



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: ACT 19-119, **Version:** 1

DATE: April 18, 2019

TO: Homelessness-Housing Task Force

FROM: Deputy City Manager

SUBJECT

Provide Direction on Recommended Amendments to the Residential Rent Stabilization Ordinance, including Review of Community Input from April 6th Community Open House

RECOMMENDATION

That the Homelessness-Housing Task Force (HHTF) provides further direction on recommended amendments to the Residential Rent Stabilization Ordinance (RRSO).

SUMMARY

The purpose of this report is to solicit feedback from the HHTF regarding recommended amendments to the RRSO that have been developed based on the direction provided by the City Council at the February 19, 2019 meeting, and input provided at the Community Open House and related online surveys, including:

1. Creation of a mandatory mediation with binding arbitration program;
2. Addition of provisions to prevent income discrimination that will prevent discrimination based on receipt of housing subsidies, such as Section 8 vouchers;
3. Addition of provisions to require filing with the City rent increase notices and notices terminating tenancy; and
4. Addition of tenant retaliation protection provisions.

Elimination of the vacancy decontrol provisions in the current RRSO is still under consideration, depending on the conclusion of the report by Management Partners, which will come back to the HHTF for review and direction at a May meeting.

Based on substantial landlord opposition, concerns, and questions regarding the tenant relocation program, staff is not recommending this program at this time and would like to receive additional direction from the HHTF before finalizing a recommendation. However, staff did propose in this report for discussion purposes a description of a potential tenant relocation assistance program.

The community open housing and related online surveys resulted in feedback regarding the proposed measures. Additionally, there was one major theme that was supported by all stakeholders across all topics. Collectively, both landlords and tenants expressed the need for more information on tenant and landlord rights and responsibilities and further education on policies.

Staff will continue to work with stakeholders and the Task Force to develop proposed legislation during a May meeting and anticipate returning to City Council with proposed legislation on May 21, 2019.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Community Open House Presentation Materials
Attachment III	Comments from Community Members and Industry Professionals
Attachment IV	Mandatory Mediation Program with Binding Arbitration
Attachment V	Tenant Relocation Assistance Program Description