


MEMORANDUM



Building and Housing

DATE: August 22, 2018
TO: Mayor and City Council
THROUGH: Julie Edmonds-Mares, City Manager 
FROM: Sharon Goei, Director of Building and Housing
SUBJECT: **Tenant Protection Task Force**

Earlier in the year, the City Council provided direction to staff to establish a Housing Task Force. The purpose of the Task Force is to study and develop recommendations for a potential tenant protection policy, addressing topics such as just cause tenancy termination.

Staff is initiating efforts to establish a Task Force considering the specific term and scope of the group. The participants will be tasked to develop recommendations on tenant protection issues, and will be renamed the Tenant Protection Task Force to clarify the scope. To supplement the limited housing staff capacity, staff may utilize a consultant as a staff co-facilitator for the Task Force meetings.

The Task Force will be comprised of representatives from the local community that includes private, public, and nonprofit sectors, with members from the tenant and property owner communities. A list of potential Task Force members will be provided to the City Manager for initial vetting to represent the diverse interests of the City. Staff will forward final Task Force recommendations to City Council for consideration.

Starting this week, staff is reaching out to potential Task Force representatives. Participants may include members of the following groups or organizations:

Potential Tenant Representatives

Project Sentinel
Sunnyhills Apartment Renters Association
Law Foundation of Silicon Valley
A local tenant

Potential Landlord Representatives

California Apartment Association – Tri-County
Silicon Valley Association of Realtors
A local landlord
A local property manager

Please refer to the attached letter that was forwarded to the above groups or organizations. Staff has requested that the representatives interested in serving on the Task Force respond in two weeks by September 5, 2018. Staff will work with the Task Force to schedule an initial meeting in September to launch the Task Force. At the initial kick-off meeting, staff will work with the Task Force to schedule a series of meetings during the Fall for discussion and development of recommendations.

If you have any questions, please contact Sharon Goei at (408) 586-3260 or Hang Huynh (408) 586-3275.

Attachment:
Letter to Community Organizations



CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

August 21, 2018

Subject: Tenant Protection Task Force

Dear Community Organization:

The City of Milpitas and its surrounding neighbors are experiencing exponentially high rent increases and a demand for affordable housing. The housing concern in Milpitas mirrors those in many cities in the Bay Area and California at large. Many organizations are working on various strategies to provide for the most vulnerable populations of homeless to low-income families. The City Council recognizes the need for action and has directed staff to establish a Tenant Protection Task Force for the City.

The Task Force will be comprised of representatives from the local community that represent private, public, and nonprofit sectors, including those from the tenant and property owner communities. A list of potential Task Force members will be provided to the City Manager for initial vetting to represent the diverse interests of the City. The Task Force will have a specific term and scope to develop recommendations on tenant protection issues. Staff will forward final Task Force recommendations to City Council for consideration.

To begin this effort, staff will work with the Task Force to schedule an initial meeting in September to launch the Task Force. At the initial kick-off meeting, staff will work with the Task Force to schedule a series of meetings during the Fall for Task Force members to discuss and develop recommendations.

If a representative from your organization is interested in serving on the Tenant Protection Task Force, please respond by 5 PM on Wednesday, September 5, 2018 to Hang Huynh at 408-386-3275 or hhuynh2@ci.milpitas.ca.gov.

Thank you for serving our community.

Sincerely,

Hang Huynh
Assistant Housing Planner

Sharon Goei
Director of Building and Housing