City of Santa Barbara

RENTAL HOUSING MEDIATION BOARD MINUTES
DECEMBER 11, 2025

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

BOARD MEMBERS:
Justin Dullum, *Chair*
Cathy Murillo, *Vice Chair*
Rigoberto Gutierrez, *Secretary*
Scott Barash
Leesa Beck
Danielle Broder
Howard Green
Daniel Herlinger
Marilyn Loperfido
Cindy McCann
Teresa Patino
Heather Smith

MEDIATOR EMERITUS:
Bruce Wollenberg

CITY COUNCIL LIAISONS:
Meagan Harmon, Primary
Wendy Santamaria, Alternate

STAFF:
Andrea Bifano, Rental Housing Mediation Supervisor
Raymond Rengo, Rental Housing Mediation Specialist
Diana Santiago, Rental Housing Mediation Specialist

CALL TO ORDER

Vice Chair Murillo called the meeting to order at 5:37 p.m.

ROLL CALL / ATTENDANCE

Chair Dullum, Vice Chair Murillo, Secretary Gutierrez, Board Members; Barash, Beck, Broder, Green, Herlinger, Loperfido, McCann, and Smith

Members absent: Chair Dullum, Board Members; Green, Patino

Staff present: Bifano, Rengo, and Santiago

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. There was no public comment.

B. Approval of the minutes of the Rental Housing Mediation Board meeting of **November 13, 2025**.

Motion: Approve the minutes of the Rental Housing Mediation Board (RHMB) regular meeting of **November 13, 2025,** as submitted.

Action: Board Member Smith, Board Member McCann, 9/0/0. (Chair Dullum, Board Member Green and Patino absent.) Motion carried.

C. City Council Advisory Group Fall Recruitment:

Vice Chair, Murillo, shared that appointments were held on Tuesday, December 2, 2025, and the following were appointed and reappointed:

1. Allison MacPherson was appointed (Landlord Mediator)
2. Kari Weber was appointed (Tenant Mediator)
3. Daniel Herlinger was reappointed (Homeowner Mediator)

There are 2 Landlord vacancies remaining after the City Council appointments and 1 additional vacancy to the Landlord category will occur after December 31, 2025, because of Tessa's resignation.

D. Announcements and future agenda items.

AGENDA ITEMS

1. STAFF AND BOARD COMMUNICATIONS

Barbara Anderson, Senior Assistant to the City Administrator and currently serving as Acting Housing and Human Services Manager provided an update on the direction given to Staff by City Council at the 10/14/2025 meeting to develop a work plan regarding the cost to Administer and fund a Rent Stabilization Program. Ms. Anderson provided the Board with copies of the City Council Agenda report for the December 16, 2025, meeting which included a proposed work plan with a timeline.

2. BOARD COMMUNICATION TO CITY COUNCIL AD HOC SUBCOMMITTEE

The Ad Hoc Subcommittee (Chair Dullum, Vice Chair Murillo, Board Members, Beck. Smith, Barash) provided a draft letter describing the Rental Housing Mediation Program (RHMP), a RHMP Fact Sheet, and the RHMP Mediation Preparations and Guidelines to be presented to the City Council prior to its meeting on December 16, 2025, for review and approval from the Board.

Motion: To approve the letter to the Santa Barbara City Council, Rental Housing Mediation Program Fact Sheet, and Mediation Preparations and Guidelines to be presented to the City Council prior to its meeting on December 16, 2025, for review and approval from the Board.

Action: Vice Chair Murillo, Board Member Broder 9/0/0. (Chair Dullum, Board Member Green and Patino absent.) Motion carried.

3. MEDIATION TRAINING CERTIFICATES

Ms. Bifano presented mediation training certificates signed by Mayor Rowse and Ms. Bifano, mediator trainer, to the mediators as follows:

Twenty-five-hour Mediation Training Certificates, meeting the requirements of the State of California Dispute Resolution Programs Act, were presented to Vice Chair Murillo and Board Members Smith and Green (absent). Forty-hour Advanced Mediation Training Certificates, exceeding the requirements of the State of California Dispute Resolution Programs Act, were presented to Chair Dullum (absent), Secretary Gutierrez, and Board Members Barash, Beck, Herlinger, Loperfido, McCann, and Patino (absent).

4. OUTREACH

Ms. Bifano shared that City of Santa Barbara, City of Goleta and City of Carpinteria were once again advertising the RHMP on their Government television scrolls.

5. NEXT SCHEDULED MEETING

The Board discussed holding a January 8, 2026, meeting if needed.

6. ADJOURNMENT

Chair Dullum adjourned the meeting at 7:50 p.m.