

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 04/09/07		Item Number: <u>A-2</u>	
AGENDA ITEM: Member Absence for the Landlord Tenant Mediation Board.			
Contact Person/Dept.: Lillian Ikeda, CDD Housing		Phone Number: (310) 253-5797	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Juanita Patterson-Wright (03/01/07); Members of the Landlord Tenant Mediation Board (03/01/07); Master Notification List (04/04/07).			
Department Approval: Todd Tipton (03/20/07)		City Attorney Approval: Carol Schwab (by H. Iker) (04/02/07)	
City Controller Approval: Marlee Chang (04/03/07)		City Manager Approval Jerry B. Fulwood (04/04/2007)	
<u>RECOMMENDATION:</u> Staff recommends the Culver City City Council (the "Council") consider the continuance of service of Juanita Patterson-Wright, Member-at-Large Representative, on the Landlord Tenant Mediation Board. <u>BACKGROUND:</u> The Landlord-Tenant Mediation Board ("Board") was established by the City Council in 1981 to offer voluntary mediation services to the tenant-landlord community. Those services were expanded on May 20, 1987, by Chapter 15.09 of the Culver City Municipal Code to provide mandatory "good faith" mediation to rental disputes surrounding rent increases in Culver City. The purpose and objectives of the Board are: 1) to build and strengthen communications between tenants and landlords; 2) to reduce tensions in the rental housing market by providing a means for tenants and landlords to resolve disputes related to rent increases; and 3) to educate the rental community about tenant and landlord relationships and the rights and responsibilities of both tenants and landlords. Since its creation in 1981, the Board has scheduled five hundred sixty-nine (569) mediation sessions. The Board consists of nine members who each serve three-year terms. There are three categories of membership which include: three Landlord Representatives,			

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three Tenant Representatives, and three Member-at-Large Representatives. There are also three alternate positions, one in each of the above-referenced categories.

Tenant Representatives must be residents of Culver City and have no financial interest in residential income-producing property, either in Culver City or elsewhere. Member-at-Large Representatives must be residents of the City and are neither tenants nor have any ownership interest in rental property in Culver City. Landlord Representatives must own, manage, or have a residential income property interest within the City, and preferably be residents of Culver City.

DISCUSSION:

The rules and regulations in the "Organization and Implementation Guidelines" for the Board states "the name of any member who within any one-year period has more than one (1) absence of a regularly scheduled meeting, excused or unexcused, shall be referred to the City Council for consideration of removal."

Ms. Patterson-Wright has served on the Board since July 1, 2001, when she was appointed as a Member-at-Large Representative.

The Board meets quarterly during the months of January, April, July and October on the last Wednesday of the month. Ms. Patterson-Wright was absent July 2006 and January 2007 meetings.

Ms. Patterson-Wright has provided a letter for her absences and has expressed her desire to remain on the Board. Since Ms. Patterson-Wright's appointment to the Board, she has received 30 hours of professional mediation training at a cost to the City of \$625. Additionally, Ms. Patterson-Wright has mediated 11 cases since her appointment in July 2001.

Should the City Council determine to vacate the seat, staff would proceed with the advertisement process for filling the vacancy.

FISCAL ANALYSIS:

Consideration of the Member-at-Large Representative has no significant fiscal impact. Should a vacancy be created, there would be potential advertisement and training costs (including AB 1234 Ethics training) for the new Board member. These costs would be absorbed in existing appropriations.

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ATTACHMENTS:

- 1) Letter from Juanita Patterson-Wright

MOTION:

That the City Council:

- 1) Allow Juanita Patterson-Wright to continue to serve as Member-at-Large Representative to the Landlord-Tenant Mediation Board; or
- 2) Remove Juanita Patterson-Wright as Member-at-Large Representative from the Landlord-Tenant Mediation Board and direct staff to advertise the resulting vacancy.