



March 5, 2020

**RE: Progress Report on and Recommendations for Revisions to the Residential Rent Stabilization and Tenant Protection Ordinance**

Dear Council Members Lamnin, Salinas, and Wahab,

We intend to attend this evening's Homelessness-Housing Task Force Meeting, but we are sending our thoughts in advance for your consideration.

First, we would like to express our appreciation to Staff for their thoroughness, and proactiveness; especially in addressing the discrepancies between AB1482 and the City of Hayward's RRSO.

**LANGUAGE CLARIFICATIONS**

- We, currently, take no issue with the proposed revisions.
- We only request that the Petition forms contain a line in the other respective languages declaring this information is available in the target language and where to find it. This way, if a landlord is only distributing English-language petitions, at least there is some guidance for monolingual Spanish and Chinese speaking tenants as to where to find the information in their primary language.

**CHANGES TO ALIGN WITH NEWLY ENACTED STATE LAW**

- We would like to see the relocation assistance permanently enacted in the ordinance. It should continue to exist even when AB1482 expires.

**TARGETED REVISIONS TO SPECIFIC POLICY ISSUES**

- We fully support the removal of the exemption for Affordable Housing Conversions.
- We support the temporary relocation assistance, but seek specificity regarding how the amounts will be reflected in the actual ordinance. If the amounts are specified in the ordinance, will they be revisited and adjusted (as necessary) annually? Further, will the language make provisions if a family exceeds the number of people allowed in a single hotel/motel room?

Lastly, we are disappointed there is no review of the efficacy of the 5% threshold for the Covered Units.

Based on ACS data from the Census Bureau, from 2008 to 2018 the Median Household Income in Hayward increased by approximately 1.45% (attachment 1). We know high-income earners moving to Hayward skew some of the year-to-year increases, and people already living in Hayward (especially low-income residents) are not necessarily seeing these income increases.

How do you continue to justify permitting rent increases upwards of 5% per year when people's incomes are not increasing at the same rate?



According to Realtor.com, the Jackson Flats apartments - built in 1964 - at 24900 Santa Clara Street is currently leasing a 1 bedroom for \$1,987 per month (attachment 2). One would need approximately a monthly post-tax income of \$71,532<sup>1</sup> to afford this apartment.

After 5 years, with an annual rent increase of 5%, one's income would have to be \$91,294.97. But at a rate of 1.45% increase in income, the renter would only be making \$76,870.66. That renter would effectively be paying 40% of their income. After 10 years, that same renter would be paying 55% of their income on rent (attachment 3). Year-over-year; it becomes more challenging and unsustainable for that tenant to afford their rent. Are these policy-driven circumstances acceptable to Hayward City Council members?

Further, in reading the staff report, we would like clarity on the Failure to Pay Rent evictions. Do we know how long those tenants were in the units? Do we know what the tenant cites as the cause of their failure to pay rent? While these may not be in the scope of the RRSO; they help us to understand the related issues tenants are experiencing.

We seek similar clarity around the Failure to Pay Utilities Evictions. Do we know how long those tenants were in the units? What reasons do they cite for failure to pay utilities? Are there a disproportionate number of cases at specific properties? Again, this context is necessary to understand the scope of what tenants are experiencing.

We appreciate Staff giving us advance notice about the proposed changes. We hope the Task Force members take our thoughts into consideration.

Sincerely,  
Alicia G. Lawrence, Housing Justice Advocate  
The Hayward Collective

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<sup>1</sup> This is based on the idea that rent should be no more than 1/3 of one's income. By HUD standards, this tenant would likely be a Moderate to Low-Income Tenant depending on the family size.

# ATTACHMENT 1

## MEDIAN HOUSEHOLD INCOME - HAYWARD

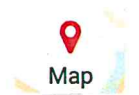
Source: American Community Survey 1-Year  
Estimates, Table S1903

<b>Year</b>	<b>Wages</b>
2008	\$72,170
2009	\$72,278
2010	\$68,968
2011	\$62,885
2012	\$66,263
2013	\$63,887
2014	\$70,809
2015	\$79,165
2016	\$78,837
2017	\$92,121
2018	\$80,134



Listing Provided by  Apartments.com™

**\$1,944 - \$2,504 /mo**



Map

<b>1 - 2</b>	<b>1</b>	<b>675 - 925</b>	<b>Pets</b>
beds	bath	sq ft	OK

Commute Time

## Jackson Flats

24900 Santa Clara St, Hayward, CA 94544



### Property Details

#### Floor Plans

Call us at (844) 851-1845.

**1 Bedroom (4 plans )**

1 ba	725 sq ft	\$1,987	Available
1 ba	675 sq ft	\$1,944	Check Availability
1 ba	725 sq ft	\$2,162	Check Availability
1 ba	675 sq ft	\$2,129	Check Availability

**2 Bedroom (4 plans )**

1 ba	875 sq ft	\$2,275	Available
1 ba	925 sq ft	\$2,364	Available
1 ba	925 sq ft	\$2,504	Available
1 ba	875 sq ft	\$2,453	Check Availability

**Overview**



Type

**Apartment**



Built

**1964**

Comfortable apartment living near Downtown Hayward

**Property Features**

**Community Features**

- 1 and 2 Bedroom Apartments Available
- Air Conditioning
- All Electric Kitchens
- Balcony
- Brand New Renovated Units\*
- Cable Ready
- Carpet
- Cats Allowed
- Ceiling Fan
- Ceiling Fans
- Close Access To I-880 And Other Freeways
- Covered Parking
- Covered Parking/Carports
- Covered and On Street Parking
- Deck
- Dishwasher
- Disposal
- Easy Freeway Access to Hwy 880 & Hwy 92
- Modern Stainless Steel Appliances\*
- New Cabinets\*
- New Countertops\*
- New Paint\*
- Night Patrol
- On-site Management
- Online Services
- Onsite Laundry Facility
- Open Air Cardio Fitness Room
- Outdoor Grills
- Patio
- Picnic Area
- Picnic Area Seating
- Planned Social Activities
- Playground
- Pool
- Pool
- Private Balconies and Patios\*

# ATTACHMENT 3

## Breakdown of Rent Payments and Affordability Year-Over-Year Based on Annual 5% Increase in Rent, and 1.45% Annual Median Household Income Increase

Year	Rent	Post Tax Earnings Needed	Post Tax Earnings Actual*	% of Income Spent on Rent	Increase in % of income spent on rent
2020	\$ 1,987.00	\$ 71,532.00	\$ 71,532.00	33.33	
2021	\$ 2,086.35	\$ 75,108.60	\$ 72,569.21	34.50	1.17
2022	\$ 2,190.67	\$ 78,864.03	\$ 73,621.47	35.71	1.21
2023	\$ 2,300.20	\$ 82,807.23	\$ 74,688.98	36.96	1.25
2024	\$ 2,415.21	\$ 86,947.59	\$ 75,771.97	38.25	1.29
2025	\$ 2,535.97	\$ 91,294.97	\$ 76,870.66	39.59	1.34
2026	\$ 2,662.77	\$ 95,859.72	\$ 77,985.29	40.97	1.39
2027	\$ 2,795.91	\$ 100,652.71	\$ 79,116.07	42.41	1.43
2028	\$ 2,935.70	\$ 105,685.34	\$ 80,263.26	43.89	1.48
2029	\$ 3,082.49	\$ 110,969.61	\$ 81,427.07	45.43	1.54
2030	\$ 3,236.61	\$ 116,518.09	\$ 82,607.77	47.02	1.59
2031	\$ 3,398.44	\$ 122,343.99	\$ 83,805.58	48.66	1.65
2032	\$ 3,568.37	\$ 128,461.19	\$ 85,020.76	50.36	1.70
2033	\$ 3,746.78	\$ 134,884.25	\$ 86,253.56	52.13	1.76
2034	\$ 3,934.12	\$ 141,628.47	\$ 87,504.24	53.95	1.82
2035	\$ 4,130.83	\$ 148,709.89	\$ 88,773.05	55.84	1.89
2036	\$ 4,337.37	\$ 156,145.39	\$ 90,060.26	57.79	1.95
2037	\$ 4,554.24	\$ 163,952.65	\$ 91,366.13	59.82	2.02
2038	\$ 4,781.95	\$ 172,150.29	\$ 92,690.94	61.91	2.09
2039	\$ 5,021.05	\$ 180,757.80	\$ 94,034.96	64.07	2.17
2040	\$ 5,272.10	\$ 189,795.69	\$ 95,398.47	66.32	2.24
2041	\$ 5,535.71	\$ 199,285.48	\$ 96,781.74	68.64	2.32
2042	\$ 5,812.49	\$ 209,249.75	\$ 98,185.08	71.04	2.40
2043	\$ 6,103.12	\$ 219,712.24	\$ 99,608.76	73.53	2.49
2044	\$ 6,408.27	\$ 230,697.85	\$ 101,053.09	76.10	2.57
2045	\$ 6,728.69	\$ 242,232.74	\$ 102,518.36	78.76	2.66
2046	\$ 7,065.12	\$ 254,344.38	\$ 104,004.88	81.52	2.76
2047	\$ 7,418.38	\$ 267,061.60	\$ 105,512.95	84.37	2.85
2048	\$ 7,789.30	\$ 280,414.68	\$ 107,042.89	87.32	2.95
2049	\$ 8,178.76	\$ 294,435.41	\$ 108,595.01	90.38	3.06
2050	\$ 8,587.70	\$ 309,157.18	\$ 110,169.63	93.54	3.16
2051	\$ 9,017.08	\$ 324,615.04	\$ 111,767.09	96.81	3.27
2052	\$ 9,467.94	\$ 340,845.79	\$ 113,387.72	100.20	3.39
2053	\$ 9,941.34	\$ 357,888.08	\$ 115,031.84	103.71	3.51
2054	\$ 10,438.40	\$ 375,782.49	\$ 116,699.80	107.34	3.63
2055	\$ 10,960.32	\$ 394,571.61	\$ 118,391.95	111.09	3.76

\*Based on average increase of 1.45%