



**MINUTES OF THE HOMELESSNESS-HOUSING TASK FORCE MEETING**

**Tuesday, October 22, 2019, 6:00 p.m.**

**Conference Room 2A**

**777 B Street, Hayward, CA 94541**

**CALL TO ORDER**

Council Member Lamnin called the meeting to order at 6:03 p.m.

**ROLL CALL**

Present: Council Member Wahab  
Council Member Salinas  
Council Member Lamnin

Absent: None

**OTHERS IN ATTENDANCE**

Jennifer Ott, Deputy City Manager; Christina Morales, Housing Division Manager; Amy Cole, Management Analyst and Yolanda Cruz, Administrative Clerk

**PUBLIC COMMENTS**

The following individuals spoke during public comments:

Sandra Frost  
Alicia Lawrence, Hayward Community Member  
Tracy Powell  
Kara Brodfuehrer, Staff Attorney, National Housing Law Project

**APPROVAL OF MINUTES**

**1. Minutes of the Homelessness-Housing Task Force Meeting on September 5, 2019**

It was moved by Council Member Wahab, seconded by Council Member Salinas, to approve the minutes of the Homelessness-Housing Task Force meeting on September 5, 2019, with correction.

**REPORTS/ACTION ITEMS**

**2. Referral Regarding Leisure Terrace Apartment Conversion to Affordable Housing**

Housing Manager Morales announced the report and presented a PowerPoint on the Referral Regarding Leisure Terrace Apartment Conversion to Affordable Housing. She

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provided a brief background about the Referral; a summary of the Referral in three major categories which consisted of: 1) compensation for displaced tenants, 2) stop displacement caused by termination of tenancy and large rent increases, and 3) removal of exemption for affordable housing conversion projects from Just Cause for Eviction.

Council Member Lamnin opened the public comments section at 6:36 p.m.

The following individuals spoke during public comments:

Ted Logan, Director of Construction, Reliant Group  
Matt Price, Senior Project Manager, Wilshire Pacific Builders  
Jeff Kamikawa, Leisure Terrace resident  
Joseph Sherman, founder, Reliant Group  
Kara Brodfehrer, Staff Attorney, National Housing Law Project  
Eric Eisen, owner, Eisen Environmental  
Rena Raygoza, Leisure Terrace resident  
Warren Smith, with Reliant Property Management  
Jason Snyder, with Reliant Group Management  
Matt Whyland, with Reliant Group Management  
Alicia Lawrence, Hayward Community Member  
Alec Adams, Leisure Terrace resident  
Mary Boutte, Leisure Terrace resident  
Brittney Abraham, former resident, Leisure Terrace  
Name unknown, Leisure Terrace resident  
Ilani Williamson, Hayward resident

Council Member Lamnin closed the public comments section at 7:25 p.m.

Task Force members directed staff to remove exemption for affordable housing conversion projects from the Just Cause for Eviction provision of the Ordinance. Task Force members supported staff recommendation to move forward with the study of tenant relocation assistance policy options and come back with a recommendation as part of the Residential Rent Stabilization update scheduled for March 2020. Task Force members also directed staff to send a letter to Reliant Group informing them of the Council's dissatisfaction of how the project was handled and to request and work with them to compensate current tenants who were affected and tenants who were displaced in the conversion process. Compensation will be \$2,000 per unit across the board and \$10,000 per unit for tenants who were mistakenly determined to be ineligible. The City will maintain its original \$25,000 relocation assistance budget.

### **3. Senate Bill 2 Grant Application**

Informational only.

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**FUTURE AGENDA ITEMS**

TENTATIVE SCHEDULE

DECEMBER 5, 2019

1. Incentivizing Housing Production Workplan, including:
  - Land Trust
  - Student/Workforce Housing
  - High Density Housing
  - Tiny Homes

MARCH 5, 2020

1. Residential Rent Stabilization 6-month Update
  - Ordinance Implementation Status Report
  - Recommended Ordinance Clean-up Revisions
  - Relocation Assistance
  - Leisure Terrace Follow-up
  - Expanded Role of Mediation and Arbitration
2. Hayward Resident/Employee Preference on Market Rate Housing on City Owned Land – Informational Item

JUNE 4, 2020

1. Hayward's Homelessness Strategic Plan (possibly September)
  - Workforce Development Pathways
2. Affordable Ownership Models – Informational Item
  - Below Market Rate
  - Land Trust
  - Down payment Assistance
  - Tenant Right of First Refusal

SEPTEMBER 3, 2020

1. Criteria/Priorities for Next NOFA (if sufficient funding is available)
  - Hayward Specific Area Median Income or Income Targeting Reflecting Specific Needs of Hayward Residents
  - Potential for Hayward Down payment Assistance Program

**TASK FORCE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS**

There were none.

**ADJOURNMENT**

Council Member Lamnin adjourned the meeting at 8:24 p.m.