Noni Session

East Bay Permanent Real Estate Collective
OUR MISSION

EB PREC supports Black, Indigenous, People of Color and allied communities to cooperatively organize, finance, purchase, occupy, and steward properties, taking them permanently off the speculative market, creating community controlled assets and empowering communities to cooperatively lead a just transition from an extractive capitalist system into one where communities are ecologically, emotionally, spiritually, culturally, and economically restorative and regenerative.

EAST BAY PERMANENT REAL ESTATE COOPERATIVE
EB PREC MISSION PILLARS

#LandWithoutLandlords
EB PREC creates pathways for everyday people to organize, finance, acquire and co-steward land and housing on our own terms because Housing is a right not a Commodity

#RestorativeEconomics
EB PREC is Transforming an Unjust Finance & Housing System to build collective wealth among historically disenfranchised Black, Indigenous and POC communities to Redistribute the Resources

#HealPeoplePower
EB PREC cultivates democratic and non violent governance to short circuit learned colonial power practices, rebuild our capacity to heal one another and use Indigenous practices to Reimagine Collective Power
EB PREC HEALS COMMUNITIES

We Buy and Preserve Real Estate for community cohesion and collective power

We Empower Existing Residents to Assert Control Over Neighborhood Change

We Facilitate Community Investment in local Real Estate

We Foster a Culture of Democracy and Cooperation

Fairness! Equity! Land access for everyone!
ANATOMY OF EB PREC

- Movement Based
- Building collective equity & Community Ownership
- Properties community owned
- Land & Housing Permanently off speculative market
- No power over, Power Together

EB PREC: A Multi-Stakeholder Consumer Coop

- Community Organizer
- Limited Equity Housing Coop
- Investment Coop
- Community Land Trust
- Worker-Coop
GOVERNANCE STRUCTURE:

Community & Resident Owners

Populate

Investor Owners

Board (Provides oversight to the co-op)

Elect

People Circle: Communications, community engagement, & education

Money Circle: Finance, business planning, & property acquisitions

Governance Circle: Operations, legal, & governance structure

Other Circles: Co-op owners can create circles to address anything they want to pursue!

Organizing Groups: (OGs) Community groups organizing around particular properties and communities

Organizing Team (Primary leadership body; makes or advises on major decisions)

Staff Collective members carry out most of the legwork of all other Circles

Elect
EB PREC Mission, Administrative & Technical work stewarded by democratically governed Worker-Owner Collective

- Communications & Fundraising Support
  - Communications Campaign
  - Community Investment @ 1
- Build Productive Capacity
  - Skills & Tools Transfer
  - Additional Revenue Streams
  - Small Business
- Community Control
  - Democratic Governance
  - Non Violent Communication
  - Collective Leadership
- Investor Owners
  - Crowdfund ownership investments of $1,000 per owner
- Impact Investor Lenders
  - Private debt for affordable housing projects
- Banks and CDFIs
  - Lending for affordable housing projects
- Increase Community Access
  - Position Projects for Community Development Funds
  - Build Investor Relations
- Community Events
  - Recruit
  - Support, Educate
  - Organize
  - Prepare
- Projects & Properties
  - Lease Shares Pay for Property Maintenance, Staff, Cost of Capital
- We should own this!
CONVENTIONAL REAL ESTATE

Landlord -> Bank: Fund and Own
Landlord -> Properties: Purchase & Manage
Properties -> Tenants: Equity & Profit
Properties -> We The People: Pay Rent
Tenants -> Landlord: Interest/Profit
We The People -> Tenants: Are the
We The People -> Bank: Are the
How EBPREC is Reimagining Real Estate

We The People
- Fund, Manage and Own
- Are the

East Bay PREC
- Purchase & Manage

Tenants
- Pay Rent, Live in, and Manage

Properties
- Return on Investments and Profits
- Equity
PROJECTED COMMUNITY MEMBERSHIP AND INVESTMENT CAPACITY

- **2018**: 400 Anchor Members
  - $1.2 MM Project Potential
  - 1 property

- **2019**: 4K Members
  - 1% of Oakland Population
  - $13MM Project Potential
  - 3-5 properties

- **2020**: 16K Members
  - 1% of Alameda County
  - $50MM Project Potential
  - 6-10 properties

- **2021**: 27K Members
  - 1% of East Bay Population
  - $90MM Project Potential
  - 20-50 properties

- **2022**:
  - $27,000,000
  - $16,000,000
  - $4,000,000