

Bay Area: Building Community Power for Housing Justice

The Fund for an Inclusive California (F4ICA) is a funding initiative co-designed and co-governed with grassroots leaders to advance community-driven housing justice efforts. Now in its eighth and final year, we have aligned funders to build and sustain a pooled fund that has moved \$17 million to support four regions and statewide formations since 2018.

The Fund is a unique force in the ecosystem. Our long-standing support for organizing proves what's possible in the Bay Area with sustained, agile funding: a movement with the capacity to challenge corporate landlord grabs, build immigrant-led responses to overlapping threats, and expand a tenant movement capable of winning protections and advancing community control.

These successes are not by chance, they are precisely what organizations have named as possibilities if we fund them collectively to win. With sustained support, there is so much more that can be done. This brief highlights their impact during the second phase of our work together, beginning in 2022. It underscores why bold, coordinated, and long-term investment is essential to achieving a thriving and just California for all.



RISING JUNTOS

Strengthening an Ecosystem in a Region of Contradictions

The San Francisco Bay Area is an epicenter of progressive power-building that is also gripped by a historic housing affordability crisis decades in the making. For over 30 years, housing costs have relentlessly outpaced income growth, creating some of the most expensive rents in the nation. This is not inevitable. It is the outcome of policy choices that have accelerated the growth of the speculative housing market, leaving tenants vulnerable to bad actors who prize profit over people, resulting in displacement and people forced out of homes.

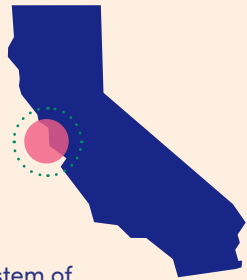
As residents have been pushed out of city centers, they have moved into suburban areas where there are few tenant protections and little nonprofit presence to root efforts for justice. That's why our regional strategy supports suburban and rural organizing, as well as efforts in San Francisco and Oakland: a both-and approach of rural and city funding to strengthen the ecosystem overall.

While momentum is building to address these challenges, federal retrenchment and state budget cuts threaten to reverse progress. **In the face of these setbacks, communities across the Bay Area are building power to reclaim control and advance lasting housing solutions grounded in equity and justice.**



FOR A DEEPER DIVE LOOK AT THE [BAY AREA LEARNING BRIEF](#).

About Our
Phase II
Bay Area
Partners



F4ICA supports an ecosystem of community partners working across the Bay Area, serving low-income renters, immigrant communities, seniors, youth, and unhoused families. Their work ensures that the fight for housing justice is rooted in racial, economic, and environmental justice to ensure that more people can stay in their homes. Together, these organizations leverage flexible, multi-year support to advance housing justice from the urban cores to suburban areas.

\$1.11M in grants in Phase II, for a total of **\$3.48M** since 2018.

6 Counties:

Alameda, Contra Costa, San Francisco, San Mateo, Santa Clara, and Sonoma

6 Community Partners:

East Bay Alliance for a Sustainable Economy (EBASE)

Faith in Action Bay Area

Housing Rights Committee of San Francisco (HRCSF)

North Bay Organizing Project (NBOP)

Regional Tenant Organizing (RTO) Network

Rising Juntos

100% serving communities living on low-incomes

100% serving immigrants

7 Phase II Funders Include:

Amplify Fund
The California Endowment
Chan Zuckerberg Initiative
Heising-Simons Foundation
The James Irvine Foundation
San Francisco Foundation
Weingart Foundation

Phase II Impact: A Powerful Ecosystem Securing Tenant Protections and Challenging Corporate Takeovers

F4ICA's investments in the Bay Area have helped build more than individual campaigns or isolated wins. They have helped grow a regional ecosystem with the strategy, leadership, and staying power to confront displacement across very different local conditions. From San Francisco to Redwood City to Concord to Sonoma County, partners are showing what becomes possible when organizations have sustained, flexible support to organize over time: they can challenge corporate landlord control, build immigrant-led responses to overlapping threats, and expand a tenant movement capable of winning protections, defending them, and pushing toward community control.

Challenging Corporate Landlord Control

Across the Bay Area, corporate landlord control takes different forms. It appears in San Francisco's speculative rental market, in Concord's suburban displacement pressures, and in Sonoma County's mobile home parks and deed-restricted farmworker housing developments. The terrain is different, but the pattern is familiar: speculative actors exploit weak protections and treat housing as a commodity rather than a foundation for stability.

F4ICA's long-term investment has supported locally-rooted organizations with the trust and funding to develop tailored strategies to confront landlord abuse in ways that match the context of each place.



EAST BAY ALLIANCE FOR A SUSTAINABLE ECONOMY (EBASE)

In Concord, the Raise the Roof coalition, including **EAST BAY ALLIANCE FOR A SUSTAINABLE ECONOMY** and **RIISING JUNTOS**, helped win a Residential Tenant Protection Program in 2024, after years of organizing in a historically conservative suburban area. In Antioch, organizing helped secure a Just Cause Eviction Ordinance protecting 13,500 renter households.



NORTH BAY ORGANIZING PROJECT

In San Francisco, it has meant escalating pressure on corporate owners and negligent managers through tenant associations, direct action, and preservation strategies. **HRCSF'S VERITAS TENANT ASSOCIATION** organized across 20+ buildings, using coordinated tenant association structures and six rent strikes to force negotiations with a major corporate landlord. One building negotiated a sale to the SF Community Land Trust, and they now have long-term housing stability and reduced rents.



HRCSF'S VERITAS TENANT ASSOCIATION

Immigrant Leaders Are Showing What It Takes to Keep Communities Safe and Rooted

Across the Bay Area, immigrant tenants and families are living at the intersection of multiple harms: displacement pressures, predatory landlords, workplace exploitation, anti-immigrant attacks, and deepening fear driven by raids and threats to mixed-status households. Yet, in this moment of heightened danger, immigrant leaders are not retreating, they are leading the community response. Their leadership is essential because they bring the clearest understanding of what the crisis demands, and the courage, analysis, and commitment to build the solutions.

F4ICA's sustained support has helped Bay Area partners invest in immigrant leadership not as an add-on, but as central to the region's housing justice strategy. They are identifying what communities need in real time: rapid response, know-your-rights education, mutual support, stronger tenant protections, and spaces where people can act together despite fear.

- EBASE's** Communities of Care and Safety model supports 20-30 mixed-status immigrant families with safety planning, mutual aid, and building-level leadership as part of the infrastructure for long-term organizing.
- NORTH BAY ORGANIZING PROJECT** organizes working-class and immigrant families in Sonoma County, including in farmworker housing developments that often fall outside statewide tenant protections.
- HOUSING RIGHTS COMMITTEE OF SAN FRANCISCO** worked with two predominantly Spanish-speaking immigrant tenant groups in the Mission, representing 24 units, and helped them collectively negotiate a rent increase cap that prevented displacement.

A Growing Tenant Union Force Is Changing What's Possible

Across the Bay Area, tenant unions are becoming a stronger, more connected force capable of winning new protections, defending those wins, and pushing toward deeper structural change. What is growing in the Bay Area is not only a larger tenant movement, but a more powerful and politically sophisticated one.

Partners are pursuing a range of strategies across the region. Organizations are using tenant associations, rent strikes, legal advocacy, policy campaigns, rent board processes, anti-harassment protections, preservation strategies, and community ownership models in ways that reflect different local conditions and sharp political analysis.



REGIONAL TENANT ORGANIZING

NETWORK has helped connect tenant associations across Alameda, Contra Costa, East San Jose, East Palo Alto, San Francisco, and Sonoma, strengthening regional coordination and cross-site strategy.



NORTH BAY ORGANIZING PROJECT

convened renters' assemblies that brought together tenant leaders locally, regionally, and statewide, including about 100 tenant leaders at the Sonoma County Annual Renters Assembly. Where there were no tenant associations, they have now developed four, with plans to expand further across Petaluma, Windsor, Sebastopol, Cloverdale, and Santa Rosa/Roseland.



REGIONAL TENANT ORGANIZING NETWORK



FAITH IN ACTION BAY AREA supported tenant leaders in Daly City to advance an anti-harassment ordinance that would be the first of its kind in San Mateo County. Additionally, immigrant leaders are working to pass a ballot measure in Redwood City in November 2026, the ordinance would cap rent and protect tenants from unjust evictions.

What sustained investment has helped build is the leadership, coordination, and collective power to use many tools in service of the same goal: keeping people housed and shifting control from speculative actors to communities.

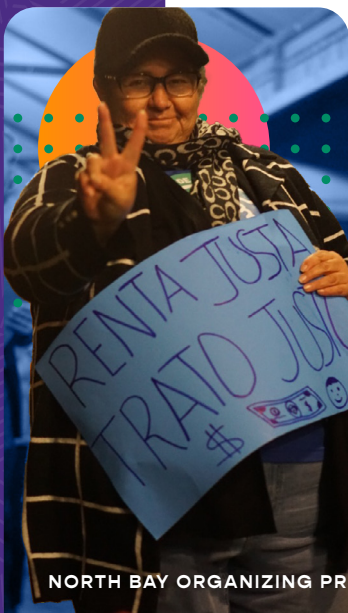
A Call to Build What's Next

Together, we have proven what is possible when funders listen, co-create, and trust community partners and their solutions. In the current political and funding context these lessons matter all the more.

As we step into the concluding year of an 8-year initiative, in a challenging funding landscape, we recommit to serving as an advocate for and partner to the housing justice movement. Common Counsel Foundation is committed to supporting communities to build trust, relational infrastructure, and grow their power and influence for housing justice.

For funders committed to a just and vibrant California, this is a moment to learn from what has worked and help carry it forward. We invite funders to join us in conversation and action on how we can sustain this vital movement infrastructure.

Reach out: F4ICA@CommonCounsel.org



NORTH BAY ORGANIZING PROJECT