

**CITY COUNCIL MEETING
JUNE 22, 2021**

**DOCUMENTS RECEIVED
AFTER PUBLISHED AGENDA**

AGENDA QUESTIONS & ANSWERS

Items 7, 14, & 15

AGENDA QUESTIONS & ANSWERS

MEETING DATE: June 22, 2021

Item #7 [CONS 21-331](#): Adopt a Resolution Authorizing the City Manager to Award a Contract to Root Tamers, Inc., for Sewer Root Control Services in an Amount Not-to-Exceed \$94,498

Root Tamers contract. If roots have infiltrated the pipes, does that mean those pipes need to be replaced or repaired?

Not necessarily. Sometimes roots enter a pipe from a hairline opening at a joint and, once inside, they grow exponentially and impact the flow. Other times they can even enter a perfectly good pipe from customers service laterals. There are, however, times that the pipe is damaged and in those cases spot repairs or main replacements would be required. In most cases when roots are cut and the ends treated there will be no regrowth.

Item #14: [LB 21-024](#) Temporary Eviction Moratorium: Adoption of an Emergency Ordinance Enacting a Moratorium on Residential Evictions (Report from Assistant City Manager Ott)

Would you please clarify the delay in disbursement of state/county rental assistance funding?

The program was rolled out on March 17, 2021 with limited staff processing applications to meet an expenditure deadline that was subsequently extended. The County plans to contract with organizations to process applications. Disbursement of rental assistance requires application, complete documentation, and follow-up with tenants and landlords which can take time. The County's rate of disbursement (10.4%) exceeds the state's rate of disbursement (2%). The County has received over 3,900 applications and has \$48 million in funds to expend.

Is there a plan for outreach and education of landlords and tenants to set up repayment plans, reductions, share job opportunities, and other pathways to prevent future evictions?

The City currently offers mediation to help tenants and landlords negotiate repayment agreements, but while current moratoria are in place, tenants have been unwilling to participate. Once the moratoria sunsets, staff will begin to promote mediation as an alternative to eviction and small claims court.

Do we have a sense of the number of potential evictions looming?

In Alameda County, 33,000 tenant households are behind on their rent.

Item #15 [LB 21-025](#): FY 2022 Salary Plan: Adopt Resolutions Approving an Amendment to the City of Hayward Salary Plan for Fiscal Year 2022 and the Restoration of Furlough Time and Foregone Salary Adjustments for Fiscal Year 2021 for the International Association of Firefighters, Local 1909 and Unrepresented Executives, Management, City Manager’s Office, Human Resources and City Attorney’s Office Employees (Report from Director of Finance Claussen)

<p>Did Fire Officers in addition to the Chief also defer COLAs?</p>	<p>Yes, this item includes a restoration of their COLA and will include a one time payback to them as well. This item went to Personnel Commission on 6/17/21.</p>
<p>Did the Deputy Director of Human Resources and the Human Resources Administrative Assistant also defer COLA's?</p>	<p>Yes. The Deputy Director of Human Resources position is currently vacant. Payback for the Administrative Assistant in Human Resources will be taken to the Personnel Commission next month as well to restore the COLA and make them whole. Following that it will come to the full Council for approval.</p>

eCOMMENTS RECEIVED

Public Comment

eComments received for June 22, 2021 Hayward City Council Meeting:

Item	Name	Comment
PUBLIC COMMENTS	Erika Crawford	I live at 1782 D St, and am frustrated with the increase in illegal fireworks in my neighborhood. Residents in the area of 7th St set off fireworks in the neighborhood year round. It ramped up to nightly at the end of April starting at sundown until 1am at times. With all the public postings that fireworks are illegal, this gets worse every year with seemingly little to no response from the city. How is this being enforced? With exceptional drought this is reckless behavior from residents.

ITEM #14 LB 21-024

**Temporary Eviction Moratorium: Adoption of
an Emergency Ordinance Enacting a
Moratorium on Residential Evictions
(Report from Assistant City Manager Ott)**

PUBLIC COMMENTS



June 22, 2021

RE: LB 21-024

Section: Legislative Business

Dear Mayor Halliday and Hayward City Council Members,

My name is Robert Robledo and I am the Executive Director of the Rental Housing Association of Southern Alameda County. I represent over 650 residential property managers/owners here in Southern Alameda County, and 32% of our membership is here in Hayward. Our offices have always been located in Hayward, our home, and we are proud to be part of the Community. I want to submit this letter in response to item LB 21-024 under the section of Legislative Business.

I would like to chat about Community. I understand that the eviction moratorium item will be moving forward with a yes vote from council. Alameda County tenants, as well as myself (I am a renter/tenant in San Jose), are all part of a community. Property managers, landlords, and owners are included. The continuation of the eviction moratorium will continue to impact this industry negatively as it has for the past 15 months.

I have heard horror stories from owners, some of them to the point that they are considering selling their homes, small duplex's and getting out of the industry all together.

Many think that owners have billions of dollars, that they manage thousands of units. Not all owners are that. The continuation of the eviction moratorium hurts minority/people of color more disproportionately. Many see rental income as a way for them to live in their retirement years. Having to pay a mortgage and not getting rent hurts their community. Think of the landscaper that might be cleaning their yards, think of the maintenance person that might be doing work on a unit/property, think of the plumber who has to go out to an emergency call because a toilet is backed up. That homeowner goes away, how many jobs will that impact in our community.

I would ask the council to explore the possibility of offering grants to landlord/owners to help them weather this pandemic, as renters are being assisted. They are part of the community too.

RHA stands ready to help to disperse these funds; funds Mayor Halliday mentioned in her State of the City address on Monday June 21. With \$38 million coming to our amazing city, surely some funding could be used to assist landlords (as we are doing to assist small businesses, renters, non-profits, and many others in our community). Thank you for your time and leadership.

Sincerely,

Robert O. Robledo,
Executive Director



June 21, 2021

RE: Temporary Eviction Moratorium: Adoption of an Emergency Ordinance Enacting a Moratorium on Residential Evictions

Dear Mayor Halliday, Councilmembers, and City Staff,

We thank City Staff for being proactive in bringing forward this proposed temporary eviction moratorium extension in the event the State of California does not extend the necessary eviction protections under SB91 scheduled to expire on June 30th. **We encourage Council to vote in favor of this recommendation with some additional considerations.**

Council should memorialize that additional protections will be considered after either local or state protections expire.

Council must also, in that same conversation, consider dedicating additional resources to facilitate the processing of rental assistance applications and to increase the outreach and education efforts to landlords and tenants to increase the number of rental assistance applications in Hayward.

Depending on when either the State protections, should they be renewed, or the presently proposed protections expire, Council should plan to have a follow-up conversation to consider:

- **Extending the moratorium locally.**
- **Introducing a moratorium on rent increases**
- **Dedicating additional resources for rental application submission assistance, and outreach and education for landlords and tenants.**

There is a lot unknown about local numbers and the catastrophic impact of the pandemic on our community especially on our low income families many of whom have been serving as essential workers, but what we do know is that Hayward, particularly South Hayward, has been one of the hardest hit areas by the COVID-19 pandemic. South Hayward has one of the highest



rates of per capita deaths in Alameda County. It also has one of the lowest vaccination rates in the County.¹

Moreover, judging by state-wide numbers, there is a need for ongoing relief and assistance. According to data provided to CalMatters by the state's Business, Consumer Services and Housing Agency, since late January, the State has distributed only about \$50 million of its \$1.4 billion in rental assistance, and received applications for only about half of that money.² Similarly, the County of Alameda has \$48 million available for disbursement but has only dispersed \$5 million. **Both State and County trends suggest there is a serious need to invest in resources to facilitate the preparation and submission of rental assistance applications along with outreach and education for landlords and tenants.**

Meanwhile, unemployment in California remains high. It is the nation's second-highest unemployment rate and has regained only 48% of jobs lost amid the pandemic. A PolicyLink study found that [about 758,000 households in California](#) are behind on rent, and owe a total of \$3.5 billion. A newly released survey by the Turner Center at UC Berkeley — of 8,605 families renting from one of the state's biggest nonprofit affordable housing developers — found that the number of [tenants who couldn't pay rent more than doubled during the pandemic](#), with Black and single-parent households hit hardest.

Given the severity of the crisis, Council should, in addition to approving Staff's Recommendation, commit to revisit potentially needed temporary tenant protection measures after these protections or the State's renewed protections expire.

Sincerely,

Lacei Amodei
Housing Justice Advocate
The Hayward Collective

¹<https://www.kqed.org/news/11874756/the-hard-work-to-get-more-people-in-vaccinated-in-south-hayward>.

² <https://calmatters.org/housing/2021/06/california-eviction-moratorium-extension/>