



Santa Barbara County 2015-2023 Housing Element Issues Summary



April 9, 2014

The County of Santa Barbara Planning and Development Department (P&D) is updating the County Housing Element to plan for future housing needs in the unincorporated areas of Santa Barbara County. This summary sheet provides an overview of the current Housing Element programs and issues. It also identifies new trends and policy options. P&D encourages the community to be engaged throughout the update process and offers various opportunities to provide input through our public outreach process. More information is available online at <http://longrange.sbcountyplanning.org/> (click on *Comprehensive Plan*, then *Housing Element*). Comments or questions may be submitted to Bret McNulty, Senior Planner, (805) 884-8060, bmcnulty@countyofsb.org

2009-2014 Housing Element Implementation

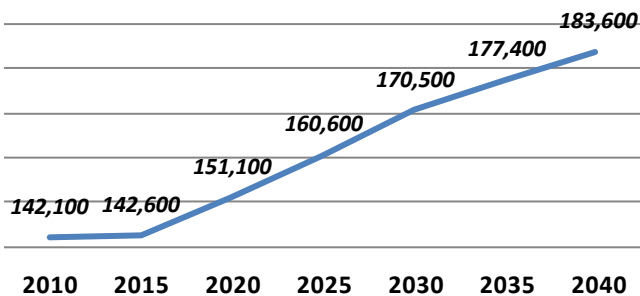
- Program 1.2: Inclusionary Housing Ordinance – Adopted.
- Program 1.3: Los Alamos Community Plan mixed-use zone – Adopted.
- Program 1.3: P&D is studying potential rezones and a new mixed-use zone for possible affordable housing sites as part of the Eastern Goleta Valley EIR.
- Housing: Units Permitted 2009-2013:

<i>Very Low Income Units:</i> 50	<i>Low Income Units:</i> 286
<i>Moderate Income Units:</i> 332	<i>Above Moderate Income Units:</i> 213

Source: County of Santa Barbara Planning and Development

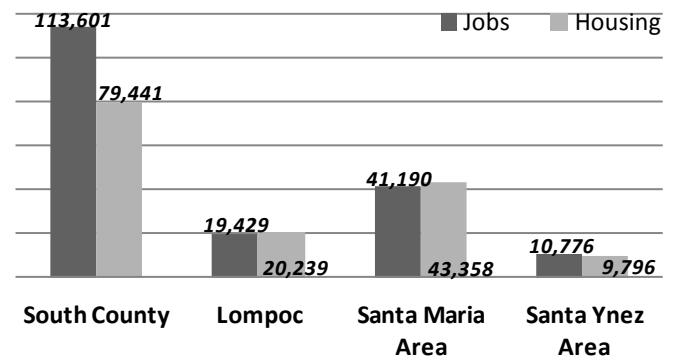
Existing Conditions Overview

Future Housing Needs
Increase in Number of Households
Santa Barbara County
2010-2040



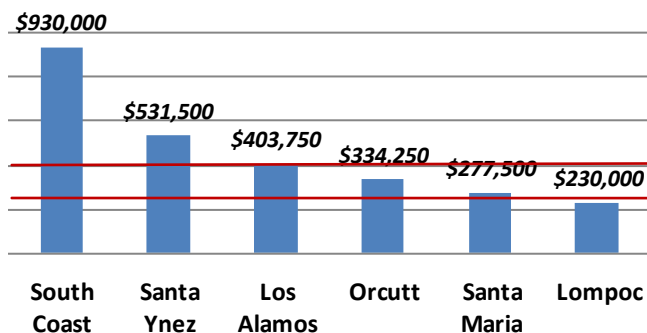
Source: *Regional Growth Forecast, 2010-2040* (Santa Barbara County Association of Governments, December 2012).

Jobs-Housing Balance
Santa Barbara County
2010



Source: *Draft State of the Commute Report* (Santa Barbara County Association of Governments, March 6, 2014).

Median Single-Family Home Sales Prices
Santa Barbara County
March 2013-March 2014



Source: County of Santa Barbara Assessor.

Area Median Household Income
Santa Barbara County
2014

- \$73,300 Area Median Income (AMI)¹
 - \$87,960 Moderate Income (120% of AMI)
 - \$58,640 Low Income (80% of AMI)
- **\$400,000 Affordable to Moderate-Income Households²**
- **\$265,000 Affordable to Low-Income Households²**

¹ Source: California Department of Housing and Community Development.

² Assumptions: Affordability level based on 30% of income available for mortgage, 30-year loan term, 4.17% interest rate, 1% annual tax, and 5% down payment.

Key Issues

- South County has the strongest economy in the County but lacks affordable housing for low and moderate income households, resulting in a jobs-housing imbalance and long distance commutes (one-way trips):¹
North to South County: 7,978 South to North County: 2,128
Ventura to Santa Barbara: 11,360 Santa Barbara to Ventura: 1,865
- South County's population is aging, living longer, and staying longer in homes. Older populations generally have smaller household sizes, leading to an underutilization of owner-occupied housing units.²
- South County has the lowest rental vacancy rates in years (2%), and the rental costs are rising.²
- Businesses are challenged to recruit/retain workers because of high housing costs in South County.³
- Younger and older age groups are increasing, triggering a demand on non-suburban types of housing.³
- Land is limited for special needs housing, such as disabled, elderly, farm workers, single parents, and homeless.⁴
- State Housing and Community Development (HCD) may continue to seek affordable housing units in the South County.

¹ Source: *Draft State of the Commute Report* (Santa Barbara County Association of Governments, March 6, 2014).

² Source: California Economic Forecast (June 1, 2012).

³ Source: Inter-Regional Partnership for Jobs, Housing and Mobility (July 2004).

⁴ Source: Santa Barbara County Planning and Development.

2015-2023 Regional Housing Needs Allocation (RHNA) – Unincorporated Santa Barbara

<i>Total RHNA: 661 Units</i>	<i>Total Inventory: 3,283 Units¹</i>
Very Low/Low Income RHNA: 265 County Inventory: 1,405²	70% of units are in North County, specifically in Orcutt, Los Alamos, and Vandenberg Village. 30% of units are in South County, specifically in Isla Vista and Eastern Goleta Valley.
Moderate Income RHNA: 112 County Inventory: 459³	100% of units are in North County, specifically in Orcutt.
Above Moderate Income RHNA: 284 County Inventory: 1,419⁴	55% of sites are in South County. 45% of sites are in North County.

¹ Based on preliminary inventory, subject to change; includes very low/low, moderate, and above moderate units.

² Vacant lots zoned 20+ units/acre accommodate very low/low income units; per affordability analysis, units below \$265,000 are affordable to very low/ low income households.

³ Per affordability analysis, units below \$400,000 are affordable to moderate income households.

⁴ Vacant lots within urban areas and not included in the inventory as very low/low or moderate income accommodate above moderate units.

2015-2023 Housing Element Policy Options

- Consider rezoning to provide affordable housing and help address jobs-housing imbalance in the South County.
- Identify existing policies and programs that should be continued to help maintain, preserve, improve, and develop existing and new housing, such as the following:
 - Program 1.1: Promote new housing in urban areas, near employment centers and public transit.
 - Program 1.2: Provide incentives for the development of affordable housing through the County's Inclusionary Housing Ordinance.
 - Program 1.3: Implement tools that promote affordability by design such as mixed-use, infill, and adaptive reuse.
 - Program 1.10: Provide incentives for the development of affordable housing through the State Density Bonus Law.
 - Policy 2.1: Encourage housing that meets requirements of special housing needs, including senior, disabled, homeless, and farm worker households.
- Develop new policies and programs to help address unmet housing needs, such as the following:
 - Develop programs to facilitate affordable and special needs housing in urban areas.
 - Update the mixed-use zone to increase housing opportunities near jobs and public transit.
 - Update land use regulations to allow combined special needs housing and treatment facilities.
 - Consider reducing the 40% open space and parking requirements within the Design Residential (DR) zone.
 - Explore using a minimum density residential zone to facilitate new affordable housing projects.