



City of Santa Barbara
RENTAL HOUSING MEDIATION BOARD
MINUTES
APRIL 12, 2018

5:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Dan Herlinger, *Chair*
Bruce Wollenberg, *Vice Chair*
Hector Sanchez, *Secretary*
Richard Axilrod
Jeremy Bassan
Robert Burke
Dan Collie
Evan D. Crook
Jeana Dressel
Justin Dullum
Holly L. Garcin
Lynn Goebel
Rene Gomez
Dianne L. Kryter
Yuet (Connie) Ng

CITY COUNCIL LIAISON: Mayor Cathy Murillo

STAFF:

Andrea Bifano, Sr. Rental Housing Mediation Specialist
Joel Estrada, Rental Housing Mediation Specialist

CALL TO ORDER

Chair Herlinger called the meeting to order at 5:30 p.m.

ROLL CALL

Chair Herlinger, Vice Chair Wollenberg, Secretary Sanchez, Board Members Axilrod, Bassan, Burke, Collie, Dressel, Dullum, Goebel, and Kryter

Absent: Crook, Garcin, Gomez, Ng

STAFF PRESENT

Andrea Bifano, Sr. Rental Housing Mediation Specialist
Joel Estrada, Rental Housing Mediation Specialist

GENERAL BUSINESS

A. Public Comment:

Grant House, former City of Santa Barbara Council Member, and former City Council Liaison to the Rental Housing Mediation Board (RHMB), expressed his appreciation for the RHMB and Rental Housing Mediation Program (RHMP) regarding the invaluable work done to resolve landlord/tenant disputes. He also expressed his gratitude in advance to Ms. Karen L. Mims for her presentation before the Board on the important subject of Fair Housing.

B. Approval of Minutes:

Motion: Approve the minutes of the Rental Housing Mediation Board meeting of **February 8, 2018**, as submitted.

Action: Dullum/Wollenberg, 11/0/0 (Crook, Garcin, Gomez, Ng absent.) Motion carried.

1. FAIR HOUSING OVERVIEW

Karen L. Mims, The Towbes Group, Portfolio Director, Residential Properties, provided an informative, thorough and interactive PowerPoint presentation on *Fair Housing Overview* accompanied by a handout. The presentation focused on Protected Classes at the Federal, State and local levels. Online resources were also provided.

2. CASELOAD REPORT AND MEDIATOR TRAINING

(.5 hours of Mediator training was provided in compliance with the California Dispute Resolution Programs Act – Regulations)

A. Statistical Third Quarter and Year-to-Date Reports FY 2017 – 2018

- PowerPoint Presentation

Mr. Estrada reviewed a PowerPoint Presentation on the Third Quarter and Year-to-Date Program Activity Totals for FY 2017-2018. This included services provided to the residents of the City of Santa Barbara and contracted municipalities: City of Goleta and City of Carpinteria.

B. Mediation Training

- Training/Case Review

Ms. Bifano presented a PowerPoint Mediation Training per the California Dispute Resolutions Programs Act Regulations. Discussed were Sections 3622 (c)(2) *The Act and These Regulations*, and Section 3622 (c)(8) *General Review of Fact Patterns Present in Typical Disputes, Including Landlord-Tenant, Customer-Merchant, and Neighbor-Neighbor Cases*. A case review and skills used to successfully resolve a recent face-to-face mediation was discussed. The Mediators who facilitated the mediation were: Board Members Dullum, Axilrod and Kryter, Trainee.

3. THE SEMIANNUAL RECRUITMENT TO CITY COUNCIL ADVISORY GROUPS

Chair Herlinger announced that Holly Garcin had resigned from the Board. He also provided the City Clerk's recruitment schedule outlined below:

- A. Resignation Deadline: Friday, April 13, 2018
- B. Application Deadline: Tuesday, May 1, 2018, at 5:00 p.m.
- C. Interviews by the City Council:
 - Tuesday, May 15, 2018, at 4:00 p.m.
 - Tuesday, May 22, 2018, at 4:00 p.m.
 - Tuesday, June 12, 2018, at 6:00 p.m.
- D. Appointments: Tuesday, June 26, 2018

4. RENTAL HOUSING MEDIATION PROGRAM FUNDING FY 2018-2019

City Council Approval of Funding Recommendation from the Community Development and Human Services Committee (CDHSC).

On March 27, 2018, Vice Chair Wollenberg, spoke before the Santa Barbara City Council under Public Comment. On behalf of the Program, he urged City Council to approve the funding recommendation from the Community Development and Human Services Committee for Fiscal Year 2018-2019. City Council approved funding for the RHMP in the amount of \$21,700.

5. **OUTREACH**

Chair Herlinger gave a complete list of the outreach Program staff participated in from January through April 1, 2018. The list was as follows:

- January 9 and 31, 2018 and February 3, 2018, Calvary Chapel, Recovery Center, Santa Barbara (the Recovery Center was created out of a serious community need for resources verified by Governor Brown's two State of Emergency Executive Orders for Santa Barbara County for December 5, 2017 (Thomas Fire) and January 9, 2018 (Montecito Debris Flow);
- March 6, 2018 Goleta Library, Women Speak Up;
- March 7, 2018 Carpinteria Women's Club, Women Speak Up;
- March 8, 2018 Faulkner Library, Housing Focus Group; and
- March 29, 2018 Santa Barbara Association of Realtors, Property Management Essentials, sponsored by the Santa Barbara Rental Property Association.

6. **EDUCATION AND OUTREACH AD HOC SUBCOMMITTEE**

Ad Hoc Subcommittee Chair, Burke gave an update. Included in the Ad Hoc Subcommittee are: Herlinger, RHMB Chair, and Board Members Dullum and Axilrod. Burke shared that their next meeting would be held at Noon on April 16, 2018 at the Community Development building.

7. **ANNOUNCEMENTS AND FUTURE AGENDA ITEMS**

Chair Herlinger announced the following:

- Fair Housing Month, April 2018, and the 50 Year Celebration of the Fair Housing Act of 1968 signed by President Lyndon B. Johnson.
- A display case located at City Hall commemorates Fair Housing Month. Included in the display is information about the City of Santa Barbara's Fair Housing Program and the RHMP.
- On April 11, 2018, Ms. Bifano attended a Fair Housing Conference held in Ontario California, *Celebrating 50 Years of the Fair Housing Act, Transforming Communities...Transforming Lives: 1968 - 2018 Past, Present & Future.*

8. **ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.