



Challenger Slate Stands in Solidarity With Hayward's Leisure Terrace Tenants

Lacei Amodei and Elisha Crader, Hayward's Challenger Slate candidates for City Council, stand firmly in solidarity with the tenants at Leisure Terrace who have been displaced or are under threat of displacement. We are inspired by their courageous advocacy on behalf of their families, neighbors, and for the wider community against unjust evictions. The City of Hayward's policies allowed for these evictions and did not require tenant consent for acquisition and conversion. Furthermore, the City of Hayward did not legally require any relocation assistance. The ordinance that facilitated these evictions is deeply flawed and must be amended immediately. Forced evictions deepen the cycle of poverty and set harmful standards which undermine inclusion and equity.

Ironically, Leisure Terrace tenants are being forced out of their homes to allow for conversion to affordable housing units. This as a move that housing advocates and a legal expert say is "unusual, perhaps unprecedented" [as reported in the San Francisco Chronicle](#). **We believe that not a single family should be forcefully evicted under the pretext of an affordable housing conversion and not 1¢ of public money should be given to facilitate displacement. We support:**

- **Closing the loophole that permits no cause evictions.**
- **Leisure Terrace tenants maintaining their current rent or the maximum amount required by LIHTC depending on whichever is less.**
- **No public funds used for forced displacements.**

Affordable housing conversions require public tax payer dollars, in this instance around \$23 million was approved by Hayward City Council to fund this project. Their purpose is to help stabilize households, NOT trigger evictions. Reliant Group is the for profit equity and real estate corporation that acquired the Leisure Terrace property and is behind the evictions at that property. Reliant is pursuing similar ventures in five other properties in the Bay Area and it has been estimated that [900 households may be displaced](#) due to Reliant's tactics. The affordability restrictions will be in effect for 55 years. After this time has past, rents can be raised to market rate.

We are troubled that the Hayward City Council facilitated these evictions by voting on [March 26 of this year](#) to lift eviction protections at the request of Reliant with the knowledge that families would be displaced and without any binding assurance relocation assistance would be offered. Challenger Slate campaign manager and co-founder, Araceli Orozco, was present when the vote took place and urged Council to wait to collect more information before proceeding, expressing her concern for the families that stood to be displaced. Before Council voted she asked, "Why rush it if we don't have all of the information? Why can't this



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wait so we can have a serious discussion and discuss all these concerns?” A representative of the Hayward Collective, Alicia Lawrence, was also present that night to urge City Council against creating the loophole. Unfortunately, the community's words of caution fell on deaf ears. [Some Councilmembers expressed concern, but most did not express any reservation with exempting the Leisure Terrace tenants.](#) Not a single Leisure Terrace tenant was present at the public hearing where their fate was decided.

Challenger Slate declares its solidarity with Leisure Terrace Tenants. **We urge immediate action to amend this flawed policy that leaves tenants vulnerable and without recourse in the event of an affordable housing conversion.**

In Community,

Elisha, Lacei, and Araceli