

**BOARD MEMBERS:**

Daniel Herlinger, *Chair*  
Bruce Wollenberg, *Vice Chair*  
Hector Sanchez, *Secretary*  
Natalia Alarcon  
Richard Axilrod  
Cory Baker  
Leesa Beck  
Jeana Dressel  
Justin Dullum  
Janet Eastman  
Rigoberto Gutierrez  
Dianne L. Kryter  
Marilyn Loperfido  
Michelle Roberson

**CITY COUNCIL LIAISON:** Alejandra Gutierrez

**STAFF:**

Andrea Bifano, Sr. Rental Housing Mediation Specialist  
Alba Marshall, Rental Housing Mediation Specialist

# City of Santa Barbara

## RENTAL HOUSING MEDIATION BOARD

### SPECIAL MINUTES

### JANUARY 23, 2020

5:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

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#### **CALL TO ORDER**

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

#### **ROLL CALL / ATTENDANCE**

Members present: Chair Herlinger, Vice Chair Wollenberg, Secretary Sanchez, Board Members Alarcon, Beck, Dressel, Dullum, Eastman, Gutierrez, Kryter, Loperfido, and Roberson.

Members absent: Board Members, Axilrod, and Baker.

Staff present: Bifano and Marshall.

#### **GENERAL BUSINESS**

A. 2020 Election of Chair, Vice Chair, and Secretary:

Ms. Bifano opened the meeting and announced, the first order of business was the election of officers. She shared the current officers were: Chair Dan Herlinger, Vice Chair, Bruce Wollenberg and Secretary Hector Sanchez. Nominations for officers were as follows:

- Chair: Herlinger
- Vice Chair: Wollenberg
- Secretary: Sanchez

As only one person per officer position was nominated and accepted Ms. Bifano announced "A viva voce" or oral vote would be held. The vote was unanimous for each position and the elected officers were: Chair, Herlinger; Vice Chair, Wollenberg, and Secretary Sanchez.

B. Public Comment:

No public comment.

C. Approval of Minutes of the Rental Housing Mediation Board (RHMB) meeting of **October 10, 2019**:

Motion: Approve the minutes of the Rental Housing Mediation Board meeting of **October 10, 2019**, as submitted.

Action: Chair Herlinger/Vice Chair Wollenberg, 12/0/2. (0 abstained. 2 absent.) Motion carried.

D. Announcements.

Chair Herlinger announced and introduced the following:

- Alejandra Gutierrez, Councilmember was elected to office on January 7, 2020. On January 14, 2020 she was appointed as the Liaison to the RHMB. Mayor Murillo remains the alternate Liaison to the RHMB.
- Alba Marshall was introduced as the Rental Housing Mediation Specialist. She was hired on November 18, 2019, filling the 8.5 month vacant position.

1. **ANNUAL RECRUITMENT FOR CITY COUNCIL ADVISORY GROUPS**

To begin the New Year 2020, City Council November 12, 2019 Rental Housing Mediation Board appointees were welcomed and introduced.

A. City Council November 12, 2019 Appointments:

Staff welcomed and introduced the 2019 Mediator members. They shared their background and interest in the Board:

- Michelle Roberson, Landlord Mediator, reappointed for a term to expire 12/31/2023;
- Leesa Beck, Homeowner Mediator, appointed for a term to expire 12/31/2023;
- Marilyn Loperfido, Tenant Mediator, appointed for a term to expire 12/31/2023;
- Natalia Alarcon, Tenant Mediator, appointed for a term to expire 12/31/2023.

2. **CERTIFICATE OF RECOGNITION FOR BOARD MEMBER DAN COLLIE**

Chair Herlinger presented a Certificate of Recognition to Dan Collie for the completion of his three year term. The certificate was signed by Mayor Murillo, Laura Dubbels, Housing and Human Services Manager and Ms. Bifano. Dan shared that he wished he and Summer (his Service Animal) could continue to serve on the Board, however, his residence was in the Unincorporated area of Santa Barbara County, and he was ineligible to continue serving, as Board members now need to reside within an area contracted for Program services. He thanked staff and the Board for the opportunity for both he and Summer to serve the community.

**3. CASELOAD REPORT AND MEDIATION TRAINING**

*(.5 hour of mediator training was provided in compliance with the California Dispute Resolution Programs Act - Regulations)*

**A. Statistical First and Second Quarter and Year-to-Date Reports FY 2019 – 2020**

- Reports presented by Ms. Bifano
  - Distributed and reviewed the Statistical Reports
  - Discussed upcoming Board mediations
  - Interactive discussion ensued

**B. Mediation Training: An overview of the Mediation Process was made.**

- California Dispute Resolution Programs Act Mediation Training
  - Staff distributed Section 3622: Orientation and Training of Neutral Persons

**4. OUTREACH**

Carpinteria Children's Project held on November 20, 2019

- Report presented by Ms. Marshall
  - Predominately Spanish speaking and very low income clients were informed about the Program services.

**5. FY 2020-2021 PROGRAM FUNDING**

Human Services Grant application submitted on December 17, 2019

- Application submitted by Ms. Bifano. Amount requested was \$30,000.

Funding presentation/interview to be held on February 6, 2020

- Chair Herlinger, Ms. Bifano and Ms. Marshall will present before the Community Development and Human Services Committee regarding the need for the requested funding.

**6. NEW STATE AND LOCAL LAWS FOR 2020**

Ms. Bifano led a discussion of new 2020 State and Local laws.

- On May 7, 2019, the Santa Barbara City Council adopted Ordinance No. 5885, which requires landlords to offer residential tenants one-year leases in many circumstances. The Ordinance became effective on June 7, 2019, and required landlords to make a lease offer for current month-to-month tenants on or before September 5, 2019. The City Attorney's office would not begin enforcement until September 9, 2019.

- The Ordinance names the Rental Housing Mediation Board/Program in it. Essentially it states that if the Landlord does not wish to continue the rental relationship, “then at the time the landlord delivers notice of such termination, the tenant shall be offered a one-session conciliation meeting with the landlord using the Santa Barbara Rental Housing Mediation Board, if available, or a qualified mediator of mutual choice and provided at mutual expense.”
- Chair Herlinger shared his concerns regarding the Mandatory Lease Offer Ordinance No. 5885. Specifically the impact it could have on the program due to the demand, as a result of non-renewal of leases in the upcoming year, as well as the outcome on mediations when it is mandated versus voluntary.
- Board member Roberson discussed the Tenant Protections Act and shared information regarding Just Cause Evictions and Rent Caps. Including how both Landlords and Tenants would be impacted by the new legislation.
  - Just Cause At-fault evictions requirements would impact termination notices and No-fault Just Cause eviction notices would in certain circumstances result in payment of relocation money from the Landlord to the Tenant.
- Staff shared that further information would follow at a future meeting.

## 7. **ADJOURNMENT**

Chair Herlinger adjourned the meeting at 7:30 p.m.