

Initial Task Force Meeting Takeaways

- *What do you want people in the community to say about Milpitas?*
 - That Milpitas is a just & compassionate community that takes care of its people
 - Progressive/professional/business friendly
 - Welcoming & thriving
 - Vibrant/stable community
 - City government understands residents' needs
 - Milpitas can live, work, and shop here
 - Milpitas is diverse in many ways, including economic
 - Diverse community supporting one another

- *What do you want people in the community to say about housing in Milpitas?*
 - Inclusive/diverse/affordable
 - Housing should not cost more than 30% of people's income
 - Milpitas housing stock keeps it diverse community stable
 - Need more affordable housing in Milpitas
 - That all income groups can afford (including "in-between")
 - That housing is affordable
 - That there are diverse opportunities in housing

- *What do you want people in the community to say who own rental housing in Milpitas?*
 - Proud of the city
 - I am proud to have well maintained rental units, affordable to stable tenants
 - Milpitas is a real community...it is like a family
 - Proud to own and manage here
 - That it is a privilege to own housing in Milpitas & provide it to people who need it
 - That they can earn a fair return on investment

- *What do you want people in the community to say who live in rental housing in Milpitas?*
 - Well managed & understanding of all needs
 - Safe, well maintained choices
 - Milpitas cares about families staying together
 - That they have the peace of mind to know that rents will not rise unreasonably & they will not be evicted unjustly
 - Housing is well-maintained
 - That they can afford to live here
 - My housing is comfortable, clean, affordable, and stable
 - I want to stay and become active in Milpitas community

As a community we need to:

- Stop:
 - Displacement of longtime residents, especially people of color
 - High development fees which hinder/impact affordable housing creation
 - Looking to individuals to solve community problems that should be burdened by the broader community
 - Putting responsibility of housing on just the owners
 - Stop unjust evictions/stop building places that aren't affordable/stop allowing rent increases in less than one year
- Start:
 - Enact rent control
 - Require a landlord to state a reason before evicting a household
 - Affordable housing
 - Tying rent increases to inflation
 - Reasonable rent control/just cause protection
 - Looking for broad based solutions shared by community
 - Engage the entire community in providing housing, not just the owners
- Continue:
 - Promote development of below market housing
 - Build more low income housing- 30% of income
 - Expanding housing stock, with emphasis on affordability
 - Building housing of all types
 - Seeking broad based opinions
 - Attracting business/good development
 - Prevent demolition of housing stock – prevent displacements/building housing – especially affordable for all income groups/rent control in mobile home courts
 - Charging impact fees to help fund affordable housing
 - Enforcing habitability codes to protect health of tenants

Original Non-Negotiables

1. Residents:
 - a. Must prevent income discrimination – details
 - b. Revise mobile home rent control ordinance to remove loopholes
 - c. Rent control (4)
 - d. Just cause eviction ordinance (4)
 - e. Promote & maximize creation of accessory dwelling units (ADUs)
 - f. Protection against Ellis Act displacement including relocation benefits
 - g. Protections from discrimination based on Section 8

2. Property Owners
 - a. No rent control (3)
 - b. No just cause eviction (3)
 - c. No high/unreasonable relocation fees what is considered high or unreasonable
 - d. No solutions paid by individuals instead of community at large - examples
 - e. Government intervention - examples