



City of Santa Barbara
RENTAL HOUSING MEDIATION BOARD
MINUTES
DECEMBER 10, 2020

5:30 P.M.

This Meeting was Conducted Electronically

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
Marilyn Loperfido
Michelle Roberson

CITY COUNCIL LIAISON: Alejandra Gutierrez

STAFF:

Andrea Bifano, Senior Rental Housing Mediation Specialist
Alba Marshall, Rental Housing Mediation Specialist

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, Board Members; Axilrod, Baker, Beck, Dullum, Eastman, Gutierrez, Loperfido, Roberson
Members absent: Board Members Alarcon, Axilrod, Dressel
Staff present: Ms. Bifano and Ms. Marshall

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Rental Housing Mediation Board meeting of **November 12, 2020**, as submitted.

Action: Eastman, Loperfido 10/0/3. (Board Members, Alarcon, Axilrod, Dressel, absent.) Motion carried.

1. MEDIATION TRAINING (1 hour of Mediator Training)

- Mediator Training (per California Dispute Resolutions Programs Act)

Ms. Bifano provided the Mediator Training via Virtual Mock Mediation Role Play:

- Review of Mediation Skills
- Getting the Parties to “Talk Not Walk.” Reframe words in a constructive way to allow parties to cool down by de-escalating feelings and emotions.
- Dramatization of Mediation and Board Members Role-Play Characters:
 - Mediators: Beck and Eastman, Tenant: Roberson, and Landlord: Gutierrez
 - Role Play Script: 60-Day Termination Notice received by Tenant. Underlying issues about Habitability & Repair and a pet cat.
 - Successful Outcome: Landlord agreed to make the needed repairs, cancelled the 60-Day Termination Notice, accepted the Tenant’s pet cat, per the rental contract provision, and Tenant agreed to pay for any damages caused by pet.

2. ANNUAL RECRUITMENT FOR CITY COUNCIL ADVISORY GROUP

A. Mediators Certificates of Recognition For End of Term:

Chair Herlinger Announced and thanked both Hector Sanchez and Dianne L. Kryter, on behalf of Board Mediator Members and Staff, for their dedicated years of volunteer service to the Board and to the Community.

- Secretary, Hector Sanchez – Four years of service
 - Secretary, Hector Sanchez served on the Rental Housing Mediation Board from 2016 to 2020. During this time he had excellent attendance at Board meetings, participated in successful Face-to-Face Mediations, and provided Spanish translations as needed. For the past three years he served as an Officer in the Position of Secretary and did an excellent job of taking Board meeting notes. He will be recognized with a Certificate of Recognition signed by Mayor Murillo for his four years of service to the Board and for his three year term as Secretary.
- Board Member Dianne L. Kryter – Three years of service
 - Former Board Member, Dianne L. Kryter and retired State Attorney, served on the Rental Housing Mediation Board from 2017 to 2020. During her term on the Board she had excellent attendance at Board meetings and participated in successful Face-to-Face Mediations. Ms. Kryter will be recognized with a Certificate of Recognition signed by Mayor Murillo for her three years of service to the Board.

B. Review of Reappointments/Appointments from Tuesday, December 8, 2020:

- Richard Axilrod, Landlord - Reappointed
- Justin Dullum, Homeowner - Reappointed
- David McDermott, Homeowner - Appointed

3. ELECTION OF OFFICERS

Chair, Vice Chair and Secretary

- Election of Officers for 2021 were held:
 - Current Officers: Dan Herlinger, Chair; Bruce Wollenberg, Vice Chair; and Hector Sanchez, Secretary.
 - Discussion ensued and the following Motions and Actions were as follows for each Officer Position:

Motion: To elect Leesa Beck as Chair

Action: Herlinger/Sanchez, 6/4/3. (Baker, Beck, Dressel, Wollenberg, Abstained, Alarcon, Axilrod, Dressel, Absent). Motion carried.

Motion: To elect Michelle Roberson as Vice Chair

Action: Herlinger/Sanchez, 8/2/3. (Roberson, Wollenberg, Abstained, Alarcon, Axilrod, Dressel, Absent). Motion carried.

Motion: To elect Janet Eastman as Secretary

Action: Herlinger/Sanchez, 8/2/3. (Eastman, Wollenberg, Abstained, Alarcon, Axilrod, Dressel, Absent). Motion carried.

4. HUMAN SERVICES/COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

December 18, 2020, Grant Application Deadline for FY 2021-2022:

- Chair Herlinger shared that Ms. Bifano had completed the annual Human Service Grant for the Program, and submitted it prior to the deadline date of December 18, 2020.

5. NEW LOCAL ORDINANCE

Update on Just Cause Eviction Ordinance:

- On December 8, 2020, the Santa Barbara City Council adopted an Ordinance Requiring Just Cause for Residential Evictions and a Resolution Establishing Relocation Assistance Payments for No-Fault Just Cause Evictions Pursuant to Santa Barbara Municipal Code Chapter 26.50 and Rescinding Resolution No. 20-082.
 - The Rental Housing Mediation Program/Board anticipates mediating in the near future, for residents of the City of Santa Barbara, the issues of Just Cause, No Fault Evictions, and Relocation Money between Landlords and Tenants.

6. NEXT SCHEDULED MEETING

Chair Herlinger announced that the next scheduled Board meeting would be held on Thursday, January 14, 2021.

7. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

There were no announcements.

8. ADJOURNMENT

Chair Herlinger adjourned the meeting at 7:00pm. A Virtual Holiday Party followed the meeting.