



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

MINUTES

November 13, 2014

5:30 PM

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 Lynn Goebel, Chair at 5:30 p.m.

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

(X = Present A = Absent E = Excused)

OFFICERS: Chair Lynn Goebel, Vice Chair Dan Herlinger, 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 Special Meeting of September 4th, 2014.

Action: McDermott/Bruce 10/0/0. (Brainard, Beck, Dullum excused). Motion carried.

4. ANNUAL RECRUITMENT FOR CITY COUNCIL ADVISORY GROUPS:

The Chair discussed the update regarding the annual recruitment schedule:

A. *Final Interview by the City Council, Tuesday, November 11, 2014, at 6:00 p.m.*

All of the incumbents reapplied and interviewed before the Santa Barbara City Council. Renee Gomez applied and interviewed for the vacancy in the Tenant category.

B. *Tentative Appointments: Tuesday, December 9, 2014.*

5. **OUTREACH:**

Update

The Chair reviewed the outreach conducted for the month of October 2014:

- On October 9, 2014 an outreach was held in the City of Goleta at the Food Bank located in the Goleta Community Center from 4:00pm to 5:30pm. Netza Ortiz, Rental Housing Mediation Specialist, staffed the outreach and confirmed that it was well attended. The majority of the clients were Spanish speaking and very low income.
- On October 22, 2014 an outreach was held at the Santa Barbara Elks Lodge from 11am to 3pm. The event was sponsored by the Santa Barbara Rental Property Association. Mediators Silvio DiLoreto, Richard Axilrod, and Jeana Dressel assisted RHMTF Joel Estrada, at the information table.

6. **AD HOC COMMITTEE:**

Update from Bylaw Ad Hoc Committee – David McDermott

Staff prepared a PowerPoint Presentation regarding the Bylaw Ad Hoc Committee's revised recommendations to the Rental Housing Mediation Task Force Bylaws. David McDermott presented the PowerPoint before the Task Force, as he was in charge of preparing the Ad Hoc Committee's revised bylaws. While there were numerous small changes, the most substantial was the recommendation that the program's name be changed from the Rental Housing Mediation Task Force to the Rental Housing Mediation Board. Robert Burke emphasized the importance of the name change.

Motion: To approve the amended revised bylaws prepared by the Ad Hoc Committee and recommended by the Rental Housing Mediation Task Force and submit to Management for their review and approval to request the Santa Barbara City Council to adopt.

Action: DiLoreto/Burke 10/0/0. (Brainard, Beck, Dullum excused). Motion carried.

7. **CASELOAD REPORT AND MEDIATOR TRAINING:**

(1 hour mediator training credit per the Dispute Resolution Programs Act)

A. Statistics First Quarter Report, and Fiscal Year-to-Date Report 2014-2015

Staff presented the First Quarter Report in a PowerPoint Presentation. The statistics reflects 406 unduplicated clients were served and 41% of the units of service were related to termination of tenancy issues, which are the most complicated and serious rental housing issues.

Dan Herlinger requested that an electronic copy of the PowerPoint report be sent to all of the mediators each quarter. Robert Burke requested that staff retain the reports to be viewed for funding purposes. Chris Casebeer suggested that an electronic copy of the statistics, pie and bar charts be sent to the Santa Barbara City Council on a quarterly basis.

B. Mediator Training (per Dispute Resolutions Programs Act):

Andrea Bifano presented a PowerPoint/Interactive Mediation Training. The subjects covered included: 1. Review of the Dispute Resolution Programs Act Section 3622: Orientation and Training of Neutral Persons; 2. Section 3622(c)(12), The Necessity of the voluntary and consensual nature of a disputant's participation in any dispute resolution proceeding; 3. Section 3622 (c)(8) General review of fact patterns present in typical disputes, including landlord-tenant...; 4. Cash for Keys Mediations for Extreme Code Violations per the Health and Safety Code and Foreclosure.

Much discussion ensued during the training. Silvio DiLoreto brought up the point of making sure we "knew the difference between open and **closed** ended questions...." Chair Lynn Goebel added the importance of asking the "W" questions in mediation: who, what, when, where, why.

C. Two Face-to-Face Task Force conducted mediations were discussed for training purposes:

The mediators on the first case were Scott Wexler and Richard Axelrod. Staff included Andrea Bifano and Joel Estrada. The issues included termination of tenancy due to Building Inspection and Code Enforcement "red tag" of uninhabitable dwelling. The mediation was successful and the parties reached a Binding Settlement Agreement.

The mediators on the second case were Bruce Wollenberg and Jeana Dressel. Staff included Andrea Bifano and Joel Estrada. The primary issue was termination of tenancy due to Foreclosure, and "cash for keys." The mediation was successful and the parties reached a Binding Settlement Agreement.

8. ANNOUNCEMENTS:

December Meeting Cancelled.

Lynn Goebel gave acknowledgement to Veterans, including Rental Housing Mediation Task Force mediators Silvio DiLoreto and Robert Burke.

9. ADJOURNMENT:

The meeting was adjourned at 7:20pm.

AMERICANS WITH DISABILITIES ACT:

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AGENDAS, MINUTES AND REPORTS:

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