



City of Santa Barbara

RENTAL HOUSING MEDIATION BOARD MINUTES APRIL 14, 2022

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

BOARD MEMBERS:

Lessa Beck, *Chair*
Michelle Roberson, *Vice Chair*
Justin Dullum, *Secretary*
Natalia Alarcon
Richard Axilrod
Cory Baker
Rigoberto Gutierrez
Daniel Herlinger
Marilyn Loperfido
David McDermott
Bruce Wollenberg

CITY COUNCIL LIAISON:

Alejandra Gutierrez, Primary
Oscar Gutierrez, Alternate

STAFF:

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

CALL TO ORDER

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

ROLL CALL / ATTENDANCE

Chair Beck, Vice Chair Roberson, Board Members; Baker, Gutierrez, Herlinger, Loperfido, and McDermott

Members absent: Secretary Dullum, Alarcon, Axilrod and Wollenberg

Staff present: Bifano, Marshall and Rengo

GENERAL BUSINESS

A. Public Comment.

Any member of the public may address the Board for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Rental Housing Mediation Board meeting of **January 13, 2022**.

Motion: Approve the minutes of the Rental Housing Mediation Board (RHMB) regular meeting of **January 13, 2022**, as submitted.

Action: McDermott, Herlinger, 7/1/4. (Secretary Dullum, Alarcon, Axilrod and Wollenberg absent. Roberson abstained.) Motion carried.

C. Announcements and future agenda items.

- 1. Semiannual Recruitment For City Council Advisory Groups in Progress April 12, 2022.**

Chair Beck announced the following:

- a. The Resignation Deadline: Thursday, April 21, 2022
- b. The Application Deadline: Tuesday, May 9, 2022, at 5:00 p.m.
- c. Interviews will be held by City Council on:
 - Tuesday, May 24, 2022, at 4:00 p.m. (Estimated Time),
 - Tuesday, June 7, 2022, at 6:00 p.m. (Estimated Time); and
 - Tuesday, June 14, 2022, at 6:00 p.m. (Estimated Time).
- d. Appointments: Tuesday, June 28, 2022

2. RHMB Vacancies and Application Process:

5 Vacancies: 3 Landlords, 1 Tenant, and 1 Homeowner

AGENDA ITEMS

1. FAIR HOUSING MONTH

A. Reflecting on the Fair Housing Act

Presenter: Sojourner Kincaide Rolle, Community Historian and Poet/Writer:

- Ms. Kincaide Rolle presented before the Board and gave a brief biography of her important life's work, and shared her knowledge and experience regarding the social climate at the time related to the assassination of Dr. Martin Luther King, followed seven days later by the passage of the Civil Rights Act of 1968 and the Fair Housing Act. She further shared that she was an active resident of the community and had volunteered on 12 Boards. Further, in 1987 she was a Senior Staff with the Rental Housing Mediation Task Force (now named Rental Housing Mediation Program). She left the city and initiated the Isla Vista Mediation Program, and then went to work at the Community Mediation Program (now Conflict Solution Center of Santa Barbara).
- A Fair Housing clip, titled *Seven Days Documentary* was shared with Board Members demonstrating the process of the passage of the Civil Rights Act of 1968, which stimulated discussion for Board Members.
- Ms. Kincaide Rolle read a moving poem she wrote, *I Stand To Keep Hope Alive*. Board Members, and Staff thanked her for her educational presentation.

B. Fair Housing Proclamation, April 19, 2022:

Mayor Randy Rowse issued a Proclamation at an in-person City Hall Council Meeting. Ms. Bifano accepted the Proclamation, and gave a speech on the history of the Fair Housing Act of 1968. In support of the Proclamation the following persons gave Public Comment: Laura Bode, Executive Director of the Santa Barbara Rental Property Association, Petra Lowen, Independent Living Resource Center and Alex Entrekim, Legal Aid Foundation of Santa Barbara County. In addition to the Fair Housing Proclamation, a Fair Housing and Rental Housing Mediation Program display was set up at City Hall to commemorate Fair Housing Month 2022.

2. CASELOAD REPORT AND MEDIATOR TRAINING

(Per State of California Dispute Resolution Programs Act – Regulations Section 3622)

A. Statistical Report(s) & Caseload Discussion:

Staff reviewed the Second Quarter and Year-to-date Statistical Reports as they were previously postponed at the January 13, 2022 Board Meeting.

The RHMP's Statistical Second Quarter and Year-to-Date Totals for FY 2021-2022 included serving 615 unduplicated clients for all three Municipalities: City of Santa Barbara, City of Goleta and City of Carpinteria. This demonstrates a 15% increase or 91 additional Program Participants served this year in comparison to last year's Second Quarter and Year-to-Date Totals. The Program is on track to exceed its Fiscal Year goal for 2022 which is 1,000 unduplicated clients.

B. Mediation Training:**1. Case Discussion****• Telephone Mediations:**

Staff shared various telephone mediations and their successful outcomes.

2. Mediation Forms

- The name of the Mediation Information form was changed to Mediation Disclosures, Policies and Agreement.

C. Housing Legislation Report:

On March 31, 2022 Acting Governor Eleni Kounalakis signed AB 2179 into law, which among other provisions, extended the ban on local governments adopting new COVID-19 eviction moratoria before July 1, 2022. This ban was set to expire on March 31, 2022, with several localities poised to adopt onerous local eviction moratoria on April 1, 2022. Under AB 2179, they are now prohibited from doing so for an additional three months. Moreover, under AB 2179, California's statewide emergency eviction protections will now be limited to apply where an application for rent relief was submitted on or before March 31, 2022. These protections are set to expire on June 30, 2022.

United Way, the State Housing is Key, and CommUnify have been providing residential rental assistance to those tenants and/or landlords who met their program guidelines.

3. HUMAN SERVICES GRANT FUNDING REPORT – FY 2022-2023

Chair Beck Announced:

- A. On February 1, 2022, the application interview for the RHMP with the Community Development and Human Services Committee (CDHSC) was held virtually through Zoom. Each applicant interview totaled ten minutes. Chair Beck gave a two minute Program presentation and one minute wrap-up, and Ms. Bifano answered seven minutes of questions.
- B. On March 22, 2022, the CDHSC recommendations were presented to City Council. The RHMP was awarded \$21,400 out of the \$30,000 requested.

4. OUTREACH REPORT

Chair Beck announced that City Council was working on an outreach presentation to be held in June regarding city services. Depending on the COVID-19 status plans may change.

5. STAFF COMMUNICATIONS

Staff announced that the next proposed scheduled Rental Housing Mediation Board meeting would be on either May 12, 2022 or June 9, 2022, if there was a quorum.

6. ADJOURNMENT

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