

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE
BY THE CITY COUNCIL OF THE CITY OF HAYWARD

ORDINANCE OF THE CITY OF HAYWARD, CALIFORNIA ADDING CHAPTER []
OF THE HAYWARD MUNICIPAL CODE REGARDING THE RESIDENTIAL RENT
STABILIZATION AND TENANT PROTECTION ORDINANCE

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

SECTION 1. The City of Hayward Municipal Code is hereby amended by the addition of Chapter ___ to be entitled "Residential Rent Stabilization and Tenant Protection Ordinance."

SECTION 2. The Rent Stabilization Ordinance, previously introduced on September 6, 1983 and adopted by the City Council on September 13, 1983 and the Emergency Just Cause for Protection Ordinance, adopted by the City on March 5, 2019, are hereby repealed and replaced with this newly adopted Residential Rent Stabilization and Tenant Protection Ordinance, as set forth in the companion Resolution to this Ordinance.

SECTION 3. FINDINGS AND PURPOSE.

SECTION 4. DEFINITIONS.

SECTION 5. RESIDENTIAL RENT INCREASE THRESHOLD.

SECTION 6. VACANCY RENT INCREASE

SECTION 7. THE RENT DISPUTE RESOLUTION PROCESS.

SECTION 8. SUBPOENA POWER.

SECTION 9. STANDARDS OF REVIEW.

SECTION 10. TENANT'S RIGHT OF REFUSAL.

SECTION 11. SECURITY DEPOSITS.

SECTION 12. PROHIBITION AGAINST RETALIATORY EVICTION AND
HARASSMENT AGAINST TENANTS

SECTION 13. JUST CAUSE FOR EVICTION

SECTION 14. PROHIBITION OF DISCRIMINATION RELATED TO SOURCE OF
INCOME

SECTION 15. INFORMATION TO BE SUPPLIED TO TENANT.

SECTION 16. INFORMATION TO BE SUPPLIED TO THE CITY OF HAYWARD.

SECTION 17. FEES.

SECTION 18. PENALTIES AND REMEDIES.

SECTION 19. SEVERABILITY. This ordinance shall be liberally construed to achieve its purposes and preserve its validity. If any provision or clause of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the

provisions of this ordinance are declared to be severable and are intended to have independent validity.

SECTION 20. NONWAIVERABILITY.

SECTION 21. APPLICABILITY. In accordance with the provisions of Section 620 of the City Charter, this Ordinance shall become effective 30 days from and after the date of its adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the 18th day of June 2019, by Council Member Márquez.

This ordinance will be considered for adoption at the meeting of the Hayward City Council, to be held on June 25, 2019, at 7:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. The full text of this Ordinance, including the Resolution, is available for examination by the public in the Office of the City Clerk.

Dated: June 21, 2019
Miriam Lens, City Clerk
City of Hayward