City of Hayward

HOUSING DIVISION

Supporting Hayward’s Housing Needs





INTRODUCTION

Purpose of the Housing Division:

- Ensure housing in Hayward is safe, healthy & affordable for all residents
- Expand housing access through development, preservation, and tenant support programs
- Promote stable communities by balancing the needs of tenants, landlords, and developers

Contact Information:

City of Hayward – Housing Division
777 B Street, 4th Floor, Hayward, CA 94541
(510) 583 -4454 | housing@hayward -ca.gov
www.hayward -ca.gov/housing

HAYWARD

KEY ROLES

- Residential Rent Stabilization & Tenant Protection Ordinance (RRSO)
- Tenant Relocation Assistance Ordinance (TRAO)
- Affordable Housing Ordinance (AHO)
- Community Resources



HAYWARD



RESIDENTIAL RENT STABILIZATION ORDINANCE (RRSO)

Overview of the RRSO

- Ordinance was adopted in 2019
- Applies to most multi-unit residential properties built before July 1st, 1979
- Some exemptions apply

Why it was Implemented :

- Prevent Displacement
- Prevent Housing Instability
- Protect Tenants while ensuring Landlords earn a fair rent on rental properties

HAYWARD



RRSO CONTINUED

Key Components :

- Annual rent increase limits
- Just Cause eviction protections
- Noticing requirements
- Tenant right to petition for rent adjustments/loss or services/habitability concerns

How It Helps :

- Prevents economic displacement
- Promotes housing stability & community retention
- Reduces risk of homelessness
- Encourages responsible proeprty management

HAYWARD



TENANT RELOCATION ASSISTANCE ORDINANCE (TRAO)

Overview of TRAO:

- Adopted in 2020, revised in 2023
- Applies when tenant is displaced through no-fault of their own
- Requires relocation assistance (financial or comparable unit)

Why it was Implemented:

- Addresses involuntary displacement
- Assists tenants displaced due to uninhabitable conditions or redevelopment
- Promotes compliance with housing standards

HAYWARD

TRAO CONTINUED



Key Provisions:

- Applies to both legal and unpermitted units
- Payment amounts based on unit size and length of displacement
- City oversight & enforcement may apply in some cases
- Some Exemptions

How it Helps:

- Provide financial support during unforeseen displacement
- Ensures ease of transition into new housing when facing displacement
- Promotes safe, code - compliant housing

HAYWARD

AFFORDABLE HOUSING ORDINANCE (AHO)



Overview of the AHO:

- Adopted in 2003 (last updated in April 2023)
- Residential developments of two or more units are subject to the Affordable Housing Ordinance

Developer options

- Pay in-lieu fees which are used to subsidize 100% affordable housing projects in the City
- Provide affordable on-site units
- Provide affordable off-site units
- Propose alternative affordable plan if approved by the decision-making body
- Provide affordable rental units in an ownership residential project

Why it was Implemented:

- Addresses local and regional housing affordability needs
- Ensures new development includes a range of housing options
- Helps meet state housing production goals

How it Helps:

- Expands affordable housing opportunities
- Generates funding for affordable housing projects
- Encourages inclusive communities

HAYWARD

SUPPORTING LANDLORDS & TENANTS



01. Manage Rent Disputes Resolution Process

02. Explain Hayward Housing Laws

03. Multilingual Resources & Compliance Forms

04. Host Workshops on Housing topics

05. Keep you informed on housing policy

HAYWARD



COMBINED IMPACTS

- RRSO: Maintains stable housing conditions
- TRAO: Supports tenants during displacement
- AHO: produces and preserves affordable housing supply

Combined:

A coordinated housing stabilization framework

HAYWARD

STAY CONNECTED

Contact the Housing Division for additional information

- Upcoming workshops
- Housing Policy & Resource Committee meeting dates
- Housing Resources

Sign up for
The Stack!

Contact Information

City of Hayward – Housing Division
777 B Street, 4th Floor, Hayward, CA 94541
(510) 583-4454 | housing@hayward-ca.gov
www.hayward-ca.gov/housing

City of Hayward Housing Division

THANK YOU

Housing@Hayward - Ca.Gov