



# CITY OF HAYWARD

Hayward City Hall  
777 B Street  
Hayward, CA 94541  
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## Cover Memo

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**File #:** LB 19-016, **Version:** 1

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**DATE:** February 5, 2019

**TO:** Mayor and City Council

**FROM:** City Manager

### **SUBJECT**

Adoption of Emergency Ordinance Requiring Just Cause for Tenant Evictions for All Rental Units within the City

### **RECOMMENDATION**

That the City Council:

1. Adopts an emergency Ordinance of the City Council of the City of Hayward requiring just cause for tenant evictions for all rental units within the City (Attachment II); and
2. Adopts an emergency Ordinance repealing Section 19 of the City of Hayward Residential Rent Stabilization Ordinance (RRSO) (Attachment III).

### **SUMMARY**

On February 26, 2019, the City Council directed staff to return with an emergency ordinance to prevent no cause evictions that are likely a result of the proposed modifications to the RRSO discussed at the February 19, 2019 City Council meeting. A Just Cause for Eviction Ordinance provides tenants a defense against no cause evictions and establishes what constitutes justified evictions. The just causes required for eviction identified under the proposed ordinance are the same as the justifications for eviction under the RRSO. However, the proposed emergency ordinance would extend eviction for cause protections to units that are currently exempt under the RRSO.

Additionally, if the proposed Just Cause for Eviction Ordinance is adopted, Section 19 of the RRSO (Eviction for Cause) would need to be deleted to avoid conflicts.

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

### **ATTACHMENTS**

Attachment I            Staff Report  
Attachment II          Eviction for Cause Ordinance  
Attachment III        Amendment to the Residential Rent Stabilization Ordinance