

MEETING MINUTES

Tenant Task Force Meeting
For Landlord Representatives

Monday, December 10, 2018

Milpitas City Hall, 1st Floor, Committee Meeting Room
455 E. Calaveras Blvd, Milpitas, CA 95035
5:00 PM

- I. **Roll Call:** Present- Anil Babbar, Greg Haas, Killian Byrne, Helen Wang
- II. **Pledge of Allegiance:** Led by Kirsten Carr
- III. **Approval of Minutes:** November 26, 2018
- IV. **Public Forum:** None
- V. **Liaison Report:** Temporary outside consultant, Kirsten Carr
- VI. **Announcements:** None
- VII. **Business Items:**

A. Review purpose of Task Force Kirsten Carr went over the purpose of Task Force and reviewed Council direction for the purpose of creating Tenant Task Force. The purpose was defined that the landlord and tenant group will discuss Just Cause and Rent discrimination. It was suggested that the group focuses their discussion and recommendation on these two clauses.

B. Review Inclusions for Task Force It was suggested that the advertisement of rental property should not include "no Section 8. Some of the challenges with Section 8 programs were discussed. It was suggested that there can be programs to educate landlord about Section 8 and its benefits. Group agreed that Just Cause is non-negotiable because of the limitation that goes with it. No landlord wants to evict because of the cost associated with it. Just cause increases eviction cost and cause delays. Mediation programs could be considered as an alternative to Just Cause.

C. Analyze and review draft policy recommendation Group agreed on having no Rent discrimination and encourage Voucher incentives.

VIII. **Members' Roundtable**

Group discussed that Landlords usually doesn't evict tenants because there is a cost associated with it. However, if a tenants cause disruption in the community and cause other good tenants of multi-family buildings to move out, the landlord has to evict. That happens very rarely so there is no real need for the Just Cause ordinance. Having Just Cause will put an extra burden on the landlord and increase eviction cost.

IX. **Adjournment: TBD.**