



ACCE
INSTITUTE

Annual Report

2015

Reflections on 2015

For the community leaders and staff of ACCE Institute, 2015 was a year to both go deeper on our traditional issue fights as well take on issues we hadn't engaged in before. This is in part due to the organization's commitment to embracing a broader framework –one that not only takes into account the economic impacts of the issues low income communities and communities of color across California are facing, but looks equally at the racial implications of those issues. Our leaders and staff rolled up their sleeves and reexamined the campaigns we were running to get a more holistic understanding of how issues of housing, jobs, budget decisions, community infrastructure, and health care were playing out in the lives of everyday Californians. We decided we needed to take a fresh cut at some of those issues and we chose to bring a few new issues to the table including police accountability, immigration reform, and the broad frame of criminalization.

The pages of this report give a snap shot of what that commitment to racial and economic justice has produced just one year after we rolled out our new framework. We are thrilled to share with you organizing efforts and wins from San Diego to Sacramento and everywhere in between. We have seen victories in the areas of tenant protections, increased worker pay, community infrastructure improvements, and more. Of course none of those wins would have been possible were it not for the unceasing drive of the community members we serve. Their brave faces are proudly displayed throughout the proceeding pages. To those community members and the thousands of others we worked with in 2015, these victories are for you.

In Solidarity,



Christina Livingston

Executive Director

ACCE Institute





Housing

Across the state, ACCE Institute is organizing tenants and homeowners to preserve access to affordable housing, ensure responsible housing development, tackle slum housing conditions and prevent unfair evictions.

Five of our six offices have been actively organizing communities that are directly impacted by mass scale displacement, rising rents, predatory lending, and slumlord housing. We are organizing tenants and homeowners, and working with broad coalitions to ensure developments include affordable housing, not just luxury units.

LOCAL CAMPAIGNS

Rent Control and Just Cause Eviction in Richmond was a huge victory for ACCE tenants and community members who have been suffering rent inflations and instability due to the rising cost of living in the Bay Area. Richmond ACCE continues to organize and mobilize tenants, holding regular tenant clinic meetings across the county, to make sure the recently repealed Rent Control and Just Cause eviction measures are won at the ballot in November!

Oakland ACCE organized a successful **500 person, anti-displacement community forum** that included panels and small group break outs on housing issues, such as the wave of gentrification affecting long term Oakland residents. We also began discussions about how to strengthen rent control, win just cause eviction protections and expand the community land trust.

In San Francisco—leaders have been mobilizing to protect San Francisco's remaining black community in the Bayview. The formerly diverse working class communities of color in the Bayview are under threat as organized real estate, finance, banking and development interests continue to spend millions of dollars to influence decisions at City Hall. Because of our organizing efforts, **eight members of the Board of Supervisors signed a community letter calling on Mayor Ed Lee** to prioritize addressing the housing crisis in the Black community once and for all.

In southern California, San Diego ACCE has been mobilizing tenants in Chula Vista to fight back against slumlords whose residents live in deplorable conditions. The fight against slumlords is tied to the larger fight to hold the city accountable for providing more tenant protections.

Wins:

- **We stopped dozens of foreclosures and evictions** through direct action and advocacy, while partnering with key non-profit service providers to create and implement local tenant protections.
- **Lead a successful campaign to increase renter protections such as Rent Control and Just Cause Eviction in Richmond.**
- **Launched a nationwide campaign** to get HUD, Fannie Mae, and Freddie Mac to sell troubled, delinquent mortgages to non-profits instead of Wall Street speculators, that resulted in 2 national non-profits acquiring over **4,000 troubled mortgages & \$15 million in mortgage principal debt forgiven.**

A NATIONAL MOVEMENT FOR HOUSING JUSTICE

In an effort to address the selling off of troubled mortgages to the Wall Street speculators who caused the housing crisis and are directly contributing to the growing displacement of poor and working families, ACCE Institute is helping to lead a national campaign to get HUD, Fannie Mae, and Freddie Mac to sell troubled, delinquent mortgages to non-profits instead of Wall Street speculators.

ACCE played a nationwide leadership role that organized a major day of action in D.C., where ACCE leaders represented California residents affected by foreclosures and evictions. Senator Elizabeth Warren joined several hundred community leaders in a speak-out by the Capitol.

A dozen City Council members and Mayors from cities across the country joined us, as we took to the streets and **marched to deliver over 10,000 signatures** asking Fannie Mae and Freddie Mac to establish a system that gives priority in the sales process to purchasers with strong neighborhood stabilization programs. In addition, **17 Mayors, including five in CA, co-sponsored a resolution that passed at the June 2015 meeting of the U.S. Conference of Mayors.**



“These Wall Street investors made money by crashing the economy, got bailed out, and now they’re back to feed at the trough again, scooping up these loans at rock-bottom prices so that they profit off them a second time - and it is up to us to stop that!”

- Senator Elizabeth Warren





Development without Displacement

Community Engagement:

- Engaged **1,700 families and residents** around the emerging development projects
- **Mobilized 750 residents** to attend community meetings and actions

Wins:

- **A written commitment for a Community Benefits Agreement from Mayor Libby Schaaf** for the Coliseum City Development
- **Successfully advocated for the following recommendations** to be included in the Community Benefits Agreement of the Berkeley Global Campus Project:
 - \$3 million to go into an education fund
 - A linkage fee to fund anti-displacement programs
 - Local hire and job training programs

A CCE Institute has been a leader in numerous “Community Benefits” campaigns that have successfully forced major new development projects to contribute towards meeting the needs of the surrounding community. These campaigns continue to be priorities in developing cities such as Richmond and Oakland.

Coliseum City:

Throughout 2015, ACCE leaders hit the doors and spoke with over 700 families and residents to ask about their vision for development at the Coliseum City site and throughout East Oakland. Through a transformative, ground up, community engagement process, we began working with partner organizations in the Oakland United Coalition to engage public officials- calling for a community benefits agreement that would create a broad social impact on communities surrounding the proposed development site.

Berkeley Global Campus:

The Berkeley Global Campus at Richmond Bay represents the biggest economic development to come to Richmond since the Shipyards were built there during World War II. A 40 year development, the campus will be ¾ the size of UC Berkeley when completed. 10,000 people will work there every day. ACCE leaders are fighting for this development to have positive impacts for Richmond residents. Through the Raise Up Richmond Coalition, ACCE leaders have been advocating for a legally binding Community Benefits Agreement that includes local hiring, as well as investment in affordable housing, education, and job training.

Worker Justice

Four out of every ten Californians live in poverty today, buried by the growing disparity between the cost of living and their low wages. The fight to lift workers out of poverty has been a priority in almost every ACCE office across the state.

From turning out to rallies, participating in public hearings and community meetings, and building a base of low-wage workers, ACCE community leaders have been at the forefront of the fight to win worker justice initiatives.

And the fight is not over.

Raising the minimum wage Statewide will increase earnings for thousands of workers, and boost the bottom lines of businesses throughout the city. Included in the minimum wage initiative are a few other priorities that would advance ACCE's worker justice campaign, including provisions tying the minimum wage to the consumer price index (CPI), wage theft enforcement, and requiring paid sick leave.

Our Time Counts!

ACCE leaders also recognize the need to address unfair scheduling, a tactic employers often use to intimidate workers, avoid paying benefits, and maximizing their profits at the expense of workers.

In 2015, ACCE Institute began organizing retail workers in Emeryville around Fair Work Week policy solutions, which includes a number of policies that address unfair scheduling practices, lack of fair hours and an overall effort to allow workers to reclaim their lives and their voice at the workplace.



Wins:

- Tiered minimum wage increases that will amount to \$15 / hour in 2020 for Los Angeles workers
- **\$15 Minimum Wage increase** for low-wage workers in Los Angeles' unincorporated areas
- Emeryville minimum wage increase to \$12.25 with a path to almost \$16 by 2019, making it the **highest in the nation.**
- **\$240,000 in Oakland** to educate workers about the Oakland wage increase



Progressive Revenue

In **San Diego**, ACCE leaders:

- **Ensured 2.5 million dollars** to address the lack of infrastructure in the city of San Diego, specifically for one of San Diego's most neglected and dangerous streets set for next budget cycle.
- **Created a taskforce** to address our neighborhood concerns in Chula Vista- made up of the city attorney, public works director, budget manager and community members.

In **Oakland**, after a 6 month campaign, various community meetings, and a 75 person "walking tour" where we invited council members, the Public Works Department, and the Office of the Mayor to witness firsthand the most neglected parts of East Oakland, ACCE leaders:

- **Got a written commitment from the mayor** to reform the city's street pavement policy- meeting our demand for equity in the city's distribution of their resources.



Californians continue to suffer from massive disinvestment that is preventing economic growth, reducing economic opportunity, and permanently damaging future prospects for our children. Across the state ACCE Institute leaders have advanced corporate accountability and fair distribution campaigns that raise needed revenue, preserve and expand critical services and raise the floor on quality of life for communities across the state.

As a leading member of the Fix LA Coalition in **Los Angeles**, ACCE Institute won:

- **5,000 permanent jobs** providing critical city services that had been eliminated during the recession
- **Over \$5 million in fines and fees from banks** for the maintenance of vacant foreclosed properties
- An agreement to establish a **local hire and apprenticeship program** for LA residents of color
- **The restoration of millions of dollars** to the budgets of targeted services
- **The establishment of the first-ever city Revenue Commission**, funded with \$500,000 for two years

MAKE IT FAIR

Since the passage of Proposition 13, the tax burden has been shifting away from giant corporations and wealthy commercial property owners to middle class homeowners and renters. Make It Fair is fighting to make California's tax code fair by closing loopholes in Prop 13 which have allowed a handful of giant corporations, and America's wealthiest commercial property owners, to dramatically lower their contribution to California families.

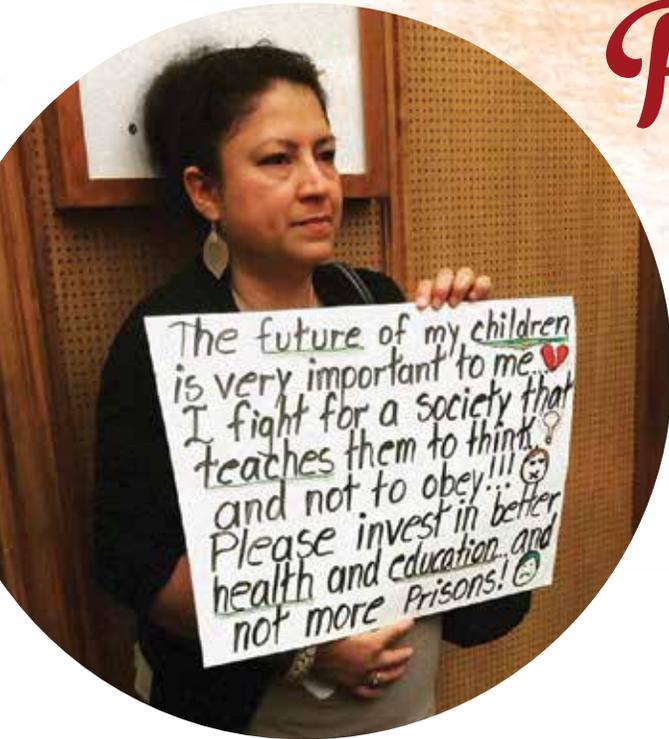
ACCE has helped spread the word about the need for commercial property tax reform in order to raise billions to help rebuild California.

In partnership with a diverse grassroots coalition called Make it Fair, ACCE has:

- **Helped develop a policy that would make commercial property taxes fair** by re-assessing commercial and industrial property at fair market value so that we raise revenue in California.
- **Recruited a dozen organizations** to join the effort
- **Trained 160 ACCE leaders** on the impact of Proposition 13
- **Collected over 2,000 postcards** from supporters of the effort.



Racial Justice Campaigns



Wins:

- Halted the Jail expansion in Richmond

Community Engagement:

- Trained 70 community members on how to be “first responders” when witnessing police violence

SACRAMENTO
KNOW YOUR RIGHTS TRAINING
Sunday, November 22, 2:30-4:30 pm
Sojourner Truth African American Museum 2251 Florin Rd Ste 126
RSVP: carechiga@calorganize.org (916) 546-5387

• A discussion on your individual rights: when you are STOPPED, ARRESTED OR SEARCHED by law enforcement
• Learn about Mobile Justice App
• Sacramento Truth & Reinvestment Campaign
➤ Divest from police & reinvest in our community

Presented by: **ACCE** National Lawyers Guild

PRISON DIVESTMENT

Addressing systematic racial injustice has meant looking at how the private prison industry works to divide communities of color and launching campaigns to combat mass incarceration and fight back against high rates of incarceration for immigrants and people of color. In 2015, ACCE leaders in Contra Costa and Sacramento identified this as one of their top priorities. Through strategic partnerships and deep community organizing, ACCE leaders made headway on their prison and police divestment campaigns.

Richmond Jail Expansion Diverted:

In 2015, Sheriff David Livingston submitted an \$89 million grant proposal to the state to expand the West County Detention Center in Richmond with a commitment of 10% (\$9 million) in County matching funds. ACCE leaders and allies across Contra Costa County turned out to the Board of Supervisors hearing to speak out against the Sheriff's proposal. After a concerted effort, that included 76 testimonies, 90% of which were opposed to the jail expansion, the Board of Supervisors failed to give the 4 votes needed to approve the Sheriff's grant proposal.

Mitigating Police Violence in Sacramento:

ACCE is also organizing “Know Your Rights” trainings with the National Lawyers Guild, where Sacramento citizens come together to learn about ACCE's Truth & Reinvestment Campaign, are introduced to the ACLU “Mobile Justice App”, and become involved with our Emergency Response Teams (responding to police violence and supporting community members who are victims of mass incarceration).

FIGHTING FOR DIGNITY

ACCE Institute is fighting to protect our communities from deep budget cuts and ensure and increase civic participation at state and local levels. ACCE Institute has also helped to identify communities that are most vulnerable to these budget cuts and misrepresentation based on factors such as immigrant status.

Contra Costa Cares- Providing Health Care for Undocumented Residents:

Across California, many undocumented immigrants are excluded from basic health care programs. Contra Costa ACCE leaders made hundreds of calls to the County Supervisors' offices, gathered and **delivered more than 1,000 postcards signed by constituents, and trained 40 members on the CARES program.** Thanks to ACCE leaders like 72 year old Rosa Arriaga- who is undocumented, uninsured and living with arthritis and asthma, thousands of new families in Contra Costa County will now be covered under the CARES pilot program!

DACA/DAPA:

In 2015 ACCE leaders in San Diego focused on a decisive campaign to strengthen immigrant representation and build power in these communities. There has been a concerted effort to ensure that high density immigrant communities have accessible information about the proposed DACA and DAPA programs.

San Diego ACCE facilitated **5 DACA/DAPA workshops talking to more than 800 community members on the status of the executive action,** giving them the opportunity to be screened for qualification and mobilizing them into action to continue to fight for a comprehensive immigration reform.



Improving Access for Undocumented Communities

➤ **\$1 million in health care coverage** program for 3,000 undocumented adults

➤ **800 Trained** on DACA/DAPA





A-Team Leadership Development

A-Team trainings focus on 3 critical organizing components:

- **We provide training on the nuts and bolts of organizing**—from how to build a base to running a comprehensive campaign.
- **We build the organizer brain**—teaching models of social change, how to work in coalition, what power is and how to build it, and the important intersection of race and economics in our fights.
- **We spend time on personal and community transformation**—taking leaders through a process that allows them to build and own their vision of what it looks like to win. Then we address how to transform ourselves to reflect that vision.

The ACCE A-Team is a training program that develops community members into neighborhood organizers and campaigners motivated to expand the people's movement.

This year four of our six offices participated in our statewide, transformative training program, with a total of 14 A-team members graduating across the state!

Each office developed a small team of ACCE community leaders which met once a month, over the course of three months. In between sessions, A-Team participants hit the streets with organizers to apply their newly acquired skills.

We take seriously our commitment to ground-up organizing to build a strong people's movement that can create transformative community change. The A-team is closely aligned to our mission of carrying out work that fosters deep, indigenous leadership development, **ensuring that campaigns and policy creation reflect community wants and needs and that people have the tools, skills and knowledge they need to build lasting community empowerment.**

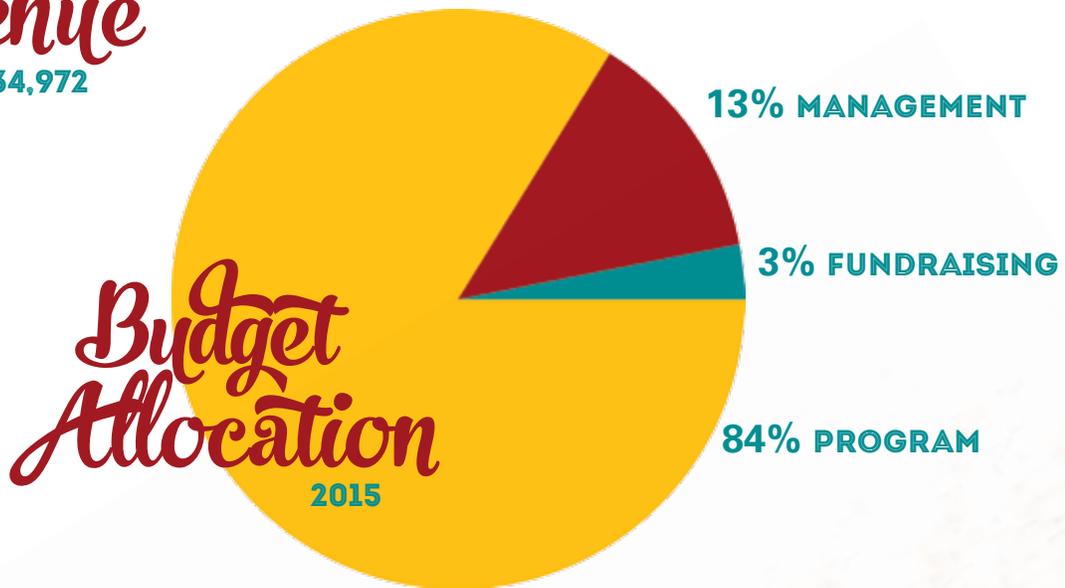


"I first heard about ACCE in 2014, regarding the community actions they were organizing around Coliseum City. After attending very powerful events and actions, I became more involved because I knew this was an organization that was actually getting things done. I am now an A-Team graduate and fighting for other crucial services in our communities—such as street repairs and against blight! I have learned more about the issues our communities are facing and how to organize to come up with solutions. ACCE is a combination of powerful community building that is fun and informational, which is why I stick around."

- Lizzie Holloway, ACCE Oakland Leader

Revenue

2015: \$2,634,972



MAJOR FOUNDATIONS AND UNION SUPPORTERS:

- | | | |
|--|---------------------------------------|--|
| Akonadi Foundation | Ford Foundation | San Francisco Foundation |
| Arca Foundation | Friedman Family Foundation | SEIU 1021 |
| California Community Foundation | Haas Institute | SEIU 721 |
| Californians for Safety and Justice | Hawthorne PNC Family Wealth | Solidago Foundation |
| Center for Popular Democracy | Liberty Hill Foundation | Surdna Foundation |
| Communities for Public Education Reform
(Public Interest Project) | Needmor Foundation | The California Endowment |
| Discount Foundation | New Venture Women's Foundation | The Whitman Institute |
| East Bay Organizing Committee | NoVo Foundation | Tides Foundation |
| Equity Fund | Panta Rhea Foundation | Unitarian Universalist Veatch Program
at Shelter Rock |
| Firedoll Foundation | Piper Foundation | Y&H Soda Foundation |
| | Russell Westbrook Why Not? Foundation | |



“When it comes to building power in low-income communities of color across the state of California, ACCE is one of the strongest organizations in the state. Not only are they doing the everyday work of empowering an ever expanding base of community members and organizing communities to leverage their collective power, but they are also involved in high level policy fights that are empowering all Californians across the state. Liberty Hill is proud to support a truly grassroots organization that is strategic and unflinching in its commitment to strengthening communities across California!”

- Shane Murphy Goldsmith, President/CEO, Liberty Hill Foundation

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