

2. HOUSING NEEDS ASSESSMENT

Introduction

The purpose of this chapter is to provide an updated assessment of population and demographic trends, employment and income statistics, and other factors that contribute to the demand for housing throughout region. As part of this analysis, State law requires that detailed information be considered on “special needs” populations, which are segments of the population most in need of assistance obtaining access to housing. This includes groups such as the elderly, the disabled, farm-workers, and individuals experiencing homelessness.

In light of this demographic and economic information, housing characteristics and development trends are to be reviewed to determine whether the needs of the region have been adequately addressed. In fact, through the State-mandated Regional Housing Needs Allocation (RHNA) process, each jurisdiction within Santa Barbara County is allocated a housing production target by the Santa Barbara County Association of Governments (SBCAG). Accordingly, local jurisdictions are required to demonstrate that zoning capacity and/or development trends can accommodate the assigned target.

As documented below, this chapter makes three important conclusions:

- 1) Recent changes to State planning laws has reduced the share of the RHNA assigned to the unincorporated County.
- 2) A recent change in market conditions has increased the affordability of market-rate housing in the North County; in fact, in some areas, market-rate housing is now affordable to lower income households.
- 3) Despite these market conditions, housing opportunities on the South Coast and the Santa Ynez Valley remain out-of-reach to lower income households.

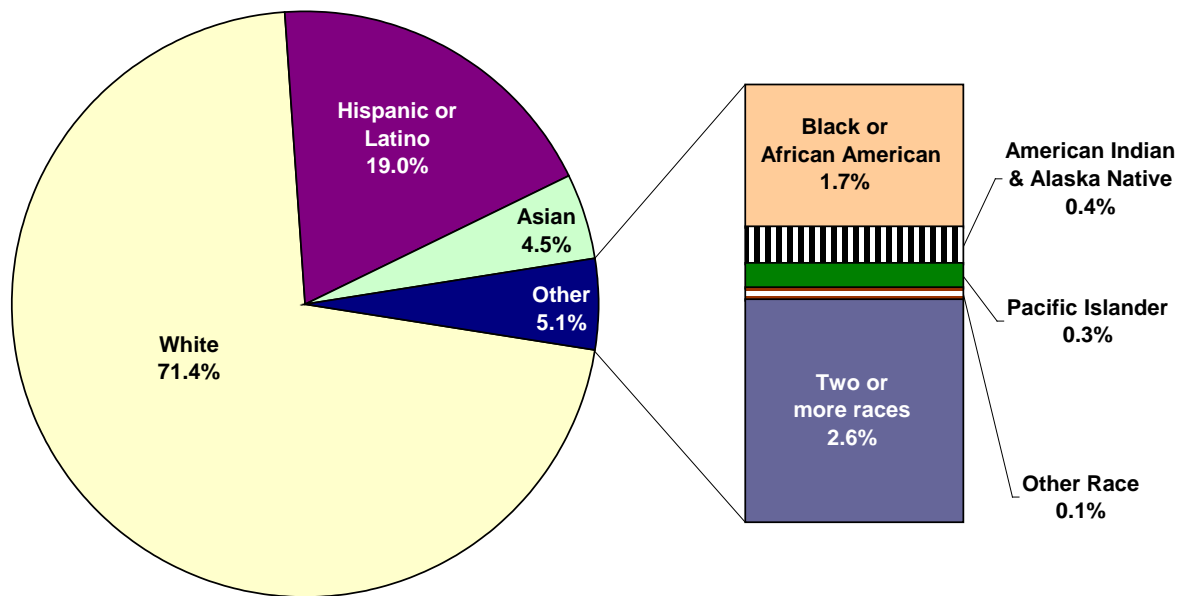
Population and Employment

Demographics

Demographic factors such as ethnicity, household size, and age impact the housing choices individuals make. Accordingly, a balanced understanding of regional demographics helps to illustrate housing needs and types that may be required throughout the region.

Figure 2.1 graphically displays the racial composition of the unincorporated County in 2000. Countywide, the proportion of residents identifying themselves as Hispanic increased from 26.3 percent in 1990 to 34.2 percent in 2000. According to American Community Survey (ACS) estimates, this Hispanic population further increased to 38 percent by 2007. With an estimated 19 percent Hispanic population in 2000, the unincorporated County was significantly below the Statewide level, which had a 32.4-percent Hispanic population.

Figure 2.1 – Racial and Ethnic Profile, Unincorporated County



Source: 2000 Census, City of Goleta.

Table 2.1 below presents basic demographic data for the unincorporated County from the 2000 Census. Countywide data (including incorporated cities) is also provided from the 2000 Census, which is contrasted with ACS data from the 2005 to 2007 sample survey to identify any significant trends. The 2000 Census is a count of the entire population; the ACS is based on sample data and contains a margin of error.

The unincorporated County has a slightly higher proportion of both younger and older people than the proportion for the State. The unincorporated County is made up of 39.4 percent of residents under the age of 25, compared to 37.2 percent statewide.

This is likely attributable to the presence of UC Santa Barbara, a mid size university with an undergraduate student population of over 18,000. Conversely, numerous factors also make the region attractive to retirees. The temperate climate, outstanding recreational opportunities, high-quality health care, and proximity to Los Angeles help account for the fact that there are 3.3 percent more residents 65 and older in the unincorporated area than the statewide average. In addition, the population in the unincorporated County is significantly more educated than the population of the State. In 2000, 26.6 percent of the State's population had received a Bachelor's Degree or higher, whereas in the unincorporated County 36.5 percent had achieved that education level. The 88.3 percent of the unincorporated County's population who have graduated from high school is 11.6 percent higher than the State as a whole.

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Table 2.1 - Santa Barbara County Population Demographic

Demographic Characteristic	2000						2005 - 2007		Increase/ (Decrease) 2000 to 2005-07
	Unincorporated [1]		State		Countywide		Countywide [2]		
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	
<i>Formula</i>					<i>a</i>		<i>b</i>		<i>c = (b-a) / a</i>
Total Population	130,878		33,871,648		399,347		402,968		0.9%
Male	64,519	49.3%	16,874,892	49.8%	199,686	50.0%	202,606	50.3%	1.5%
Female	66,359	50.7%	16,996,756	50.2%	199,661	50.0%	200,362	49.7%	0.4%
Age									
Under 18 years	29,569	22.6%	9,249,829	27.3%	98,773	24.7%	96,273	23.9%	(2.5%)
18 to 24 years	21,965	16.8%	3,366,030	9.9%	53,845	13.5%	58,015	14.4%	7.7%
25 to 44 years	32,309	24.7%	10,714,403	31.6%	116,012	29.1%	105,674	26.2%	(8.9%)
45 to 64 years	28,867	22.1%	6,945,728	20.5%	80,167	20.1%	91,329	22.7%	13.9%
65 to 74 years	9,494	7.3%	1,887,823	5.6%	25,290	6.3%	24,490	6.1%	(3.2%)
75 years and over	8,673	6.6%	1,707,835	5.0%	25,260	6.3%	27,187	6.7%	7.6%
Educational Attainment for Persons Aged 25+	97,924	100.0%	21,298,900	100.0%	246,729	100.0%	248,680	100.0%	0.8%
Less than 9th grade	4,558	4.7%	2,446,324	11.5%	26,903	10.9%	29,408	11.8%	9.3%
9th to 12th grade, no diploma	6,770	6.9%	2,496,419	11.7%	24,317	9.9%	18,845	7.6%	(22.5%)
High school graduate (includes equivalency)	17,657	18.0%	4,288,452	20.1%	46,941	19.0%	49,262	19.8%	4.9%
Some college, no degree	24,427	24.9%	4,879,336	22.9%	57,013	23.1%	54,608	22.0%	(4.2%)
Associate degree	8,684	8.9%	1,518,403	7.1%	18,959	7.7%	20,497	8.2%	8.1%
Bachelor's degree	21,198	21.6%	3,640,157	17.1%	44,453	18.0%	47,434	19.1%	6.7%
Graduate or professional degree	14,630	14.9%	2,029,809	9.5%	28,143	11.4%	28,626	11.5%	1.7%

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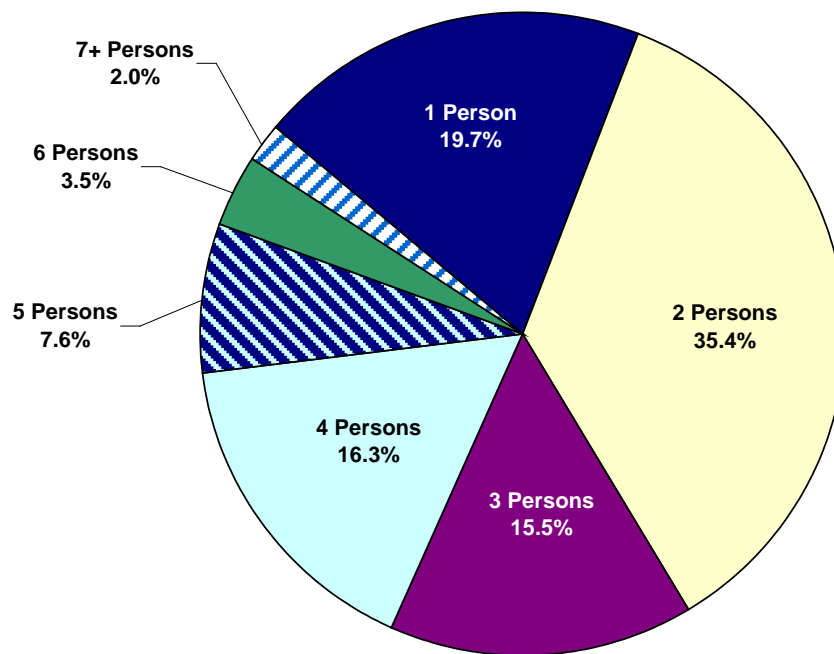
Source: 2000 Census, American Community Survey, City of Goleta, and EPS.

[1] Unincorporated County data nets out an estimate for the City of Goleta which was incorporated in 2002.

[2] ACS data is a sample based on data gathered over a 3-year time period.

With a relatively stable average household size, Figure 2.2 shows that about half of the households located in the unincorporated County contain 2 or 3 members. Nonetheless, large households do exist, and 13 percent of the households in the unincorporated area include at least five people. Generally, the cities within the region include a higher proportion of large households, as evidenced by the fact that 15 percent of households countywide include 5 or more people.

Figure 2.2 – Number of Persons per Household, Unincorporated Santa Barbara County



Source: U.S. Census Bureau, 2000 Census; and City of Goleta.

Population Projections

Naturally, the existing demographic profile of Santa Barbara County will change over time, most notably with a growing population and number of households. Table 2.2 below illustrates that the region will grow over next ten years, and household formation is anticipated to keep pace with that population growth, given projections from the SBCAG, *2007 Regional Growth Forecast*.¹ The household size estimates provided by SBCAG indicate that the unincorporated County has an average household size of 2.75 persons; however, that average household size masks the substantial variability throughout each of the unique communities in the unincorporated area. For example, households in the unincorporated area near Guadalupe are anticipated to include 3.57 people, versus 2.59 people per household in the unincorporated Carpinteria region. This regional variation in household size illustrates a classic example of why local community-based planning, as opposed to countywide policy, has been a favored approach for developing tailored solutions to address the unique housing needs of each unincorporated community.

¹ The Santa Barbara County Association of Governments (SBCAG) is a regional planning body that coordinates the cooperative planning efforts of the County of Santa Barbara and its adjacent incorporated cities. In 2007, SBCAG produced its Regional Growth Forecast which includes forecasts of population and employment between 2005 and 2040 for Santa Barbara County its major economic and demographic regions and its eight incorporated cities.

Table 2.2 - Unincorporated County and Countywide Population Growth (2000-2020)

Item	2000 [1]	2005	2010	2015	2020	% Change				
						2000- 2005	2005- 2010	2010- 2015	2015- 2020	
Total Population										
Unincorporated County										
Unincorporated County	130,878	135,900	138,300	140,700	143,000	3.8%	1.8%	1.7%	1.6%	
Countywide	399,347	417,500	430,200	444,900	459,600	4.5%	3.0%	3.4%	3.3%	
Households										
Unincorporated County										
Unincorporated County	45,348	46,396	47,255	48,103	48,861	2.3%	1.9%	1.8%	1.6%	
Countywide	136,769	143,138	147,961	152,849	157,648	4.7%	3.4%	3.3%	3.1%	

Source: 2000 Census, DOF; SBCAG, *Forecast 2007*; and EPS.

[1] From Census 2000; remainder of data from SBCAG Forecast.

Employment

In addition to population demographics, local economic conditions significantly impact the demand and need for decent workforce housing in areas with substantial employment centers. The region has experienced consist job growth since 2000, with more than one-quarter of those individuals living in the unincorporated area employed in the educational, health, and social services sector (see Table 2.3). While the County boasts a billion-dollar agricultural industry, the largest individual employers in the County are chiefly related to education and health care (see Table 2.4). UCSB employs an estimated 9,723 full and part time employees, which is more than double that of the second largest employer in the County, Vandenberg Air Force Base.

Despite the fact that these two significant regional employers are located in the unincorporated County, the vast majority of jobs remain in the incorporated cities. In fact, the two largest employment centers in the County are the City of Santa Barbara on the South Coast and the City of Santa Maria in North County; together these job centers account for approximately 55 percent of total countywide employment. Overall, 83 percent of the jobs countywide are in the incorporated cities, with only 17 percent are in the unincorporated areas (SBCAG 2007 Regional Growth Forecast).

The California Economic Forecast (CEF) has documented more recent employment trends related to the economic downturn. The CEF reported in the March 2009 Santa Barbara County Real Estate and Economic Outlook that the County's farm sector is flourishing; however, the retail and hospitality sectors are experiencing sharp declines because of consumer "pullback." Among the sectors listed in the CEF report as experiencing declines are those of manufacturing and professional services. The CEF report estimated the unemployment rate in the County to be 8.3 percent in January of 2009; this was the highest rate for the County in 15 years.

Table 2.7 shows the estimated countywide shifts in employment from 2000 to 2007 based on the ACS 3-year sample survey. While the data shows significant increases in the construction industry; this sector has experienced more recent declines as a result of the current economic downturn. Table 2.7 also shows declines estimated for the information industry and wholesale and retail trade.

Wages

Much of the stable countywide employment base creates opportunities for mid-wage workers. For example, elementary school teachers were paid an average of \$60,000 in annual salary in the first quarter of 2008; nurses earn \$74,000 per year. Post-secondary educators earn \$88,000 per year, and general practice physicians earn \$142,000 annually. The tourism, residential maintenance, and agricultural sectors of the economy, however, produce a significant number of low-wage jobs. Retail salespersons and farmworkers earn an average annual wage of \$24,000 and \$19,000, respectively. Table 2.5 displays the 30 occupational categories in the Santa Barbara–Santa Maria Metropolitan Statistical Area (MSA) with the highest employment estimates; two-thirds of those occupations pay less than \$40,000 per year, representing approximately 51,000 workers. Generally, average wages indicate how much various professionals and members of the workforce can afford to pay for housing. If local housing options are not available or affordable for the workforce, individuals and families are likely to seek housing in neighboring communities. As discussed later in the chapter, an imbalance between jobs and housing options leads to regional costs, such as increased vehicle trips and associated greenhouse gas emissions.

Table 2.3 - Employment by Industry (1)

Industry	2000				2007 [3]		Countywide
	Uninc. County [2]		Santa Barbara County		Santa Barbara County		Percent Growth
	Number	Percentage	Number	Percentage	Number	Percentage	2000-07
Agriculture, forestry, fishing and hunting, and mining	2,943	4.0%	12,094	6.7%	12,911	6.9%	6.8%
Construction	4,096	5.6%	10,773	6.0%	13,706	7.4%	27.2%
Manufacturing	7,650	10.4%	17,482	9.7%	16,219	8.7%	-7.2%
Wholesale trade	2,158	2.9%	5,912	3.3%	4,846	2.6%	-18.0%
Retail trade	8,120	11.1%	20,347	11.3%	17,796	9.5%	-12.5%
Transportation and warehousing, and utilities	1,993	2.7%	5,214	2.9%	5,192	2.8%	-0.4%
Information	2,272	3.1%	5,347	3.0%	3,945	2.1%	-26.2%
Finance, insurance, real estate and rental and leasing	4,320	5.9%	9,755	5.4%	11,312	6.1%	16.0%
Professional, scientific, mgmt, admin., & waste mgmt srvc	7,760	10.6%	19,514	10.8%	21,731	11.7%	11.4%
Educational, health and social services	18,471	25.2%	38,399	21.2%	41,030	22.0%	6.9%
Arts, entertainment, recreation, accomm. & food srvc	6,413	8.8%	18,409	10.2%	19,600	10.5%	6.5%
Other services (except public administration)	3,760	5.1%	9,823	5.4%	10,033	5.4%	2.1%
Public administration	3,288	4.5%	7,647	4.2%	8,142	4.4%	6.5%
Total Employment	73,244	100.0%	180,716	100.0%	186,463	100.0%	3.2%

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Source: U.S. Census, 2000 Census and 2005-2007 American Community Survey 3-Year Estimates.

[1] Civilian employed population over the age of 16.

[2] An estimate for 2000 census data for the City of Goleta has been netted out of unincorporated County total.

[3] American Community Survey data contains a substantial margin of error; therefore, the data should be employed with caution.

Table 2.4 - Major Employers in Santa Barbara County

Company	Employees
University of California	9,723
Vandenberg AFB	4,374
County of Santa Barbara	4,269
Cottage Hospital	2,762
Santa Barbara City College	2,157
Santa Barbara School District Admin.	1,618
Raytheon Systems	1,613
Santa Maria - Bonita Schools	1,600
City of Santa Barbara	1,539
Lompoc Unified School District	1,452
Marian Medical Center	1,440
Allan Hancock College	1,355
Sansum Santa Barbara Medical Foundation Clinic	1,100
Santa Barbara County Education Office	1,048

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Source: UCSB Economic Outlook 2008

Industry Specialization (Location Quotients)

An understanding of regional industry specialization, as measured through the location quotient, provides another means of understanding local housing needs. Location quotients describe the relative concentration of an industry and related employment in a region, compared to the statewide concentration of employment in that same industry. Generally, a location quotient above 1.25 indicates high local specialization, a location quotient between 0.75 and 1.25 indicates equal specialization with the larger economy (State or region), and numbers below 0.75 indicate an under-specialization in the local economy.² As a result of understanding location quotients, individual communities can consider developing solutions tailored to the specific housing needs of a predominant industry. For example, a high concentration of retail service workers in a city may indicate a high demand for affordable rental product, given the average wage made by workers in that industry.

As illustrated in Table 2.6, the regional economy is generally similar to that of the State's, with the exceptions of specialization in farm employment, mining (including gas and oil extraction), forestry, and fishing and related activities. These three sectors have significant strength in the County specifically. Notably, farm employment fell by 24 percent between 2002 and 2007.

² A location quotient for a specific industry is calculated by dividing the percentage of employment in that industry at county level by the percentage of employment in the industry at state or regional level. For example, if 25 percent of the County's employment is in Construction, while 10 percent of the State's employment is in Construction, the County's level of specialization or location quotient would be 2.5 (25 percent divided by 10 percent). This ratio indicates a highly specialized industry—the County is 2.5 times more concentrated in Construction employment compared to the State.

Because the decline in farm employment was part of a statewide trend (26 percent decline), farming is still considered a specialized sector for the County, due to its relative concentration.

Of note, one local employment sector demonstrating particular weakness compared to the State is transportation and warehousing. This is not unexpected, since warehousing tends to be more common in areas where land values are low since warehousing requires significant acreage and is a low-intensity use and along access routes to major markets.

Table 2.5 - Occupational Employment and Wage Data for Santa Barbara–Santa Maria MSA

Occupational Title	May 2007 Employment Estimates	Mean Hourly Wage (1st Quarter 2008)	Mean Annual Wage (1st Quarter 2008)
Retail Salespersons	6,390	\$11.58	\$24,098
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	5,920	\$9.12	\$18,991
Office Clerks, General	5,670	\$15.03	\$31,258
Cashiers	4,050	\$11.24	\$23,379
Combined Food Preparation and Serving Workers, Including Fast Food	3,040	\$9.33	\$19,408
General and Operations Managers	2,720	\$53.98	\$112,272
Executive Secretaries and Administrative Assistants	2,580	\$20.85	\$43,356
Landscaping and Groundskeeping Workers	2,390	\$12.05	\$25,064
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	2,320	\$11.59	\$24,090
Stock Clerks and Order Fillers	2,260	\$11.72	\$24,381
Bookkeeping, Accounting, and Auditing Clerks	2,250	\$18.53	\$38,543
Maids and Housekeeping Cleaners	1,950	\$9.30	\$19,356
Customer Service Representatives	1,930	\$16.84	\$35,028
Elementary School Teachers, Except Special Education	1,860	n/a	\$59,877
Cooks, Fast Food	1,820	\$8.81	\$18,332
First-Line Supervisors/Managers of Office and Administrative Support Workers	1,820	\$25.06	\$52,123
Construction Laborers	1,770	\$15.81	\$32,894
Registered Nurses	1,680	\$35.42	\$73,670
Receptionists and Information Clerks	1,670	\$13.08	\$27,201
Carpenters	1,640	\$26.52	\$55,147
Secretaries, Except Legal, Medical, and Executive	1,590	\$16.42	\$34,149
Business Operations Specialists, All Other	1,570	\$33.45	\$69,586
Secondary School Teachers, Except Special and Vocational Education	1,520	n/a	\$61,241
Laborers and Freight, Stock, and Material Movers, Hand	1,520	\$12.13	\$25,229
Food Preparation Workers	1,510	\$9.73	\$20,248
First-Line Supervisors/Managers of Retail Sales Workers	1,500	\$19.28	\$40,095
Maintenance and Repair Workers, General	1,450	\$17.08	\$35,525
First-Line Supervisors/Managers of Food Preparation and Serving Workers	1,270	\$14.86	\$30,905
Police and Sheriff's Patrol Officers	1,240	\$34.81	\$72,405
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	1,210	\$28.46	\$59,191

Source: Employment Development Department

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Table 2.6 - Relative Employment Sector Strength: Santa Barbara County Compared to State

Employment Sector	Location Quotients		
	2002	2007	% Change
Farm employment	2.92	3.03	3.8%
Nonfarm employment	0.97	0.98	0.9%
Private employment	0.94	0.95	0.9%
Forestry, fishing, related activities, and other	2.24	2.73	21.9%
Mining	2.84	3.08	8.2%
Utilities	0.68	0.64	-6.5%
Construction	0.91	0.98	7.9%
Manufacturing	0.68	0.76	11.5%
Wholesale trade	0.65	0.61	-6.0%
Retail trade	1.03	0.98	-5.0%
Transportation and warehousing	0.47	0.50	6.3%
Information	0.69	0.70	1.8%
Finance and insurance	0.74	0.74	0.1%
Real estate and rental and leasing	1.06	0.96	-9.6%
Professional, scientific, and technical services	0.97	0.97	-0.2%
Management of companies and enterprises	0.48	0.78	63.4%
Administrative and waste services	0.96	0.90	-5.9%
Educational services	0.98	0.95	-3.2%
Health care and social assistance	1.04	1.01	-3.3%
Arts, entertainment, and recreation	1.02	1.01	-1.1%
Accommodation and food services	1.25	1.22	-2.9%
Other services, except public administration	1.04	1.03	-0.7%
Government and government enterprises	1.13	1.16	2.5%
Federal, civilian	1.21	1.20	-1.0%
Military	1.34	1.25	-6.7%
State and Local	1.10	1.14	4.2%

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Source: *Regional Economic Information System*, Bureau of Economic Analysis, U.S. Department of Commerce, and EPS.

Shift Share Analysis

In addition to location quotients, which demonstrate the current regional economic environment in relation to the State, analysis of *growth* in an industry is another tool that can assist in understanding local housing needs and preferences. Economic growth is generally a result of a complex interaction of factors in the local economy and the statewide or national economy; such growth can be measured using shift “share analysis.” Shift share analysis illustrates how geographic factors contribute to economic growth, and isolates the separate effects on a specific industry at the State and local levels.

Table 2.7 shows the change in County employment between 2002 and 2007 in each employment sector. The last column demonstrates the share of total change that can be attributed to the influence of local attributes, which may include an educated workforce, access to markets, or regional quality of life. In summary, these attributes were important supporting a strong local presence of corporate executives and managers. This can be partially attributed recent technological innovations that have allowed managers and executives to operate in work locations that are independent from the remainder of their staff and company headquarters. As a result, the County has seen an influx of such professionals. Another area of particular strength was fishing and related activities, which grew by 5 percent statewide but 27 percent in the County. Local factors negatively impacted the real estate, rental and leasing sector, which increased by 55 percent statewide, but increased by only 38 percent in the County. Growth that might have been anticipated given statewide trends in sectors such as accommodations and food services, education, and healthcare did not occur, due to regional factors. Such trends, coupled with analysis of location quotients, help to indicate the diverse nature of the region’s economy; clearly housing options are needed for all economic segments of the population.

Household Income

This countywide economic diversity is reflected both in the regional wages, discussed above, as well as the variation in incomes throughout the County, particularly in the South Coast region. Table 2.8 and Figure 2.3 present countywide data from the UCSB 2008 Economic Outlook, which shows that in the South Coast, 1,700 households earned more than \$500,000 per year, while another 8,000 households earned less than \$15,000 per year. This disparity in income levels presents a unique problem for the production of housing on the South Coast. With a limited amount of property available, due to topography and other constraints, households with high income levels elevate property values above the affordability threshold for lower income service workers. The same source indicates the County’s median income in 2007 was \$67,662 and the poverty rate was 9.2 percent. Data from the 2000 Census show that the countywide poverty rate was 14.3 percent, which was 1.9 percent higher than the nationwide poverty rate.

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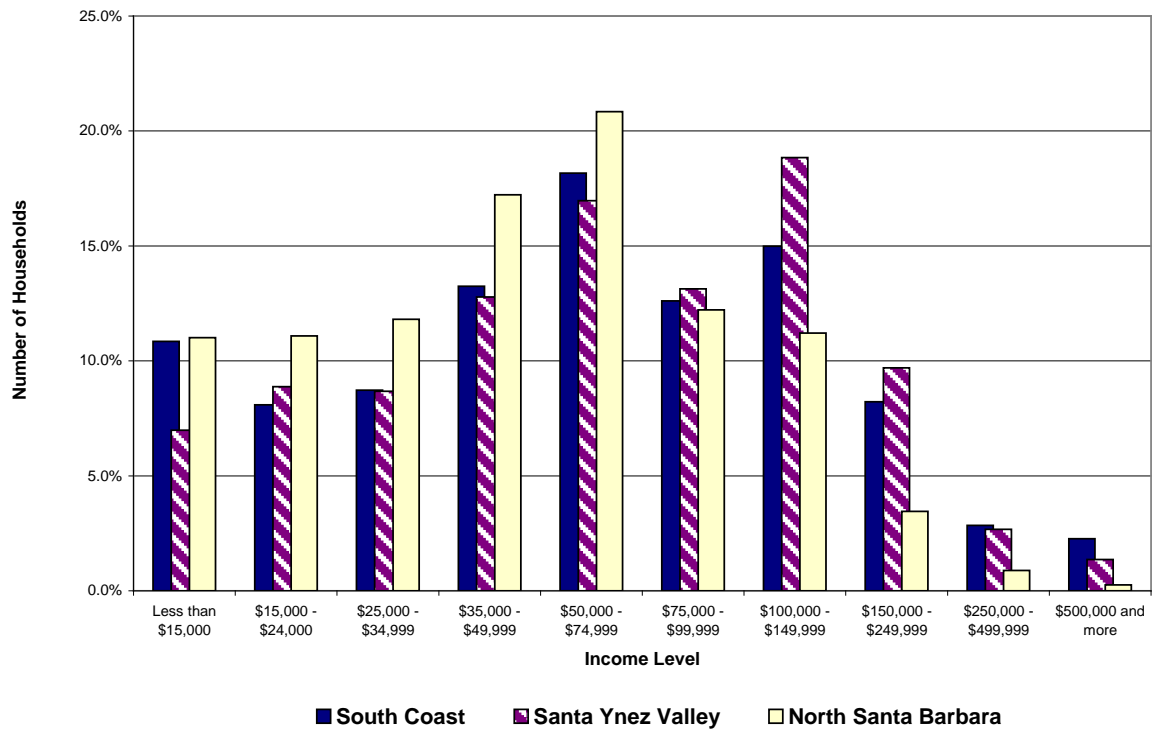
Table 2.7 - Shift Share Analysis Summary

Employment Sector	Santa Barbara County Employment				Change Due to Local Factors
	2002	2007	Change	% Change	
Farm employment	11,990	9,091	(2,899)	-24.2%	2.1%
Nonfarm employment	236,835	257,157	20,322	8.6%	-0.1%
Private employment	198,535	217,753	19,218	9.7%	-0.1%
Forestry, fishing, related activities, and other	6,639	8,447	1,808	27.2%	21.8%
Mining	1,211	1,650	439	36.3%	9.1%
Utilities	489	480	(9)	-1.8%	-7.9%
Construction	12,185	15,528	3,343	27.4%	8.1%
Manufacturing	14,970	14,805	(165)	-1.1%	9.3%
Wholesale trade	6,027	6,276	249	4.1%	-7.8%
Retail trade	26,103	26,323	220	0.8%	-6.3%
Transportation and warehousing	3,317	3,666	349	10.5%	5.5%
Information	4,957	4,880	(77)	-1.6%	0.8%
Finance and insurance	8,231	8,616	385	4.7%	-1.0%
Real estate and rental and leasing	11,424	15,814	4,390	38.4%	-16.2%
Professional, scientific, and technical services	19,051	21,269	2,218	11.6%	-1.3%
Management of companies and enterprises	1,715	2,142	427	24.9%	47.7%
Administrative and waste services	14,911	15,593	682	4.6%	-7.7%
Educational services	4,347	5,067	720	16.6%	-5.0%
Health care and social assistance	21,095	22,422	1,327	6.3%	-4.7%
Arts, entertainment, and recreation	6,296	6,920	624	9.9%	-2.3%
Accommodation and food services	20,074	21,818	1,744	8.7%	-4.4%
Other services, except public administration	15,493	16,037	544	3.5%	-1.8%
Government and government enterprises	38,300	39,404	1,104	2.9%	1.5%
Federal, civilian	3,774	3,703	(71)	-1.9%	-2.0%
Military	3,907	3,418	(489)	-12.5%	-7.2%
State and local	30,619	32,283	1,664	5.4%	3.2%

"shift_share"

Source: *Regional Economic Information System*, Bureau of Economic Analysis, U.S. Department of Commerce and EPS.

Figure 2.3 – Household Income by Region



Source: Santa Barbara County Economic Outlook, UCSB 2008.

Table 2.8 - Household Income by Area in Santa Barbara County (2007)

Household Income	South Coast		Santa Ynez Valley		North Santa Barbara	
	Households	% Total	Households	% Total	Households	% Total
Less than \$15,000	7,976	10.8%	564	7.0%	6,442	11.0%
\$15,000 - \$24,000	5,946	8.1%	717	8.9%	6,483	11.1%
\$25,000 - \$34,999	6,415	8.7%	701	8.7%	6,911	11.8%
\$35,000 - \$49,999	9,743	13.3%	1,032	12.8%	10,077	17.2%
\$50,000 - \$74,999	13,355	18.2%	1,370	17.0%	12,193	20.8%
\$75,000 - \$99,999	9,269	12.6%	1,060	13.1%	7,146	12.2%
\$100,000 - \$149,999	11,023	15.0%	1,521	18.8%	6,558	11.2%
\$150,000 - \$249,999	6,046	8.2%	783	9.7%	2,022	3.5%
\$250,000 - \$499,999	2,091	2.8%	216	2.7%	520	0.9%
\$500,000 and more	1,664	2.3%	110	1.4%	148	0.3%
Total Households	73,528	100.0%	8,074	100.0%	58,500	100.0%

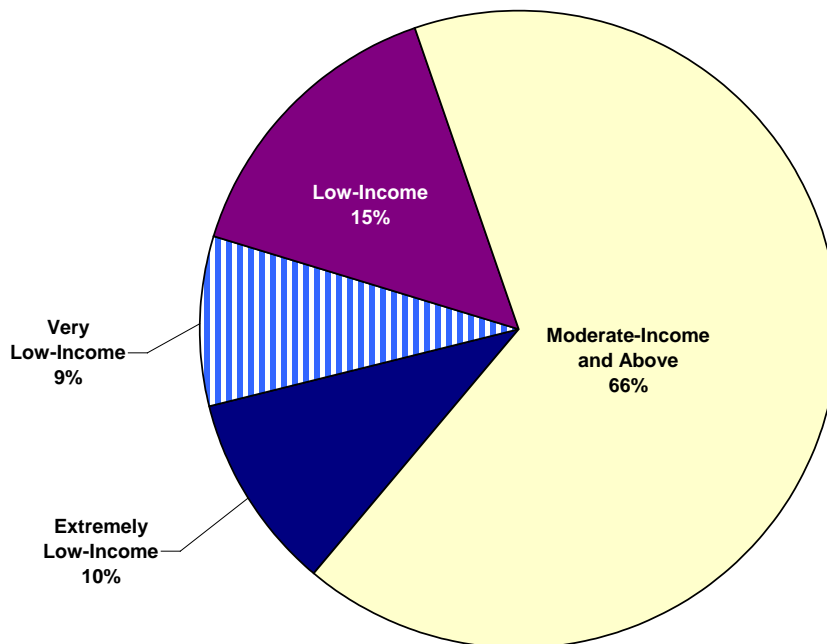
"hh_income"

Source: UCSB Santa Barbara County Economic Outlook (2008).
Data includes both incorporated and unincorporated areas.

State housing policies and programs disaggregate countywide income data into categories ranging from incomes considered “extremely low” to those considered “moderate.” Housing programs are often tailored to address the needs of these particular income groups. Table 2.9 displays the income categories as commonly defined, and Table 2.10 displays the maximum income thresholds established by HCD for 2008.

The U.S. Department of Housing and Urban Development (HUD) provides a database of demographic data based on information produced by the Census Bureau. This data is used to support jurisdictions, such as Santa Barbara County, that have prepared a Comprehensive Housing Affordability Strategy (CHAS). In Santa Barbara County, the CHAS is maintained by the County Housing and Community Development Department (County HCD), and is needed to access Federal grants. According to CHAS data, 18.6 percent of the unincorporated County’s households, which include the City of Goleta in this case, were earning at or below 50 percent of County median income in 2000 (see Table 2.9 and Figure 2.4). Approximately 20 percent of the population countywide was considered very low or extremely low-income. As Table 2.11 indicates, there were more than 31,000 extremely low- and very low-income households countywide in 2000. Of that, just over 10,000 were in the unincorporated areas.

Figure 2.4 – Household by Income Level



Source: 2000 Comprehensive Housing Affordability Strategy (CHAS) Data
(U.S. Dept. of Housing and Urban Development)

Table 2.9 - Definitions Used for Comparing Income Levels

Income Category	Definition
Extremely Low Income	Up to 30% of County Median Income
Very Low-Income	31% to 50% of County Median Income
Low-Income	51% to 80% of County Median Income
Moderate-Income	81% to 120% of County Median Income
Above Moderate-Income	121% and above of County Median Income

"inc_level_defs"

Source: State Dept. of Housing and Community Development.

Table 2.10 - Santa Barbara County Income Limits (2009)

Household Size	Extremely Low-Income (30% of Median)	Very Low-Income (50% of Median)	Low-Income (80% of Median)	Moderate-Income (120% of Median)
1 Person	\$16,350	\$27,250	\$43,600	\$59,150
2 Persons	\$18,700	\$31,100	\$49,800	\$67,600
3 Persons	\$21,000	\$35,000	\$56,050	\$76,050
4 Persons	\$23,350	\$38,900	\$62,250	\$84,500
5 Persons	\$25,200	\$42,000	\$67,250	\$91,250
6 Persons	\$27,100	\$45,100	\$72,200	\$98,000

"SB_inc_limits"

Source: California Dept. of Housing and Community Development, 2009.

Table 2.11 - Households by Income Category (2000)

Income Category	Unincorporated County [1]		Countywide	
	Households	% of Total	Households	% of Total
Households				
Extremely Low-Income	5,648	10.1%	16,218	11.9%
Very Low-Income	4,742	8.5%	15,253	11.2%
Low-Income	8,323	14.9%	24,231	17.8%
Moderate-Income and Above	37,042	66.4%	80,796	59.2%
Total Households	55,755	100.0%	136,498	100.0%

"hh_levels"

Source: 2000 Comprehensive Housing Affordability Strategy (CHAS) data (U.S. Dept. of Housing and Urban Development)

[1] Unincorporated County includes City of Goleta.

Housing Types and Production

To address the needs of all economic segments of the population, a balanced approach is pursued to encourage market-driven housing opportunities, as well as strategies to provide affordable housing for those priced out of the regional market. As illustrated in Figure 2.5 and Table 2.14, between 2001 and 2008, the unincorporated County issued 2,022 permits for residential units, and the majority of those units were single-family dwellings, with 9 percent permitted for multifamily units.

This is to be expected, due to the fact that the County is predominately rural in nature. Many unincorporated communities lack the urban character, retail services, transit opportunities, and jobs typically found in cities, which are needed to support significant multifamily housing development. However, efforts underway in some unincorporated communities, particularly the Isla Vista Redevelopment Project Area (see Chapter 6), are adding additional diversity to the housing stock of the unincorporated area. Such benchmarks are important, as multifamily units are typically more affordable to moderate and lower wage workers, particularly in areas where land values are high.

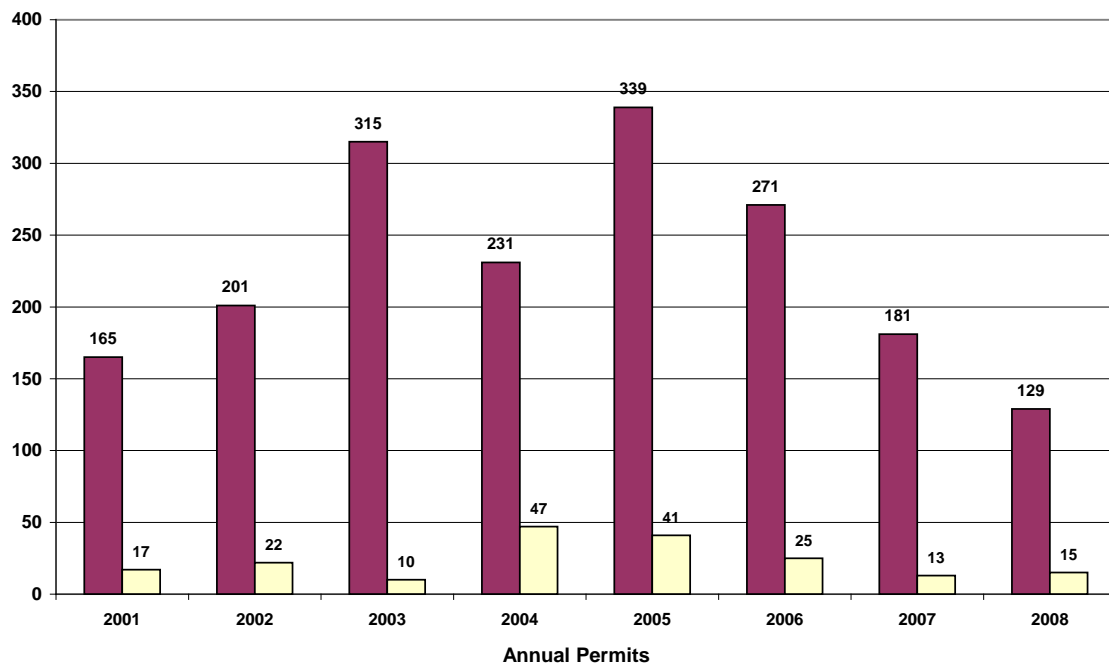
For those segments of the population unable to participate in market-driven housing opportunities, several County programs leverage financial resources and use land use strategies to provide the community with a range of housing options. For instance, the County Housing Authority owns or manages 820 units of rental housing throughout the County (see Table 2.12) and manages 3,287 Section 8 vouchers. These units and vouchers provide a significant source of affordable housing throughout the County and compliment the efforts of the incorporated cities.

In addition, County HCD receives funds from the federal HOME Program, in-lieu fees paid through the Inclusionary Housing Program (the fee are held in the County Housing Trust Fund),

and Community Development Block Grant funds (which are allocated to developers of affordable housing projects). The common requirement of County HCD program expenditures is to create and preserve affordable housing, most often for extremely low and very low-income families. Table 2.13 provides an inventory of County-funded rental developments.

The County also manages a Redevelopment Agency for the Isla Vista Redevelopment Area which generates affordable housing funds. Funds may be used for a variety of activities, such as acquisition and rehabilitation of existing properties, new construction, or first-time homebuyer assistance. Additional strategies are provided through the County Planning Department, which implements three ongoing land use-based programs to facilitate the development of housing that is affordable by design: the Affordable Housing Overlay Program, State Density Bonus Law, and the Inclusionary Housing Program. These programs are discussed more in Chapter 3, and typically offer incentives for affordable housing production.

Figure 2.5 – Recent Unincorporated Santa Barbara County Building Permit Activity



Source: Construction Industry Research Board

■ Single-Family □ Multifamily

[1] Includes Solvang and Buellton and Goleta before 2002 incorporation.

Development trends over the last several years do not diverge significantly from the current distribution of housing types, where detached single family dwellings are the predominant type of housing in the unincorporated areas (see Figure 2.6). As discussed, incorporated cities in the County have a far higher percentage of multifamily units than exist in the unincorporated County (see Table 2.15).

Table 2.12 - Rental Properties Owned or Managed by County Housing Authority

Development Name	Number of Units	Description
<u>South County</u>		
LC Grossman Homes	14	Two bedroom units
Aparicio Apartments I	14	One bedroom units
Aparicio Apartments II	4	Two bedroom units
Aparicio Apartments III	4	Two bedroom units
Aparicio Apartments IV	11	One and two bedroom units
Aparicio Apartments V	12	One bedroom units
Positano Apartments	118	
Sandpiper Apartments	64	Studio and one bedroom units
Parkview Apartments	20	One and two bedroom units
<u>Lompoc Valley</u>		
Beattie Apartments I	9	
Stanle Horn Homes	44	One and two bedroom units
Lompoc Gardens	75	
Miller Plaza	24	One bedroom units
Lompoc Terrace	50	One, two, three, and four bedroom duplex units
<u>North County</u>		
Evans Park	149	Family and senior housing units
Guadalupe Ranch Acres	56	
Leland Park	16	One and two bedroom units
Central Plaza Apartments	112	One, two, and three bedroom units
Ted Zenich Gardens	24	
Total Units	820	

"pha"

Source: Housing Authority of the County of Santa Barbara and EPS.

Table 2.13 - County-Funded Housing Developments

Sponsor/Development	Location	Type	Affordable Units	Funding Source(s)
<u>Community Housing Corporation</u>				
Faulding Hotel	Santa Barbara	Individuals (SRO)	81	Trust Fund
Los Alamos Apartments	Los Alamos	Family	14	CDBG, Trust Fund
Nectarine Apartments	Goleta	Family (Preservation)	18	CDBG, RDA
Positano Apartments	Santa Barbara	Family	118	HOME, CDBG
<u>Good Samaritan Shelters, Inc.</u>				
Recovery Way Home	Lompoc	Transitional Supportive	16	HOME
<u>Lompoc Housing and Community Development Corporation</u>				
Casa con Tres	Lompoc	Large Family	12	HOME, CDBG
College Park Apartments	Lompoc	Family	35	HOME
Courtyard Apartments	Lompoc	Family	18	HOME
Gianni Apartments	Lompoc	Formerly Homeless	22	HOME
Mark's House	Lompoc	Homeless (Transitional)	6	HOME, Trust Fund
Portabello Apartments	Lompoc	Family	14	HOME
<u>Mercy Housing California</u>				
Saint Vincent Gardens	Santa Barbara	Family and Seniors	170	HOME, Trust Fund
<u>People's Self Help Housing</u>				
Dahlia Court	Carpinteria	Family	54	HOME HOME, CDBG,
Ellwood Apartments	Goleta	Family	8	Trust Fund
IV Revitalization	Isla Vista	Family	56	HOME, RDA
Los Adobes de Maria	Santa Maria	Family (Farmworkers)	52	HOME
Mariposa Townhomes	Orcutt	Family	80	HOME, Trust Fund
Storke Ranch Apartments	Goleta	Family	36	HOME, RDA
Valentine Court III	Santa Maria	Special Needs	9	HOME
<u>Phoenix of Santa Barbara</u>				
Mountain House	Santa Barbara	Formerly Homeless	14	HOME
<u>County Department of Social Services</u>				
La Morada	Goleta	Transitioning Foster Youth	8	CDBG
<u>County Housing Authority</u>				
Central Plaza Apartments	Santa Maria	Family (Preservation)	112	HOME
Sandpiper Apartments	Goleta	Family	68	HOME
Ted Zenich Gardens	Santa Maria	Family	24	HOME
Villa del Sol	Isla Vista	Special Needs	4	RDA
<u>United Cerebral Palsy</u>				
Beachcourt Apartments	Carpinteria	Special Needs	6	Trust Fund
Tumbleweed Apartments	Goleta	Special Needs	13	HOME, Trust Fund
<u>Proposed Projects</u>				
Braddock House	Goleta	Special Needs (Group Home)	1	TBD
Sumida Gardens	Goleta	Family	34	HOME
Homebase on G	Lompoc	Individuals (SRO)	39	HOME

Source: County Housing and Community Development and EPS

"inventory"

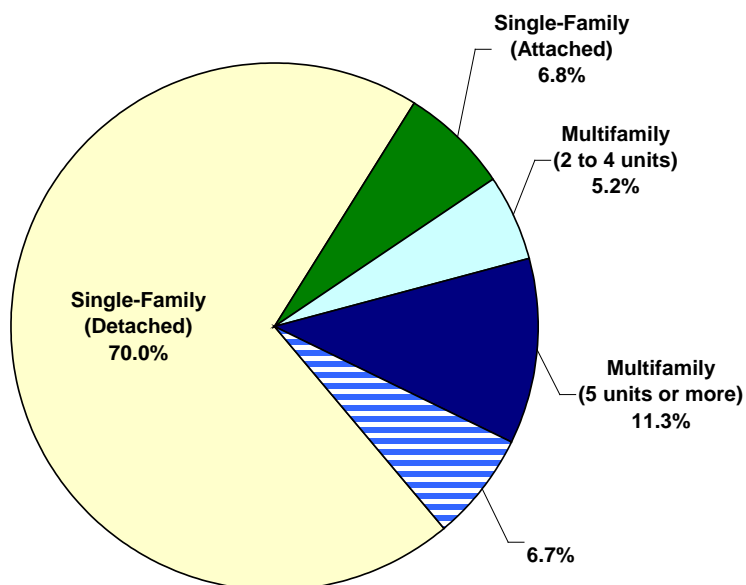
Table 2.14 - Recent Building Permit Activity, Unincorporated County

Year	Single Family [2]		Multifamily [3]		Total
	units	% of year's total	units	% of year's total	
2001	165	91%	17	9%	182
2002	201	90%	22	10%	223
2003	315	97%	10	3%	325
2004	231	83%	47	17%	278
2005	339	89%	41	11%	380
2006	271	92%	25	8%	296
2007	181	93%	13	7%	194
2008	129	90%	15	10%	144
Total	1,832	91%	190	9%	2,022

"permits"

Source: County of Santa Barbara Planning Department

Figure 2.6 – Countywide Housing Type Distribution



Source: Department of Finance Demographic Research Unit.

Table 2.15 - Housing Unit Type Distribution (2008)

Unit Type	Unincorporated County [1]	Incorporated Cities	County Total
Single-Family - Detached	70.0%	52.4%	58.4%
Single-Family - Attached	6.8%	7.9%	7.5%
Multifamily (2 to 4 units)	5.2%	10.9%	9.0%
Multifamily (5 units or more)	11.3%	23.6%	19.5%
Mobile Homes	6.7%	5.1%	5.7%
Total	100%	100%	100%

"units_str"

Source: DOF, Demographic Research Unit.

[1] Excludes City of Goleta.

[2] Includes detached units including farm employee housing.

[3] Includes duplexes, triplexes, townhomes, residential second units and apartment-type structures 4 or more units.

Table 2.16 presents data related to vacant units in the unincorporated County and countywide. The purpose of this data is to estimate the impact of vacation homes on the housing market. When local workers must compete with vacation home investors, housing affordability issues arise. Approximately 1,200 units or 2.1 percent of the housing stock in the unincorporated County was identified as being used for seasonal, recreational, or occasional use in 2000. Vacation homes that were occupied during the 2000 Census would not be included in this total. ACS data do not indicate a significant trend towards increased vacation home use countywide from 2000 to 2007.

Table 2.16 - Vacant Unit Analysis (2000 – 2007)

Unit Type	2000				2007	
	Uninc. County [1]		Countywide		Countywide	
	Number	%	Number	%	Number	%
Total Units	58,501	100.0%	142,901	100.0%	150,711	100.0%
Vacant Units	2,855	4.9%	6,279	4.4%	10,574	7.0%
For rent	358	0.6%	1,666	1.2%	2,433	1.6%
For sale only	406	0.7%	888	0.6%	1,070	0.7%
Rented or sold, not occupied	310	0.5%	540	0.4%	1,563	1.0%
Seasonal, recreational, or occasional	1,223	2.1%	2,243	1.6%	2,651	1.8%
For migrant workers	21	0.04%	21	0.01%	0	0.00%
Other vacant	537	0.9%	921	0.6%	2,857	1.9%

"vacant"

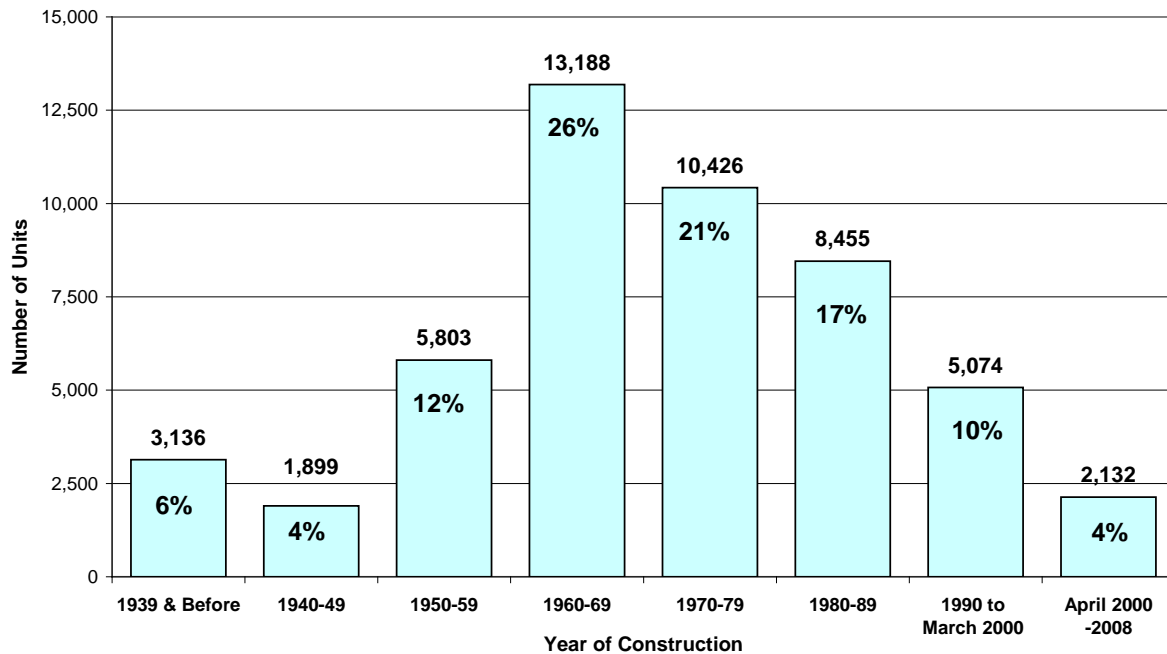
Source: U.S. Census Bureau, *2000 Census and 2005-2007 ACS 3-Year Estimates*.

[1] Includes City of Goleta.

Housing Conditions

Factors such as the age and vacancy of the regional housing stock describe housing conditions, and illustrate whether substantial repair is necessary to ensure that safe and decent living options are available for the population. As described by Figure 2.7, the majority—64 percent—of the housing stock in the unincorporated County was built during the 30-year period between 1960 and 1990; whereas, only one in 10 units was constructed before 1950.

Figure 2.7 – Age of Housing Units



Source: 2000 Census, County of Santa Barbara, City of Goleta, CIRB, and EPS

[1] April 2000 - December 2000 data, from CIRB, includes Solvang and Buellton; April 2000 - 2002, from County permits, includes Goleta until incorporation.

Table 2.17 correlates the age and condition of housing in the unincorporated County, in this case including the City of Goleta, with households below poverty level. A disproportionate number of older units and those lacking complete plumbing or kitchen facilities are occupied by renters. There were 5,932 households living below the poverty level in 2000 in the unincorporated County (including Goleta). Approximately 394 of those impoverished households occupied older homes, and 54 households occupied homes lacking complete plumbing.

Older housing stock is likely to need rehabilitation to extend its useful life. Homeowners who can afford to rehabilitate their homes may be doing so; however, lower income families may need financial assistance to maintain their residences. To address this issue, the County provides Community Development Block Grant program (CDBG) funds to Habitat for Humanity in North County to implement an owner-occupied rehabilitation program for lower income homeowners. In preparation for the 2009-2014 Housing Element, County staff conducted a comprehensive “windshield” survey of the prevailing housing conditions across the County (see Table 2.18).

In preparation for the 2009-2014 Housing Element, County staff conducted a comprehensive “windshield” survey of the prevailing housing conditions across the County (see Table 2.18). Survey results revealed that, in the County as a whole, the majority of single-family homes (88%), multifamily structures (86%), and mobile homes (90%) do not require any major repair. Survey results indicate, however, that several smaller, rural communities located in the northern and eastern portions of the unincorporated County (such as Cuyama, Sisquoc, Garey, and Casmalia) have a significantly higher proportion of homes in need of major repair or replacement. On the South Coast, the communities of Summerland and Isla Vista show the highest percentage of homes in need of some form of repair.

Table 2.17 - Housing Conditions and Poverty Status in Unincorporated County [1]

Type of Housing Unit	Total Units	Percent Owner Occupied	Percent Renter Occupied
Total Occupied Units	45,126	67.2%	32.8%
Total Households below Poverty Level	5,932	21.4%	78.6%
Occupied Housing Units Built before 1950	4,885	55.2%	44.8%
Households below Poverty Level	394	28.4%	71.6%
Units Lacking Complete Plumbing	238	56.3%	43.7%
Households below Poverty Level	54	55.6%	44.4%
Units Lacking Complete Kitchen Facilities [2]	307	26.1%	73.9%

“plumbing”

Source: US Census Bureau, *2000 Census*.

[1] Includes Goleta.

[2] Excludes rental units that have meals included.

Table 2.18 - Housing Conditions Evaluation

Item	Single-Family Units		Multifamily Structures		Mobile Homes	
	Number	%	Number	%	Number	%
<u>South Coast Area</u>						
Goleta (unincorporated)						
No Apparent Repair	1,539	89%	128	96%	449	93%
Modest Repair (e.g., paint, roof, windows)	149	9%	5	4%	33	7%
Major Repair (e.g., foundation, structure)	42	2%	1	1%	3	1%
Replacement (uninhabitable)	2	0%	0	0%	0	0%
Total Surveyed	1,732	100%	134	100%	485	100%
Mission Canyon						
No Apparent Repair	95	91%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	8	8%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	1	1%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	104	100%	0	0%	0	0%
Toro Canyon						
No Apparent Repair	209	86%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	29	12%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	5	2%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	243	100%	0	0%	0	0%
Summerland						
No Apparent Repair	84	77%	12	57%	15	75%
Modest Repair (e.g., paint, roof, windows)	7	6%	7	33%	3	15%
Major Repair (e.g., foundation, structure)	12	11%	2	10%	2	10%
Replacement (uninhabitable)	6	6%	0	0%	0	0%
Total Surveyed	109	100%	21	100%	20	100%
Isla Vista						
No Apparent Repair	65	77%	449	82%	0	0%
Modest Repair (e.g., paint, roof, windows)	18	21%	94	17%	0	0%
Major Repair (e.g., foundation, structure)	1	1%	6	1%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	84	100%	549	100%	0	0%
<u>Subtotal South Coast Area</u>						
No Apparent Repair	1,992	88%	589	84%	464	92%
Modest Repair (e.g., paint, roof, windows)	211	9%	106	15%	36	7%
Major Repair (e.g., foundation, structure)	61	3%	9	1%	5	1%
Replacement (uninhabitable)	8	0%	0	0%	0	0%
Total Surveyed	2,272	100%	704	100%	505	100%

Santa Barbara County Housing Element

Lompoc Area

Vandenberg Village

No Apparent Repair	873	91%	78	96%	0	0%
Modest Repair (e.g., paint, roof, windows)	68	7%	3	4%	0	0%
Major Repair (e.g., foundation, structure)	14	1%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	955	100%	81	100%	0	0%

Mission Hills

No Apparent Repair	223	78%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	51	18%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	12	4%	0	0%	0	0%
Replacement (uninhabitable)	1	0%	0	0%	0	0%
Total Surveyed	287	100%	0	0%	0	0%

Mesa Oaks

No Apparent Repair	87	97%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	3	3%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	0	0%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	90	100%	0	0%	0	0%

Subtotal - Lompoc Area

No Apparent Repair	1,183	89%	78	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	122	9%	3	0%	0	0%
Major Repair (e.g., foundation, structure)	26	2%	0	0%	0	0%
Replacement (uninhabitable)	1	0%	0	0%	0	0%
Total Surveyed	1,332	1480%	81	0%	0	0%

Santa Ynez Valley

Los Olivos

No Apparent Repair	130	87%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	12	8%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	7	5%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	149	100%	0	0%	0	0%

Santa Ynez

No Apparent Repair	527	93%	2	67%	0	0%
Modest Repair (e.g., paint, roof, windows)	37	7%	1	33%	0	0%
Major Repair (e.g., foundation, structure)	4	1%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	568	100%	3	100%	0	0%

Ballard

No Apparent Repair	55	83%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	9	14%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	2	3%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	66	100%	0	0%	0	0%

Santa Barbara County Housing Element

Subtotal - Santa Ynez Area

No Apparent Repair	712	91%	2	67%	0	0%
Modest Repair (e.g., paint, roof, windows)	58	7%	1	33%	0	0%
Major Repair (e.g., foundation, structure)	13	2%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	783	100%	3	100%	0	0%

Santa Maria Area

Cuyama

No Apparent Repair	193	75%	0	0%	2	17%
Modest Repair (e.g., paint, roof, windows)	36	14%	0	0%	3	25%
Major Repair (e.g., foundation, structure)	21	8%	1	100%	2	17%
Replacement (uninhabitable)	8	3%	0	0%	5	42%
Total Surveyed	258	100%	1	100%	12	100%

Los Alamos

No Apparent Repair	314	88%	11	79%	78	71%
Modest Repair (e.g., paint, roof, windows)	25	7%	1	7%	20	18%
Major Repair (e.g., foundation, structure)	15	4%	2	14%	7	6%
Replacement (uninhabitable)	2	1%	0	0%	5	5%
Total Surveyed	356	100%	14	100%	110	100%

Orcutt

No Apparent Repair	1,721	91%	94	95%	428	94%
Modest Repair (e.g., paint, roof, windows)	142	8%	5	5%	23	5%
Major Repair (e.g., foundation, structure)	27	1%	0	0%	3	1%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	1,890	100%	99	100%	454	100%

Sisquoc

No Apparent Repair	49	75%	0	0%	1	50%
Modest Repair (e.g., paint, roof, windows)	7	11%	0	0%	1	50%
Major Repair (e.g., foundation, structure)	7	11%	0	0%	0	0%
Replacement (uninhabitable)	2	3%	0	0%	0	0%
Total Surveyed	65	100%	0	0%	2	100%

Garey

No Apparent Repair	17	68%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	3	12%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	4	16%	0	0%	0	0%
Replacement (uninhabitable)	1	4%	0	0%	0	0%
Total Surveyed	25	100%	0	0%	0	0%

Tanglewood

No Apparent Repair	374	83%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	52	12%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	22	5%	0	0%	0	0%
Replacement (uninhabitable)	1	0%	0	0%	0	0%
Total Surveyed	449	100%	0	0%	0	0%

2009-2014 Santa Barbara County Housing Element

Lake Marie Estates						
No Apparent Repair	170	93%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	12	7%	0	0%	0	0%
Major Repair (e.g., foundation, structure)	0	0%	0	0%	0	0%
Replacement (uninhabitable)	0	0%	0	0%	0	0%
Total Surveyed	182	100%	0	0%	0	0%
Casmalia						
No Apparent Repair	24	56%	0	0%	0	0%
Modest Repair (e.g., paint, roof, windows)	8	19%	0	0%	2	100%
Major Repair (e.g., foundation, structure)	5	12%	1	100%	0	0%
Replacement (uninhabitable)	6	14%	0	0%	0	0%
Total Surveyed	43	100%	1	100%	2	100%
<u>Subtotal - Santa Maria Area</u>						
No Apparent Repair	2,862	88%	105	91%	509	88%
Modest Repair (e.g., paint, roof, windows)	285	9%	6	5%	49	8%
Major Repair (e.g., foundation, structure)	101	3%	4	3%	12	2%
Replacement (uninhabitable)	20	1%	0	0%	10	2%
Total Surveyed	3,268	100%	115	100%	580	100%
<u>GRAND TOTAL</u>						
No Apparent Repair	6,749	88%	774	86%	973	90%
Modest Repair (e.g., paint, roof, windows)	676	9%	116	13%	85	8%
Major Repair (e.g., foundation, structure)	201	3%	13	1%	17	2%
Replacement (uninhabitable)	29	0%	0	0%	10	1%
Total Surveyed	7,655	100%	903	100%	1,085	100%

"h_conditions"

Source: County of Santa Barbara windshield survey conducted April, 2009.

Housing Affordability

Historically, housing affordability has been a significant issue for the County, particularly in the high-cost areas along the South Coast and in the Santa Ynez Valley. Table 2.19 contrasts the median sales price of homes in several incorporated cities within the County with the attainable home price based on countywide median income as published by HCD.³ Lompoc and Santa Maria are far more affordable than their South Coast counterparts; as the median home price in Santa Barbara (\$975,000) is approximately triple that of Santa Maria (\$265,000). A household income of more than \$130,000 would be required to afford the median-priced home in Goleta.⁴ Nonetheless, real estate prices have continued to fall, generally increasing the affordability throughout the region.

Table 2.20 provides 2000 Census data illustrating the “housing cost burden” for County residents. State standards consider households paying more than 30 percent of their gross income on housing costs to be “cost burdened.” In the upper income categories owners are more heavily cost burdened than are renters. This is because market-rate rentals are relatively affordable for median or upper-income households, while for-sale housing in some regions can be three times what a median-income family can afford. As such, even many upper-income households must stretch significantly to obtain homeownership in this region.

Countywide data indicate that the proportion of cost-burdened households rose during the first half of the current decade, which was also a period that saw increasing home prices. The proportion of households considered “extremely cost burdened,” those paying more than half of their income on housing costs, rose significantly. Data indicate that a full one-third of the County’s renters were paying more than 50 percent of their incomes towards rent. The overall number is likely impacted by the significant student population on the South Coast, given the presence of UCSB; however, the student population would not explain the *trend* towards an increased percentage of households being cost burdened. This data suggests that from 2000-2007, home prices and rents increased faster than area incomes. This is in part explained by the current economy’s associated loss of jobs (approaching 10% unemployment nationally) and decreases in wages which has offset what benefit the fall in South Coast real estate prices may have provided. In summary, while housing affordability has increased, accessing decent housing options remains a challenge for some segments of the community.

³ Recent data specific to the unincorporated areas of the County can be difficult to secure. In general, minimal variation exists between housing prices in the cities and adjacent unincorporated areas. Assumes 10-percent down payment, 6-percent interest rate for 30 years, and 35 percent of gross income spent on housing costs.

⁴ Ibid.

Table 2.19 - Countywide Median Income and City Median Home Price

City	Countywide Median Income [1]	Attainable Home Price [2]	Median Home Price	Difference
Carpinteria	\$70,400	\$309,400	\$590,000	(\$280,600)
Goleta	\$70,400	\$309,400	\$673,750	(\$364,350)
Santa Barbara	\$70,400	\$309,400	\$975,000	(\$665,600)
Lompoc	\$70,400	\$309,400	\$251,750	\$57,650
Santa Maria	\$70,400	\$309,400	\$265,000	\$44,400
Santa Ynez	n/a	n/a	\$670,000	n/a
Solvang	n/a	n/a	\$631,250	n/a

Source: California Dept. of Housing and Community Development (HCD) (2009), DataQuick (2008), and EPS.

[1] Countywide household median income published by HCD is based on 4-person household.

[2] Based on 10% down payment, 6% 30-year rate, 1.2% property taxes, 35% of income available for housing, \$900 annual insurance and no HOA dues.

Table 2.20 - Housing Costs as a Percentage of Household Income

Income Levels	Unincorporated County [1] 2000		Countywide 2000		Countywide 2007	
	Owners	Renters	Owners	Renters	Owners	Renters
Cost Burdened [2]	30.4%	55.7%	32.4%	51.1%	42.1%	60.0%
<u>By Income Level:</u>						
Less than \$20,000	73.3%	95.2%	68.6%	90.4%	75.2%	90.3%
\$20,000 - \$34,999	46.8%	72.9%	50.4%	67.3%	52.9%	84.8%
\$35,000 - \$49,999	44.6%	36.2%	44.7%	30.7%	51.8%	64.3%
\$50,000 - \$74,999	38.5%	23.9%	35.2%	17.1%	51.8%	45.1%
\$75,000 - \$99,999 [3]	21.7%	12.8%	19.2%	8.5%	28.8%	13.4%
\$100,000 or more	12.1%	2.5%	11.5%	2.0%	-	-
Extremely Cost Burdened [4]	13.1%	29.6%	12.8%	25.2%	19.1%	30.1%

"hsg_burden"

Source: US Census Bureau, *2000 Census and 2005-2007 American Community Survey 3-Year Estimates*, City of Goleta.

[1] Data exclude estimate for City of Goleta with exception of Extremely Cost Burdened percentages.

[2] Households spending 30% or more of income on housing costs (i.e., gross rent or specified owner costs).

[3] For 2007, data represents all income levels from \$75,000 and over.

[4] Households spending 50% or more of income on housing costs. Includes City of Goleta.

The rental housing market in the County varies by region; however, rents are higher and vacancy rates are lower in the South Coast. Throughout the County, rental product provides an important and viable means of addressing housing needs, as market rents are affordable for moderate income households in the South Coast, and lower income households in portions of the North County (see Table 2.21).

Table 2.21 illustrates the vacancy rate found in the region's current rental market, including both the unincorporated areas and the cities. While still low, vacancy rates have improved some, when compared 2000 (Table 2.22). Nonetheless, it is likely that vacancy rates for the most affordable of units are still low, as was the case in 2000 according to CHAS data. Comparing Table 2.11 with the data on Table 2.22, in 2000, there were 5,100 more lower-income households in the unincorporated County than there were rental units available with rents affordable to those households. Of note, this data includes the City of Goleta, prior to its incorporation, and represents the most current information available.

Table 2.21 - Recent Rental Market Data

Region	Avg. Monthly Rent 2-Bedroom Apt.	Qualifying Income [1]	Vacancy Rate
North County (4Q 2008) [2]	\$1,111	\$44,440	4.80%
South Coast (April 2008)	\$1,862	\$74,480	1.83%

"rent"

Source: RealFacts, Dyer Sheehan Group, Inc. and EPS.

[1] Based on rent at 30% of gross income.

[2] RealFacts data from survey of 17 apartment complexes of 92 or more units each.

Tenure and Overcrowding

At 67 percent in 2000, the rate of homeownership is higher for the unincorporated County than it is countywide, and significantly higher than it is for the State as a whole (57 percent). Homeownership rates for Whites and Pacific Islanders are significantly higher than they are for other ethnic groups. There is a substantial Hispanic population in the County (34 percent countywide and 19 percent in unincorporated County in 2000), and their homeownership rates are significantly lower than the overall population. Amidst generally high levels of overall homeownership, Table 2.24 displays that household overcrowding persists. When housing prices are high, multiple families may need to occupy the same residence, and adult children who may otherwise leave and form their own households, are unable to do so. At the same time, a host of variables such as cultural and personal preferences, the availability of transit, and the location of jobs impact household formation and the size of households. Consequently, the incidence of overcrowding is one of many statistics that should be analyzed in determining housing needs. One result of this analysis could be to encourage a portion of affordable housing projects to include large family units. An example would include the Creekside Apartments project which includes four bedrooms apartments intended to accommodate the larger farm worker families.

According to 2000 Census data, overcrowding was more prevalent in renter households than ownership households in the unincorporated County. There were 2,320 renter households in the unincorporated County living with an average of more than one person per room; half of those households were living in severely overcrowded conditions with more than 1.5 persons per room. Of the approximately 6,000 households living below the poverty level in 2000, one-fifth were living in overcrowded conditions. CHAS data based on the 2000 Census indicates that 40 percent of all households in the unincorporated County (including Goleta) and 45 percent of all households countywide experience overcrowding, overpayment, or both. As one would anticipate, these housing problems are particularly acute for lower income families and occur at a higher rate in the incorporated cities than in the unincorporated County, due to the fact that jobs, transit opportunities, and services tend to be concentrated in the incorporated cities (see Table 2.19).

Table 2.22 - Rental housing Units by Affordability (2000)

	Unincorporated County [1]		Countywide	
	Units	% Total	Units	% Total
Rental Units at Levels Affordable to:				
Extremely Low-Income	3,243	16.5%	6,635	10.8%
Very Low-Income	2,045	10.4%	8,345	13.5%
Low-Income	6,070	30.9%	23,335	37.8%
Moderate-Income and Above	8,281	42.2%	23,385	37.9%
Total Rental Units	19,639	100.0%	61,700	100.0%
<hr/>				
Vacancy Rate for Units Affordable to:				
Extremely Low-Income		0.07%		0.19%
Very Low-Income		0.41%		0.62%
Low-Income		0.40%		0.94%
Moderate-Income and Above		0.91%		0.98%

Source: 2000 Comprehensive Housing Affordability Strategy (CHAS) data (U.S. Dept. of Housing and Urban Development)

[1] Unincorporated County includes the City of Goleta.

Table 2.23 - Tenure by Race of Householder (2000)

Race	Unincorporated County [1]		Countywide	
	Own	Rent	Own	Rent
White	69%	31%	60%	40%
Black/ African American	35%	65%	31%	69%
Native American	63%	37%	46%	54%
Asian	41%	59%	48%	52%
Pacific Islander	69%	31%	61%	39%
Other Race	44%	56%	35%	65%
Two or More Races	41%	59%	41%	59%
Total Occupied Units	65%	35%	56%	44%
Hispanic or Latino [2]	49%	51%	40%	60%
Total Occupied Units Excluding Goleta	67%	33%	n/a	n/a

"tenure"

Source: 2000 Census.

[1] Except where indicated, includes City of Goleta.

[2] Persons of Hispanic origin can be of any race.

Table 2.24 - Tenure and Overcrowding

Item	Unincorporated County	
	Number	% of Total
Overcrowding [1]		
<u>Owner Occupied Units</u>	30,322	100%
Overcrowded [2]	1,056	3%
Severely Overcrowded [3]	534	2%
<u>Renter Occupied Units</u>	14,804	100%
Overcrowded [2]	2,320	16%
Severely Overcrowded [3]	1,128	8%
Households Below Poverty Level [4]		
	5,932	100%
Overcrowded [2]	1,183	20%
Severely Overcrowded [3]	603	10%

"overcrowding"

Source: US Census Bureau 2000 Census, City of Goleta, and EPS.

- [1] Excludes estimate for City of Goleta.
- [2] Units with an average of more than 1 person per room.
- [3] Units with an average of more than 1.5 persons per room.
- [4] Includes City of Goleta population.

Table 2.25 - Households Problems by Income Category (2000)

Income Category	Unincorporated County [1]			Countywide		
	Total Households	Households w/ Problems [2]	% of Households	Total Households	Households w/ Problems [2]	% of Households
Extremely Low-Income (30% or below of area median)	5,648	4,401	78%	16,218	12,877	79%
Very Low-Income (30% - 50% of area median)	4,742	3,413	72%	15,253	11,760	77%
Low-Income (50% - 80% of area median)	8,323	4,847	58%	24,231	15,193	63%
Moderate-Income and Above (greater than 80%)	37,042	9,542	26%	80,796	21,653	27%
Total Households	55,755	22,203	40%	136,498	61,483	45%

"hh_problems"

Source: 2000 Comprehensive Housing Affordability Strategy (CHAS) data (U.S. Dept. of Housing and Urban Development)

[1] Unincorporated County includes the City of Goleta.

[2] Housing problems defined as cost burdened and/or overcrowded.

Special Needs Populations

Certain demographic groups and members of the workforce have special housing needs that can differ from the needs of the general population. As a result, tailored solutions are often required to ensure that adequate housing opportunities are provided for: the elderly, persons with disabilities, large families, farmworkers, single-parent-headed households, and persons needing emergency shelter.⁵ To better understand the needs of these groups throughout the region, this chapter provides information and data to quantify the number of persons or households falling within these defined categories, and provides cross tabulations regarding income, housing cost burden, and poverty level, when available. Much of the data presented is from the 2000 Census, which remains the most comprehensive and reliable source for most demographic indicators. Where feasible, data from the City of Goleta has been netted out of the unincorporated County figures. Where unincorporated County data is provided, it is contrasted with countywide figures.

Elderly

Access to housing that suits varying needs during each stage of life is a fundamental component of a healthy community. By planning for assisted living facilities, senior housing developments, and retrofit programs to help populations age in place, the County can retain its long-time residents and keep families intact. This is a particularly important consideration for Santa Barbara County, as Table 2.26 demonstrates the elderly population in the region is projected to increase as a proportion of the total population, from 12 percent in 2000 to 16 percent in 2020.⁶

Many members of the elderly population are likely to live on a fixed income. As illustrated in figure 2.8, approximately 40 percent of elderly households earned less than \$35,000 in 1999, compared with 31 percent of all households (Figure 2.8). However, as illustrated in Table 2.27, the poverty rate for individuals 65 and older is much lower than that of the general population in the unincorporated area.⁷ In part, this is explained by the fact that many elderly households have wealth accumulation that is not reflected in Census income data. Moreover, factors such as low or no mortgage payments for those who own homes and government-provided health care help to increase the disposable income for those elderly individuals living on fixed income. These factors help to account for the paradox presented by having lower reported income levels *and* lower levels of poverty.

⁵ Government Code 65583(a)(6)

⁶ For purposes of this analysis, elderly “people” are defined as those aged 65 and older. Elderly “households” are those where the identified “householder” is 65 or older. Where data was available, this group was broken down into the subcategory of persons and householders aged 75 and older.

⁷ According to the U.S. Census Bureau, income used to determine whether or not an individual or family is living below the poverty level includes money income (i.e., earnings, unemployment compensation, workers’ compensation, Social Security, Supplemental Security Income, public assistance, veterans’ payments, survivor benefits, pension or retirement income, interest, dividends, rents, royalties, income from estates, trusts, educational assistance, alimony, child support, assistance from outside the household, and other miscellaneous sources). Noncash benefits (such as food stamps and housing subsidies) do *not* count. Income is calculated before taxes and excludes capital gains or losses.

Table 2.26 - Countywide Aging Trends

Population Age Group	2000		2010		2020	
	Number	%	Number	%	Number	%
Total Population	399,347	100%	434,497	100%	459,498	100%
0-64 years old	348,797	87%	379,091	87%	385,589	84%
65-74 years old	25,290	6%	28,080	6%	43,127	9%
75+ years old	25,260	6%	27,326	6%	30,782	7%

"aging"

Source: U.S. Census 2000; California Dept. of Finance; and EPS.

Table 2.27 - Household Income for Householders Aged 65 Years or More (2000)

County Area/ Household Type	Population	Household Income Category							Total Households
	Below Poverty Level [1]	Less than \$10,000	\$10,000- \$19,999	\$20,000- \$34,999	\$35,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000 or more	
Unincorporated County [2]									
Total Population/ Households	13.4%	7.4%	8.9%	14.9%	14.1%	19.4%	12.8%	22.5%	100.0%
Householders aged:									
65 years or more	4.6%	5.9%	11.6%	22.2%	15.1%	18.6%	9.9%	16.6%	100.0%
75 years or more	6.5%	7.2%	15.3%	22.8%	14.1%	17.0%	8.6%	15.0%	100.0%
Countywide									
Total Population/ Households	14.3%	7.7%	11.1%	18.2%	15.9%	19.4%	11.6%	16.0%	100.0%
Householders aged:									
65 years or more	6.2%	9.3%	15.7%	22.8%	15.1%	16.0%	8.8%	12.4%	100.0%
75 years or more	7.7%	10.7%	19.3%	22.9%	13.8%	14.8%	7.6%	10.9%	100.0%

"age_income"

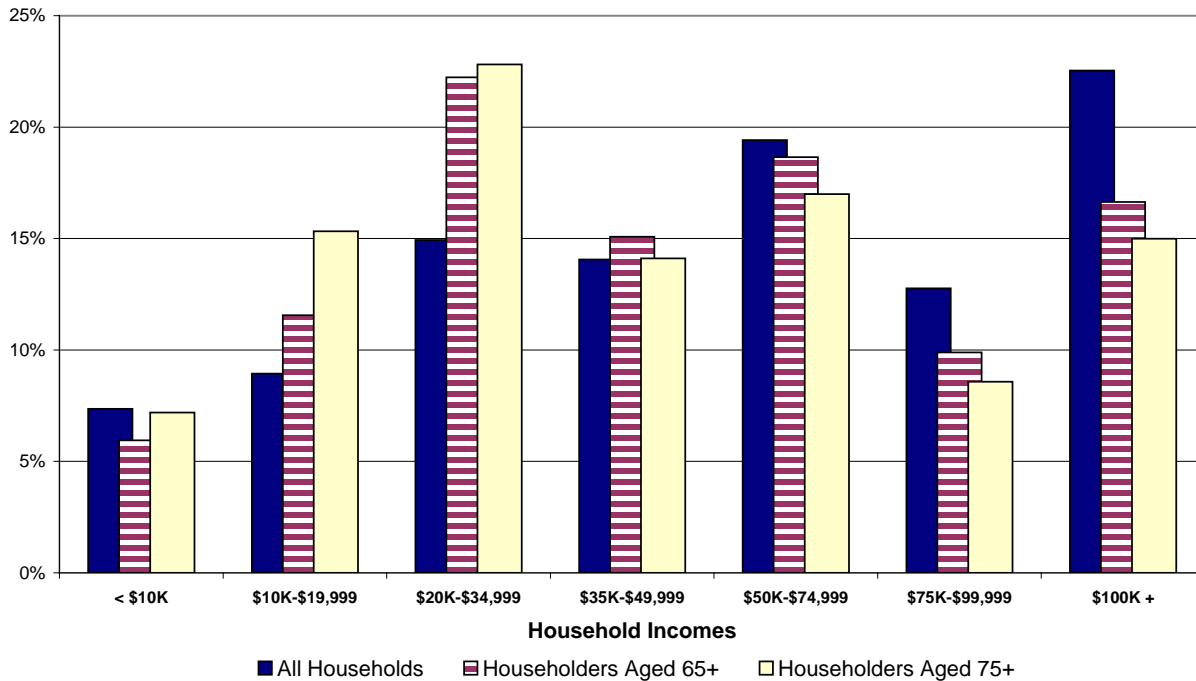
Source: US Census Bureau, *Census 2000*, City of Goleta and EPS.

[1] Percentages based on number of persons, not households.

[2] Excludes estimate for City of Goleta.

Note: Poverty definition - Following the Office of Management and Budget's (OMB) Statistical Policy Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty.

Figure 2.8 – Household Income by Age of Householder



Source: US Census Bureau, Census 2000, City of Goleta and EPS.

In addition to experiencing lower levels of poverty than the general population, elderly households in the unincorporated area were also less likely to be cost burdened (Table 2.28). Nonetheless, cost burdens do persist for some, and the majority of cost burdened elderly households in the unincorporated County were homeowners, rather than renters. Specifically, 2,104 elderly homeowner households and 791 elderly renter households in the unincorporated County (including Goleta) were reported to be cost burdened in 2000.

These statistics indicate the importance of facilitating rental housing opportunities for seniors in appropriate areas, and a number of programmatic responses in the Housing Element update help address this need. In part, these include: 1) a streamlined permit process for rental housing, and 2) the provision of consultation services to assist applicants in understanding how State Density Bonus Law may be leveraged to provide viable rental units for seniors. Moreover, there are 133 licensed residential care facilities for the elderly throughout the region, and County HCD continues to direct financial resources to housing projects targeting low income elderly, including the Los Alamos Apartments and St. Vincent Gardens (see Table 2.12).

**Table 2.28 - Housing Cost Burden for Householders Aged 65 Years or More
(From the Year 2000)**

Household Category		Unincorporated County [1]	Countywide
	<i>formula</i>		
Total Households [2]	<i>a</i>	44,571	116,469
Total Households with Householder aged 65+	<i>b</i>	10,301	25,676
Total Households with Householder aged 75+	<i>c</i>	4,692	12,714
Total Cost Burdened Households [3]	<i>d</i>	17,532	48,017
As a % of Total Households	<i>d / a</i>	39.3%	41.2%
Tenure Breakdown:			
Renters		48.5%	58.4%
Owners		51.5%	41.6%
Cost Burdened Householder aged 65+	<i>e</i>	2,895	8,879
As a % of Total 65+ Households	<i>e / b</i>	28.1%	34.6%
Tenure Breakdown:			
Renters		27.3%	47.3%
Owners		72.7%	52.7%
Cost Burdened Householder aged 75+	<i>f</i>	1,346	4,511
As a % of Total 75+ Households	<i>f / c</i>	28.7%	35.5%
Tenure Breakdown:			
Renters		37.7%	54.4%
Owners		62.3%	45.6%

"burden_age"

Source: US Census, 2000 Census.

[1] Includes City of Goleta.

[2] Excludes households not computed.

[3] Households that spend 30% or more of their income on housing costs.

Persons with Disabilities

People with disabilities may live on a small fixed income, or be unable to work, which severely restricts their ability to pay for housing. In addition, these individuals may require specially equipped or designed homes, or existing homes may need to be retrofitted to meet their needs.

"Disabled" is defined by the Census Bureau as:

*"...having a disability if any of the following three conditions: (1) they were 5 years old and over and had a response of "yes" to a sensory, physical, mental or self-care disability; (2) they were 16 years old and over and had a response of "yes" to going outside the home disability; or (3) they were 16 to 64 years old and had a response of "yes" to employment disability."*⁸

Since the proportion of disabled individuals, as a percentage of the total population, increases with age, the data presented in Table 2.29 is separated into two categories: 1) the non-elderly population aged 5 through 64, and 2) elderly persons defined as aged 65 and older. As illustrated, less than 17 percent of the non-elderly population in the unincorporated County (including Goleta) was considered disabled. Approximately 12 percent of the non-elderly disabled lived below the poverty level, which is less than the rate for the regional population as a whole. Approximately 15 percent of the unincorporated County's population living below the poverty level was disabled in 2000.

To help address the special housing needs of the disabled population throughout the region, 44 licensed adult residential care facilities operate in the County. United Cerebral Palsy has developed two facilities for individuals with special needs in the region, and those facilities have received County affordable housing funds. The County has also directed funding to special needs projects in Santa Maria and Lompoc. Currently, the Housing Authority is working on the development of a group home that would serve special needs clients (see Table 2.36).

In addition to these activities, the County provides CDBG funds to support a security deposit program for individuals and families with special needs. The program is operated by the Coalition for Housing Accessibility, Needs, Choice, and Equality (CHANCE). In addition to the security deposit program, the County funds CHANCE to implement a moderate rehabilitation and retrofitting program for housing for people with disabilities.

⁸ U.S. Census American FactFinder Website (<http://factfinder.census.gov>).

Table 2.29 - Disability and Poverty Status (2000)

Population Group [1]		Unincorporated County [2]	Countywide
	<i>formula</i>		
Population ages 5 - 64 years	<i>a</i>	122,756	308,471
No. of Persons with a Disability	<i>b</i>	20,550	64,189
% Disabled	<i>b / a</i>	16.7%	20.8%
Population ages 5 through 64 below Poverty Level	<i>c</i>	17,253	47,401
% of Total Population ages 5 to 64 yrs	<i>c / a</i>	14.1%	15.4%
No. of Disabled Persons below Poverty	<i>d</i>	2,513	10,665
As a % Population below Poverty	<i>d / c</i>	14.6%	22.5%
As a % Population Disabled Persons	<i>d / b</i>	12.2%	16.6%
Population ages 65 +	<i>e</i>	21,070	49,023
No. of Elderly Persons with a Disability	<i>f</i>	6,666	18,114
% Elderly Disabled	<i>f / e</i>	31.6%	37.0%
Population ages 65+ below Poverty Level	<i>g</i>	966	3,059
% of Total Population ages 65+	<i>g / e</i>	4.6%	6.2%
No. of Elderly Disabled Persons below Poverty	<i>h</i>	525	1,691
As a % Elderly Population below Poverty	<i>h / g</i>	54.3%	55.3%
As a % Population Elderly Disabled Persons	<i>h / f</i>	7.9%	9.3%

"disability"

Source: US Census Bureau, *Census 2000*.

[1] Population includes civilian, noninstitutionalized persons only for whom poverty status is determined.

[2] Includes City of Goleta.

Large Families

State Housing Element Law requires jurisdictions to treat large families—those with five or more members—as a group with special housing needs. Table 2.30 includes the data related to the number of large families in the County and housing tenure for large households, which include both family and non-family households.

As of the year 2000, large families made up more than 17 percent of the families living in the unincorporated County (including Goleta). Poverty was not cross tabulated with family size in the 2000 Census, but data available countywide through the 2005-2007 ACS indicate that large families are 46 percent more likely to live below the poverty level than the general population in

the region. In the unincorporated area, this translates to 384 large families that were expected to be living in poverty in 2000. The majority of large households in the unincorporated County own their own homes; however, the rate of homeownership for large households is lower than for households in general.

Table 2.30 - Poverty Status and Housing Tenure for Large Families (2000) [1]

Item	Formula	2000		2005-2007
		Unincorporated County [2]	Countywide	Countywide
Poverty Status				
Total Family Households	<i>a</i>	37,973	90,314	89,764
Total Large Family Households	<i>b</i>	6,687	19,839	16,704
% Large Families	<i>b / a</i>	17.6%	22.0%	18.6%
Families in Poverty	<i>c</i>	1,489	7,666	7,483
% Families in Poverty	<i>c / a</i>	3.9%	8.5%	8.3%
Large Families in Poverty [3]	<i>d</i>	-	-	2,037
% Large Families in Poverty	<i>d / b</i>	-	-	12.2%
Housing Tenure [4]				
Number of Total Households		55,646	136,622	-
% Renters		34.6%	43.9%	-
% Owners		65.4%	56.1%	-
Number of Large Households		7,055	20,020	-
% Renters		39.1%	50.4%	-
% Owners		60.9%	49.6%	-

"large_hh"

Source: US Census, 2000 Census and American Community Survey 2005-2007.

[1] Large families refer to families with 5 or more members.

[2] Includes City of Goleta.

[3] Poverty data specific to *large* families is not available for 2000. ACS data contain significant margin of error. ACS data provided to show proportion of large families in poverty only.

[4] Includes families and non-family households of 5 or more members.

Communities that include a significant population of lower income large families often prioritize subsidized rental projects with a higher number of bedrooms. As expressed in the County Consolidated Plan, providing affordable housing for large families is a high priority.

Single-Parent Families

Single-parent families are more likely to be living below the poverty level and are less likely to own their own homes than families in the general population (see Table 2.31). These facts hold true for both the unincorporated County and countywide; however, the issue of single-parent families living below the poverty level is more acute in the incorporated cities than in the unincorporated County. In 2000, there were approximately 523 single-parent families living below the poverty level in the unincorporated County.

Single-parent families are likely to need access to childcare services and schools. The location of affordable housing designed to serve this special needs population should be carefully considered. Two projects funded by the County—College Park Apartments and Ted Zenich Gardens—include on-site childcare facilities. The County provides priority funding for rental projects located near services or that incorporate services into their projects.

Table 2.31 - Poverty Status and Housing Tenure for Single-Parent Families

Item	Formula	Unincorporated County [1]	Countywide
Families with Related Children < 18 yrs	<i>a</i>	19,004	49,058
Single Parent Families with Related Children < 18 yrs	<i>b</i>	3,718	12,037
% Single Parent Families with Related Children < 18 yrs	<i>b / a</i>	19.6%	24.5%
Families in Poverty with Related Children < 18 yrs	<i>c</i>	1,104	6,380
% of Total Families with Related Children < 18 yrs	<i>c / a</i>	5.8%	13.0%
Single Parent Families in Poverty with Related Children < 18 yrs	<i>d</i>	523	3,133
% of Total Single Parent Families with Related Children < 18 yrs	<i>d / b</i>	14.1%	26.0%
<hr/>			
Families with Own Children < 18 yrs		17,321	44,622
Owners		63.7%	52.2%
Renters		36.3%	47.8%
Single Parent Families with Own Children < 18 yrs		3,063	10,073
Owners		44.8%	31.2%
Renters		55.2%	68.8%

"single_parent"

Source: US Census Bureau, *2000 Census*.

[1] Includes City of Goleta.

Note: Census definition of "Related Children" includes children who are related to the householder in addition to the householder's "Own Children" which includes children by birth and adoption. Foster children are excluded from both definitions.

Farmworkers

The U.S. Census of Agriculture (Ag Census) estimates that countywide farms and ranches hired 21,768 laborers in 2007, a 58-percent increase over a 15-year period (see Table 2.32 and Figure 2.9). According to the Ag Census, while the number of hired farm laborers has increased, the number of farms has decreased—down 20 percent since 1992. As a result, the average number of workers per farm has doubled in 15 years. With an annual payroll of \$232 million, the average income per worker is under \$11,000.

Table 2.32 - Farm Labor Estimates

Item	1992	1997	2002	2007	% Change '92-'07
Hired Farm Labor [1]	13,806	17,171	16,364	21,768	57.7%
Annual Payroll (\$000, <i>unadjusted</i>)	\$94,405	\$149,129	\$167,703	\$232,123	145.9%
Payroll per Hired Worker (<i>unadjusted</i>)	\$6,838	\$8,685	\$10,248	\$10,663	55.9%
Number of Farms	972	959	749	776	-20.2%
Average Workers per Farm	14	18	22	28	97.5%
Farms Using Migrant Labor [2]	n/a	n/a	183	183	n/a
% of Total Farms	n/a	n/a	24.4%	23.6%	n/a
Workers working < 150 days	7,881	9,803	8,132	10,490	33.1%
% of Total Workers	57.1%	57.1%	49.7%	48.2%	-15.6%
Farms with 10 or more Workers	208	172	224	186	-10.6%
% of Total Farms	21.4%	17.9%	29.9%	24.0%	12.0%

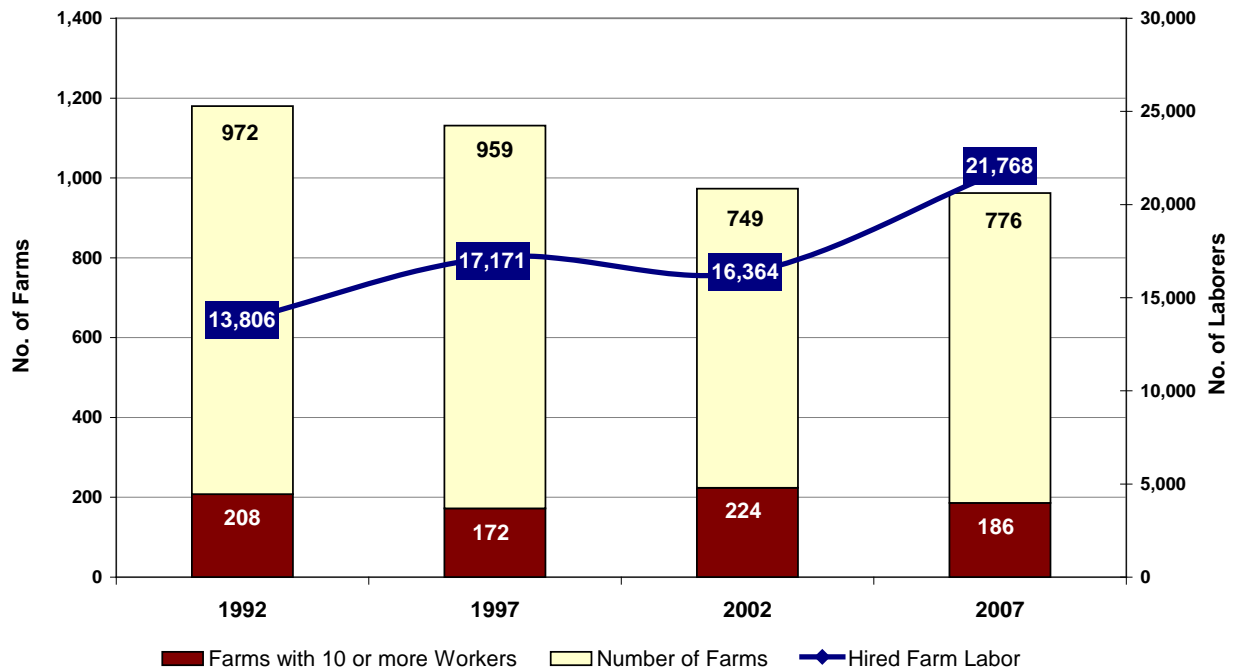
"ag_census"

Source: Census of Agriculture (U.S. Dept. of Agriculture), EPS

[1] Data are for total hired farm workers, including paid family members.

[2] Defined as a farm worker whose employment required travel that prevented the migrant worker from returning to his/her permanent place of residence the same day.

Figure 2.9 – Countywide Farm and Farm Labor Estimates



Source: Census of Agriculture (U.S. Dept. of Agriculture)

The County was ranked 14th in the State in 2007 for agricultural production value, which was well over \$1 billion. The majority of the highest value crops grown in the County, such as grapes and strawberries, require hand harvesting, which has historically been the role of migrant laborers. Accordingly, approximately half of agricultural employees worked less than 150 days for County farms.

Table 2.33 presents hourly wage data estimates for several categories of farmworkers in the region. To estimate the actual number of farmworkers needed to support the regional agriculture industry, Table 2.34 displays information from the County Agricultural Commission 2007 crop report along with the number of workers typically required per harvest for most of these highest value crops. As illustrated, the number of farm workers employed in the County has almost doubled within a fifteen year span; rising from 13,806 in 1992, to 21,768 in 2007. This is partially attributable to the rapid expansion of the vineyard and wine industry in the County, which has displaced cattle grazing (a non-labor intensive agricultural use), with crops that require care and harvesting.

This scale and the type of agricultural production throughout the County, as well as the sector's lasting importance to local and State economies, points to a significant need for decent and sanitary housing options for the workforce. In addition, the motivation to save as much of their paychecks as possible, so that earnings may be sent home to support families, often leads migrant farmworkers to seek the lowest-cost alternatives for housing during their stay in the County. This further exacerbates the need for housing that is affordable to farmworkers in the region.

According to local stakeholder interviews, in the past, migrant laborers have made use of inexpensive motels along major arterial roads in Santa Maria. However, these motels are now used year-round by individuals and families in need of affordable housing, and are not typically available as a source of migrant labor housing. This, again, underscores the need for temporary housing for migrant laborers, and low-cost housing for permanent, low wage workers who remain in the County year-round. Moreover, the proximity between housing opportunities, retail services, transit, schools, hospitals, and other urban services increases the quality of life and lowers day-to-day costs experienced by both migrant and permanent farmworkers. This is reflected through recent surveys and anecdotal evidence, which have found that farmworkers prefer to live in areas with access to such urban services, versus living in isolated rural areas.

To address the housing needs of farmworkers and their families, the County has partnered with incorporated cities to fund projects such as the Los Adobes de Maria project in Santa Maria. Los Adobes was developed to serve the farmworker population in the northern County. The People's Self Help sponsored project consists of 52 rental units. Another project which has received funding commitments from the County, but has not been constructed, is Creekside Village in Los Alamos. This 39-unit apartment project for agricultural workers is being sponsored by the County Housing Authority.

Table 2.33 - Farm Labor Wages by Category

Employment Type	Hourly Wage (unadjusted)	
	2003	2007
Agricultural Equipment Operators	\$11.58	\$10.25
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$8.64	\$9.12
Farmworkers, Farm and Ranch Animals	\$7.71	\$10.74
Graders and Sorters, Agricultural Products	\$7.67	n/a

"farmworkers"

Source: Employment Development Department.

Table 2.34 - Leading Agriculture Production by Value and Hand Harvest Labor Estimate

Item	Value [1]	Harvested Acres [1]	Hand Harvesting Hours per Acre [2]	Total Hours Hand Harvesting	Harvest Weeks [2]	Estimate of Hand Harvesters [3]
<i>formula</i>		<i>a</i>	<i>b</i>	$c = a * b$	<i>d</i>	$e = c / d / 40$
<u>Top 10 Agricultural Products by Rank</u>						
Strawberries	\$312,754,997	6,414	200	1,282,800	16	2,004
Broccoli	\$131,070,223	28,376	80	2,270,080	22	2,580
Wine Grapes [4]	\$99,918,573	21,263	50	1,063,150	16	1,661
Head Lettuce	\$87,845,590	12,835	50	641,750	11	1,459
Cauliflower	\$46,107,384	8,659	80	692,720	16	1,082
Celery	\$39,686,202	3,726	n/a	n/a	n/a	n/a
Cattle	\$27,340,291	n/a	n/a	n/a	n/a	n/a
Leaf Lettuce	\$25,705,118	4,252	75	318,900	22	362
Gerbera Cut Flowers	\$23,564,547	n/a	n/a	n/a	n/a	n/a
Avocados	\$20,811,595	8,328	25	208,200	30	174
Total Top 10	\$814,804,520	93,853	560	6,477,600	133	9,322
Total Agricultural Value						
2007	\$1,103,322,033					
1992	\$443,228,285					
Agricultural Acreage						
2007	722,076					
1992	718,051					

"ag_val"

[1] Source: Santa Barbara County Agricultural Commissioner.

[2] Source: *Alternatives to Immigrant Labor? The Status of Fruit and Vegetable Harvest Mechanization in the United States* by Sarig, et. al., December 2000.

[3] Based on 40 hour work week. If work week is longer, number of laborers demanded decreases.

[4] Hand harvesting requirements based on "fresh grape" harvest.

Homeless Individuals and Families

County HCD conducts an annual "Point-in-Time Homeless Count," on behalf of the Santa Maria/Santa Barbara Continuum of Care (COC). This annual census of homeless individuals and families is required by the U.S. Department of Housing and Urban Development (HUD) to receive federal funds for housing and services for the homeless, through the COC.

More than 4,000 homeless persons throughout the region (cities and unincorporated areas) were counted during the last survey, conducted in January 2007 (see Table 2.35). Nonetheless, this homeless count is likely to have a substantial margin of error, given HUD's limited definition of "homelessness," which excludes families and individuals who had stayed the previous night with family or friends, but who do not have a residence of their own. As a result of this constraint, as well as the limitations of conducting a one-day count that relies significantly on volunteer labor, the actual homeless population could be much more or less than what is quantified below.

Table 2.35 Countywide Point-in-Time Homeless Count (1/29/2007)

Populations	Sheltered	Unsheltered	Total
<u>Persons</u>			
Families with Dependent Children	769	272	1,041
Adults and Unaccompanied Youth	711	2,501	3,212
Total	1,480	2,773	4,253
<u>Subcategories</u>			
Chronically Homeless [1]	244	259	503
Severely Mentally Ill	375	0	375
Chronic Substance Abuse	629	0	629
Veterans	132	0	132
Persons with HIV/AIDS	25	0	25
Victims of Domestic Violence	39	0	39
Unaccompanied Youth (under 18)	162	0	162
<u>Households</u>			
Families with Dependent Children	178	67	245
Adults and Unaccompanied Youth	551	2,105	2,656
Total	729	2,172	2,901

"coc_count"

Source: Santa Maria/Santa Barbara Continuum of Care

[1] Based on the following federal definition which does not apply to families:

"A single person with a disability who has been homeless for more than one year continuously or has been homeless four or more times in the past three years."

The data displayed in Table 2.35 demonstrate that adults and unaccompanied youth make up three-fourths of the region's homeless population, with families accounting for the remainder. Data regarding health conditions of homeless individuals, such as issues related to substance abuse or mental illness, were only obtained for sheltered homeless people, who comprised one-third of the total count.

Since the incorporation of Goleta in 2002, the majority of dense urban areas in Santa Barbara County have been contained within the local incorporated cities. As a result, the services and housing opportunities for the homeless community are almost exclusively located outside of unincorporated County's jurisdiction. Therefore, the point-in-time counts of the homeless population have historically shown that the number of people who are homeless and living in unincorporated areas of the County are relatively few. The exceptions to this scenario are sporadic homeless populations contained within the communities of Isla Vista, unincorporated areas of the South Coast, commercial centers in Orcutt, and the outskirts of the City of Lompoc.

On January 27, 2009, a total of 117 people who are homeless were counted in unincorporated areas of Santa Barbara County. However, the point-in-time count may not reflect the actual total population of homeless in the unincorporated areas, since some studies estimate that counts reflect as little as 20% of the actual population total.

Table 2.36 Unincorporated County Point-in-Time Homeless Count (1/27/2009)

Area	# of Individuals
Isla Vista	62
South Coast (Other than Isla Vista)	19
Orcutt	3
Lompoc	33
Total	117

The majority of shelters, transitional housing, and supportive housing facilities are located in incorporated cities within the County. This is due to the fact that services required by homeless individuals and families, along with transit opportunities, are more likely to be located in urbanized settings. Nonetheless, the County has significantly contributed to the regional share of facilities to address the needs of the homeless population. Table 2.37 displays the list of shelters, transitional, and supportive housing in the County.

According to interviews with stakeholders working with the County's homeless programs, men account for the majority of the homeless population on the South Coast, and many of these individuals are chronically homeless. The majority of the population seeking out shelter services is White, although reports from Casa Esperanza, a South Coast facility, indicate there has been an increase in Latino males, possibly immigrants who came seeking work and have not found sufficient income.

While the South Coast profile is more typically male, Transition House, the South Coast's only shelter available to women and children, was forced to turn away 90 families in January 2009. This facility is located in the City of Santa Barbara and usually serves approximately 150 families each year. Workers at Casa Esperanza report that they are serving many more homeless people who are from Santa Barbara—including natives and long-term residents. This is a change in the

demographic, which has typically included people from outside of the area. The anecdotal information from these two facilities points to the impact of the economic downturn on County residents. As of February 2009, all shelters on the South Coast were full.

The County Office of Education runs an after-school program for homeless children with enrollment of 1,300 children countywide. According to program officials, two-thirds of those children reside in Santa Maria and Lompoc, where there is a higher portion of homeless families than is typically the case in the South County. Additional program officials report that Santa Maria has the highest proportion of homeless families, followed by Lompoc, and then Santa Barbara.

The County administers two federal programs related to homelessness: the Continuum of Care Program (COC) and Emergency Shelter Grant Program (ESG). Approximately \$1.4 million was allocated to local service providers from the 2008 COC grant. The ESG is to support the rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of the facility, essential supportive services (including case management, physical and mental health treatment, substance abuse counseling, and childcare), homeless prevention, and grant administration. The \$80,000 available for 2008–2009 was allocated to three homeless services providers—Casa Esperanza, Transition House, and Willbridge.

County affordable housing resources have also been targeted towards projects to support formerly homeless individuals and those at risk of homelessness (see Table 2.37).

Table 2.37 - Facilities Serving Santa Barbara County Homeless Population

Facility Name	Location	No. of Beds	Clients
<u>Emergency Shelters [1]</u>			
Bridgehouse	Uninc. County near Lompoc	10	Individuals
Domestic Violence Solutions: North County Shelter	Santa Maria	51	Families
Good Samaritan Emergency Shelter	Santa Maria	80	Individuals/Families
Casa Esperanza	Santa Barbara	106	Individuals/Families
Domestic Violence Solutions: South County Shelter	Santa Barbara	21	Families
Rescue Mission	Santa Barbara	92	Individuals
Salvation Army	Santa Barbara	55	Individuals
Transition House	Santa Barbara	80	Families
Total		495	
<u>Transitional Housing</u>			
Bridgehouse	Uninc. County near Lompoc	24	Families
Bridgehouse Transitional Center	Uninc. County near Lompoc	10	Individuals/Families
The Family Transitional Shelter	Santa Maria	56	Families
Transitional Center for Women and Children	Santa Maria	16	Families
Bethel House	Santa Barbara	83	Individuals
Casa Esperanza Transitional Shelter	Santa Barbara	100	Individuals
Casa Serena	Santa Barbara	22	Individuals
Firehouse	Santa Barbara	19	Families
Hotel de Riviera	Santa Barbara	32	Individuals

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New House	Santa Barbara	12	Individuals
Noah's Anchorage	Santa Barbara	18	Individuals
Salvation Army (South Coast)	Santa Barbara	30	Individuals
Salvation Army Rehabilitation Institute	Santa Barbara	6	Individuals
Second Stage Transitional Housing	Santa Barbara	42	Families
Shelter Services for Women	Santa Barbara	14	Individuals
Villa Majella	Santa Barbara	7	Individuals
Mark's House	Lompoc	19	Families
Total		510	

Permanent and Supportive Housing

Casa del Mural	Uninc. County near Goleta	12	Individuals
Permanent Clean and Sober Living	Uninc. County (Tanglewood)	16	Individuals
Phoenix House	Uninc. County (Mission Canyon)	11	Individuals
Casa de Familia	Santa Maria	30	Families
Arlington Apartments	Santa Barbara	27	Individuals
Beachcourt Assisted Living Apartments	Santa Barbara	10	Individuals
Building Hope	Santa Barbara	10	Individuals
Casa las Granadas	Santa Barbara	2	Individuals
Devereaux Group Home	Santa Barbara	8	Individuals
El Carrillo	Santa Barbara	61	Individuals
Heath House	Santa Barbara	7	Individuals
Sanctuary House	Santa Barbara	3	Individuals
SHIA Scattered Units	Santa Barbara	37	Individuals
The Faulding Hotel	Santa Barbara	81	Individuals
The Victoria Hotel	Santa Barbara	28	Individuals
Transition House HOMES	Santa Barbara	80	Families
Tumbleweed Assisted Living Apartments	Santa Barbara	13	Individuals
Arn Apartments	Lompoc	20	Individuals
Gianni Apartments	Lompoc	22	Individuals
Total		478	

"homeless_fac"

Source: County of Santa Barbara, *2008 Housing Inventory Chart*

[1] Does not include beds that are only available seasonally.

At-Risk Housing Developments

The State requires that jurisdictions prepare an inventory of all units at-risk of losing their affordability during the next 10-year period. Table 2.38 presents the inventory of affordable housing projects in the County with regulatory restrictions that end by 2018. These properties are inventoried by the California Housing Partnership Corporation (CHPC). All of the 688 affordable at-risk rental units are located in incorporated cities in the County. However, Valentine Court III and Beach Court housing developments both received County or County-administered funds. This is an example of the County's ongoing efforts to provide funding for the development and/or preservation of affordable housing both in the unincorporated areas and the incorporated cities, where the availability of services and transit is generally superior to the rural areas of the County.

Strategies for preserving housing with expiring use restrictions vary depending on the ownership of the property and the source of the incentive that led to the initial affordability. Properties owned by non-profit housing developers will likely have their affordability periods extended, but may require financial restructuring or rehabilitation to achieve the extended affordability timeframe. County HCD maintains a list of all County-funded projects and the date at which regulatory agreements are set to expire without intervention. *The County has not lost any of its affordable units* and has provided financial assistance to several apartment projects to preserve affordability—including the Nectarine and Central Plaza Apartments.

This is a strategic consideration, as often the cost of preserving affordable units can be less than the cost of new construction. Table 2.39 presents cost information from one recent new construction project and two acquisition/rehabilitation projects that are in the development pipeline from People's Self Help Housing. People's Self Help Housing is an experienced affordable housing developer in the region, with projects in Santa Barbara, Ventura, and San Luis Obispo Counties. The per-unit costs presented appear to demonstrate that preserving existing buildings for affordable housing is more cost effective than building new units. Additional items to consider, however, include the cost of relocating existing tenants either temporarily during renovation or permanently, which is not included in Table 2.39, the uncertainty involved with rehabilitating property, and the lack of available subsidy funds for rehabilitation in contrast to new construction projects. Generally, acquisition/rehabilitation projects can be complicated and require experienced professionals with technical knowledge to successfully complete. State HCD maintains a list of organizations interested in acquiring and preserving affordable housing developments, and Table 2.40 provides a sample of organizations from the State HCD list.

Table 2.38 - At-Risk Assisted Rental Units (2008-2018)

Project Name	Address	City	Total Units	Type	Expiration Date	Subsidy
Oak Knolls Haven	4845 S Bradley Road	Santa Maria	40	Non-Profit	9/30/2002	207/223(f)
Valentine Court II	1760 S McClelland	Santa Maria	18	Non-Profit	6/30/2008	202
Villa La Esperanza	131 S Kellogg Avenue	Goleta	75	Non-Profit	2/28/2009	236(j)(1)
Goleta Accessible Apartments	6069 Shirrell Way	Goleta	12	Non-Profit	2/28/2009	811
Union Plaza	120 N Broadway	Santa Maria	122	Non-Profit	5/31/2009	236(j)(1)
Valentine Court III	250 E Newlove Drive	Santa Maria	9	Non-Profit	6/30/2009	811
Valentine Court I	280 E Newlove Drive	Santa Maria	35	Non-Profit	7/11/2010	202
Presidio Park Apartments	420 E De La Guerra	Santa Barbara	50	Profit Motivated	8/31/2010	223(a)(7)/221(d)(4)M
New Visions	1106 N School Street	Santa Maria	6	Non-Profit	4/9/2012	202
Pilgrim Terrace	649 Pilgrim Terrace Drive	Santa Barbara	83	Non-Profit	8/25/2012	202
Rainbow Plaza	220 W Pine Ave	Lompoc	31	Non-Profit	8/31/2012	202
Villa Caridad Senior Homes	4200 Calle Real	Santa Barbara	94		9/30/2012	202
Shifco Apartments	418 Santa Fe Place	Santa Barbara	107	Non-Profit	3/1/2015	223(a)(7)/221(d)(3)M
Beach Court Accessible	648 Maple Street	Carpinteria	6	Non-Profit	9/30/2016	811
Total			688			

"asstd_rent_units"

Source: City of Santa Barbara and California Housing Partnership Corporation.

Table 2.39 - Cost Comparison of Preserving Existing Units versus New Construction

Item	Pres. of Existing #1 (In Escrow)	Pres. of Existing #2 (In Escrow)	New Construction (Completed)
Project Name	El Patio	Rolling Hills	Lachen Tara
Year of Construction	2009	2009	2008
Location	Ventura	San Luis County	Avila
Number of Units	42	53	29
<i>Unit Mix</i>	<i>41 SRO, 1 mgr</i>	<i>9 1-br, 31 2-br, 12 3-br, 1 mgr</i>	<i>8-stu, 17- br, 3 2-br, 1 mgr</i>
Costs			
Land	\$1,560,000	\$2,850,000	\$780,000
Building Acquisition	\$1,940,000	\$3,220,000	\$0
Hard	\$1,700,000	\$1,650,000	\$6,066,762
Soft	\$1,295,696	\$1,837,000	\$2,574,120
Total	\$6,495,696	\$9,557,000	\$9,420,882
Cost per Unit	\$154,659	\$180,321	\$324,858

"pres_analysis"

Source: Peoples' Self-Help Housing Corp. (March 2009)

Table 2.40 - Non-Profit Housing Organizations Interested in Acquiring At-Risk Rental Housing

Organization	Address	City/County
Affordable Homes	P.O. Box 900	Avila Beach
Foundation for Affordable Housing, Inc.	2847 Story Road	San Jose
Housing Corporation of America	31423 Coast Highway, Suite 7100	Laguna Beach
Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Suite C	Thousand Oaks
Nexus for Affordable Housing	1544 W. Yale Avenue	Orange
Peoples' Self-Help Housing Corp.	3533 Empleo Street	San Luis Obispo
Santa Barbara Student Housing Corp.	6503 Madrid, Suite J	Isla Vista
Southern California Housing Development Corp	8265 Aspen Street, Suite 100	Rancho Cucamonga
Affordable Housing Foundation	P.O. Box 26516	San Francisco

"np_orgs_acq_risk"

Source: State Department of Housing and Community Development.

Projected Housing Need

In its 2007-2014 RHNA plan, the SBCAG Board adopted a model that directs housing growth towards existing employment centers, thereby allocating each jurisdiction a share of the 11,600 units assigned to the region by State HCD. This represents the number of housing units that each city and the unincorporated areas must plan to accommodate during the Housing Element planning period (January 1, 2007, to June 30, 2014). SBCAG held numerous workshops and engaged the public in a discussion regarding the most appropriate methodology for allocating the units.

Of the regional total, the model adopted by SBCAG allocated 1,017 units of housing to the unincorporated County. Table 2.41 displays the County's RHNA, disaggregated by affordability levels. The County is responsible for making sure there is development capacity for these units, meaning that existing zoning or permitted projects can accommodate the regional housing need within each income category. The State assumes that, given the high cost of land and construction throughout California, higher densities are required for the housing market to produce homes that are affordable to lower income families. The State has set 20 dwelling units per acre as a "default density" for Santa Barbara County, which means that residentially-zoned land at that density or higher meets the State's requirements regarding making land available for housing for lower income families. The County also provides development incentives and collects and accesses financial resources to operate subsidy programs supporting the production of affordable homes for County residents.

As mentioned in Chapter 1, the State's mandate requiring the preparation and updates of Housing Elements is to make sure that each region plans to meet the housing needs of the entire spectrum of its residents and workforce. As such, SBCAG RHNA figures are specified for very low-income households up through above moderate-income households.

**Table 2.41 - Regional Housing Needs Allocation
(1/1/07-6/30/14)**

Income Category	Total Units Allocated	Percentage of Total
Very Low	235	36%
Low	172	8%
Moderate	160	10%
Above Moderate	450	46%
Unincorporated Area Total	1,017	100%

Source: SBCAG Final RHNA Plan 2007-2014, County of Santa Barbara and EPS.