



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

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DATE: September 28, 2022

TO: Homelessness-Housing Task Force

FROM: Assistant City Manager

SUBJECT

Implementation Update on the Residential Rent Stabilization and Tenant Protection Ordinance

RECOMMENDATION

That the Homelessness-Housing Task Force (HHTF) review and discuss this report on the implementation progress of the Residential Rent Stabilization and Tenant Protection Ordinance.

SUMMARY

The Council approved the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO) in June 2019, greatly expanding the number of rental units in Hayward covered by the new 5% annual rent increase threshold and creating additional protections, such as just cause eviction and prohibitions against harassing or discriminating against tenants. Additionally, in July 2020, Council adopted the Tenant Relocation Assistance Ordinance (TRAO), to ensure Hayward residents had the same protections that were afforded under the State Tenant Protection Act.

This report provides an informational update on the RRSO following three years of implementation, as well as the TRAO following two years of implementation which includes data on petitions for review of rent, as well as rent increase and termination notices, and relocation assistance cases. This report also includes a new analysis of evictions in Hayward, using unlawful detainer data from the Superior Court of Alameda County. Importantly, local and state eviction moratoria have been in place for the majority of the RRSO's implementation. Beginning with the City of Hayward residential eviction moratorium in March 2020 through to the time of this report writing, evictions have been restricted by either City, State, or County authority.

Given the unique nature of the majority of the RRSO implementation, staff does not recommend making any new changes to the RRSO beyond what Council already authorized in July 2020. Staff does recommend including revisions to the TRAO, to streamline implementation and improve compliance, as a project under Council's Preserve, Protect, and Produce Housing for All priority area of the Strategic Roadmap.

ATTACHMENTS

Attachment I Staff Report