



**MINUTES OF THE HOMELESSNESS-HOUSING TASK FORCE MEETING**

**Thursday, March 5, 2020, 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 6:00p.m.

**ROLL CALL**

Present: Council Member Salinas  
Council Member Lamnin  
Council Member Wahab

Absent: None

**OTHERS IN ATTENDANCE**

Jennifer Ott, Deputy City Manager; Christina Morales, Housing Division Manager; Amy Cole, Management Analyst and Yolanda Cruz, Administrative Clerk.

**PUBLIC COMMENTS**

There were no speakers during public comments

**APPROVAL OF MINUTES**

**1. Minutes of the Homelessness-Housing Task Force Meeting on December 9, 2019**

It was moved by Council Member Salinas, seconded by Council Member Lamnin, to approve the minutes of the Homelessness-Housing Task Force meeting on December 9, 2019.

**REPORTS/ACTION ITEMS**

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

Deputy City Manager Ott introduced Housing Division Manager Morales who provided a PowerPoint presentation on the implementation progress of the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO). The presentation covered: 1) background information on the RRSO; 2) statistics regarding tenant and landlord petitions filed, statistics regarding rent increase and termination notices filed, and status of the implementation of the rental housing database; 3) analysis of the Tenant Protection Act; and 4) the recommended revisions to the RRSO.

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Council Member Lamnin opened the public comments section at 6:25 p.m.

Council Member Wahab entered the conference room at 6:28 p.m.

The following individuals spoke during public comments:

Sandra Frost, Hayward resident  
Elisha Crader, with Centro Legal dela Raza  
Lacei Amodei, Hayward resident  
Araceli Orozco, Hayward resident  
Alicia Lawrence, Hayward Collective member  
Bill Mulgrew, with Rental Housing Association of Southern Alameda County  
David Stark, with Bay East Association of Realtors  
Bill Espinola, Hayward property owner

Council Member Lamnin closed the public comments section at 6:54 p.m.

Task Force members supported staff recommendations on the revisions to the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO) to clarify language, align the RRSO with the State law and to address specific policy issues including: 1) the removal of exemption for affordable housing conversion projects from the Just Cause for Eviction provisions; and 2) provision of temporary relocation assistance during renovations.

## **INFORMATIONAL ITEMS**

**Informational Item regarding Hayward Resident/Employee Preference on Market Rate Housing on City Owned Land. Oral Report Only.**

Informational only.

## **FUTURE AGENDA ITEMS**

### **TENTATIVE SCHEDULE**

**JUNE 4, 2020**

1. Hayward's Homelessness Strategic Plan (possibly September)
  - Workforce Development Pathways
2. Affordable Ownership Models – Informational Item
  - Below Market Rate
  - Land Trust
  - Down payment Assistance
  - Tenant Right of First Refusal

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SEPTEMBER 3, 2020

1. Criteria/Priorities for Next NOFA (if sufficient funding is available)
  - Hayward Specific Area Median Income or Income Targeting Reflecting Specific Needs of Hayward Residents
  - Potential for Hayward Down payment Assistance Program

DECEMBER 3, 2020

1. Evaluation of Task Force Continuance

**TASK FORCE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS**

There were none.

**ADJOURNMENT**

Council Member Lamnin adjourned the meeting at 8:11 p.m.