

# Milpitas Tenant Protection Task Force

Update & Next Steps

# Activities to Date

- Joint meeting – visioning practice, non-negotiables, & wish lists
- Individual stakeholder meetings
  - Reviewing other CA city/county policies
  - Defining wish lists
  - Drafting language including:
    - Must haves
    - Areas of compromise

# Joint Vision of Housing in Milpitas

- Inclusive/diverse/affordable
- Housing should not cost more than 30% of people's income
- Milpitas housing stock keeps it diverse community stable
- Need more affordable housing in Milpitas
- That all income groups can afford (including "in-between")
- That housing is affordable
- That there are diverse opportunities in housing

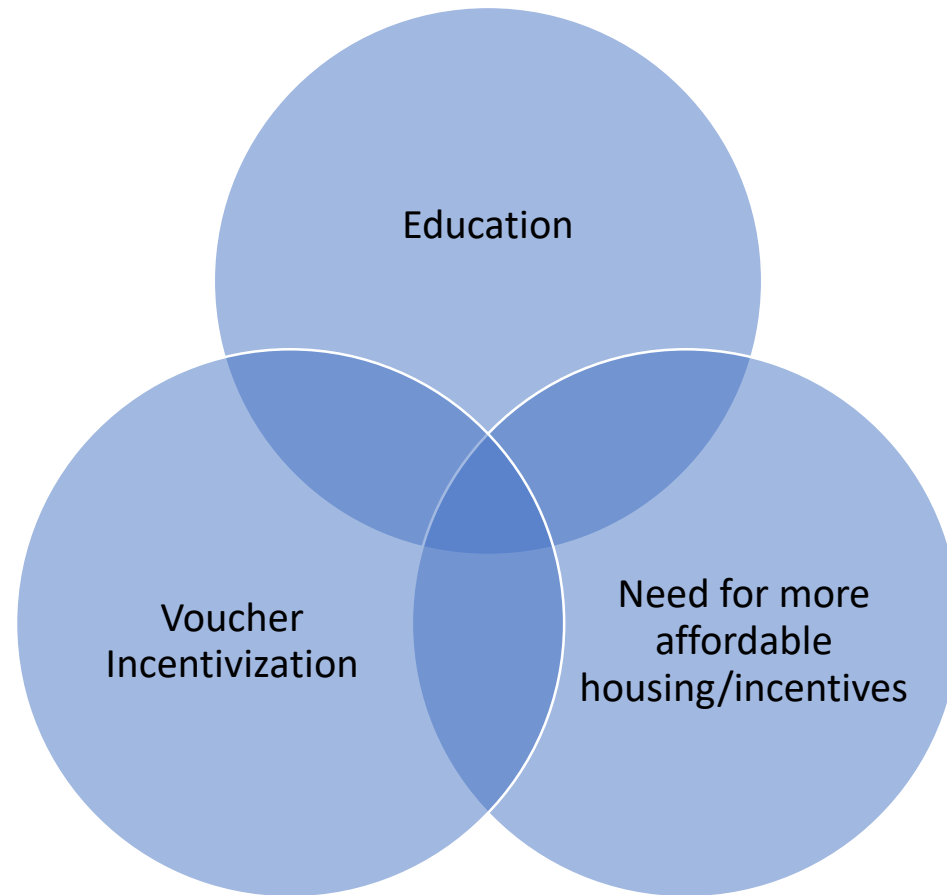
# Original Non-Negotiables

- Residents:
  - Rent increases limited and in restricted frame – What constitutes a limited increase & time frame
  - Must prevent income discrimination – details
  - Regulation of reasons permitted for eviction
  - Revise mobile home rent control ordinance to remove loopholes
  - Rent control (2)
  - Just cause eviction ordinance (3)
  - Promote & maximize creation of accessory dwelling units (ADUS) – more information
  - Rent control tying rent increases to inflation
  - Protection against Ellis Act displacement including relocation benefits
  - Protections from discrimination based on Section 8

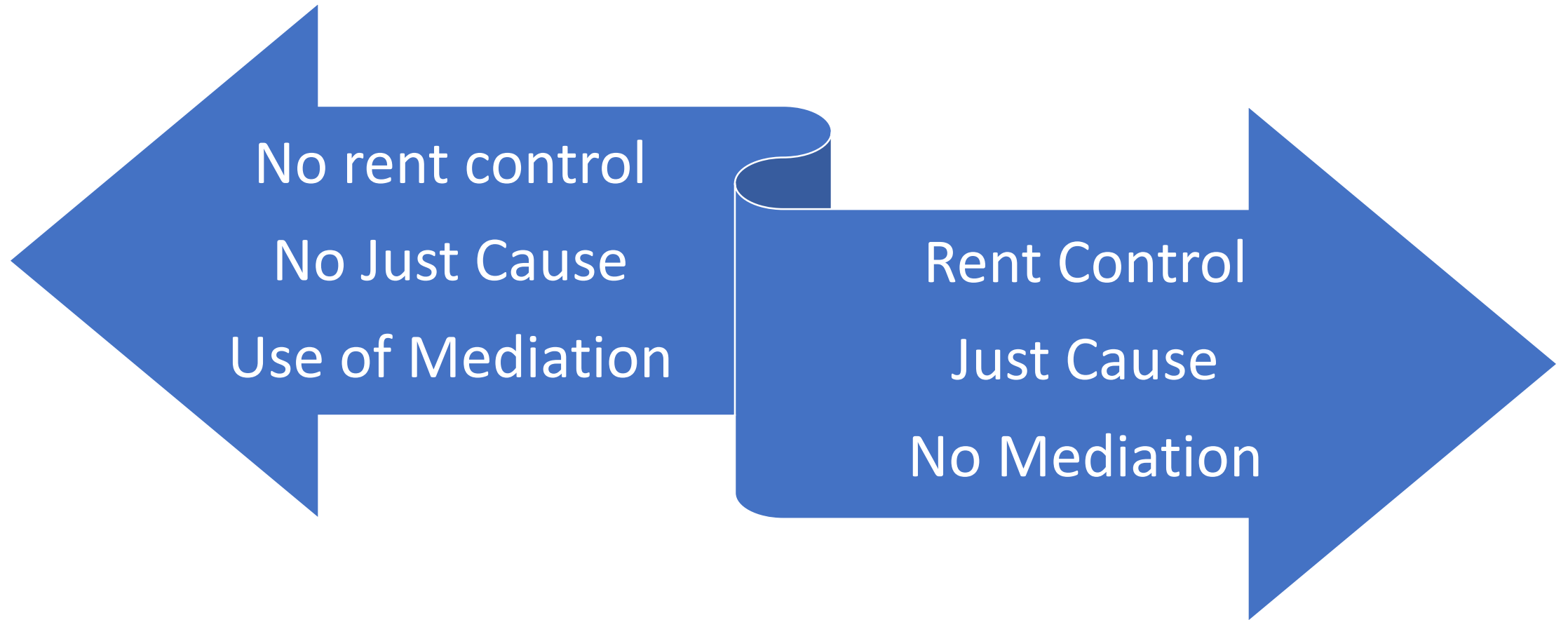
# Original Non-Negotiables

- Property Owners
  - No rent control (3)
  - No just cause eviction (3)
  - No high/unreasonable relocation fees what is considered high or unreasonable
  - No solutions paid by individuals instead of community at large - examples
  - Government intervention - examples

# Commonalities



# Major Areas of Discord



# Additional Property Owner Language Suggestion

## **Minimum Lease Term**

In order to both provide residents with a sense of security and property owners with continuity, a tenant protection policy would require landlord to offer a 1-year lease term to provide stability for tenants. It would include provisions to enable flexibility for tenants and landlords to negotiate shorter lease terms. The policy would allow for rent increases when leases are renewed and allows landlords to end tenancy when lease is over.



# Additional Resident Language Suggestions

- **Rent stabilization programs** operate based on either a mandated registration system, or a complaint-based system, where violations arise only when a tenant or landlord files a petition. All registration-based programs require the landlord to pay a fee for units registered and subject to rent stabilization
- **Relocation assistance** –
  - Relocation fees for residents displaced for improvements (look at SJ language – substantial rehabilitation of apt section)
- **Harassment protection** –
- This is a means to protect tenants whose landlord is acting to "harass" the tenant in an effort to have them voluntarily vacate the unit so that another tenant can move in and the rent can be re-set at a higher level. Such harassment practices include: 1) intimidation tactics, 2) excessive three-day notices to perform covenants of the lease, 3) a landlord's refusal to perform necessary repairs for a tenant, or 4) a landlord entering a tenant's unit unannounced without giving them the proper notice.
- **Ensuring Habitability**
  - Reasonable modifications or accommodations (without fear of retaliation or harassment) include service animals or companion pets
  - Require reasonable repairs and maintenance

# Next Steps

- Agree on language to suggest to staff/council
- No resolution on joint suggestions