



MEETING MINUTES

Tenant Protection Task Force: Tenants

Tuesday, October 22, 2018
Milpitas City Hall, Committee Meeting Room
455 E. Calaveras Blvd.
5:00 PM

- I. **Call to Order** - Kirsten Carr called the meeting to order at 6:01 pm
Matthew Warren, Sheri Burns, Mark Thomasee

Absent- Terri Naylor
- II. **Seating of Alternates**- Allyson MacDonald represented absence of Terri N.
- III. **Pledge of Allegiance**- Kirsten Carr led the Pledge of Allegiance
- IV. **Approval of Agenda:** October 22, 2018
- V. **Approval of Minutes:** September 24, 2018
- VI. **Public Forum** – Members of the community addressed the task force to share documentation regarding rental rates in the area and to share information from Tenants Together.
- VII. **Liaison Report:** Temporary Outside Consultant, Kirsten Carr
- IX. **Business Items**
 - A. **Review Takeaways and Non-Negotiables from Kickoff Meeting**

The Task Force will review non-negotiables and takeaways from the kickoff meeting. The task force discussed direction and purpose and pushed for an ordinance not policy to ensure effectiveness and ability to enforce.

Recommendation: Continue discussion of non-negotiables and takeaways.
 - B. **Rank Non-Negotiables**

Task Force wanted clarification about rent control and rent control around Mobile Homes relating to loopholes, i.e. 1) loopholes, 2) dealer buy-out, and 3) abandonment.
 - C. **Review Examples and Outline Similarities**

Group will review similar policies with the understanding Milpitas will not just mirror another policy but will use best practices from other cities in looking at a recommendation for Milpitas. Interested at looking at the City of Mountain View.
 - D. **Outline Items to Include in Draft Policy**

Task Force discussed numerous ideas to review when creating a policy including:

- Incentive use of vouchers/paired with an anti-discriminatory ordinance
- Include incentives for residents with mobility issues

- Include Anti-retaliation language (use Berkeley language – right of privacy – include all classes protected by the state)
- Reasonable modifications or accommodations (without fear of retaliation or harassment) include service animals or companion pets
- Mediation & education
- Landlord registration – track who is managing what property so they are aware of what regulations affect them.
 - When owners evict for purposes of moving in, notify city of date they are moving in
- Requiring landlords to submit a copy of termination to city as well as summons and complaints for unlawful detainers
- Include What can you do & what you are not allowed to do (Landlord protections & tenant protections)
- Tenants need a private right of action for tenants who were unlawfully evicted to sue their landlord
- Include Ellis Act protection for tenant whose landlords sell their house
- Relocation fees for residents displaced for improvements (look at SJ language – substantial rehabilitation of apt section)
- Reasonable repairs and maintenance are required to ensure habitability (Berkeley language)
- City council appointed rent control or stabilization board

E. Alternate Members

Kirsten- Discuss the possibility of adding new members and alternate members to ensure adequate representation.

Task Force members will work with staff to find an alternate.

Conversation is tabled. There should be one alternate that can attend all meetings.

X. Members' Roundtable

Task Force suggested adding discussion about Prop. 10 and the impact of the Costa/Hawkins Act.

XI. Adjournment: to TBD. Meeting was adjourned at 7:26 pm

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Materials related to an item on this agenda submitted to the Tenant Protection Task Force after initial distribution of the agenda packet are available for public inspection at the Building and Housing Department at
Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, during normal business hours.

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455 E. Calaveras Blvd., Milpitas, CA 95035 Phone 408-586-3040

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