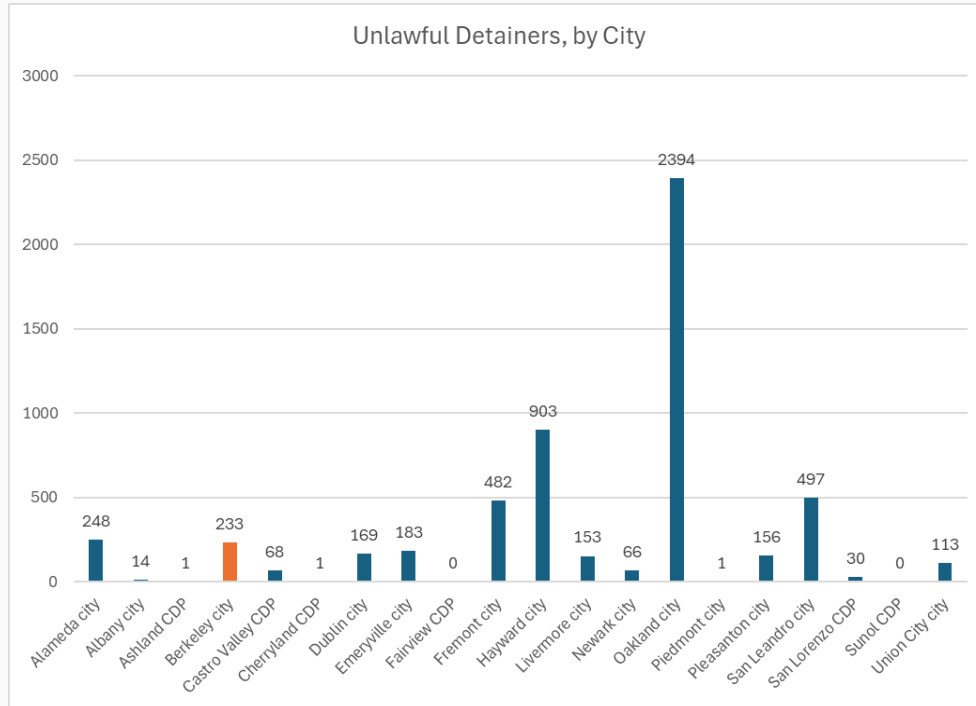
In the "State of Evictions in California" Report by SAJE (Strategic Actions for a Just Economy), Alameda County is the county with the 7th highest numbers of evictions across California from 2010-2024.



However, Alameda County now leads in CA at 160% more eviction filings, than pre-pandemic numbers.



Berkeley Unlawful Detainers



2025-2026 UD Filings in Alameda County (Source: Alameda County Superior Court)

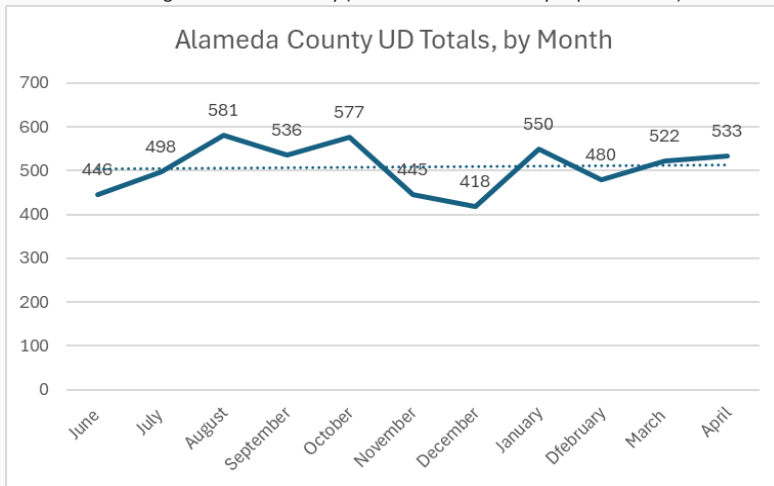
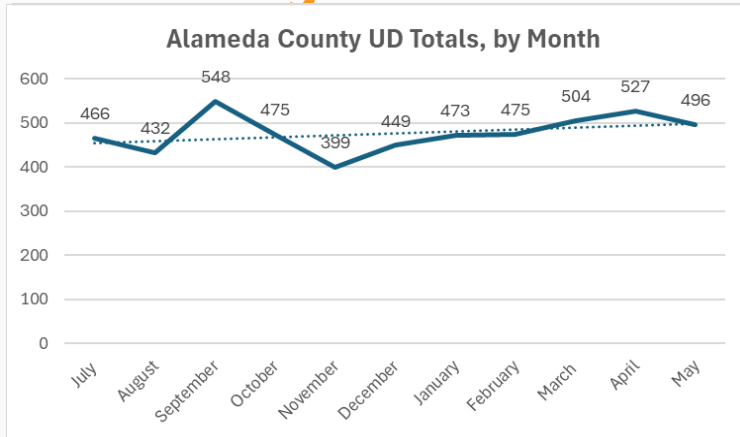
In 2025, **5,713 UD**s were filed in Alameda County.

Only **233 UD**s filed in City of Berkeley – accounting for 4% of the evictions for our county, but we constitute 7% of the County population.

This speaks to the effectiveness of strong tenant protections in Berkeley leading to lower UD filings as compared to neighboring cities in the County.



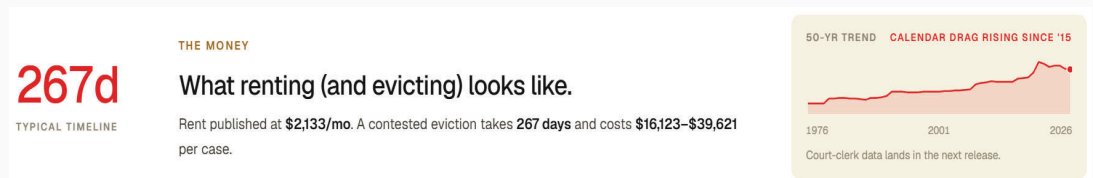
Berkeley Unlawful Detainer Defense Services



In 2025-2026, we saw a slight dip in UD numbers as opposed to 2024-2025.

In this past fiscal year, we assisted **354 Berkeley Cases** across all our service levels, which represents a 17.6% increase since last fiscal year.

We assisted a total of **120 Berkeley UD cases** across different service levels in 2025-2026, an 8.1% increase since last fiscal year.



Landlords report that an eviction in Berkeley takes an average of 267 days, and costs \$16,000-\$39,000 for the property owner per case.

Source: <https://evictionriskmap.com/california/alameda/berkeley/>



Berkeley Trends: Habitability and Harassment

Long term, low rent tenancies and subsidized housing continue to be targets of landlord negligence and harassment.

Due to the existence of some long term, low rent tenancies in Berkeley, often inhabited by senior or disabled tenants, landlords strategically refuse repairs to drive tenants out, or otherwise create environments that violate their rights to a habitable unit, and quiet use and enjoyment of their rentals.

Some trends we've seen from bad actors include:

- Refusing to make repairs which can sometimes lead to failing Section 8 inspections, or adverse health impacts, such as respiratory, allergic, and cardiac issues
- Unilaterally changing lease terms, such as reduction in housing services (removing parking, yard or storage access)
- Ongoing and severe harassment, including verbal harassment, unauthorized landlord entries, and non-stop harassing phone calls and texts, create hostile environments that force tenants to self-evict

As a result of these conditions, we saw an increase in tenants calling asking how to break their leases early, or how to bring a rent board petition for decrease in housing services due to the severe tenant right's violations.



IMPLIED WARRANTY OF HABITABILITY:

A Landlord's Responsibility



EBCLC Leading the Way: Eviction Diversion Program in Alameda County Eviction Court

In the last year, EBCLC has advocated to the County Court judges to address the underlying causes of eviction

- EBCLC is leading the fundraising efforts for diversion
- County Court is devoting space and staff to this effort
- Prioritizing tenants who've recently been unhoused or are likely to become street homeless in the eviction process
- Sourcing rental assistance for non-payment of rent cases
- Inviting housing authorities to problem solve
- Social work or case management intervention to stabilize tenants



April 27, 2026

Contact: LA County DCBA Communications
(213) 332-6497; communications@dcba.lacounty.gov

DCBA Launches \$2.1 Million Eviction Diversion Pilot Program to Support Los Angeles County Landlords and Tenants

LOS ANGELES, CA – As the Los Angeles County Department of Consumer and Business Affairs (DCBA) marks 50 years of advocating for Los Angeles County residents and helping landlords and tenants resolve housing disputes through counseling and mediation, the Department today announced the launch of the **Eviction Diversion Pilot Program (EDPP)**, a new initiative designed to help eligible landlords and tenants resolve rent-related disputes before an eviction moves through the court system.

TENANT PROTECTION PROGRAM

Sacramento Mediation Center

Landlord and tenant mediation services are provided by the Sacramento Mediation Center, a Program of California Lawyers for the Arts.

When we find ourselves involved in a disagreement about how to resolve a problem, we sometimes experience high levels of emotion and frustration in the search for a remedy. To assist with these important conversations, it is recommended that you contact the Sacramento Mediation Center to obtain information related to resolution services for tenant-landlord disputes that are not addressed by the Tenant Protection Program.

Mediation sessions are conducted by a panel of mediators who provide an informal, confidential, and professional setting. The mediators facilitate the discussions whereby the parties define the issues and develop options and solutions. Mediators do not decide what is right or wrong. The parties have an opportunity to express their perspective and needs, as well as contribute thoughts and ideas for a mutually acceptable resolution.

Benefits of Mediation for all parties:

- Preserves tenancy
- Saves time and money
- Allows full participation in decisions
- Encourages more creative solutions
- Helps cultivate peaceful relationships

Please contact Sacramento Mediation Center to inquire about the types of situations appropriate for mediation.

Tel: (916) 850-9010

Email: sacramento@calawyersforthearts.org

Sacramento Mediation Center



Tenant Centered Activities

Outreach, Education, Holistic Case Management & Services

Empowering Tenant's Self Advocacy; Promoting Housing Preferences for Targeted Displaced Communities; Systems Navigation



Tenants' Rights Workshop

By informing and empowering tenants on their housing rights, we empower tenants to exert their rights prior to eviction lawsuits and constructive evictions.

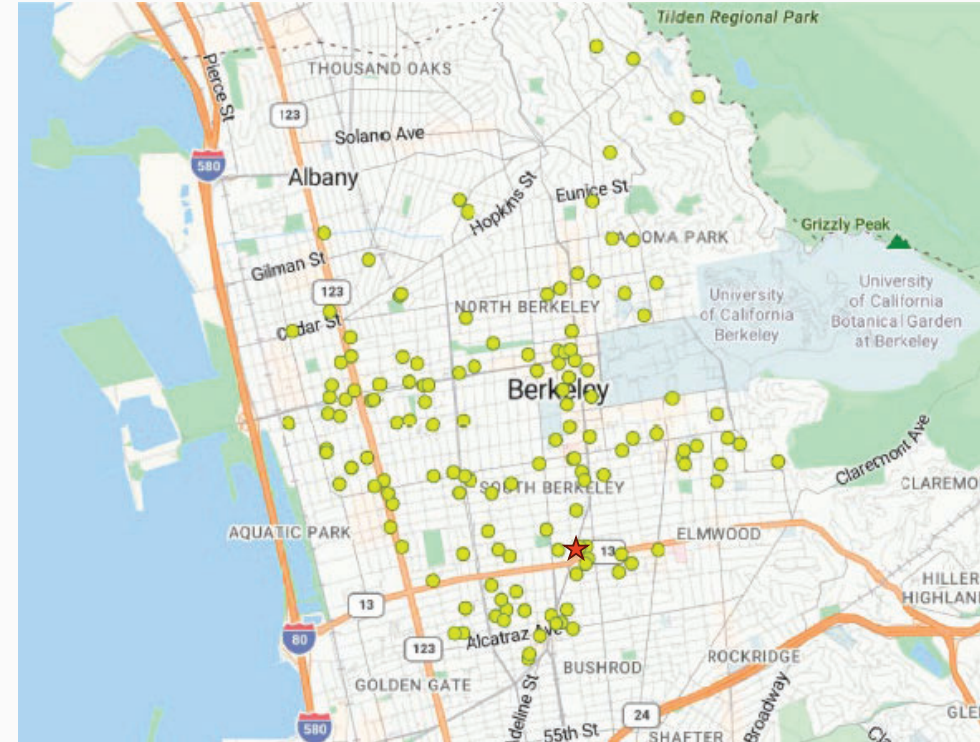
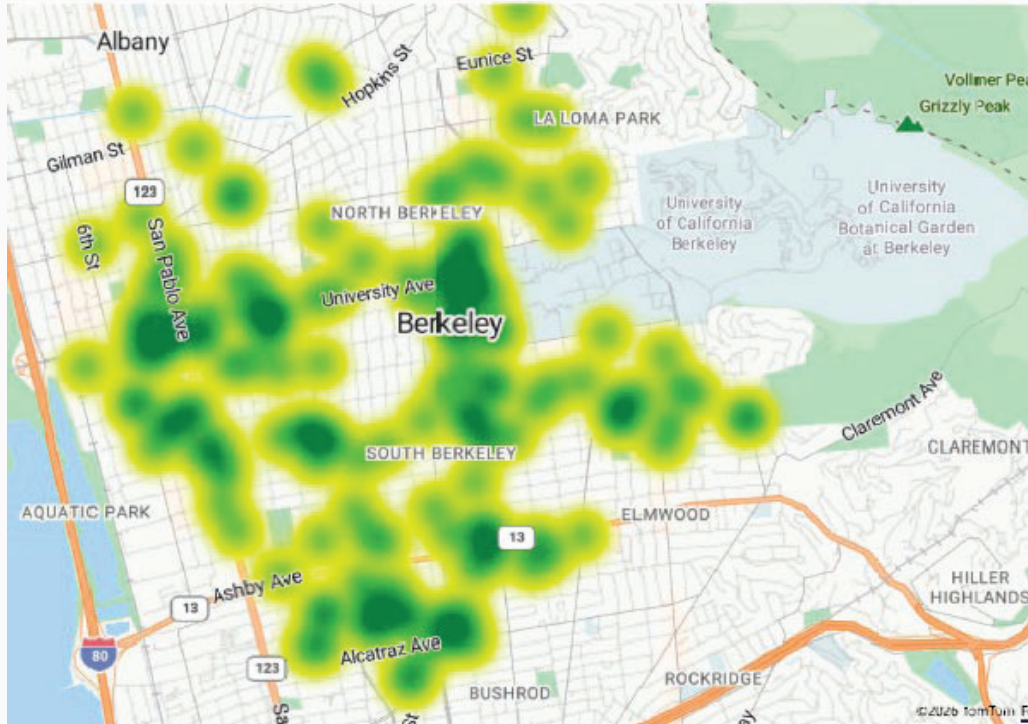
- Our tenants' rights workshop is an opportunity for tenants to receive one-on-one legal counseling on a broad range of housing issues, get assessments of documents received, and if needed, get help with documenting their situation.
- Many Berkeley tenants seek advice concerning severe habitability issues, harassment and early lease terminations, lease violations, reasonable accommodation requests, and Section 8 and subsidized housing terminations, and illegal rent increases.
- We've been taking on Berkeley Rent Board Tenant Petition cases in which we prepare evidence of a client's claims, including CIP rent increases, decreases in housing services, and more.
- 43% of cases seen in TRW were for Berkeley clients



Berkeley Law 1L Tenant's Rights Workshop 1L Cohort



Berkeley Services Heat Map



Map 1: Heatmap of Berkeley Services, showing highest need near South Berkeley.

Map 2: Precise location of Berkeley cases over the past year.



Full Legal Representation

Trends for our full representation of Berkeley Tenants

- **Berkeley Evictions:** Increase in the number of seniors, disabled folks in subsidized housing or long term rent controlled tenancies facing evictions. We have litigated cases using the new Measure BB protections.
- **Rent Board Hearings:** EBCLC has increased our counseling and representation in rent board hearings, helping clients defend themselves from Capital Improvement Passthroughs, unregistered units, and decrease in housing services.
- **Section 8 Advocacy:** We're seeing a high demand in maintaining rent subsidies in Berkeley.
- **Social Work:** We have seen primarily disabled seniors who reside alone, seeking high level case management due to their complex needs. We've partnered with APS for more holistic support and interventions.
- **Housing Navigation:** Increased demand for intensive housing search, transfer applications, and securing move-in assistance.



Since the passing of Measure BB, we counseled tenants on their additional rights, including the right to organize and unionize



EBCLC's Monetary Outcomes 2025-2026 for Berkeley UD Cases

\$106,261.68 rent waived for Berkeley Tenants

\$15,000 in move-out payments to Berkeley Tenants

Average of **\$20,000/case** rent waivers for Berkeley tenants we meet for the first time at our Courthouse Clinic and settle their eviction cases on the same day.



Preserving Long Term Affordable Tenancies via Holistic Social Work Support

Our **Housing Social Worker** engages in collaborative relationship with attorneys to better support our clients by:

- Bringing a different perspective to help issue spot things related to mental health or basic needs
- Addressing the underlying individual and systemic factors that led to the eviction case to ensure clients don't end up in the same situation again
- Supporting clients through crisis with trauma-informed lens

Additional social work systems navigation to:

- Help clients link to public benefits for sustained income
 - Document collection, application processing
- Connect clients to health services, food, and long-term case management



Community Based Workshops and Targeted Outreach

By going into our clients' communities, we empower tenants to self-advocate.

- In 2025-2026, our Program Manager conducted tenants' rights presentations in the community with a diverse population including currently houseless individuals, recently incarcerated people, disabled tenants, and seniors.
- We reached **55 tenants** across 4 different sites to educate and empower tenants about their rights for security deposits, repairs, and accessing rental housing in Berkeley.



Berkeley Affordable Housing Preferences Outreach and Education

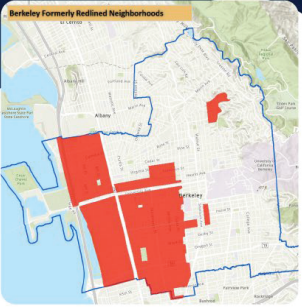
City of Berkeley's Housing Preferences Redress Historically Racist Displacement Patterns

We partnered with the City of Berkeley to do Outreach and Education for the **Affordable Housing Preferences Program**, which aims to give people who have lost or at risk of losing their housing priority when new affordable units become available.

- Tailored our outreach to those displaced by eviction, current residents of redlined neighborhoods, and families with children in Berkeley.
- We met many seniors who are currently homeless or at high risk of homelessness, expressed interest in the lottery as they lived in red-lined areas outlined by the City of Berkeley.
- Our team connected interested parties to Bay Area Community Services to submit applications for housing preferences.

BERKELEY TENANTS: APPLY FOR AFFORDABLE HOUSING PREFERENCES

HAVE YOU BEEN EVICTED? OR AT RISK OF EVICTION?



Berkeley Formerly Redlined Neighborhoods

Improve your chances in a housing lottery by applying for affordable housing preferences

Affordable housing preferences give people who have lost or are at risk of losing housing in Berkeley priority when new units become available. These preferences apply to a portion of new affordable housing units in Berkeley.

CHECK YOUR ELIGIBILITY FOR HOUSING PREFERENCES

- ✓ Displaced due to BART construction
- ✓ Displaced due to foreclosure
- ✓ Displaced due to eviction
- ✓ Families with children
- ✓ Homelessness or at-risk of homelessness
- ✓ Current or former resident of redlined neighborhood
- ✓ Parent or grandparent lived in redlined neighborhood

APPLICATION PROCESS

Follow the steps below to apply for preference in affordable housing lotteries.

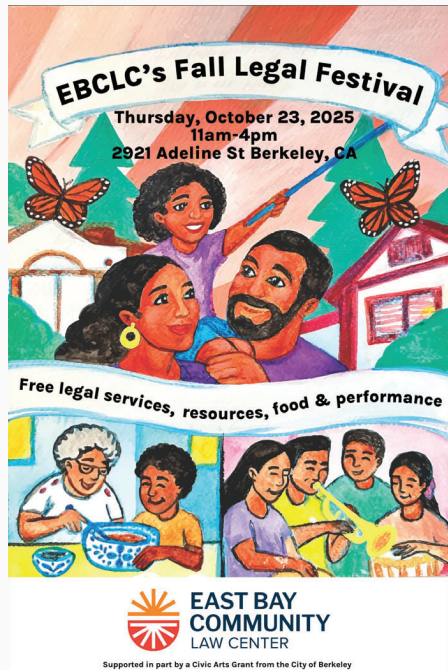
- ✓ Step 1: If eligible for BART or foreclosure preferences, apply for a preference certificate
- ✓ Step 2: Apply for affordable housing
- ✓ Step 3: If selected for housing, provide additional information



EAST BAY COMMUNITY LAW CENTER

For more info:
HOUSINGPREFERENCES@BERKELEYCA.GOV





EBCLC's Fall Legal Fest

Deepening roots in community and continue to create access critical legal services

At the Legal Fest last Oct 2025, our Housing team distributed tenant KYR handouts and guides, and provided in person services screenings and assessments to determine appropriate intervention, whether that is just on the spot advice, or if needed scheduling the client for a future call back/appointment/etc.

Additionally, EBCLC offered:

- Free legal services included legal counseling and resources on tenants' rights, immigration, school discipline, public benefits, and debt defense

- Community resources from partner organizations such as: Healthy Black Families, Bay Area Youth EMT, Alameda Health Services, Legal Services for Prisoners with Children
- Voter registration and ballot drop box from Alameda County Registrar of Voters
- Know Your Rights & Community Safety Planning from EBCLC's Immigration Team





Highlights: Our Impact

Preserving Long-Term Tenancies with Holistic
Services

Resilient Clients, Strong Protections, Stabilized Tenancies

Litigating Measure BB: Berkeley Tenant with **severe disabilities and mostly homebound** in subsidized tenancy. The landlord tried evicting him based on claims his income was too low to live in the unit, claiming he had misrepresented income at move-in. EBCLC filed a demurrer arguing landlord can't evict for these allegations, as established by **Measure BB** where "in any notice terminating a tenancy for a lease breach, the landlord must **clearly describe the alleged breach** and demonstrate that the **tenant's behavior was unreasonable** and may not evict tenants for lease breaches that **do not cause the landlord any actual harm.**" The landlord voluntarily dismissed and agreed they can't evict for this; thus the **Tenant was able to remain in their home.**

Accessible Client Services: Berkeley tenant who is a **wheelchair user and non-verbal**; mostly homebound in Berkeley unit. Client's disabilities causes him to have extreme fatigue and unable to communicate for days at a time. Our intake team member had been in communication with the tenant for months to try to give advice via email. **Tenant's disabilities, triggered by severe mold in the unit,** caused the tenant to be unable to work and have enough income for rent. One of our law students advocated for him at courthouse clinic as he communicated by typing on his iPad. We asked for a **reasonable accommodation** from landlord to give tenant more time to negotiate and the landlord granted our request to give him a few extra weeks, when we did further intervention. One of our attorneys went to his home to do further interviewing and determine client's goals. Because client had family that could support him, we successfully negotiated for him to have **3 months to move and have full rent waiver of approximately \$20,000.**



Resilient Clients, Strong Protections, Stabilized Tenancies

Habitability Advocacy: EBCLC and EDC coordinated rent board petition for rent-controlled and long-term tenants in Berkeley to address **widespread mold infestation** and multiple Code Violations in a large apartment building in Berkeley. The mold worsened the tenants' disabilities and EBCLC negotiated a settlement where the tenant was **temporarily relocated to a hotel** for two months while the landlord performed repairs in the tenant's unit and throughout the building – resulting in the **tenant returning home** and the building passing inspection.

Holistic Support for Improved Care: **69-year-old, disabled Berkeley tenant who has lived in SRO for over 40 years.** Getting evicted for excessive clutter and bedbugs. Our **Social Worker** secured funding through **APS to coordinate a clean out of his room** and **pest removal services**. Social Worker also identified that he is a veteran, but **had not been connected to the VA in over 20 years!** Our social worker re-connected to VA health services. Helped him **apply for social security to increase his income** as well.



Thank you!



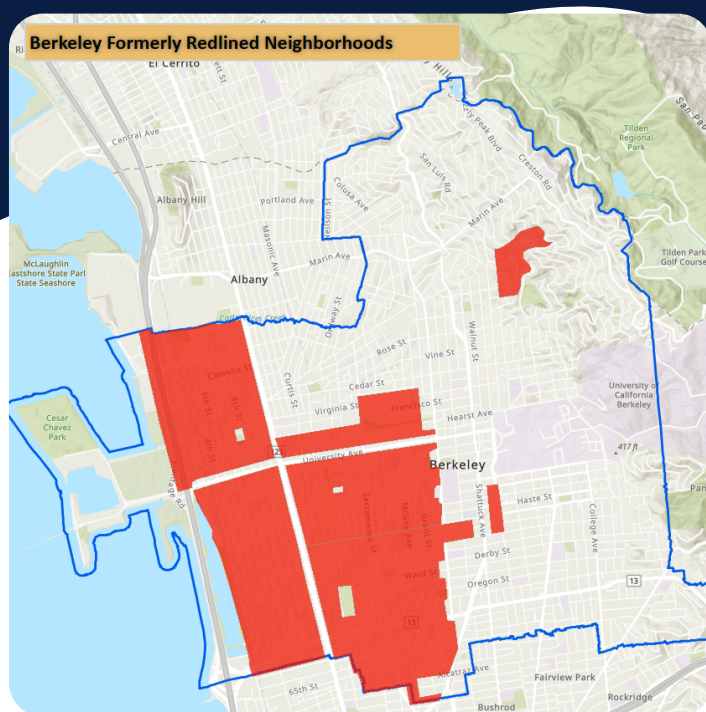
**EAST BAY
COMMUNITY**
LAW CENTER

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EVICTIION DEFENSE CENTER

In the past Fiscal Year, we served 1023 unduplicated tenants (our contract requires 400)

We were able to get \$302,245 rent waived for Berkeley tenants and \$147,300 relocation fees for Berkeley tenants

SNAPSHOT OF OUR CLIENT BASE IN THE PAST YEAR:

50% identify as African American or Black

12% identify as Hispanic or Latinx

10% identify as Asian or Middle Eastern

3% identify as mixed race

75% of the clients we served – WHO WE SEE FIGHTING AGAINST DISPLACEMENT IN BERKELEY – are people of color

ALARMING TREND: The Eviction Defense Center currently has 78 open cases for Senior Citizens, which is 20% of our current open cases

Of those 78 seniors:

- *47 of them are 70 or older

- *27 of them are 75 or older

- 17 of them are in their 80s