

**CITY COUNCIL MEETING  
TUESDAY, MARCH 5, 2019**

**DOCUMENTS RECEIVED  
AFTER PUBLISHED AGENDA**

**CORRESPONDENCE  
FROM STAFF  
RECEIVED  
AFTER AGENDA  
PUBLISHED**

# **AGENDA QUESTIONS & ANSWERS**

**Items 1 and 7**

**AGENDA QUESTIONS & ANSWERS**  
**MEETING DATE: March 5, 2019**

Item # 3 [LB 19-016](#) Adoption of Emergency Ordinance Requiring Just Cause for Tenant Evictions for All Rental Units within the City (Report from City Manager McAadoo)

- 1) Would the proposed emergency ordinance provide just cause eviction protection to a tenant who is “renting a room” in a single-family home? Or is that considered a just cause as an owner-occupied unit?
  
- 2) In preparation for Tuesday night’s meeting, can staff prepare a snapshot and data with regard to the type of inquiries received via telephone calls, emails and/or office visits from Hayward renters? I’m specifically interested in this information coming from our Housing Division Manager and our City Attorney’s office. The request is for data starting from January 2018 to present.

- 1) The proposed ordinance exempts units where the owner of record occupies the unit as his or her principal residence and shares the kitchen or bath facilities with the tenant. In other words, if the unit is owner occupied and the owner rents a room, the tenant would not be protected. The exemption does not apply to tenants renting a room to another tenants. If an individual rents a room from a tenant, then the just cause provisions would apply.
  
- 2) The chart below summarizes the housing inquiries for 2018. There were 1286 inquiries logged. However, information related to who made the inquiry (tenant, landlord, investor, real estate agent) was not captured. The method for tracking inquiries has been modified to capture this information for 2019. Rent control inquiries are specific to rent increases while Rent Stabilization Ordinance inquiries were requests for general information regarding the ordinance. Decontrol Inquiries can represent both requests for information regarding the status of a unit as decontrolled or requesting information regarding the decontrol process.

<b>Topic</b>	<b>No. of Inquiries</b>	<b>Percentage</b>
Rent control inquiry	430	33%
Decontrol inquiry	279	22%
Rent Stabilization Ordinance Inquiry	185	14%
Affordable Housing	114	9%
Petitions for Rent Review	71	6%
Miscellaneous	45	3%
Eviction	33	3%
Mobile Home Ordinance	31	2%

Rent Review Fee	28	2%
Housing Condition	26	2%
Interest on Security Deposit	26	2%
Tenant/Landlord Rights and Responsibilities	18	1%
<b>Total</b>	1286	100%

3) I see that sale was removed as a just cause. If that was removed in an attempt to respond to my request to prevent the next Aloha, then perhaps it needs to be refined. Perhaps we could craft this in a way that it applies only to larger apartment complexes, but excludes single family homes?

3) In addition to the fifteen justifications for eviction established under the ordinance, the ordinance allows landlords to use grounds for eviction stipulated under state and federal law. This would include Ellis Act evictions that allow for removal of a unit from the rental market. This would allow a property owner of a single-family rental to evict a tenant prior to the sale of the unit. However, property owners who evicts a tenant based on the Ellis Act would not be able to rent the unit for five years.

Aside from the Ellis Act, under Section 1946.1 of the California Gov't Code, the Landlord is permitted to give a 30 day notice (for period tenancy) if ALL of the following are true: (1) the landlord has contracted to sell the rental unit to another person who intends to occupy it for at least one year after the tenancy ends; (2) the landlord must have opened escrow with a licensed escrow agent to real estate broker, and (3) the landlord must have given 30 day notice no later than 120 days after opening escrow, and (4) the landlord must not previously have given a 30-day or 60 day-notice under this section, and (5) the rental unit must be one that can be sold separately from any other dwelling unit (i.e. a house or a condominium).

Additionally, landlords may terminate a tenant's lease due to sale of property if they include an early termination provision in the lease.

**CORRESPONDENCE  
FROM THE  
PUBLIC  
RECEIVED  
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PUBLISHED**

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM MARK DARFLER**

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**From:** MARK DARFLER <>  
**Sent:** Thursday, February 28, 2019 4:29 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Bad government decisions

Sky high rents are caused by lack of supply. You want investors to come in to build more housing supply. Getting more supply is a function of price. The higher the rents, the faster investors will flood into the market to build more housing hoping to capitalize on the skyrocketing rents. The new supply will cause rents to drop. This is basic supply - demand economics. Let capitalism work. Authoritarian governments have no place ins America.

Best Regards,



**Mark Darfler**  
YOUR EAST BAY AREA REALTOR®  
**RE/MAX ACCORD**  
(925) 482-6388  
Mark@Darfler.com  
DRE #01331310  
3390 Mt. Diablo Blvd., Lafayette, CA 94549

THE  
**RE/MAX**  
COLLECTION

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**ITEM #3 LB 19-016**

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**E-MAIL FROM BOB FREY**

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**From:** Bob Frey <>  
**Sent:** Thursday, February 28, 2019 5:16 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Emergency Ordinance - Just Cause Evictions

Dear Hayward City Council,

I am writing you today to express my disappointment that the city of Hayward would consider this emergency ordinance imposing just cause eviction rules on rental property owners in Hayward. I heard that the City Council feared that property owners would undertake mass evictions to circumvent a possible rent control that may be imposed which would limit rent raises to 5% per year.

I own six rental units in Hayward and my rents are NOT all at market rent levels, and I do not plan to evict anyone in an effort to bring all rents to market levels. One example of a low rent that one of my tenants enjoys is Michelle and Kelvin Rodriguez who live at 581 Sycamore Ave. Michelle has lived there since before I purchased the property (in 2004). The market rent for her unit is about \$2,200 per month. I do not raise rents in accordance to what I **could** get but rather raise rents incrementally, so as not to impose any hardship on the tenants. I have raised their rent probably about eight or nine times over the past 15 years and they currently pay \$1,440 per month. This is about \$760 below the market rent.

I do not plan on evicting them nor do I plan any drastic rent increases. Your proposed just cause eviction ordinance would affect my rights as property owner to do what I would like with MY property moving forward. I have worked hard my entire life and have enjoyed enough success to buy a few rentals units. I do not believe anyone should have the right to control what I do with MY property. What if I had a family member want to move into one of my rental units? Will this ordinance allow me to evict one of my tenants so my family member could move in? What if I wanted to sell my building and the buyer wanted all the units for his or her family and extended family. Can I ask all the tenants to move? If not, this could SEVERLY affect the value of my property.

I would have to look at how I raise rents differently if there were rent control moving forward. At times I have gone 2 or 3 years with no increases.

I encourage you to not pass these laws restricting private property owner's rights in your city.

Bob Frey



**Bob Frey, REALTOR®**  
Broker Associate,  
ReMAX Accord  
Cell 510-220-8459  
Office 510-583-4663  
[BobFreyHomes@gmail.com](mailto:BobFreyHomes@gmail.com)  
[www.EastBayHomeFinder.net](http://www.EastBayHomeFinder.net)



**RE/MAX Accord**

Cal BRE # 01324680

**ITEM #3 LB 19-016**

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**E-MAIL FROM SHERRY BLAIR**

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**From:** Sherry Blair <>  
**Sent:** Thursday, February 28, 2019 11:26 AM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Rent control

Most of you know me. I have been concerned about housing and the homeless in Hayward for many years. I had just about given up when Aisha Wahab arrived on the scene. She has brought new hope to so many people like me in Hayward.

I worry that she will burn out and begin to think change is not possible in Hayward. It isn't easy to do what she is doing, you know. She needs your support too! Open your minds and hearts to her and to the many in Hayward who need you to take strong action towards rent control after the years of runaway increases by landlords who charge whatever they want because there is a housing shortage.

Thank you for your service.

Sherry Blair

**ITEM #3 LB 19-016**

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**E-MAIL FROM ZELDA KOHN**

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**From:** zelda kohn <>  
**Date:** February 28, 2019 at 9:25:33 PM PST  
**To:** [List-Mayor-Council@hayward-ca.gov](mailto:List-Mayor-Council@hayward-ca.gov)  
**Subject:** Re: Emergency Ordinance

**Whose input / consensus was taken into account to make such a decision?!**

It appears there is no consideration given to the cost of a bad tenant, but plenty of consideration to the protection of any tenant from bad landlords! This is a blinded approach and is dangerous to our emotional and economic health.

I had a client who had to move out of state on a job and temporarily rented out her house. It took her more than a year to deal with a bad tenant, his unfair complaints, replacing systems that used to work, not getting rents paid, then another year to evict that tenant. Apparently, the tenant was well versed in tenants rights (not as well as holding a job) and used all sort of excuses not to pay rent. It took money and investigative work to discover she was not the 1st landlord scammed by this tenant. It took over \$70K just to fix the property damage (not renovate, not upgrade, just to fix it!). Whom this newly approved ordinance will serve well in such situation?

Unfortunately, there are some bad landlords out there that should be dealt with. This emergency ordinance will not convert bad to good, but will imposition ALL landlords.

Such ordinances do not solve the problem! They create new problems. Here are some:

- Affordable rentals will be less available.
- With as many people unable to purchase their own homes, as there are now in Hayward, the housing situation will worsen.
- People will be forced out of the area which will negatively impact Hayward's economy

- The landlords will keep their properties vacant longer because of a high cost, high maintenance tenant
- It will invite creative, not necessarily legal or ethical, work-arounds to resolve problem of scarcity and
- Ultimately it will not serve well the very people this ordinance is trying to protect!

With too many rules against the landlords and too many laws protecting the renters in California, the imbalance is not going to create affordability, it will enable the entitlement mentality to a higher degree.

**Decisions so impactful to local economy should not be made w/o taking input from each side of the table!**

Zelda Kohn



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**E-MAIL FROM DENISE WINKELSTEIN**

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-----Original Message-----

From: Denise Winkelstein <>

Sent: Friday, March 1, 2019 11:12 AM

To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>

Subject: Proposed Rent Control ordinance changes

Sirs,

I am writing to ask that the Hayward City Council slows down and considers both sides of the rental issues facing the city.

As the landlord of a 6 unit property in Hayward, I do not feel like good landlords are being properly represented or their needs/concerns accounted for. Our property has been in our family since they were built in the late 1940's. Our family has always taken very good care of the units, rented at very fair and even below market rates and always responded to our tenants requests and needs. I feel that most of the landlords in Hayward are much the same. It is unfortunate that the few landlords who do not treat their tenants fairly or justly are held as the standard rather than the exception.

The proposed changes to city ordinances effect all landlords in a negative, almost punitive way. Why punish all when it is few that are the problem? I think of the old adage; one bad apple should not spoil the whole bunch. Why can't landlord issues be considered on a case by case basis?

Please fairly consider both sides before racing forward to make changes that can adversely effect good landlords and ultimately tenants who are so badly in need of good, fairly priced housing.

Thank you for your consideration.

Denise Winkelstein

**ITEM #3 LB 19-016**

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**E-MAIL FROM GINNY COX DELANEY**

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**From:** Ginny Cox Delaney <>  
**Sent:** Friday, March 1, 2019 11:28 AM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Cc:** Joseph Delaney <>  
**Subject:** In support of Ordinance No. 19

Dear Mayor Halliday and Council Members,

I am writing to express my strong support for Ordinance No. 19 "An Emergency Ordinance of the City Council of the City of Hayward Requiring Just Cause for Tenant Evictions Within the City."

The cost of housing in the Bay Area is exorbitant, and Hayward has an opportunity to lead the region along with San Francisco, Berkeley and Oakland in requiring just cause for eviction of renters from units that are currently exempt under the Residential Rent Stabilization Ordinance.

This housing crisis effects the most vulnerable among us (people of color, working class families, the homeless, those of low income, the elderly, and disabled) and it is up to community leaders, such as yourselves, to protect those who cannot protect themselves by passing this ordinance.

My husband, Joe, and I purchased our first home in Hayward in 2015, because Hayward was still affordable and convenient to commute to our workplaces in Oakland and Foster City. We've dug in to help improve the community by both adopting our block and by my volunteering with "The Committee to Protect Hayward's Future, Yes on Measure T" and vice chairing the Keep Hayward Clean and Green Taskforce. But we don't want to close the door behind us to others wishing to live in Hayward. Part of the beauty of this community is its diversity; the ethnic and socioeconomic diversity makes us stronger.

I urge you to vote in favor of Ordinance No 19 on Tuesday March 5 to protect the most vulnerable in our community and to ensure Hayward's diversity for generations to come.

Sincerely,

Ginny Delaney  
Vice Chair, Keep Hayward Clean and Green

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Ginny Cox Delaney

**ITEM #3 LB 19-016**

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**E-MAIL FROM MONZELLA CURTIS**

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**From:** monzella curtis <>  
**Sent:** Friday, March 1, 2019 10:31 AM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** [BULK] EVICTION PROTECTION

I VOTE TO ENACT EVICTION PROTECTION FOR HAYWARD RENTERS

THANKS  
MONZELLA

**ITEM #3 LB 19-016**

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**E-MAIL FROM ABBY SULLIVAN ENGEN**



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**From:** Abby Sullivan Engen <>  
**Date:** March 1, 2019 at 4:39:40 PM PST  
**To:** [List-Mayor-Council@hayward-ca.gov](mailto:List-Mayor-Council@hayward-ca.gov)  
**Subject:** Just cause eviction ordinance

Dear City Leaders,

I am unable to attend the meeting next week but I write to encourage you to please adopt the ordinance that will expand the protections of just-cause eviction to all rental units. We need to protect our citizens!

Thank you,  
Abby Sullivan Engen

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**E-MAIL FROM SUZANNE MOORE**

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**From:** Suzanne Moore <>  
**Sent:** Saturday, March 2, 2019 4:36 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Urgency ordinance on just-cause eviction

Mayor and city council members,

I am in favor of an urgent ordinance for just-cause eviction and a moratorium on rent increases in Hayward. The housing crisis is a regional crisis. As a former primary care provider, I am aware that housing is necessary for health and life. It is time all communities make the effort to protect tenants from displacement. Thank you.

--

**Suzanne Moore**

**ITEM #3 LB 19-016**

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**E-MAIL FROM JACOB SIERRA**

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**From:** Jacob Sierra <>  
**Sent:** Sunday, March 3, 2019 12:55 AM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Emergency Ordinance for Just Cause

Hi Mayor and To Whom It May Concern!

I'm a Bay Area Native. Hayward is my home. All my cousins and family live there. I want my family to be protected when they rent. As someone with family who also are landlords, we of course approve Just Cause! Cause it's the right thing to do. If you're going to be a landlord, you might as well be a good landlord right? Treat each other with respect and dignity and to show empathy towards one another. 😊 We all know that living in the bay area isn't easy! Soooo expensive! Anyways thank you all for your time! Cheers! YAY FOR EXPANDING THE JUST CAUSE ORDINANCE ON ALL RENTALS!!! 😊👉👈🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏

-Jacob

**ITEM #3 LB 19-016**

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**E-MAIL FROM DARA GARCIA**

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**From:** Dara Garcia <>  
**Sent:** Friday, March 1, 2019 2:14 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** I support the emergency ordinance to expand just cause for eviction

Please protect tenants and adopt an emergency ordinance to expand just cause for eviction to all rental units in Hayward.

Thank you.

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Dara Garcia | *Immigration Paralegal* (pronouns: **she/her**)  
Centro Legal de la Raza | 3400 E. 12th Street, Oakland, CA 94601  
Office: [\(510\) 437-1554](tel:5104371554) | Direct: [\(510\) 679-6286](tel:5106796286)



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**E-MAIL FROM CHUNCHI MA**



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**From:** Chunchi Ma <>  
**Sent:** Monday, March 4, 2019 10:25 AM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Cc:** chunchi ma <>  
**Subject:** against the emergency ordinance

Hi Honorable Mayor and City Council Members,

I am writing this in strong opposition to the emergency ordinance which city council is considering tomorrow night. It is a bad policy with good intention but terrible consequences.

I am one of those small mom and pop housing providers in the east bay. We are providing good, safe, stable housing to the decent hard working folks at below market rate. Since our RE investment about 6 years ago, our apartments had couple of eviction one of them due to unpaid rent, second one due to kids being part of local youth gang. There were no in-habitability issues, however it still took us 6 and 4 months respectively to remove those bad tenants, at a city without any Just Cause Eviction. Afterward the other tenants and even local police officers came by and thanked us for doing the right thing, kicking those bad apples out and maintain a safe environment to other tenants. There is no incentive for any landlords to remove a good tenants, as turnover costs such as remodeling/relisting etc it costs a lot of money and downtime while mortgage bills need to be paid. The existing CA law is already heavily leaning toward protecting of the so-called 'weaker section of the society', there is no need for additional handcuffed and punishment of us decent housing providers who are just try to best serve the renter community. The JCE will only make it nearly impossible to remove the bad tenants, thus tough to keep the good tenants as result (they are afraid and leaving), and the end result is the whole community suffers. We don't want to see Hayward going down that path of beautiful city destroyed by a delayed time bomb of a bad housing policy.

Thank you for your understanding and support,

Chunchi

**ITEM #3 LB 19-016**

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**E-MAIL FROM DOUG SMITH**

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**From:** Doug Smith <>

**Sent:** Monday, March 4, 2019 12:23 PM

**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>; Kelly McAdoo <Kelly.McAdoo@hayward-ca.gov>; Barbara Halliday <Barbara.Halliday@hayward-ca.gov>; Elisa Marquez <Elisa.Marquez@hayward-ca.gov>; Mark Salinas <Mark.Salinas@hayward-ca.gov>

**Subject:** URGENT Rentals in Hayward

Dear Mayor and City Council:

I was just notified that staff intends to present you with an emergency ordinance for just cause eviction. I was at the last meeting and I don't recall you directing staff to bring this to you and I am very concerned that policy is being directed by staff outside the public view. This is a very dangerous way to govern the City and will likely get you all in hot water.

As for just cause and other tenant group restrictions being pushed on you, I recommend you slow down and make decisions based on fact and not the fiction that they are giving you. Rents have been falling for over a year and no cause evictions are not happening unless they are necessary to remove a dangerous tenant. Rents over the past 20 years have only averaged 4.45% BEFORE CPI and from 2001 to 2011 increased only 6% while CPI was up over 24%.

Your proposed actions will actually HURT tenants by reducing the number of affordable rentals in the City. Owners will sell rentals to owner occupied housing and developers will build elsewhere. I suggest you take a hard look at Alameda, they started binding arbitration 2 years ago and all the developers who were ready to start projects on the old base either left or asked for massive concessions from the City to continue. As of late, no projects were being pushed forward.

I have spoken to several developers in Hayward who have or intend to have rental projects in South Hayward. They all said they will remain neutral for fear of retaliation from the City, however they will pull out of the City if tighter rent restrictions are handed down. They were encouraged by the defeat of Prop 10, however you have given them reason for pause.

Please, be the adults in the room and, and take some pause for data and facts, you can't give in to the blackmail pressure of the tenants groups. Stand firm and gather facts, time and the facts are on your side and the groups will only stay and grow when they are encouraged by staff and council.

DO NOT TAKE FURTHER ACTION UNTIL YOU HAVE FACTS THAT JUSTIFY THAT ACTION

Doug Smith  
Fuller Enterprises

**ITEM #3 LB 19-016**

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**E-MAIL FROM JENSEN LIN**

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**From:** Jensen Lin (jenslin) <>  
**Sent:** Monday, March 4, 2019 2:22 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Opposition to the emergency ordinance

Hi Honorable Mayor and City Council Members,

I am writing this in strong opposition to the emergency ordinance which city council is considering tomorrow night. It is a bad policy with good intention but terrible consequences.

I am one of those small mom and pop housing providers in the east bay. We are providing good, safe, stable housing to the decent hard working folks at below market rate. Since our RE investment about 6 years ago, our apartments had couple of eviction one of them due to unpaid rent, second one due to kids being part of local youth gang. There were no in-habitability issues, however it still took us 6 and 4 months respectively to remove those bad tenants, at a city without any Just Cause Eviction. Afterward the other tenants and even local police officers came by and thanked us for doing the right thing, kicking those bad apples out and maintain a safe environment to other tenants. There is no incentive for any landlords to remove a good tenants, as turnover costs such as remodeling/relisting etc it costs a lot of money and downtime while mortgage bills need to be paid. The existing CA law is already heavily leaning toward protecting of the so-called 'weaker section of the society', there is no need for additional handcuffed and punishment of us decent housing providers who are just try to best serve the renter community. The JCE will only make it nearly impossible to remove the bad tenants, thus tough to keep the good tenants as result (they are afraid and leaving), and the end result is the whole community suffers. We don't want to see Hayward going down that path of beautiful city destroyed by a delayed time bomb of a bad housing policy.

Thank you for your understanding and support,

Sincerely Yours,

Jensen Lin

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**E-MAIL FROM ERIC DONG QU**

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-----Original Message-----

From: Dong Qu <>

Sent: Monday, March 4, 2019 3:12 PM

To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>

Subject: NO JCE!

Hi Honorable Mayor and City Council Members,

I am writing this in strong opposition to the emergency ordinance which city council is considering tomorrow night. It is a bad policy with good intention but terrible consequences.

I am one of the small housing providers in Hayward, to make it long to short, please do not add additional handcuffed and punishment of us decent housing providers who are just try to best serve the renter community. The JCE will only make it nearly impossible to remove the bad tenants, thus as a housing provider, under JCE I have to withdraw my house from the market and let the current renter go. I'm not the only one think this way, the end result is that with less housing resources, the whole community suffers. I don't want to see Hayward going down that path of beautiful city destroyed by a delayed time bomb of a bad housing policy.

Thank you for your understanding and support,

Sincerely Yours,

Eric



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**E-MAIL FROM DAVID TAM**

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**From:** David T. <>  
**Sent:** Monday, March 4, 2019 3:21 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Objection to Emergency Ordinance

March 4, 2019

Mayor Barbara Halliday and the Hayward City Council                      Sent via email  
Hayward City hall  
777 B St  
Hayward, CA 94541

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort.

Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19th council meeting.

Sincerely,  
David Tam

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM TINA LIU**

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-----Original Message-----

From: Tina Liu <>

Sent: Monday, March 4, 2019 3:24 PM

To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>

Subject: Opposition

Hi Honorable Mayor and City Council Members,

I am writing this in strong opposition to the emergency ordinance which city council is considering tomorrow night. It is a bad policy with good intention but terrible consequences.

I am one of housing providers in the east bay. We are providing good, safe, stable housing to the decent hard working folks at below market rate. Since our RE investment about 6 years ago, our apartments had couple of eviction one of them due to unpaid rent, second one due to kids being part of local youth gang. There were no in-habitability issues, however it still took us 6 and 4 months respectively to remove those bad tenants, at a city without any Just Cause Eviction. Afterward the other tenants and even local police officers came by and thanked us for doing the right thing, kicking those bad apples out and maintain a safe environment to other tenants. There is no incentive for any landlords to remove a good tenants, as turnover costs such as remodeling/relisting etc it costs a lot of money and downtime while mortgage bills need to be paid. The existing CA law is already heavily leaning toward protecting of the so-called 'weaker section of the society', there is no need for additional handcuffed and punishment of us decent housing providers who are just try to best serve the renter community. The JCE will only make it nearly impossible to remove the bad tenants, thus tough to keep the good tenants as result (they are afraid and leaving), and the end result is the whole community suffers. We don't want to see Hayward going down that path of beautiful city destroyed by a delayed time bomb of a bad housing policy.

Thank you for your understanding and support,

Sincerely Yours,

Tina Liu

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM DHARAM P. SALWAN**

March 4, 2019

Mayor Barbara Halliday and the Hayward City Council  
Hayward City hall  
777 B St  
Hayward, CA 94541

Sent via email

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort. Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19<sup>th</sup> council meeting.

Sincerely,

Dharam P. Salwan

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM LISA PERRAULT**



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**From:** Lisa Perrault <>  
**Sent:** Monday, March 4, 2019 4:03 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Reject the draft Emergency Ordinance

Mayor Barbara Halliday and the Hayward City Council                      Sent via email  
Hayward City hall  
777 B St  
Hayward, CA 94541

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort.

Stop this “Emergency” Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19th council meeting.

Sincerely,  
Your name



*Lisa Perrault*

Office manager  
Nor Cal Realty, Inc.  
22744 Main Street  
Hayward, CA 94541  
P: 510.538.8789 ext. 10  
F: 510.538.8799  
[www.NorCalRealty.us](http://www.NorCalRealty.us)

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM TERESA NAZARETH**

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**From:** <>  
**Sent:** Monday, March 4, 2019 3:50 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Draft Emergency Ordinance

March 4, 2019

Mayor Barbara Halliday and the Hayward City Council  
Hayward City hall  
777 B St  
Hayward, CA 94541

[Sent via email](#)

Dear Mayor Halliday and Members of e Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance undoubtedly would harm all the small landlords, like myself, who provide housing in Hayward and should be encouraged by the City instead of placing hurdles which instead would harm renters by reducing housing supply.

Evictions are a last resort for small owners like me. They hurt us financially. Who in their right mind would evict a good tenant who pays the rent? Think, the potential of changes to the Rent Stabilization Ordinance does nothing good for the tenant, what it definitely does is create more shortage and hurdles for all affected parties. You have heard of the Eviction Defence Center? I would be happy to come to your office and give you facts. This is what should be addressed where all the corruption goes on.

Your intended Ordinance will cause many owners to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

You are familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually legal bills become more expensive than settling, and even winning at trial, judges delay the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort. Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19<sup>th</sup> council meeting.

Sincerely,

Teresa Nazareth  
21550 Foothill Blvd #101  
Hayward CA 94541

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM LUCILLE SAPIENZA**

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**From:** Vista Creek Apartments <>  
**Sent:** Monday, March 4, 2019 4:11 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov> **Cc:**  
Vista Creek Apartments <>  
**Subject:** No Emergency Ordinance to extend Just Cause Eviction ! !

March 4, 2019

Mayor Barbara Halliday and the Hayward City Council  
Hayward City hall  
777 B St  
Hayward, CA 94541

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a

housing provider in Alameda County, and why evictions are the last resort. Stop this “Emergency” Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19<sup>th</sup> council meeting.

Sincerely,

Lucille Sapienza

Vista Creek Apartments

Castro Valley, Ca 94546

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**Luci Enza**, Resident Manager  
**Vista Creek Apartments**  
(510) 582-9521  
22432 Center Street, Castro Valley, CA 94546



free from companySIG.com



**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM NINA ALVAREZ**

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**From:** Nina Alvarez <>  
**Sent:** Monday, March 4, 2019 4:36 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** RE: 3/5/19 Action to establish eviction protections for all Hayward renters  
**Importance:** High

Please pass this bill.  
Housing costs are already unsustainable.

As a Hayward senior, I'm struggling to find a place to live after my landlady sells the property. The "affordable" senior housing development on A Street has an income range BEYOND that of most retirees. It is "affordable" in name only.

- Many seniors are forced to rely ONLY on Social Security.
- In today's workplaces FEW seniors can accumulate savings or 401(k) balances that will provide meaningful support
- FEW receive pensions anymore.

I am a professional who just retired at 70.  
This describes MY situation.

Thank you,  
Nina Alvarez

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM BILL MULGREW**

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**From:** Bill Mulgrew <>  
**Sent:** Monday, March 4, 2019 4:36 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Cc:** Kelly McAdoo <Kelly.McAdoo@hayward-ca.gov>; Jennifer Ott <Jennifer.Ott@hayward-ca.gov>; Christina Morales <Christina.Morales@hayward-ca.gov>  
**Subject:** Materials and comments for the March 5, 2019 Council Meeting

Dear Mayor Halliday and respected Councilmembers

Please see the attached letter and supporting documentation in advance of tomorrow's meeting.

We appreciate your consideration.

Bill Mulgrew  
Vice President of Public Affairs  
Rental Housing Association  
1264 A Street  
Hayward, CA 94541

The Rental Housing Association does not make any representation or warranty any advice as to its legal effect. Our services are not intended to serve as a replacement for professional legal advice. Consult with an attorney when making important decisions that could impact your business or rental properties



March 4, 2019

Mayor Barbara Halliday and the Hayward City Council  
Hayward City hall  
777 B St  
Hayward, CA 94541

Sent via email

Dear Mayor Halliday and respected Council,

By pursuing the “Emergency” Ordinance under consideration at the March 5<sup>th</sup> meeting, the city of Hayward is embarking on a path that is detrimental for Hayward landlords, will heap significant additional pressure (and fear) upon the city’s renters, will perpetuate the housing problem, and will set the city up for potential costly legal challenges.

First and foremost, there is no “Eviction Emergency.” Attachment #1 is data taken from the *Anti Eviction Mapping Project* website. It shows that in three Alameda County cities, the actual number of unlawful detainers (evictions) has dropped significantly over a recent 10-year period. The biggest decrease is in Fremont, which has no Just Cause for Eviction.

Similarly, a report done by a group called the Anti-Eviction Mapping Project, in conjunction with *Tenants Together*, shows that *evictions declined in Alameda County* from 6,000 in 2014, to 4,857 in 2016, a reduction of 19%! See: <https://www.antievictionmap.com> Certainly not “Emergency” numbers.

Yet, the fourth paragraph of the draft ordinance states, “...the number of evictions without just cause has increased markedly in recent years.” Where is the data for this claim coming from? Staff admittedly does not track tenancy terminations, so it would appear this statement is made without a foundation in fact and is in direct contradiction with the available data.

Further, rents have stabilized in Hayward. As you can see from Attachment #2, rents in Hayward have increased by an average of 3.32% over the last three years, while the CPI has risen by 3.16%. Housing providers are just keeping up.

There is no basis in fact nor predictable certainty that the changes considered for the City’s RSO would cause ANY evictions. To believe otherwise is to let fear and bias drive policy. Moreover, Council’s belief that future RSO changes might cause evictions is undeniable affirmation that this Council does not understand the basic needs and concerns of the more than 7,000 small housing providers in Hayward.

Evictions are a last resort for property owners. The eviction process in Alameda County heavily favors renters as the process can easily take 4-6 months, during which time the housing provider collects no rent, and pays significant legal fees, while renters typically enjoy the benefit of free legal counsel. Alameda County is the second slowest county in the state in concluding Unlawful Detainers. Eviction is a very long and costly process. See attachment #3 from the Judicial Council of California.

Enactment of this (or a similar) ordinance will actually make it more difficult for renters in Hayward. Looking at Attachment #2 again, the Vacancy Rate in Hayward has been at 3.5% over the last 3 years, which is dangerously low. This ordinance may cause owners to sell and exit the market. Our office is fielding calls every day from owners who are telling us of their intention to exit the rental business. This will reduce the Vacancy Rate even more and put more pressures on rents. The City of Hayward would have us believe that this ordinance is necessary to avoid evictions resulting from the future enactment of changes to the RSO and yet Council does not want to accept the fact that this ordinance will have the effect of shrinking our dangerously-low housing supply.

The draft Ordinance itself, and the supporting staff report are flawed in two areas. The Ordinance would violate the Ellis Act, as there is no provision for a homeowner to exit the rental business.

The citations in the “Strategic Initiatives” Section on page 4 of the Staff report are highly suspect. The report falsely states that this agenda item supports the Complete Communities Strategic Initiative. As previously cited, this (or a similar) ordinance would likely shrink, not expand, the affordable housing stock (Goal 2), and it will certainly not “conserve and improve the existing housing stock” as owners exit the business and/or offset their risks by holding funds earmarked for improvements.

The Housing Provider Community has proposed solutions which have not been considered by staff, including the offering of mandatory leases at application and at renewal, which gives renters security and complete control of their tenancies if they do not violate their leases. We offered to extend notice periods for rent increases and terminations by 30 days beyond CA standards, and have suggested suspending rent increases if the property has any open maintenance issues as identified through the Rental Housing Inspection Program.

Do the right thing. Stop this “Emergency” Ordinance. There is no basis in fact or data that a measure like this is warranted, much less that an eviction emergency exists. We urge you to act on real information and input from ALL members of the community, not on baseless fears.

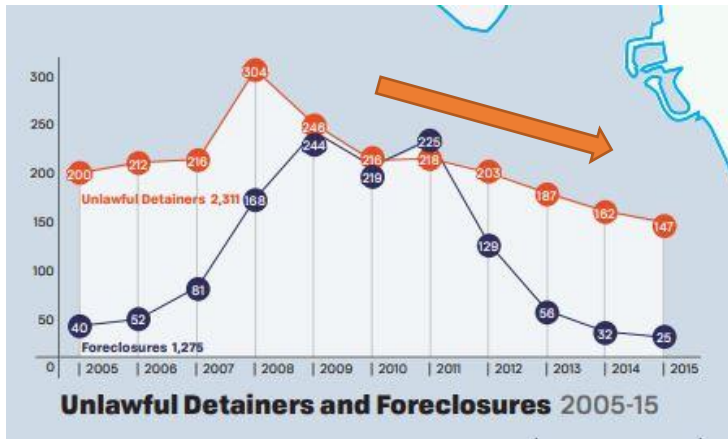
Sincerely,

*Bill Mulgrew*

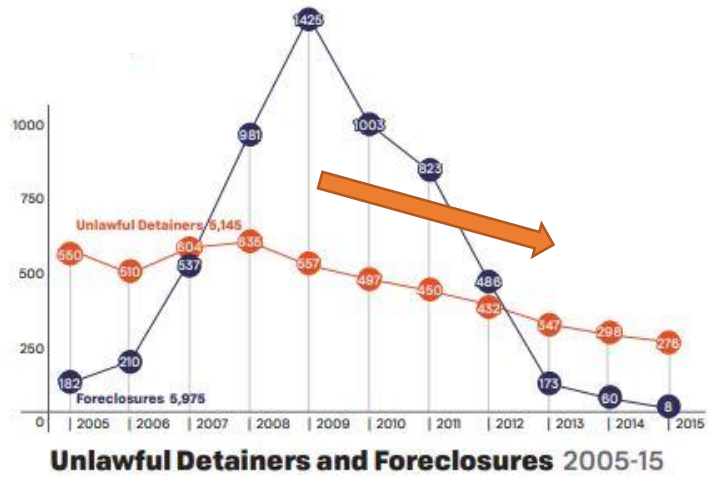
William R. Mulgrew  
Vice president, Public Affairs

Attachment #1

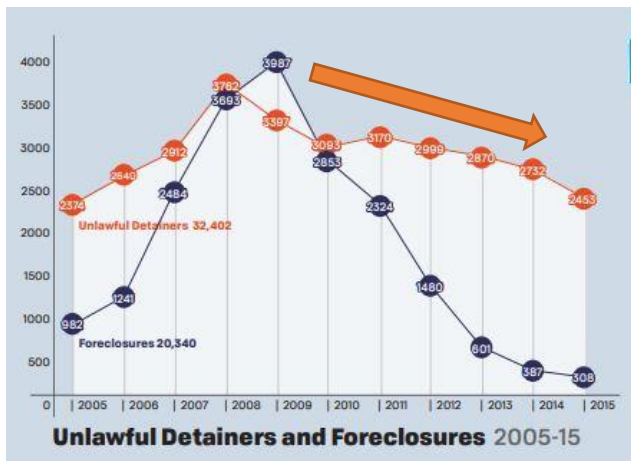
Unlawful Detainer Filings\*  
Alameda, Fremont and Oakland  
2005 – 2015



ALAMEDA



FREMONT



OAKLAND

\*Source: Anti Eviction Mapping Project

## Attachment #2 - MULTI-FAMILY HOUSING YEAR-OVER-YEAR ASKING RENTS & VACANCY RATES

	HAYWARD MULTI-FAMILY (ALL)		HAYWARD MULTI-FAMILY (BUILT 1900 - 1979)		HAYWARD MULTI-FAMILY (BUILT 1980 - 2018)	
# of Units Surveyed	15,911		11,412		3,409	
Avg. # of Units / Bldg	15		14		34	
	Annual Asking Rental Increase	Vacancy Rate	Annual Asking Rental Increase	Vacancy Rate	Annual Asking Rental Increase	Vacancy Rate
2018	3.22%	3.00%	3.94%	2.80%	1.58%	3.60%
2017	2.37%	4.00%	2.62%	3.80%	1.94%	4.80%
2016	4.39%	3.60%	4.71%	3.50%	3.68%	3.80%
2015	11.49%	3.20%	11.12%	3.10%	12.29%	3.70%
2014	7.28%	3.50%	7.39%	3.40%	7.21%	3.80%
2013	7.23%	3.60%	7.98%	3.60%	5.48%	3.50%
2012	6.13%	3.80%	5.85%	3.70%	6.93%	3.90%
2011	3.00%	4.00%	2.67%	4.00%	3.80%	3.80%
2010	2.18%	4.30%	2.13%	4.30%	2.12%	4.30%
2009	-6.70%	4.90%	-6.60%	5.10%	-6.78%	4.60%
2008	2.63%	4.10%	3.63%	4.00%	0.53%	4.20%
2007	6.15%	3.50%	5.57%	3.60%	7.32%	3.10%
2006	4.01%	3.50%	3.89%	3.60%	4.14%	3.10%
2005	0.60%	4.20%	0.91%	4.30%	0.22%	4.10%
2004	-1.69%	5.30%	-1.97%	5.40%	-1.17%	4.70%
2003	-4.05%	4.70%	-3.95%	4.80%	-4.28%	4.50%
2002	-3.89%	4.60%	-2.68%	4.70%	-6.55%	4.20%
2001	0.55%	4.10%	0.34%	4.10%	1.13%	4.10%
18 YR AVG	2.49%	3.99%	2.64%	3.99%	2.20%	3.99%

The overall housing in Hayward was broken out into two distinct areas, properties built between 1900 – 1979 and properties built between 1980 – 2018. Properties built since 1980 are typically more dense and a different construction style compared to the garden style buildings built before 1979.

SOURCE: CoStar Analytics taken on March 1, 2019. CoStar Analytics surveys market rate housing units in Hayward once per quarter. Only properties with 5+ units are included in the survey. The survey is conducted by aggregating on-line rental data and contacting properties directly.



**Civil Case Processing Time, by County**  
Fiscal Year 2016–17

**Superior Courts**  
**Table 6a**

COUNTY	General Unlimited Civil Disposed of in Less Than _ Months			Limited Civil Disposed of in Less Than _ Months			Unlawful Detainers Disposed of in Less Than _ Days		Small Claims Disposed of in Less Than _ Days	
	12 (A)	18 (B)	24 (C)	12 (D)	18 (E)	24 (F)	30 (G)	45 (H)	70 (I)	90 (J)
<b>STATEWIDE</b>	66%	77%	84%	83%	91%	93%	56%	73%	59%	70%
Alameda	71%	83%	89%	75%	89%	92%	36%	46%	11%	24%
Alpine	100%	100%	100%	100%	100%	100%	33%	67%	100%	100%
Amador	—	—	—	—	—	—	—	—	—	—
Butte	78%	87%	93%	88%	95%	98%	46%	66%	72%	79%
Calaveras	72%	81%	85%	84%	90%	95%	31%	50%	77%	81%
Colusa	80%	87%	91%	90%	99%	99%	29%	43%	67%	78%
Contra Costa	71%	83%	90%	83%	93%	96%	44%	57%	73%	79%
Del Norte	—	—	—	—	—	—	—	—	—	—
El Dorado	71%	81%	90%	73%	85%	93%	37%	57%	39%	55%
Fresno	72%	82%	91%	67%	76%	82%	50%	75%	84%	88%
Glenn	72%	77%	81%	93%	98%	99%	57%	85%	80%	86%
Humboldt	76%	83%	87%	85%	93%	96%	36%	61%	62%	70%
Imperial	67%	75%	79%	85%	91%	94%	50%	66%	68%	74%
Inyo	61%	78%	81%	62%	74%	82%	52%	62%	64%	72%
Kern	71%	84%	92%	91%	98%	99%	40%	66%	40%	80%
Kings	68%	79%	89%	86%	93%	95%	61%	82%	22%	28%
Lake	82%	89%	93%	85%	94%	97%	43%	63%	64%	78%
Lassen	73%	81%	85%	83%	95%	99%	35%	43%	65%	69%
Los Angeles	48%	69%	84%	73%	84%	91%	47%	70%	49%	72%
Madera	72%	82%	91%	76%	82%	85%	37%	53%	56%	64%
Marin	73%	85%	92%	87%	95%	98%	46%	86%	69%	78%
Mariposa	52%	71%	90%	81%	89%	96%	64%	82%	85%	90%
Mendocino	—	—	—	—	—	—	—	—	—	—
Merced	75%	82%	89%	79%	86%	90%	59%	82%	76%	82%
Modoc	82%	90%	92%	85%	94%	95%	59%	82%	48%	62%
Mono	55%	60%	69%	59%	75%	88%	43%	71%	24%	53%
Monterey	70%	81%	87%	88%	97%	98%	63%	78%	45%	63%
Napa	80%	91%	96%	90%	95%	98%	45%	64%	82%	86%
Nevada	80%	90%	94%	93%	96%	97%	39%	65%	72%	79%
Orange	68%	86%	94%	82%	95%	98%	56%	77%	24%	40%
Placer	—	—	—	—	—	—	—	—	—	—
Plumas	89%	94%	99%	90%	92%	97%	50%	75%	58%	70%
Riverside	74%	85%	91%	86%	97%	99%	56%	77%	61%	68%
Sacramento	71%	80%	88%	95%	97%	98%	100%	100%	77%	85%
San Benito	80%	90%	97%	88%	91%	95%	33%	54%	81%	89%
San Bernardino	—	—	—	—	—	—	—	—	62%	76%
San Diego	77%	89%	93%	72%	79%	83%	49%	74%	23%	29%
San Francisco	49%	73%	87%	84%	95%	98%	35%	57%	64%	75%
San Joaquin	68%	80%	87%	79%	89%	92%	44%	65%	19%	32%
San Luis Obispo	71%	81%	88%	83%	96%	97%	54%	72%	70%	77%
San Mateo	—	—	—	—	—	—	—	—	61%	72%
Santa Barbara	73%	88%	94%	83%	92%	94%	53%	70%	81%	87%
Santa Clara	51%	70%	83%	68%	81%	88%	65%	78%	71%	77%
Santa Cruz	80%	88%	93%	86%	97%	98%	38%	55%	70%	79%
Shasta	77%	88%	94%	87%	98%	99%	52%	74%	68%	75%

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM EDWARD KELLAR**

---

**From:** Edward Kellar <>  
**Sent:** Monday, March 4, 2019 5:22 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Emergency Ordinance Meeting

Dear Mayor and City Council,

Please see my letter and don't enact this Emergency Ordinance imposing the Just Cause for Eviction provisions!! This is wrong for the City of Hayward. My family moved into the City of Hayward in the early years of the 50's and we love the city, so please don't ruin it.

Thank You,

Ed

March 4, 2019

Mayor Barbara Halliday and the Hayward City Council  
Hayward City hall  
777 B St  
Hayward, CA 94541

Sent via email

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort. Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19<sup>th</sup> council meeting.

Sincerely,



Edward Kellar

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM BRIAN LOW**

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**From:** Brian Low <>  
**Sent:** Monday, March 4, 2019 5:27 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** reject the draft Emergency Ordinance imposing Just Cause for Eviction

March 4, 2019

Mayor Barbara Halliday and the Hayward City Council                      Sent via email  
Hayward City hall  
777 B St  
Hayward, CA 94541

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on **all** rental properties in Hayward. I've rented to the same family since 2011 and do not think the emergency ordinance should be imposed on **all rental properties**. I have good tenants and I believe my tenants would say the same about us. Not all landlords are bad.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19th council meeting.

Sincerely,  
Brian Low

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM ANONYMOUS**

---

-----Original Message-----

From: 3machunchi <>

Sent: Monday, March 4, 2019 3:44 PM

To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>

Subject: against emergency ordinance

发自我的华为手机



**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM KATHRYN HEDGES**

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**From:** kathryn hedges <>  
**Sent:** Monday, March 4, 2019 6:45 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Eviction Protections

Dear Mayor and City Council:

I am a tenant in San Jose, which recently enacted Just Cause Eviction (Tenant Protection Ordinance) to stop a wave of no-cause evictions. I have heard that landlords in Hayward are also evicting tenants merely to charge higher market rates for a new tenant.

I support tenant protections in the City of Hayward because eviction is the major cause of homelessness in the Bay Area. Tenants who are doing nothing wrong except paying below market rent should not have their lives overturned because their landlord wants to make more money. Vacancy rates are low and market rents are extremely high, which makes it difficult to merely find a new place when a landlord decides they're tired of renting to a good tenant.

Under the Tenant Protection Ordinance in San Jose, which I presume is similar to the proposal before the Hayward City Council, landlords still have the right to evict bad tenants--they just need to prove the tenant is failing to pay rent or materially breaching the lease terms. (Or that the landlord is taking the unit off the market.)

It's unusual that California doesn't include Just Cause Eviction in its basic tenant rights along with habitability and requirements to provide notice before entry. Please approve Just Cause Eviction in Hayward.

Sincerely,

Kathryn Hedges  
Sole Proprietor, Splendid Colors  
[www.splendidcolors.com](http://www.splendidcolors.com)

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM TOM WALDEMER**

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**From:** Tom Waldemer <>  
**Sent:** Monday, March 4, 2019 6:49 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Please Reject the Emergency Ordinance

March 4, 2019

Mayor Barbara Halliday and the Hayward City Council  
Hayward City Hall  
777 B St  
Hayward, CA 94541

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which

guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers whospecialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort. Stop this “Emergency” Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19<sup>th</sup> council meeting.

Sincerely,

Tom Waldemer

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM WENDY LUO**

---

-----Original Message-----

From: wendy <>

Sent: Monday, March 4, 2019 7:29 PM

To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>

Subject: Please reject the draft Emergency Ordinance imposing Just Cause for Eviction

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort.

Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19th council meeting.

Sincerely,

Wendy



**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM HUGH MANIX**

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-----Original Message-----

From: Hugh Manix <>

Sent: Monday, March 4, 2019 9:09 PM

To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>

Subject: Over regulation on rentals

Mayor- council

Please consider that all regulations governing Rentals only hurt the city's growth. This is what city's like Oakland did for a long time and has very large crime areas in there city.

Hugh Manix

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM PAOLA LAVERDE**

---

**From:** Paola Laverde <>  
**Sent:** Monday, March 4, 2019 10:03 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Just-cause eviction protections for tenants

Hello Mayor Halliday and City Councilmembers,

I am writing you as a renter who has been evicted twice through no fault of my own.

Current Hayward city rental law only protects one set of stakeholder: property owners. Renters have little to no protection. The proof is in the fact that rents in Hayward are sky rocketing and citizens of Hayward are being displaced because they cannot afford to pay ever higher rents

What tenants are asking for is not only just cause eviction protection but the right to a system of mandatory mediation and potential binding arbitration when landlords seek to raise rent by greater than five percent over a 12-month period. As you are well aware, this type of protection will only protect a fraction of Hayward renters because this would only apply to renters living in units constructed before July 1, 1979, when the City's RRSO took effect. However, this protection is better than no protection especially for units that are in buildings that are 40 years-old or older.

I do hope you vote with your renter constituents best interest in mind. The housing affordability crisis is very real and is impacting many, many families throughout Hayward and the rest of the Bay Area. PLEASE GIVE RENTERS A CHANCE!

Thank you for your time and consideration.

Best,  
Paola Laverde

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM TONY ROSHAN SAMARA**

---

**From:** Tony Roshan Samara <>  
**Sent:** Monday, March 4, 2019 10:28 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Protect Hayward renters

Please see attached.

Tony Roshan Samara  
Program Director of Land Use and Housing  
Urban Habitat  
[2000 Franklin Street](#)  
[Oakland, CA 94612](#)  
[510-839-9510 x313](#)  
<http://urbanhabitat.org/>

*Celebrating 30 years of democratizing power, policy, and place.*

Read our new reports, [Driving Deeper into the Climate Crisis: Who Gets Priority on Our Streets?](#) and [Rooted in Home: Community-Based Alternatives to the Bay Area Housing Crisis.](#)

Follow us on [Twitter](#) and like us on [Facebook](#)!



**Board Members**

CARL ANTHONY

Monday, March 4<sup>th</sup>, 2019

JOE BROOKS

BEN CHOI

Dear members of the Hayward City Council,

TAMAR DORFMAN

On behalf of Urban Habitat, I am writing to express our strong support for an urgency ordinance for just cause covering all rental units in Hayward, and a moratorium on all rent increases.

PATRICE GUILLORY

DWAYNE MARSH

Urban Habitat works to democratize power and advance equitable policies to create a just and connected Bay Area for low-income communities and communities of color. Through strategic partnerships, we support increasing the power and capacity of marginalized communities. We believe those directly impacted by policy decisions should be able to determine their own destinies.

DERECKA MEHRENS

REA PAÑARES

ROBERT PHILLIPS

*Chair*

Protection against arbitrary and unjust evictions is a basic human right. We know that individuals, families, and communities cannot thrive when they live under the constant threat of losing their homes. Fear of housing loss is a source of chronic stress and is linked to a wide range of ill health effects with intergenerational impact. Protection from no fault evictions, especially when paired with a robust rent control program, can provide strong protections against displacement that support the health of low-income communities and communities of color.

CARLOS ROMERO

*Treasurer*

CHRIS SCHILDT

*Secretary*

---

**Ellen Wu, MPH**

*Executive Director*

2000 Franklin Street

Oakland, CA 94612

P (510) 839-9510

[www.urbanhabitat.org](http://www.urbanhabitat.org)

Displacement is driving a new era of residential segregation, as we documented in our 2016 report, *Race, Inequality and the Resegregation of the Bay Area*. The displacement of people of color is at the heart of the housing crisis in our region and across the country. It is for this reason that the US Department of Housing and Urban Development has identified displacement as an impediment to fair housing. Until that time when we are able to provide safe, decent, affordable housing for all, implementing strong renter protections is absolutely essential for defending the civil rights of all Hayward residents.

Sincerely,

Tony Samara

Program Director of Land Use and Housing

[tony@urbanhabitat.org](mailto:tony@urbanhabitat.org)



**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM CYNTHIA BERGER**



---

**From:** SCTA <>  
**Sent:** Monday, March 4, 2019 11:19 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Renter protections

Dear Hayward Council Members:

**To prevent more displacement, I support an urgency ordinance for just cause for all rental units in Hayward.  
To make these protections sufficiently strong I also support the enactment of a moratorium on all rent increases.**

The Santa Cruz City Council passed such an ordinance a year ago. It helped so many renters stay in their homes for 10 months. Many would have been priced out during that 10 months. Those folks expressed their relief at being able to budget and save a little money, for a change. They also had a brief respite of the constant fear of eviction at will. Many, in fact, were immediately served with eviction notices and rent raises on the very day that the ordinance lapsed. I know this to be a fact. I have run Santa Cruz county's tenants' rights hotline for five years, so I get the calls daily.

With constant rent raises, the ratio of income being spent on rent is skyrocketing every year while wages are flat.

That is absolutely why there are so many more homeless people in our areas. You MUST prioritize the lives of renters in order to make a positive change for Hayward people.

Please don't mistakenly regard the constant churning of renters as a temporary state until all the new renters are people you value more - people wealthy enough to afford the high rents. Because renters at all economic levels are paying much more than one third of their incomes on rent. Rents are all adjusted to as high as possible for rich and poor renters alike - regardless of the habitability of the property, the "location," or any other factor besides being situated in the Bay Area.

That is because realtors and developers have convinced economists that paying more than 30% of one's income is fine. 30% has been the gold standard ratio of rent-to-income for many decades. That's because renters can't save any money and can't convert to homeowners when paying any more of their income than 30%. To exacerbate this trend, wages have been flat for 40 years. So, in order to save any money at all many renters really need to be paying just 10% of their incomes.

Do The Right Thing. You will be richly rewarded.

Thank you,

Cynthia Berger  
Santa Cruz Tenants Association

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM ROSAURA MENDOZA**

---

**From:** Rosaura Mendoza <>  
**Sent:** Tuesday, March 5, 2019 4:53 AM  
**To:** List-Mayor-Council  
**Subject:** Protect Hayward Renters from NO Cause Evictions

Hello,

Hopefully you are well.

Please vote today, Tuesday 3/5 to support the people to live in Hayward to thrive.

People need to plant seeds and become firmly rooted, rather than be pushed away for lack of money, etc.

Peace,

--

***Rosaura Figueroa Mendoza***

*510-363-5958*

*Storyteller, @rosaxsalvaje*

*CEO, @haystackmujer*

*Founder, @thehaywardcollective*

*B.A. Sociology + Community Change*

<https://www.haystackmujer.org>

*"Once social change begins, it cannot be reversed.  
You cannot uneducate the person who has learned to read.  
You cannot humiliate the person who feels pride.  
And you cannot oppress the people who are not afraid anymore.  
We have seen the future and the future is ours."  
-Cesar E. Chavez*

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
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WITHIN THE CITY**

**E-MAIL FROM ALICIA LAWRENCE**

---

**From:** Alicia Lawrence <>  
**Sent:** Tuesday, March 5, 2019 8:08 AM  
**To:** List-Mayor-Council  
**Cc:** The Hayward Collective  
**Subject:** The Hayward Collective's Response on Just Cause Ordinance  
**Attachments:** Response for March 5, 2019.pdf

Please see the attached.

Thank you!

--  
Alicia G. Lawrence



March 5, 2019

**RE: Adoption of Emergency Ordinance Requiring Just Cause for Tenant Evictions for All Rental Units within the City**

Dear Mayor Halliday and City Council Members,

We are encouraged to see that after nearly 3 years of the community's urging, this council has begun to back up their words with actions. This is evident from the work session on February 19, 2019 where council demonstrated nearly unanimous support for just cause eviction protections for all tenants. This protection is crucial. The community needed it a long time ago, but we are glad it is finally here. We hope this is an indication of more pro-tenant policies to come.

Again; **we urge you all to vote "yes" on the staff recommendation regarding Just Cause eviction protections.** The Hayward Collective has specifically been asking for this for over a year now. You all have in your hands the ability to extend stability and greater equality to the tens of thousands of tenants in our community. So please, vote "yes."

But don't leave out the people suffering from de facto evictions via unsustainable rent increases.

Just Cause protections should be paired with limitations on rent increases to most effectively support the tenant community in Hayward. Temporary moratoriums on rent increases in California are fairly commonplace these days. We recently began to frame the moratorium as an "extension of the rent control provisions" hoping such language change would make it easier on you. But it's all the same thing.

An emergency moratorium on rent increases while the council works out all of the details of the RRSO is the sensible and responsible response to the constantly evolving landscape. Even at the March 27, 2018 council meeting, Councilmember Salinas understood and supported a "pause" on rent increases for this very reason.

Based on the comments made at the February 26, 2019 council meeting it seems everyone understands that landlords may take actions to evict and or increase rents while this public discussion develops. Yet, when Councilmember Wahab made the referral that same night for a moratorium on rent increases; Councilmembers Zermeño and Lamnin refused to support the referral.



Councilmember Zermeño was a firm no and tried to claim that it would be “unfair” to the two councilmembers absent from the meeting. Yet, legislative votes were made that same night; with those two councilmembers still absent. The hypocrisy of such positioning is insulting to this community’s intelligence and awareness of the linguistic maneuvering happening before us.

Councilmember Lamnin called on concerns of legality and acted as though such an idea had never been broached before. It is difficult to believe the authenticity of this concern given the City Attorney's clear response that a moratorium on rent increases is legal. Additionally, on March 27, 2018 when Councilmember Marquez begged for a moratorium on rent increases during that work session; there was no such question of or concern for legality.

Both then and now councilmembers Zermeño and Lamnin - and others - have demonstrated that they will protect landlord profits (a protection already codified in state law) over tenants’ need for stable housing; that any push towards progressive policies is really that. A push by community. Because this council is not getting there on its’ own. So we will continue to push; hold this Council accountable; and shine a very bright light on the decisions being made in Council chambers.

Sincerely,  
The Hayward Collective



**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM MARC S. JANOWITZ**

---

**From:** Marc Janowitz <>  
**Sent:** Tuesday, March 5, 2019 9:04 AM List-  
**To:** Mayor-Council  
**Subject:** Proposed Rent Control ordinance.

To the Honorable Mayor and Council Members, I write to add my voice to the many community members who urge your support for the proposal to strengthen Hayward's rent control measure. A strong, enforceable rent control program must be a key component to any Bay Area community's over all housing policy.

Given the well-documented crisis in the housing sector state-wide, there is no question of need. We all have responsibility to do what we can to ease the suffering of countless of our community members. Those same stress factors felt by individuals, families, and our most vulnerable, likewise have huge ripple effect throughout our community at large. The housing crisis necessarily places greater burdens on our health care systems, which deal with the known, well documented, effects of individual's and families in unaffordable housing, which creates more and more displacement. Involuntary displacement from one's home is known to cause serious negative health consequences. Likewise, involuntary displacement tears children from their schools and social setting, the stability of which is crucial for positive development.

Thus, all our community pays an unacceptably high price for housing insecurity.

The housing crisis is a public health crisis as well.

And I urge you as well to take the opposition's arguments for what they are worth. I have been an advocate for string rent control for four decades. Over that time I have heard only shockingly ill reasoned, and just plain distorted arguments opposing fair rent control ordinances. One of the arguments you have heard and will hear is that "no one will build in Hayward or keep up their properties."

This argument is without objective verification, and readily disproven.

All we have to do is look at our neighbors near by with strong rent control. Oakland, Berkeley, San Francisco. No development? Degradation of quality of housing stock? Nonsense. There is simply no credible evidence to support such position. And I urge you to consider who promotes the arguments: lobbyists paid to come before you.

Likewise is the Chamber of Commerce not a reliable perspective. Their points of view are uniformly limited, representing the interests of business narrowly construed, not that of the community at large.

The Chamber has been on the wrong side of the interests of the community throughout history. I urge you to ask what is in the interests of the broadest range of our constituents, not just business owners.

In context of a broad housing policy, rent control has a vital and unique role to play to protect a stock of affordable housing. With Costa/Hawkins slowly gnawing away at the stock of rent controlled units, a community's supply of housing for which its rents are controlled has a unique, invaluable, and irreplaceable role in sound public housing policy.

I urge you to enact the strongest possible version of the ordinance possible, and to resist attempts tonight, and going forward, to weaken the proposal. It is already just and reasonable.

Thank you,

Marc S. Janowitz

Housing Attorney

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
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WITHIN THE CITY**

**E-MAIL FROM LACEI AMODEI**

---

**From:** Lacei Amodei <>  
**Sent:** Tuesday, March 5, 2019 10:00 AM  
**To:** List-Mayor-Council  
**Subject:** Urgency Ordinance for Just Cause: Sharing Tenant Letters  
**Attachments:** Tenant Letters.pdf

Good Morning Mayor and Councilmembers,

Please find attached two signed letters we collected as part of our regular door-knocking efforts carried out this past Sunday. We always invite residents to email or attend the council meetings to directly communicate with you all but fear of landlord retaliation is common place. For this reason, only two residents felt comfortable revealing their name. Every resident we spoke with expressed support for an immediate expansion of tenant protections and all were very interested in the vote taking place today. We will be following back up with these community members to let them know how tonights vote turns out and a break down of how you all vote.

We keep hearing story after story of large and unexpected rent increases, along with landlords refusing to carry out regular maintenance, and finally a general feeling of landlords acting with impunity.

On behalf of the last group of residents, with whom we had one-on-one conversations, I urge you to vote yes for Just Cause protections and also to take bold action to revive a referral for a moratorium on rent increases. Both are urgently needed.

Sincerely,  
Lacei Amodei  
Member/Organizer- The Collective

Dear Mayor and  
Councilmembers:

I am asking you to vote to implement just  
cause protections for evictions immediately.  
I am also asking you to immediately  
implement a suspension of all rent increases.

Sincerely,

Date:

---

Estimados Alcalde y Concejales:

Les estoy pidiendo que implementen  
protecciones para causa justa para desalojos  
inmediatamente. También, les estoy  
pidiendo que implementen una suspensión  
de incrementos de renta inmediatamente.

Sinceramente,

Fecha:

Fernán Ramos

03/03/19

Dear Mayor and  
Councilmembers:

I am asking you to vote to implement just  
cause protections for evictions immediately.  
I am also asking you to immediately  
implement a suspension of all rent increases.

Sincerely,

Date:

---

Estimados Alcalde y Concejales:

Les estoy pidiendo que implementen  
protecciones para causa justa para desalojos  
inmediatamente. También, les estoy  
pidiendo que implementen una suspensión  
de incrementos de renta inmediatamente.

Sinceramente,

Fecha:

Patricia

3-3-19

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM VICTOR SANCHEZ**

---

**From:** Stephanie Sanchez <>  
**Sent:** Tuesday, March 5, 2019 10:14 AM  
**To:** List-Mayor-Council  
**Subject:** Emergency Ordinance.

Mayor Barbara Halliday and the Hayward City Council  
Hayward City hall  
777 B St  
Hayward, CA 94541

Sent via email

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort.

Please notice that some tenants like to play with the system and live for free for as long as they can not paying rent, utilities and damaging the property. if we continue allowing it to happen, they will keep moving from one place to another doing the same thing hurting landlords and Cities.

Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19th council meeting.

Sincerely,  
**Victor Sanchez**



**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM BACHELLER AND PILAR PUNLA**

---

**From:** Pilar Punla <>  
**Sent:** Tuesday, March 5, 2019 10:15 AM List-  
**To:** Mayor-Council  
**Subject:** Reject the Draft Emergency Ordinance

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply. I am a 69 year old rental property owner. As a retiree, this is my main income. My property is only 11 units. I already find it hard to manage my rental property as it is. And this ordinance may cause financial hardship. This rental property is what helps me pay my for my our housing.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort.

Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19th council meeting.

Sincerely,

Bachelor and Pilar Punla

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM SOCORRO P RAMIREZ**

---

**From:** Stephanie Sanchez <>  
**Sent:** Tuesday, March 5, 2019 10:16 AM  
**To:** List-Mayor-Council  
**Subject:** Hayward rentals

Mayor Barbara Halliday and the Hayward City Council  
Hayward City hall  
777 B St  
Hayward, CA 94541

Sent via email

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort.

Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19th council meeting.

Sincerely,  
Socorro P Ramirez

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
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WITHIN THE CITY**

**E-MAIL FROM VICTOR RAMIREZ**

---

**From:** Victor Ramirez <>  
**Sent:** Tuesday, March 5, 2019 10:19 AM  
**To:** List-Mayor-Council  
**Subject:** Protect Those Who Are Most Vulnerable in Our Community

Dear Mayor Halliday,

I have been a Hayward resident since 2004 and have seen the devastation caused by and being personally impacted by the housing crisis. You and the Council have the opportunity to genuinely protect those most vulnerable in our community today.

I pray for and ask you and the Council to have the courage to do so!

Victor

**ITEM #3 LB 19-016**

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REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM JEFF JUROW**

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**From:** Jeff Jurow <>  
**Sent:** Tuesday, March 5, 2019 10:23 AM  
**To:** List-Mayor-Council  
**Cc:** Kelly McAdoo; Jennifer Ott; Christina Morales; Resti Zaballos; Blake Peters; Dinesh Shah  
**Subject:** Letter from the Downtown Hayward Improvement Association  
**Attachments:** Emergency Ordinance Letter.pdf

Madame Mayor and Council Members,

Please see the attached letter on behalf the Downtown Hayward Improvement Association. My fellow Board Members are copied on this email.

Best Regards,

**Jeff Jurow**  
President, Downtown Hayward Improvement Association

Legal Disclaimers:

This message (including any attachments) contains confidential business proprietary information intended for a specific individual. If you are not the intended recipient, please disregard this communication and notify the sender.

Nothing contained within this e-mail (nor the response itself) is intended to waive or modify any rights that the Owner/Landlord (including its agents, representatives, or employees) may have to increase the rent for the Premises pursuant to Civil Code Section 1954.53(d), and/or Rent Board Rule 6.14 or any other state law. Should the rental unit ever be sublet or assigned for any reason, Owner explicitly reserves all rights under the Costa-Hawkins Rental Housing Act to adjust rent. Should all original occupants who took possession of the rental unit pursuant to a rental agreement no longer permanently reside in the unit, any subtenants or assignees remaining in possession will be bound by all terms of the original rental agreement and shall be responsible to pay the adjusted monthly rent



**Downtown Hayward Improvement Association  
CBD Management District Corporation**  
22650 Main Street, Administrative Offices  
Hayward, CA 94541

March 5, 2019

Barbara Halliday  
Mayor  
City of Hayward  
777 B Street,  
Hayward CA 94541

Sent via e-mail: [list-mayor-council@hayward-ca.gov](mailto:list-mayor-council@hayward-ca.gov)

SUBJECT: Position on “Just-Cause” Eviction Emergency Ordinance

Dear Madame Mayor:

The Downtown Hayward Improvement Association (DHIA), as the District Management Corporation for the Downtown Community Benefit District, would like to request a postponement of the proposed emergency ordinance that is being considered by the City Council on March 5<sup>th</sup>, 2019.

Housing issues play a critical role in the future of Hayward and our members would like the opportunity to be a part of the discussion. While many of the proposed legislative changes seem reasonable, we have some concerns about the effect that strict rent control would have on the City. We recognize that the cost of housing is increasing throughout the Bay Area and that the primary solution is to increase housing supply. The need for new housing must take into account the necessity to preserve existing communities. Renter protections, including reasonable rent-gouging prohibitions, should be part of the solution. However, we must take great care to make sure that we do not discourage investment in Hayward at a time when we need it most.

Our organization oversees an area of the City where the most densification of housing will occur in the next five years. We ask that the City Manager assemble a “working group” or advisory board that would give input to City Staff and therefore the City Council prior to such an emergency ordinance being adopted. We specifically request that the DHIA be considered to be part of that working group. We understand the urgency of the situation, however, we believe that getting community input can only make the final ordinance a stronger, more broad-based solution.

Our members consist of property owners, merchants and tenants who are vested in the prosperity of Hayward. They are ready to quickly engage in this conversation and seek to be

part of a solution that strikes the right balance for all interested parties. Please allow us that opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read 'JJ', with a long horizontal flourish extending to the right.

Jeff Jurow  
President  
Downtown Hayward Improvement Association

Cc: Hayward City Council Members

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
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**E-MAIL FROM CYNTHIA JEUNG**

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**From:** Cynthia Jeung <>  
**Sent:** Tuesday, March 5, 2019 10:51 AM List-  
**To:** Mayor-Council  
**Subject:** Hayward tenants

Hi Honorable Mayor and City Council Members,

I am writing this in strong opposition to the emergency ordinance which city council is considering tomorrow night. It is a bad policy with good intention but terrible consequences.

I am one of those small mom and pop housing providers in the east bay. We are providing good, safe, stable housing to the decent hard working folks at below market rate. Since our RE investment about 6 years ago, our apartments had couple of eviction one of them due to unpaid rent, second one due to kids being part of local youth gang. There were no in-habitability issues, however it still took us 6 and 4 months respectively to remove those bad tenants, at a city without any Just Cause Eviction. Afterward the other tenants and even local police officers came by and thanked us for doing the right thing, kicking those bad apples out and maintain a safe environment to other tenants. There is no incentive for any landlords to remove a good tenants, as turnover costs such as remodeling/relisting etc it costs a lot of money and downtime while mortgage bills need to be paid. The existing CA law is already heavily leaning toward protecting of the so-called 'weaker section of the society', there is no need for additional handcuffed and punishment of us decent housing providers who are just try to best serve the renter community. The JCE will only make it nearly impossible to remove the bad tenants, thus tough to keep the good tenants as result (they are afraid and leaving), and the end result is the whole community suffers. We don't want to see Hayward going down that path of beautiful city destroyed by a delayed time bomb of a bad housing policy.

Thank you for your understanding and support,

Sincerely Yours,  
Cynthia Jeung

**ITEM #3 LB 19-016**

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**E-MAIL FROM JAMES LOTZ**

---

**From:** James Lotz <>  
**Sent:** Tuesday, March 5, 2019 10:54 AM  
**To:** List-Mayor-Council  
**Subject:** Emergency Ordinance

March 4, 2019

Mayor Barbara Halliday and the Hayward City Council [Sent via email](#)  
Hayward City hall  
777 B St  
Hayward, CA 94541

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort. Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19<sup>th</sup> council meeting.

Sincerely,

James Lotz

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
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WITHIN THE CITY**

**E-MAIL FROM KRISTEN SAJONAS**

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**From:** Kristen Sajonas <kristen@bishopsf.org>  
**Sent:** Tuesday, March 5, 2019 11:30 AM  
**To:** List-Mayor-Council  
**Subject:** Re: Hayward Just-Cause Eviction Support Letter  
**Attachments:** Hayward Just-Cause Eviction Support Letter 3519.pdf

My apologies, I neglected to attach the document in my previous email.

Best,  
Kristen

On Tue, Mar 5, 2019 at 11:29 AM Kristen Sajonas <[kristen@bishopsf.org](mailto:kristen@bishopsf.org)> wrote:

Hello,

I hope this message finds you well. Please see my attached letter of support re: the vote on just-cause evictions that is scheduled for tonight.

Thank you,  
Kristen

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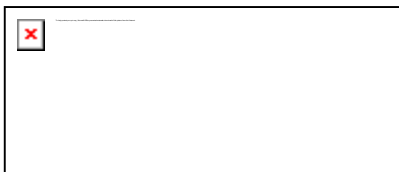
Kristen Sajonas  
Housing Case Manager  
415-513-5177 x. 404  
[kristen@bishopsf.org](mailto:kristen@bishopsf.org)

Office: 415-513-5177  
Fax: 1-833-200-6025

[1360 Mission Street #400](#)  
[San Francisco, CA 94103](#)

*\*\*\* This office is a scent-free space; to avoid getting others sick, please refrain from using perfume/cologne, dryer sheets, or other products with fragrances. Thank you! \*\*\**

[www.bishopsf.org](http://www.bishopsf.org)





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Kristen Sajonas  
Housing Case Manager  
415-513-5177 x. 404  
[kristen@bishopsf.org](mailto:kristen@bishopsf.org)

Office: 415-513-5177  
Fax: 1-833-200-6025

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*\*\*\* This office is a scent-free space; to avoid getting others sick, please refrain from using perfume/cologne, dryer sheets, or other products with fragrances. Thank you! \*\*\**

[www.bishopsf.org](http://www.bishopsf.org)





1360 Mission Street #400  
San Francisco, CA 94103  
Phone: 415-513-5177  
Email: info@bishopsf.org

March 5, 2019

Dear Mayor Halliday and the Esteemed Members of the Hayward City Council:

My name is Kristen Sajonas, and I am a Senior Housing Case Manager with Bill Sorro Housing Program – BiSHoP, a nonprofit organization in San Francisco that provides affordable housing application assistance, tenants' rights counseling, housing education workshops, advocacy, and case management to low-income households in San Francisco. I am writing to you to express my deeply heartfelt support for tenants' rights protections in the city of Hayward, including the issue you will be voting on tonight: just-cause eviction protections.

In my work as a housing case manager in San Francisco and also as a resident of this city, I witness daily the human impact housing insecurity has on extremely low-income and low-income families – interrupting my clients' ability to maintain employment, aggravating existing chronic health conditions, triggering mental illness. The San Francisco Bay Area is the most expensive region to live in this country, and the displacement of poor and working-class individuals and families due to the skyrocketing cost of housing in San Francisco is not only heartbreaking on a human level, but deeply upsetting on the social level as this city's diversity is steadily being drained – I do not want this to happen to Hayward.

I was born in Hayward at St. Rose Hospital, I grew up in Union City spending much of my youth and young adulthood with close family in South Hayward, and attended Cal State Hayward (before the name change!) for my undergraduate degree,



1360 Mission Street #400  
San Francisco, CA 94103  
Phone: 415-513-5177  
Email: info@bishopsf.org

and Cal State East Bay to earn my masters degree in social work. I am deeply invested in helping defend tenants' rights in San Francisco as part of my job and as a resident of this city, as well as Hayward's because Hayward and Union City will always be my home, and if I should ever have to leave my rent-controlled studio in San Francisco behind, I am doubtful I would be able to afford a place to live in Hayward or Union City either.

Again, I urge you to vote in favor of housing security for your most vulnerable of constituents enduring this affordable housing crisis the entire San Francisco Bay Area is suffering under – your renters.

Warmest regards,

Kristen Sajonas

[kristen@bishopsf.org](mailto:kristen@bishopsf.org)

415-513-5177

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
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**E-MAIL FROM ZACHARIAH OQUENDA**

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**From:** Zachariah Oquenda <>  
**Sent:** Tuesday, March 5, 2019 11:48 AM  
**To:** List-Mayor-Council  
**Subject:** Just Cause for Eviction Ordinance

Dear Mayor and City Council,

I unequivocally support the staff's recommendation for Council to pass an emergency ordinance that expands just cause for eviction to all Hayward rental units (as they are defined in the ordinance). I will be among many other community members who share this support.

Thank you,

Zachariah

Zachariah Oquenda  
Pronouns: he/him/his  
J.D. / Master of Public Policy (MPP)

Candidate  
University of California, Berkeley,  
School of Law / Goldman School of Public Policy

"When we give cheerfully and accept gratefully, everyone is blessed."  
— Maya Angelou

**ITEM #3 LB 19-016**

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**E-MAIL FROM ARTI GARG**

---

**From:** Arti Garg <>  
**Sent:** Tuesday, March 5, 2019 1:28 PM  
**To:** List-Mayor-Council  
**Subject:** Support for Just-Cause Evictions Protections

Dear Mayor and City Council,

I am writing to express support for the Just-Cause Eviction Protections that you will be considering at today's meeting. These protections offer an important first step to reducing housing-insecurity for long-term Hayward residents, and preserving our city's character and diversity by ensuring Hayward residents are able to remain near their communities and families.

As a member for several years of the Keep Hayward Clean and Green Task Force and now as a member of the Community Services Commission, I have seen how housing insecurity affects our residents and community members...and how it has reached well-past a breaking point where it is impacting the make up of our community. One of the reasons my husband and I chose Hayward as the place to raise our family was our racial, ethnic, and socio-economic diversity which is being threatened as long-time Hayward residents are losing their homes.

I applaud Council's efforts to keep Hayward a welcoming community for everyone.

Sincerely,  
Arti Garg

**ITEM #3 LB 19-016**

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**E-MAIL FROM LAURA AND TERRY SHELLEY**



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**From:** Terry & Laura Shelley <>  
**Sent:** Tuesday, March 5, 2019 12:28 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Draft - Emergency Ordinance - Just Cause for Eviction in Hayward

March 5, 2019

Mayor Barbara Halliday and the Hayward City Council  
Hayward City Hall  
777 "B" St  
Hayward, CA 94541

Dear Mayor Halliday and Members of the Hayward City Council,

**I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.**

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent. It is bad business.

The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect.

Additionally, this ordinance **violates the Ellis Act**, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that **most evictions take more than six months** from the first notice, to the

housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free.

Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by **another 30 to 60 days**. This is the reality of being a housing provider in Alameda County, and why **evictions are the last resort**.

**Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted.**

I urge you to act on real information and input from people like me, not on fear.

Please continue working with housing providers and residents as decided in the February 19th council meeting.

Sincerely,  
Laura and Terry Shelley

**ITEM #3 LB 19-016**

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**E-MAIL FROM BARBARA MILLER**

---

**From:** DAVID MILLER <>  
**Sent:** Tuesday, March 5, 2019 2:17 PM  
**To:** List-Mayor-Council; DAVID MILLER  
**Subject:** Stop Emergency Ordinance!

Dear Mayor Halliday and Hayward City Councilmembers,

I am writing to you to ask you all to stop this "Emergency Ordinance" for all rental properties in Hayward. I am a small rental owner in Hayward with 10 one bedroom apartments located on Myrtle Street. In the 24 years since they were passed on to my brother and me from our dad who built them, we have only had one eviction. We care about our tenants and take great care of our rentals and our rents are well below the market rate.

Having said this, the thought of the City of Hayward trying to put through an ordinance like this feels to me very threatening. I would like to see a lot more dialog regarding statistics on evictions in our cities as I have not heard of any evictions just to clear a unit out so it can be rented at a higher rate. I also went through the time and money to decontrol most of my units so that the city would not be telling me how much I can increase my rents and my rents are still low.

So, I'm asking that you reject this rash "emergency ordinance" and take the time to come up with a better solution. This problem of not enough housing in the Bay Area didn't happen overnight, and I as a small apartment owner, did not create it. I think I am part of the solution, but after reading how the City is trying to push this ordinance through, I'm sure not feeling that way right now.

Thank you all for taking the time hear me out.

Sincerely,

Barbara Miller  
Apartment Owner  
Sueirro and Miller Apartments

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
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**E-MAIL FROM BLAKE AND RICK FELSON**

---

**From:** Rick Felson <>  
**Sent:** Monday, March 4, 2019 3:17 PM  
**To:** Blake Felson  
**Cc:** List-Mayor-Council  
**Subject:** Re: March 5, 2019 - Emergency Ordinance Comment Letter

Good job!

On Mar 4, 2019, at 3:10 PM, Blake Felson <> wrote:

<image005.png>

<image006.png>

**Blake Felson**

Felson Companies, Inc.  
1290 B Street, Suite 212  
Hayward, CA 94541

[blake@felson.com](mailto:blake@felson.com)

Direct: (510) 583-3403  
Fax: (510) 727-0689

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
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**E-MAIL FROM BLAKE FELSON**

---

**From:** Blake Felson <>  
**Sent:** Tuesday, March 5, 2019 2:17 PM  
**To:** List-Mayor-Council  
**Cc:** Felsons; Vickie Desofi; Kelly McAdoo; "; "  
**Subject:** RE: March 5, 2019 - Emergency Ordinance Comment Letter

Mayor and Council Members:

Thank you for taking the time to read our letter yesterday regarding our concerns about potential changes to the RRSO. Some of you have asked if we could provide some additional information regarding operating expenses for apartment buildings in Hayward.

**Historically, total operating expenses before capital improvement costs and debt service have increased between 3 – 5% annually.**

Following are some individual expense categories that have experienced increases over the past three years (2016 to 2018):

- Sewer rate: 10% increase
- Water service charge: 50% increase
- Gas rate: 7% increase
- Electricity rate: 5% increase
- Garbage collection: 16% increase
- Property Insurance: 10% increase
- Labor rate: 9% increase
- Property taxes: 2% annual increase

Some of the utility increases can be offset by working to reduce usage but for the most part, the increases are unavoidable.

**Escalating operating expenses do not take into account unit renovations, seismic and soft story retrofits, and normally scheduled capital replacements of roofs, painting, landscaping/irrigation, hardscape, and plumbing repairs---not to mention our debt service!**

Freezing or re-regulating rents on multi-family units in Hayward will reduce necessary working capital to accomplish these ends---**Can you imagine what freezing revenue in the City of Hayward against inevitable increases in expenses would mean for necessary City improvements and projects???**

We strongly believe that the emergency ordinance on Just Cause this evening penalizes all Property Owners. We support **delaying the vote** until further fact finding and consensus building from all stakeholders is conducted.

Thank you,

**Blake Felson**

Felson Companies, Inc.  
1290 B Street, Suite 212  
Hayward, CA 94541



[blake@felson.com](mailto:blake@felson.com)

Direct: (510) 583-3403

Fax: (510) 727-0689

---

**From:** Blake Felson

**Sent:** Monday, March 4, 2019 3:11 PM

**To:** ''

**Cc:** Felsons; Vickie Desofi; 'Kelly McAdoo'; ;

**Subject:** March 5, 2019 - Emergency Ordinance Comment Letter



March 4, 2019

Mayor Barbara Halliday  
Hayward City Councilmembers  
777 B Street,  
Hayward, CA 94541

**RE: Emergency ordinances regarding rental housing**

Dear Mayor Halliday and City Councilmembers,

We are writing to provide our comments on the Emergency Ordinance imposing Just Cause for Eviction and other proposed changes to the Residential Rent Stabilization Ordinance (RRSO). We currently own and manage eight multi-family apartment communities, comprising 890 units, in the City of Hayward. Our Company was one of several pioneers of rental housing over five decades in Hayward, and was involved in the original adoption of the RRSO in 1979.

While the RRSO was originally intended to address a shortage of housing stock that then existed in the City (ergo the cap on rental increases and vacancy decontrol aspects), it is clear that the ordinance does provide some social benefits, such as tenant eviction protections, even after de-control. However, the conditions do not exist for a wholesale re-regulation of rental housing in Hayward, such as has been mentioned in direction to Staff.

We strongly request that the Council provide more time for ALL housing stakeholders (landlords and tenants) to provide feedback and suggestions on potential changes, and forge a consensus on a plan of action, before the Council adopts drastic measures to re-regulate units.

**Rent Levels are Stabilizing; There is Not an Urgent Emergency**

Rents have since stabilized over the past three years, having increased an average of 3.33% per year. In fact, Hayward experienced a prolonged ten year period of negative or minimal yearly average increases (an aggregate of -0.21% from 2001 to 2010). Over an 18 year period from 2001 to 2018, asking rents increased on the average of 2.49%. This would not indicate a history of large increases for asking rents of vacant units. Meanwhile, apartment vacancy rates in Hayward have averaged over the same period just under 4% (currently they are 3.0%). (All above statistics were taken from CoStar Real Estate Analytics).

**It is Not in a Landlord's Best Interest to Overly Increase Existing Rents**

On average our company spends \$3,500 to turn an apartment unit over to the next resident, even without doing any renovations to the unit. In order to control operating expenses and stabilize revenue, it is in the landlord's best interest to keep their residents in their properties in the long term. If a landlord raises a resident's rent by \$200 (10% of a rental

Felson Companies Inc. • 1290 B Street, Suite 212 • Hayward, CA 94541

Phone (510) 538-1150 • [info@felson.com](mailto:info@felson.com) • Fax (510) 727-0689

rate of \$2,000), the rent gain of \$2,400 annually would be negated by unit to the next renter (\$3,500).

**Aging Buildings Require Significant Re-Investment to Keep them Habitable**

78% of multi-family buildings in Hayward were built before 1970 and over 40 years old and due to their advanced age, require significant capital investment to keep them habitable. Unfortunately, the cost of capital improvements such as electrical, mechanical systems, exterior paint, soft story and seismic retrofitting, etc. have continued to increase. Costs in the Bay Area have increased significantly over the past three years and the cost of materials have escalated due to trade wars, high demand,

There would be considerable disincentive for a landlord to operate a building in a habitable, efficient, safe and clean manner were he/she unable to keep up with the cost of these items, which in some cases, increase annually at double digit rates. Lending institutions will be reluctant to loan necessary working capital where rents are restricted in any way short of what the market would bear.

**More Input from the Community Is Needed Before Any Changes to Rent Control are Implemented**

Although City Staff has conducted some outreach to housing providers, we believe that further feedback from the landlord community is necessary before any changes are implemented. We feel that changes are being rushed, especially when it comes to the implementation of Just Cause. We believe that all City Staff research should be completed and that sessions with landlords and tenants should be conducted. It is our hope that a mutually work study can emerge from these meetings that can provide valuable input to City staff.

Sincerely,

Felson Companies, Inc.

**Blake Felson**

Felson Companies, Inc.

1290 B Street, Suite 212  
Hayward, CA 94541

[blake@felson.com](mailto:blake@felson.com)

Direct: (510) 583-3403

Fax: (510) 727-0689

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM CHERYL CARZOLI**

---

-----Original Message-----

From: cheryl carzoli <>

Sent: Thursday, February 28, 2019 2:37 PM

To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>

Subject: Housing

I am a landlord in Hayward and run a low income property. My rents are set by section 8 and can be adjusted during certain times only after approval of HCD department. The characterization made about the small number of "bad" landlords, and acting as if it pertains to everyone has led to a massive misrepresentation on many landlords that deal with low income housing and grant loans and have their properties inspected yearly and whom the tenants respect. There are many laws in California that protect tenants from unlawful eviction. I can show you hundreds of pictures of how tenants leave our property and the costs of doing low income rentals. To further restrict landlords and not give them rights will only cause a further housing crisis and an unwillingness to deal with Section 8 and other county programs. Time would be better spent communicating with the landlords instead of making assumptions that do not represent the truth. We pay water, sewer, garbage and high property taxes in this state. It is difficult to make a profit if you are newly in this business and average cost of turnover of these units with us doing most of the work ourselves is between 5000-10000. We have no way to write off these losses and we get no tax credits or cuts on our bills or taxes for renting to a high need and high risk population. We deal with a variety of groups such as Section 8, BACS, Lifemoves, and VASH. We have so many requirements and our rents are already limited by HCD and Section 8. Instead of making a general rule to punish all landlords. Give breaks and credits to the ones that actually are doing their jobs instead of punishing them and lumping them in with a few bad apples. If landlords cannot pay their bills or keep their properties making money then they will sell them and all low income properties will go away. I do not understand how you can make a sweeping decision and assume all are bad apples and punish everyone instead of spending time investigating and root out the ones that are not following the law.

Sincerely,  
Cheryl Carzoli

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM SILVIA BRANDON-PEREZ**

---

**From:** Silvia Brandon-Pérez <>  
**Sent:** Tuesday, March 5, 2019 2:20 PM  
**To:** List-Mayor-Council  
**Subject:** Rent Stabilization Ordinance  
**Attachments:** letter on clinic paper Hayward rent control.docx

Honorable Mayor, Council members.

Attached is my letter with regard to the proposed rent stabilization ordinance, including a request for just cause provisions.

--

It isn't enough to talk about peace, one must believe it. And it isn't enough to believe in it, one must work for it. - Eleanor Roosevelt

True peace is not merely the absence of tension: it is the presence of justice.  
- Mohandas K. Gandhi

Ningún soldado esta obligado a cumplir una ley en contra de la ley de Dios, pues una ley inmoral nadie tiene por qué cumplirla. - Arzobispo Oscar Romero

Silvia Antonia Brandon Pérez  
Bernie or Bust



# OSCAR ROMERO AND SIMONE WEIL CATHOLIC WORKER HOUSE

A division of People Without Borders Justice Temple

a 501 (c) (3) corporation

2997 Hardeman Street

Hayward, CA 94541

*Rev. Silvia A. Brandon Pérez, Director*

*510-294-8584*

Hon. Barbara Halliday, Mayor  
Councilmember Francisco Zermeño  
Councilmember Al Mendall  
Councilmember Sara Lamnin  
Councilmember Elisa Márquez  
Councilmember Mark Salinas  
Councilmember Aisha Wahab

March 5, 2019

Honorable Mayor and Council members,

Re: Proposed Just-Cause Eviction Protections for Tenants and Rent Stabilization Ordinance

I am sorry that I missed your last meeting on this issue. As you know, I am a long-time social justice activist and housing and immigration rights advocate, who has appeared before you often on the issue of homelessness.

**1. I am writing to ask that you include "just cause" eviction protections in the ordinance.**

I worked with Sara Lamnin when she was the head of Hayward's Community Action Network, which brought together the homeless and those who could help them, including government officials, long before she was elected to the City Council. On more than one occasion I offered temporary shelter to homeless individuals, including people with young children, for periods ranging from a week to a month. I also ran a free clinic at the SHP to advocate for people confronting eviction and deportation, among others.

What I discovered is that many of the people who were either facing eviction or who were already unhoused, frequently with small children, were people who had suffered unjust evictions. These evictions were filed by unscrupulous landlords who were hoping to rent their units to tenants willing to pay higher rents.

People who are unhoused are not looked upon kindly by the society at large, and eviction protection for tenants, such as a requirement that any eviction can only be filed for "just cause," are needed because we are living in the era of monster real estate.

We are in a housing crisis both in the State of California and in particular in the Bay Area. Unhoused people do not live long. Their lives are usually cut short because of the terrible difficulties of living in the streets. The United Nations has made a damning report about our treatment, as a country, of our homeless populations. This is very much a **MORAL** issue. I say this as someone who has sung Amazing Grace too many times at ceremonies honoring members of our unhoused population who have died from exposure to the elements in their early fifties.

We have a housing crisis, and an unfair system, and a great number of people who die every year because they are unhoused, because they couldn't afford local housing, because their medical bills are outrageous. It is up to you to say, ENOUGH. Or en español, BASTA YA.

We need to stop retaliatory evictions and harassment. A basic concept in contract law is the requirement of equality of bargaining power in making contracts. When you have a Goliath (BIG real estate) and a David (any of the thousands of tenants who live in Hayward at the mercy of BIG real estate), the inequality of bargaining position results in contracts of adhesion, which ordinarily are not enforceable in a court of law. Sadly, BIG real estate has fancy lawyers. They are part of the same industry that paid 76 million dollars to prevent the passing of Prop 10 which would have allowed California to enact rent control measures on a statewide level. **Of course**, they are going to speak about the “evils” of rent stabilization and tenant protections!

I speak about the evils of people dying on the streets from the perils of being unhoused. I speak of children doing their homework in the back of the family car, or in the street. I speak about our hypocrisy when using terms such as “food insecurity.” One out of four people in Alameda County experience hunger. Hunger, not “food insecurity.”

Big real estate and its advocates are **a cancer** on our body politic. They are on the WRONG side of history.

There are any number of cities that have enacted or are enacting rent control or stabilization measures with just cause eviction protections, including Richmond, Alameda, Emeryville, San Francisco, San José, and others.

Let Hayward go the extra mile. Prevent the abuses of the housing predators that are contributing to the homeless crisis. Consider that we recently celebrated the 70th anniversary of the Universal Declaration of Human Rights, which guarantees housing as a human right for EVERYONE.

## **2. I am writing also to ask that you restrict or eliminate vacancy decontrol.**

Vacancy decontrol is how we lose tenant protections in the first place. We should not allow landlords in buildings that have four units or more to make so-called “capital improvements” that will result in their tenants being evicted.

**3. I am writing to recommend special exemptions for vulnerable groups.**

There should also be special exemptions in rent increases for groups such as elders and the disabled, who are most vulnerable to economic deprecation. Homelessness is now affecting these groups, endangering their lives and their welfare.

**4. I am writing to ask that you remove the provisions criminalizing homelessness from your codes**

Elders, the poor and the unhoused, immigrants, people of color and people of different sexual orientation, among others, are too often being labeled as pariahs, deplorable, disreputable. When they advocate for themselves, their plight is criminalized.

Hayward has been moving forward on so many areas... I am grateful and joyous that we are doing that. But now we have to remove any vestiges of bad laws. In the same way that the bad laws of the nation are repealed (as for example to abolish slavery, segregation, the prohibition against women or people of color voting), it is time for Hayward to say NO MORE to the criminalization of our poor and our homelessness.

Thank you for allowing me to speak on this issue.

Respectfully submitted,

Rev. Silvia Antonia Brandon-Pérez  
ARCWP Priest

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM MARIA MELGAR**

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**From:** Miriam Lens  
**Sent:** Tuesday, March 5, 2019 3:18 PM  
**To:** Aisha Wahab; Al Mendall; Barbara Halliday; Elisa Marquez; Francisco Zermeno; Mark Salinas; Sara Lamnin  
**Cc:** Kelly McAdoo; Michael Lawson; Maria Hurtado; Jennifer Ott; Christina Morales; Roxanne Epstein; Colleen Kamai; Michael Wolny; Amber Billoups; Rosalinda Romero  
**Subject:** FW: Control de renta

Good afternoon Mayor and Council Members,

The email from Ms. Maria Melgar has been translated for your convenience. Please find below translated version.

Regards,

Miriam Lens, City Clerk

---

Dear Mayor and Council Members

I am asking you to implement protections for just cause evictions immediately. I am also asking you to implement a suspension of rent increases immediately.

Sincerely,

Maria Melgar

**From:** Maria Melgar <>  
**Sent:** Tuesday, March 5, 2019 12:23 PM  
**To:** List-Mayor-Council <[List-Mayor-Council@hayward-ca.gov](mailto:List-Mayor-Council@hayward-ca.gov)>  
**Subject:** Control de renta

-Estimado s alcade y Concejales

Les estoy pidiendo que implementen protecciones para causa justa para desalojos inmediatamente. Tambien Les estoy pidiendo que implementen una suspension de incrementos de renta inmediatamente.

Sinceramente,

Maria Melgar

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM NANCY RESPALDIZA**

---

**From:** Miriam Lens  
**Sent:** Tuesday, March 5, 2019 3:35 PM  
**To:** Aisha Wahab; Al Mendall; Barbara Halliday; Elisa Marquez; Francisco Zermeno; Mark Salinas; Sara Lamnin  
**Cc:** Kelly McAdoo; Michael Lawson; Maria Hurtado; Jennifer Ott; Christina Morales; Roxanne Epstein; Colleen Kamai; Michael Wolny; Amber Billoups; Rosalinda Romero  
**Subject:** FW: Incremento de renta y desalojos

The message from Ms. Nancy Respaldiza has been translated for your convenience.

---

Dear Mayor and Council Members,

I ask you to implement protections for just cause evictions immediately. I also ask you to implement a suspension of rent increases immediately.

Thank you very much for your attention.

Warmly,

Nancy Respaldiza

-----Original Message-----

From: nancy R <>  
Sent: Tuesday, March 5, 2019 3:26 PM  
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
Subject: Incremento de renta y desalojos

Estimada Alcade y Concejales

Les pido que implementen de inmediato protecciones para causa justa de desalojos. También les pido que implementen una suspensión inmediata de incrementos de renta.

Muchas gracias por su atención ,

Cordialmente,

Nancy Respaldiza

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM EDWARD KELLAR**



---

**From:** Edward Kellar <>  
**Sent:** Tuesday, March 5, 2019 3:10 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Fwd: Emergency Ordinance Meeting

Begin forwarded message:

**From:** Edward Kellar <>  
**Date:** March 4, 2019 at 5:21:54 PM PST  
**To:** [List-Mayor-Council@hayward-ca.gov](mailto:List-Mayor-Council@hayward-ca.gov)  
**Subject:** Emergency Ordinance Meeting

Dear Mayor and City Council,

Please see my letter and don't enact this Emergency Ordinance imposing the Just Cause for Eviction provisions!! This is wrong for the City of Hayward. My family moved into the City of Hayward in the early years of the 50's and we love the city, so please don't ruin it.

Thank You,

Ed

March 4, 2019

Mayor Barbara Halliday and the Hayward City Council  
Hayward City hall  
777 B St  
Hayward, CA 94541

Sent via email

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort. Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19<sup>th</sup> council meeting.

Sincerely,



Edward Kellar

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM XOCHITL KARINA GONZALEZ A.**

---

**From:** Miriam Lens  
**Sent:** Tuesday, March 5, 2019 3:56 PM  
**To:** Aisha Wahab; Al Mendall; Barbara Halliday; Elisa Marquez; Francisco Zermeno; Mark Salinas; Sara Lamnin  
**Cc:** Kelly McAdoo; Michael Lawson; Maria Hurtado; Jennifer Ott; Roxanne Epstein; Colleen Kamai; Michael Wolny; Denise Chan; Rosalinda Romero; Amber Billoups  
**Subject:** FW: Petición

The message from Ms. Xochitl Karina Gonzalez A. has been translated for your convenience.

---

Dear Mayor and Council Members,

I ask you to implement protections for a fair cause of evictions immediately. I also ask you to implement a suspension of rent increases immediately.

Thank you very much for your attention.

Warmly,

Xochitl Karina Gonzalez A.

-----Original Message-----

From: Xochitl Gonzalez <>  
Sent: Tuesday, March 5, 2019 3:35 PM  
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
Subject: Petición

Estimada Alcade y Concejales

Les pido que implementen de inmediato protecciones para causa justa de desalojos. También les pido que implementen una suspensión inmediata de incrementos de renta.

Muchas gracias por su atención.

Cordialmente,

Xochitl Karina Gonzalez A.

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM JACK WONG**

---

**From:** Jack Wong <>  
**Sent:** Tuesday, March 5, 2019 3:56 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Emergency Ordinance on Rental Properties in Hayward

March 5, 2019

Mayor Barbara Halliday and the Hayward City Council

[Sent via email](#)

Hayward City hall

777 B St

Hayward, CA 94541

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort. Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19<sup>th</sup> council meeting.

Sincerely,

Your name

**-Jack**  
**Jack Wong**

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM ELENA LEPE**



---

**From:** Miriam Lens  
**Sent:** Tuesday, March 5, 2019 4:06 PM  
**To:** Aisha Wahab; Al Mendall; Barbara Halliday; Elisa Marquez; Francisco Zermeno; Mark Salinas; Sara Lamnin  
**Cc:** Kelly McAdoo; Michael Lawson; Maria Hurtado; Jennifer Ott; Christina Morales; Roxanne Epstein; Colleen Kamai; Rosalinda Romero; Denise Chan; Michael Wolny; Amber Billoups  
**Subject:** FW:

The message from Ms. Elena Lepe has been translated for your convenience.

---

Dear Mayor and Council Members,

I ask you to implement protections for a fair cause of evictions immediately. I also ask you to implement a suspension of rent increases immediately.

Thanks. Sincerely,

(Elena Lepe)

**From:** Elena Lepe <>  
**Sent:** Tuesday, March 5, 2019 3:50 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:**

Estimada Alcade y Concejales

Les pido que implementen de inmediato protecciones para causa justa de desalojos. Tambien les pido que implementen una suspension inmediata de incrementos de renta.

Gracias Sinceramente,  
(Elena lepe)

Mandenlo a este correo electronico a ...

[List-Mayor-Council@hayward-ca.gov](mailto:List-Mayor-Council@hayward-ca.gov)

Tambien les recuerdo que hoy Martes a las 7pm abra junta de decisi3n en City Hall  
777 B st Hayward.

vengan a apoyar para pedir un alto al incrementos de rentas. fovor de pasar la voz

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM SILVIA SANDOVAL**

---

**From:** Miriam Lens  
**Sent:** Tuesday, March 5, 2019 4:11 PM  
**To:** Aisha Wahab; Al Mendall; Barbara Halliday; Elisa Marquez; Francisco Zermeno; Mark Salinas; Sara Lamnin  
**Cc:** Kelly McAdoo; Michael Lawson; Maria Hurtado; Jennifer Ott; Roxanne Epstein; Colleen Kamai; Rosalinda Romero; Michael Wolny; Denise Chan; Amber Billoups; Christina Morales  
**Subject:** FW:

The message from Mr. Robert Jacobo has been translated for your convenience.

---

Dear Mayor and Council Members,

I ask you to implement protections for a fair cause of evictions immediately. I also ask you to implement a suspension of rent increases immediately.

Thanks. Sincerely,

Silvia Sandoval

**From:** Robert Jacobo <>  
**Sent:** Tuesday, March 5, 2019 3:55 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:**

Estimada Alcalde y Concejales les pido que implementen de inmediato protecciones para causa justa de desalojos. Tambien les pido que implementen una suspension inmediata de incrementos de renta.

Gracias Sinceramente,  
Silvia Sandoval

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM BERNICE WONG**

---

**From:** JACK WONG <>

**Sent:** Tuesday, March 5, 2019 4:01 PM

**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>

**Subject:** Please Reject the Emergency Ordinance - Hayward City Council Meeting

March 4, 2019

Mayor Barbara Halliday and the Hayward City Council

[Sent via email](#)

Hayward City Hall

777 B St. Hayward, CA 94541

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort. Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19<sup>th</sup> council meeting.

Sincerely,

- Bernice

Bernice Wong,  
Home Owner,

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM SANDRA AVENDANO**

---

**From:** Sandra Avendano <>  
**Sent:** Tuesday, March 5, 2019 4:18 PM  
**To:** List-Mayor-Council

Estimada Alcade y consejales,

Les pido que implementen de inmediato protecciones para causa justa de desalojos. Tambien les pido que implementen una suspension inmediata de incremento de renta.

Gracias sinceramente,  
Sra. Avendaño



**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM KIM HUGGETT**

---

**From:** Kim Huggett <>  
**Sent:** Tuesday, March 5, 2019 4:18 PM  
**To:** List-Mayor-Council  
**Subject:** Emergency Ordinance is Misguided and Unnecessary  
**Attachments:** Rent Emergency Ordinance Ltr..docx

March 5, 2019

Members of the Hayward City Council  
777 B St.  
Hayward, CA 94541

Members of the Council:

The Hayward Chamber of Commerce opposes the declaration of an emergency ordinance that will provide an immediate imposition of Just Cause for Eviction.

The chamber's Governmental Relations Council of 16 Hayward business leaders had an informative exchange at its March 1 meeting with the city of Hayward housing division manager Christina Morales and was under the impression that there would be thoughtful discourse with forewarning on issues such as this. However, the group had no inkling that such a drastic and damaging ordinance would even be considered, especially on short notice.

The effect on such an action would be disastrous, putting the brakes on economic development and investment in the type of multi-family housing so desperately needed in a community which has an influx of 40,000 commuters each weekday. We need more people who work here to live here, and to do that we must not drive away those who would build the dwellings essential to our city's growth with a misguided and unnecessary "emergency ordinance."

Sincerely,

Kim Huggett  
President & CEO

March 5, 2019

Members of the Hayward City Council  
777 B St.  
Hayward, CA 94541

Members of the Council:

The Hayward Chamber of Commerce opposes the declaration of an emergency ordinance that will provide an immediate imposition of Just Cause for Eviction.

The chamber's Governmental Relations Council of 16 Hayward business leaders had an informative exchange at its March 1 meeting with the city of Hayward housing division manager Christina Morales and was under the impression that there would be thoughtful discourse with forewarning on issues such as this. However, the group had no inkling that such a drastic and damaging ordinance would even be considered, especially on short notice.

The effect on such an action would be disastrous, putting the brakes on economic development and investment in the type of multi-family housing so desperately needed in a community which has an influx of 40,000 commuters each weekday. We need more people who work here to live here, and to do that we must not drive away those who would build the dwellings essential to our city's growth with a misguided and unnecessary "emergency ordinance."

Sincerely,

Kim Huggett  
President & CEO

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM GUADALUPE PEREZ**

---

**From:** Guadalupe Perez <>  
**Sent:** Tuesday, March 5, 2019 4:22 PM  
**To:** List-Mayor-Council  
**Subject:** Ayuda con el control de renta y desalojo de inquilinos.

Estimada Alcade y Concejales

Les pido de favor implementen lo más pronto posible protecciones para causa justa de desalojos. También les pido de favor implementar una suspensión inmediata de incrementos de renta. Nuestra comunidad necesita de su apoyo. Muchas gracias por su atención.

Cordialmente,

Guadalupe Pérez

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM FRANCISCO PEREZ**

[REDACTED]

---

**From:** Francisco Perez [REDACTED]  
**Sent:** Tuesday, March 5, 2019 5:54 PM  
**To:** List-Mayor-Council  
**Subject:** Rent control

Dear Alcade and Councilors

I ask you to please implement as soon as possible protections for just cause of evictions. I also ask you to please implement an immediate suspension of rent increases. Our community needs your support.

Thank you very much for your attention.

Cordially,

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM REBEKAH SOUZA**



March 4, 2019

Mayor Barbara Halliday and the Hayward City Council  
Hayward City hall  
777 B St  
Hayward, CA 94541

Sent via email

Dear Mayor Halliday and Members of the Hayward City Council,

I urge you to reject the draft Emergency Ordinance imposing Just Cause for Eviction on all rental properties in Hayward.

This ordinance would harm the thousands of small landlords, like me, who provide housing in Hayward and would also harm renters by shrinking the available housing supply.

Evictions are a last resort for owners like me. They hurt us financially. I would not evict a good tenant who pays the rent, it is bad business. The idea that I would evict a tenant because of the potential of changes to the Rent Stabilization Ordinance demonstrates that you don't understand what it means to be a housing provider.

This Council will cause many owners like myself to sell and exit the business, which will only shrink the housing supply and worsen the problem of housing availability for the people you want to protect. Additionally, this ordinance violates the Ellis Act, which guarantees my right to exit the business unencumbered if the restrictions on me become too onerous.

As you may not be familiar with the Unlawful Detainer (Eviction) process in Alameda County, the reality is that most evictions take more than six months from the first notice, to the housing provider regaining possession of their property. During this time, the occupant of the property is living rent-free. Add to this the fact that tenants receive free legal representation from lawyers who specialize in maximizing the amount of time it takes to get in front of a judge. Eventually my legal bills become more expensive than settling, and that even if I did win at trial, the judge regularly delays the order of eviction by another 30 to 60 days. This is the reality of being a housing provider in Alameda County, and why evictions are the last resort. Stop this "Emergency" Ordinance. There is no basis in fact or data that it is warranted. I urge you to act on real information and input from people like me, not on fear. Please continue working with housing providers and residents as decided in the February 19<sup>th</sup> council meeting.

Sincerely,

Your name  
Rebekah Souza  
Landlord and Homeowner in Hayward, CA

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM VIRGINIA MADSEN**

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Tuesday, March 5, 2019 5:29 PM  
**To:** List-Mayor-Council  
**Subject:** Oh to be on B Street in the Spring with Just Cause protection

Dear Mayor and Council -

On this cold and wintry day, my memory has drifted back to standing in a line at a bus stop in Denver in 1983 looking into a blizzard and saying outloud but to myself: "Oh to be on B Street now that Spring is here." Three people in that line knew that I was talking about Hayward, CA and we all smiled.

I am a third generation Livermoran and have lived all over the East Bay for the past 66 years. I have rented for almost 50 years and always been a good tenant and wherever I lived was always better after my tenancy than it had been before. Landlords loved me.

But something has changed in the past 20 years, and now it is hard to view renting as anything but dangerous. Something has gotten a grip on landlords - so many are filled with the belief that tenants are not human beings and deserve to be treated as garbage. Good tenants now worry every day about eviction.

I called Hayward home at many times in the past, most recently 1987 to 2000 when I had to move away for work. I always think about coming back, but am afraid to do so unless it is 'safe'. What do I mean by safe? I mean that if I rent there, will there be anything to protect me from what I am increasingly seeing as dangerous, predatory rental situations. I don't want to live anywhere that doesn't have Just Case Eviction protections.

I want to come home.

Please, please vote Yes on this much needed addition to the already good Hayward RRSO.

Thank you.

Virginia Madsen

[REDACTED]

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM RAQUEL GUILLEN**

[REDACTED]

---

**From:** Raquel Guillen [REDACTED]  
**Sent:** Tuesday, March 5, 2019 5:57 PM  
**To:** List-Mayor-Council  
**Subject:** Eviction Protection....

Dear Mayor,  
I support eviction protection for tenants in your city.  
Thanks,  
Raquel Guillen

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM ERNESTO RODRIGUEZ**

[REDACTED]

---

**From:** Ernesto Rodriguez <[REDACTED]>  
**Sent:** Tuesday, March 5, 2019 5:33 PM  
**To:** List-Mayor-Council

Estimada Alcade y Concejales

Les pido que implementen de inmediato protecciones para causa justa de desalojos. Tambien les pido que implementen una suspension inmediata de incrementos de renta.

Gracias Sinceramente,  
Ernesto Rodríguez

Sent from Yahoo Mail on Android

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM JOHANNA BELTRAN**



[REDACTED]

---

**From:** JohannaY [REDACTED]  
**Sent:** Tuesday, March 5, 2019 5:17 PM  
**To:** List-Mayor-Council

Estimada Alcade y Concejales

Les pido que implementen de inmediato protecciones para causa justa de desalojos. También les pido que implementen una suspensión inmediata de incrementos de renta.

Gracias Sinceramente,  
Johanna Beltrán  
Shalom!!!

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM MARCIA LOPEZ**

[REDACTED]

---

**From:** Marcia Lopez <[REDACTED]>  
**Sent:** Tuesday, March 5, 2019 5:09 PM  
**To:** List-Mayor-Council  
**Subject:** Control de renta

Estimada Alcade y Concejales

Les pido que implementen de inmediato protecciones para causa justa de desalojos. También les pido que implementen una suspensión inmediata de incrementos de renta.

Muchas gracias por su atención.

Cordialmente,

Marcia Lopez

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM CAROLINA ARROYO-SOLVESON**

[REDACTED]

---

**From:** Carolina Solveson [REDACTED]  
**Sent:** Tuesday, March 5, 2019 5:09 PM  
**To:** List-Mayor-Council  
**Subject:** Pidiendo q se implementen protecciones para las personas que arriendan viviendas en Hayward

Estimada Alcade y Concejales:

A nombre de la comunidad con que trabajo por muchos años, les pido que implementen de inmediato protecciones para causa justa de desalojos. También les pido que implementen una suspensión inmediata de incrementos de renta. Nuestra comunidad lo necesita.

Muchas gracias por su atención.

Cordialmente,

Carolina Arroyo-Solveson

[REDACTED] [REDACTED]

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM ANA RODRIGUEZ**

[REDACTED]

---

**From:** Ana Rodriguez [REDACTED]  
**Sent:** Tuesday, March 5, 2019 4:56 PM  
**To:** List-Mayor-Council  
**Subject:** Gracias por su apoyo

Estimada Alcade y Concejales

Les pido que implementen de inmediato protecciones para causa justa de desalojos. Tambien les pido que implementen una suspension inmediata de incrementos de renta.

En lo personal yo he sido victima de intimidacion por parte de dueño a la hora que se le pregunta algo o se le pide algo que necesita la vivienda y si a el no le parece lo primero que dice es que se desocupe la vivienda o llamara a su abogado tengo vatallando con eso por ya casi 10 años .

No me he movido de casa por razones economicas y no es facil encontrar vivienda en el area hasta hoy no he fallado con mi renta y trato de mantener la casa en buen estado.

Gracias Sinceramente,  
Ana Rodriguez

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM MARIA LOPEZ**



[REDACTED]

---

**From:** Maria López [REDACTED]  
**Sent:** Tuesday, March 5, 2019 4:42 PM  
**To:** List-Mayor-Council

Abogamos para que no nos sigan subiendo la renta en hayward y que los dueños nos reparen lo que ya no funciona en los de partamentos por favor que hagan uncontrol de renta gracias

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM JEFFRY OCHOA-DIAZ**

[REDACTED]

---

**From:** Jeffrey Ochoa [REDACTED]  
**Sent:** Tuesday, March 5, 2019 5:52 PM  
**To:** List-Mayor-Council  
**Subject:** Rent Control

Estimada Alcade y Concejales

Les pido de favor implementen lo más pronto posible protecciones para causa justa de desalojos. También les pido de favor implementar una suspensión inmediata de incrementos de renta. Nuestra comunidad necesita de su apoyo. Muchas gracias por su atención.

Cordialmente, Jeffry Ochoa-Diaz

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**E-MAIL FROM BISHOP MACKLIN**

---

-----Original Message-----

From: Jerry Macklin <>

Sent: Tuesday, March 5, 2019 6:49 PM

To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>

Subject: Bishop Macklin in Support -

Yes, Bishop Macklin is in support of agenda item 030519 - the emergency ordinance to protect Hayward renters from NO Cause Evictions.

I know this will bring a level of peace to many struggling renters who so concerned about housing and their future.

Thank you council for your concern and willingness to intervene on behalf of people who need your help.

Glad Tidings International Church - Bishop J Macklin.  
Sent from my iPhone

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
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WITHIN THE CITY**

**E-MAIL FROM RICHARD FIERRO**

---

**From:** Richard Fierro <>  
**Sent:** Tuesday, March 5, 2019 6:16 PM  
**To:** List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>  
**Subject:** Emergency Housing Ordinance.

Although housing is a local, regional, and statewide issue that can not be solved by any one action, we must stop things from getting worse.

As a Hayward resident I feel our council would be helping the renters of our city by enacting this ordinance.

This could be the beginning of further more comprehensive changes that will help even more residents.

Feel free to use or reproduce my comments.

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**RENTAL HOUSING ASSOCIATION FLYER**





The following ideas have been discussed as solutions that mitigate the desire for an onerous and potentially dangerous Emergency Just Cause for Eviction Ordinance.

#### ALREADY DISCUSSED WITH STAFF

1. Increase the notice period for evictions to 90 days and add 30 additional days to State requirements for rent increase notices.
2. Giving renters control over their own residency by mandating the offering of one-year leases at move-in and at all renewals. This removes the requirement for Just Cause, because tenants who abide by their lease will be ensured of residency.
3. Require that landlords provide tenants with the California Apartment Association's Landlord Code of Conduct at move-in and upon lease renewal.
4. To protect the most vulnerable renters, Implement a means tested tenant relocation program for No-Cause evictions that would pay tenants up to 3 months of current rent for 90 days' notice, and 2 months if the landlord gives 120 days or more notice.
5. Source of Income Non-Discrimination (section 8 vouchers) coupled with appropriate incentives.

#### NEW IDEAS (This is a process)

1. Require Landlords to take an "Introduction to Hayward" class (created by City Staff and the RHA) within 90 days of obtaining a business license to enter the rental business (Expectations/Fair Housing/Ethics/Prop Mgmt)
2. Postpone pending rent increases if there are any open maintenance issues as identified from the city's mandated Rental Housing Inspection program.
3. All Hayward landlords owning 4 or fewer units are required every two years to take a "Rental Housing Ethics" class and successfully pass a test or be prohibited from implementing rent increases. (RHA/CAA to draft curriculum with City Staff)
4. To further the goal of improved communication, provide specific disclosures to Tenants upon pending transfer of multi-family properties.
5. Create a Review process for No-Fault Evictions through a landlord peer-review program, with an appeals option to City Staff.

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
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TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**CATHOLIC WORKER HOUSE LETTER**

# **OSCAR ROMERO AND SIMONE WEIL CATHOLIC WORKER HOUSE**

A division of People Without Borders Justice Temple  
a 501 (c) (3) corporation  
2997 Hardeman Street  
Hayward, CA 94541

*Rev. Silvia A. Brandon Pérez, Director*

*510-294-8584*

Hon. Barbara Halliday, Mayor  
Councilmember Francisco Zermeño  
Councilmember Al Mendall  
Councilmember Sara Lamnin  
Councilmember Elisa Márquez  
Councilmember Mark Salinas  
Councilmember Aisha Wahab

March 5, 2019

Honorable Mayor and Council members,

Re: Proposed Just-Cause Eviction Protections for Tenants and Rent Stabilization Ordinance

I am sorry that I missed your last meeting on this issue. As you know, I am a long-time social justice activist and housing and immigration rights advocate, who has appeared before you often on the issue of homelessness.

**1. I am writing to ask that you include "just cause" eviction protections in the ordinance.**

I worked with Sara Lamnin when she was the head of Hayward's Community Action Network, which brought together the homeless and those who could help them, including government officials, long before she was elected to the City Council. On more than one occasion I offered temporary shelter to homeless individuals, including people with young children, for periods ranging from a week to a month. I also ran a free clinic at the SHP to advocate for people confronting eviction and deportation, among others.

What I discovered is that many of the people who were either facing eviction or who were already unhoused, frequently with small children, were people who had suffered unjust evictions. These evictions were filed by unscrupulous landlords who were hoping to rent their units to tenants willing to pay higher rents.

People who are unhoused are not looked upon kindly by the society at large, and eviction protection for tenants, such as a requirement that any eviction can only be filed for "just cause," are needed because we are living in the era of monster real estate.

We are in a housing crisis both in the State of California and in particular in the Bay Area. Unhoused people do not live long. Their lives are usually cut short because of the terrible difficulties of living in the streets. The United Nations has made a damning report about our treatment, as a country, of our homeless populations. This is very much a **MORAL** issue. I say this as someone who has sung Amazing Grace too many times at ceremonies honoring members of our unhoused population who have died from exposure to the elements in their early fifties.

We have a housing crisis, and an unfair system, and a great number of people who die every year because they are unhoused, because they couldn't afford local housing, because their medical bills are outrageous. It is up to you to say, ENOUGH. Or en español, BASTA YA.

We need to stop retaliatory evictions and harassment. A basic concept in contract law is the requirement of equality of bargaining power in making contracts. When you have a Goliath (BIG real estate) and a David (any of the thousands of tenants who live in Hayward at the mercy of BIG real estate), the inequality of bargaining position results in contracts of adhesion, which ordinarily are not enforceable in a court of law. Sadly, BIG real estate has fancy lawyers. They are part of the same industry that paid 76 million dollars to prevent the passing of Prop 10 which would have allowed California to enact rent control measures on a statewide level. **Of course**, they are going to speak about the "evils" of rent stabilization and tenant protections!

I speak about the evils of people dying on the streets from the perils of being unhoused. I speak of children doing their homework in the back of the family car, or in the street. I speak about our hypocrisy when using terms such as "food insecurity." One out of four people in Alameda County experience hunger. Hunger, not "food insecurity."

Big real estate and its advocates are a **cancer** on our body politic. They are on the WRONG side of history.

There are any number of cities that have enacted or are enacting rent control or stabilization measures with just cause eviction protections, including Richmond, Alameda, Emeryville, San Francisco, San José, and others.

Let Hayward go the extra mile. Prevent the abuses of the housing predators that are contributing to the homeless crisis. Consider that we recently celebrated the 70th anniversary of the Universal Declaration of Human Rights, which guarantees housing as a human right for EVERYONE.

## **2. I am writing also to ask that you restrict or eliminate vacancy decontrol.**

Vacancy decontrol is how we lose tenant protections in the first place. We should not allow landlords in buildings that have four units or more to make so-called "capital improvements" that will result in their tenants being evicted.

**3. I am writing to recommend special exemptions for vulnerable groups.**

There should also be special exemptions in rent increases for groups such as elders and the disabled, who are most vulnerable to economic depredation. Homelessness is now affecting these groups, endangering their lives and their welfare.

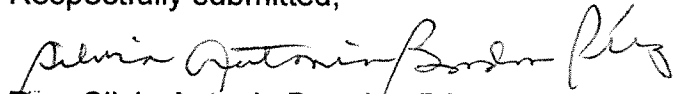
**4. I am writing to ask that you remove the provisions criminalizing homelessness from your codes**

Elders, the poor and the unhoused, immigrants, people of color and people of different sexual orientation, among others, are too often being labeled as pariahs, deplorable, disreputable. When they advocate for themselves, their plight is criminalized.

Hayward has been moving forward on so many areas... I am grateful and joyous that we are doing that. But now we have to remove any vestiges of bad laws. In the same way that the bad laws of the nation are repealed (as for example to abolish slavery, segregation, the prohibition against women or people of color voting), it is time for Hayward to say NO MORE to the criminalization of our poor and our homelessness.

Thank you for allowing me to speak on this issue.

Respectfully submitted,



Rev. Silvia Antonia Brandon-Pérez  
ARCWP Priest

**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**CENTRO LEGAL DE LA RAZA**



# Centro Legal de la Raza

*Working for Justice  
Strengthening Community  
Since 1969*

March 4, 2019

RE: Adoption of Emergency Ordinance Requiring Just Cause for Tenant Evictions for All Rental Units within the City

Dear Mayor Halliday and Council Members Lamnin, Márquez, Mendall, Salinas, Wahab, and Zermeño:

I write on behalf of Centro Legal de la Raza (“Centro Legal”) regarding the upcoming vote on an emergency ordinance to expand just cause for eviction protections in Hayward. Centro Legal commends council for directing staff to return with the proposed emergency ordinance. We urge you to adopt staff’s recommendations on this issue.

Centro Legal as a whole has long observed a trend of Hayward tenants with few to no legal protections seeking legal advice and assistance. Since joining Centro Legal about a year and a half ago, I personally have had to inform countless tenants that they do not have legal protections, and have had to counsel them to move out in most instances. Had these clients had just cause for eviction, they would have been able to remain in their homes. In the past month alone, Centro Legal’s intake staff has noticed an uptick in Hayward clients seeking advice regarding massive rent increases, eviction notices, and unlawful detainer (eviction) cases. Expanding just cause for eviction to more Hayward tenants is a quick, simple, and effective way to prevent further displacement while council considers other changes to the RRSO and as the housing crisis worsens.

To provide some context for these anecdotes, our housing team has pulled data from the last fourteen months. From January 2018 to present, Centro Legal provided 523 housing consults and served approximately 185 unique tenants and families in Hayward. 238 of the consults involved eviction notices; of those, approximately 55% involved no cause notices or involved tenants without just cause for eviction facing eviction for reasons that would not have amounted to just cause under the ordinance (e.g., a home being sold). 156 of the consults involved unlawful detainer complaints and Centro Legal served approximately 31 unique tenants and families in the context of unlawful detainer complaints.

As I noted in my February 19, 2019 letter to council, just cause for eviction is necessary to protect vulnerable populations from arbitrary evictions. Without it, tenants can be evicted for no reason whatsoever, landlords will be incentivized to arbitrarily evict those tenants who have rent protections to circumvent the law, and it is nearly impossible to enforce rights against retaliatory eviction under state law.

Additionally, the adoption of just cause for eviction protections is necessary to ameliorate the power imbalance between landlords and tenants. Currently, eviction procedures are squarely

stacked against tenants. A tenant has only five days to respond to an unlawful detainer complaint. If the tenant fails to respond within that time period, her landlord can seek a default judgment against her, obtain a sheriff's notice to vacate, and have her out within days. Moreover, unlawful detainers are summary proceedings, meaning they are typically resolved within one to two months even where a tenant does timely respond to a complaint. In voting on this issue, council should also consider the fact that the proposed legislation is generous to landlords, providing 15 reasons for a landlord to evict a tenant and including no fault evictions, such as owner move-ins.

Centro Legal appreciates council's attention to pressing tenants' rights issues in Hayward and strongly supports adoption of staff's recommendations regarding just cause for eviction.

Sincerely,



Sarah McCracken  
Staff Attorney, Tenants' Rights Program



**ITEM #3 LB 19-016**

**ADOPTION OF EMERGENCY ORDINANCE  
REQUIRING JUST CAUSE FOR  
TENANT EVICTIONS FOR ALL RENTAL UNITS  
WITHIN THE CITY**

**RENTAL HOUSING ASSOCIATION**

---

**From:** Caryl Mahar <>  
**Sent:** Thursday, March 7, 2019 10:01 AM  
**To:** List-Mayor-Council <[List-Mayor-Council@hayward-ca.gov](mailto:List-Mayor-Council@hayward-ca.gov)>  
**Subject:** Petition information

Dear Mayor Halliday and respected Councilmembers,

Attached is a copy of the petition read aloud at Tuesday night's City Council Meeting, as well as a file containing the names of those who signed. This list contains the names of owners and property managers, listed by their city of residence, and as such may not show up as owners in the Hayward landlord database.

Thank you for your time at attention.

Sincerely,  
Caryl Mahar  
Executive Director  
Rental Housing Association  
1264 A Street  
Hayward, CA 94541

Tel: 510 537-0340

Fax: 510 537- 9541

Email:

<http://www.rhasouthernala.com>

LIKE US ON FACEBOOK:

<https://www.facebook.com/RentalHousingAssociationSouthernAlameda>

The Rental Housing Association does not make any representation or warranty any advice as to its legal effect. Our services are not intended to serve as a replacement for professional legal advice. Consult with an attorney when making important decisions that could impact your business or rental properties

March 5, 2019

Mayor Barbara Halliday and the Hayward City Council

Sent via email

Hayward City Hall

777 B St

Hayward, CA 94541

Dear Mayor Halliday and respected Council,

I am writing to express my concern over the Emergency Ordinance on the agenda for the March 5<sup>th</sup> Hayward City Council Meeting imposing Just Cause Evictions. I am requesting that the Council conduct additional outreach to solicit community feedback before voting on this proposed ordinance.

More importantly, I am requesting that the Council review verified data in order to assess whether there is an actual "Eviction Emergency." In at least three Alameda County cities, the number of evictions has decreased significantly over a recent 10-year period. If you slow down this process, you can do the research required to make informed decisions based on facts, not fears.

The draft ordinance created by City Staff states, "...the number of evictions without just cause has increased markedly in recent years." Staff openly admitted that they do not track tenancy terminations, so how can a statement like this be included without the statistics to validate it? Additionally, there is no factual basis for the idea that proposed changes for the current RSO, as discussed at the Feb. 19<sup>th</sup> City Council meeting, would cause any evictions.

Section 19 of the current RSO appears to be the basis for the language put forth in the Draft Emergency Ordinance. Section 19 is deeply flawed and neither Staff, nor Council, has taken the time to review it, nor have they afforded stakeholders the chance to provide input on the 15 causes for eviction. This is unacceptable and you have denied me the right to provide input.

The Emergency Ordinance would apply to all rental units, which puts an undue burden on owners with 1-4 units, who are currently exempt under the standing RSO. I would also encourage you to refresh your knowledge of The Ellis Act (California Government Code Chapter 12.75).

There is absolutely no financial incentive for rental housing providers to replace tenants. Evictions are costly, time-consuming, and are the very last option for owners. Even if a rental unit could bring in a higher rent, and disregarding my attorney's fees for the eviction process, I still incur costs to turn the unit over, preparing it for new residents. Any increase in rent is negated by my turnover costs and additional factors, again which you are not considering.

Sincerely,

Your name