



**CITY OF SANTA BARBARA  
RENTAL HOUSING MEDIATION TASK FORCE**

**MINUTES**

**Regular Meeting**

March 6, 2014

5:30pm

David Gebhard Public Meeting Room

630 Garden Street

Santa Barbara, Ca 93101

[www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

**1. CALL TO ORDER & ROLL CALL:**

The meeting was called to order by Justin Dullum, Chair at 5:30 p.m.

RICHARD AXILROD	<u>    X    </u>	JUSTIN DULLUM	<u>    X    </u>
LEESA BECK	<u>    E    </u>	LYNN GOEBEL	<u>    X    </u>
DAVID BRAINARD	<u>    E    </u>	DAN HERLINGER	<u>    X    </u>
ROBERT BURKE	<u>    X    </u>	DAVID MCDERMOTT	<u>    X    </u>
CHRIS CASEBEER	<u>    E    </u>	SCOTT WEXLER	<u>    X    </u>
SILVIO DILORETO	<u>    X    </u>	BRUCE WOLLENBERG	<u>    E    </u>
JEANA DRESSEL	<u>    X    </u>		

(X = Present    A =Absent    E = Excused)

**OFFICERS:** Chair Justin Dullum, Vice Chair Lynn Goebel, Secretary Scott Wexler

**CITY COUNCIL LIAISON:** Cathy Murillo

**STAFF:** Andrea Bifano, Sr. Rental Housing Mediation Specialist, Netza Ortiz, Rental Housing Mediation Specialist, and Joel Estrada, Rental Housing Mediation Aide III.

**2. PUBLIC COMMENT:**

There was no public comment.

**3. APPROVAL OF MINUTES:**

**Motion:** To approve the Minutes of the Regular Meeting of December 13, 2013.

**Action:** McDermott/Axilrod, 9/0/0. (Beck, Brainard, Casebeer, Wollenberg excused). Motion carried.

**4. ANNUAL CITY COUNCIL APPOINTMENTS TO ADVISORY GROUPS:**

Justin Dullum, Chair shared the following information:

A. Welcome Appointed Mediator/Advisory Group member: Jeana Dressel.

B. Reappointments: Lynn Goebel (Tenant Category) and Dan Herlinger (Homeowner Category).

5. **SEMI-ANNUAL RECRUITMENT FOR CITY COUNCIL ADVISORY GROUPS:**

*Recruitment begins on Tuesday, April 8, 2014.*

Justin Dullum, Chair stated that there were two Tenant vacancies on the Task Force. City Clerk scheduled dates of application deadlines, interviews and tentative appointment dates were provided.

6. **FISCAL YEAR 2014-2015 COMMUNITY DEVELOPMENT & HUMAN SERVICES COMMITTEE FUNDING RECOMMENDATIONS:**

*Staff Updates*

The Community Development and Human Services Committee (CDHSC) made their Human Service grant funding recommendations to the Santa Barbara City Council on February 25, 2014. They recommended \$25,000 to the RHMTF program, which was a \$2,000.00 increase from the previous year. Staff shared with the Task Force the two charts (a bar chart reflecting client income and a pie chart reflecting issues), which were shared with CDHSC at the scheduled funding presentation held in February. The bar chart showed that the RHMTF clientele were predominately extremely low to low income. The pie chart and the issues pertaining to the requested service varied, however, the largest categories involved termination notices and habitability issues.

7. **OFFICER ELECTION:**

*Chair, Vice Chair and Secretary*

**Motion: Lynn Goebel nominated as Chair**

Action: Herlinger/McDermott, 9/0/0. (Beck, Brainard, Casebeer, Wollenberg excused). Motion carried.

**Motion: Scott Wexler nominated as Secretary**

Action: Burke/McDermott, 9/0/0. (Beck, Brainard, Casebeer, Wollenberg excused). Motion carried.

**Motion: Dan Herlinger nominated as Vice-Chair.**

Action: Burke/McDermott, 9/0/0. (Beck, Brainard, Casebeer, Wollenberg excused). Motion carried.

8. **OUTREACH:**

*A. Rotary Club of Carpinteria, February 6, 2014*

Staff gave an overview of the RHMTF program to the Rotary Club of Carpinteria. Andrea Bifano was accompanied by Joel Estrada. Dan Herlinger stated that he was a member of Santa Barbara Rotary Club and invited Andrea to make a similar presentation to their group.

*B. Santa Barbara City College, March 2014*

Staff discussed the possibility of providing outreach at the Santa Barbara City College during the month of March 2014. Some Task Force members expressed interest in attending. Staff agreed to follow-up with dates and times.

9. **STATISTICS AND MEDIATION TRAINING:** (1hour of mediation training in compliance with the Dispute Resolution Programs Act Guidelines).

*A. Statistics*

Quarterly and Year-to-Date program statistics were distributed. Fiscal year 2014 numbers were compared to the previous year and were similar. Termination notices and habitability issues were the bulk of calls and mediation cases. Robert Burke asked if the quarterly distributed statistical reports, reflecting issues and related numbers, could be provided to them in pie-charts. Staff replied that it could be done. It was decided to let staff decide when it would be the most effective to do.

*B. Mediation Skills*

A Face-to-Face Task Force conducted mediation, which required two sessions, was held on February 25 and March 4, 2014. The mediators were Bruce Wollenberg, Richard Axilrod, and Jeana Dressel (trainee). The mediator skills utilized which resulted in a successful outcome were discussed. Staff distributed two training handouts, which were reviewed by the group, "Power of Neutrality" and "Power of Summarizing."

10. **ANNOUNCEMENTS:**

*On January 14, 2014, the Santa Barbara City Council appointed Cathy Murillo Council Liaison to the RHMTF, and Gregg Hart as the Alternate.*

Robert Burke made known that Board members should be aware that when he spoke before the City Council recently, he made it clear that he was not speaking for the Board, but only for himself.

The Bi-Laws subcommittee will meet in April. Andrea will communicate the date and time by e-mail.

A consensus was reached to hold the next RHMTF meeting in May.

11. **ADJOURNMENT:**

The meeting adjourned at 7:00pm.