



SAN FRANCISCO BAY AREA

Bay Area 4 All (BA4A)

Bay Area for All is aligning the work, vision, and focus of three nationally recognized collaboratives to build an equitable, healthy, and climate-wise Bay Area. Bay Area Regional Health Inequities Initiative (BARHII), Urban Habitat, and the Great Communities Collaborative, which is an initiative of The San Francisco Foundation, have joined forces to advance a shared vision of community-driven development in targeted, transit-rich neighborhoods across the Bay Area. BA4A works across the region in specific urban and suburban areas, using tailored place-based strategies, and focused on advancing community-driven development now and in the future. With the help of SPARCC, BA4A focuses on two key issues to ensure all Bay Area residents benefit for significant investments in the region:

- Preservation of existing affordable housing
- Utilization of public land for community benefits as part of the development process

Examples of some of the work done with SPARCC capital grant funds follow.

ABOUT SPARCC

Launched in 2017 the Strong, Prosperous and Resilient Communities Challenge (SPARCC) is an initiative to change the way we invest in and shape our cities to promote racial justice, health equity, and climate resilience. SPARCC offers flexible grant funding, technical assistance, and a community of practice that convenes around policy and arts & culture to support innovative solutions that elevate communities' role in shaping their environment.



OakCLT Fourplex

NEIGHBORHOOD East Oakland

SPARCC CAPITAL GRANT \$284,000

DEVELOPER Oakland CLT

PROJECT DESCRIPTION

OakCLT had an immediate opportunity to acquire a tenant-occupied fourplex in East Oakland. The property units are large two and three bedroom family-friendly, townhome style apartments. All four existing tenants are low-income Spanish-speaking families.

The property is a 10-minute walk (approximately 0.5 miles) from the Fruitvale BART station. Tenants of the building faced harassment and eviction pressures. OakCLT assessed the viability of making an offer to the investor-owner and met the tenants. The building owner agreed to work with OakCLT and ultimately sold them the property providing an opportunity for tenants to eventually become owners.

LESSONS LEARNED

- In cities with fast most-moving real estate markets, flexible and accessible grant funds are required to facilitate quick purchases



OakCLT Preservation Acquisitions (2019)

NEIGHBORHOOD East Oakland

SPARCC CAPITAL GRANTS \$274,100

SPARCC LOAN \$367,500

DEVELOPER Oakland CLT

PROJECT DESCRIPTION

Oakland Community Land Trust (OakCLT) acquired three single family homes that will permanently provide affordable housing and prevent displacement for low-income vulnerable residents of color in East Oakland. The sponsor will implement a lease-to-own strategy within 3 years of closing. The land under each home will remain under OakCLT's ownership and resale of each home will be subject to a 99-year ground lease with OakCLT for its tenants.

The work to acquire these homes required community effort, including residents empowered to organize to preserve the affordability of these homes in perpetuity. The homes are within one block of an existing bus line and/or planned rapid transit line. The \$274,100 SPARCC capital grant is expected to be repaid when homes are sold to the residents and allow funding to revolve into other OakCLT projects.

LESSONS LEARNED

- In cities with fast most-moving real estate markets, flexible and accessible grant funds are required to facilitate quick purchases



OakCLT Preservation Acquisitions (2020)

NEIGHBORHOOD East Oakland

SPARCC CAPITAL GRANTS \$225,900

DEVELOPER Oakland CLT

PROJECT DESCRIPTION

Oakland Community Land Trust (OakCLT), working collaboratively with grassroots organizations and affordable housing developers, seeks to acquire, rehab, and preserve as permanently affordable, homes that are occupied by low-income Oakland residents. The goals are to increase the affordable housing stock; prevent displacement and stabilize vulnerable communities of color in target neighborhoods through community ownership; and engage residents in the process. After acquiring and rehabbing the properties, OakCLT will typically transition residents to limited equity homeownership, whereby the CLT owns the land and the residents own the improvements. In some cases, OakCLT may operate the homes as rentals.

Capital grant funds were used in the purchase of all three homes to bridge the City of Oakland funds. These grant funds are then cycled to other homes when funds are received from the City of Oakland or when the homes are purchased by the homeowner.

LESSONS LEARNED

- In cities with fast most-moving real estate markets, flexible and accessible grant funds are required to facilitate quick purchases



NCLT Acquisition & Rehab

NEIGHBORHOOD East Oakland

SPARCC CAPITAL GRANT \$200,000

SPARCC LOAN \$1,600,000

DEVELOPER Northern California Land Trust

PROJECT DESCRIPTION

NCLT's acquisition and rehab (including health and energy improvements) of this 2-building, 16-unit project will provide permanently affordable housing for low-income, vulnerable residents of color in the gentrifying East Oakland neighborhood. Motivated to prevent displacement that would have resulted from the previous owner's plans to convert the building rents to a level unaffordable for existing tenants, residents organized. With the assistance of East Bay Community Law Center (EBCLC) they were able to fight evictions.

The property, close to public transportation, will initially be affordable rentals. Over time, NCLT will help the tenants explore the possibility of establishing an ownership structure.

LESSONS LEARNED

- In cities with fast most-moving real estate markets, flexible and accessible grant funds are required to facilitate quick purchases

