

Background

Fall 2018 Reliant Group Management requested public hearing to finance the acquisition and rehabilitation of Leisure Terrace with tax credits and bond funds.

Jan 2019 Reliant Group Management submitted application for tax credits and bond financing.

Feb 19, 2019

- Public Hearing and approval of bond financing.
- Work session to provide direction on modifying the Rent Stabilization Ordinance.

Mar 5, 2019 Adoption of Emergency Ordinance extending Just Cause for Eviction protections.

Background

Mar 26 2019 Adoption of amendment exempting Affordable Housing Conversion Projects from Just Cause for Eviction protections and provision of \$20,000 in relocation assistance to Leisure Terrace Tenants

June 2019 The City and Reliant enter into an agreement to provide tenant relocation assistance.

Sept 10, 2019 Referral to discuss the implication of the conversion of Leisure Terrace to Affordable Housing delegated to the HHTF.

Sept 17 2019 Staff sent letter to Reliant Management group requesting that they address issues raised in the referral.

Oct 1, 2019 Reliant Management Group provided response to referral.

Referral Summary

1 Reliant

Compensation for displaced tenants

2 Reliant

 Stop displacement caused by termination of tenancy and large rent increases

3 City

 Removal of exemption for affordable housing conversion projects from Just Cause for Eviction

Policy Options Referral Item 3

Policy	
Remove affordable housing conversion exemption from Just Cause	 Prevents displacement related to the conversion of a property from market rate to affordable. Policy limited to affordable housing conversion project
Remove conversion exception and add to allowable reasons for eviction if relocation assistance provided.	 Adding as a reason for eviction will allow the city to add specific criteria such as relocation assistance. Policy limited to affordable housing conversion projects. Need to evaluate in connection with AB 1482.
Relocation Assistance	 Requires relocation assistance from landlord for no-fault just cause evictions. Citywide policy and adds protection for multiple type of no-fault evictions.
TEFRA Hearing Criteria	 Adds a level of scrutiny. No enforcement mechanism. Possible ways to circumvent

Responsible Housing Development Advocacy -Low Income Housing Tax Credit Local Impacts

Work with California State Treasurer Fiona Ma and the California Tax Credit Allocation Committee to:

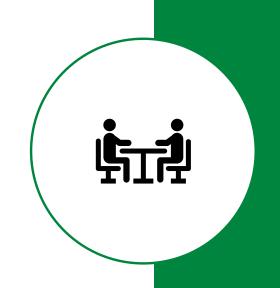
- Identify administrative or regulatory changes to ensure compliance and responsible housing development; and,
- As appropriate, develop legislative proposals toward the same result.

Work with Senator Bob Wieckowski and Assembly Member Bill Quirk on:

- Potential legislative proposals to address relevant changes to the tax credit programs; and
- Coordinate with stakeholders such as the League of California Cities and affordable housing advocates.

Owner Response Referral Item 1 & 2

- Staff sent request to Reliant to address referral items 1 & 2.
- Reliant prepared a response on October 1, 2019.



Next Steps



- Staff will conduct analysis of policy options based on HHTF feedback.
- Staff will provide recommendation at the March 5th HHTF meeting as part of the Residential Rent Stabilization update.

Questions & Feedback

