



GENESIS

A Gamaliel of California Member

---

Dear Great Communities Collaborative:

Genesis is a member of the 6 Wins for Social Equity Network (6 Wins Network), supports the concept of a regional housing enterprise (RHE). As one of the power-building organizations of the 6 Wins and we give you permission to list our organization as a supporter of the RHE concept.

The 6 Wins Network formed in 2010 to ensure that high-impact regional planning decisions and investments—like this one— are shaped by the voices and needs of low-income residents and communities of color that are most impacted by policy decisions in the Bay Area. Genesis uses community organizing to engage these voices. One of our longtime youth leaders recently was evicted from his apartment and is house-less. With a sense of urgency, we believe that the affordable housing crisis is a crisis of regional scope, and that no single jurisdiction can address the problem without regional support, coordination, and cooperation.

We endorse in concept the creation of a regional housing entity that would fund the 3 “P”s of housing -- protecting renters, preserving existing affordable housing, and producing new housing at all levels of affordability. Such a regional entity would also temporarily acquire land for development, provide technical assistance to local jurisdictions, and collect data on land and development. It would have no regulatory or land-use authority.

As a base building entity of a network that advocates for communities of color and low-income communities, we emphasize that the new entity must center racial and economic equity. This emphasis should be integrated into legislation. In particular, the bill should:

- Formulate solutions that advance racial equity, benefit and do not harm low-income communities, and are appropriately tailored by geography to reflect the varying experiences of low-income residents in different communities;
- Include specific language to ensure that the entity centers tenant protections, alongside preservation and production strategies;
- Set aside a portion of regional housing revenue adequate to address the needs of protecting tenants from eviction and displacement. It should fund anti-displacement policies, such as just cause for eviction, rent stabilization, right to counsel, relocation assistance, and low-interest acquisition loans, among others;
- Include a regional database of information on rent-controlled units, affordable units, affordable units at risk of turnover, and available public lands;
- Ensure representation from and accountability to renters (for instance, specify the role of renters in governance).

We look forward to working with you to develop a housing entity that works for the most-impacted communities across the Bay Area.

In Solidarity,

Rev. Dr. Hubert Ivery

Genesis Chair

Mary Lim-Lampe

Genesis Executive Director

510-882-3404