

# Meeting Minutes

Tenant Task Force  
For Tenants Representatives

---

**Monday, December 10, 2018**

Milpitas City Hall, 1<sup>st</sup> Floor, Committee Meeting Room  
455 E. Calaveras Blvd, Milpitas, CA 95035  
6:30 PM

- I. Roll Call:**       **Present:** Matthew Warren, Mark Thomassee  
                          **Alternatives Present:** Allysson McDonald and Pai Venegas
- II. Pledge of Allegiance:** Led by Kirsten Carr
- III. Approval of Minutes:** November 08, 2018
- IV. Public Forum:** Sandy Perry shared information about TOPA-Tenant Opportunity to Purchase Act
- 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 Protection Task Force. The purpose was defined that the landlord and tenant groups 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 discussed that Santa Clara County recently passed, for unincorporated areas of Santa Clara County, an affordable housing ordinance NS-507.1 and it will be ideal to use the same verbiage for the proposed ordinance.
  - C. Analyze and review draft policy recommendation**  
The draft should include no Income Discrimination for all housing and rental assistance programs, homeless assistance programs, security deposit assistance programs, and housing subsidy programs. It was agreed that the tenant should have a private right of action if there is income discrimination.
- VIII. Members' Roundtable:**  
Members agreed that Just Cause will ensure that Landlords don't evict for no reason. If they want to, then there should be relocation assistance to go with it. Members also agreed that Just Cause should go along with rent increase ordinance. Members were not in favor of Mediation Programs as they considered it to be non-binding.
- IX. Adjournment:** TBD.