



CITY OF HAYWARD

Hayward City Hall
777 B Street
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Cover Memo

File #: LB 18-018, **Version:** 1

DATE: May 29, 2018

TO: Mayor and City Council

FROM: City Manager

SUBJECT

Emergency Ordinances Related to the Residential Rent Stabilization Ordinance

RECOMMENDATION

That the City Council:

1. Adopts an emergency ordinance of the City Council of the City of Hayward enacting a moratorium on decontrolling rental units pursuant to Section 8 of the City of Hayward's Rent Stabilization Ordinance. (Attachment II); and
2. Adopts an emergency ordinance of the City Council of the City of Hayward amending Section 19 of the City of Hayward Residential Rent Stabilization Ordinance and clarifying the applicability of Section 19 related to eviction for cause provisions to units that are currently rent controlled and were previously rent controlled pursuant to the ordinance (Attachment III).

SUMMARY

Staff has identified two actions that can immediately improve tenant protections in the City of Hayward. The proposed action items covered in this report include:

1. Adopting an emergency ordinance enacting a moratorium on decontrolling rental units pursuant to Section 8 of the City of Hayward's Rent Stabilization Ordinance; and
2. Adopting an emergency ordinance amending the Residential Rent Stabilization Ordinance to clarify the applicability of Section 19 related to eviction for cause provisions to units that are currently and were previously rent controlled.

Enactment of an emergency ordinance would require at least five affirmative votes by Council and the ordinance would go into effect immediately. If only four Council members vote for the proposed ordinances, then adoption would occur at the next City Council meeting and the ordinances would go into effect 30 days after adoption.

Staff does not recommend pursuing a moratorium on rent increases at this time, as outlined in the staff report under the Policies for Discussion section. Lastly, staff seeks confirmation as to whether the Council still wishes to pursue mandatory mediation as a policy option to mitigate rent increases for units not subject to rent limitation provisions of the Residential Rent Stabilization Ordinance.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	An Emergency Ordinance of the City Council of the City of Hayward enacting a moratorium on decontrolling rental units pursuant to Section 8 of the City of Hayward's Rent Stabilization Ordinance
Attachment III	An Emergency Ordinance amending Section 19 of the City of Hayward Residential Rent Stabilization Ordinance