



CITY OF HAYWARD

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Cover Memo

File #: ACT 19-111, **Version:** 2

DATE: March 21, 2019

TO: Homelessness-Housing Task Force

FROM: Deputy City Manager

SUBJECT

Follow-up Discussion Regarding Amendments to the Residential Rent Stabilization Ordinance and Review of Council Referral Regarding a Moratorium on Rent Increases

RECOMMENDATION

That the Homelessness-Housing Task Force discusses this report following up on the February 19, 2019 Council work session regarding amendments to the Residential Rent Stabilization Ordinance as well as the Council referral regarding a moratorium on rent increases.

SUMMARY

The purpose of this report is: 1) to summarize the City Council's comments related to amendments to the Residential Rent Stabilization Ordinance (RRSO) from the February 19, 2019 work session; 2) to discuss the referral made to the Homelessness-Housing Task Force regarding a moratorium on rent increases; and 3) to describe the process for soliciting further community input and for returning to Council with proposed legislation.

During the February 19, 2019 work session, the Council reached general consensus on multiple measures to improve housing stability that would require amendment of the RRSO. These measures include:

- Develop a mandatory mediation program with binding arbitration that would be available to tenants upon rent increases greater than five percent and applicable to all pre-1979 units except single family homes and condominiums consistent with State law;
- Consider elimination of the vacancy decontrol provisions (Section 8) of the RRSO, based on a pending report from Management Partners.
- Create provisions to protect Section 8 voucher holders from discrimination;
- Require that landlords file rent increase notices and eviction notices with the City to obtain accurate data about rental housing activity;
- Explore with the Housing and Homelessness Task Force retaliation provisions and relocation assistance; and
- Extend eviction for cause protections to all residential rental properties, including single family homes and condominiums, which was enacted by Council action on March 5, 2019.

These items outline an approach for modifying the RRSO. Staff will continue to work with stakeholders and the Task Force to develop proposed legislation and anticipate returning to City Council with proposed legislation in May/June 2019.

ATTACHMENTS

Attachment I
Attachment II

Staff Report
Summary of Council Feedback from February 19, 2019 Work Session