



MEETING MINUTES

Tenant Protection Task Force: Tenants

Thursday, November 8, 2018

Milpitas City Hall, Committee Meeting Room
455 E. Calaveras Blvd, Milpitas, CA 95035
6:00 PM

I. Call to Order - Avery Stark called the meeting to order at 6:00 pm

Present: Terri Naylor, Sheri Burns, Mark Thomasee
Absent- Matthew Warren & Kristen Carr

Seating of Alternates- Annette Kirkham represented absence of Matthew Warren.

II. Pledge of Allegiance- Avery Stark led the Pledge of Allegiance

III. Approval of Minutes: October 22, 2018

IV. Public Forum

V. Liaison Report: none.

VI. Announcements

VII. Business Items

A. Review purpose of Task Force

Group is moving forward to make drafts for ordinance. It was discussed that the group should have another meeting to go over draft and put it together before meeting with the Landlord group.

B. Review Inclusions for Task Force

It was discussed that Rent Control and Just Cause ordinance is number one priority. Single Family Residence and newer units are not subject to rent control. It was discussed that there could be another standalone ordinance on income discrimination.

C. Analyze examples, draft with inclusions, and draft policy recommendation

Mobile homes have an ordinance of its own so might not need to include that in the proposed ordinance.

Relocation assistance should be included in the draft.

Rent increases of fixed 2% should be allowed. San Jose and Los Gatos have 5% max limit for rent increase. Some cities go with CPI and some cities have fixed rent increase of 2-3%

Registration of Landlord should also be required.

It was discussed that once this group sees the list of Landlord's, then they can show their list and come up with negotiations.

Group went over the points for draft and didn't want to rank it as they see all the points to be

important.

It was agreed that they will meet again to review final draft in next meeting

D. Alternates

Members have to select alternate for each member when they cannot attend.

VIII. Members' Roundtable

2% rent increase, just cause, Ellis Act and Rent Control should be added to the draft. Source of income ordinance should be for all units, not only for the units that have rent control.

IX. Adjournment: to December Meeting