



CITY OF HAYWARD

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

Cover Memo

File #: WS 19-012, **Version:** 1

DATE: February 19, 2019

TO: Mayor and City Council

FROM: City Manager

SUBJECT

Update on Efforts Related to the City's Residential Rent Stabilization Ordinance and Provide Direction on Potential Amendments to the Residential Rent Stabilization Ordinance

RECOMMENDATION

That the City Council:

1. Receives an update on the status of the review of the vacancy decontrol process, findings from tenant focus groups, and status on the implementation of improved access to information and data tracking related to the Residential Rent Stabilization Ordinance (RRSO) (Attachment II), and
2. Provides direction on potential amendments to the RRSO.

SUMMARY

On May 29, 2018, the City Council adopted two ordinances aimed at taking steps towards addressing rent stabilization and tenant protections in the City of Hayward, including:

1. Adopting an emergency ordinance enacting a moratorium on decontrolling rental units pursuant to Section 8 of the RRSO, while a review of the process is conducted and more comprehensive actions to stabilize rents could be determined; and
2. Adopting an emergency ordinance amending the RRSO to clarify the applicability of Section 19 related to eviction for cause provisions to units that are currently and were previously rent controlled.

Additionally, the City Council provided direction to staff to improve access to information and data tracking related to the RRSO and to continue to evaluate options for more significant amendments to the RRSO that more comprehensively address rent stabilization in the City.

Since then, City staff have made progress on a number of efforts related to the RRSO, including:

1. Retaining a consultant to review the vacancy decontrol process pursuant to Section 8 of the RRSO, which is subject to the moratorium approved in May 2018;

2. Implementing improved access to information and data tracking related to the RRSO;
3. Holding focus groups with tenants to gather more information on issues they are experiencing;
and
4. Meeting with community stakeholders affiliated with both landlords and tenants to develop a proposed approach to making amendments to the RRSO to address issues of rent stabilization more comprehensively in the City (Attachment II).

Attachment II provides a status update on efforts #1-#3 listed above. Staff seeks Council direction on potential amendments to the RRSO described in greater detail in this report. After Council direction, staff will engage community groups and stakeholders and work through the newly formed Homelessness-Housing Council Task Force to review any proposed amendments to the RRSO. Once finalized, staff will bring the final recommended amendments to the RRSO for Council consideration and adoption later this calendar year.

Staff has provided the powerpoint presentation that will be given at Tuesday's meeting as Attachment III to provide an outline and summary view of this report.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Status Update from May 2018 to Date
Attachment III	Council Meeting Presentation