

# Meeting Minutes

Tenant Protection Task Force  
For Tenants and Landlords Representatives

**Wednesday, January 23, 2019**

Milpitas City Hall, 1<sup>st</sup> Floor, Committee Meeting Room  
455 E. Calaveras Blvd, Milpitas, CA 95035  
6:00 PM

**I. Call to Order and Roll Call:**

Meeting was called to order at 6:15 by Robert Musallam.

**Roll Call:** Present: Terri Naylor, Matthew Warren, Sheri Burns, Mark Thomasee, Anil Babbar, Greg Haas, Killian Byrne, Helen Wang

**II. Pledge of Allegiance**

**III. Approval of Minutes for Landlord Reps Meeting for December 10, 2018:** Greg Haas proposed a motion to approve, Anil Babbar seconded the motion.

**IV. Approval of Minutes for Tenant Reps Meeting for December 10, 2018:** Terri Naylor suggested to change the words from “discussed” to “agreed” for Section VII C and VIII. Matthew Warren proposed a motion to approve with these changes and Mark Thomasee seconded. Motion was approved.

**V. Public Forum:** Public was asked to discuss items not in agenda. Sandy Perry informed that San Jose has passed emergency ordinance that prohibits eviction of tenants that are affected by Government shut down and that Milpitas should also consider it.

**VI. Liaison Report:** None. Kirsten Carr was absent.

**VII. Announcements:** This evening we have a translator present to help communicate with the Vietnamese community.

**VIII. Business Items:**

**A. Task force history & actions to date**

Tenants and landlords representatives have meet over several months individually and have put together a list of must haves when discussing the concept of ‘Tenant Protection.’ The groups were asked to look at the others’ list of wants and see if any areas of compromise have been established.

**B. Commonalities on vision:** Education, Section 8 voucher incentivization and the need for more affordable housing/incentives are common grounds for landlord and tenants.

**C. Proposed language commonalities & differences:** While tenants and landlords share a common vision of inclusive, diverse and affordable housing, the major areas of discord are Rent Control and Just Cause. The landlord group discussed the importance of having City rental assistance programs, education, a minimum lease term and mediation. The tenant group emphasized the importance of rent stabilization, relocation assistance, harassment protection and ensuring habitability but did not agree with mediation programs.. It was also discussed that an income discrimination ordinance doesn’t mandate a landlord must rent to section 8 but, rather, it prevents a landlord from writing ‘No Section 8’ on a rental advertisement. This practice presupposes outright rejection and deters the tenant from applying. Such a change would encourage landlords to communicate more

with the proposed tenants which would promote greater access to housing opportunities for our low income residents.

**D. Next step:** The groups will meet once more in February to further discuss their commonalities and to finalize their 'Core Values.' The core values will be presented to the City Council at a future date.

**IX. Members' Roundtable:**

Robert Musallam clarified to the groups that only 'core values' from each group will be presented to Council. Member's roundtable was used for public comments as to what the task force members had just discussed.

**X. Adjournment:** TBD.