

RENTAL HOUSING MEDIATION TASK FORCE
 MINUTES
 NOVEMBER 3, 2011
 DAVID GEBHARD PUBLIC MEETING ROOM
 630 Garden Street
 Santa Barbara, California, 93101
 5:30PM

1. CALL TO ORDER & ROLL CALL:

LEESA BECK	<u>X</u>	PARVANEH GIVI	<u>X</u>
DAVID BRAINARD	<u>X</u>	DAN HERLINGER	<u>X</u>
ROBERT BURKE	<u>E</u>	TRUDY PAUL	<u>E</u>
CHRIS CASEBEER	<u>X</u>	SCOTT WEXLER	<u>X</u>
SILVIO DILORETO	<u>E</u>	BRUCE WOLLENBERG	<u>X</u>
MARTI FURMAN	<u>X</u>	LYNN GOEBEL	<u>X</u>
JUSTIN DULLUM	<u>X</u>		

Officers: Chair Justin Dullum, Vice Chair Lynn Goebel, Secretary Scott Wexler
 Staff Present: Andrea Bifano, Sr. Rental Housing Mediation Specialist; Brian J. Bosse, Housing and Redevelopment Manager, Sue Gray, *Administrative Services Manager* Deirdre Randolph, Community Development Program's Supervisor and Paul Casey, Assistant City Administrator.

2. PUBLIC COMMENT:

The Rental Housing Mediation Task Force (RHMTF) was conducted in compliance with the standards set by the Americans with Disability Act. The following members from the public attended the meeting: John Jessick, David McDermott, RHMTF applicant, Gretchen Hayward, from the League of Women Voters, All expressed their continued interest and support for the RHMTF program.

3. APPROVAL OF MINUTES:

Motion: To approve the Minutes of the October 6, 2011 meeting.

Action: Wollenberg/Beck, 11/0/0. (DiLoreto/Paul/Burke absent.) Motion carried.

4. Rental Housing Mediation Task Force Budget and Program Changes for FY 2012:

A. *Draft December 6th, 2011 Presentation to City Council by Brian J. Bosse, Housing & Redevelopment Manager and Sue Gray, Administrative Services Manager:* Brian J. Bosse presented his draft overview presentation. Sue Gray presented the budget figures and good news that the RHMTF would not need a second general fund transfer for January 2012 to June 30, 2012. She stated that the real worry for the program would exist Fiscal Year 2012 -2013. She shared that the CDBG administrative fee, which the RHMTF had historically been funded through, may potentially be cut by 50%. Consequently, the program would be approximately \$76,760 in the red once again. Lynn Goebel asked Management if the \$36,578 that had already been given to the RHMTF for July 1, 2011 through December 31, 2011, would need to be repaid, and if the designated \$36,578 set aside in appropriated reserves to fund the program from January 2012 through June 30, 2012 could be applied to the projected \$76,760 deficit in July 2012. Management responded that the \$36,578 would not need to be repaid and that there was the possibility that the \$36,578 could be applied to the \$76,760 deficit in July 2012. It would, however, need to be a policy decision made by Council. Additionally, Andrea Bifano stated that she would look into applying for an additional grant, Emergency Solutions Grant, to replace the Homeless Prevention Grant which would end August 31, 2011. The purpose of the new grant would be to assist with the projected program deficit funds.

B. *Questions and discussion regarding City Council December 6th Presentation:* An overview of the timeline and procedure of the December 6, 2011 City Council presentation was described by Brian Bosse.

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He shared that he would speak first and give an overview of the work being done by the RHMTF with a brief history of the program and financing, and then Sue Gray would give the budget presentation. A presentation by Leesa Beck, RHMTF volunteer representative, would then make a presentation on behalf of the 14 Advisory Group members. Leesa Beck stated that the history of the Task Force should include why we came to be in existence stemming from political issues including Rent Control and Just Cause Eviction.

Andrea Bifano added that the other pertinent reason was to resolve disputes out of courts. Chris Casebeer stated that it should be noted that the Task Force levels the playing field in disputes. Dave McDermott said he thought the presentation should emphasize the ways the program gives the City its "bang for the buck". Leesa Beck said we need to state how we have prevented people from becoming homeless. Parvaneh Givi said that we give back socially, so there were side benefits. This was echoed by David Brainard. He stated that the cost savings to the City includes the money saved from police officers going to scene of a civil dispute between landlord and tenants. Dan Heringer asked if we could get an endorsement from the Legal Aid Foundation of Santa Barbara County. Chair, Justin Dullum said that a letter of support from Legal Aid would be forthcoming. Brian Bosse then gave "housekeeping" clues to the presentation. Chris Casebeer wondered if it would help to have former clients give testimonials at the presentation. Andrea Bifano said that she would check into it. Brian suggested the Task Force presentation flow into his presentation. Andrea Bifano stated that she would check to see if Skip Syzmanski of the Housing Authority of the City of Santa Barbara would be willing or able to speak at the presentation.

- C. *Status on RHMTF position letter regarding grants, fee recovery, training by mediators, by-laws and collaboration efforts with various non-profits, due November 18th, 2011: discussion:* Chair Justin Dullum wrote up a response to the Council's suggestions and stated it was just about complete. He stated that the Advocacy and Grant Writing committees would be combined and meet Friday November 4, 2011 at 4:30pm, and Friday November 11, 2011 to fine tune the presentation. Justin stated that Leesa Beck would be the presenter before City Council. Chris Casebeer suggested that members of the Task Force talk in support of the Task Force to Council members on their own. David Brainard and Lynn Goebel said they would be willing to meet with Council Members. Andrea Bifano shared that the Santa Barbara Foundation Express Grant was denied, since it is their policy to not pay for staffing. She also reported that the Task Force had an interview with The Fund for Santa Barbara and received positive feedback and that they would inform the program of their decision regarding funding during the later part of November 2011.

5. Semi-Annual Recruitment for City Advisory Groups:

Up-date: Chair Justin Dullum spoke of the vacancies on the Rental Housing Mediation Task Force Advisory Group. He presented the dates and times that the Council would be interviewing prospective applicants.

6. NEW BUSINESS:

None

7. ANNOUNCEMENTS:

None

8. ADJOURNMENT:

Motion: To adjourn meeting at 7:00pm.

Action: Goebel/Beck, 11/0/0. (DiLorettoi/Paul/ Burke absent) Motion carried.