

**CITY COUNCIL
MEETING**

SEPTEMBER 2, 2025

PRESENTATIONS

Item #1

APPT 25-003

**City
Commissions**

CITY COMMISSIONS

ITEM 1: APPT 25-003

City Commissions: Adopt a Resolution Confirming the Appointment and Reappointment of Members of the Clean and Green Commission, Community Services Commission, Library Commission, Personnel Commission and Planning Commission

Tuesday, September 2, 2025
Miriam Lens, City Clerk

RECOMMENDATION

BODY	Fill Vacancies	Approve Reappointments	Approve Alternates	Vacancies
CGC	7	0	0	2
CSC	3	4	0	0
LC	3	0	0	2
PerC	4	0	2	0
PC	1	0	0	0
TOTAL	18	4	2	4

CGC = Clean and Green Commission; CSC = Community Services Commission; LC = Library Commission; PerC = Personnel Commission; PC = Planning Commission

SUMMARY

5/8

Recruitment: **Mailers | Events | City Newsletter | Social Media**

8/1

Application Deadline: **52 Applications**

8/19

Work Session: **4 Requests | 4 Seats Vacated | 3 Monitoring List**

8/20

Pre-Screened Applicants: **29 Applicants**

8/26

Council Interviews: **20 Applicants Selected**

9/2

Council Meeting: **Action and Swear-In Ceremony**

CITY COMMISSIONS APPOINTMENTS

CLEAN AND GREEN (7)

Kyle McCray

Michael Garcia-Picazo

Christian Loza

Peyton Waterman

Thomas Ford

Mary Otegbade

Herminia Ruiz

TERM EXPIRES

September 2026

September 2027

September 2027

September 2027

September 2028

September 2028

September 2028

COMMISSIONS

APPOINTMENTS

COMMUNITY SERVICES (3)

Elvin Sledge
Jayendra Singh
Barbara Madeiros

TERM EXPIRES

September 2027
September 2028
September 2029

LIBRARY (3)

Jackqueline Felix
Angela Ramos
Lucretia Whitener

TERM EXPIRES

September 2029
September 2029
September 2029

COMMISSIONS

APPOINTMENTS

PERSONNEL (4)

Edward Moore

Bonnie Tendencia

Tiega-Noel Varlack

Sergey Melnikov

TERM EXPIRES

September 2026

September 2026

September 2026

September 2027

PLANNING (1)

Vasko Yorgov

TERM EXPIRES

September 2026

COMMISSIONS

REAPPOINTMENTS AND ALTERNATES

COMMUNITY SERVICES (4)

Daisy Maxion

Jagdeep Singh

Lenita Wheeler

Calvin Wong

TERM EXPIRES

September 2029

September 2029

September 2029

September 2029

PERSONNEL (2)

Amarilis Diaz- First

Sana Alam - Second

TERM EXPIRES

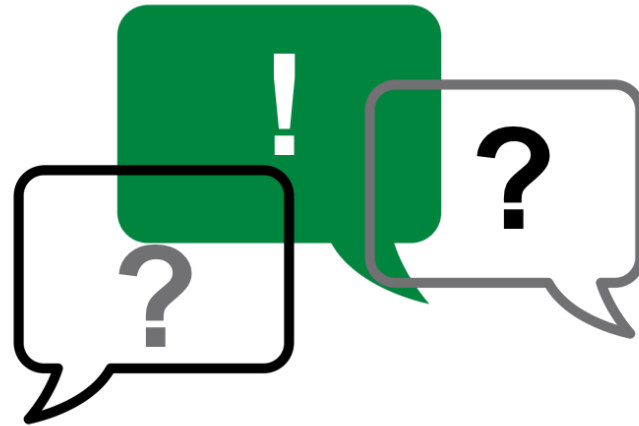
September 2026

September 2026

RECOMMENDATION

**Adopt resolution confirming:
18 Appointments; 4 Reappointments; and 2 Alternates**

If resolution is adopted, oaths of affirmation administered.



Item #9

WS 25-027

**Rental
Registration
System**

WORK SESSION

Work Session Regarding the Feasibility of a Rental Registration System

September 2, 2025 | City Council

Ayush Patel, Management Analyst I

Christina Morales, Deputy Director of Development Services

HOUSING PROGRAMS

DEVELOPMENT

- Review development applications for AHO compliance
- Negotiate loan agreements for City-funded affordable housing
- Manage City's portfolio of Below Market Rate ownership units
- Review affordable housing ownership applications

RENT REVIEW

- Coordinate tenant petition process with Project Sentinel
- Facilitate relocation assistance cases
- Maintain records related to rental housing ordinances
- Staff Housing Policy & Resource Committee and produce reports to inform committee members

OUTREACH

- Facilitate training workshops for landlords and tenants
- Provide technical assistance to community regarding rental housing ordinances
- Table at community events to distribute rental housing resources to tenants

RESIDENTIAL RENT STABILIZATION ORDINANCE

Applicable to all pre-1979 units (“Covered Rental Units”) except single-unit properties consistent with State law - approximately 11,000 units:

- Sets rent increase limits and requires mediation and arbitration to resolve disputes
- Sets capital improvement pass-through and landlord’s right to a fair return

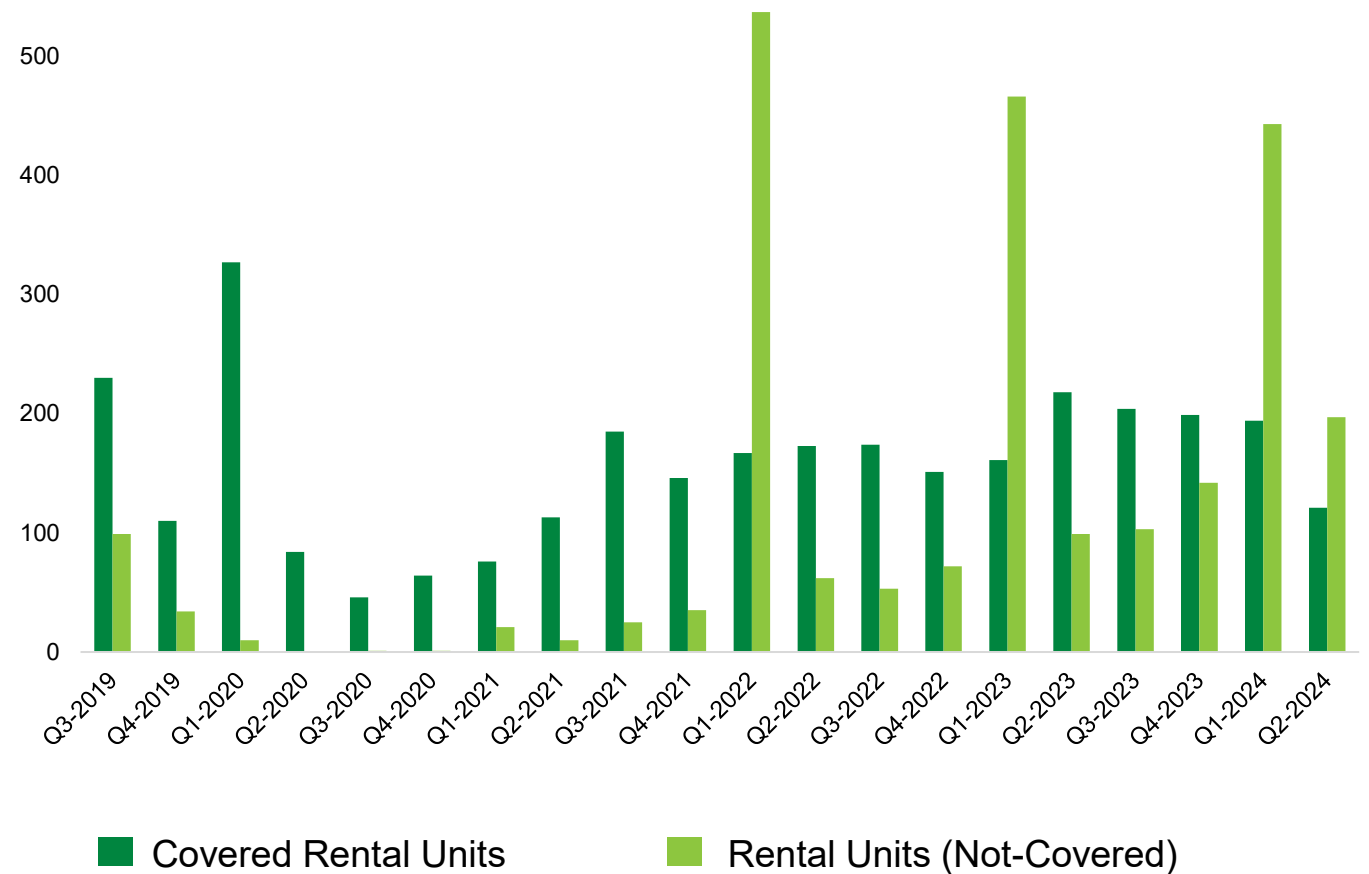
Applicable to all rental units:

- Provisions to protect Section 8 voucher holders from discrimination
- Requirements that landlords file rent increase notices and eviction notices
- Tenant retaliation protection provisions
- Just Cause for tenant evictions

RRSO DATA CHALLENGES

- Complaint-based ordinance
- Landlords likely underreporting rent increase and termination notices
- Manual data tabulation and non-uniform form data quality strain staff time
- Lack of data does not provide picture of Hayward's rental market

RENT INCREASE NOTICES RECEIVED FROM JULY 2019 – JUNE 2024



RENTAL REGISTRATION SYSTEM



LANDLORDS



TENANTS



RENT



UNIT INFO



NOTICES

- + Proactively enforces rent increase limits for covered units
- + Provides micro-level rental inventory data
- + Improves data accuracy and accessibility
- + Increases compliance with Rent Program Fees
- + Supports strategic enforcement & inspections

- ✗ Implementation and operational costs
- ✗ Increased administrative complexity
- ✗ Increased compliance requirements for rental property owners
- ✗ Potential privacy concerns for collection of tenant information
- ✗ Infeasible regional collaboration

PROGRAM COSTS

STAFFING MODEL	Current Rental FTEs	Proposed Rental FTEs	General Fund FTEs*
Development Services Deputy Director	0.50	0.25	0.25
Housing Manager	0.00	0.50	0.50
Management Analyst	1.00	1.00	0.00
Community Program Specialist	1.00	2.00	0.00
Senior Secretary	1.00	2.00	0.00
TOTAL	3.50	5.75	0.75

****This proposed staffing model has a General Fund impact of approximately \$250,000***

CITY	NUMBER OF RENTAL UNITS	FTEs
City of Alameda	16,600	6.00
City of Berkeley	29,000	26.00
City of Mountain View	14,400	7.00
City of Oakland	95,000	40.92

PROPOSED FEES TO SUPPORT AN RRS

(per unit per year)

RENT PROGRAM FEES	CURRENT RATE	PROPOSED RATE
Covered Rental Units	\$66	\$140
Rental Units (Not-Covered)	\$32	\$90

Comparison to other Cities	RENT PROGRAM FEES (PER UNIT PER YEAR)	
	Rent-Controlled Units	Unregulated Units
City of Alameda	\$168	\$113
City of Berkeley	\$344	\$212
City of Mountain View	\$120	
City of Oakland	\$101	

RECOMMENDATION

Given the lack of staff capacity in the Housing Division and the General Fund budget deficit, staff recommends reevaluating the financial feasibility of implementing an RRS in a year.

During this time staff will continue to monitor funding options and evaluate the capacity of the Housing Division.

QUESTIONS

