

**TENANT/LANDLORD TASK FORCE**  
**PROBLEM STATEMENT**

Given its coastal location and high land values, Santa Barbara is faced with a shortage of rental housing available for its residents and workers, especially in the affordable category. The situation is compounded by the City's largely built out nature, which limits the creation of new housing for both renters and homeowners. This supply and demand imbalance results in long commutes, high rents, habitability concerns, and displacement issues that negatively impact both tenants and landlords, albeit in different ways.

City leaders seek to bring together interested stakeholders to explore enhancements and balance any refinements of current procedures and regulations that deal with problems associated with tenant "displacement".

Accordingly, the Tenant/Landlord Task Force is charged with developing a reasoned set of recommendations for City Council, based upon available information, regarding the following:

1. Enhanced mediation and education initiatives regarding tenant and landlord rights and the options available to minimize displacement disputes and impacts;
2. Habitability, access and safety inspection issues;
3. Minimum lease length issues;
4. Just cause/no fault eviction issues; and,
5. Other approaches deemed relevant to Santa Barbara's displacement challenges.

The explicit role and purpose of the Tenant/Landlord Protection Task Force is to work collaboratively to craft specific, fair, and reasonable recommendations that will minimize adverse 'displacement' impacts to both landlords and tenants alike.