

REGULAR MEETING OF THE
CULVER CITY
LANDLORD TENANT MEDIATION BOARD
CULVER CITY, CALIFORNIA

October 26, 2022
7:00 p.m.

Call to Order & Roll Call

Chair Hyatt called the regular meeting of the Culver City Landlord Tenant Mediation Board to order at 7:00 p.m. in the Dan Patacchia Meeting Room at City Hall.

Present: Beth Hyatt, Chair
Gary Duboff, Board Member
Janice Ginther, Board Member
Carole Glodney, Board Member
Michael Matthias, Board Member
Elias Platte Bermeo, Board Member
Judy Scott, Board Member
Julieanna Thompson, Board Member*

*Member Thompson arrived at 7:16 p.m.

Absent: Justin Lescoulie, Vice Chair
Kasey Esser, Board Member
Demetria Richardson, Board Member

Staff: Mona Kennedy, Housing Programs Supervisor
Shannon Louis, Rent Stabilization Coordinator
Teresa Williams, Housing Specialist

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Pledge of Allegiance

The Landlord Tenant Mediation Board recited the Pledge of Allegiance.

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Public Comment for Items NOT On the Agenda

Mona Kennedy, Housing Programs Supervisor, indicated that no public comment had been received.

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Correspondence

Mona Kennedy, Housing Programs Supervisor, indicated that no correspondence had been received.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Meeting of July 27, 2022

THE LANDLORD TENANT MEDIATION BOARD DEFERRED CONSIDERATION OF THE MINUTES FOR THE REGULAR MEETING OF JULY 27, 2022 TO THE NEXT BOARD MEETING.

THE MOTON CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GINTHER, GLODNEY, HYATT, MATTHAIS, PLATTE
BERMEO, SCOTT
NOES: NONE
ABSENT: ESSER, LESCOULIE, RICHARDSON, THOMPSON

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

Quarterly Report of Mediated Cases and Requests for Mediation During the Last Quarter (July 2022 Through October 2022), Discuss the Outcomes of All Mediated Cases that Occurred During the Last Quarter (January 2022 Through April 2022), In Addition, Discuss All Mediation Requests During the Last Quarter

Mona Kennedy, Housing Programs Supervisor, reported zero mediation requests and zero mediations conducted during the last quarter.

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Item A-2

Update on Public Outreach Efforts with Creation of Decision Tree for City Website

Presentation and Discussion with Tripepi Smith

Kevin Bostwick, Tripepi Smith, provided background on himself and on the organization; discussed public outreach; and the use of a decision tree.

Member Thompson joined the meeting.

Discussion ensued between Kevin Bostwick, staff, and Board Members regarding the process to report violations; education; communication with the landlord; adding a drop down menu; mandatory vs. voluntary mediation; clarification on whether a property is subject to rent control or not; adding an option to choose "not sure"; adding contact information for people to get clarification on items they are unsure of; the ability to come to mediation; instances when the rent is over the allowable limit; clarification as to whether the Board does not want to see mediation if rent is within the allowable limit; the ability of tenants to ask for voluntary mediation; the fact that the Board is not getting any requests; the moratorium; activity coming forward; the importance of keeping things simple and easily understandable; other circumstances where mediation is important; loss of amenities; triggers for mandatory mediation; the ability to refer instances of rents above the allowable limit to the Housing Office; communication with property managers; discouraging the "us vs. them" model; counseling tenants about their rights; encouragement for tenants to communicate with landlords; proactive enforcement; direction from tenants to Housing staff; the mandatory pathway; the process for all tenants; language indicating that both parties agree to meet; clarity around the allowable limit; violation of the law with rents over the allowable limit; the fact that the City should handle cases of rent being charged over the allowable limit and mediation is not necessary; tenants who feel that mediation would provide a better agreement with the landlord; those wanting to take a friendly approach; tenants

who are fearful of upsetting their landlords; calls coming into the Housing Office asking about mediation; adding a step to encourage the tenant to contact the landlord to alert them that the increase is over the limit and find out whether the tenant wants to mediate the rent even if the landlord conforms; Code Enforcement vs. mediation; rent enforcement vs. tenant protections; decreases to amenities; clarification that a housing service loss is considered a rent increase; reconfiguring the decision tree and returning to the Board with a new draft; making the tree clearer as to what happens in the real world most of the time; tools available to the City; the mediation process; making it clear that the tenant should contact the landlord or the City if the rent is over the allowable limit; allowing the landlord a chance to correct the rent; filing a petition for non-compliance; the formal process; reversing the rent to the allowable limit; the time for compliance; a request for distribution of the new draft before the next meeting to allow Members to review the document before the meeting; clarification that Rent Control does not do mediation; concern with encouraging people to find problems and issues; encouraging people to call with questions; and providing a decision making tree to help tenants understand their options.

THE LANDLORD TENANT MEDIATION BOARD PASSED A MOTION TO DIRECT STAFF TO MAKE CHANGES TO THE DECISION MAKING TREE AS DISCUSSED AND DISTRIBUTE TO BOARD MEMBERS FOR REVIEW PRIOR TO THE NEXT BOARD MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GINTHER, GLODNEY, HYATT, MATTHAIS, PLATTE
BERMEO, SCOTT, THOMPSON
NOES: NONE
ABSENT: ESSER, LESCOULIE, RICHARDSON

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Public Comment for Items NOT On the Agenda

Mona Kennedy, Housing Programs Supervisor, indicated that no public comment had been received.

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Items from Landlord Tenant Mediation Board Members/Staff

Discussion ensued between staff and Board Members regarding background and experience of the new Rent Control Coordinator; encouragement for Board Members to reach out with any questions or concerns; date of the next meeting; schedule of meetings for 2023; appreciation to Housing Programs Manager Tevis Barnes for her accomplishments; the homelessness component; oversight of the two motels acquired; the workplan; support for renters; scope of the Board; mediation of rentals that fall outside of rent control; and a suggestion to agendize a discussion of re-evaluating the scope of the Board.

THE LANDLORD TENANT MEDIATION BOARD PASSED A MOTION TO AGENDIZE A DISCUSSION OF RE-EVALUATING THE SCOPE OF THE BOARD.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GINTHER, GLODNEY, HYATT, MATTHAIS, PLATTE
BERMEO, SCOTT, THOMPSON
NOES: NONE
ABSENT: ESSER, LESCOULIE, RICHARDSON

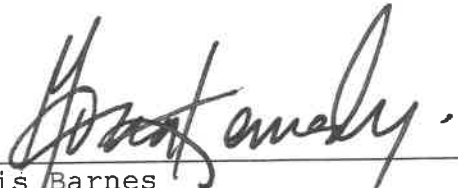
Additional discussion ensued between staff and Board Members regarding a previous suggestion to agendize the scope of the Board; code violations; and mandatory public notices regarding the Landlord Tenant Mediation Board included with rental agreements.

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Adjournment

There being no further business, at 8:02 p.m., the Culver City Landlord Tenant Mediation Board adjourned its meeting to Wednesday, January 25, 2023 at 7:00 p.m.

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For 
Tevis Barnes
SECRETARY of the Culver City Landlord Tenant Mediation Board
Culver City, California

APPROVED 1/25/2023

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~~Justin Loscoulie~~ Beth Hyatt
CHAIR of the Culver City Landlord Tenant Mediation Board
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.


Jeremy Bocchino
CITY CLERK

2 NOV 2023
Date