

**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
Lynn Goebel
Rene Gomez
Dianne L. Kryter
Yuet (Connie) Ng

CITY COUNCIL LIAISON: Oscar Gutierrez

STAFF:

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

City of Santa Barbara

RENTAL HOUSING MEDIATION BOARD

MINUTES

SEPTEMBER 13, 2018

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

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, Gomez, Kryter, and Ng.

Absent: Crook

STAFF PRESENT

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

GENERAL BUSINESS

A. Public Comment:

No Public Comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Rental Housing Mediation Board meeting of **August 9, 2018**, as submitted.

Action: Goebel/Dullum 13/0/0. (Crook absent.) Motion carried.

1. **ANNOUNCEMENTS AND FUTURE AGENDA ITEMS**

Chair Herlinger moved Item 6, Announcements and Future Agenda Items to Item 1, Habitability and Tenant Displacement, so that Laura Dubbels, Housing and Human Services Manager, Community Development, City of Santa Barbara could be introduced. Ms. Dubbels manages the Housing Division including the Rental Housing Mediation Program.

2. **HABITABILITY AND TENANT DISPLACEMENT**

Andrew Stuffer, Chief Building Official of the City of Santa Barbara, gave a PowerPoint and interactive presentation on Substandard Housing Enforcement and how that can lead to Tenant Displacement. The presentation will count towards 1 hour of Mediator training per the California Dispute Resolution Program's Guidelines Section 3622 (C)(8) *General review of fact patterns present in typical disputes, including landlord-tenant.*

3. **ANNUAL RECRUITMENT TO CITY COUNCIL ADVISORY GROUPS**

A. Mediator terms scheduled to expire:

The Board has a membership of 15. Currently there are 14 members. 4 Mediator terms will end on December 31, 2018. They are: Robert Burke, Tenant, Rene Gomez, Tenant, Jeremy Bassan, Landlord, and Bruce Wollenberg, Homeowner.

Incumbents who would like to stay on the Board will need to reapply and interview before City Council.

B. Resignation Deadline: Thursday, October 4, 2018

- If for any reason a Board Member would like to resign, the deadline to submit the resignation to the City Clerk's Office is October 4, 2018.
- Connie Ng, Landlord recently submitted her resignation to be effective December 31, 2018.

C. Application Deadline: Tuesday, October 16, 2018, at 5:00 p.m.

The Board currently has 6 vacancies in the recruitment process: 2 Tenants, 3 Landlords and 1 Homeowner.

D. Interviews by the City Council:

- Tuesday, October 30, 2018, at 4:00 p.m.
- Tuesday, November 13, 2018, at 4:00 p.m.
- Tuesday, November 20, 2018, at 6:00 p.m.

E. Appointments: Tuesday, December 11, 2018

4. OFFICER ELECTIONS

Chair, Vice Chair, and Secretary Election Discussion

Per the RHMB Bylaws, Officer Elections shall take place annually at the October, November or December meeting. The term of office shall commence on January 1, following the election. Last year, Officers were not installed until the February 2018 meeting due to the Thomas Fire and the Montecito Mud Slide Debris disasters.

5. EDUCATION AND OUTREACH AD HOC SUBCOMMITTEE

Ad Hoc Subcommittee Chair, Robert Burke gave a brief introduction and then requested Subcommittee Member Dullum to provide a detailed update. He shared that photos were needed in order to finish up the video that is being created to describe the Program and the Board. The goal is to attach the video to the Rental Housing Mediation Program (RHMP) website. Subcommittee Chair, Burke and Subcommittee Members Dullum, Axilrod, Herlinger and Board Members Goebel, and Sanchez volunteered to participate in the photo shoot.

6. OUTREACH

Chair Herlinger shared the following:

- Media Update:
 - Government Scrolls in Spanish/English are continuously running on the Government Access television stations for the City of Santa Barbara, City of Goleta and City of Carpinteria.
 - The RHMP Brochures were revised in both Spanish and English.
- Event: Housing Tabling Day at Landlord Luncheon, sponsored by the Housing Authority of the City of Santa Barbara (HACSB), to be held on September 26, 2018, from Noon to 2pm. Chair Herlinger and Board member Axilrod volunteered to assist Ms. Bifano at the Event.
- Event: Housing Santa Barbara Day, A Housing America Campaign Event to be held on October 13, 2018 from 10am to 2pm. It is co-sponsored by the HACSB and 2nd Story Associates. A number of non-profits and agencies, including the RHMP will be participating. Mr. Estrada will staff the table with the assistance of Chair Herlinger from 10am to Noon, and Board Members Dullum and Bassan from Noon to 2:00pm.

7. ADJOURNMENT

Meeting adjourned at 7:15 p.m.