



# CITY OF HAYWARD

Hayward City Hall  
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## Cover Memo

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**File #:** ACT 19-198, **Version:** 1

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**DATE:** October 22, 2019

**TO:** Homelessness-Housing Task Force

**FROM:** Deputy City Manager

### **SUBJECT**

Referral Regarding Leisure Terrace Apartment Conversion to Affordable Housing

### **RECOMMENDATION**

That the Homelessness and Housing Task Force directs staff to study anti-displacement policy options and return with a recommendation as part of the Residential Rent Stabilization update scheduled for March 2020.

### **SUMMARY**

On September 10, 2019, a referral was submitted to discuss implications of the conversion of the Leisure Terrace Apartments to affordable housing. City Council delegated further discussion of the referral to the Homelessness and Housing Task Force. The attached presentation (Attachment I) provides an outline for discussing the referral (Attachment II).

The referral requests consideration of the following:

1. Compensation for displaced tenants;
2. Stopping further displacement of tenants caused by termination of tenancy or large rent increases; and
3. Removal of exemption for affordable housing conversion projects from the Just Cause for Eviction provisions.

The presentation focuses on the third referral item, including additional policy options. The first two items of the referral need to be addressed by the property owner, Reliant Management Group (Reliant). Staff requested that Reliant respond formally to the concerns raised by the referral and the public speakers at the September 10<sup>th</sup> meeting. Reliant's response is attached (Attachment III).

### **ATTACHMENTS**

Attachment I	Leisure Terrace Referral Presentation
Attachment II	Council Referral Memorandum Leisure Terrace
Attachment III	Letter from Reliant Group Management

