



MINUTES OF THE HOMELESSNESS-HOUSING TASK FORCE MEETING

Thursday, April 18, 2019, 6:00 p.m.

Conference Room 2A

777 B Street, Hayward, CA 94541

CALL TO ORDER

Council Member Lamnin called the meeting to order at 6:00 p.m.

ROLL CALL

Present: Council Member Wahab
Council Member Salinas
Council Member Lamnin

Absent: None

OTHERS IN ATTENDANCE

Jennifer Ott, Deputy City Manager; Christina Morales, Housing Division Manager; Doris Tang, Management Analyst; Jane Kim, Housing Specialist and Yolanda Cruz, Administrative Clerk

PUBLIC COMMENTS

Alicia Lawrence, Hayward Collective member
Jose Cervantes, Hayward resident
Zachariah Oquenda, Hayward tenant

APPROVAL OF MINUTES

1. Minutes of the Homelessness-Housing Task Force Meeting on March 21, 2019

It was moved by Council Member Wahab, seconded by Council Member Salinas, to approve the minutes of the Homelessness-Housing Task Force meeting on March 21, 2019 with minor corrections.

REPORTS/ACTION ITEMS

2. Provide Direction on Recommended Amendments to the Residential Rent Stabilization Ordinance, including Review of Community Input from April 6th Community Open House

Deputy City Manager Ott announced the report and introduced Housing Division Manager Morales who provided a PowerPoint presentation regarding the potential amendments to

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the Residential Rent Stabilization Ordinance. Staff is seeking feedback on the recommendations regarding: 1) creation of a mandatory mediation with binding arbitration program; 2) addition of provisions to protect Section 8 voucher holders from discrimination; 3) addition of requirements for landlords to file rent increase and eviction notices with the City; 4) creation of tenant retaliation provisions; and 5) potential addition of a tenant relocation assistance program.

Council Member Lamnin opened the public comments section at 6:50 p.m.

Caryl Mahar, Executive Director of the Rental Housing Association
Bill Mulgrew
Jerry Reynolds, rental property owner
Owen Wise-Pierie
Maria Adas, rental property owner
Jade Tchong, rental property owner
Zachariah Oquenda, Hayward tenant
Bill Espinola, rental property owner
Gary Thomsen, rental property owner
Mike Godfrey, member of Bay East Association of Realtors
Jeannette Johnigan, Hayward tenant
Tina Hand, member of Bay East Association of Realtors
Sara Prada, rental property owner
Rossi De Lozada
Che Cervantes
Virginia Madsen, Hayward tenant
Irene Ralston, rental property owner
David Stark, Public Affairs Director of Bay East Association of Realtors
George Adas, rental property owner

Barisha Spriggs, submitted a card but did not speak

Council Member Lamnin closed the public comments section at 7:43 p.m.

Council Members Salinas and Lamnin supported the proposed mediation with binding arbitration program. Council Member Wahab supported rent control with a lower rent increase threshold relative to increase in the consumer price index.

Council Members Wahab, Salinas and Lamnin supported the proposed provisions to identify rental subsidies as income and prevent income discrimination to protect recipients of rental assistance such as Section 8 Housing Choice Vouchers.

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Council Members Wahab, Salinas and Lamnin supported the proposed provisions to require landlords to file rent increase notices and notices of eviction with the City.

Council Members Wahab, Salinas and Lamnin supported addition of tenant retaliation protection measures. There was direction to include higher penalties for at-risk populations such as seniors, low-income households, and individuals with special needs for consideration of the entire Council.

There was no consensus regarding a tenant relocation assistance program. The Task Force will review the tenant relocation assistance program again at a future meeting.

FUTURE AGENDA ITEMS

Tenant relocation assistance program. Future agenda items are to be maintained on the agenda until completed.

TASK FORCE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS

Council Member Salinas requested a list of projects related to housing to assist Council Members understand the staff workload as they consider new projects.

ADJOURNMENT

Council Member Lamnin adjourned the meeting at 9:15 p.m.