

MEMORANDUM

Building and Housing



DATE: September 26, 2018
TO: Mayor and City Council
THROUGH: Julie Edmonds-Mares, City Manager *JEM*
FROM: Sharon Goei, Director of Building and Housing
SUBJECT: Kickoff of Tenant Protection Task Force

The City has established and launched a Tenant Protection Task Force with a kickoff meeting on September 24, 2018. The Task Force is comprised of representatives of the local community that includes private, public, and nonprofit sectors, with members from the tenant and landlord/property owner communities. The following were in attendance:

Tenant Representatives

Project Sentinel: Mark Thomasee,
Attorney

Law Foundation of Silicon Valley:
Matthew Warren, Staff Attorney

Local tenant: Terry Naylor, Sunnyhills
Resident

Landlord Representatives

California Apartment Association – Tri-

County: Anil Babbar, Vice President

Santa Clara Association of Realtors:
Greg Haas

Property Manager: Killian Bryne, Vice
President of Vasona

There are other stakeholders who were unable to attend the meeting: Sheri Burns from Silcom Valley Independent Living Center as a Tenant Representative, and Helen Wang as a Landlord Representative.

The Sunnyhills resident brought two guests/advocates that were not invited to the meeting. As this disproportionately represented one stakeholder group in terms of the number of attendees present, the input of the Sunnyhills group will be considered one interest to be equitable for the Task Force. The landlord representatives have also recognized and vocalized the imbalance of the number of the tenant representatives in attendance versus the landlord representatives. Going forward, staff will work on consolidating interest and/or bringing more representatives to enable a fair speaking platform.

To supplement the limited housing staff capacity, staff utilized a temporary staff, Kirsten Carr, as a facilitator. She led the group in several exercises and activities surrounded around each person's beliefs, thoughts, and hopes for the future. The group shared their vision for the City of Milpitas, completed an activity of what the community needed to start/stop/continued for the City, and lastly, placed their "must-haves" from their tenant or landlord representation. The group found commonalities at the kickoff meeting. These exercises will help facilitate and lead the following discussions and meetings.

The representatives will meet separately in October and November. Current schedule based on representative availability has the landlord group meeting on October 16 and tenant group meeting on October 22. The groups will meet together in December to develop consensus. Staff will coordinate with all representatives for future November and December meetings.

The goal of the Task Force is to develop tenant protection policy recommendations that they believe are fair and representative of the community. The Task Force hopes to come together and bring recommendations for staff to take to Council in January.

If you have any questions, please contact Sharon Goei at (408) 586-3260, Hang Huynh at (408) 586-3275, or Bill Tott at (408) 586-3263.