

Critical Issues: 2007-08

Santa Barbara County

January 9, 2008

Critical Issues: 2007-08

- 1. Housing Opportunities for all Segments of the Population**
- 2. Rapid Demographic (and Economic) Changes**
- 3. Environmental and Open Space Preservation**
- 4. Sustainable Agriculture**
- 5. Financial Stability of the County**
- 6. Efficient Transportation and Mobility**
- 7. An Educated and Trained County Workforce**
- 8. Healthcare and Social Service Deliver**

Critical Issues: 2007-08

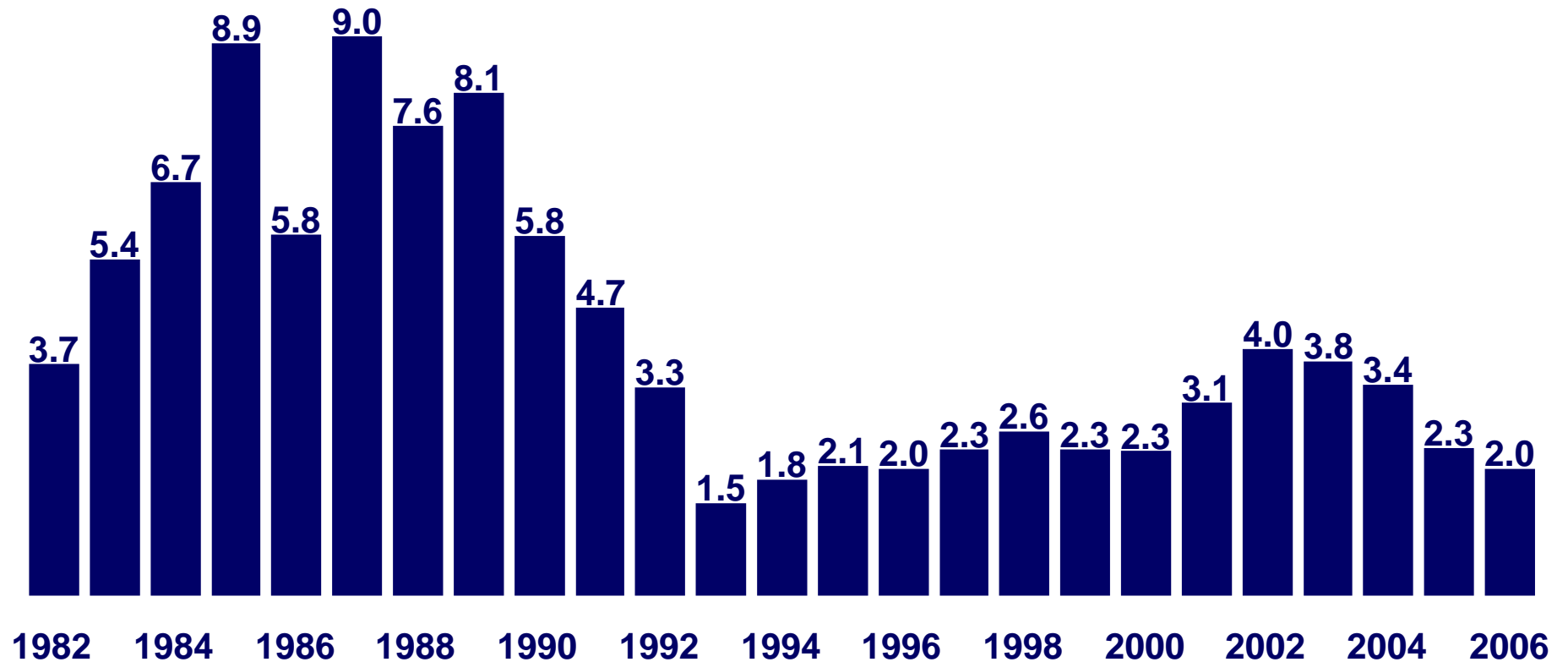
Directly Related to Land Use Policy:

1. Housing Opportunities for all Segments of the Population
2. Rapid Demographic (and Economic) Changes
3. Environmental and Open Space Preservation
4. Sustainable Agriculture
5. Financial Stability of the County
6. Efficient Transportation and Mobility
7. An Educated and Trained County Workforce
8. Healthcare and Social Service Deliver

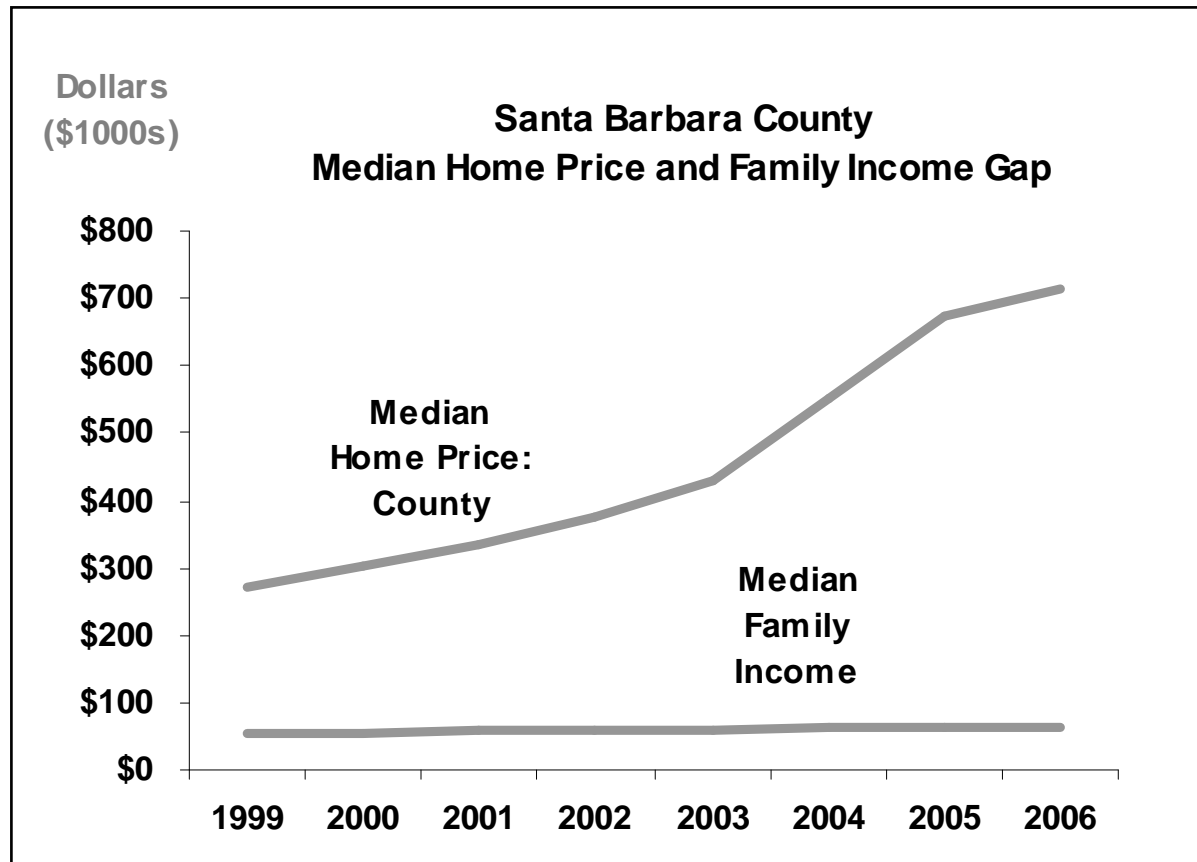
Housing Opportunities for all Segments of the Population

Housing Development Santa Barbara County

Housing Unit Permits per 1,000 people

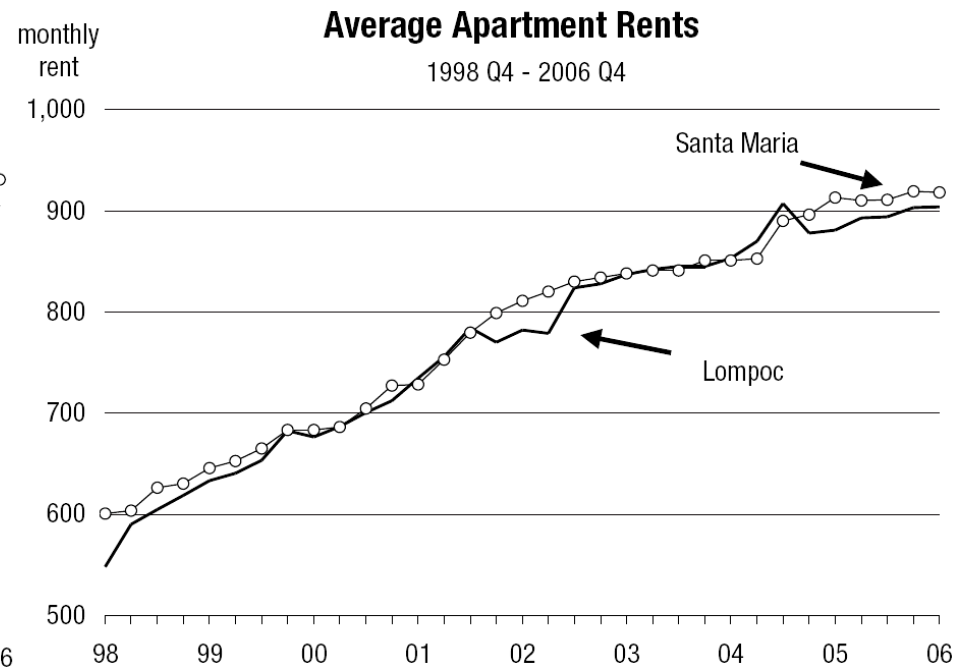
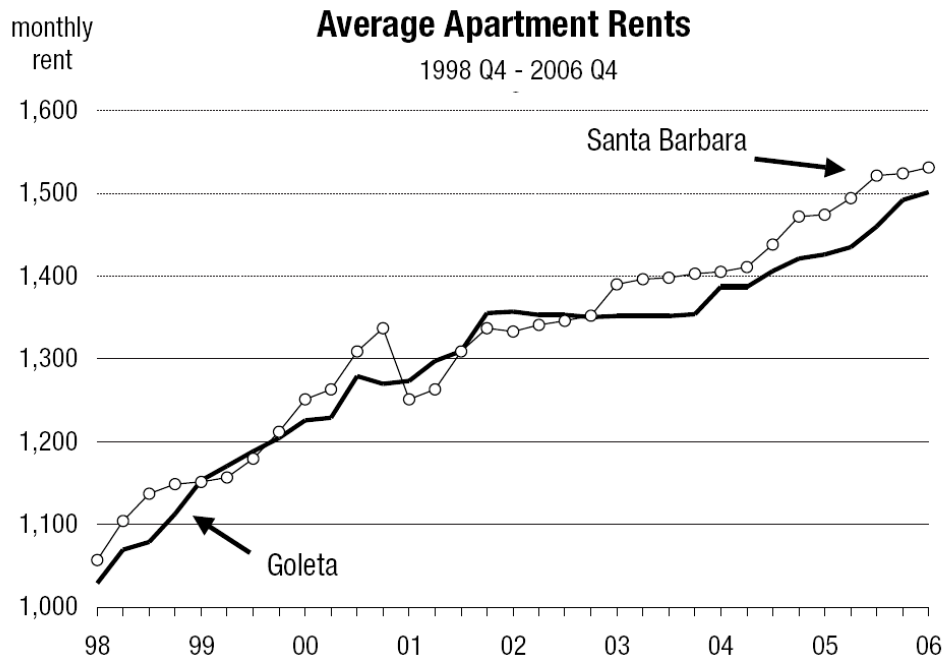


Housing Affordability



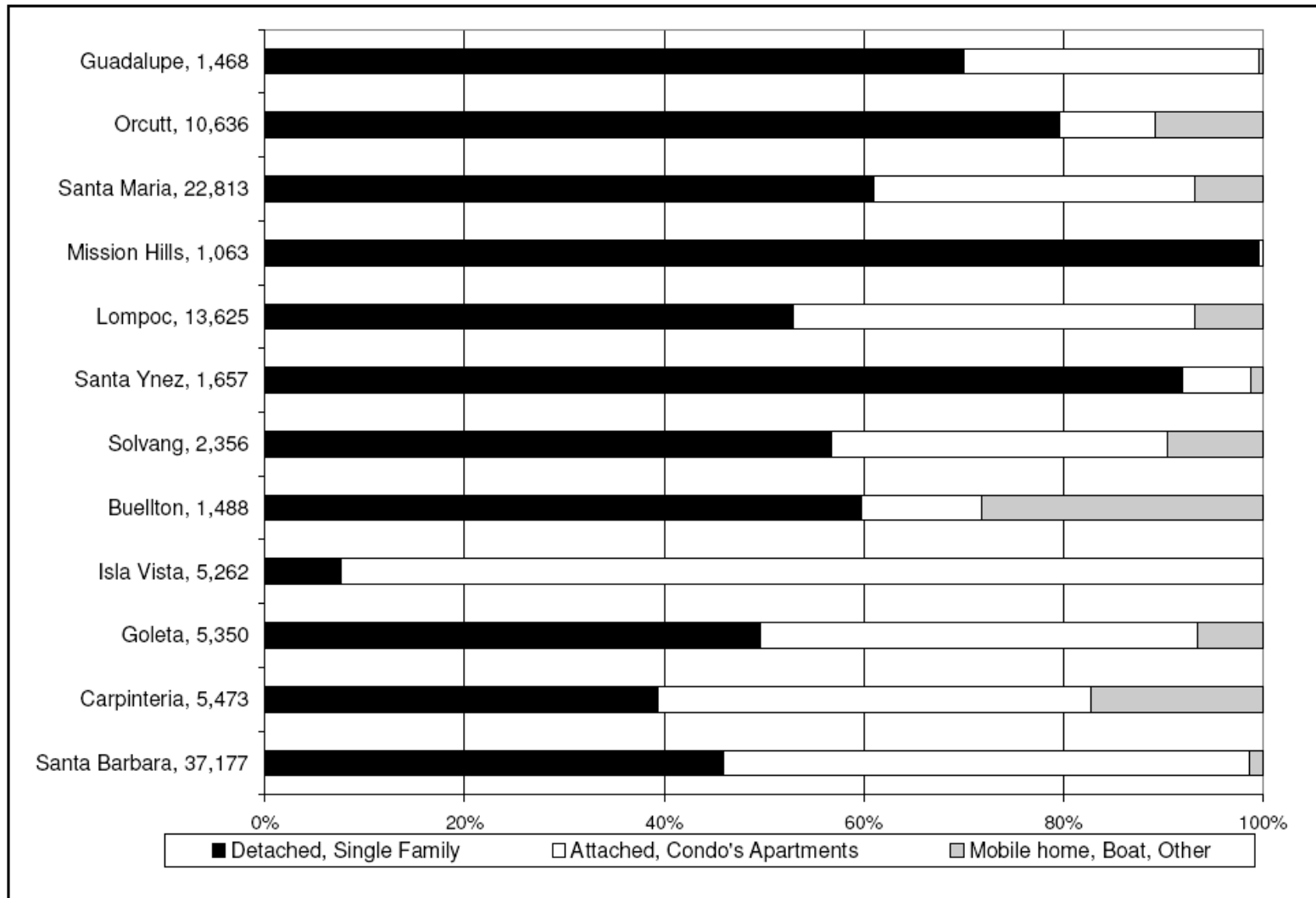
Housing Affordability

Average Rents



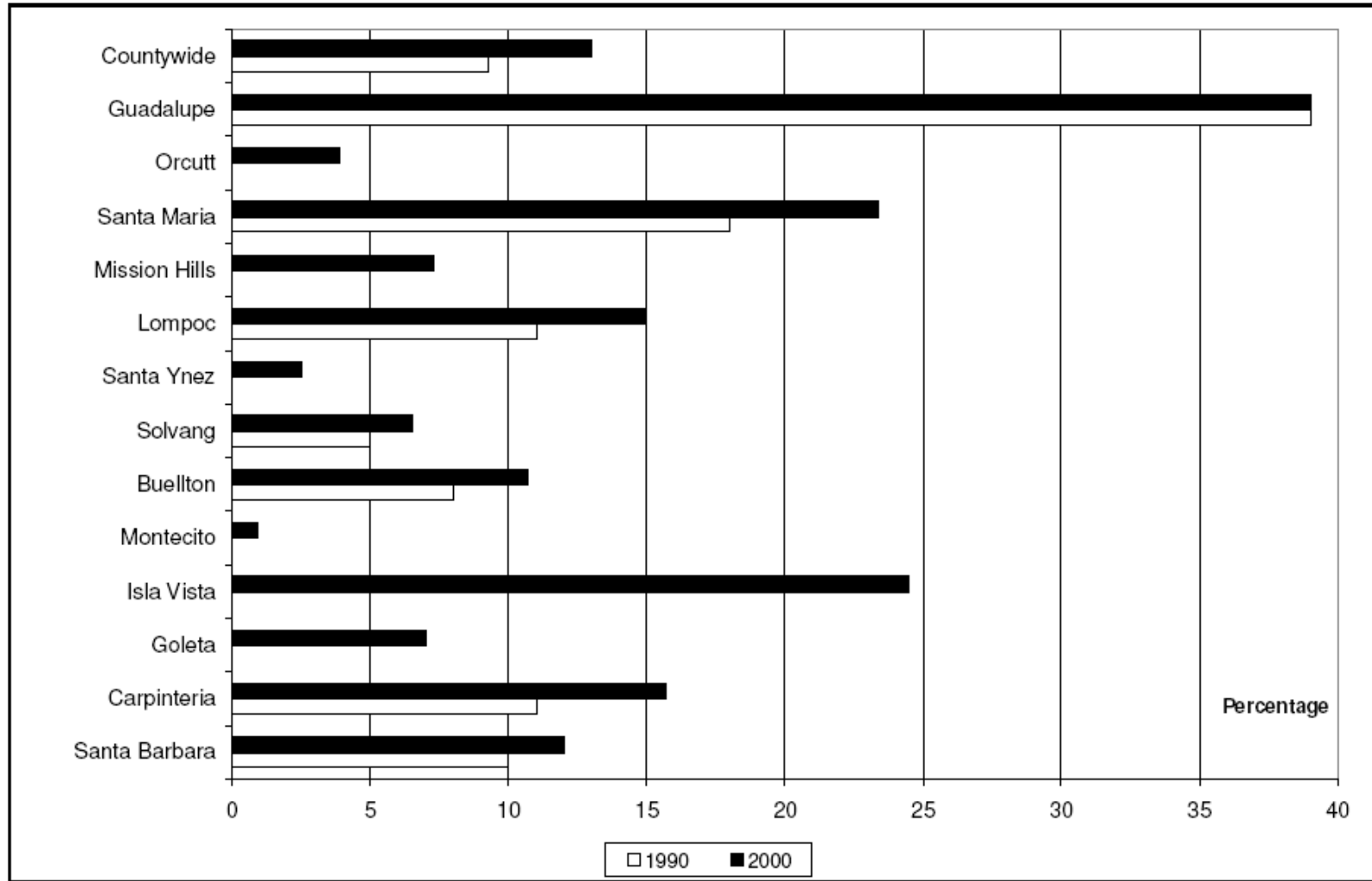
Housing Composition

Housing Type Composition,
2000 Census



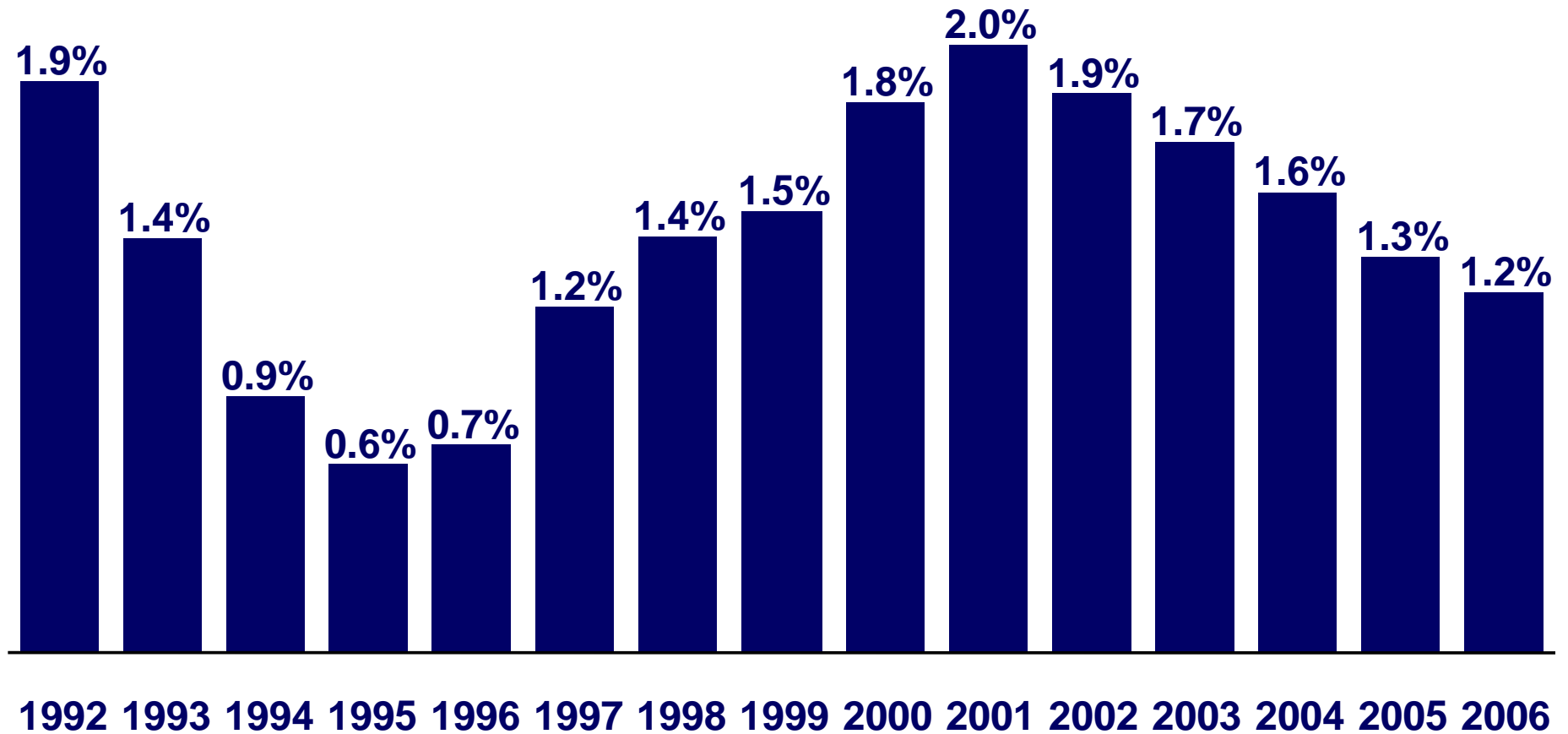
Overcrowded Housing

Jurisdictions in 1990 and 2000 Census

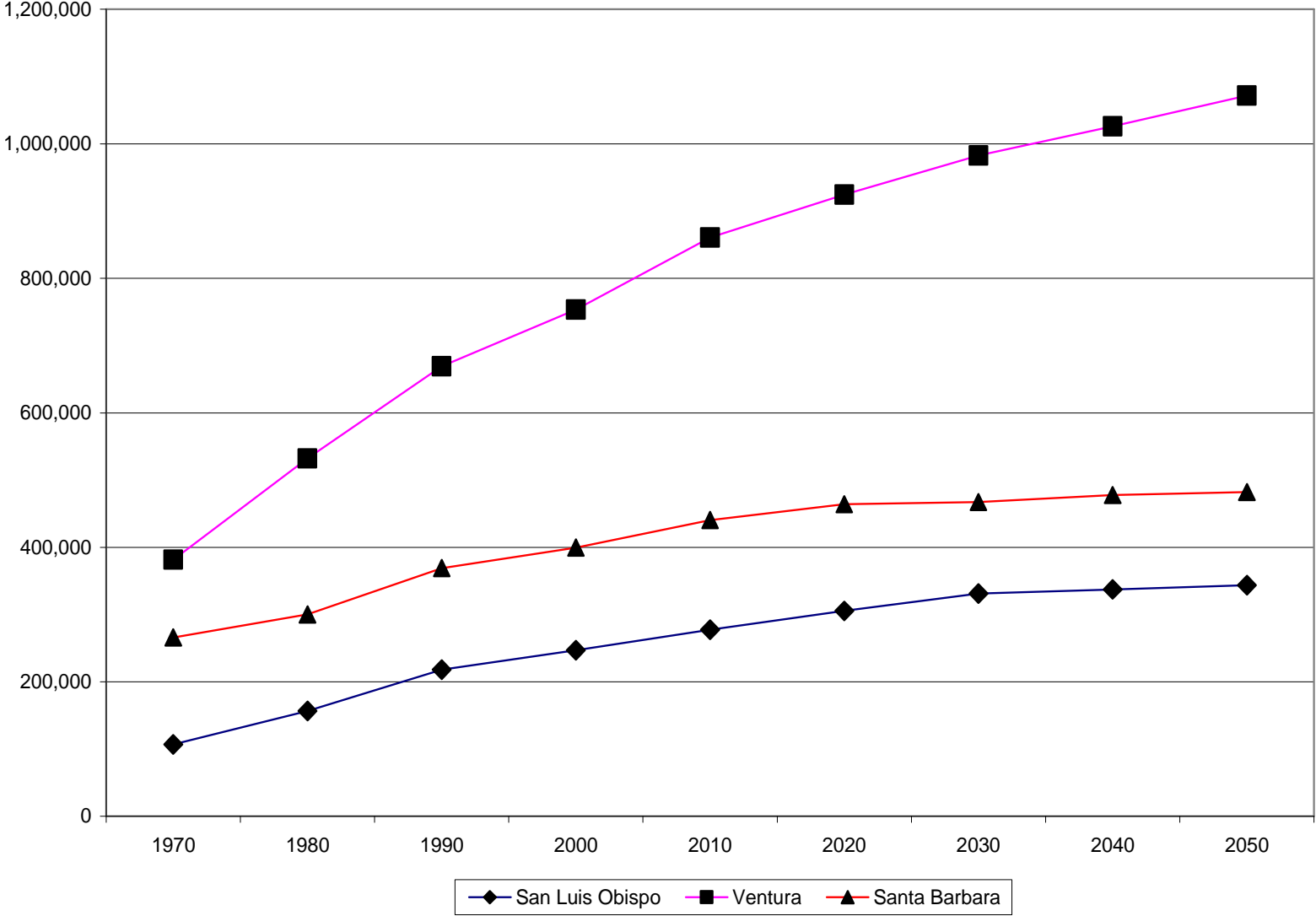


Demographic and Economic Change

Population Growth California, 1992 - 2006



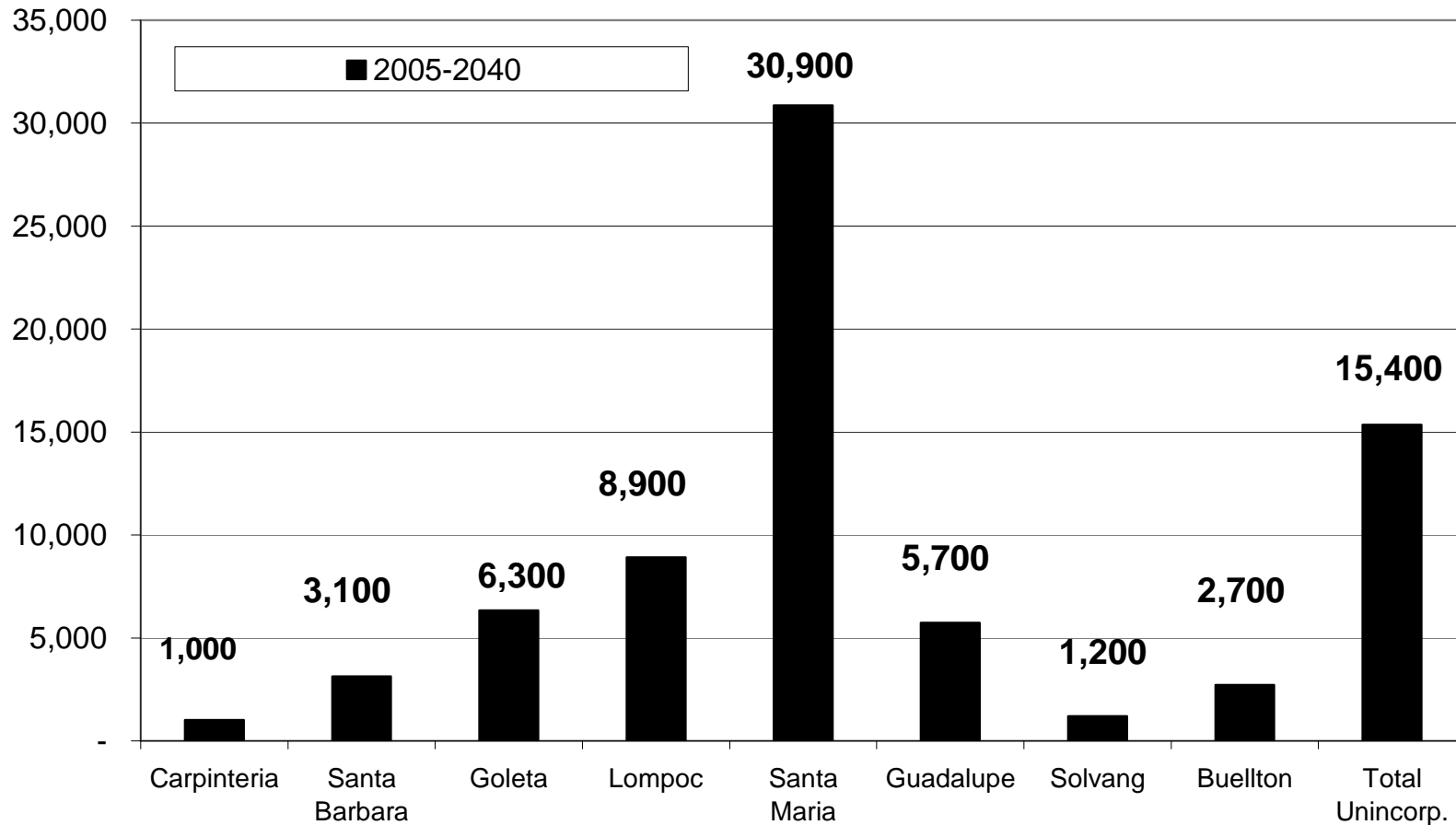
Tri-County Area Population Forecast



Source: SBCAG 2007

Population Forecast

Likely Quantity of Growth

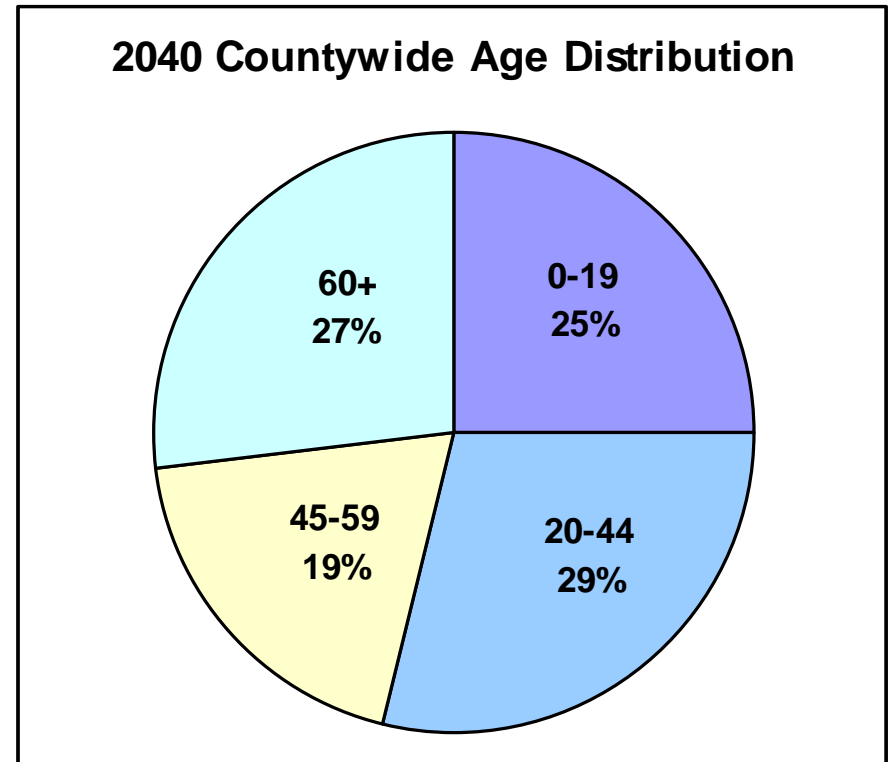
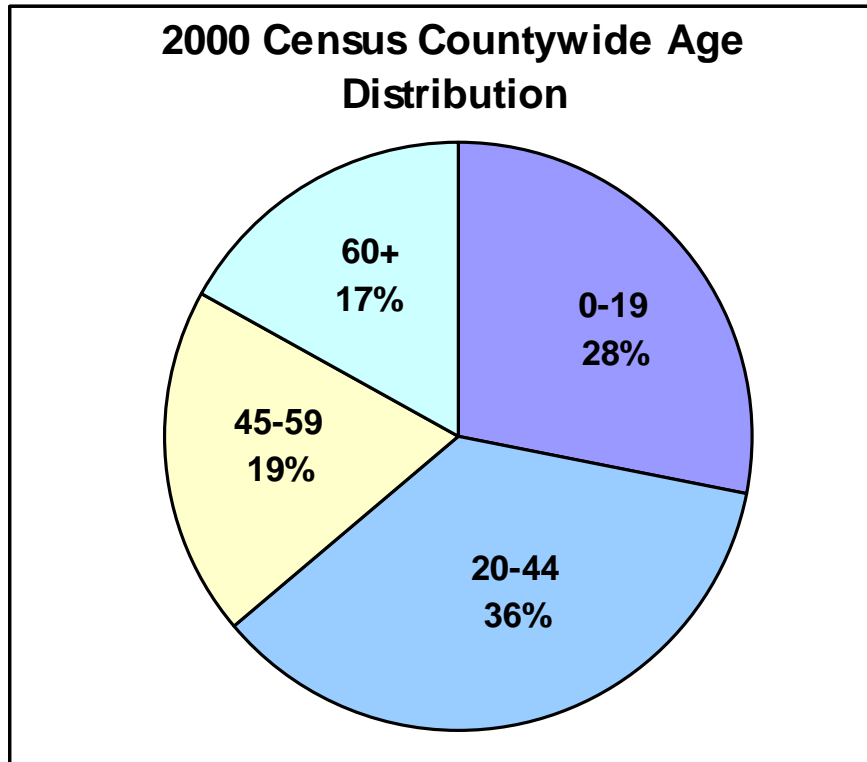


Age Distribution

2000 and 2040 Countywide

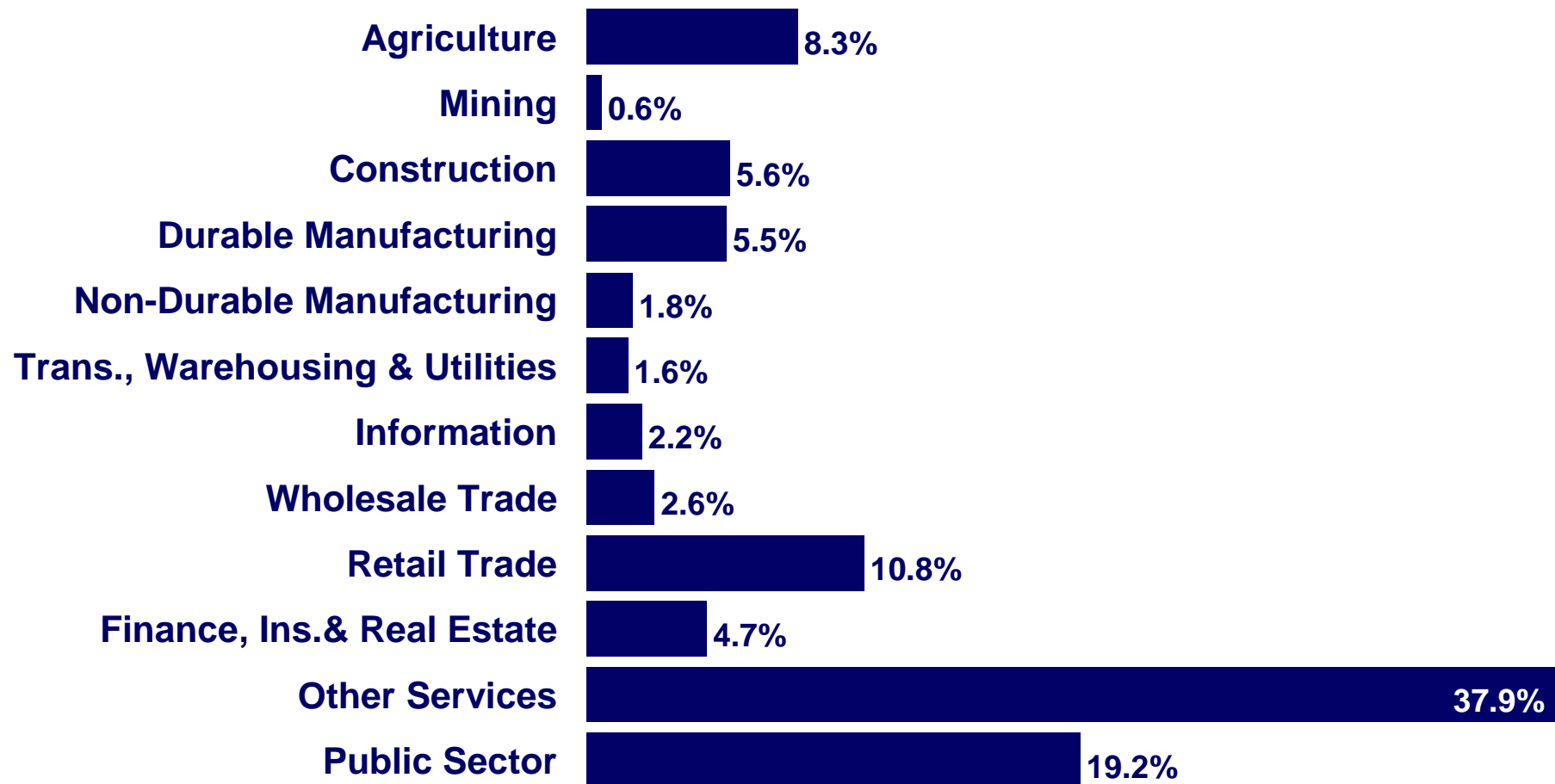
2000: 399,600
Total Population

2040: 492,800
Total Population



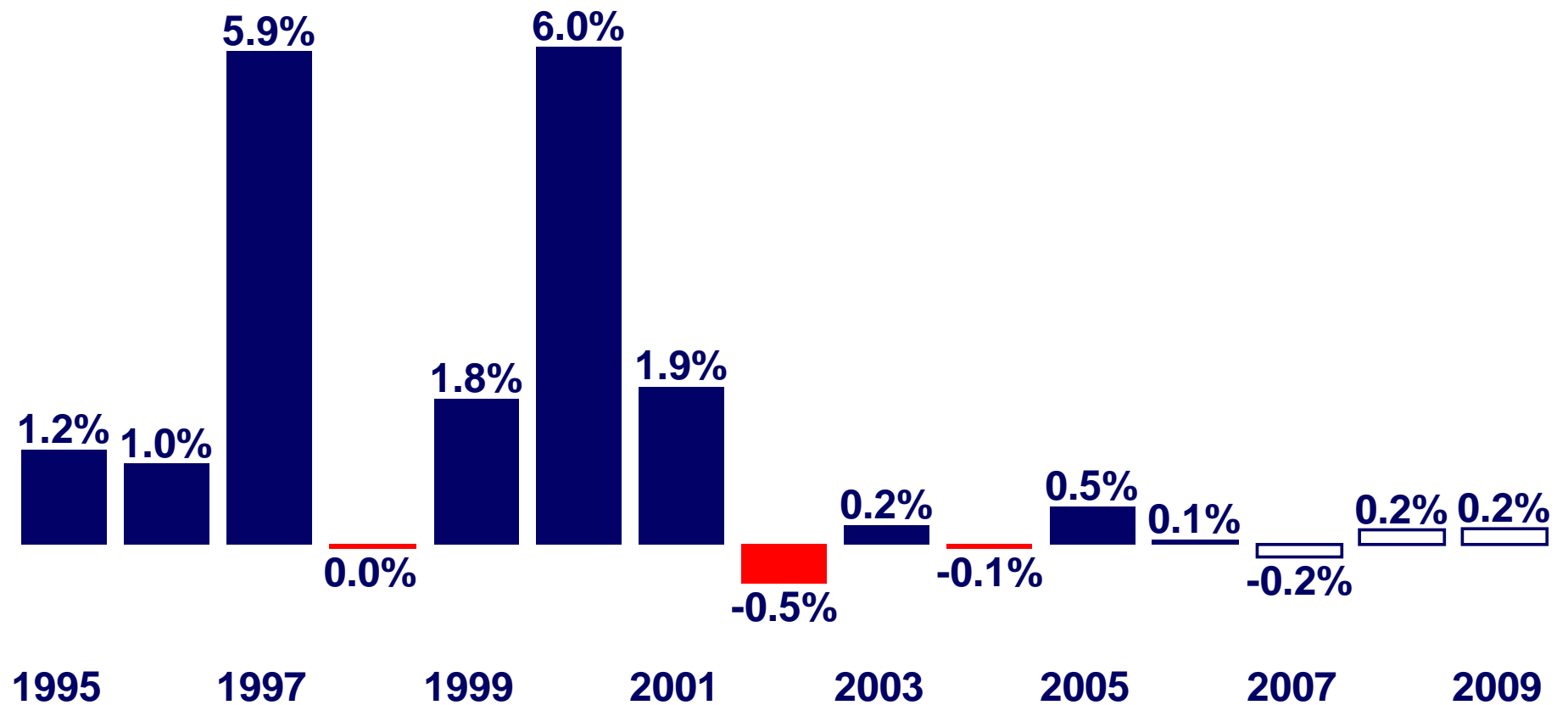
Employment Distribution By Industry, 2006

188,000 Total Jobs Countywide

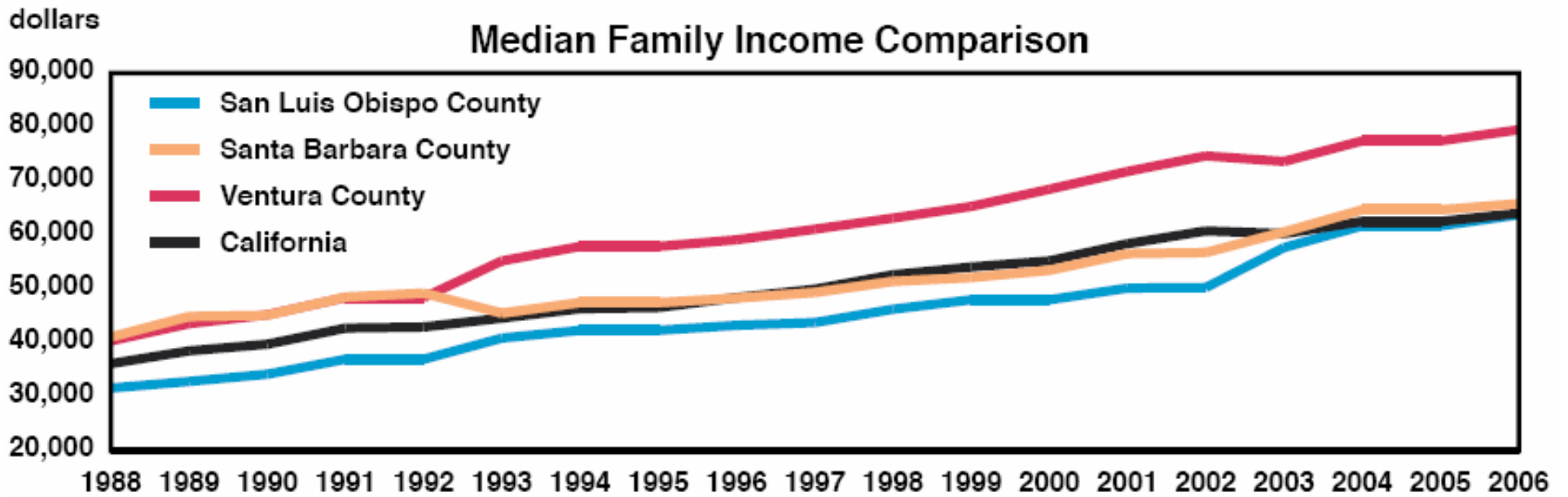


Employment Growth South Coast

118,000 Total Jobs on the **South Coast** in 2006

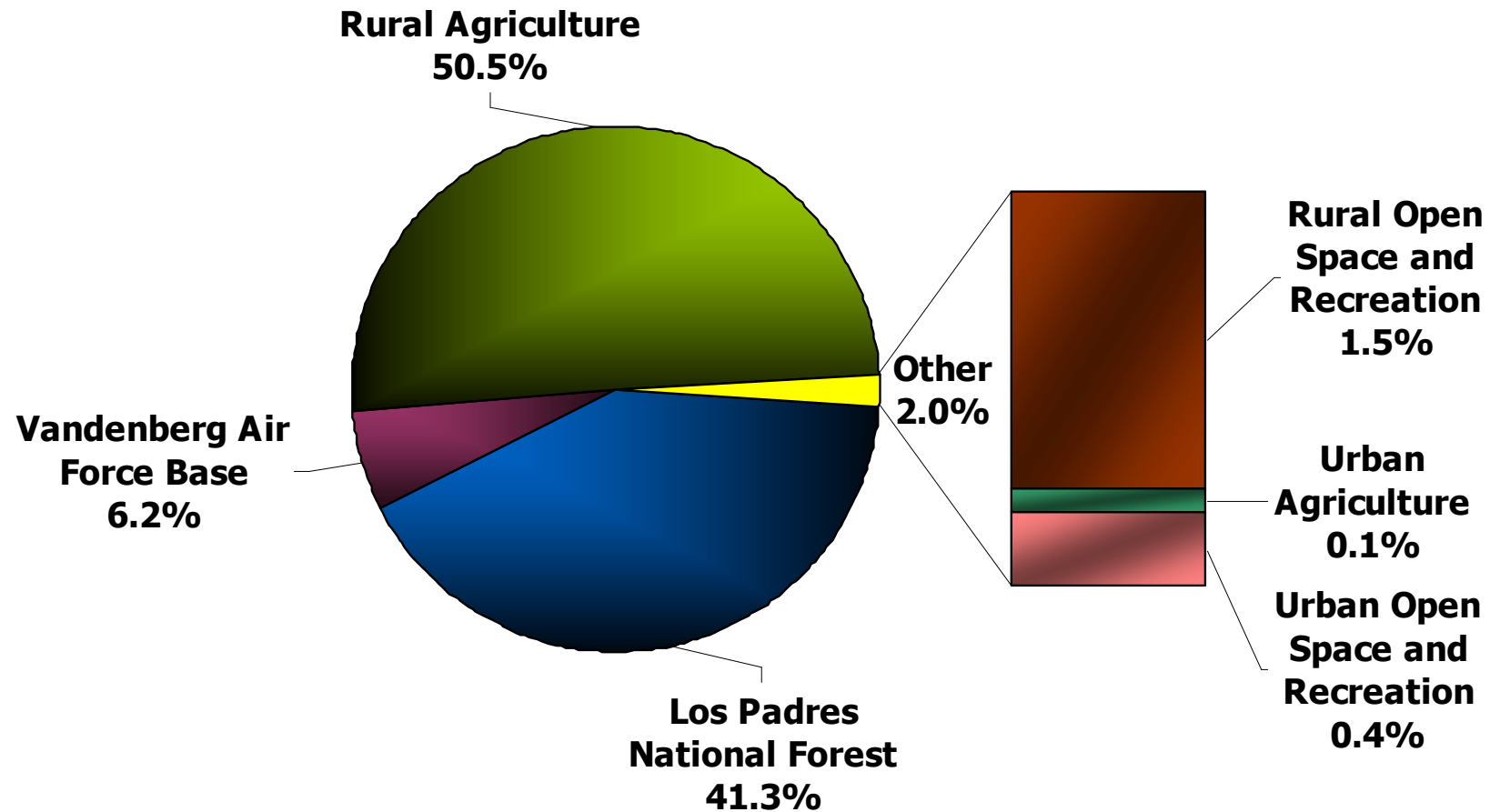


Income



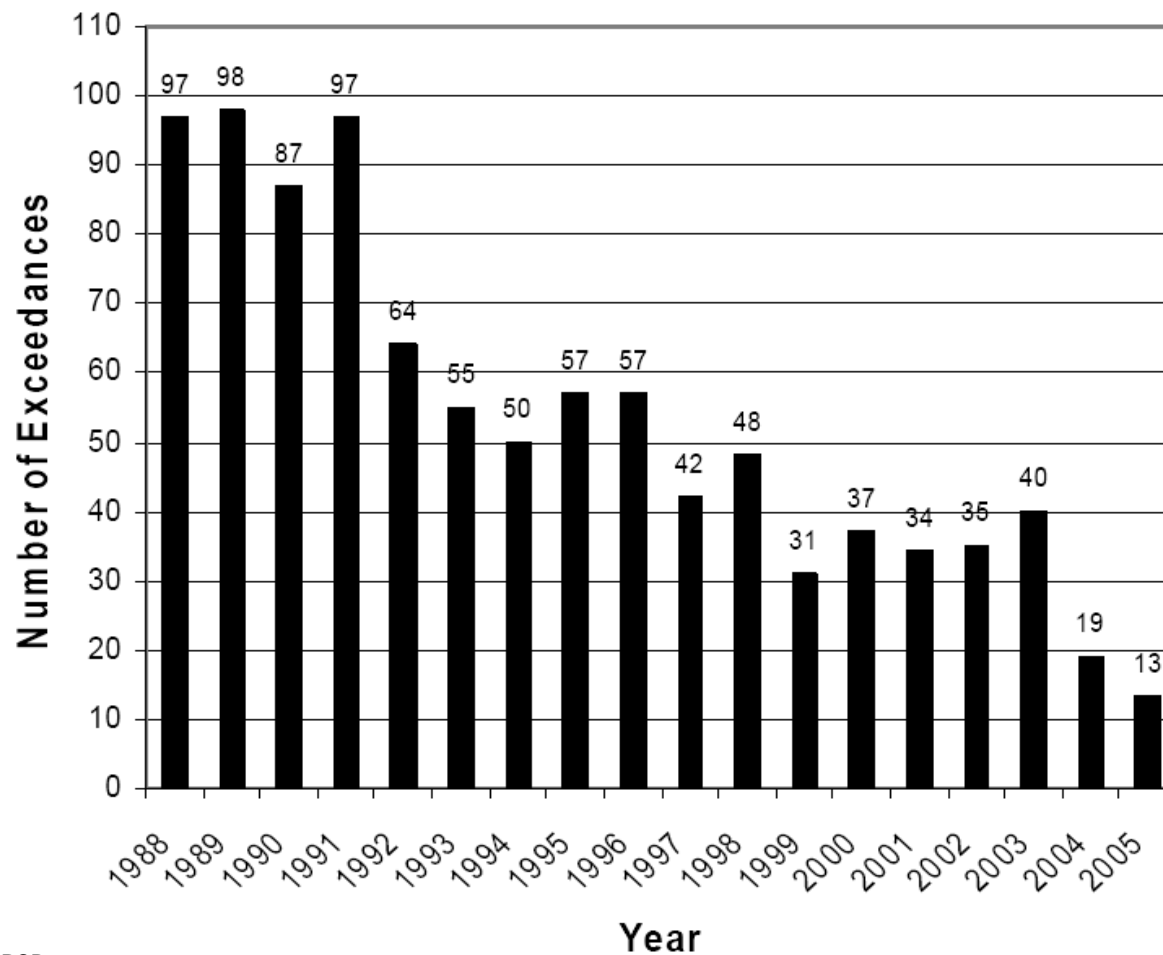
Environmental and Open Space Preservation

Non-urban Land



Air Pollution

Number of Days Exceeding State 8-Hour Ozone Standards



Sustainable Agriculture

Agricultural Land

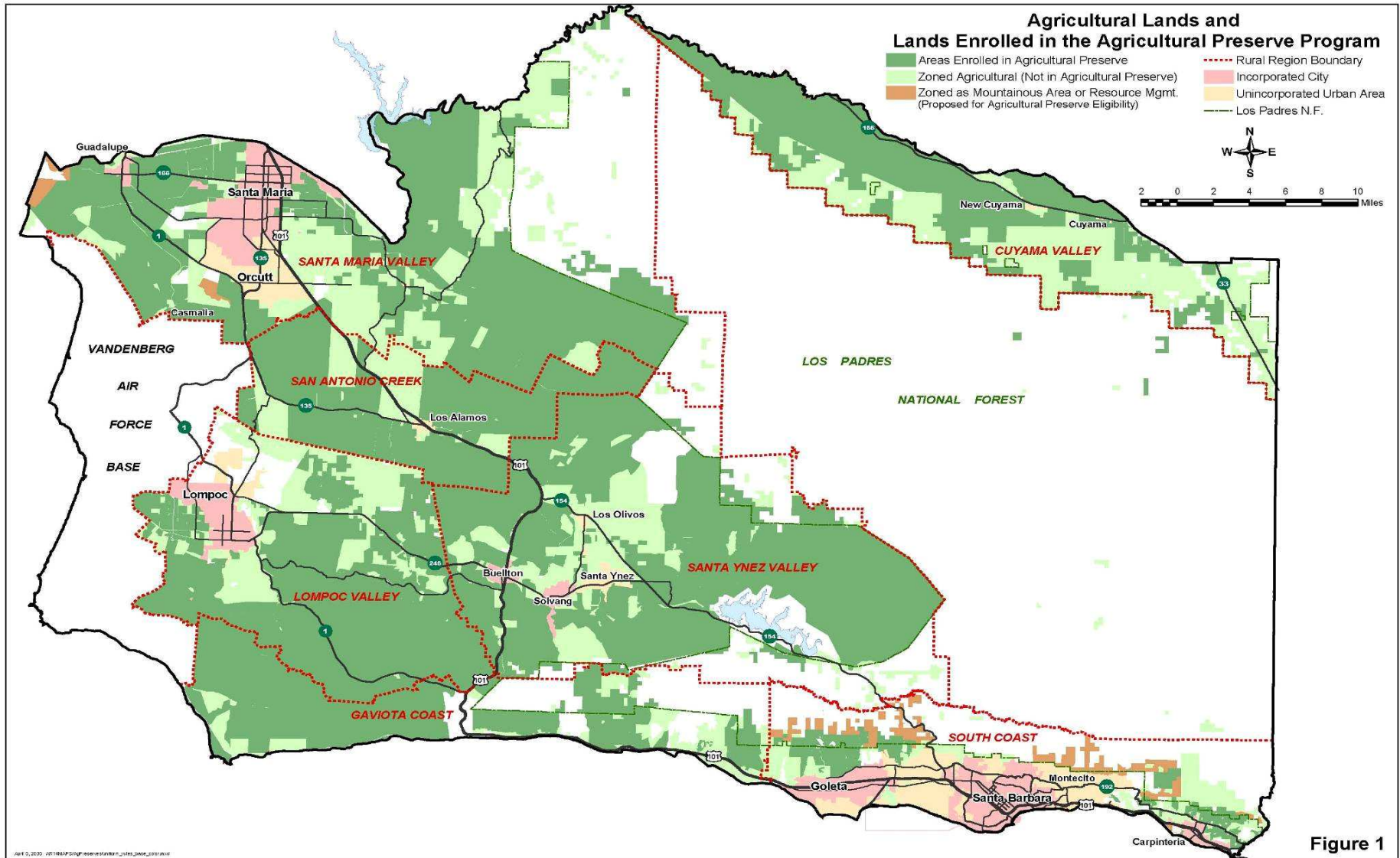
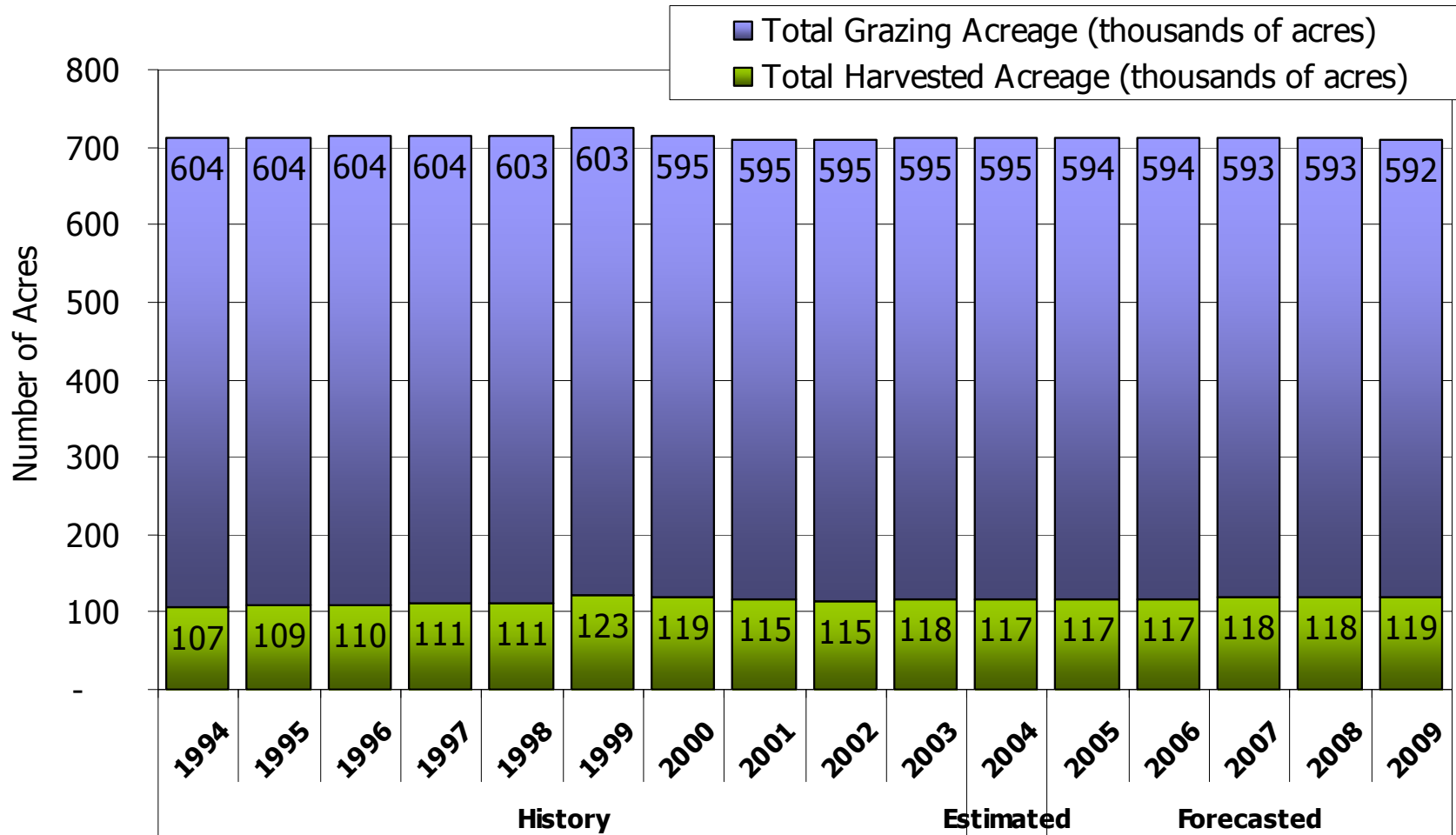
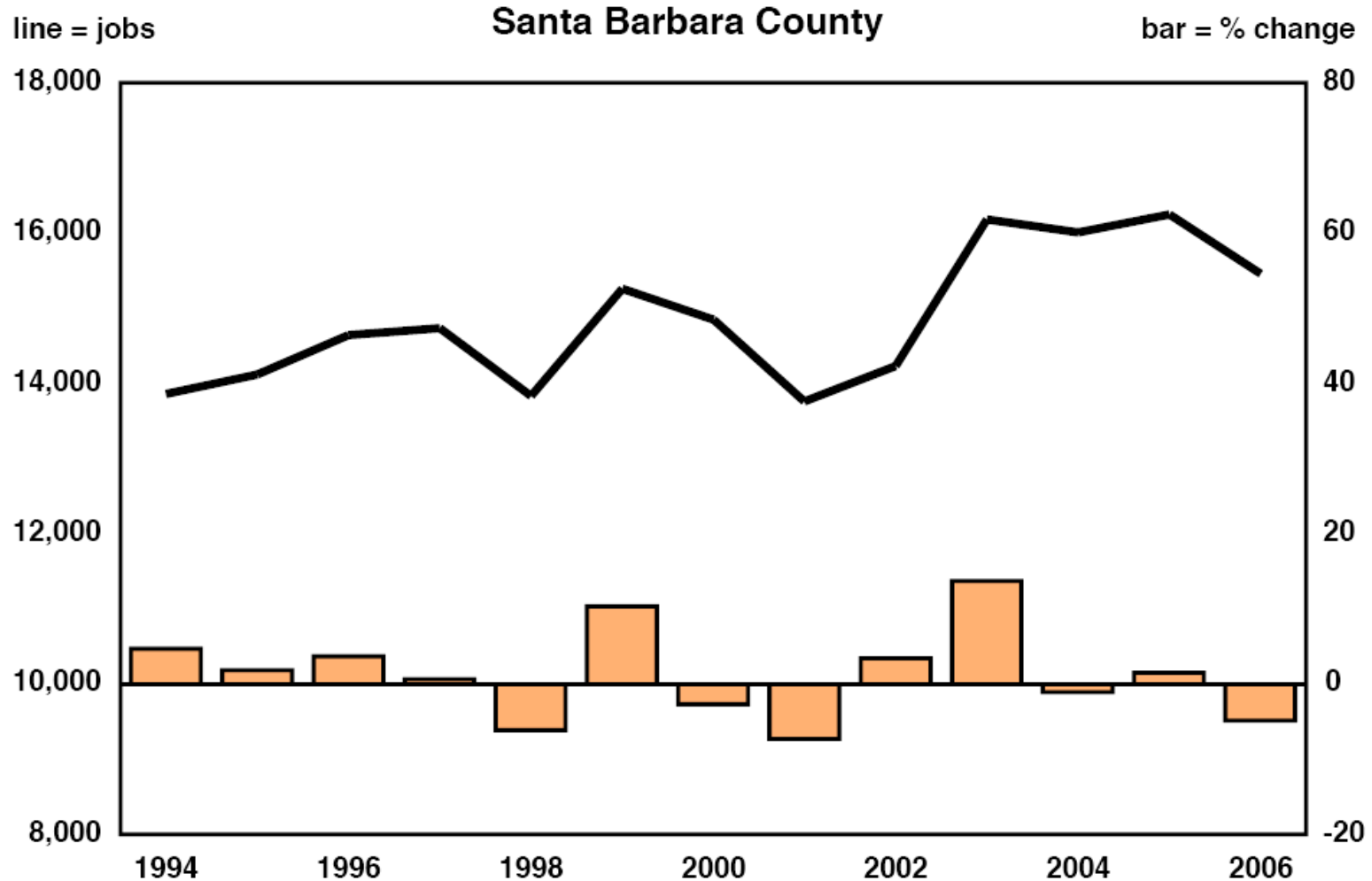


Figure 1

Acreage Used for Agriculture



Agriculture Workforce Employment Trends



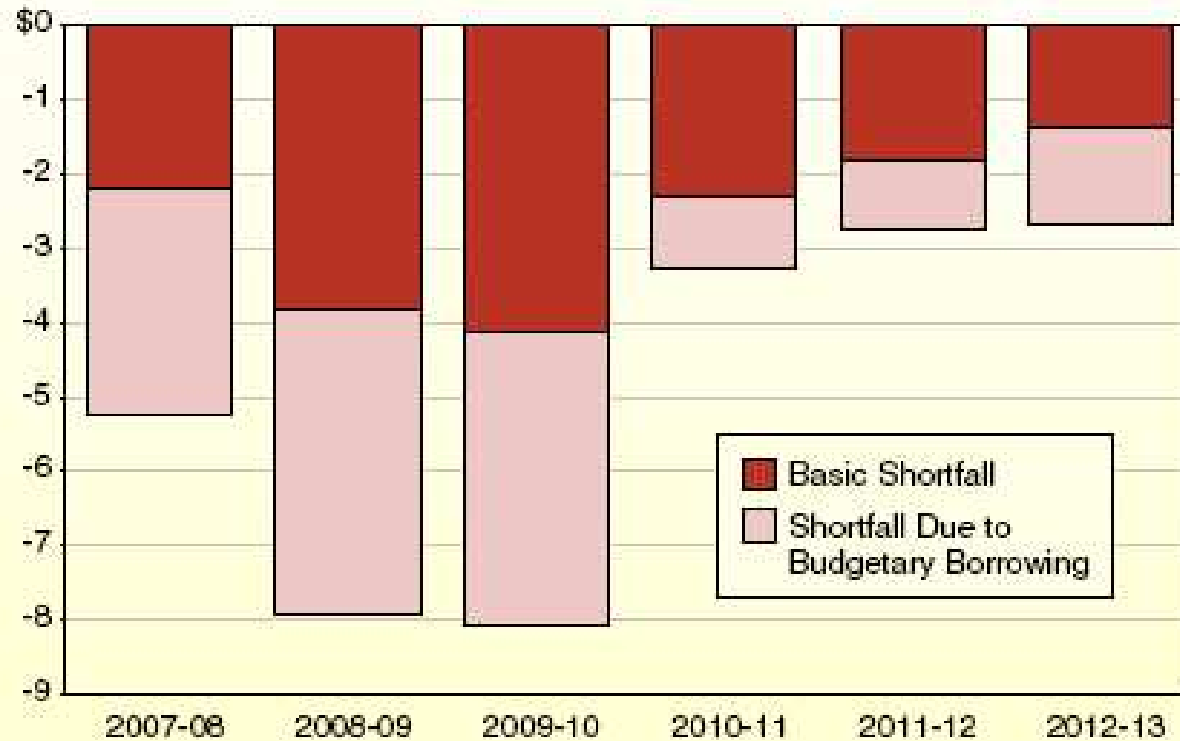
Financial Stability of the County

Problematic State Financial Picture

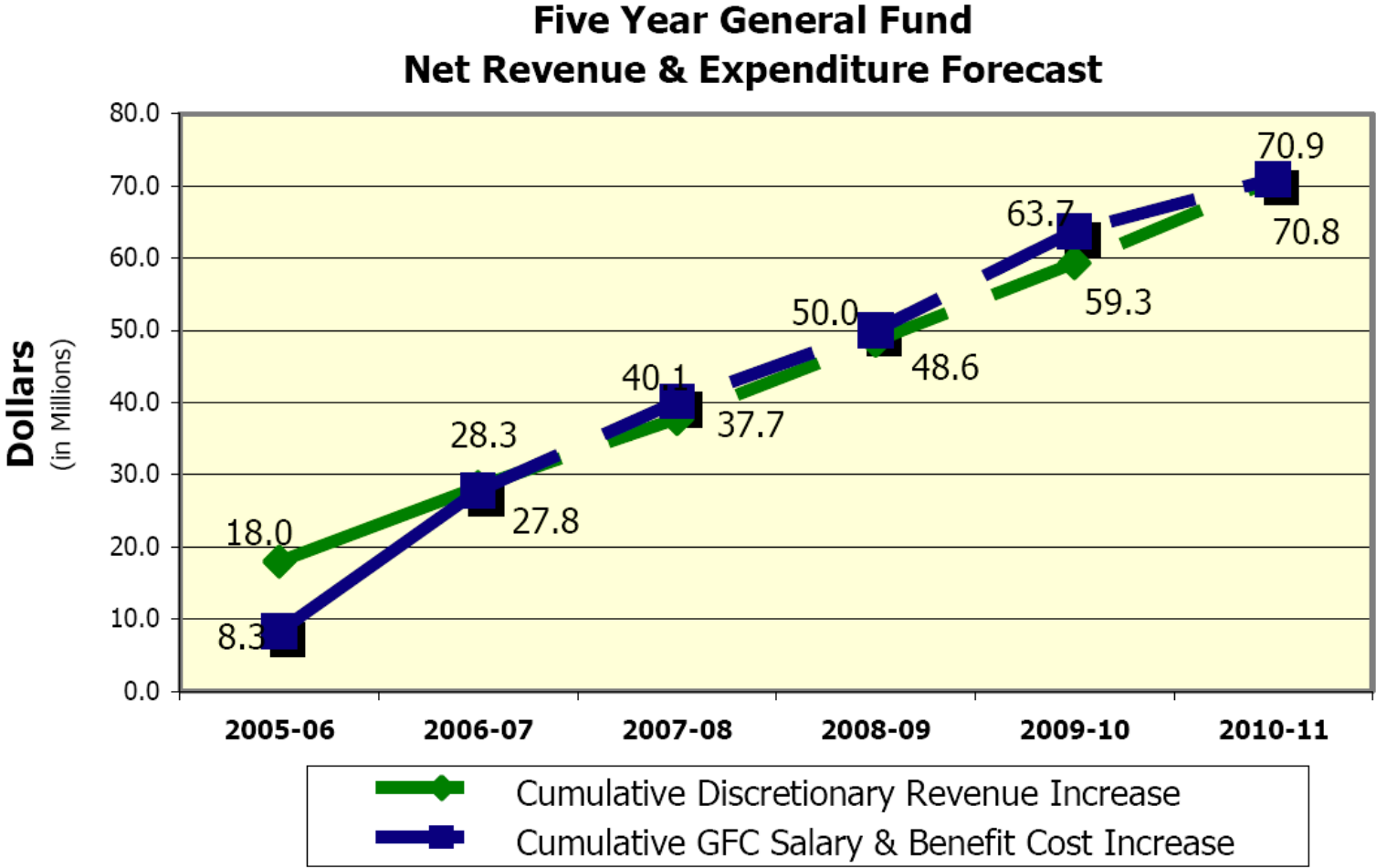
Figure 3

Large Operating Shortfalls Projected Throughout Forecast Period

General Fund (In Billions)



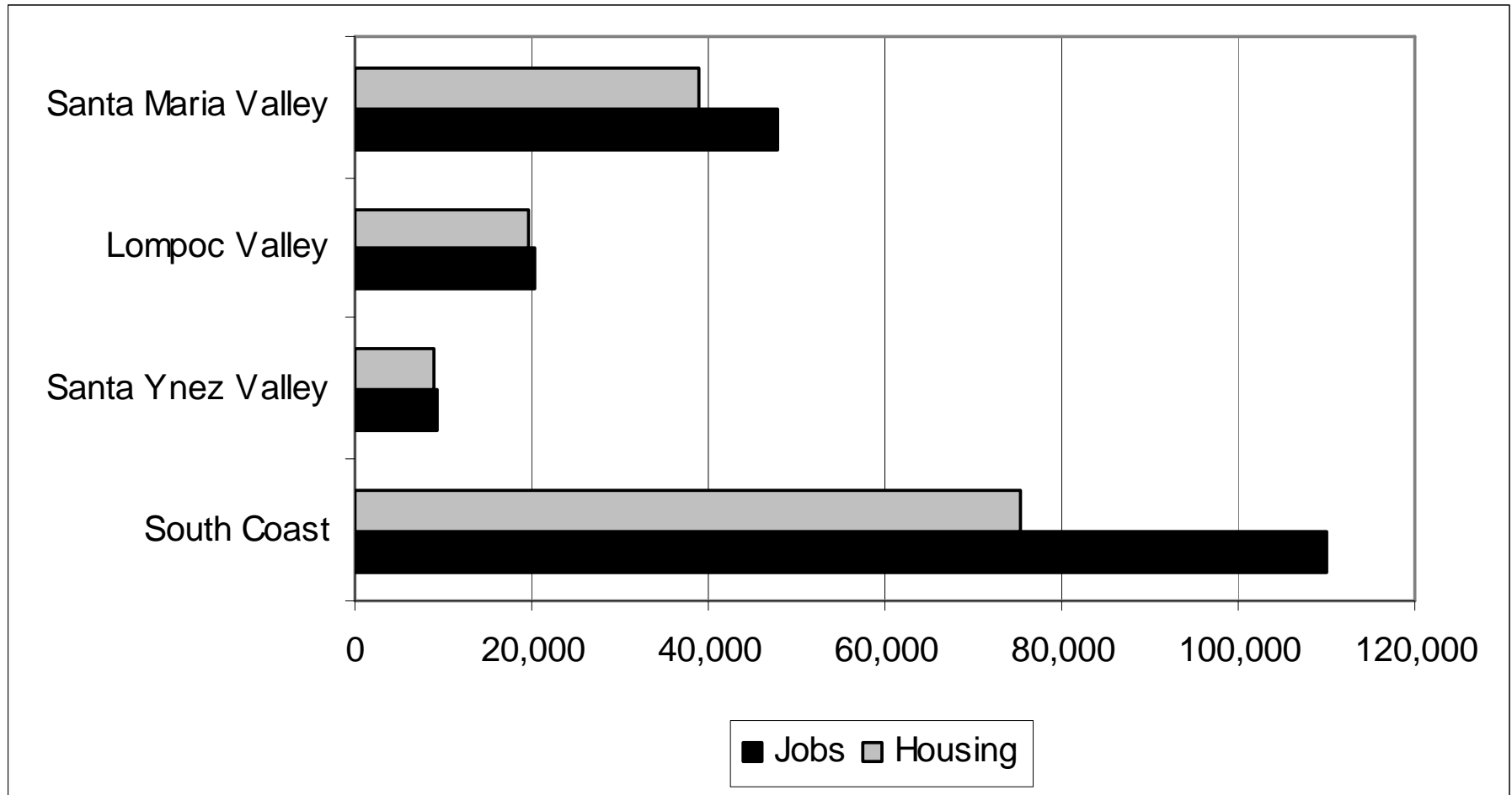
Potential County Structural Budget Deficit



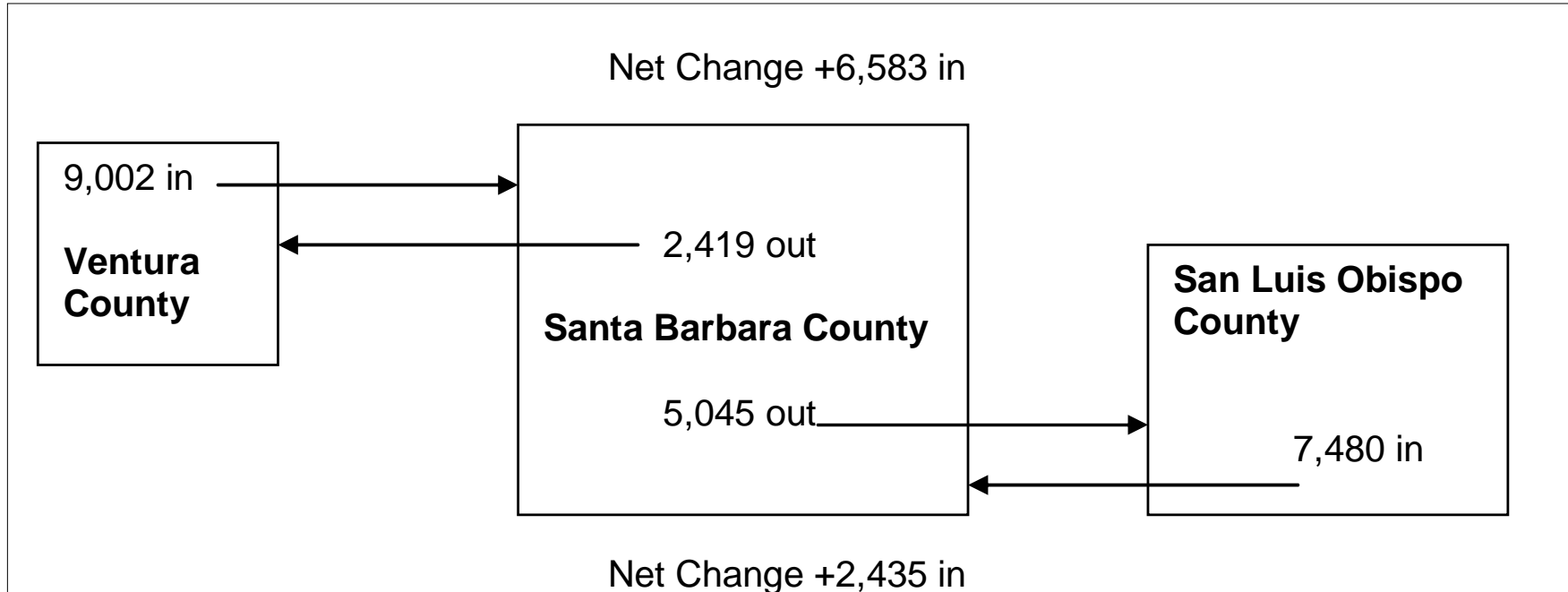
Source: 2006-07 Proposed Santa Barbara County Budget

Efficient Transportation and Mobility

Jobs/Housing Balance: 2005

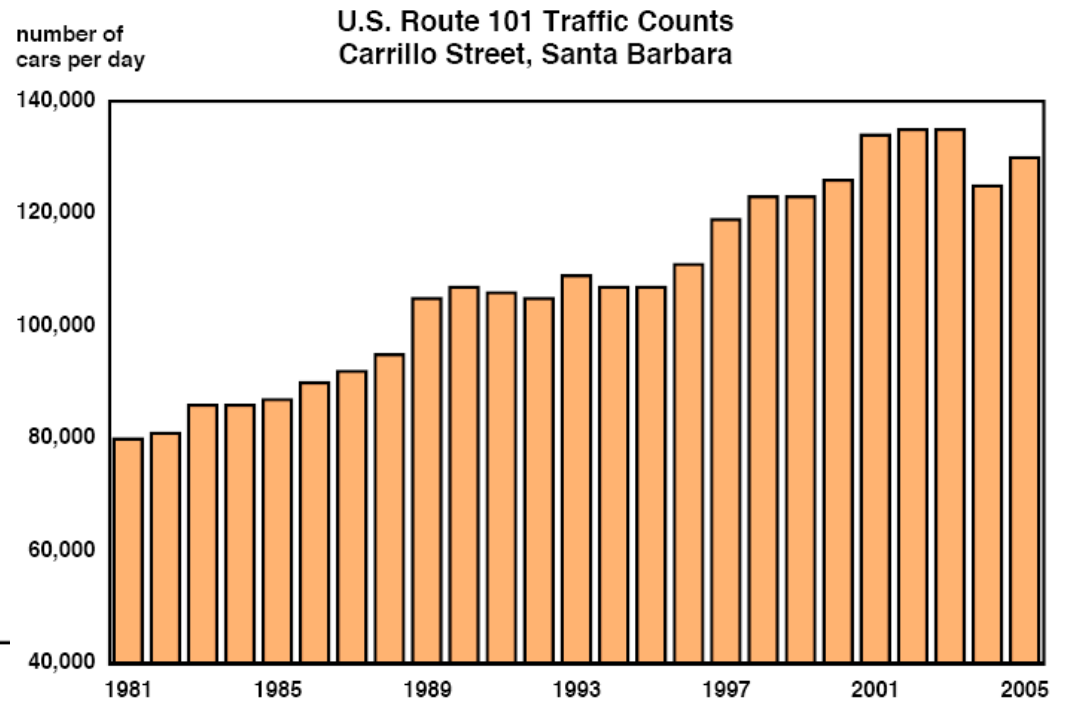
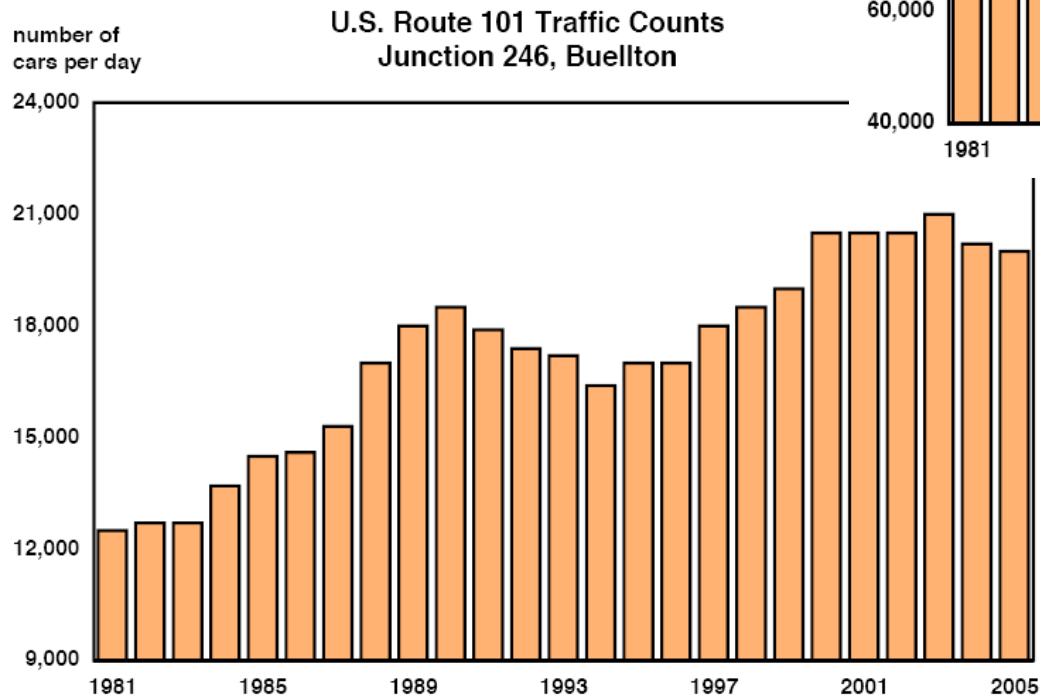


Tri-County 2000 Commute Patterns



*Based on recent traffic count data, Ventura is estimated at 15,000 in and SLO 10,000 in.

Traffic Counts



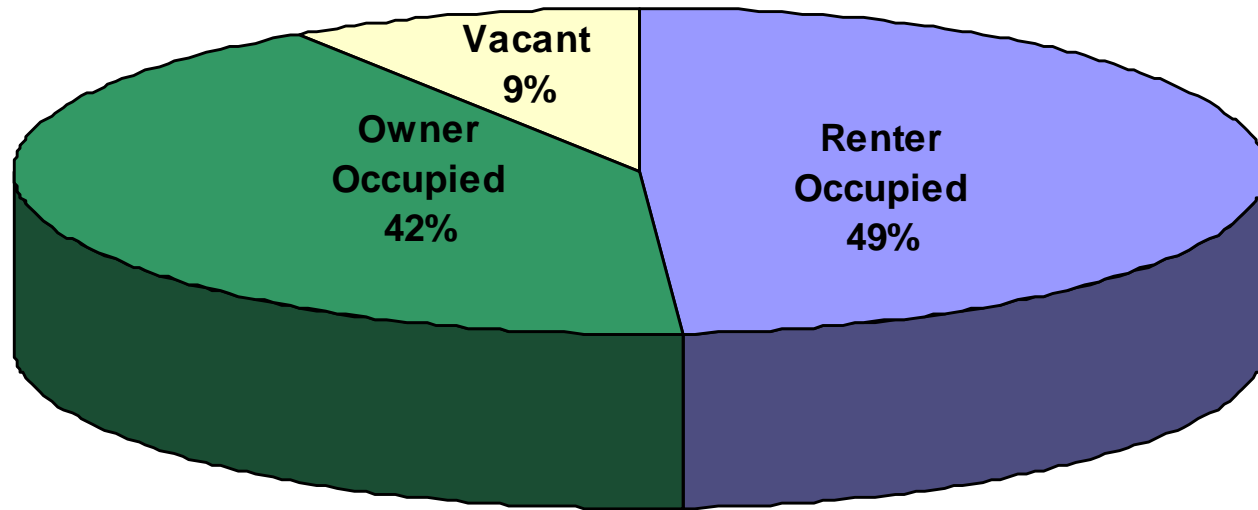
Summerland Planning Area Relevant Data

Demographics

	Summerland	SB County
Population:	1,545	417,000
Median Age:	41 yrs	33 yrs
Household Size:	2.16	2.80
Bchlr's Degree or +:	54.4%	29%
Median Family Income:	\$75,000	\$61,000
Poverty Rate:	9.5%	14.3%

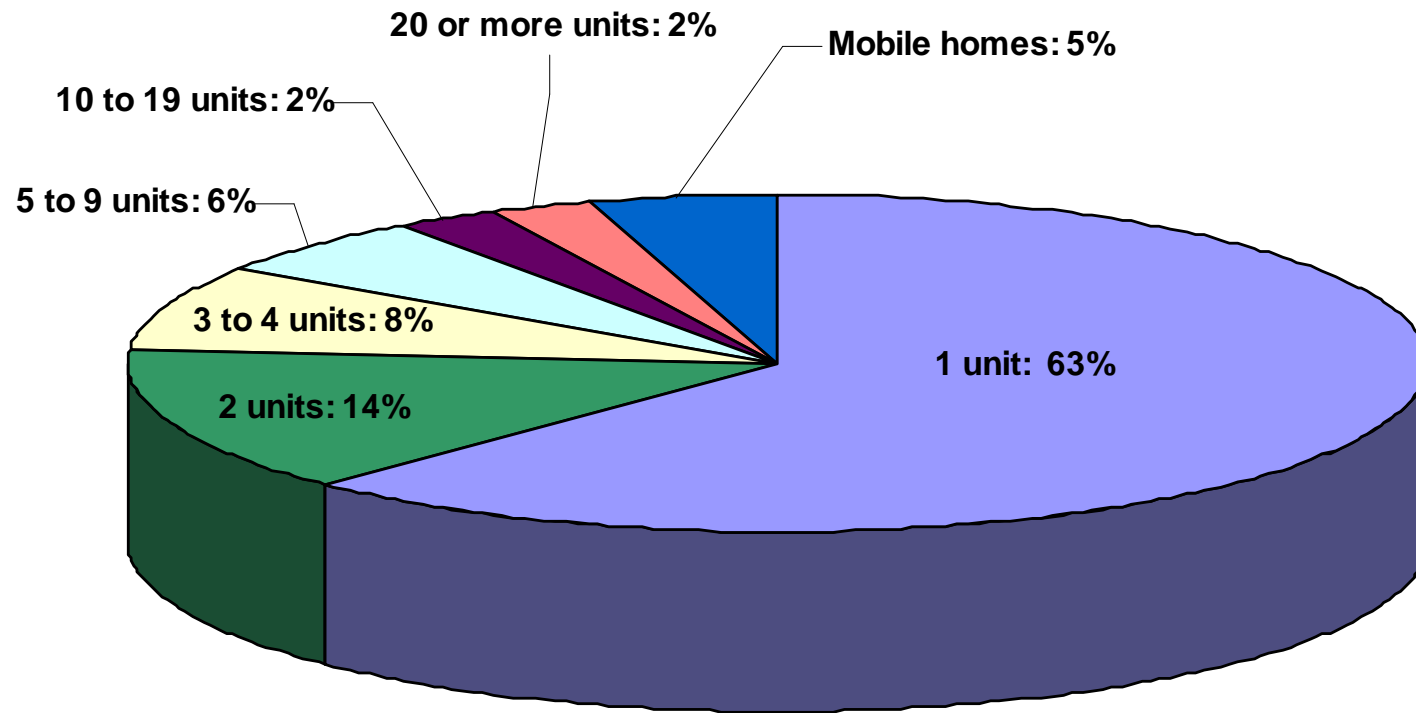
Housing Tenure

**Summerland Housing Tenure:
800 Total Units**



Housing Types

800 Total Units



*1 Unit = attached and detached 1 unit structures

Summerland Profile

Summerland Community Profile

Summerland Residents At Home

Population: 1,545

Households	Total Housing Units	800
	Avg. Household Size	2.16 persons
	Owner Occupied	42%
	Renter Occupied	49%
	Vacant	9%
Housing Costs	Median Home Price	\$1.025 million (2007)
	Avg. Rent (South Coast, 2 bdrm)	\$1,708 (2006)
Housing Stock	Avg. Age of Homes	39 yrs. old
	Detached SFDs	56% of housing stock
	Condos, Townhomes, Apts.	39% of housing stock
	Mobile Homes	5% of housing stock

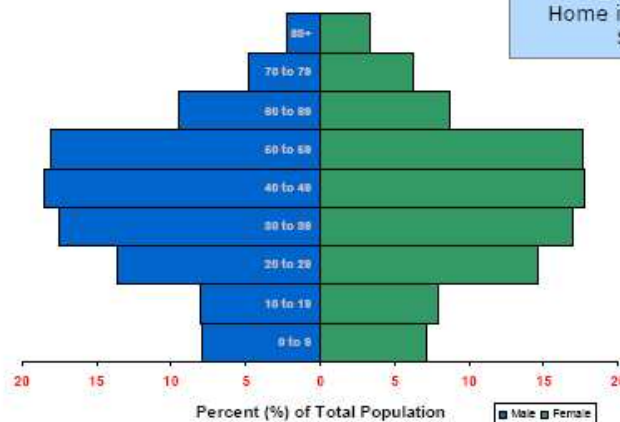


Summerland Affordable Units

Price Restricted Affordable Units

Prior to 2001	42 units built: 38 Mobile Homes and 4 Single Family Dwellings
2001 – 2007	12 Single Family Dwellings

Summerland Population, 2000



Summerland Residents At Work

Employed Residents: 974

Income	Median Household Income	\$75,625
	% of Households earning \$100,000 or more	22.5%
	% of Households with Retirement Income	5%
	% of Households w/ Public Assistance Income	0%
	% of Pop. at or Below Poverty Level	9.5%
Where They Work	Within the in County	94%
	Outside the County	6%
	Ave. Commute Time Each Direction	15.4 min.
	Commute 30 minutes or more	8%

Sources: US Census 2000 except: Median Home Price & Median Rental Price: SBCAR and UCSB 2007 Econ Forecast Report; Affordable Units & Income Req'd.: County of SB. G:\GROUP\COMP\Special Projects\Strategic SCAN\Critical Issues\Summerland\Summerland Community Profile.draft.doc

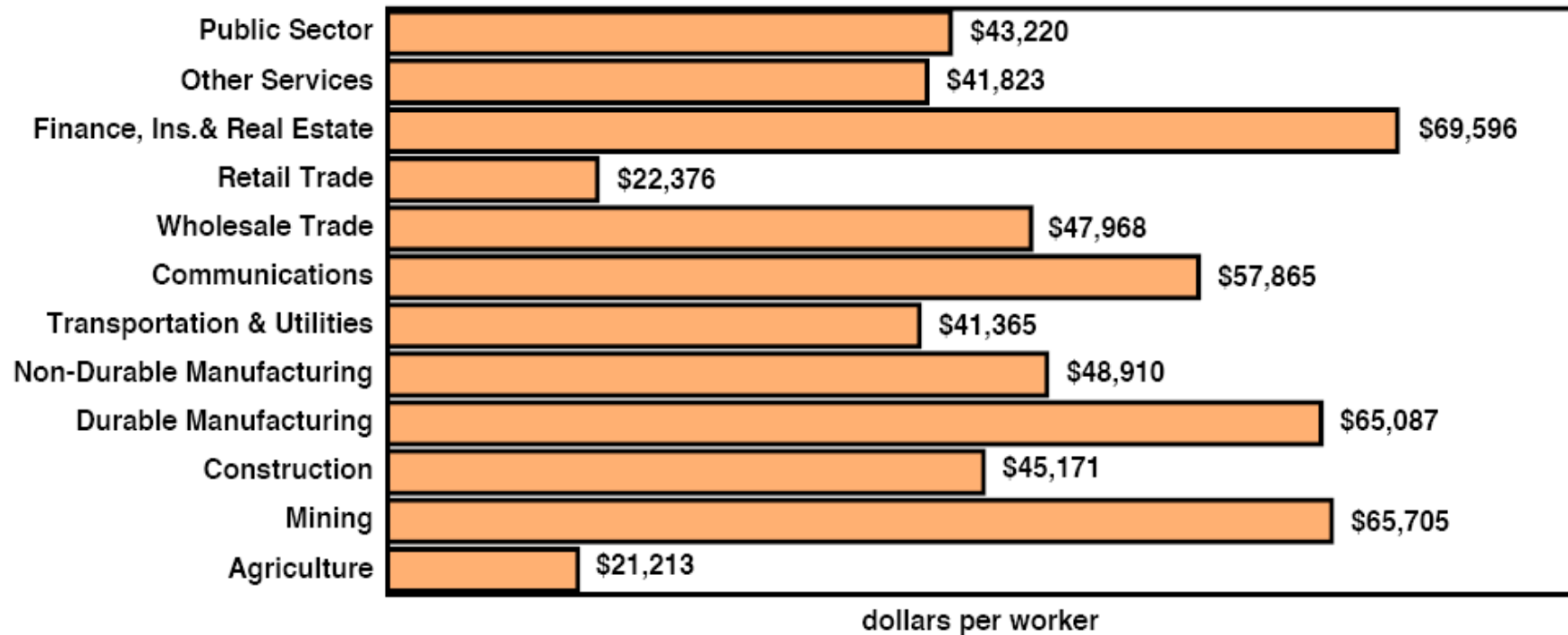
Questions?

Supplemental Information

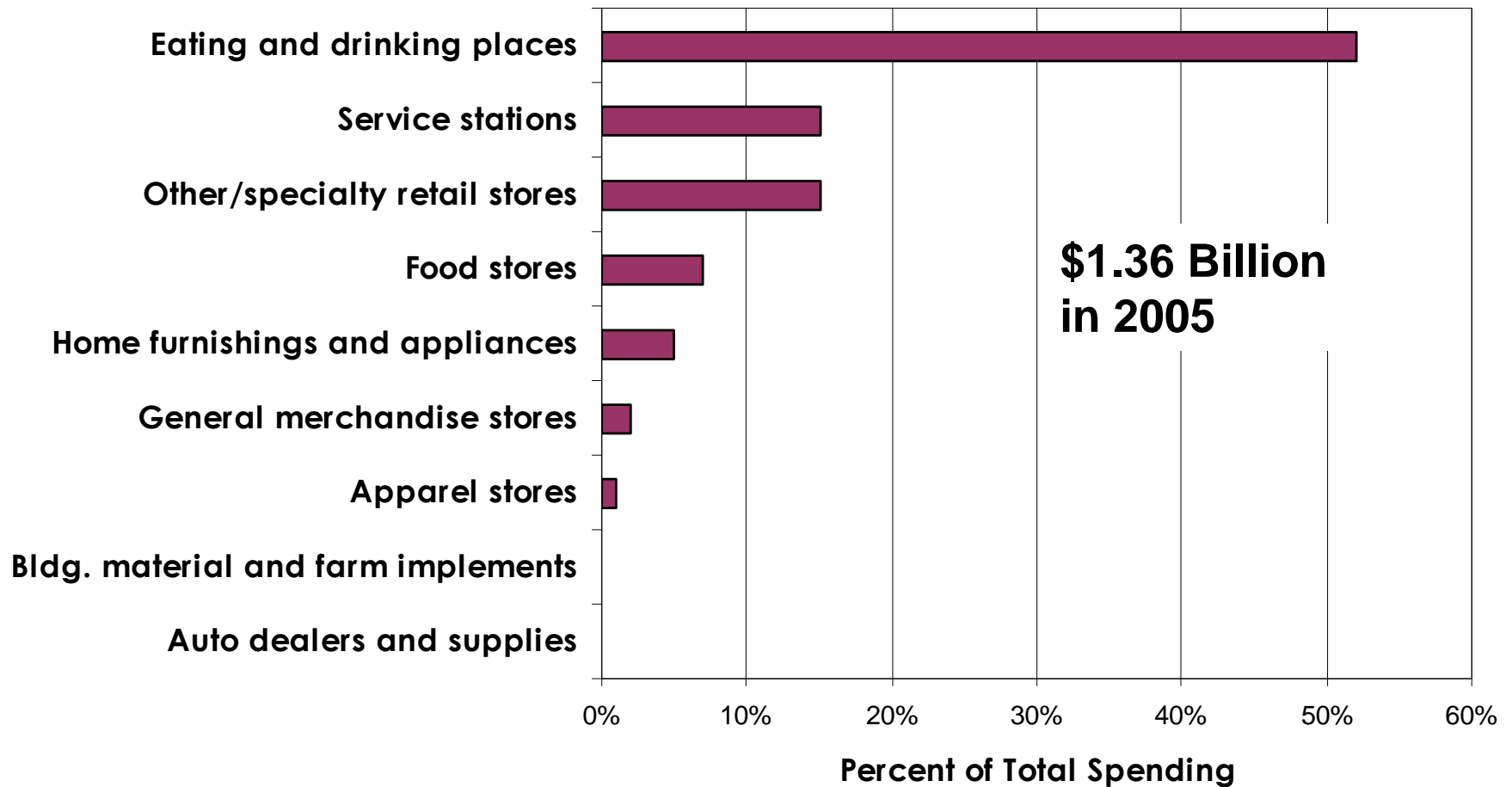
Income

Average Salaries By Industry

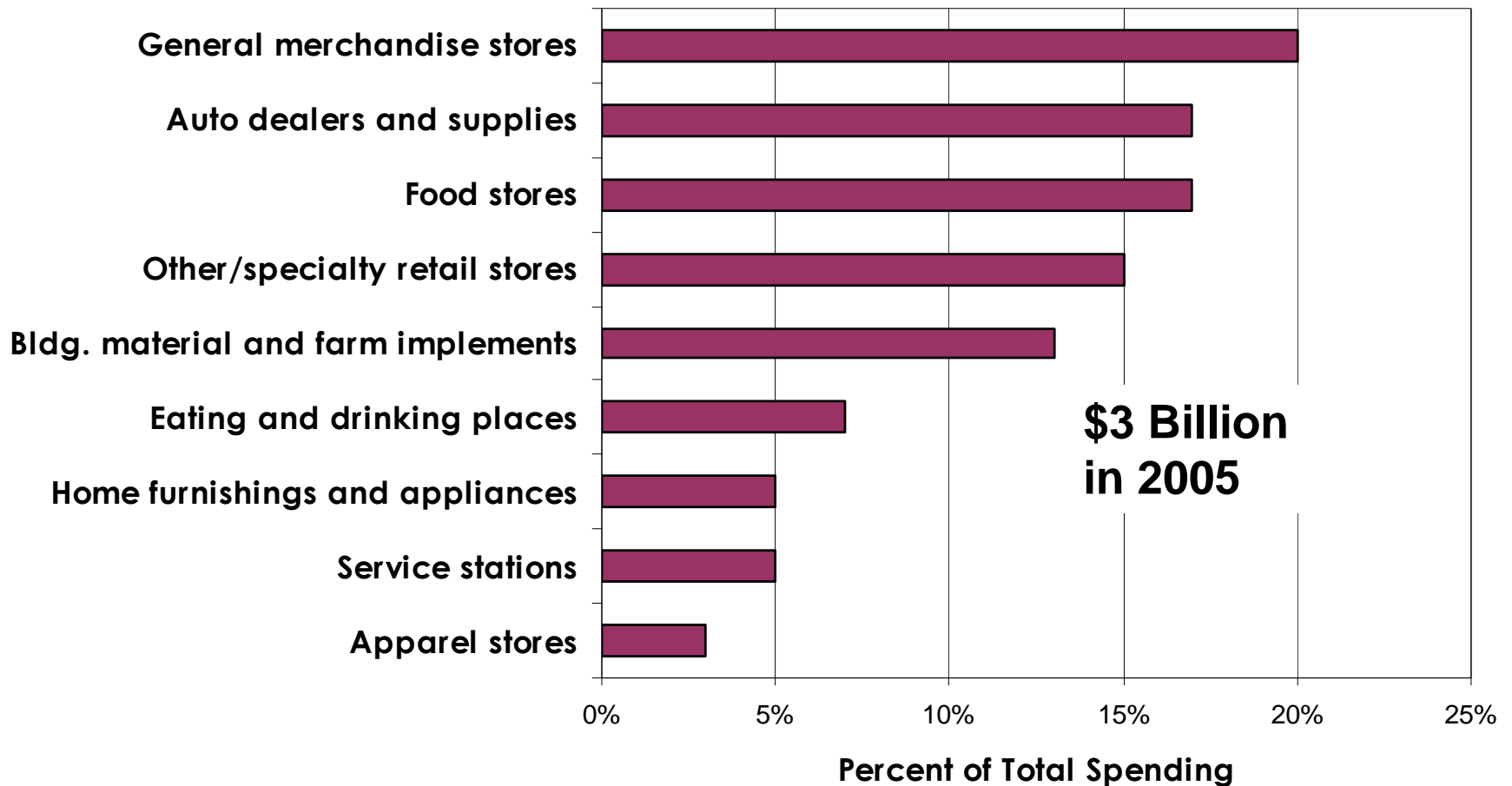
2006



Estimated Distribution of Visitor Spending in Santa Barbara County



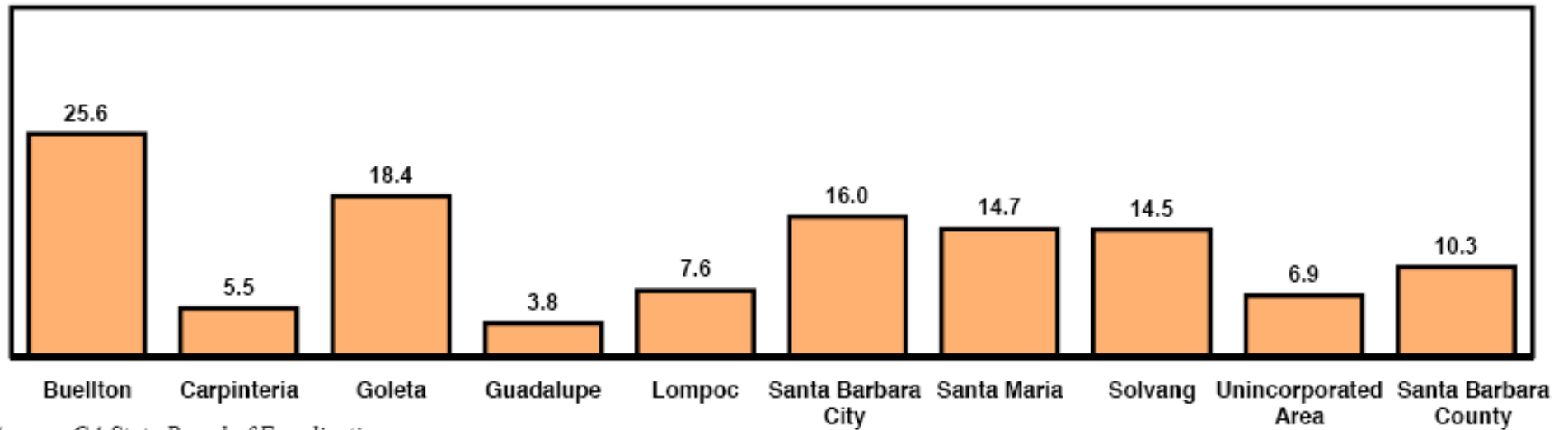
Estimated Distribution of Resident Spending in Santa Barbara County



Nominal Retail Sales Per Capita Santa Barbara County

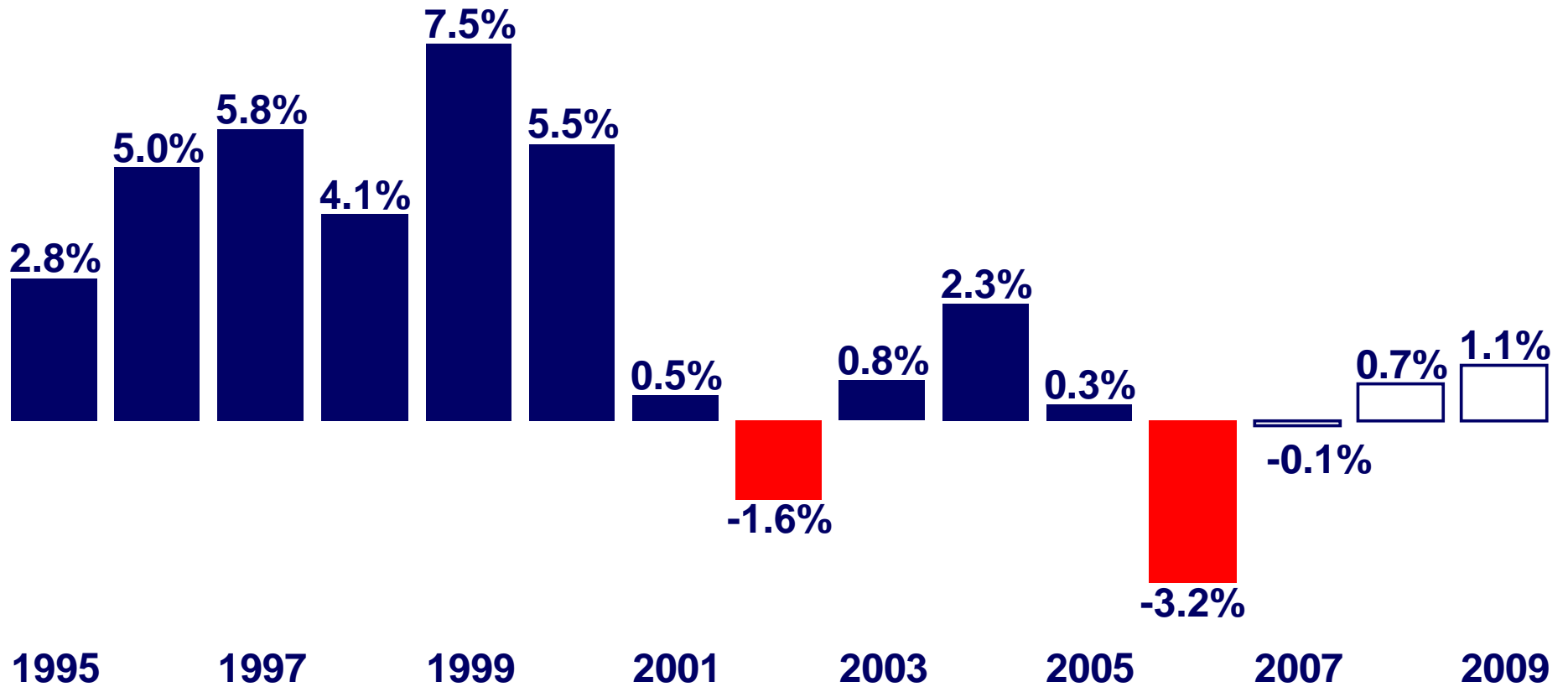
\$000s per person

2006

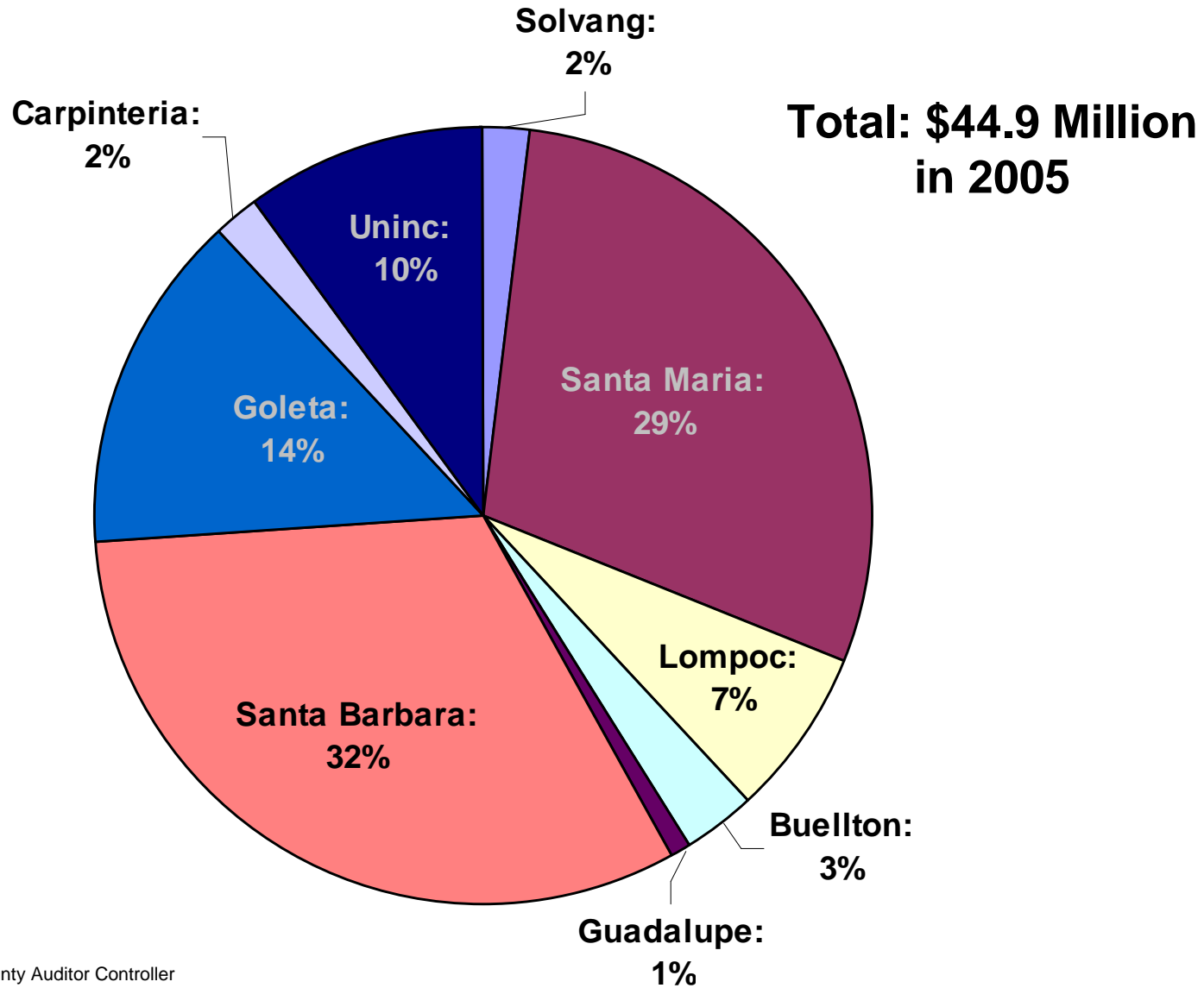


Source: CA State Board of Equalization

Real Retail Sales Growth Santa Barbara County

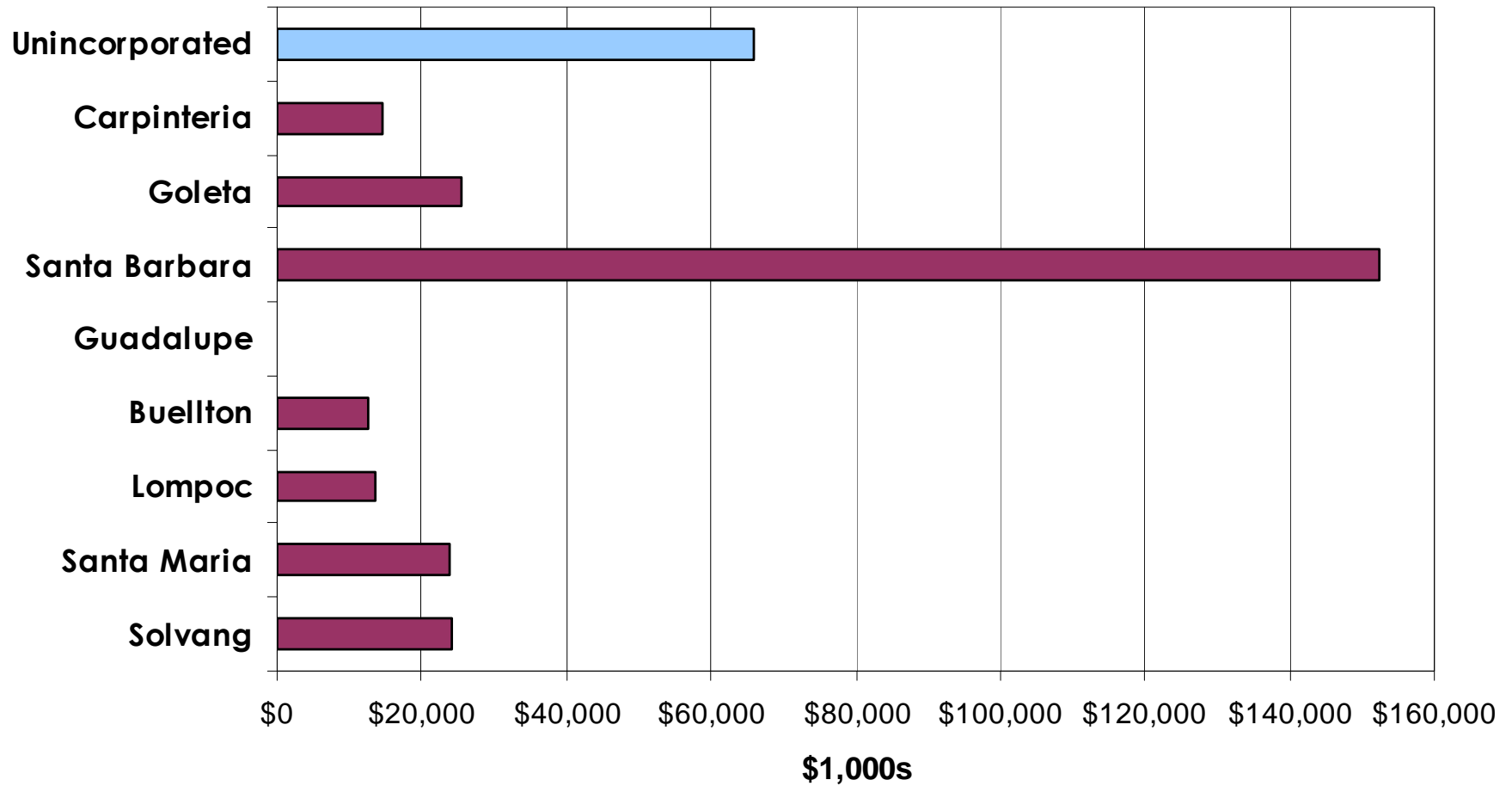


Distribution of Sales Tax

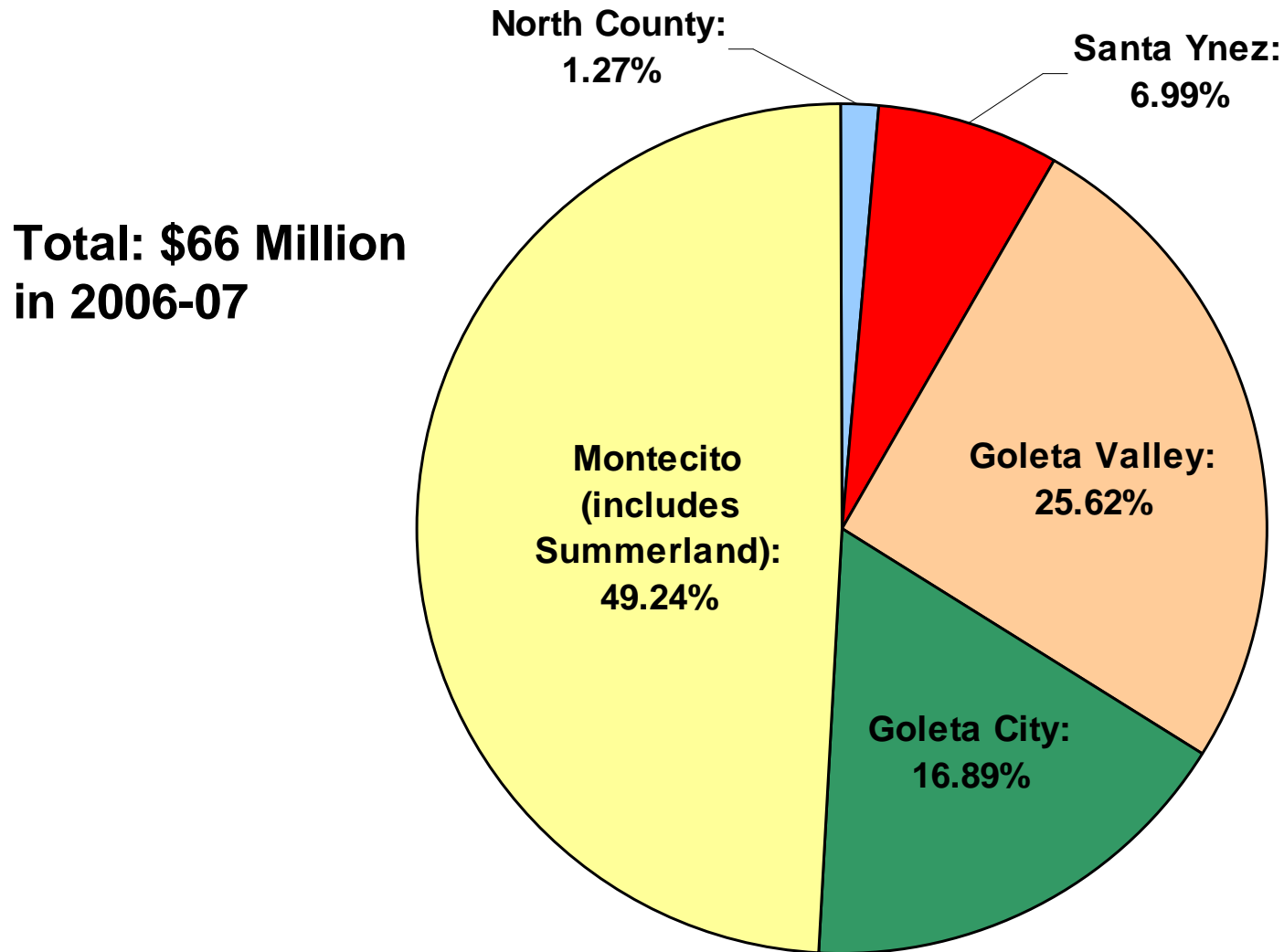


Taxable Hotel Room Sales

\$332 Million in 2006-07



Distribution of Unincorporated Area Taxable Hotel Room Sales

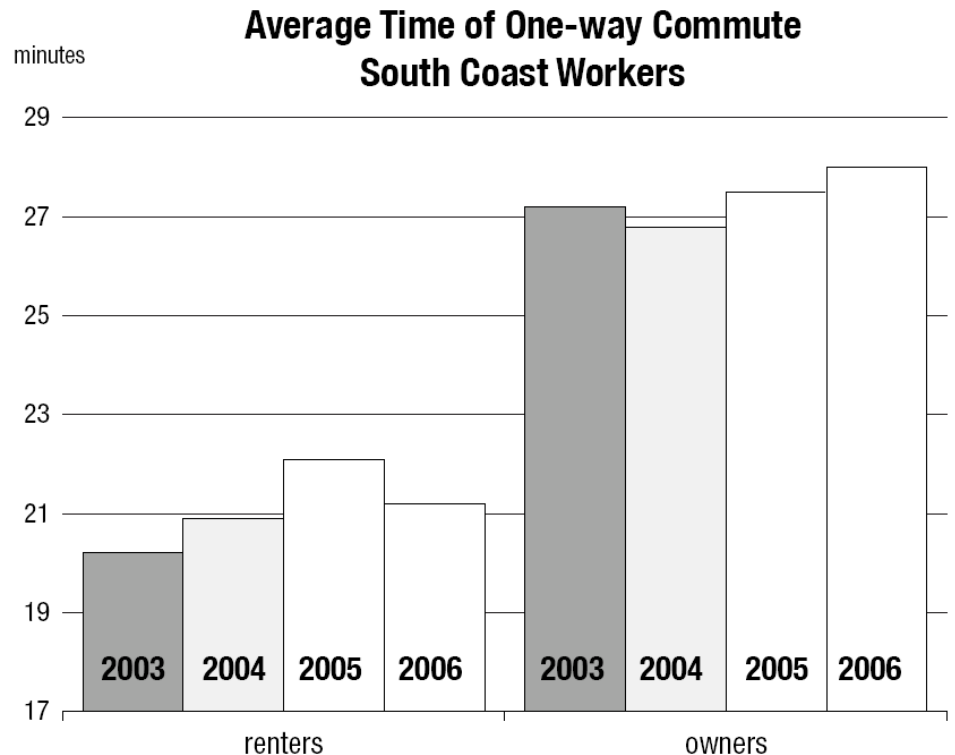


Summerland Commercial (C-1) Inventory

- C-1 General Commercial Land Uses in Summerland:
 - ✓Retail
 - ✓Hotels
 - ✓Restaurants
 - ✓Single and Multifamily Residential
 - ✓Office
- Total: 12 acres and 54 parcels
 - ✓7.75 acres and 36 parcels on Lillie Ave.
 - ✓2.5 acres and 8 parcels on Ortega Hill Rd.

South Coast Workforce Commute Patterns

Where South Coast Workers Live		2006
Place of Residence	Percent of Total	
South Coast	75.0	
Ventura County	11.8	
Santa Maria / Lompoc	8.2	
Santa Ynez Valley	3.9	
San Luis Obispo	0.2	
Los Angeles County	0.9	



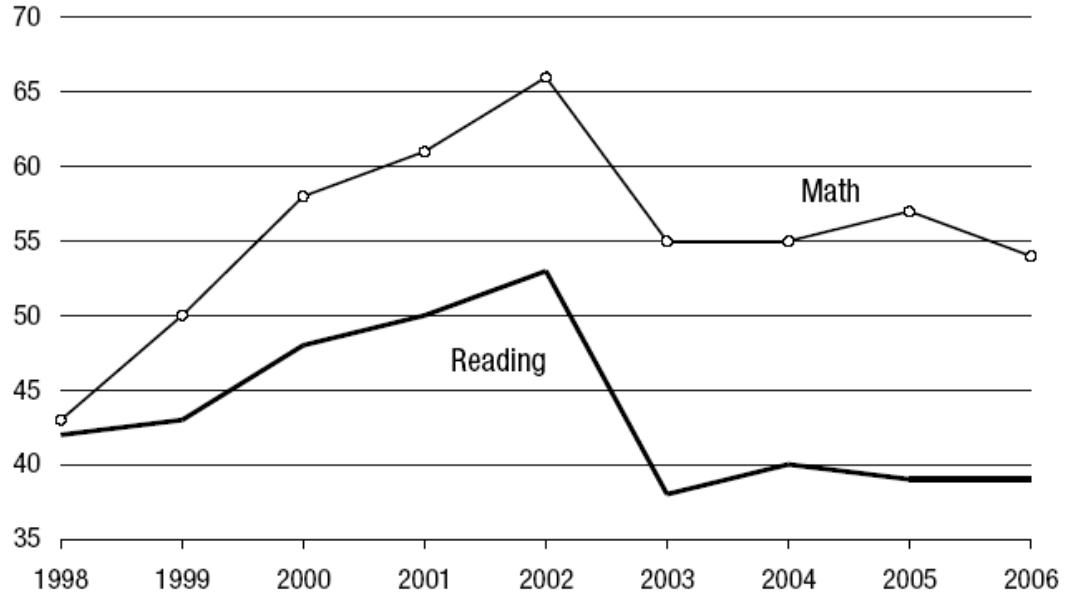
*CEF 2007 Forecast, Based on Coastal Housing Partnership Employer Survey

Education Quality

percent of students above national average

CAT 6 Scores for Grade 3 Santa Barbara County

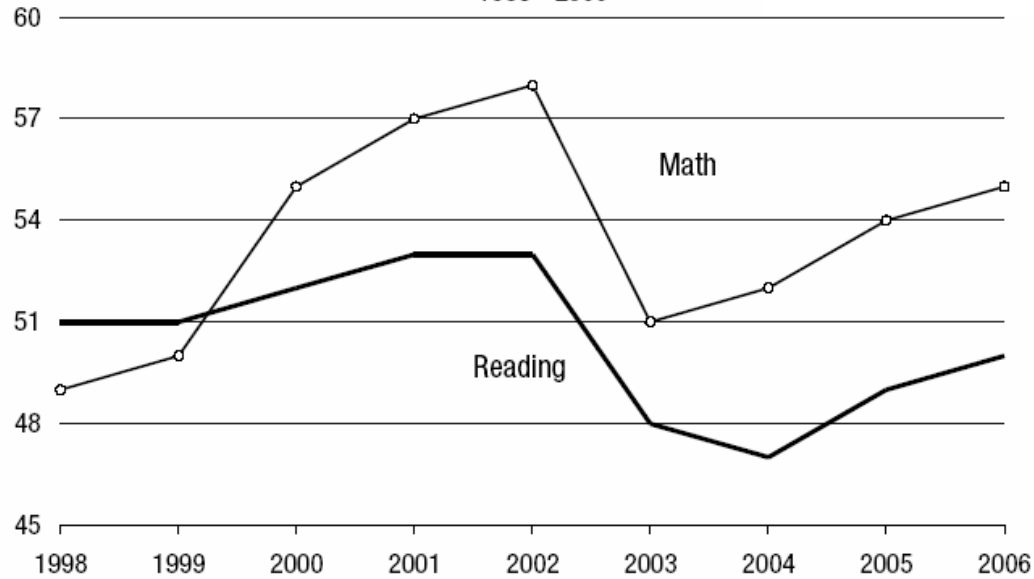
1998 - 2006



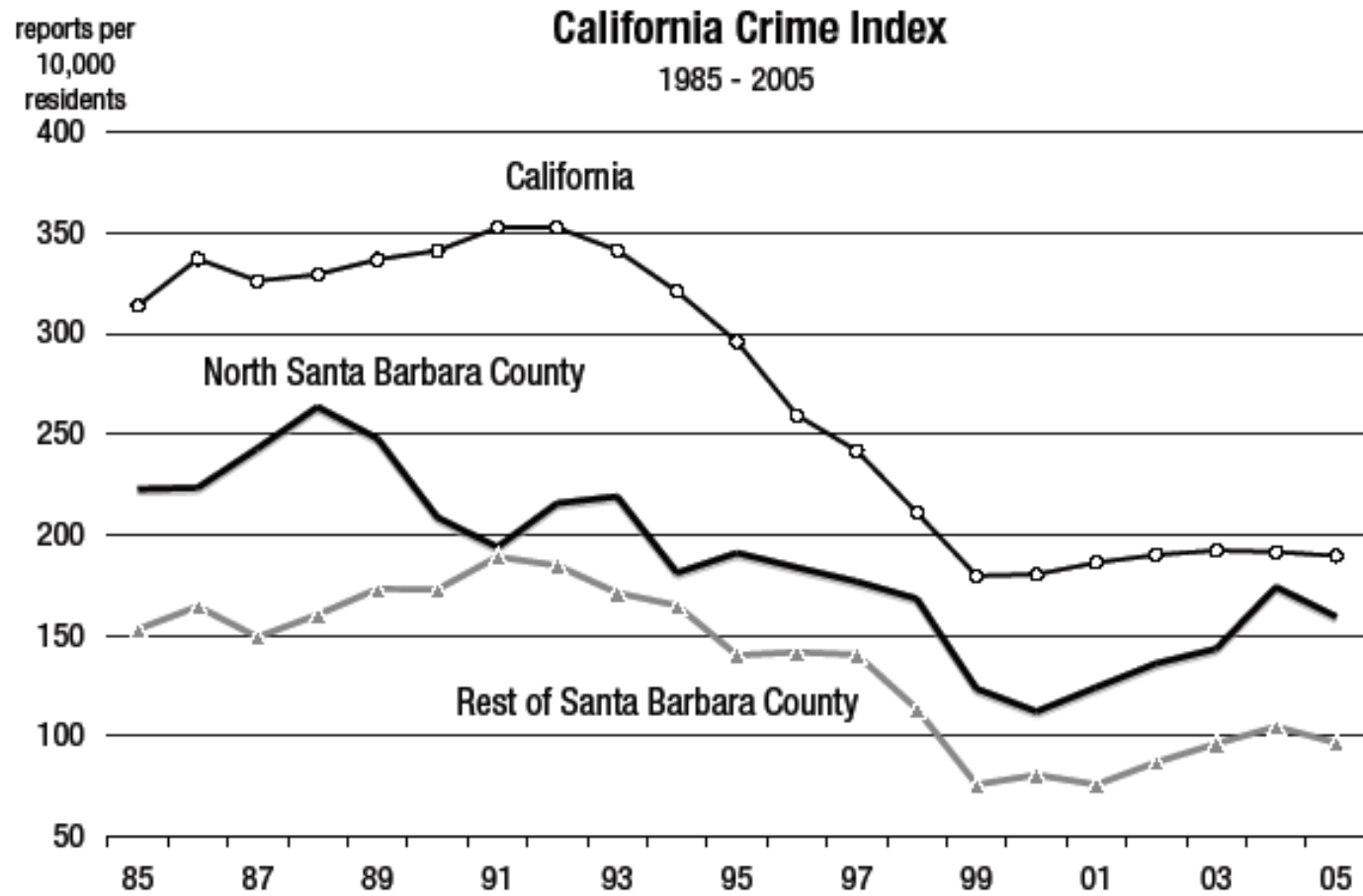
percent of students above national average

CAT 6 Scores for Grade 7 Santa Barbara County

1998 - 2006



Crime



Source: 207 CEF Project

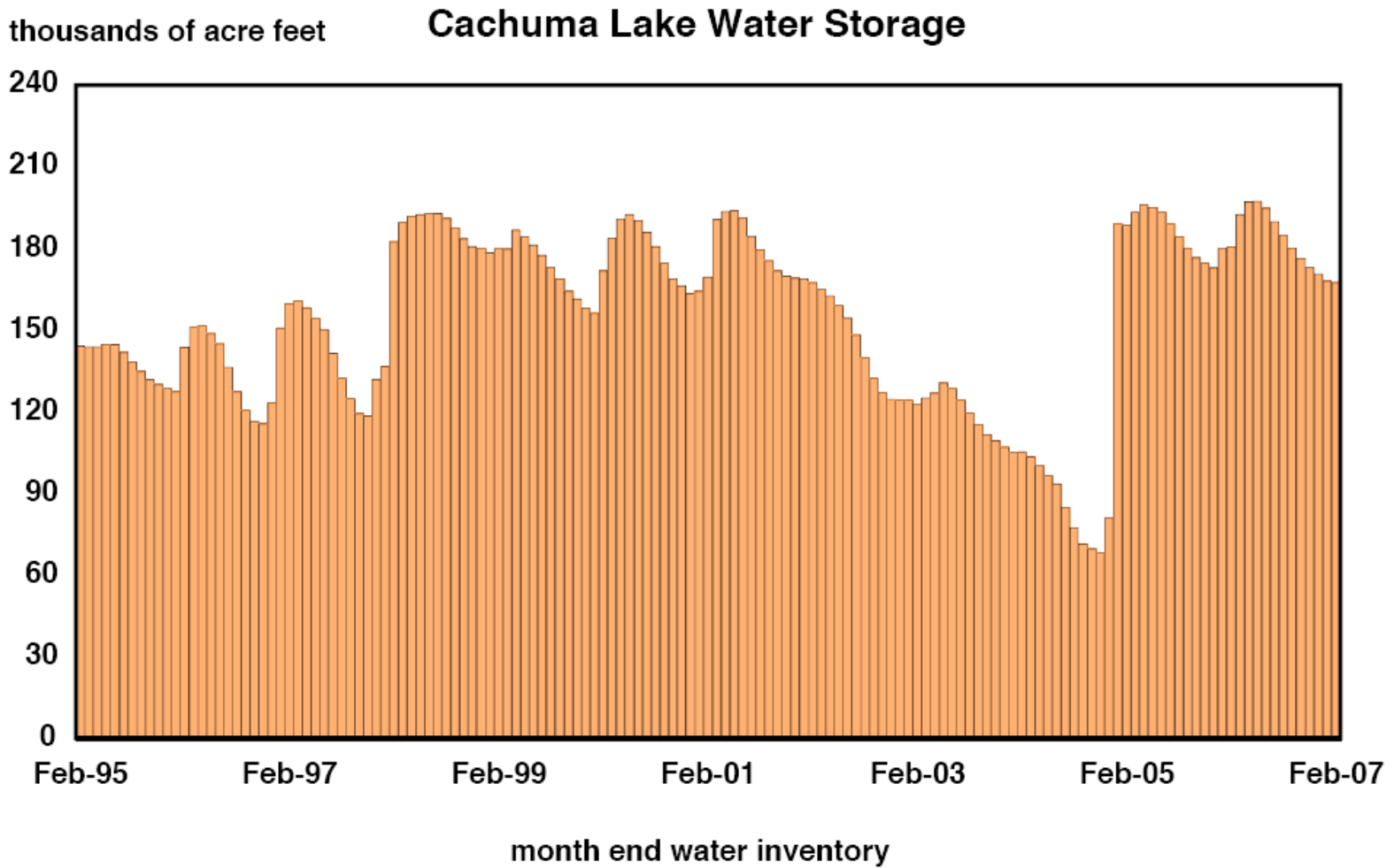
Water

Annual Beach Report Card Comparison by County Dry April 2005 - Mar 2006

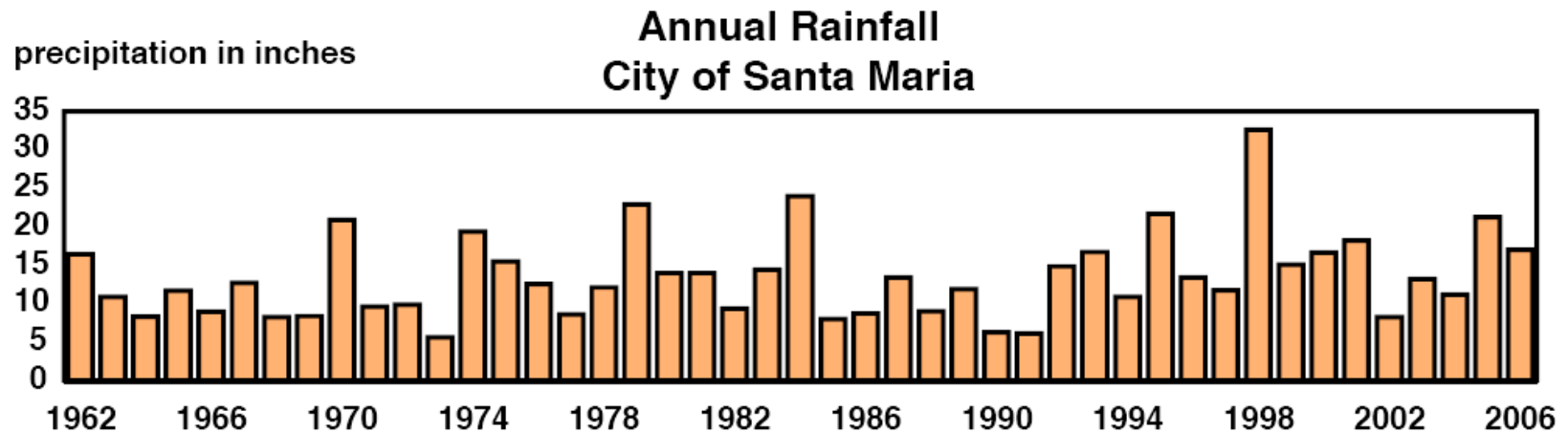
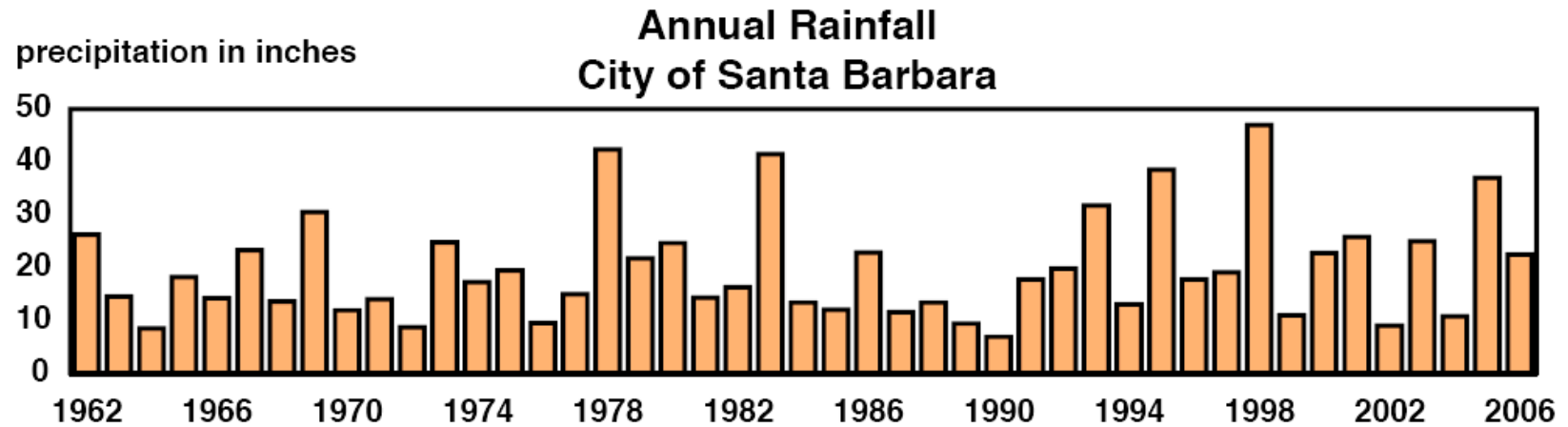
Counties - North to South	A	B	C	D	F
Monterey	NS	NS	NS	NS	NS
San Luis Obispo	100.0%	0.0%	0.0%	0.0%	0.0%
Santa Barbara	63.2%	21.1%	5.3%	10.5%	0.0%
Ventura	100.0%	0.0%	0.0%	0.0%	0.0%
Los Angeles	60.7%	6.7%	10.1%	3.4%	19.1%
Combined Averages	70.4%	7.0%	7.0%	3.5%	12.0%

Source: Heal the Bay

Water

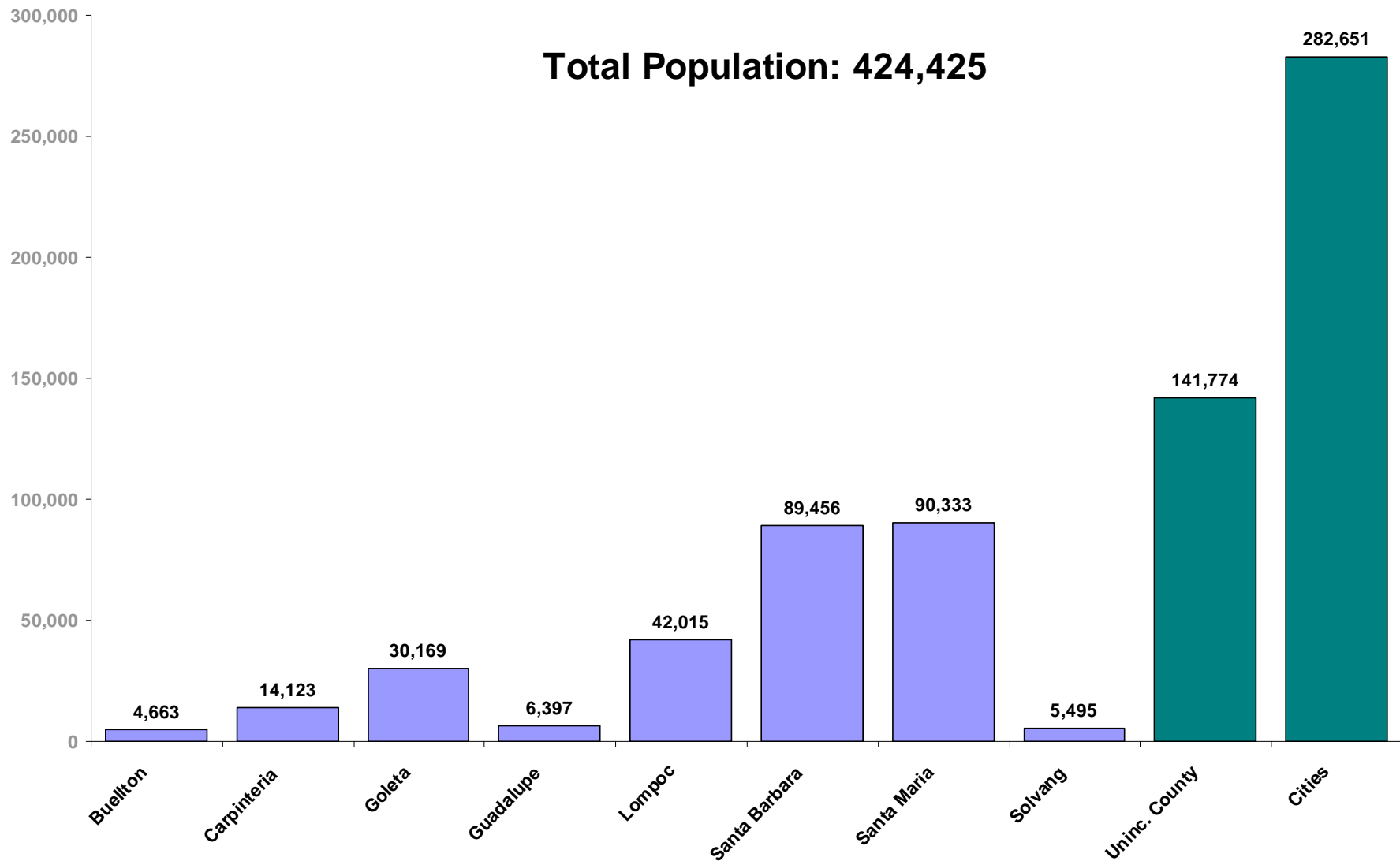


Water



Population

Santa Barbara County, 2007



Population Forecast

Likely Quantity of Growth in Uninc. Area

