

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 06/12/06		Item Number: <u>A-3</u>	
AGENDA ITEM: Consideration of Appointments and/or Reappointments to the Culver City Landlord Tenant Mediation Board.			
Contact Person/Dept.: Lillian Ikeda, CDD Phone Number: (310) 253-5797 Housing Division			
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Advertisements seeking applicants ran for the month of May in the Culver City News and Culver City Observer. A notice was posted on the City's website and an announcement was displayed during Council and Agency meeting broadcasts in May. The Landlord Tenant Mediation Board was notified on (05/01/06). A letter and application was also sent to last year's applicants (05/01/06). Master Notification List (06/07/06).			
Department Approval: Susan Evans (06/05/06)		CAO Approval: Jerry B. Fulwood (06/07/06)	
City Controller Approval:			

RECOMMENDATION:

Staff recommends that the City Council consider the applicants and appoint and/or reappoint members to the four (4) vacant positions on the Landlord Tenant Mediation Board.

BACKGROUND:

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 32 of the City Council 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.

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Since its creation in 1981, the Board has scheduled five hundred sixty-three (563) mediation sessions.

The Board consists of nine (9) members who each serve three (3) year terms. There are three (3) categories of membership which include: three (3) Tenant Representatives, three (3) Landlord Representatives, and three (3) Member-at-Large Representatives. There are also three (3) alternate positions, one in each of the above-referenced categories.

Tenant Representatives must be a resident 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:

Term Expirations:

The terms of three (3) Board Members will expire June 30, 2006. They include:

Ricky Windom, Tenant Representative
Steve Reitzfeld, Landlord Representative
Robert M. Pine, Member-at-Large Representative

Ricky Windom, Steve Reitzfeld, and Robert M. Pine have served on the Board since 2003. All three (3) current Board Members have submitted applications for reappointment. Additionally, each of the above Board Members has received professional mediation training and has participated in mediation cases for the Landlord Tenant Mediation Board. There are no term limits for the Board.

The Tenant Alternate position has been vacant since the resignation of Judy Rappin on November 10, 2005. A replacement has not been found.

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Applications:

The Board currently has four (4) openings:

One (1) Tenant Representative,
One (1) Tenant Alternate,
One (1) Landlord Representative, and
One (1) Member-at-Large Representative.

We received a total of eight (8) eligible applications for membership:

Tenant Representative (1 opening) and Tenant Alternate (1 opening)

Ricky Windom (current Tenant Representative)

Landlord Representative (1 opening)

Rich Kissel
Steven R. Reitzfeld (current Landlord Representative)

Member-at-Large Representative (1 opening)

Harold Ekmanian
Malcolm G. Heib
Mary M. Lavelle
Robert M. Pine (current Member-at-Large Representative)
Eulalia (Lili) Sotelo

All applications have been reviewed by staff for eligibility and are included as an attachment. As a sufficient number of applications for the Tenant Representative position was not received, the Housing Division will continue to advertise for the vacant Tenant Representative or Tenant Alternate position.

FISCAL ANALYSIS:

None

ATTACHMENTS:

1. Chart of Applications
2. Eight (8) Applications for Membership

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MOTION:

That the City Council:

1. Appoint/Reappoint _____ as Tenant Representative on the Board, to serve a term of three years, commencing July 1, 2006, and ending June 30, 2009; and
2. Appoint _____ as Tenant Alternate on the Board, commencing July 1, 2006, with no term limit; and
3. Appoint/Reappoint _____ as Landlord Representative on the Board, to serve a term of three years, commencing July 1, 2006, and ending June 30, 2009; and
4. Appoint/Reappoint _____ as Member-at-Large Representative on the Board, to serve a term of three years, commencing July 1, 2006, and ending June 30, 2009.