



**CITY OF SANTA BARBARA
RENTAL HOUSING MEDIATION TASK FORCE**

MINUTES

Regular Meeting
October 3, 2013
5:30pm
David Gebhard Public Meeting Room
630 Garden Street
Santa Barbara, Ca 93101
www.SantaBarbaraCA.gov

1. CALL TO ORDER & ROLL CALL:

The meeting was called to order by Scott Wexler, Secretary at 5:30 p.m.

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

(X = Present A =Absent E = Excused)

OFFICERS: Chair Justin Dullum, Vice Chair Lynn Goebel, Secretary Scott Wexler

CITY COUNCIL LIAISON: Cathy Murillo

STAFF: Andrea Bifano, Sr. Rental Housing Mediation Specialist

Joel Estrada, Rental Housing Mediation Aide III

2. PUBLIC COMMENT:

There was no public comment.

3. APPROVAL OF MINUTES:

Motion: To approve the Minutes of the Regular Meeting of October 3, 2013.

Action: Burke/Casebeer 12/0/1. (Wexler excused). Motion carried.

4. ANNOUNCEMENTS:

A tribute was given posthumously to Chris Brainard, former RHMTF Mediator, and an award on her behalf, signed by Mayor Helene Schneider, Paul Casey, Assistant City Administrator/Community Development Director and Andrea Bifano, was presented to her son David Brainard, by Justin Dullum, Chair. Melanie Brainard, daughter of Chris Brainard, was also present during the award presentation.

5. ANNUAL RECRUITMENT FOR CITY ADVISORY GROUP MEMBERS:

Justin Dullum, Chair shared the following information:

- A. *Mediator Terms to Expire: Marti Furman, Landlord; Lynn Goebel, Tenant; Dan Herlinger Homeowner.* Lynn Goebel and Dan Herlinger both reapplied to the Task Force. Marti Furman did not reapply.
- B. *Vacancies: One Landlord; One Homeowner; and Three Tenants.*
- C. *Application Due Date: October 8, 2013.*
- D. *Interview Date: October 29, 2013; November 12, 2013; November 19, 2013.*
- E. *Appointments: Tentatively Scheduled for Tuesday, December 10, 2012.*

6. AD HOC COMMITTEE:

Bylaw Ad Hoc Committee Meeting Date and Time to be Determined: Members Silvio Di Loreto, Bruce Wollenberg, Robert Burke, Dan Herlinger, and David McDermott discussed setting a meeting time, date and location to review needed updates to the RHMTF Bylaws.

7. OUTREACH:

Santa Barbara Rental Property Association, September 18, 2013: Silvio Di Loreto represented the RHMTF at an informational table at the Santa Barbara Rental Property Association (SBRPA) Trade Show. Chris Casebeer and RHMTF staff Netza Ortiz, Rental Housing Mediation Specialist, and Andrea Bifano assisted.

8. CASELOAD REPORT AND MEDIATION TRAINING: (1.5 hours of mediation training in compliance with the Dispute Resolution Programs Act Guidelines).

- A. *Statistics: 2013 Fiscal Year End Fourth Quarter Report:* Justin Dullum, Chair reviewed the Fiscal Year End 2012-2013 statistical report. Group discussion ensued.
- B. *Mediation Case Discussion and Training:* Five Face-to-Face mediations and the skills used to achieve successful outcomes were discussed. The first case was successfully mediated on March 22, 2013 by Dan Herlinger, and Scott Wexler. Robert Burke observed as Trainee. The second case was successfully mediated on June 10, 2013 by Lynn Goebel and David McDermott. The third case was successfully mediated on July 12, 2013 by Scott Wexler and Robert Burke. Richard Axilrod observed as Trainee. The fourth case was successfully mediated by Dan Herlinger and Robert Burke on September 19, 2013. Lastly, the fifth case was successfully mediated by Justin Dullum and Robert Burke on October 1, 2013.

Andrea Bifano provided a mediation training and an informational packet containing rules and regulations regarding, habitability of a residential dwelling unit. She discussed the skills and steps needed for mediating "Red Tag" cases, which entail termination of tenancy by tenant, and payment of relocation money by landlord.

9. ADJOURNMENT:

The meeting was adjourned at 7:30 p.m.