

CITY COUNCIL MEETING

MARCH 28, 2023

**DOCUMENTS RECEIVED
AFTER PUBLISHED
AGENDA**

PUBLIC COMMENTS

(ecomments)

CONSENT ITEM # 5

CONS 23-176

From: DAVID CASINI <dave.casini@comcast.net>
Sent: Tuesday, March 28, 2023 2:41 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Item 5 CONS 23-176 Today's council meeting

Hello, my name is David Casini and I'm writing as a concerned resident in Hayward to encourage the city to use the \$3 million in ARPA funding to fund legal assistance for renters facing evictions.

When the eviction wave hits Hayward, it will hit hard. Over half of Hayward residents are renters, and over half of those spend over 30% of their income on rent, and our neighbors of color are disproportionately represented in this figure. If we want to prevent homelessness and keep our neighbors housed and safe, funding legal assistance at this time will keep people in their homes.

I ask that you consider the following:

1. **Increase the committed dollars from \$500,000 to \$1 million.** This will ensure more residents are protected from eviction and keep them off the streets.
2. **Coordinate with local non-governmental organizations to run Eviction Answer Clinics.** If a tenant is unable to file the complicated Eviction Answer paperwork in time, the landlord wins by default and the tenant will be evicted. Eviction Answer Clinics will give renters their day in court and prevent them from being removed by fraudulent claims.
3. **Commit to developing Right to Counsel legislation.** Right to Counsel decreases evictions, keeps people housed, and puts tenants and landlords on equal footing in the courts.

Housing and homelessness are already the #1 concern of most residents of Hayward, so I urge you to commit this funding to keeping people in their homes and safe from eviction. Hayward renters deserve your protection and this is the least we can do at this critical time when the safeguards they've enjoyed for years are being taken from them.

Thank you.
David Casini

From: Damisa Quidachay <dequidachay@gmail.com>
Sent: Tuesday, March 28, 2023 2:54 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Item 5 CONS 23-176

Hello, my name is Damisa Quidachay and I'm writing as a renter in Hayward to encourage the city to use the \$3 million in ARPA funding to fund legal assistance for renters facing evictions.

When the eviction wave hits Hayward, it will hit hard. Over half of Hayward residents are renters, and over half of those spend over 30% of their income on rent, and our neighbors of color are disproportionately represented in this figure. If we want to prevent homelessness and keep our neighbors housed and safe, funding legal assistance at this time will keep people in their homes.

I ask that you consider the following:

- 1.
- 2.
3. **Increase the committed dollars from \$500,000 to**
4. **\$1 million.** This will ensure more residents are protected
5. from eviction and keep them off the streets.
- 6.
- 7.
- 8.
9. **Coordinate with local non-governmental organizations**
10. **to run Eviction Answer Clinics.** If a tenant is unable to
11. file the complicated Eviction Answer paperwork in time, the landlord wins by default and the tenant will be evicted. Eviction Answer Clinics will give renters their day in court and prevent them from being removed by fraudulent claims.
- 12.
- 13.
- 14.
15. **Commit to developing Right to Counsel legislation.**
16. Right to Counsel decreases evictions, keeps people housed, and puts tenants and landlords on equal footing in the courts.
- 17.

My family is at risk of being homeless on April 23, 2023. My boyfriend, 4-year-old daughter, 6-year-old son, and I are in a household that is being threatened to be evicted if we are not out of the house by April 23rd, 2023 due to the landlord wanting to sell her property. It is extremely difficult at being accepted with our income and family size to rent. We pay rent and are in dire need of information that can help us know if what we are going through is legal, right, and just. The owner of the property is threatening to evict us because she wants to start a new life with another tenant we all live with. I feel the owner is selfish and inconsiderate of my family's lives!

Housing and homelessness are already the #1 concern of most residents of Hayward, so I urge you to commit this funding to keep people in their homes and safe from eviction. Hayward renters deserve your protection and this is the least we can do at this critical time when the safeguards they've enjoyed for years are being taken from them.

Thank you.

From: Arieana Castellanos <castellanos.arieana@gmail.com>
Sent: Tuesday, March 28, 2023 2:55 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Item 5 CONS 23-176

Hello,

my name is Arieana Castellanos I'm writing as a home owner and concerned citizen in Hayward to encourage the city to use the \$3 million in ARPA funding to fund legal assistance for renters facing evictions.

When the eviction wave hits Hayward, it will hit hard. Over half of Hayward residents are renters, and over half of those spend over 30% of their income on rent, and our neighbors of color are disproportionately represented in this figure. If we want to prevent homelessness and keep our neighbors housed and safe, funding legal assistance at this time will keep people in their homes.

I ask that you consider the following:

1. **Increase the committed dollars from \$500,000 to \$1 million.** This will ensure more residents are protected from eviction and keep them off the streets.
2. **Coordinate with local non-governmental organizations to run Eviction Answer Clinics.** If a tenant is unable to file the complicated Eviction Answer paperwork in time, the landlord wins by default and the tenant will be evicted. Eviction Answer Clinics will give renters their day in court and prevent them from being removed by fraudulent claims.
3. **Commit to developing Right to Counsel legislation.** Right to Counsel decreases evictions, keeps people housed, and puts tenants and landlords on equal footing in the courts.

I am a homeowner in Hayward and a social worker. This is important to me.

Housing and homelessness are already the #1 concern of most residents of Hayward, so I urge you to commit this funding to keeping people in their homes and safe from eviction. Hayward renters deserve your protection and this is the least we can do at this critical time when the safeguards they've enjoyed for years are being taken from them.

Thank you.

Bendiciones,
Arieana

From: Glenn Kirby

Sent: Tuesday, March 28, 2023 11:14 PM

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

Subject: From Ro Aguilar Comments from City Council Meeting 3-28-23

CAUTION:This is an external email. Do not click on links or open attachments unless you know the content is safe.

Hi Miriam, Please pass this email on to City Council members. You are definitely one of the hardest working staff for City of Hayward residents. Much appreciated!

City Council Meeting March 28, 2023
Consent Calendar Item 5 23-176
Comments

While I have been primarily advocating for Affordable Inclusionary Housing, I would like to make several points about the urgency of preventing evictions. The more we can prevent people from losing their current housing, the less we increase the number of homeless in Hayward. As stated in the staff report, with the expiration of the Alameda County temporary eviction moratorium on April 29th, an expectation of more displacement to the streets is a likely, if not certain, outcome. I support the staff recommendation of an initial \$500,000 of ARPA funding to Centro Legal de la Raza for multi-agency legal assistance and anti-displacement services, including access to **free legal services**. In addition, the city staff should monitor this contract to determine how many individuals and families were permitted to remain in their homes as a result of this program, and if additional revenues are needed, and the results are positive, return to the Council.

Speaking to the broader Strategic Priority to Preserve, Protect, and Produce Housing, no matter how many people remain in their current housing situation, the City still has over 400, and counting, homeless who are out there, in worse conditions due to the cold, rainy weather.

The City Council must act urgently on this overwhelming crisis by leasing/buying more motels to provide the homeless with a safe, clean and stable place to live, as well as a back-up for those renters who lose their housing in spite of legal assistance. Is there some kind of leverage or incentive the City could use to convince the willing motel/hotel property owners to negotiate in good faith? Using HomeKey funding, can the State offer assistance to prevent these property owners from gouging the City's HomeKey funds.

Both of these approaches, keeping people in their homes, and having transitional housing for those on the street, are critical to fulfilling the City and Council's responsibility to govern for its residents with equity and compassion.

Ro Aguilar
Hayward resident

PUBLIC HEARING ITEM # 7

PH 23-015

From: Jenny Lee <jenny.csueb1@gmail.com>
Sent: Tuesday, March 28, 2023 12:27 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Item 7 PH 23-015 Fiscal Year 2024 Master Fee Schedule

Hello, my name is Jenny and I'm writing as a concerned resident in Hayward to encourage the city to increase the Residential Rent Stabilization Ordinance administration fee to make sure that rents are kept affordable for local residents.

Increasing the fees for the administration of the Residential Rent Stabilization Ordinance (RRSO) is a necessary step to continue to allow the City to ensure that rents are held at a level that is affordable to current tenants and not randomly increased to push them out. As a resident of the City of Hayward, I have outside responsibilities beyond fighting to keep housing affordable. Unlike the Bay East Association of Realtors, I am not paid to speak to you about this issue. It impacts me and my neighbors directly.

The costs for this fee increase compared to other local cities is well below their rates. In Richmond, it's up to over \$200 per unit, in Berkeley up to \$250 per unit, and in Oakland it's over \$100 per unit. Meanwhile, in Hayward it's an increase to a maximum of \$66 per year, half of which can, and will, be passed along to the tenants anyway.

This marginal increase in fees will have a massive benefit for local renters, so please keep this program going so that more people are forced from their homes and approve this fee increase.

Thank you,
Jenny

From: G G Ballesteros <gob0828@gmail.com>
Sent: Tuesday, March 28, 2023 1:33 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: PUBLIC COMMENT: Item 7 PH 23-015 Fiscal Year 2024

Hello, my name is Geena Ballesteros and I'm writing as a renter, someone that was born and raised in Hayward, and whose family would like to stay in Hayward to encourage the city to increase the Residential Rent Stabilization Ordinance administration fee to make sure that rents are kept **affordable** for local residents.

Increasing the fees for the administration of the Residential Rent Stabilization Ordinance (RRSO) is a necessary step to continue to allow the City to **ensure that rents are held at a level that is affordable to current tenants and not randomly increased to push them out**. As a resident of the City of Hayward, I have outside responsibilities beyond fighting to keep housing affordable. I have moved multiple times to be able to best afford a comfortable place to live. My family members have also struggled to be able to rent in Hayward due to increasing costs.

This insignificant increase in fees will have a massive benefit for local renters, so **please keep this program going** so that no more people are forced from their homes and approve this fee increase.

Thank you.

From: Katrina Figueroa <figueroakatrina@gmail.com>
Sent: Tuesday, March 28, 2023 2:13 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: PUBLIC COMMENT: Item 7 PH 23-015 Fiscal Year 2024

Hello, my name is Katrina Figueroa and I'm writing as a renter and concerned resident in Hayward to encourage the city to increase the Residential Rent Stabilization Ordinance administration fee to make sure that rents are kept affordable for local residents.

Increasing the fees for the administration of the Residential Rent Stabilization Ordinance (RRSO) is a necessary step to continue to allow the City to **ensure that rents are held at a level that is affordable to current tenants and not randomly increased to push them out**. As a resident of the City of Hayward, I have outside responsibilities beyond fighting to keep housing affordable. I know so many people who have had to relocate because of how increasingly difficult it is to be able to afford housing. It impacts me, my family, and my neighbors directly.

This insignificant increase in fees will have a massive benefit for local renters, so please keep this program going so that no more people are forced from their homes and approve this fee increase.

Thank you.

From: Jeffrey Cruz <jeffreyqcruz@gmail.com>
Sent: Tuesday, March 28, 2023 2:17 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: PUBLIC COMMENT: Item 7 PH 23-015 Fiscal Year 2024

Hello, my name is Jeffrey Cruz and I'm writing as a concerned resident in Hayward to encourage the city to increase the Residential Rent Stabilization Ordinance administration fee to make sure that rents are kept affordable for local residents.

Increasing the fees for the administration of the Residential Rent Stabilization Ordinance (RRSO) is a necessary step to continue to allow the City to **ensure that rents are held at a level that is affordable to current tenants and not randomly increased to push them out.** As a resident of the City of Hayward, I have outside responsibilities beyond fighting to keep housing affordable.

I grew up with a family struggling to pay rent, and now as a homeowner in Hayward, I want to help ensure reasonable rent increases for others.

This insignificant increase in fees will have a massive benefit for local renters, so please keep this program going so that no more people are forced from their homes and approve this fee increase.

Thank you.

From: Paula Mirando <paula.mirando@gmail.com>
Sent: Tuesday, March 28, 2023 2:28 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: PUBLIC COMMENT: Item 7 PH 23-015 Fiscal Year 2024

Hello, my name is Paula Mirando and I'm writing as a concerned resident in Hayward to encourage the city to increase the Residential Rent Stabilization Ordinance administration fee to make sure that rents are kept affordable for local residents.

Increasing the fees for the administration of the Residential Rent Stabilization Ordinance (RRSO) is a necessary step to continue to allow the City to **ensure that rents are held at a level that is affordable to current tenants and not randomly increased to push them out.** As a resident of the City of Hayward, I have outside responsibilities beyond fighting to keep housing affordable. It impacts me, my family, and my neighbors directly.

This insignificant increase in fees will have a massive benefit for local renters, so please keep this program going so that no more people are forced from their homes and approve this fee increase.

Thank you.

From: DAVID CASINI <dave.casini@comcast.net>

Sent: Tuesday, March 28, 2023 2:45 PM

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

Subject: Item 7 PH 23-015 Fiscal Year 2024 Master Fee Schedule Today's council meeting

Hello, my name is David Casini and I'm writing as a concerned resident in Hayward to encourage the city to increase the Residential Rent Stabilization Ordinance administration fee to make sure that rents are kept affordable for local residents.

Increasing the fees for the administration of the Residential Rent Stabilization Ordinance (RRSO) is a necessary step to continue to allow the City to ensure that rents are held at a level that is affordable to current tenants and not randomly increased to push them out. As a resident of the City of Hayward, I have outside responsibilities beyond fighting to keep housing affordable. [Insert a brief story about housing affordability, desired] Unlike the Bay East Association of Realtors, I am not paid to speak to you about this issue. It impacts me and my neighbors directly.

The costs for this fee increase compared to other local cities is well below their rates. In Richmond, it's up to over \$200 per unit, in Berkeley up to \$250 per unit, and in Oakland it's over \$100 per unit. Meanwhile, in Hayward it's an increase to a maximum of \$66 *per year*, half of which can, and will, be passed along to the tenants anyway.

This marginal increase in fees will have a massive benefit for local renters, so please keep this program going so that more people are forced from their homes and approve this fee increase.

Thank you.
David Casini

From: Arieana Castellanos <castellanos.arieana@gmail.com>
Sent: Tuesday, March 28, 2023 2:58 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: Item 7 PH 23-015 Fiscal Year 2024 Master Fee Schedule

Hello,

my name is Arieana Castellanos I'm writing as a home owner and concerned citizen in Hayward to encourage the city to increase the Residential Rent Stabilization Ordinance administration fee to make sure that rents are kept affordable for local residents.

Increasing the fees for the administration of the Residential Rent Stabilization Ordinance (RRSO) is a necessary step to continue to allow the City to ensure that rents are held at a level that is affordable to current tenants and not randomly increased to push them out. As a resident of the City of Hayward, I have outside responsibilities beyond fighting to keep housing affordable.

I am a home owner and social worker and this is important to me.

Unlike the Bay East Association of Realtors, I am not paid to speak to you about this issue. It impacts me and my neighbors directly.

The costs for this fee increase compared to other local cities is well below their rates. In Richmond, it's up to over \$200 per unit, in Berkeley up to \$250 per unit, and in Oakland it's over \$100 per unit. Meanwhile, in Hayward it's an increase to a maximum of \$66 *per year*, half of which can, and will, be passed along to the tenants anyway.

This marginal increase in fees will have a massive benefit for local renters, so please keep this program going so that more people are forced from their homes and approve this fee increase.

Thank you.

Bendiciones,
Arieana

From: Charmaine Lagasca <cmt.lagasca@gmail.com>
Sent: Tuesday, March 28, 2023 3:36 PM
To: List-Mayor-Council <List-Mayor-Council@hayward-ca.gov>
Subject: PUBLIC COMMENT: Item 7 PH 23-015 Fiscal Year 2024

Hello, my name is Charmaine, and I'm writing as a member of an organization that distributes food to low-income communities in Hayward. I'm writing to encourage the city to increase the Residential Rent Stabilization Ordinance administration fee to make sure that rents are kept affordable for local residents.

Increasing the fees for the administration of the Residential Rent Stabilization Ordinance (RRSO) is a necessary step to continue to allow the City to **ensure that rents are held at a level that is affordable to current tenants and not randomly increased to push them out.** As a member of an organization that offers help for our unhoused neighbors, I am concerned for renters in Hayward. I have responsibilities beyond fighting to keep housing affordable, as I believe that housing is the bare minimum. It impacts me, my household, and my neighbors directly.

This insignificant increase in fees will have a massive benefit for local renters, so please keep this program going so that no more people are forced from their homes and approve this fee increase.

Thank you.

Charmaine Lagasca (she/her)
Freelance Graphic Designer



HAYWARD
CHAMBER *of*
COMMERCE

March 28, 2023

Hayward City Council
777 B Street
Hayward, CA 94541

Honorable Mayor & City Council:

The Hayward Chamber of Commerce (Chamber) opposes your consideration to increase in your rental stabilization ordinances until the housing providers in Hayward have an opportunity to stabilize themselves first.

Alameda County's eviction moratorium ordinance, enacted to protect tenants impacted by the COVID-19 pandemic had a catastrophic effect on Housing Providers. Over the last three years, Hayward Housing providers have had to bear the burden of the government's failure to build enough housing to meet tenant needs.

Over the last three years, many Hayward Housing providers have lost hundreds of thousands of dollars in lost rent. Now that the moratorium is ending its unconscionable that Hayward is now considering a 68% increase in the rental stabilization ordinances for the purpose of paying for a full-time and part-time employee.

The action would be essentially a 'pile-on' to an already distressed market. The Chamber urges you to not consider the request.

Respectfully,

Linda Renteria

Linda Renteria
Chair of the Board