



CITY OF HAYWARD

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Cover Memo

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DATE: September 2, 2021

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. Since it became effective in July 2019, staff have been collecting and analyzing data on petitions for review of rent, as well as rent increase and termination notices, which landlords are required to submit to the Rent Review Office under the new RRSO.

The HHTF heard an update on RRSO implementation in March 2020 and made recommendations for revision to the RRSO, which Council adopted in July 2020. In this report, the HHTF is hearing an informational update on the RRSO following two full years of implementation. Importantly, 18 months of that implementation has been during the COVID-19 pandemic, which has created substantial financial distress for tenants and landlords alike and during which an eviction moratorium was in effect for a majority of the timeframe. Data in this report should be reviewed within this context. Further, 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.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Tenant Relocation Assistance Ordinance Summary