



City of Santa Barbara

TENANT/LANDLORD TASK FORCE (TLTF)

MINUTES

JULY 27, 2017

4:00 P.M.
Franklin Center Multipurpose Room
1136 E. Montecito St
Santa Barbara CA

CALL TO ORDER: Facilitator John Jostes called the meeting to order at 4:00 p.m.

OATH OF OFFICE AND BROWN ACT OVERVIEW: Monday Fitz-Gerald, Deputy City Clerk, gave the Oath of Office to all appointed Task Force members, with the exception of Lizzie Rodriguez who was absent. City staff handed out an excerpt of the “Guidelines for the City of Santa Barbara Advisory Groups”, which include the Brown Act Compliance and Code of Conduct sections.

ROLL CALL:

<u>Tenant Interests</u>	<u>Landlord Interests</u>	<u>Council Liaisons</u>	<u>Facilitator</u>
Lizzie Rodriguez (A)	Laura Bode	Jason Dominguez	John Jostes
Jerry Morales	Tommy Thompson	Greg Hart	
Frank Rodriguez	Andy Alexander		<u>City Staff</u>
Petra Lowen	Barbara Sherrill		Sue Gray, CD Business Manager
			George Buell, CD Director

CHANGES TO THE AGENDA: None

GENERAL BUSINESS:

1. **Call to Order and Introductions**

Task Force Facilitator John Jostes called the meeting to order, lead a round of introductions of those present, and reviewed his preliminary convening work to date. Task Force members introduced themselves, including the constituencies they represent, their goals for the Task Force, skills they bring to the table, and how they define success.

2. **Establishment of Landlord-Tenant Task Force**

Facilitator Jostes, City staff, and City Council member liaisons provided brief reviews of the City Council's consideration of rental housing issues, the range of public comments received by Council, and Council's decision to form the Task Force.

PUBLIC COMMENT – The following people spoke during public comment:

Jose Arturo Gallegos – spoke about the importance of affordable housing and his history as a Native Santa Barbarian.

Gabriel Cardenas – spoke about the need to hear from tenants and the large number of applications received for affordable housing vacancies.

Robert Burke – spoke about legislation regarding political signage and inspections.

SUBJECT ITEMS

1. Review and Establishment of Meeting Protocols and Problem Statement

Facilitator Jostes lead the Task Force through a brief set of guidelines to assist them in “dealing with differences as problems to be solved, not battles to be won”. The Task Force came to a consensus agreement regarding the meeting protocols (see attached).

There was a lengthy discussion regarding the draft problem statement, and the Task Force was unable to come to unanimous support of the statement. Jostes will redraft the statement and present it at the next Task Force meeting. He will refine and simplify the statement to make it clearer, acknowledging where we do not have information to support the statements made. If there is not unanimous support at the next meeting, there will be no further discussion, and the Task Force will continue forward with Council's direction. All Task Force members agreed with this process.

2. Next Steps, Action Items and Future Agenda Topics

Jostes presented and the Task Force agreed on the topics for the next four meetings.

- August 24th - Enhanced Mediation and Education Initiatives regarding tenant and landlord rights and responsibilities
- September 28th – Habitability, Access and Safety Inspection
- October 26th - Just Cause Eviction and Minimum Lease Length
- November 16th - Package final recommendation for Council

Task Force members were asked to send any relevant documents to Sue prior to the meeting when the topic will be discussed.

Sue agreed to send Nolo Press information on tenant protections by jurisdiction to Task Force members.

3. Concluding Remarks and Adjourn

The meeting was adjourned at 5:30 p.m.