



**MINUTES OF THE HOMELESSNESS-HOUSING TASK FORCE MEETING
REMOTE PARTICIPATION
Thursday, September 3, 2020, 6:00 p.m.**

CALL TO ORDER

The Task Force meeting was called to order by Council Member Lamnin at 6:00 pm. The meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order No. 29-20 dated March 17, 2020, and Alameda County Health Officer Order No. 20-10 dated April 29, 2020, regarding the COVID-19 pandemic.

ROLL CALL

Present:

Council Member Lamnin
Council Member Wahab
Council Member Salinas

Absent: None

OTHER PARTICIPANTS

Jennifer Ott, Deputy City Manager; Christina Morales, Housing Division Manager; Amy Cole-Bloom, Management Analyst; Diana Gomez, Community Programs Specialist and Yolanda Cruz, Administrative Clerk.

PUBLIC COMMENTS

There were none.

APPROVAL OF MINUTES

1. Minutes of the Homelessness-Housing Task Force Meeting on June 4, 2020

It was moved by Council Member Wahab, seconded by Council Member Salinas, and carried unanimously, to approve the minutes of the Homelessness-Housing Task Force meeting on June 4, 2020.

REPORTS/ACTION ITEMS

2. Analysis of Alternative Rent Stabilization Thresholds in the City of Hayward's Residential Rent Stabilization Ordinance

Management Analyst Cole-Bloom provided a PowerPoint presentation on the Residential Rent Stabilization Threshold Analysis that focused on: the background and purpose of the

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Residential Rent Stabilization Ordinance (RRSO); the RRSO's current rent increase threshold; the Hayward renters; the rent increase stabilization overview; and the RRSO's fair return standard. Ms. Cole-Bloom also presented two options for the Task Force's consideration: 1) maintain the current threshold as a fixed percentage at 5%; 2) implement a new threshold using 100% of the annual change in the CPI, with a ceiling (5%) and floor (2%).

Council Member Lamnin opened the public comments section at 6:37 p.m.

The following individuals spoke during public comments:

Isaac, Hayward Community Coalition member
George Syrop, Hayward resident
Jessie Gunn
Vanessa Setsen
Alicia Lawrence, Hayward Collective member
David Stark, Public Affairs Director of Bay East Association of Realtors
Alyssa Hilario, Cal State East Bay nursing student
Elisha Crader, Hayward City Council candidate
Bill Mulgrew, with Rental Housing Association of Southern Alameda County
Lacei Amodei, Hayward City Council candidate
Araceli Orozco, Hayward resident
Sophia Meynard, Hayward resident
Jordan, Hayward resident

Council Member Lamnin closed the public comments section at 7:10 p.m.

A motion was made by Council Member Lamnin to maintain the RRSO's current rent increase threshold of 5%; allocate staff time to housing-homelessness workplan; and prioritize affordable home ownership opportunities. The motion died for lack of a second.

It was moved by Council Member Wahab, seconded by Council Member Salinas, and carried by the following roll call vote, to support and recommend to Council a revision to the RRSO's rent increase threshold using 100% of the annual change in CPI, with a ceiling (5%) and floor (2%).

AYES:	COUNCIL MEMBERS Salinas, Wahab
NOES:	COUNCIL MEMBER Lamnin
ABSENT:	NONE
ABSTAIN:	NONE

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INFORMATIONAL ITEMS

3. Emerging Needs Due to COVID-19

Informational only.

FUTURE AGENDA ITEMS

TENTATIVE SCHEDULE

DECEMBER 3, 2020

1. Hayward's Homelessness Strategic Plan
 - Workforce Development Pathways
2. Review of New Housing and Homelessness Legislations
(informational item – no staff report needed)
3. Evaluation of Task Force Continuance

MARCH 4, 2021

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

TASK FORCE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS

Council Member Wahab announced she wanted to highlight Homeownership as a priority for end of 2020 or early 2021.

ADJOURNMENT

Council Member Lamnin adjourned the meeting at 8:15 p.m.