

February 19, 2009

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**Re: Sixty-Day Notice of Failure of Santa Barbara County
Housing Element to Comply with State Housing Element Law
and Resultant Decertification of Housing Element by Department
of State Housing and Community Development**

Dear Board of Supervisors:

We are attorneys writing on behalf of the PUEBLO Education Fund to notify the Board of Supervisors, in accordance with California Government Code section 65009(d), that the County Housing Element fails to substantially comply with State Housing Element Law, and that the County must correct the deficiencies more specifically described below within sixty days. We are cognizant that the contents of this letter-notice herein are shared by a broader coalition of affordable housing proponents in Santa Barbara County.

On January 6, 2009, the California Department of Housing and Community Development (“HCD”) notified the County of Santa Barbara (“County”) that HCD had rescinded its previous conditional finding that the Housing Element was in substantial compliance with State Housing Element law. (“Review of the County of Santa Barbara’s Revised Adopted Housing Element” by HCD (attached)). HCD found that the County failed to comply with its obligation to implement its Housing Element rezoning program such that it fails to identify adequate sites to accommodate the County’s share of the regional housing need for all household income levels.

Pursuant to HCD’s formal findings, Santa Barbara County’s Housing Element is deficient in the following respects:

1. HCD’s finding of compliance was “conditioned on the County’s implementation of Policy 1.10, Action 1 to demonstrate adequate sites and rezone a minimum of 62 acres to a designation allowing at least 20 dwelling units per acre by the end of May, 2007. This action was necessary to address a shortfall of residential capacity at appropriate densities to accommodate a remaining regional housing need for 1,235 lower-income households.” Rezoning to accommodate the remaining regional housing need for lower-income households has not been completed and as a result, “the element does not demonstrate adequate sites. Therefore, the element does not comply with housing element law . . .” (Emphasis added.)
2. The County was granted an extension to December 31, 2007 by HCD to complete its rezoning but rather than rezoning “the vacant opportunity sites identified, generally ranging from 1-10 acres in size, [the County] revised its strategy [to] utilize redevelopment sites in the Isla Vista Master Plan, mostly comprised of small nonvacant sites.”

HCD warned the County on June 16, 2008 that its failure to continue the rezoning program pursuant to a timeline established in the County’s own March 27, 2008 correspondence, including an ultimate deadline of January, 2009, would result in HCD’s rescission of the County’s “conditional compliance finding as the element would no longer identify adequate sites.”

The County’s failure to fulfill this condition has caused HCD to rescind its finding of conditional compliance and find the County’s Housing Element out of compliance with State Housing Element Law, effectively decertifying it. HCD concluded that “[t]he County’s failure to comply with its initial rezone commitment has reduced opportunities for the development of housing affordable to the local workforce and lower-income households during the planning period.”

The planning period culminated July, 2008, thus the County has grievously reduced the availability of sites available to develop affordable housing to meet the needs of all segments of the community. These actions deprive especially lower income households of the opportunity to have decent, safe, affordable housing available to them.

3. HCD has rejected the County's claim that the County's calculation of residential capacity in the Isla Vista Master Plan ("IVMP") was based on technical guidance from HCD, expounding that while HCD "informed the County that identification of sites within the IVMP must reflect a calculation of residential capacity based on statutory requirements, at no time did the Department evaluate the County's specific or proposed calculation on identified sites in the IVMP."

HCD advised the County "to amend its element to reflect the revised adequate sites strategy [regarding the Focused Rezone Program] including analyzing the suitability and availability of sites in the IVMP and demonstrating [that] the sites in the IVMP comply with statutory requirements for adequate sites set forth in Government Code Sections 65583(a)(3) and 65583.2." (Emphasis added.) The County has failed and refused to adequately evaluate the suitability and availability of sites within Isla Vista in accordance with statutory mandates. The County's Housing Element, therefore, violates state law.

4. Referring to the County's revised Element, which relies on sites identified in the IVMP and the Focused Rezone Program, HCD has adjudged that this "revised adopted element does not demonstrate the adequacy of these sites and strategies to accommodate the County's housing needs" of 1,235 lower-income households. (Emphasis added.)

HCD cites, as one example, the revised Element's failure to "demonstrate a realistic capacity for 865 units in the IVMP, pursuant to Government Code Section 65583(a)(3) and 65583.2." Another example is that the County Element, estimating "residential capacity in the Isla Vista Downtown area at almost three times the maximum allowable density," cannot "assume all developments within the IVMP will use all the regulatory incentives and should be calculated according to allowable densities under the County's existing zoning (i.e., CM-40)."

HCD has found that the County Element's capacity assumptions in the Isla Vista – MRD and Isla Vista downtown area would still "necessitate rezoning sites to accommodate approximately 600 units while the County's current Focused Rezone Program only provides 370 units." HCD has calculated that "[a]s a result, the revised element fails to demonstrate adequate sites to

accommodate the remaining regional housing need for 1,235 lower income households.” (Emphasis added.)

The Housing Element thus violates the State Housing Element law requirement to accommodate all income levels in accordance with the Regional Housing Needs Assessment. This affects not only the County but has adverse impact on housing availability in the entire region, including the cities within the County. The County must discontinue its failure to fulfill its fair share to plan for affordable housing in the region, especially for lower income households.

5. HCD has directed the County to review Key Site 16 in its Focused Rezone Program for its “suitability, availability and adequacy of sites . . . [as] determined according to a variety of statutory factors.” This would include “whether any known environmental impacts impede development in the planning period, estimate a realistic capacity, including accounting for buildable area and environmental conditions such as slope and should specifically consider relevant factors on the timing and availability of sites to facilitate development in the planning period.” (Emphasis added.)
6. HCD has warned the County that its failure to “make adequate sites available to accommodate the regional housing need in the current planning period, including failure to implement rezonings, the County must zone or rezone sites to accommodate any unaccommodated need within the first year of the next planning period.” Furthermore, if “Policy 1.10, Action 1 is not implemented and sufficient rezoning is not completed, the next housing element update will be required to accommodate the unaccommodated need.”

This means not only that the County presently is out of compliance with state law, but that it will have to meet a new RHNA in addition to unmet commitments and will have to re-zone many more sites in the next planning period.

These inadequacies constitute a basis for judicial repudiation of the County’s Housing Element such that all planning and land use activities enacted or contemplated by the County can be challenged as invalid. The failure of the County to have a housing element in compliance with state law renders the County’s General Plan invalid by definition. Any land use act required to be consistent with the General Plan therefore is subject to legal challenge.

We hereby attach and incorporate into this letter-notice CRLA’s past letters to HCD and the County, formally critiquing the County’s Housing Element. (A copy of all letters was supplied to the County on a timely basis: Letters of May 27, 2008; July 28, 2008; September 3, 2008;

November 12, 2008; November 24, 2008; December 2, 2008.) The coalition's statutory analyses and critique of the County's Housing Element are synopsized on a select basis and are elaborated on in the attached letters:

- a. The County's attempted importation of a vast majority of south County affordable housing RHNA numbers into one small enclave of one-half square miles, Isla Vista, constitutes deficient land use planning and contravenes housing element law in that most of the sites are non-vacant and occupied by permanent businesses and residences, creating pronounced impediments to low-income housing production. (See California Government Code section 65583.2.) The County has not and cannot articulate any lawful justification for this action.
- b. There is an inadequate methodology by the County under Gov. Code section 655823.2(g) to determine the development potential of the Isla Vista sites, including, in addition to existing uses, such factors as development trends, market conditions, regulatory or other incentives to encourage additional residential development; the State General Plan calls for the realistic, as opposed to theoretical, and apparently impossible to satisfy, development capacity. In fact, the Isla Vista Community Plan has not been approved by the State Coastal Commission.
- c. Notwithstanding existing feasibility issues, the County's artificially impacted and unrealistic density for Isla Vista at 120 very small units per acre is financially oriented to college students, not lower income families or even workforce housing for the staff and faculty of UCSB, a major employer. (UCSB Faculty and Staff Housing Survey, September, 2006.)
- d. The Isla Vista Re-Zone scheme fails to fulfill the time requirements of the RHNA planning cycle, failing to demonstrate that the development and redevelopment of the hundreds of proposed units in the Re-Zone scheme can reasonably be accomplished within the current round of January, 2001 to July, 2008.
- e. The Isla Vista Plan is inconsistent with Gov. Code section 65583(c)(1), which demands a variety of housing, including housing for low income and special needs. The plan's bias toward studios and one-bedroom apartments is inappropriate for families, who comprise the majority of households needing affordable housing. This plan does not provide an adequate array of housing types to meet the demographic profile of the County as outlined in the County's own Housing Element.

- f. The Isla Vista Plan perpetuates segregation of lower income households instead of a balanced socio-economic, occupational and racial distribution, exacerbating the already-existent impoverished conditions and overcrowding.
- g. In that most of the Isla Vista units would likely be student rentals as opposed to for-sale housing because of the Plan's proposed density and location, inclusionary housing, a method identified in the County's Housing Element for producing affordable housing, would not be required.
- h. The omission in planning to meet the needs of special populations such as large households, female-headed households, and the anticipated segregative effect of the County's actions, suggest serious violations of state and federal fair housing law.
- i. The County has contravened Government Code section 65583(c)(7) by failing to conduct any proper public hearing or provide advance notice that the Re-zone scheme was intended to amend the Housing Element to satisfy RHNA numbers.
- j. The County's failure to rezone adequate sites outside of Isla Vista in the south County jeopardizes its ability to fulfill RHNA mandates and is inconsistent with the Regional Housing Need Assessment adopted by the Santa Barbara Association of Governments in 2002, calling for 1,235 units to be accommodated.

The quasi-moratorium enacted by the County to suspend rezones and general plan amendments within Zone 2 of the eastern Goleta Valley, which affected several properties that could have accommodated 1,638 units of affordable housing (County Housing Element Update, May 21, 2003) to meet the RHNA, further thwarts the attainment of this goal.

- k. By adding the additional Isla Vista residential capacity, the County could preclude development of that land "by right" (Gov. Code section 65583.2(i)) and avoid the 50% requirement (Gov. Code section 65583.2) that the low-income housing production be on land zoned for residential use only, thereby impairing the number of affordable projects for production.

1. The County's selection of Key Site 16 over an environmentally more appropriate and less-hazardous Key Site in its Focus Re-zone Program, overturning the report of the Planning Commission's staff, is defective in that public input was denied during the Planning Commission meeting of November 12, 2008 by lack of public notice and opportunity to comment on the respective Key Sites.

Santa Barbara County's failure to adopt a valid Housing Element violates State Housing Element law, imperiling state and federal funding. The County has been informed that state and federal housing and community development funds are available only if the County is able to certify that it has complied with applicable state and federal planning law requirements. The lack of housing and community development funds further reduces the access of lower income and minority households to decent, affordable housing.

This dereliction also raises fair housing concerns, implicating the anti-discrimination provisions in residential developments of Government Code section 65008, as well as the State Fair Employment and Housing Act (Government Code sections 12900 et seq.), the Federal Fair Housing Act (42 U.S.C. sections 3602 et seq.) and the Americans with Disabilities Act (42 U.S.C. sections 12131 et seq.), among other state and federal laws and regulations

We urge the Board of Supervisors of the County of Santa Barbara to bring its Housing Element into compliance with State Housing Element law within sixty days pursuant to Government Code section 65009(d). In the interim, our coalition would be amenable to meeting with the Board itself or its authorized representatives, and would strongly encourage this action.

Sincerely,


Kirk Ah Tye
Directing Attorney,
Representing PUEBLO Education Fund

/S/

Jerry Bunin
Government Affairs Director
Home Builders Association, Central Coast

(continued)

/S/

Debbie Cox Bultan
Executive Director
Coastal Housing Coalition

/S/

Jon Martin
President
Martin Farrell Homes, Inc.

Attachments

cc: Department of Housing and Community Development

ATTACHMENT 1

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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January 6, 2009

Mr. John McInnes, Director
Office of Long Range Planning
County of Santa Barbara
30 East Figueroa
Santa Barbara, CA 93101

Dear Mr. McInnes:

RE: Review of the County of Santa Barbara's Revised Adopted Housing Element

Thank you for submitting Santa Barbara County's revised housing element adopted on September 9, 2008 and received for review on September 17, 2008. Pursuant to Government Code Section 65585(h), the Department is required to review adopted housing elements and report the findings to the jurisdiction. The review was facilitated by communications with Mr. David Matson, Deputy Director, Office of Long Range Planning. In addition, the Department considered comments from the Affordable Housing Coalition (California Rural Legal Assistance, Home Builders Association of the Central Coast and Coastal Housing Coalition) and Ms. Lawnae Hunter, pursuant to Government Code Section 65585(c).

As you are aware, the Department's August 2, 2006 finding of compliance was conditioned on the County's implementation of **Policy 1.10, Action 1** to demonstrate adequate sites and rezone a minimum of 62 acres to a designation allowing at least 20 dwelling units per acre by the end of May 2007. This action was necessary to address a shortfall of residential capacity at appropriate densities to accommodate a remaining regional housing need for 1,235 lower-income households. As of this writing, rezoning to accommodate the remaining need has not been completed and as a result, the element does not demonstrate adequate sites. Therefore, the element does not comply with housing element law (Article 10.6 of the Government Code). The Department's findings are described in more detail below.

On May 10, 2007, the Department received a written request to extend the completion date for the rezoning and granted the County an extension to December 31, 2007. In August 2007, the County submitted information regarding revision of the adequate sites strategy. Rather than rezone the vacant opportunity sites identified, generally ranging from 1-10 acres in size, the County revised its strategy and indicated it would utilize redevelopment sites in the Isla Vista Master Plan (IVMP), mostly comprised of small, nonvacant sites. On June 16, 2008, the Department indicated if the County failed to continue the rezone program pursuant to all dates in the County's March 27, 2008

correspondence (i.e., by January 2009), the Department would have to rescind its conditional compliance finding as the element would no longer identify adequate sites. While the County has made progress in implementing its rezone program, the required rezones have not been completed. The County's failure to comply with its initial rezone commitment has reduced opportunities for the development of housing affordable to the local workforce and lower-income households during the planning period.

In spring 2008, the County again revised its adequate sites strategy by proposing to use only a portion of the capacity in the IVMP and implement a Focused Rezone Program to address the remaining share of the regional housing need. The County's correspondence dated December 19, 2008 indicated the calculation of residential capacity in the IVMP was based on technical guidance from the Department. As you know, the Department advised the County to amend its element to reflect the revised adequate sites strategy including analyzing the suitability and availability of sites in the IVMP and demonstrate the sites in the IVMP comply with statutory requirements for adequate sites set forth in Government Code Sections 65583(a)(3) and 65583.2. While the Department informed the County that identification of sites within the IVMP must reflect a calculation of residential capacity based on statutory requirements, at no time, did the Department evaluate the County's specific or proposed calculation of capacity on identified sites in the IVMP.

The revised adopted element now contains sites in the IVMP and addresses most of the statutory requirements described in the Department's June 16, 2008 correspondence. For example, the revised adopted element now lists sites by parcel number and analyzes the suitability of nonvacant sites for redevelopment in the planning period. Nevertheless, revisions are still necessary to comply with State housing element law.

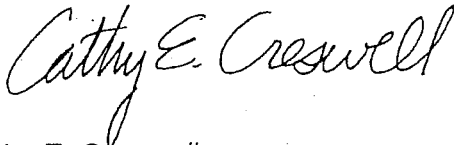
The County has a remaining housing need for 1,235 lower-income households. To address this need, the revised element relies on sites identified in the IVMP and the County's Focused Rezone program. However, the element does not demonstrate the adequacy of these sites and strategies to accommodate the County's housing needs. For example, the revised adopted element does not demonstrate a realistic capacity for 865 units in the IVMP, pursuant to Government Code Section 65583(a)(3) and 65583.2. The element estimates residential capacity in the Isla Vista Downtown area at almost three times the maximum allowable density. While the Department recognizes the County's efforts to facilitate redevelopment and encourage higher densities, residential capacity estimates should not assume all developments within the IVMP will use all the regulatory incentives and should be calculated according to allowable densities under the County's existing zoning (i.e., CM-40). The element used appropriate capacity assumptions in the Isla Vista – MRD, based on allowable densities of existing zoning. Similar assumptions in the Isla Vista Downtown area would be adequate and would appear to yield a residential capacity for approximately 180 units in the Isla Vista Downtown area. This would result in a total estimated capacity for only approximately 640 units in the IVMP and necessitate rezoning sites to accommodate approximately 600 units while the County's current Focused Rezone Program only provides 370 units. As a result, the revised element fails to demonstrate adequate sites to accommodate the remaining regional housing need for 1,235 lower income households.

The County has asked, in its December 19, 2008 correspondence, whether Site 16 from the Focused Rezone Program would be found inadequate as a realistic opportunity for development in the planning period. The suitability, availability and adequacy of sites should be determined according to a variety of statutory factors. In determining the adequacy of a site, the County must consider whether any known environmental impacts impede development in the planning period, estimate a realistic capacity, including accounting for buildable area and environmental conditions such as slope and should specifically consider relevant factors on the timing and availability of sites to facilitate development in the planning period.

For your information, pursuant to Government Code 65584.09 (added by Chapter 614, Statutes of 2005 [AB 1233]), if the County fails to make adequate sites available to accommodate the regional housing need in the current planning period, including failure to implement rezonings, the County must zone or rezone sites to accommodate any unaccommodated need within the first year of the next planning period. Policy 1.10, Action 1 was critical to demonstrate compliance with the adequate sites requirement in the current planning period. If Policy 1.10, Action 1 is not implemented and sufficient rezoning is not completed, the next housing element update will be required to accommodate the unaccommodated need. Further information can be found at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf or in the Building Blocks for Effective Housing Elements' website at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php.

The Department remains committed to working in partnership with you and your staff and looks forward to following the County's progress in rezoning sufficient sites. Also, as indicated in communications with Mr. Matson, the Department stands ready to assist the County with its next update of the housing element. If you have any questions, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Kirk Ah Tye, Directing Attorney, California Rural Legal Assistance
Jerry Bunin, Government Affairs Directory, Home Builders Association
Lawnae Hunter

ATTACHMENT 2



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May 27, 2008

Cathy E. Creswell
Deputy Director
Division of Housing Policy Development

Paul McDougall
Housing Policy Manager
Division of Housing Policy Development

Department of Housing & Community Development
1800 3rd Street, Room 430
Sacramento, CA 95811

**Re: Opposition to Santa Barbara County Housing Element's
Transplantation of South County Affordable Housing RHNA
Numbers Exclusively to Isla Vista; Request for Non-Certification
of Housing Element**

Dear Ms. Creswell and Mr. McDougall:

Our contingent of affordable housing proponents held a cordial meeting with the County of Santa Barbara's Office of Long Range Planning on May 9, 2008, in which we discussed its plan to import virtually all South County affordable housing RHNA numbers into the diminutive enclave, Isla Vista. We remain concerned and dismayed about this plan, which is presented in the County's Memorandum of Long Range Planning, dated March 27, 2008, particularly because County staff insinuated that while the "Isla Vista Re-zone scheme" is not sound land use planning, it somehow fulfills the bare minimum legal requirements of state housing element law. We believe that this scheme both constitutes deficient land use planning and is not compliant with housing element law.

Our objections, as set forth below, were discussed with County staff at this meeting.

**I. SANTA BARBARA COUNTY'S SITE INVENTORY AND
ANALYSIS FOR ISLA VISTA ARE FATALLY DEFECTIVE IN
THAT A SUBSTANTIAL MAJORITY OF THESE SITES ARE
ALREADY OCCUPIED BY EXISTENT PERMANENT
BUSINESSES AND RESIDENCES, CREATING OBVIOUS
IMPEDIMENTS TO AFFORDABLE HOUSING
PRODUCTION**

|| LSC

Virtually all of the sites in the County's Isla Vista site inventory have existing residential or commercial development. Most of the sites have ongoing businesses and continued residential use, and four of them house operating churches. The Isla Vista Re-Zone scheme entails the redevelopment of an entire community, an area spanning only one-half square miles, or 320 acres, according to the Isla Vista Master Plan. At our meeting with the County planners, we were informed that eminent domain was not contemplated as a means for property acquisition. California Government Code section 65583.2, discussing a county's inventory of land suitable for residential development to satisfy its share of the regional housing need, defines "Land suitable for residential development [as including] (1) Vacant sites zoned for residential use; (2) Vacant sites zoned for nonresidential use that allows residential development" (as well as residentially zoned sites that may be developed at a higher density and nonresidential sites that may be re-zoned for residential use; emphases added).

Thus, the Government Code logically and reasonably emphasizes the development of vacant land first and foremost; the existent development of the County's cited sites constitutes a conspicuous impediment and constraint to producing affordable housing – especially in the unrealistic massive numbers contemplated in the Isla Vista Re-Zone scheme.

We were informed that County staff did not create any substantive surveys regarding ownership inclinations as to the disposal of the sited Isla Vista properties. California Government Code section 65583.2 (g) requires a "methodology . . . to determine the development potential . . . [which] shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites." (Emphases added.) The County has neither conducted nor provided evidence of this statutory methodology. We are not aware of any explanation of the extent to which existing uses may be an impediment to additional residential development, any discussion of development trends or market conditions, and any economic analysis that demonstrates the financial feasibility of rebuilding sites in the ultra high-cost South Coast housing market where properties are valued as among the highest premiums in the country.

State General Plan Guidelines, describes the land inventory process in analyzing the developmental potential of non-vacant sites:

In communities with limited vacant land, the land inventory should be identified and analyze sites with redevelopment potential for new and more intensive residential development. In such cases, the land inventory should describe the acreage, zoning and development standards, existing uses and their ripeness for redevelopment, realistic development capacity, general character and size judged suitable for residential development, market trends and conditions and any policies or incentives to facilitate their development. The inventory should estimate the realistic (not theoretical) development capacity based on an analysis of these factors.

(Emphases added; Chapter 4, p. 67; see also *HCD Housing Element Questions and Answers, Answer to Question 23*, explicating the requisite methodology for information about “sites inventory for a community with very little vacant land,” which is applicable herein). Clearly, the County has not conformed to the procedures under the Government Code or the State General Plan Guidelines.

Financial feasibility would realistically exist only for extremely high density, small units. Our coalition has produced a study, “Isla Vista Housing Element Rezone Program, Downtown Site Inventory” (Attachment 1), which provides the numerical data for each downtown parcel enumerated in the County site inventory. The County has artificially reduced the land area requirements for each type of unit (within the Study is “New Additional Capacity” under “County Memorandum Data,” which shows the County’s proposed new additional units). By calculating studios and one-bedroom units at a ratio of .50 density and .66 density, respectively, pursuant to a variable/density equivalent formula, it greatly increases the housing densities otherwise allowed. Only by resort to this formula, which commands a preponderance of small unit development, may the County remain within the zoning code density limits.

Utilizing a traditional density calculation, which would designate studio and one-bedroom units as whole units, virtually all of the sited parcels would have a maximum density of approximately 40 units per acre. Thus, in actuality, the County has greatly increased the theoretical housing capacity of Isla Vista by assuming 120 units per acre of very small units, an enormous density, especially relative to any other location in the County. (The Isla Vista Master Plan, adopting the Variable Density Program, explains the Program’s intent “to encourage the construction of greater numbers of studios, and one- and two-bedroom units by counting such smaller units as less than one full unit when applying the maximum density limits and development fees” (page 4-57)).

It is surmised that a similar intensified density program applicable to the above Isla Vista downtown sector is envisioned for the Mixed Residential Design Sites Inventory published in the County’s March 27 Memorandum.

Small units would primarily serve college students, not lower income families. They would not meet workforce housing needs for UCSB staff and faculty as reported in “UCSB Faculty and Staff Housing Survey” of September, 2006, conducted by the UCSB Office of Institutional Research and Planning (Attachment 2), in which only “7% would consider a 1-bedroom or studio home” (page 13), over 80% reside in 2+ bedroom homes (Table 3), 87% of current owners consider owning as somewhat or extremely important (page 10), and where 62% of current renters are seriously considering leaving UCSB if they are unable to purchase a home in the area (page 11).

Clearly, without the requisite methodology the County merely speculates as to the availability of the Isla Vista sites for redevelopment, and irrespective of the re-zoning action, considerable constraints remain, thwarting the development of these existing properties for affordable housing.

II. THE ISLA VISTA RE-ZONE SCHEME IS SIGNIFICANTLY INCOMPLIANT WITH HOUSING ELEMENT LAW, AND ACCORDINGLY, THE COUNTY'S HOUSING ELEMENT MUST BE NON-CERTIFIED

Aside from the impaired land use planning and irreconcilable political expedience embodied within the Isla Vista Re-zone Scheme, there are major illegal features within it as well.

A. The Isla Vista Re-Zone Scheme Would Not Fall Within the RHNA Planning Cycle

Pursuant to California Government code section 65583.2 (a) a county shall identify sites "that can be developed for housing within the planning period . . . to provide for the jurisdiction's share of the regional housing need for all income levels . . ." (Emphases added.) The county has not demonstrated that the development and redevelopment of the 810 proposed units in its Re-Zone scheme to fulfill its lower income housing production can reasonably be effectuated within the 2002-2009 RHNA planning cycle. For non-vacant sites, the Housing Element "must describe the additional realistic development potential within the planning period." (*HCD, June 9, 2005 Technical Assistance Paper, 6/13/2005*; emphases added.)

This proposed development of this massive number of units is incongruous with the housing production time line of 20-30 years articulated within the adopted Isla Vista Master Plan. The Master Plan "proposes to incrementally add housing units to the most under utilized areas and to provide incentives for property owners in order to improve existing properties." (Page 4-40; emphases added.) Page 4-2 of the Master Plan states that downtown changes will occur in stages, while the Re-Zone scheme contemplates 404 units of two or three-story mixed use development through redevelopment or adaptive reuse of smaller infill properties. The Master Plan calls for resolution of parking issues prior to any mixed-use development by easing on-site parking restrictions and reconfiguring existing parking lots, the time frame of which is not within the current RHNA planning period, taking from five to fifteen years.

Santa Barbara County has no history of developing anywhere near the number of proposed units within the planning period time line, and there is nowhere in the County where such proposed density ever has or likely will be developed.

The Isla Vista Master Plan requires approval from the California Coastal Commission, a process which could consume more than one year with additional time for revisions. We have

received no data from the County that a host of projects are in a veritable pipeline. Thus, the Isla Vista Re-Zone scheme would not possibly meet the current RHNA deadline.

B. The Isla Vista Re-Zone Scheme is Deficient in its Lack of Housing Variety

While Government Code section 65583.2 (c) calls for a variety of types of housing by income level, “including multifamily rental housing, factory-build housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing,” as does the County’s own Housing Element, the County’s land inventory for lower income housing does not include adequate South County sites for a variety of housing types. The Isla Vista Re-Zone scheme’s theoretical 810 new units would primarily be studios. Although this type may be suitable for students or single person households, it is inappropriate for families, who comprise the majority of households requiring affordable housing. By the County’s own Housing Element, 79% of County households would require housing greater in size than a studio, and a majority would need two-three bedroom units; multi-family housing is overlooked by the County.

The Isla Vista Master Plan itself encourages the production of higher density studios and one-bedroom units, assuming that 75% of 382 potential new units in the downtown area would be small units, while only 15% would be two-bedroom and 10% 3-bedroom units. The needed larger units cannot be produced economically on the small parcels that would be redeveloped in Isla Vista; larger units would reduce the RHNA numbers claimed by the County. Therefore, the Re-Zone scheme fails to provide an adequate variety of housing types to meet the demographic profile of county residents and the sub-population of affordable housing needs as outlined in the County’s own Housing Element.

C. Production of Student Housing does not Meet RHNA Goals for Lower-Income Households

As discussed with County staff, the rental rate for student housing is an immense \$2,000 per bedroom, far exceeding rental prices elsewhere in the County. As there is no indication that the Re-Zone scheme will decrease rents, the new units would not be affordable to the local workforce or low and very low income families.

In the Isla Vista Census Tract, 77% are single, while only 23% are family, compared to 57% families in the South Coast region, reflecting the large percentage of students in Isla Vista. Likewise, the median age in Isla Vista was 21 years compared to 40 years for the South Coast, also indicative of a student population. (2000 U.S. Census.) The orientation of housing production for only students does not comply with the mandated provision of housing for low-income households.

The County is obligated to plan both for all economic levels and for special needs populations. It must address socio-economic equity and fair housing; any inventory that will

support only studios or one-bedroom units is an indication that the County has no intention of serving large households, farm workers and their families, or extremely low, very low and low-income households.

D. The Isla Vista Re-Zone Scheme would Unduly Create Segregative Impaction of Lower Income Households, Conflicting with the Statutory Goal of More Balanced Distribution

Housing Element law and HCD promote socio-economic equity (see Government Code section 65584 (d), section 65584.04 and *HCD's Projected Housing Needs, October, 2006*), which would include the avoidance of further impaction of localities with a relatively high proportion of lower income households. The County's Re-Zone scheme would purport to locate 810 lower income units in Isla Vista, which is already the most densely populated area with the highest proportion of lower income households and percentage of poverty in Santa Barbara County. At 62.5 person per acre, Isla Vista has the County's highest population density, one of the largest in the entire state, and has the highest concentration of multi-family rental housing populated by lower-income households in the South Coast region.

According to the 2000 U.S. Census, Isla Vista is impacted with the most poverty, overcrowding and highest housing costs relative to household income. The Isla Vista family median income, at \$26,250, is 50% of the County median income, with 29% of Isla Vista families at the poverty level, compared to 8% of families countywide. Isla Vista is predominately renter occupied at 95%, more than double that in the County, with 69% paying in excess of 35% of family income for housing compared to 43% of households in the South Coast. Thirteen percent of Isla Vista households experience severe overcrowding, defined by HUD as more than 1.51 persons per room, compared to 8% for the County.

By designating Isla Vista as the only location for re-zoning to meet the RHNA low-income production numbers in the South Coast, and by increasing the housing density, the County is aggravating the already-existent impaction and overcrowding. It is likely to perpetuate segregation by income status, occupation, and race and ethnicity, invoking state and federal fair housing statutes. The County's failure to designate additional lower-income sites throughout the rest of the South Coast region, in spite of the availability of viable sites, such as within the eastern Goleta Valley, for which the County has adopted a quasi-moratorium on development, further creates a disparate impact on indigent and minority households, implicating Fair Housing laws.

E. The County's Failure to Re-Zone Adequate Sites Outside of Isla Vista Compromises its Ability to Meet the 2009 RHNA Cycle Deadline

Santa Barbara County's Isla Vista Re-Zone scheme would leave a RHNA shortfall of 370 to 425 affordable units by its own concession in its March 27 Memorandum. The County would

look to re-zone vacant sites in North County, contrary to the County's Housing Element and Regional Housing Need adopted by the Santa Barbara Association of Governments in 2002, which called for 1,235 units to be accommodated in South County. However, the environmental review process identified in the County Memorandum for Santa Maria and Lompoc would not be completed until 2009, and the re-zoning process could consume many more months beyond the RHNA deadline.

Additionally, the County suspended its environmental review of sites in South County unincorporated areas earlier this year, stopping the potential re-zoning of adequate low-income sites. On March 18, 2008, the County adopted Resolution No. 08-097 (Attachment 3), which "suspend[s] rezones and general plan amendments within Zone #2 [eastern Goleta Valley] of the recommended planning area until the Board of Supervisors adopts the updated Goleta Community Plan, unless the Planning Commission determines a project to be a public benefit." This procedure would be reconsidered if the updated Goleta Community Plan is not adopted within three years. There is a politically-charged NIMBY element at work stymying any development within Zone 2 whether it is deemed a "public benefit" or not, and the Resolution contemplates the possibility of a three-year holding period, which would extend far beyond 2009.

For nearly seven years, then, the County has failed to re-zone adequate sites to meet RHNA goals for lower-income housing production. This is another factor that should negate certification of the County's Housing Element.

F. The Isla Vista Re-Zone Scheme Could Negate Inclusionary Housing under the County's Housing Element, a Vital Means of Feasibility for the Production of Low-Income Housing

Under the County Housing Element's Inclusionary Housing Program, projects that are 100% rental and built at a density of ten units per acre (or greater) would be exempt from the County's inclusionary requirement. Since the County-designated sites in the Isla Vista Re-Zone scheme exceed 10 units per acre and would presumably be developed as rental housing (due to the student population marketplace and given that small units are usually not for sale), it is likely that a majority of the produced affordable housing would be exempt from the inclusionary housing program.

In the absence of inclusionary requirements and the availability of sufficient local subsidies or other financial incentives, the production of lower-income housing on these Isla Vista sites would be minimal or nil, especially given the market forces yielding high-cost student rentals.

G. The Re-Zone Scheme Lacks the Statutory Requirement that 50% of the County's Affordable RHNA Numbers be Devoted to Sites Designated as Exclusively Residential

Government Code section 65583.2 (h) provides that “[a]t least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses of mixed-use are not permitted.” It is our understanding that at least 50% of the County’s required 1,235 lower-income units must be located on sites designated exclusively for residential use, precluding “nonresidential or mixed-uses . . .” This statute would apparently require that 50% of the County’s Re-Zone scheme to import 810 units into Isla Vista must be designated residential; however, only 20% of the units would be on sites so designated. (Four hundred and four sites in downtown Isla Vista would be on sites designated for nonresidential and mixed-use; 241 sites in the MRD Area have existing non-residential uses with churches, a hotel and parking lot; which leaves only 165 units of the 810 lower-income housing development on sites designated for residential development).

Fifty-two percent of the total 1,235 RHNA units, which is 645 units of low-income housing, would be on sites for which nonresidential and mixed-uses would be permitted, surpassing the 50% statutory allowance. Further, it is unknown how the County intends to re-zone properties for the 425-unit shortfall; if they are re-zoned to allow non-residential and mixed-uses, then the 52% figure would be enlarged, increasing the amount over the permissible 50% standard. The policy significance of this benchmark is to lessen the competition for affordable housing development by commercial and other uses.

H. The Public has Been Precluded From the Decision-Making Process Concerning the County's Formation and Implementation of the Isla Vista Re-Zone Scheme as Part of the Housing Element, in Violation of Housing Element Law

A county must make a “diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort” pursuant to Government Code section 65583 (c)(7). Prior to adopting or amending any portion of its general plan a county planning commission and board of supervisors must hold properly noticed public hearings, and input should be sought, received and considered before the draft housing element is completed.

The reasons for and components of public participation are articulated in *HCD's Housing Element Questions and Answers, Answers to Questions 1, 2 and 3*, in which HCD states that “Public participation involves soliciting input from all citizens . . . [to ensure that] appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented.” (*HCD's Answer to Question 1.*) “Responsible public participation can serve to build consensus among constituents for the design and implementation of realistic housing programs.” (*HCD's*

Answer to Question 2.) As to the actions the County could undertake to effectuate effective public participation, HCD states: “In addition to holding required public hearings at the planning commission . . . or board of supervisor level, an adequate and effective citizen participation process must include additional steps to ensure the public participation of all economic segments of the community . . .” (Emphases added.) Examples of such steps include an ongoing public participation process and conducting special advertising and outreach campaigns to targeted groups and stakeholders by posting notices of public meetings at community places and distributing participation and housing element information in languages other than English. Many others are included in *HCD's Answer to Question 3.*)

Santa Barbara County has contravened this law and these policies by failing to conduct any public hearing or provide any advance notice to the public whatsoever that the Isla Vista Re-Zone scheme was intended to amend the Housing Element to satisfy RHNA numbers. The County unilaterally terminated work on the environmental review of other viable sites throughout South County, first approved by the Board of Supervisors on May 9, 2006, without public notification. At no point during the August 21, 2007 Board of Supervisors hearing was the approval of the Isla Vista Master Plan coupled directly to the Housing Element, nor was this hearing publicized as containing action that would attempt to satisfy affordable housing RHNA production. The County’s omissions are incongruous with statute and the “additional steps” emphasized by HCD.

I. The Isla Vista Re-Zone Scheme’s Two Approaches Proposed to HCD by Santa Barbara County are Both Fatally Flawed as Violative of Housing Element Law

We have presented extensive objections herein to the adoption of the Isla Vista Master Plan to re-zone sites with densities exceeding twenty units per acre, to fit the County’s affordable housing RHNA numbers into a segregative student and impoverished working community. The second approach, adding Isla Vista’s new residential capacity to the general land inventory in the County’s 2003-2008 Housing Element through a technical amendment, is also defective.

The County did not include adequate sites for lower income housing production when it adopted its Housing Element and has failed to re-zone properties for the lower-income strata in a timely manner; the process is incomplete after seven years. Moreover, by adding the additional Isla Vista residential capacity, the County will effectively preclude development of that land “by right” and avoid the 50% requirement that the low-income housing production be on land zoned for residential use only. Lack of development by right would reduce the number of affordable projects that go forward and are actually produced. Given that a large portion of the Isla Vista sites is zoned for mixed and commercial uses, affordable housing would have to compete against these other interests. Ultimately, this option of a technical amendment would predictably diminish the level of affordable housing production.

It would be more provident for the County to include only sites that yield 16 units per site throughout South County, and that can be developed "by right."

III. CONCLUSION: THE SANTA BARBARA COUNTY HOUSING ELEMENT MUST BE NON-CERTIFIED BY HCD

Individually and cumulatively the above stated reasons justify the non-certification of Santa Barbara County's Housing Element, especially its incorporation of the Isla Vista Re-Zone scheme to implant all of South County's affordable housing RHNA production numbers into a tiny, mostly built-out community, with minimal vacant land. The enumerated defects are significant. Santa Barbara County has abdicated its duty to seek and offer adequate sites in all housing market areas throughout the County, as promised by its own Housing Element Policy, and to provide a properly noticed hearing that the Re-Zone scheme was intended to satisfy the Housing Element requirement to find appropriate sites for affordable housing production.

The political and exploitative expedience exercised by Santa Barbara County, in violation of Housing Element and Fair Housing laws, will not provide the affordable low-income, workforce or special needs housing this community is entitled to. Your attention to this matter is appreciated.

Sincerely,

Kirk Ah Tye,
Directing Attorney

Attachments

**ISLA VISTA HOUSING ELEMENT
REZONE PROGRAM**

Downtown Site Inventory

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-121-004

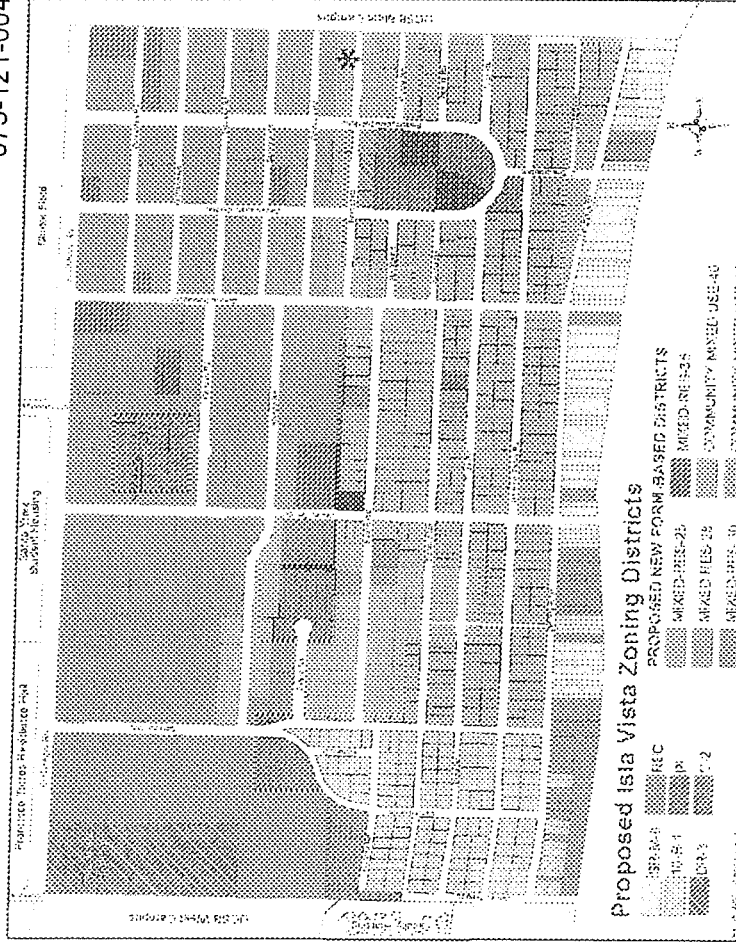
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.23	0	0	28	Vacant

Site Visit Observations

- Approximate Parcel Dimension: 120x100 = 12,000 sf.
- Parking Lot (possible parking for parcel to the east (075-121-003))
- Approximately 34 parking stalls
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

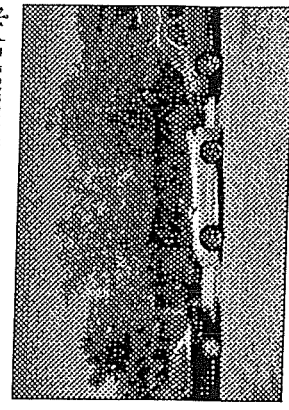
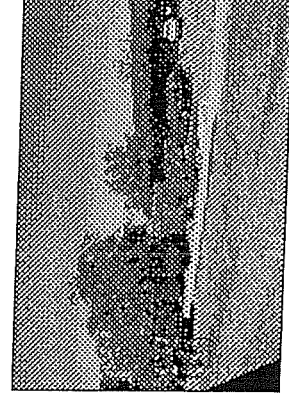
- Traditional density calculation: $28 / .23 = 122$ units per acre**



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Parcel Indicated By *



Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-121-007

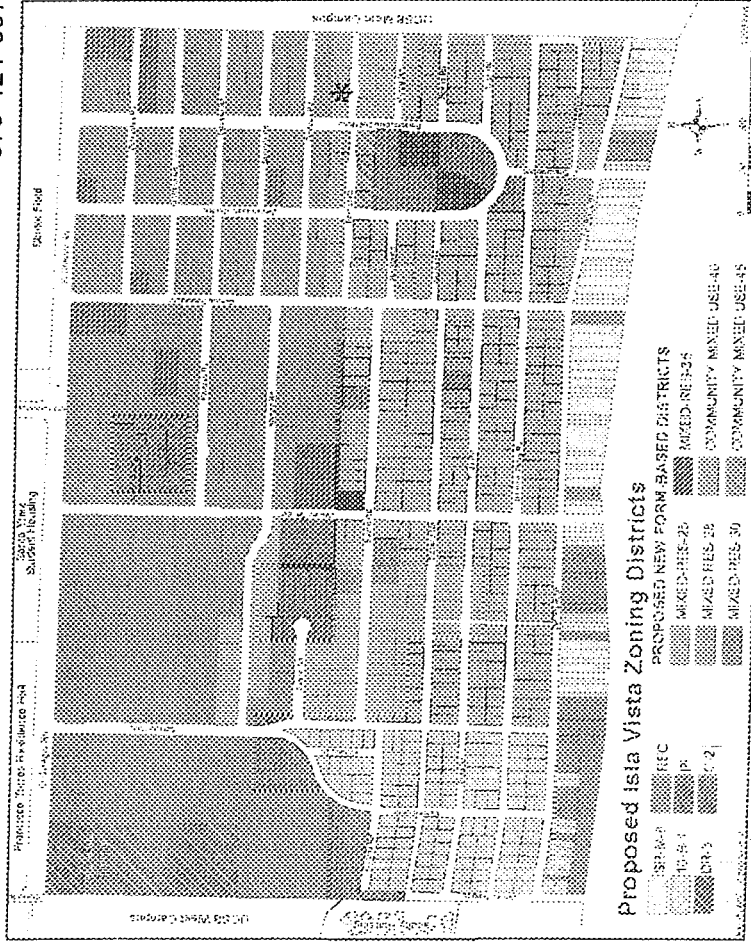
Prior Zoning	New VMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.209	.29	0	25	Retail

Site Visit Observations

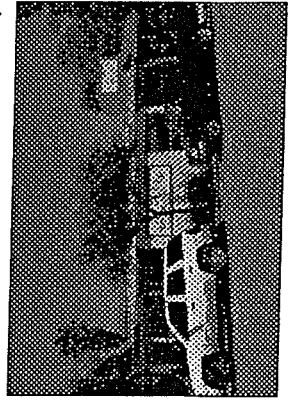
- Approximate Parcel Dimension: 120x100 = 12,000 sf.
- Retail - Dining - Eclectic IV/Bank ATM walk-up
- 1-story building
- Approximately 9 parking stalls (located behind building)
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: 25/.209 = 120 units per acre**



Parcel Indicated By *



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isla Vista Housing Element Rezone Program

County Memorandum Data

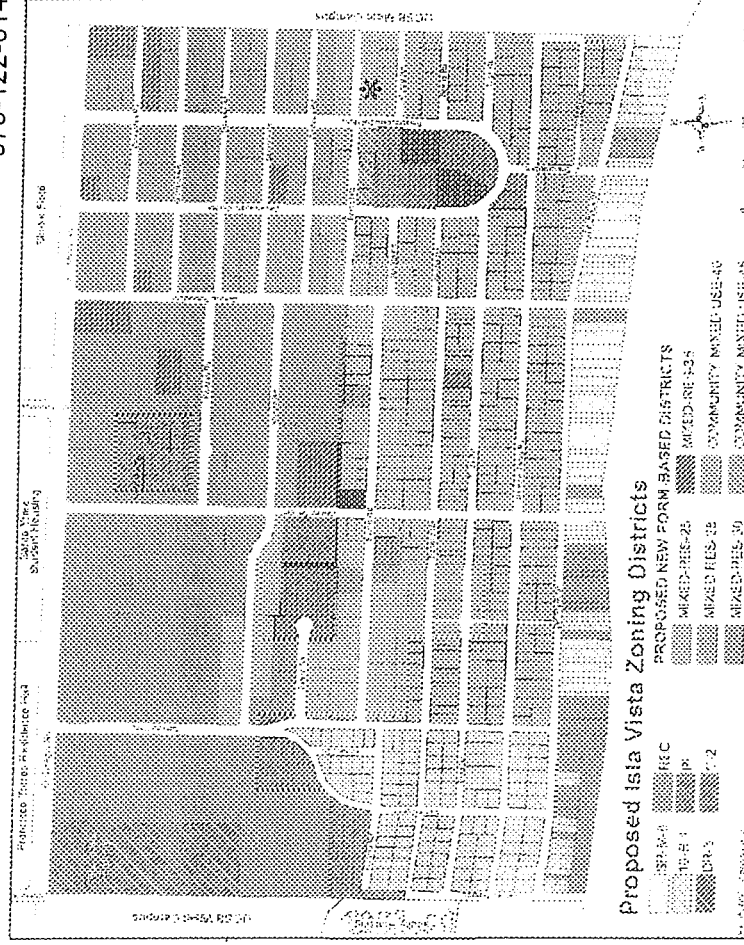
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.167	.17	0	20	Restaurant

Site Visit Observations

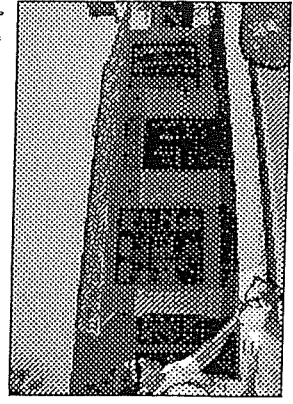
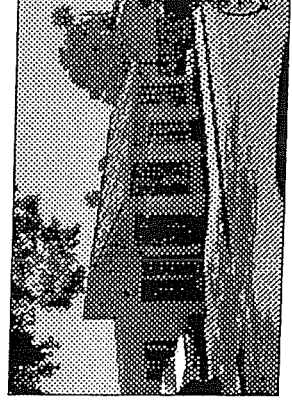
- Approximate Parcel Dimension: 80x90 = 7,200 sf.
- Restaurant - Isla Vista Spot - Currently Vacant
- 1-story building
- Approximately 8 parking stall (located behind building)
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: 20/.167 = 120 units per acre**



Parcel Indicated By *



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

075-122-010

County Memorandum Data

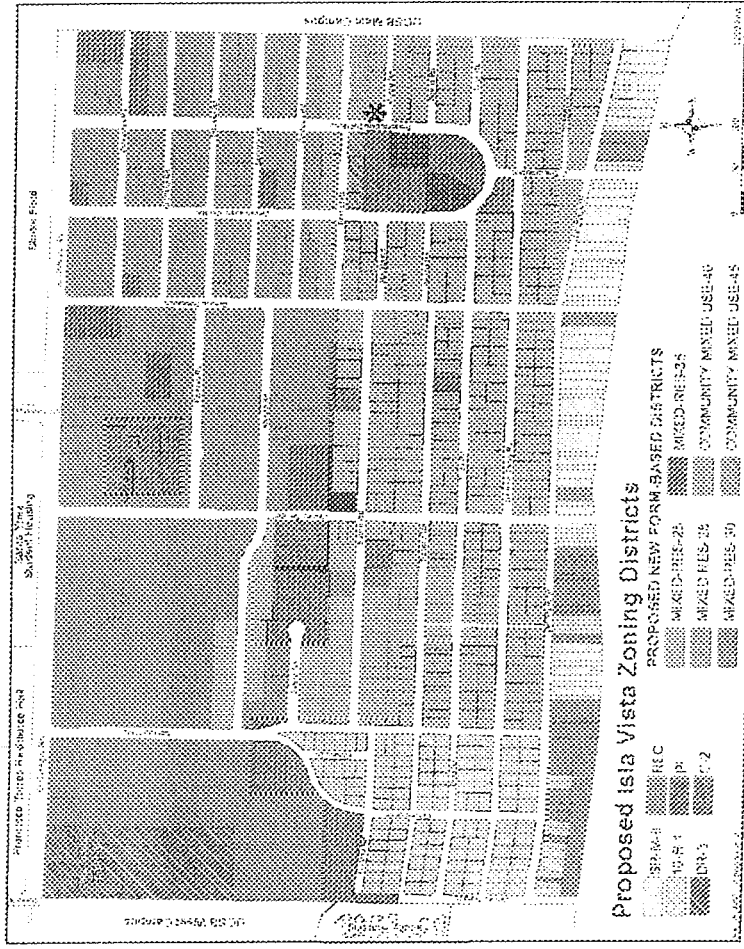
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.207	.16	0	25	Auto

Site Visit Observations

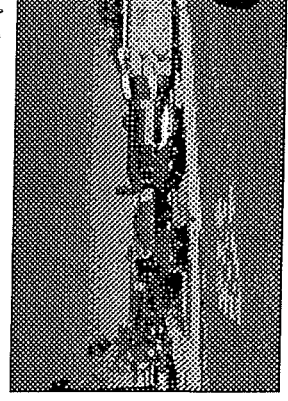
- Approximate Parcel Dimension: 90x99 = 8,910 sf.
- Auto - Nessor's Auto House
- 1-story building
- Multiple parking stalls
- Corner lot
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program). Yes*

Site Calculations

- Traditional density calculation: $25/207 = 121$ units per acre**



Parcel Indicated By *



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-122-011

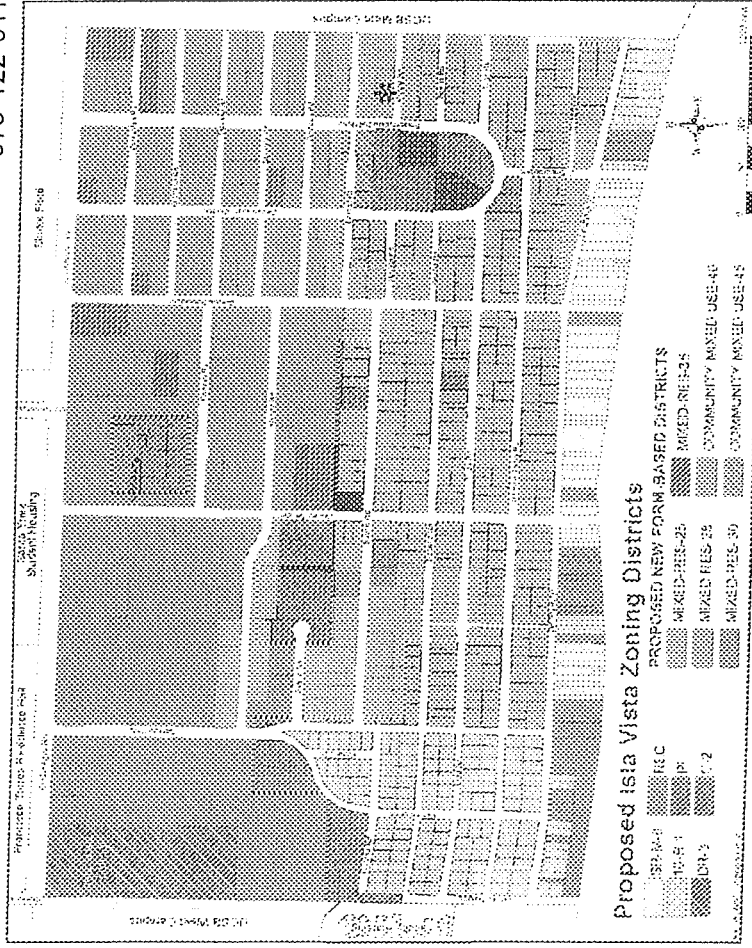
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.196	0	0	24	Vacant

Site Visit Observations

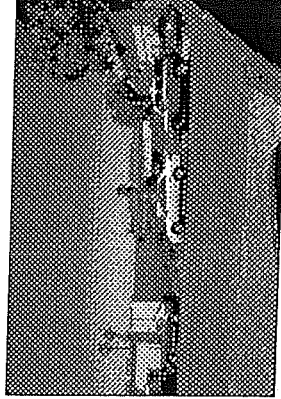
- Approximate Parcel Dimension: 85.45x99 = 8,460 sf.
- Vacant
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: 24 / .196 = 122 units per acre**



Parcel Indicated By *



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3,... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isia Vista Housing Element Rezone Program

Downtown Site Inventory

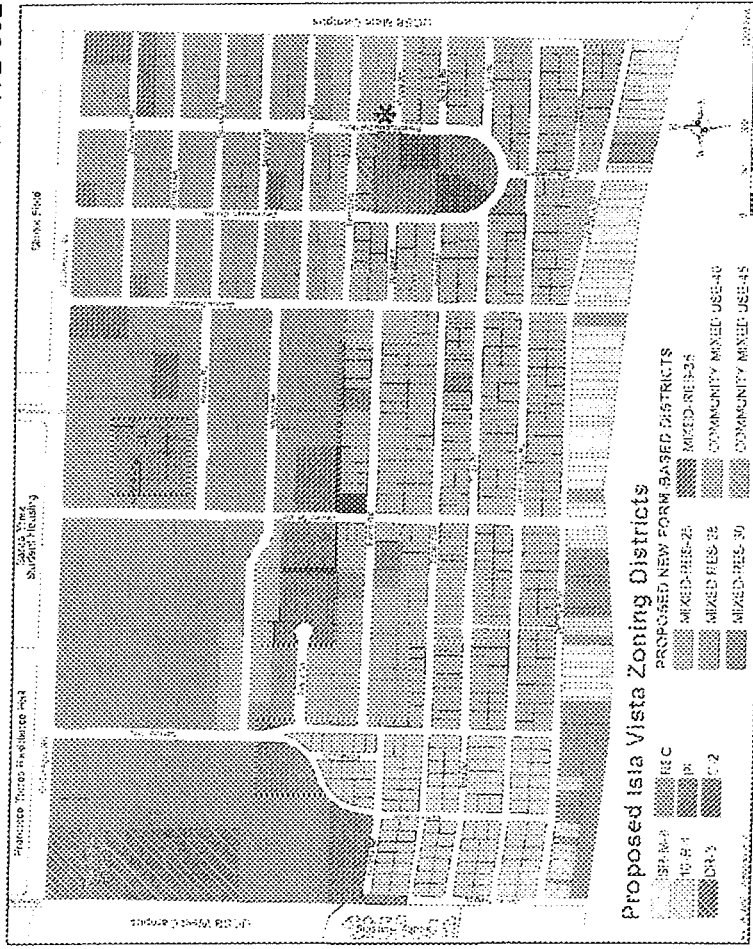
County Memorandum Data

075-172-002

Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.199	.20	0	24	Warehouse

Site Visit Observations

NEED TO REVIEW



Parcel Indicated By *

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-173-026

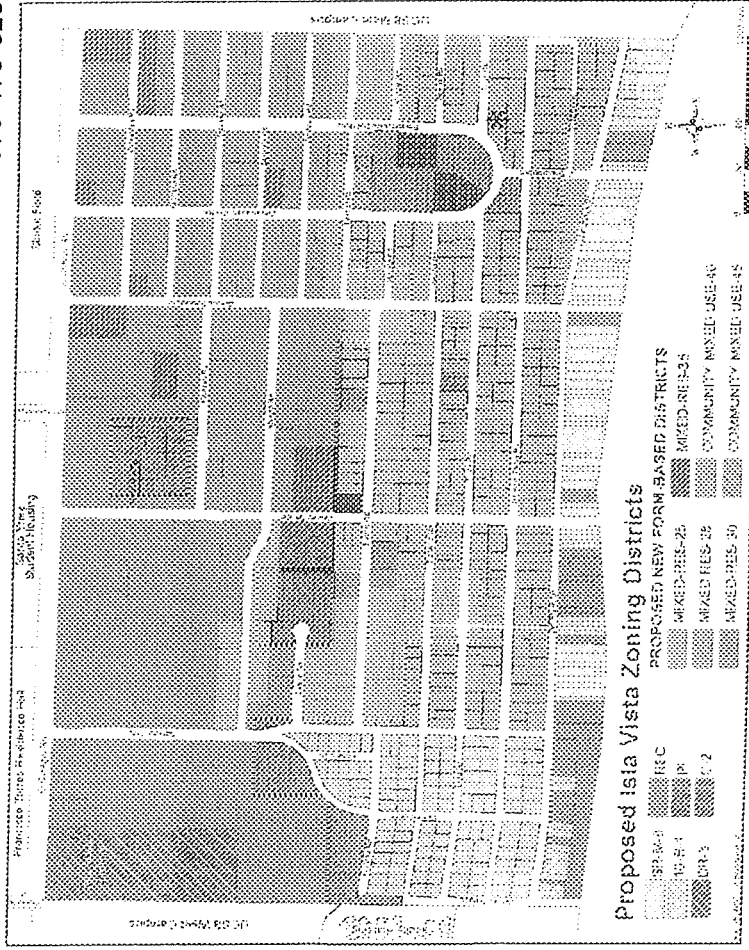
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.265	.07	0	32	Auto

Site Visit Observations

- Approximate Parcel Dimension: 50x100 = 5,000 sf.
- Auto
- 1-story building
- Possible parcel merge with parcel to the east (075-173-003 - see next page)
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

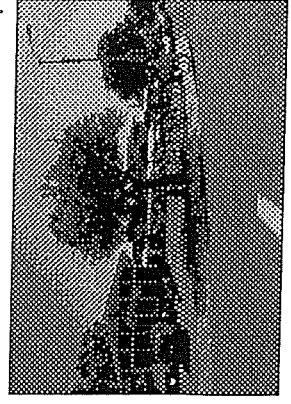
- Traditional density calculation: $32 / .265 = 121$ units per acre**



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Parcel Indicated By *



Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-173-003

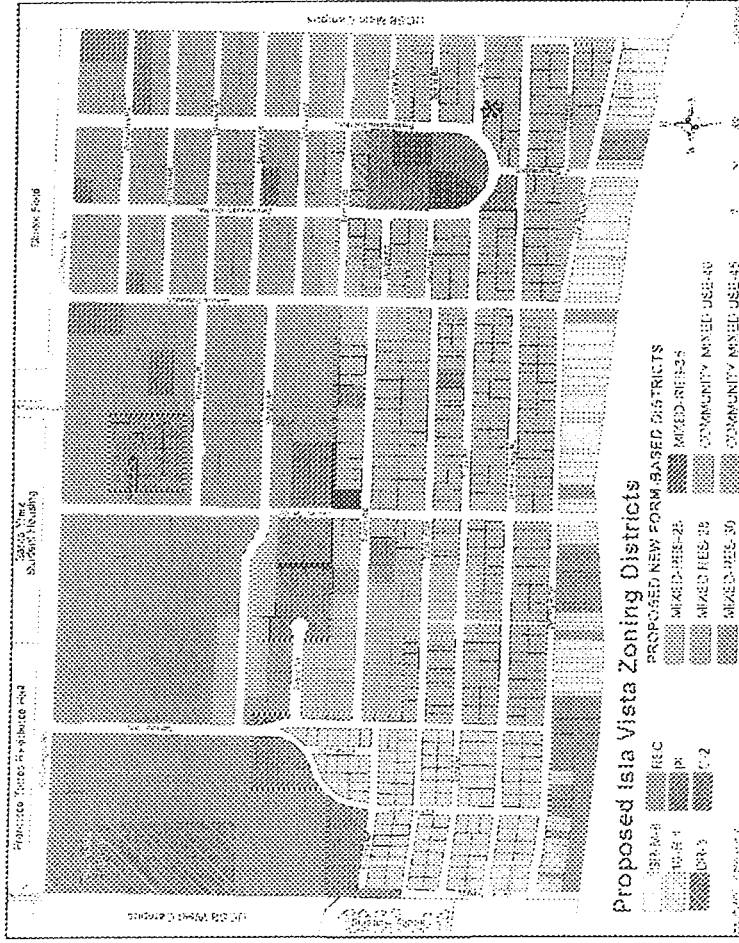
Prior Zoning	New IVP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.115	.01	0	14	Auto

Site Visit Observations

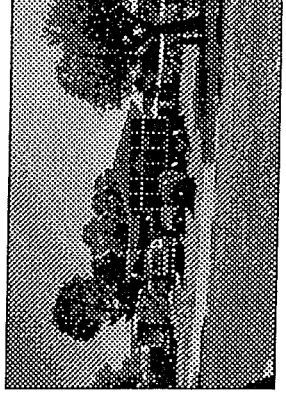
- Approximate Parcel Dimension: 35x100 = 3,510 sf.
- Auto - Bicycle rental/repair
- Possible parcel merge with parcel to the west (075-173-026 - see previous page)
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: 14/.115 = 122 units per acre**



Parcel Indicated By *



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-173-024

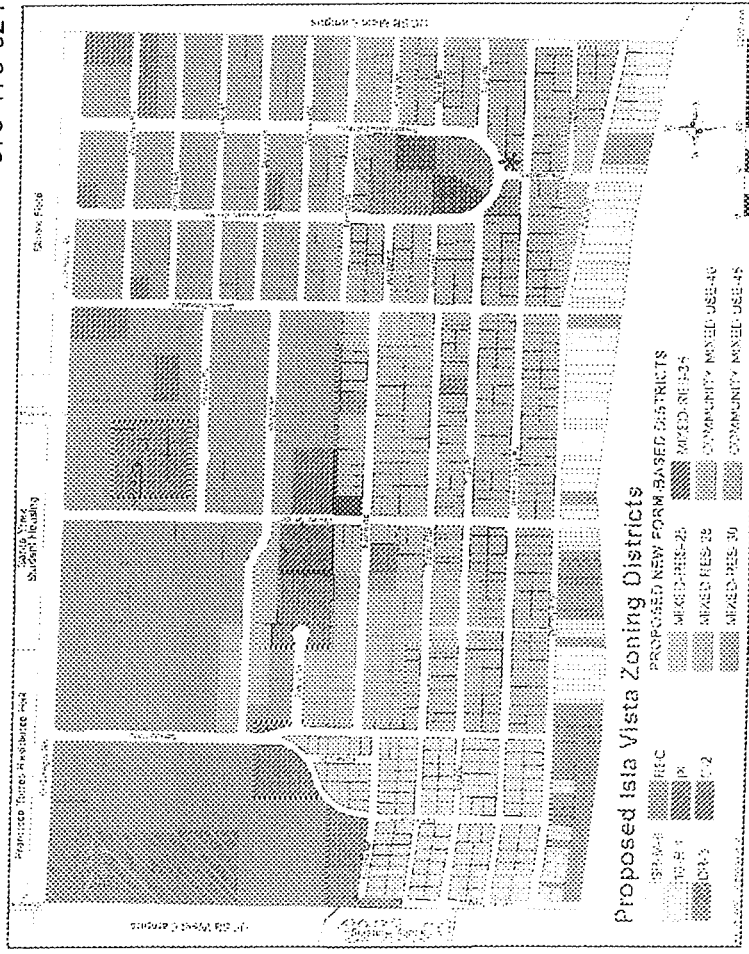
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.14	.30	0	17	Restaurant

Site Visit Observations

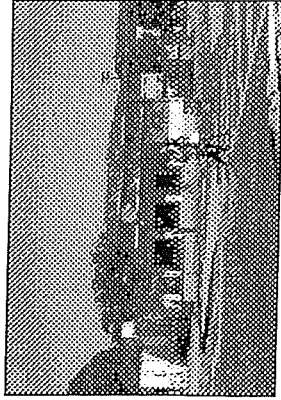
- Approximate Parcel Dimension: 100x55 = 5,500 sf.
- Restaurant
- 1-story building
- Corner Lot
- 6 parking stalls (west of building)
- Possible parcel merge with parcel to the south (075-173-023 - see next page)
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: $17 / .14 = 121$ units per acre**



Parcel Indicated By *



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1, 2, 3, ... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-173-023

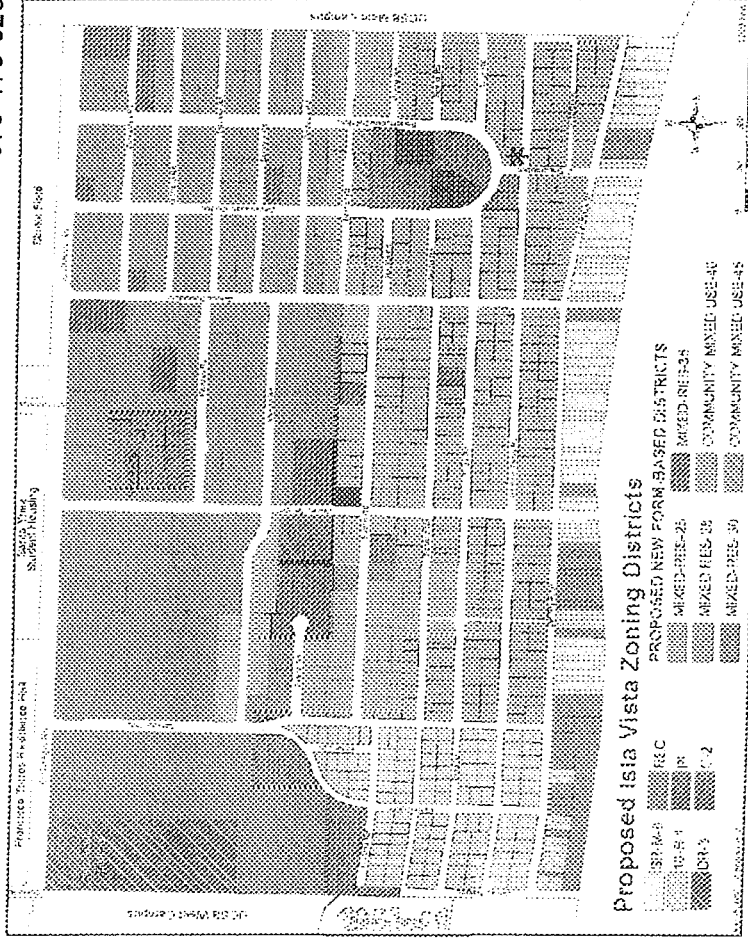
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
SR-H 20	MRD 28	.12	0	0	14	Vacant

Site Visit Observations

- Approximate Parcel Dimension: 100x50 = 5,000 sf.
- Vacant
- Corner Lot
- Possible parcel merge with parcel to the north (075-173-024 - see previous page)
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

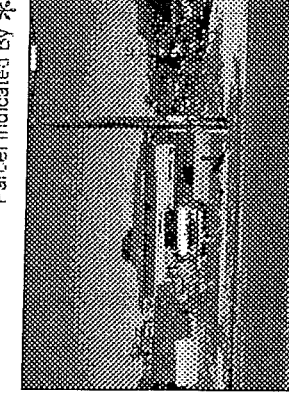
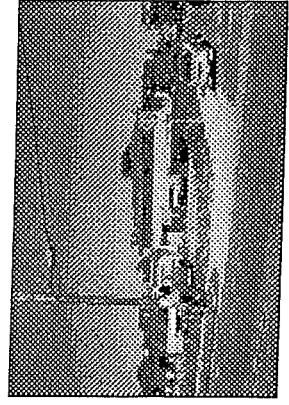
Site Calculations

- Traditional density calculation: 14/.12 = 117 units per acre**



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the MRD-28 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents



Parcel Indicated By *

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-161-003

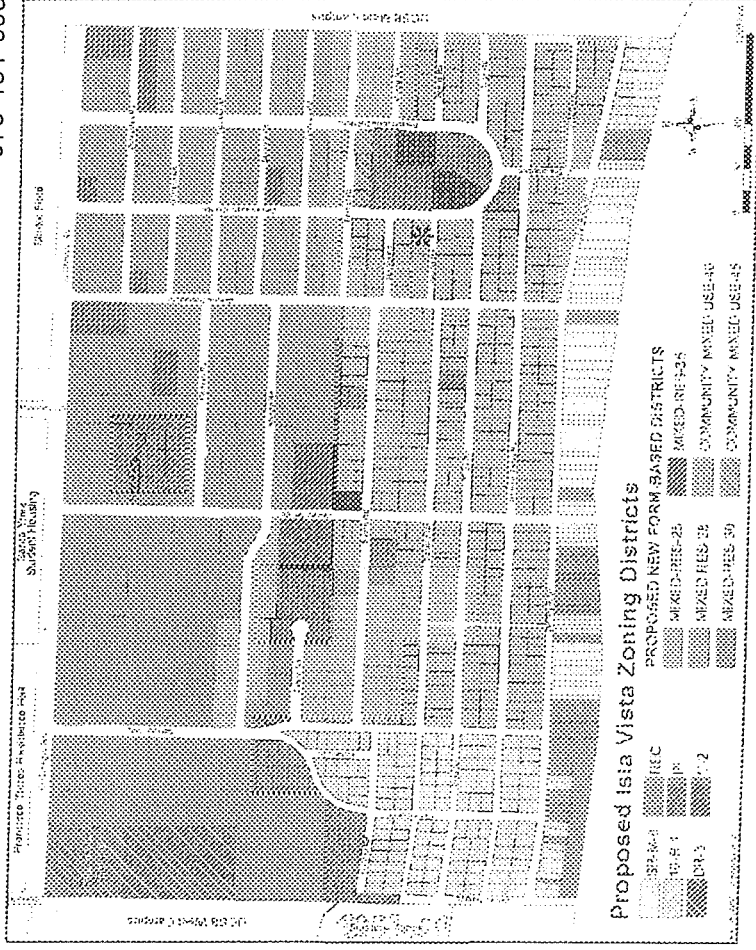
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.436	.28	0	52	Misc. Businesses

Site Visit Observations

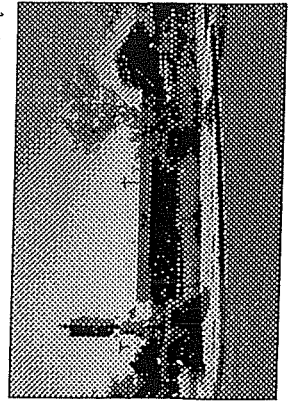
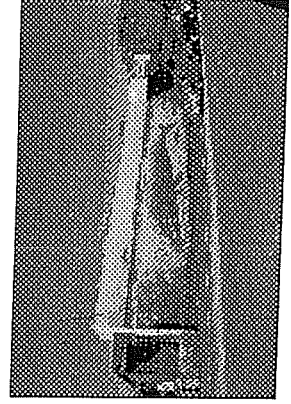
- Approximate Parcel Dimension: 200x120 = 24,000 sf.
- Misc. Businesses
- 1-story building - Corner lot
- 2 entrances on Seville/ 1 entrance on Embarcadero del Mar
- 13 parking stalls in front lot (includes outdoor seating areas)
- 7 parking stalls behind building
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: 52/.436 = 119 units per acre**



Parcel Indicated By *



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-161-014

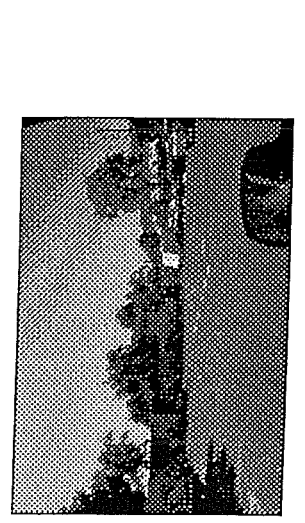
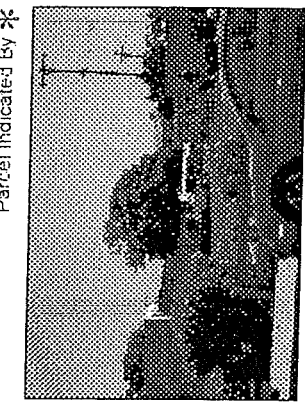
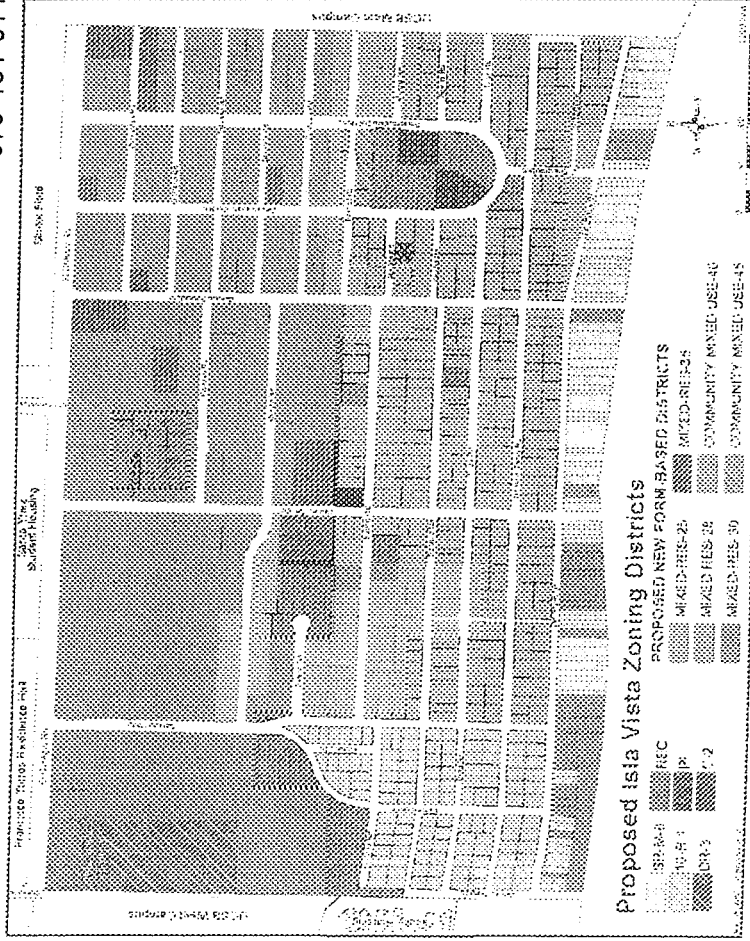
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.227	0	0	27	Parking Lot

Site Visit Observations

- Approximate Parcel Dimension: 98x90 = 8,820 sf.
- Parking Lot - Current use includes recycling center)
- Approximately 20 parking stalls
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: 27/.227 = 119 units per acre**



Parcel Indicated By *

* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-112-016

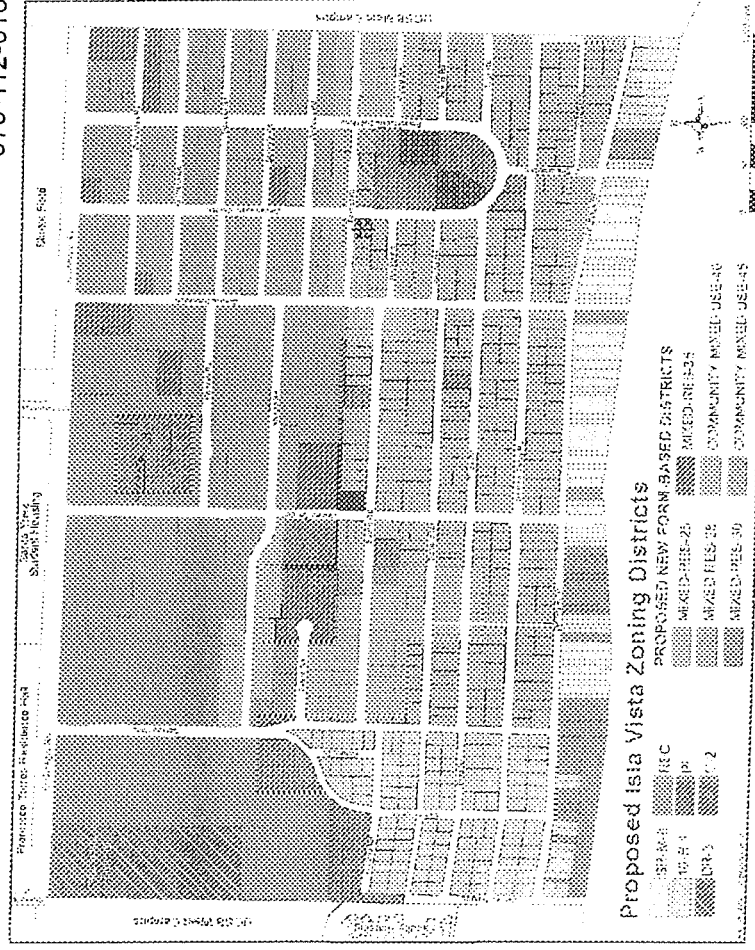
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.207	.23	0	25	Retail

Site Visit Observations

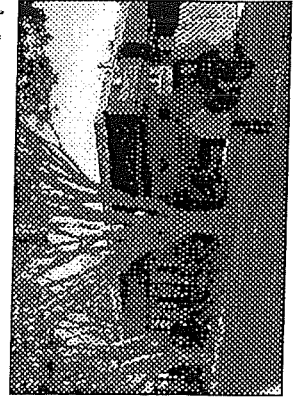
- Approximate Parcel Dimension: 100x90 = 9,000 sf.
- Retail - Kick boxing Center
- 1-story building - Corner lot
- Approximately 9 parking stalls behind building
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: $25 / .207 = 121$ units per acre**



Parcel Indicated By *



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

075-112-015

County Memorandum Data

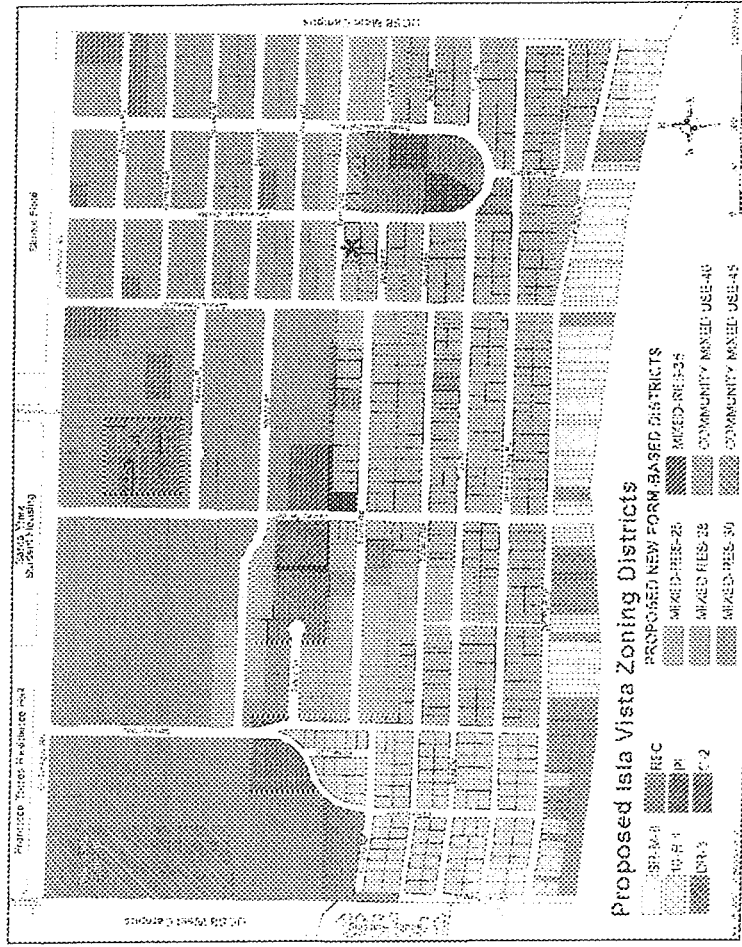
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.124	0	0	15	Parking Lot

Site Visit Observations

- Approximate Parcel Dimension: 60x90 = 5,400 sf.
- Parking Lot - spaces are designated for next door restaurant parking (075-112-014)
- Approximately 16 parking stalls
- Possible parcel merge with parcel to the west (075-112-014 - see next page)
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

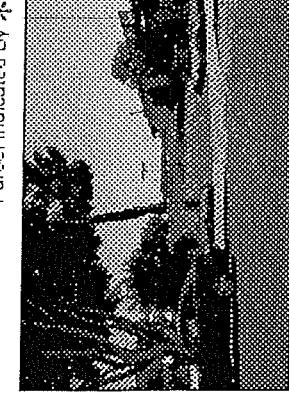
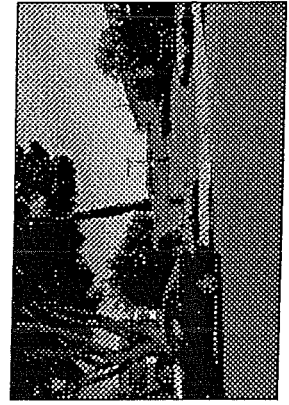
Site Calculations

- Traditional density calculation: 15/ .124 = 121 units per acre**



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents



Parcel Indicated By *

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-112-014

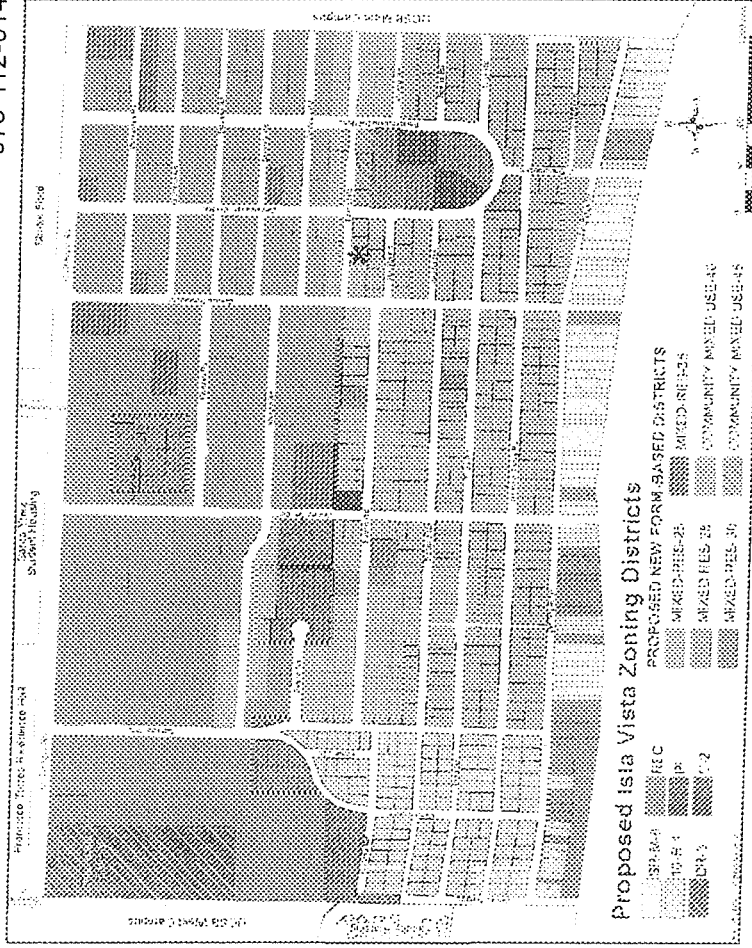
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.124	.52	0	15	Restaurant

Site Visit Observations

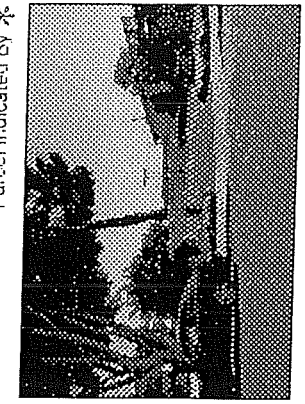
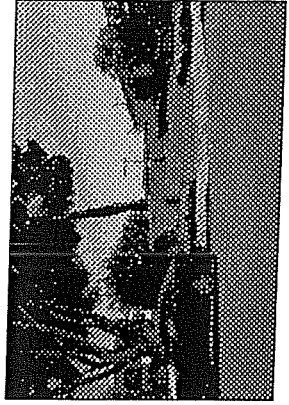
- Approximate Parcel Dimension: 60x90 = 5,400 sf.
- 1-story building
- No on-site parking/parking provided on adjacent parcel to the east
- Possible parcel merge with parcel to the west (075-112-015 - see previous page)
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: $15 / .124 = 121$ units per acre**



Parcel Indicated by *



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3,... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-111-006

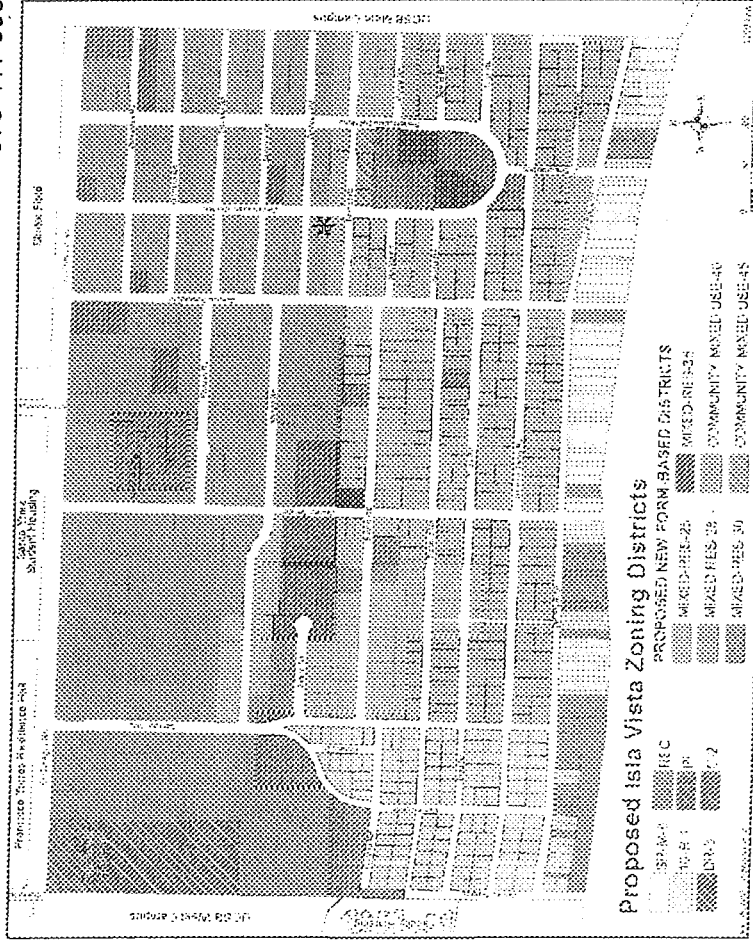
Prior Zoning	New VMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.126	0	0	15	Vacant

Site Visit Observations

- Approximate Parcel Dimension: 120x50 = 6,000 sf.
- Vacant
- Narrow parcel
- Possible parcel merge with parcel to the south (075-111-014 - see next page)
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: 15/.126 = 119 units per acre**



Parcel Indicated By *



** Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

Isla Vista Housing Element Rezone Program

Downtown Site Inventory

County Memorandum Data

075-111-014

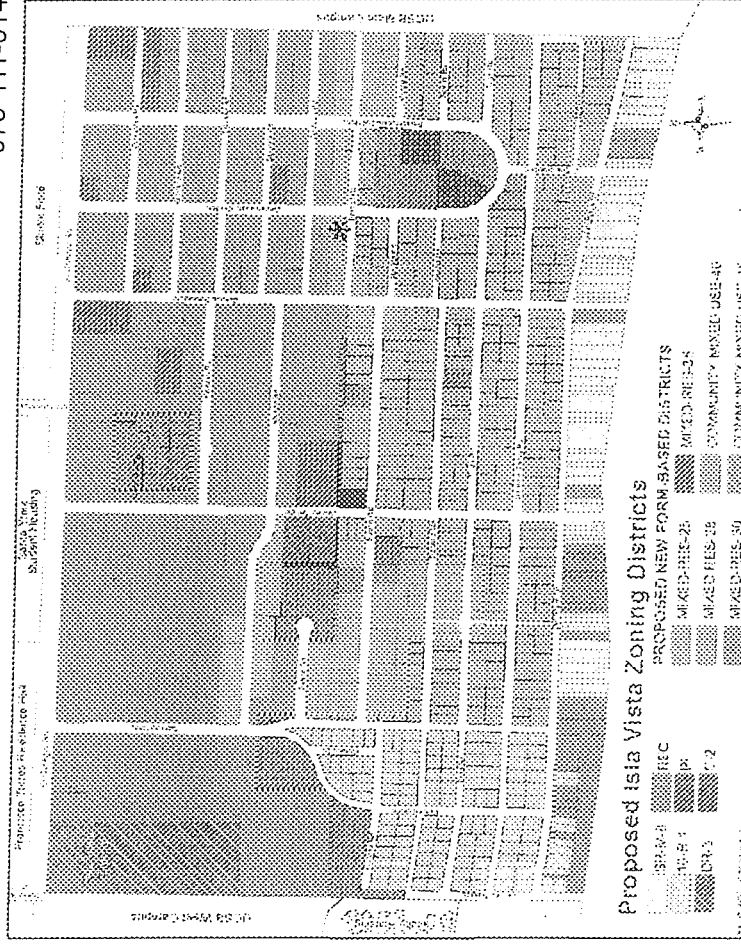
Prior Zoning	New IVMP Zoning	Acres	Existing Coverage	Existing Units	New Add. Capacity	Existing Uses
C-2	CM-40	.278	0	0	33	Parking Lot

Site Visit Observations

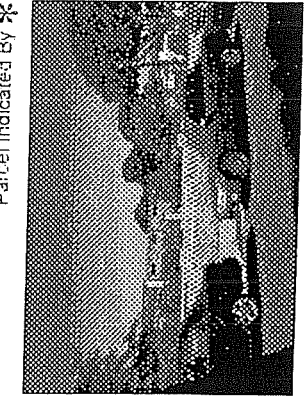
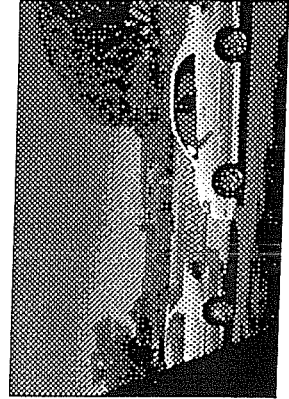
- Approximate Parcel Dimension: 135x120 = 16,200 sf.
- Vacant - Corner Lot
- Possible parcel merge with parcel to the north (075-111-006 - see previous page)
- Parcel within Incentive Area (qualify for IV Built-Right Housing Program): Yes*

Site Calculations

- Traditional density calculation: 33/.278 = 119 units per acre**



Parcel Indicated By *



* Parcels within the Incentive Area qualify for the IV Built-Right Program. The Built-Right Program is a bonus density program additive with the State Density Bonus Program Incentives.

** Traditional density calculation calculates each unit type (1,2,3... bedroom) as a full unit, as opposed to the CM-40 zoning which utilizes Variable Density/Density Equivalents. The Variable Density/Density Equivalents utilized calculates Studio and One Bedroom at a ratio less than one unit. Please refer to provided material regarding Variable Density/Density Equivalents

UCSB



UNIVERSITY OF CALIFORNIA
SANTA BARBARA

UCSB Faculty and Staff Housing Survey Administered Spring 2006

Summary Report

CHANCELLOR'S ADVISORY COMMITTEE FOR FACULTY AND STAFF HOUSING
OFFICE OF INSTITUTIONAL RESEARCH AND PLANNING

September 2006

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Executive Summary

This report summarizes the initial results of the UCSB Faculty and Staff Housing Survey conducted in Spring quarter 2006. The survey, sent to all non-student UCSB employees, asked a host of questions related to current housing situation, satisfaction with housing, plans for future housing, and transportation related matters. While there is still much to be learned from the data collected, analyses conducted thus far reveal the following general findings:

- **Survey Participation** – Nearly 4,900 faculty and staff received surveys via e-mail or hard copy and 2,237 responses were received. The response rate of 46% is considered excellent and provides confidence that the respondents are likely representative of the population of UCSB employees.
- **Home Ownership** - Home ownership is considered important by nearly 90% of faculty and staff employees who rent or lease their current residence. Six out of 10 indicate home ownership is *extremely* important.
- **Retention** - Among employees who rent or lease their current residence, 6 out of 10 would seriously consider leaving UCSB if they are not able to purchase a home in the area. Employees working at the University 10 years or less are more likely to consider leaving than those who have worked at UCSB for more than 10 years (65% to 49%).
- **Demand By Current Employees** - Approximately one-third of current employees are considering moving to a new or different home. A majority (53%) of employees renting or leasing their current residence are considering such a move. In addition, 18% of employees who currently own a home are considering a move to a new or different home. Interest in purchasing housing provided by UCSB is very high with 80% of employees currently planning to move interested.
- **Affordability** - Three out of 4 employees currently planning to purchase a home indicate that the scarcity of homes in desirable (affordable) price ranges is a major obstacle to purchasing a new home. The median home price for employees planning to buy a new home was \$545,000 with current owners at \$762,500 and current renters at \$437,500.
- **Transportation** – The primary commute mode for 36% of employees is by means other than a single occupancy car. Carpools, vanpools, and bus were identified by 25% as their primary commute mode. Another 9% identified bicycles as their primary commute mode.

As previously indicated this report summarizes the initial survey results. Future reports will concentrate on the evaluation of specific questions and segments of the population.

Introduction

The Chancellor's Advisory Committee for Faculty and Staff Housing commissioned a survey in Spring 2006 designed to assess the current and future housing needs of UCSB's faculty and staff. The survey is part of the University's ongoing effort to develop effective long-range plans and will help the University formulate policies and recommendations that better meet the needs of the UCSB community.

With staff support by the Office of Budget and Planning, the survey was administered by the UCSB Social Science Survey Center in Spring quarter 2006. All faculty and non-student staff were invited to participate in the survey.* Email invitations were sent to 3,642 employees with a listed email address while 1,241 employees without a listed email address received a paper copy of the survey via campus mail. We received 1,978 completed surveys via the web, and 259 employees returned a paper survey for a total of 2,237 respondents, 46% of the initial sample.

In comparison with similar surveys conducted within the campus community this is an excellent response rate and gives us confidence that the respondents are likely representative of the population of UCSB employees. Response rates for ladder-rank faculty and non-academic staff were very similar, 47% and 48% respectively. The response rate for other academic staff (librarians, lecturers, postdoctoral scholars, professional researchers, etc.) was slightly lower at 36%, but still very respectable. Additionally, the breakdown of specific faculty/staff role on campus among survey respondents is very similar to the population.

	N (population)	n (sample)	Response Rate
Total	4,883	2,237	46%
Ladder Rank Faculty	818	388	47%
Other Academic Staff	834	297	36%
Non-Academic Staff	3,231	1,539	48%

The purpose of this report is to provide an overview of the survey findings. We begin with a short description of the demographic characteristics of survey respondents. Next, we describe the current housing situation of UCSB employees as related by our respondents, and discuss UCSB employees' satisfaction with their current housing as revealed by the survey. Plans for future housing purchases or moves are described, followed by a brief description of transportation related issues.

* A copy of the questionnaire is located in **Appendix A** (pg. 21).

Sample Characteristics

The following represents a demographic profile of the faculty and staff who responded to the survey:

<i>Role on Campus</i>		<i>Employment Status</i>	
<u>Ladder Rank Faculty</u>	17%	Full-time	90%
Professor/Dean	11%	Part-time	10%
Associate Professor	3%	<i>Gender</i>	
Assistant Professor	3%	Male	46%
<u>Other Academic Staff</u>	13%	Female	54%
Instructor/Lecturer	4%	<i>Avg. Age</i>	
Librarian	1%	44.3	
Researcher	4%	<i>Marital Status</i>	
Post-doctoral	4%	Married / Living with partner	68%
Other academic staff	<1%	Single	20%
<u>Non-Academic Staff</u>	69%	Divorced/separated/widowed	12%
MSP / SMG	13%	<i>Spouse Employed by UCSB</i>	
Professional / Support staff	32%	17%	
Staff represented by a union	21%	<i>Children under 18</i>	
Other non-academic staff	2%	Yes	33%
<i>Avg. Yrs. Employed at UCSB</i>	10.9	No	67%
<i>Avg. Yrs. Employed In SB Area</i>	15.3	<i>Avg. Personal Income</i>	
		\$51.8K	
		<i>Avg. Household Income</i>	
		\$81.3K	

- The typical respondent has been working at UCSB for 11 years. Ladder rank faculty, however, have been employed by UCSB for an average of 14.7 years, other academic staff an average of 7.1 years, and non-academic staff have reported working on campus an average of 10.7 years.
- Seventeen percent (17%) of all respondents have a spouse or partner who is employed by UCSB. An additional 37% of respondents have a spouse or partner employed somewhere other than UCSB. Combining the two reveals that a majority of UCSB employees (54%) are in dual-income households. Limiting the analysis to just those employees who are married or living with a partner, the survey shows 82% to be in dual-income households.
- Approximately one-third (33%) of all employees responding to the survey have children under the age of 18 living at home.

Current Housing Profile

The following represents a profile of the current housing situation among UCSB faculty and staff shown by those who own their current residence (56% of respondents), those in a rental or lease arrangement (42% of respondents), and overall*:

	Owners n=1248	Renters n=940	Total n=2237		Owners n=1248	Renters n=940	Total n=2237
<u>Housing Type</u>				<u>Total Utilities Cost (Monthly)</u>			
Single-family home	76%	26%	55%	Less than \$150	22%	48%	33%
Apartment	0%	34%	15%	\$151 - \$250	31%	27%	30%
Condo/Townhouse	17%	10%	13%	Over \$250	46%	25%	37%
Duplex/Triplex/Fourplex	1%	12%	6%	Mean	\$291	\$208	\$253
UCSB Faculty Housing	3%	1%	2%	<u>Years in Current Residence</u>			
Other	3%	17%	9%	1 or less	6%	39%	20%
<u># of Bedrooms</u>				2-3	17%	31%	23%
1	2%	35%	17%	4-10	33%	21%	28%
2	24%	36%	29%	More than 10	44%	8%	29%
3	43%	20%	33%	Mean	11.4	3.8	8.2
4+	30%	9%	21%	<u>Years in Central Coast Area</u>			
<u># of Bathrooms</u>				Less than 5	9%	31%	19%
1	11%	57%	31%	5-10	13%	31%	21%
1 ½	9%	8%	9%	11-20	26%	13%	21%
2 or more	79%	34%	60%	More than 20	52%	25%	40%
<u>Square Footage</u>				Mean	22.8	12.6	18.5
< 1000	7%	51%	24%	<u>Residence Location</u>			
1000-1500	37%	32%	35%	Santa Barbara	44%	51%	46%
1501-2000	31%	11%	23%	Goleta	29%	29%	29%
Over 2000	25%	4%	17%	Other Santa Barbara areas	5%	10%	8%
Mean	1,801	1,030	1,516	Lompoc/Santa Maria/SLO	8%	3%	6%
<u>Household Size</u>				Ventura/Oxnard/Camarillo	7%	2%	5%
1	11%	25%	17%	Solvang/Buellton/Santa	4%	2%	3%
2	40%	37%	39%	Carpinteria	2%	2%	2%
3	23%	19%	22%	Other	1%	1%	1%
4 or more	25%	19%	23%				
<u>Total Housing Cost (Monthly)</u>							
Less than \$1,500	23%	56%	33%				
\$1,500 - \$2,000	20%	23%	27%				
Over \$2,000	57%	21%	41%				
Mean	\$2,520	\$1,597	\$2,104				

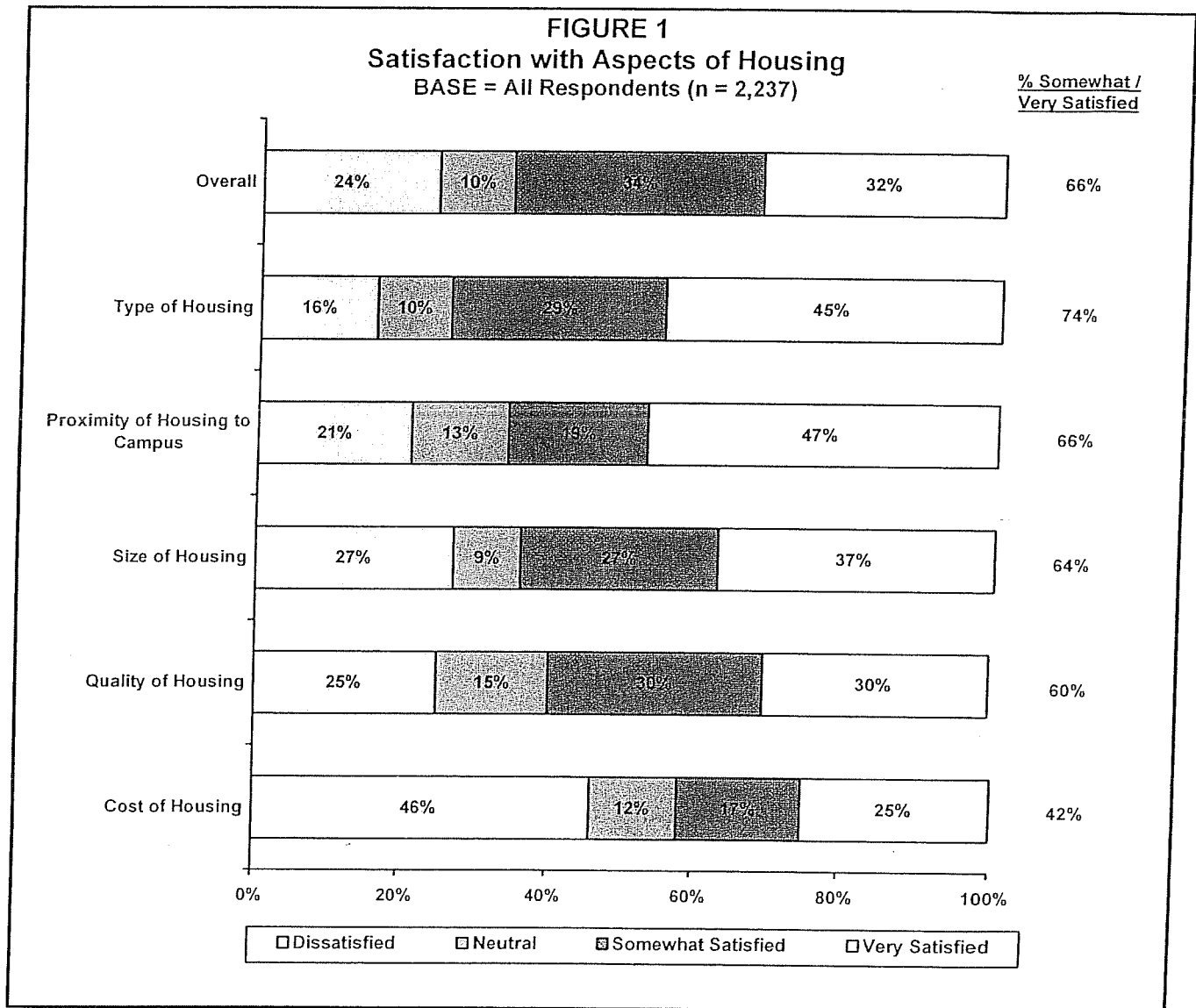
*Total columns in Table 3 include a small number of employees (< 2%) indicating non-ownership, non-rental or lease living arrangements.

- The most common type of housing among UCSB employees is a single-family home (55%). One-third (34%) live in an apartment, condo, townhouse, or duplex/triplex/fourplex. Two percent (2%) currently live in UCSB faculty housing. Nine percent (9%) live in other types of housing, such as a mobile home, studio, or a single room or guesthouse. Homeowners are most likely to reside in a single-family home (76%) while renters are most likely to reside in an apartment (34%).
- The typical employee mostly likely lives in a 3-bedroom, 2-bathroom residence. Employees in rental or lease arrangements most likely live in one or two bedroom dwellings with one bathroom, while homeowners most likely live in dwellings with three or more bedrooms and two or more bathrooms.
- The average square footage of employees' current residence is approximately 1500 sq ft. Employees who own their homes live in dwellings of approximately 1800 sq ft, on average, while those renting or leasing their residence reside in dwellings of approximately 1030 sq ft, on average.
- The average household size is 2 adults with no children. Seventeen percent (17%) of employees live alone.
- Employees pay \$2,104 per month, on average, in housing costs (excluding utilities) for their entire household. Homeowners have higher housing costs at \$2,520, while those in rental or lease arrangements pay, on average, approximately \$1,600. Those with roommates pay about \$986 per month for their share of the housing costs. Utilities cost employees an average of \$253 per month.
- Employees have lived in their current residences for 8 years, on average. They have lived in the Central Coast area for about 19 years. Forty percent (40%) have lived in the area for more than 20 years.
 - As would be expected, homeowners have lived for a longer period of time in the Central Coast area compared to renters – owners have lived here for an average of 22.8 years vs. 12.6 years among renters.
- Nearly half of the employees responding live in Santa Barbara (46%), while another 29% live in Goleta, 3% in Isla Vista, 2% at West Campus Point, and 2% in Hope Ranch or Montecito. Three percent (3%) live just north of Santa Barbara, in the Santa Ynez area, while 6% live further north in Lompoc, Santa Maria, or San Luis Obispo. Two percent (2%) live in Carpinteria, while 5% live further south in Ventura, Oxnard, or Camarillo.
 - Homeownership is more common in the areas north and south of Santa Barbara – 70% of employees who live south of Santa Barbara and 74% of those who live north of Santa Barbara own their current homes vs. 52% of those who live within Santa Barbara.

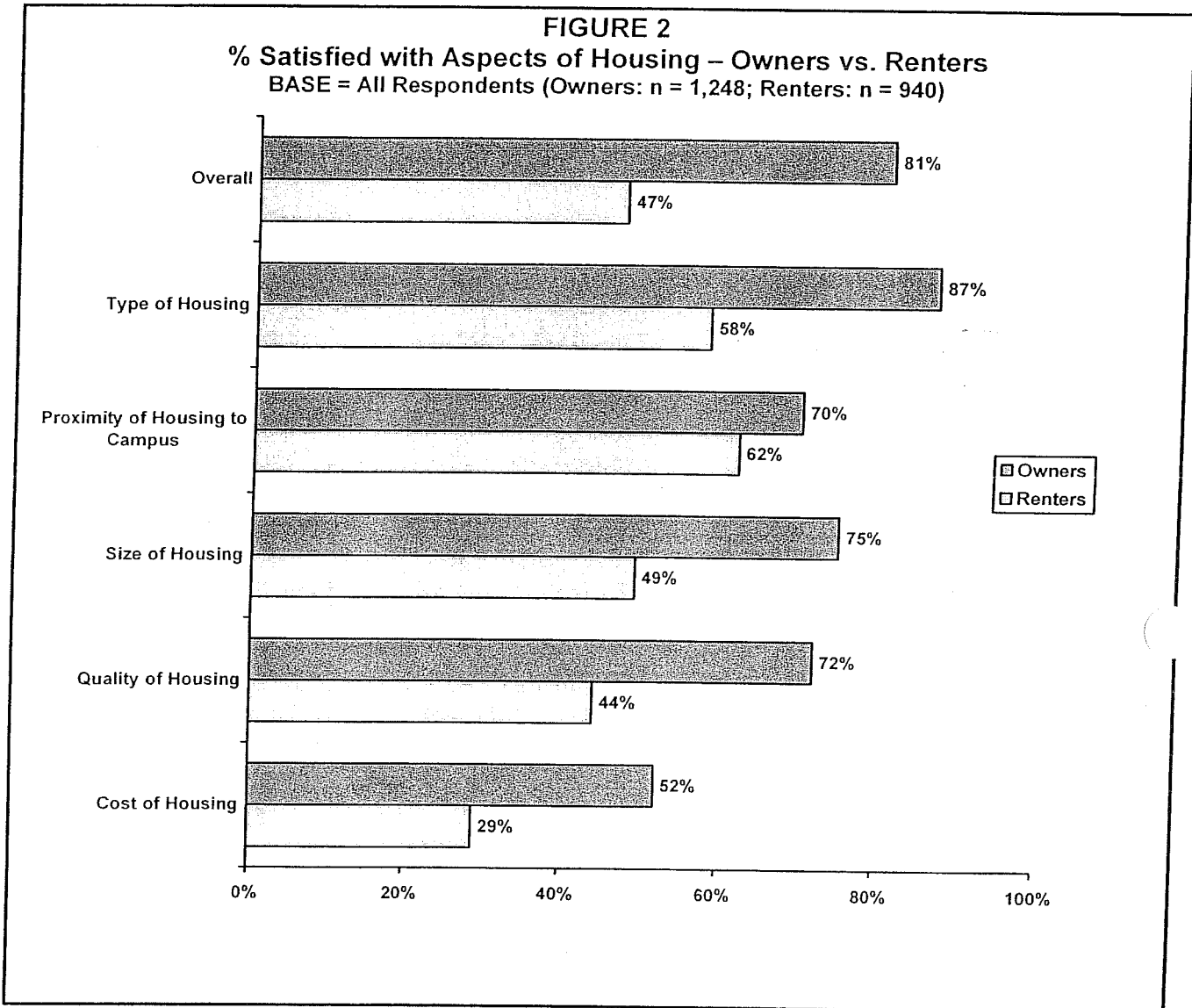
Satisfaction with Current Housing

Two-thirds (66%) of all respondents are satisfied with their current housing situation overall.

- The majority of employees are satisfied with most aspects of their current housing situation, with the exception of cost of housing (42% satisfied).

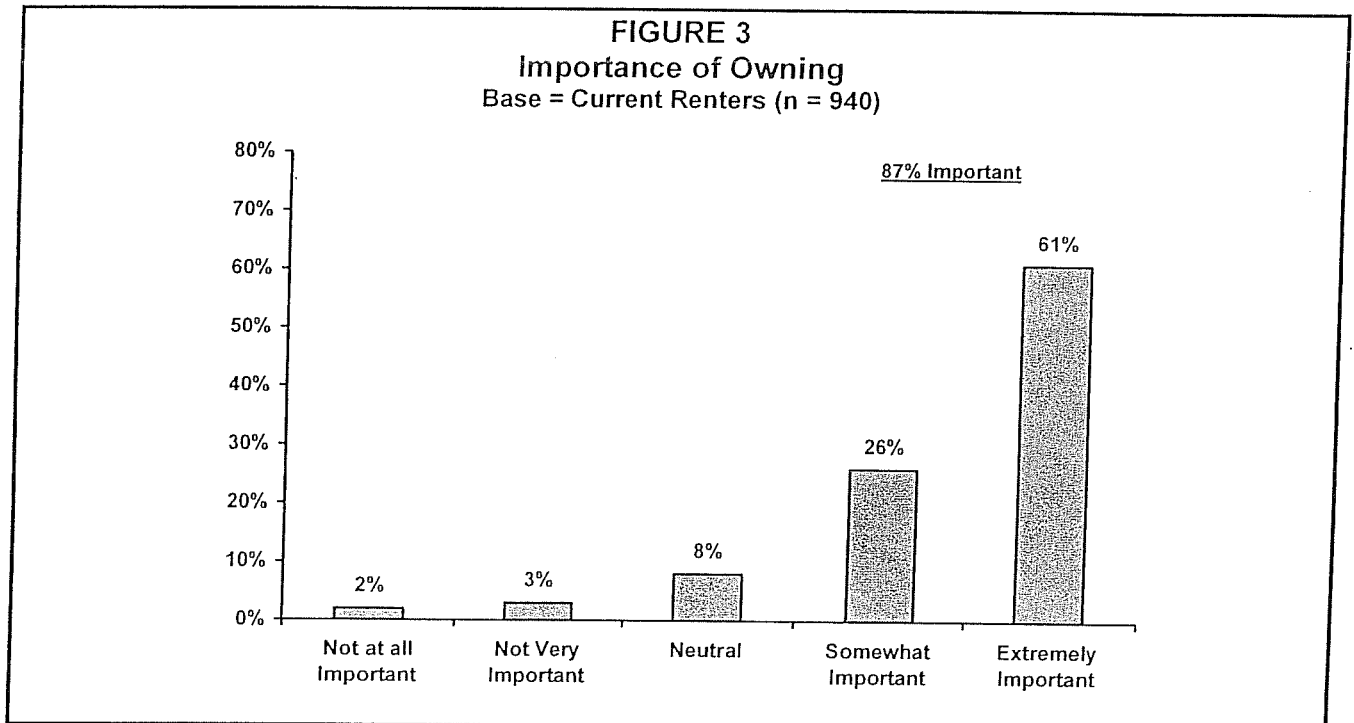


Employees who own their homes are more satisfied with their current housing situation overall, as well as with the various aspects of housing addressed in the survey. The following graph compares the percent of owners and renters who are either "somewhat" or "very" satisfied with aspects of housing.

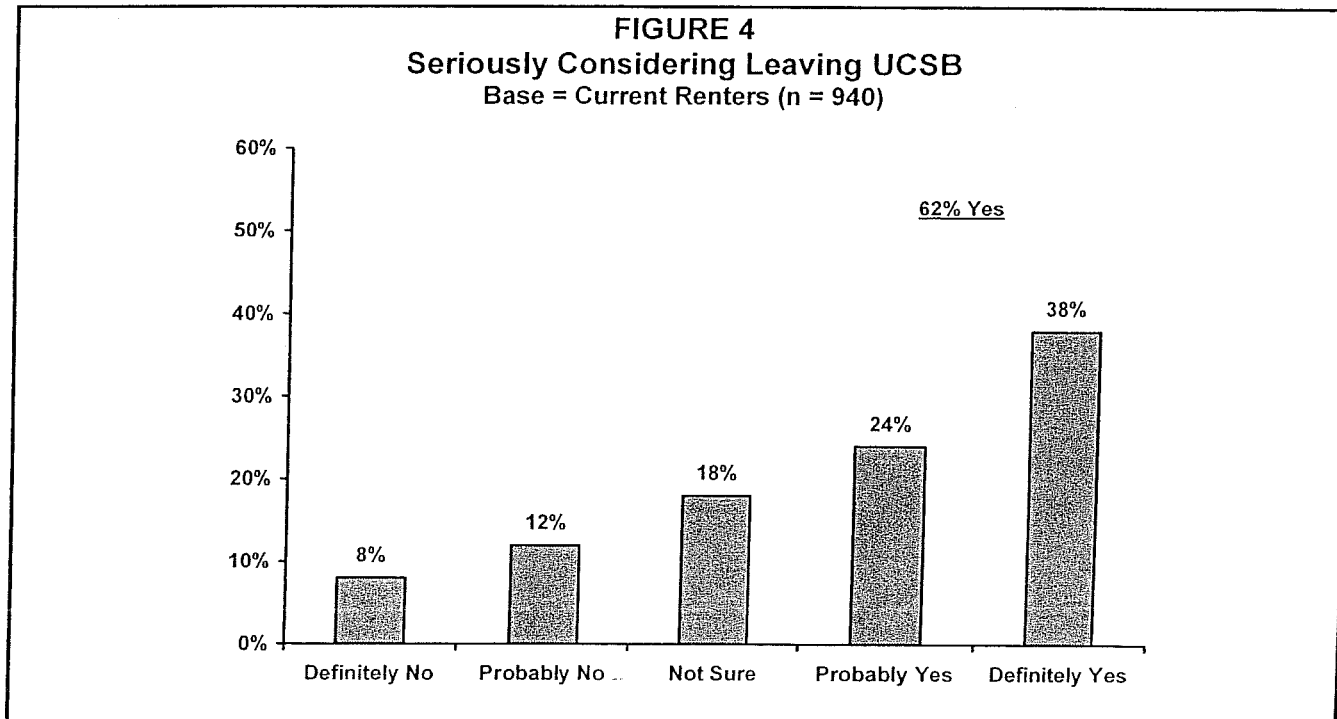


Current renters were asked about the importance of owning a home and whether they are seriously considering leaving their jobs at UCSB if they are unable to purchase a home.

- A large majority of current renters (87%) say that owning their own home is important.
- Ownership is slightly more important among faculty (92% important) and non-academic staff renters (88% important), than other academic staff (80% important).
- Employees over the age of 55 consider it less important to own a home – 72% important vs. 92% among those 41-54 years of age and 86% of those who are 40 or younger.
- Ninety-two percent (92%) of employees with children say it is important to own a home, compared to 85% of those without children.
- Those with household incomes less than \$50,000 consider homeownership somewhat less important – 83% important vs. 91% of those with higher household incomes.



Sixty-two percent (62%) of current renters say they are seriously considering leaving UCSB if they are unable to purchase a home in the area.

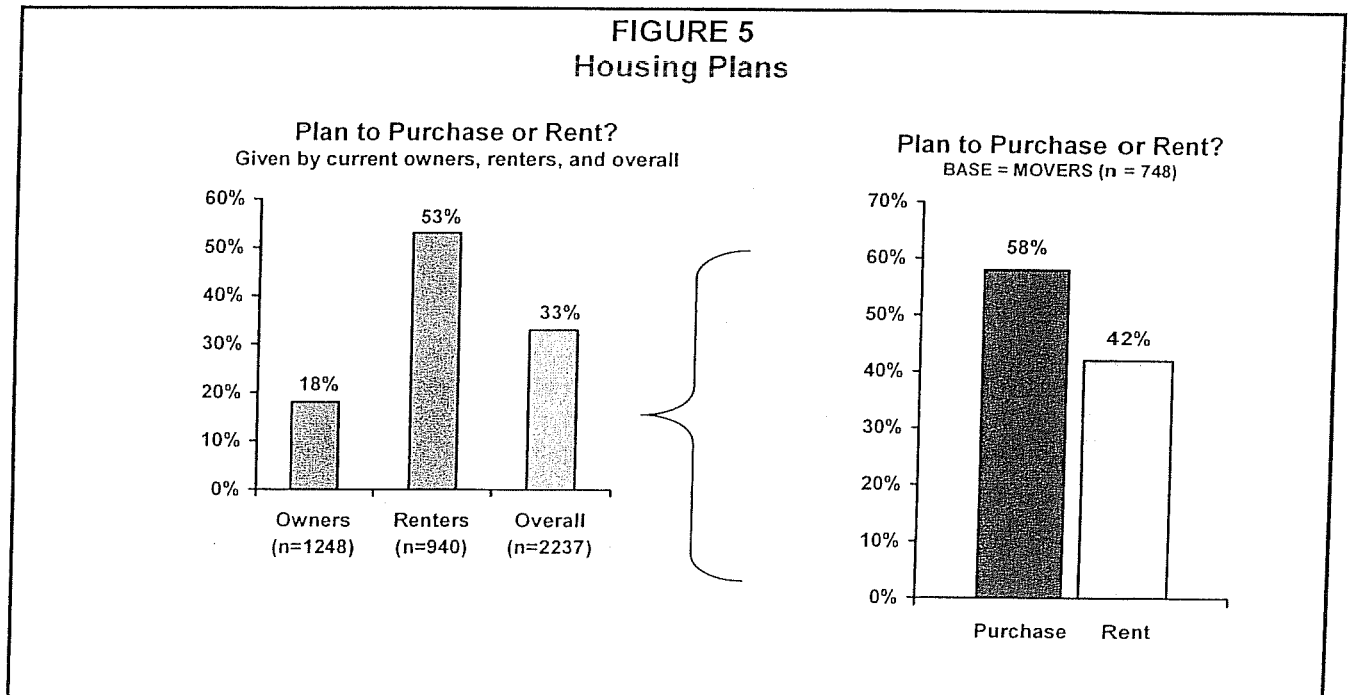


- Faculty who currently rent are more likely to say they would leave their jobs at UCSB if they are unable to purchase a home – 73% yes vs. 63% of other academic staff and 60% of non-academic staff.
- Renters who have worked at UCSB for longer periods of time are less likely to say they are considering leaving. About two-thirds (65%) of renters who have worked at UCSB 10 years or less would seriously consider leaving, compared to only half (49%) of those who have been employed at UCSB for more than 10 years. A similar relationship is seen with length of residence in the Central Coast area.

Future Housing

All respondents were asked about their future housing plans. Those who are considering moving also provided more detailed information about the new homes they might move to, such as housing type, size, location, and affordability.

- One-third (33%) of employees responding to the survey are currently considering moving to a new or different home.
 - Eighteen percent (18%) of current homeowners and 53% of current renters are considering moving.
- Fifty-eight percent (58%) of those who are considering moving plan to purchase their next home.
- While 90% of current owners who are planning to move would purchase their next home, 44% of current renters would also like to purchase the next home they move to.



Among those who plan to purchase a new or different home, 69% say they are most likely to purchase a single-family home, and 22% will most likely purchase a condo or townhouse. Respondents also indicated all types of housing they would consider. While most (93%) would consider a single-family house, 61% would consider purchasing a condo or townhouse, and 37% would possibly purchase a duplex, triplex, or fourplex.

Among respondents planning to purchase housing (n=434), a separate analysis not shown in Table 4 reveals that approximately 25% would only consider purchasing a single-family home.

Table 4 Type of Housing Purchase Base = Planning to Purchase (n = 434)		
	<u>Most Likely</u>	<u>Any Considered*</u>
Single-Family House	69%	93%
Condo/Townhouse	22%	61%
Duplex/Triplex/Fourplex	3%	37%
Mobile Home	3%	3%
Loft-style Apartment	<1%	14%
Other	3%	13%

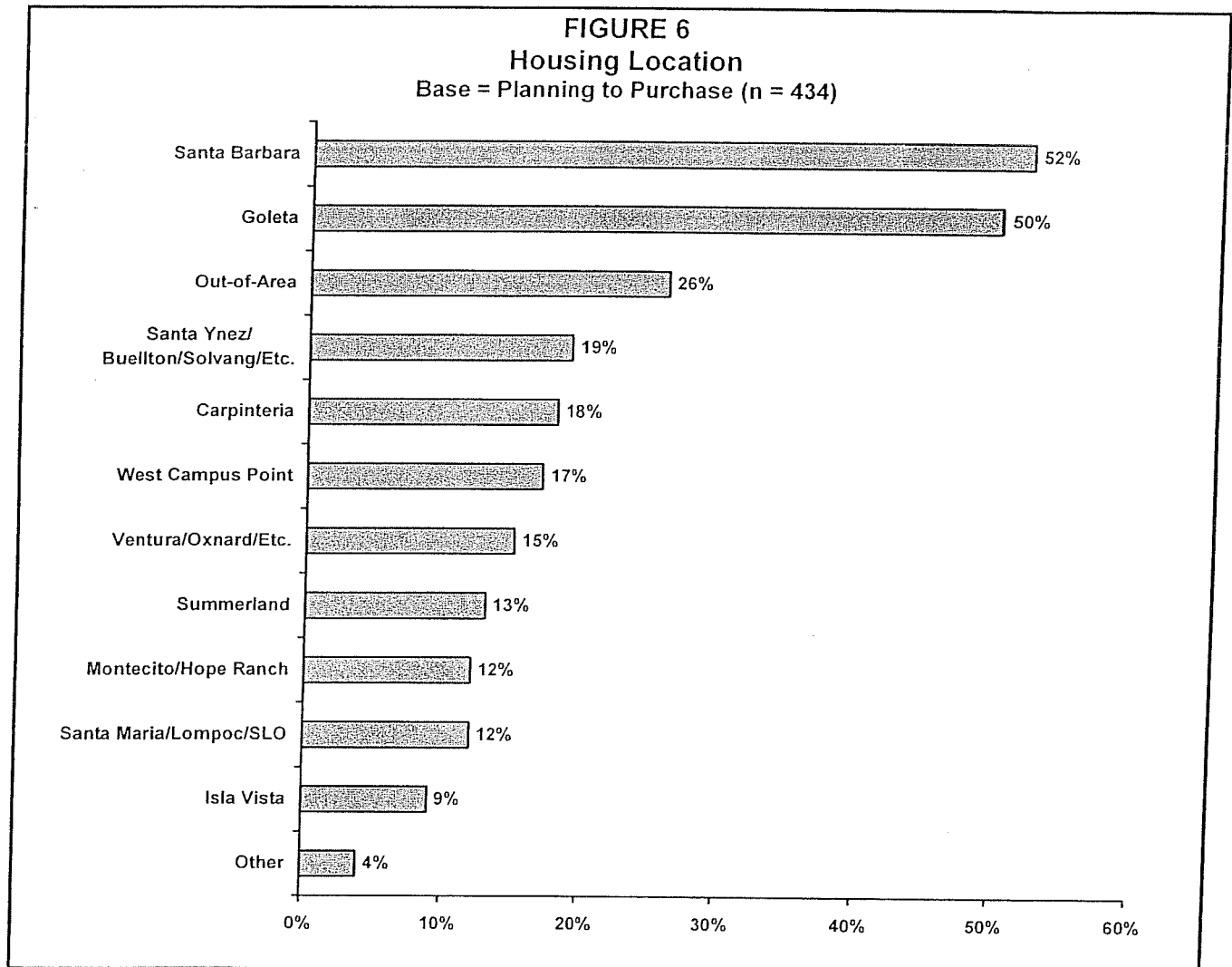
*Multiple responses allowed

Employees planning to purchase a home would consider a range of housing sizes.

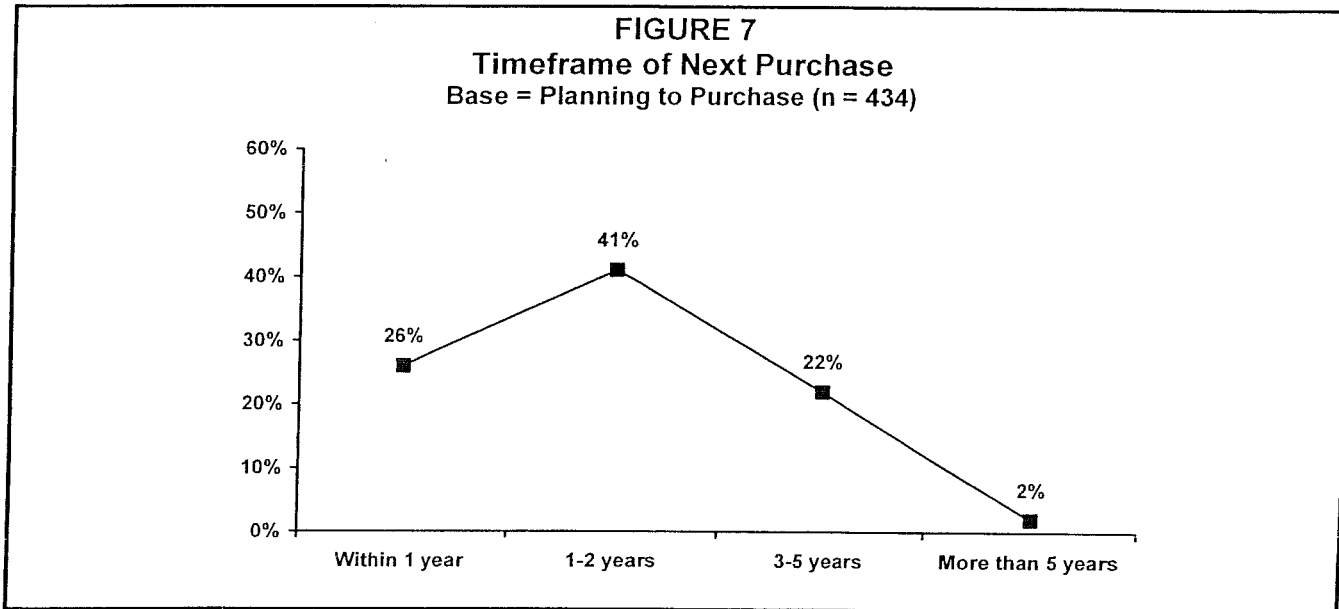
- When asked to indicate any number of bedrooms they would consider, 7% would consider a 1-bedroom or studio home, and 37% would consider a 2-bedroom home. However, the majority (64%) of employees indicate they are considering a 3-bedroom home, and 30% would consider more than 3 bedrooms.
- Similarly, 9% would consider only 1 bathroom in their next home, 27% selected 1½ bathrooms, 68% would consider a 2-bathroom home, and 35% would consider purchasing a home with 3 or more bathrooms.
- The smallest size in terms of square footage employees would consider for their next housing purchase is 1,470, on average.

Respondents could select multiple areas in which they are considering their next housing purchase.

- Santa Barbara (52%) and Goleta (50%) are the most common locations where employees are interested in purchasing.
- Approximately one-fourth (26%) of those who are planning to purchase a home say they are considering moving out of the Central Coast area – either out-of-state, or to other areas in Northern or Southern California.
- Approximately one-fifth (19%) are considering purchasing a home in Santa Ynez, Buellton, Solvang, or Los Olivos, and another 12% list areas further north, such as Lompoc, Santa Maria, or San Luis Obispo. Eighteen percent (18%) are thinking about Carpinteria, and another 15% would consider areas further south, such as Ventura, Oxnard, Camarillo, or Fillmore.



The largest proportion of respondents (41%) would like to purchase a home in 1 to 2 years. However, one-fourth (26%) expressed interest in purchasing within 1 year. Twenty-two percent (22%) plan to buy a home in 3 to 5 years, and a small number (2%) will wait more than 5 years.

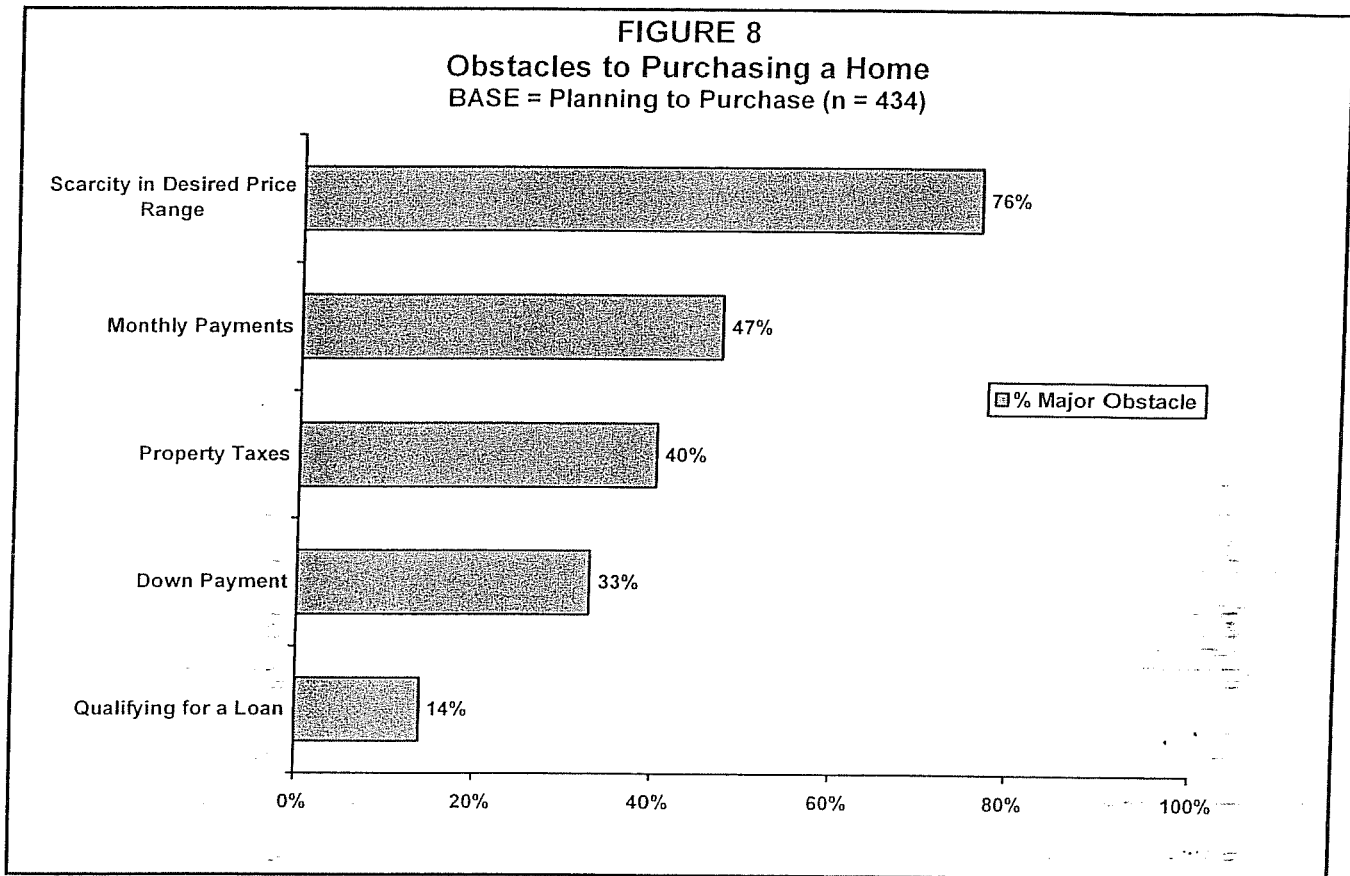


The survey sought to understand and measure the cost of housing that UCSB employees believe they can afford. Affordability varies considerably by current ownership status. Not surprisingly, homeowners say they can afford much higher down payments, home prices, and monthly housing costs, compared to renters.

- On average, employees indicate that the largest down payment they can afford is about \$57,500. While current owners believe they can afford a down payment of about \$168,000, renters can provide a down payment in the amount of about \$28,000.
- The median home price employees are likely to purchase is \$545,000. Fifty-four percent (54%) are most likely to purchase a home under \$600,000, while 29% say they will buy a home between \$600,000 and \$999,999, and 11% say they can afford a home over \$1 million. Owners say they can afford a median purchase price of \$762,500, while renters will more likely look for homes of \$437,500.
- The maximum average monthly housing cost employees say they can afford is \$2,134. Again, current owners indicate they can afford higher monthly housing costs than renters – about \$2,400 vs. \$1,900 per month.

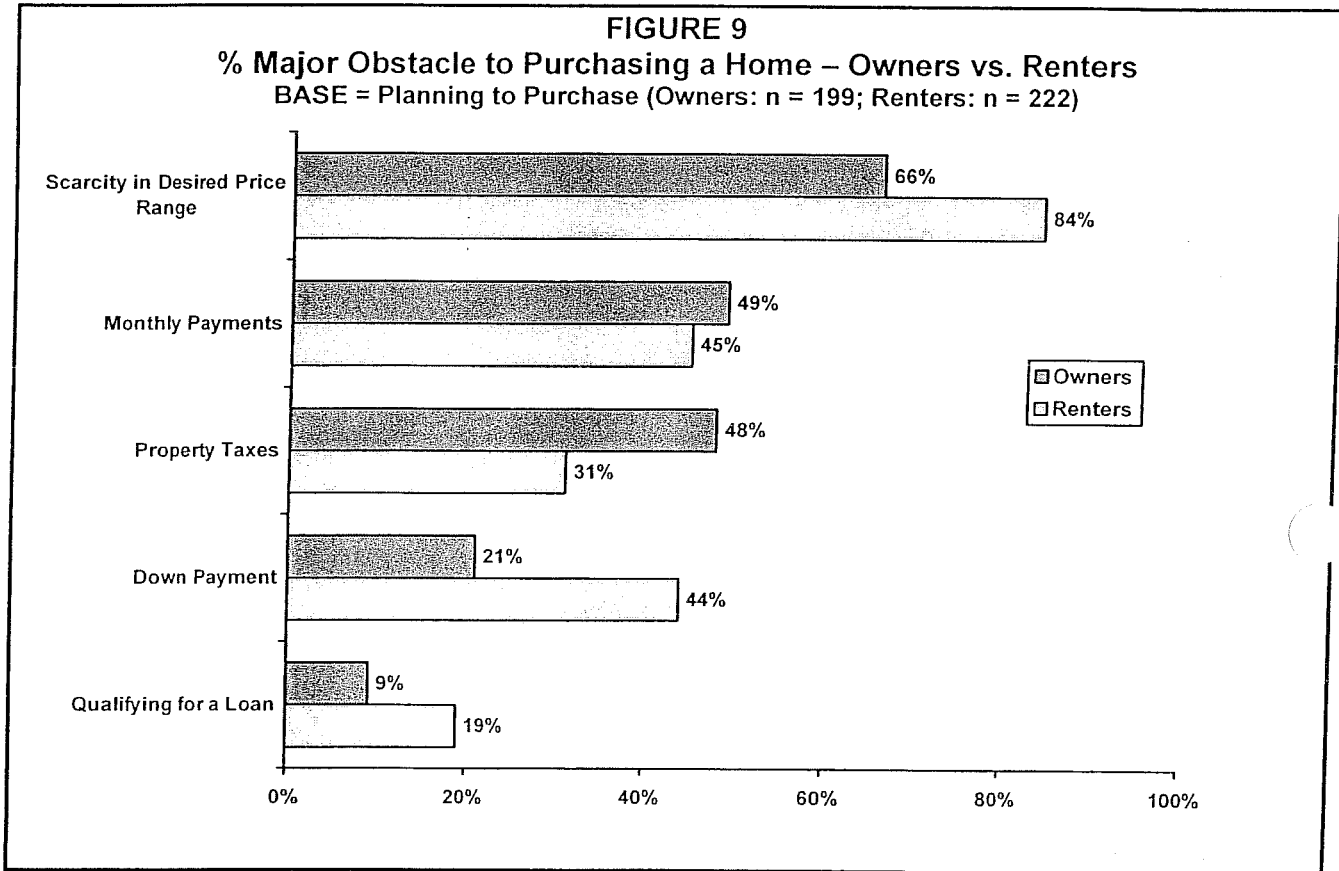
	All Purchasers (n=434)	Current Owners (n=199)	Current Renters (n=222)
Median Down Payment	\$57,576	\$168,182	\$28,167
Median Price of Home	\$545,000	\$762,500	\$437,500
Median Monthly Housing Cost	\$2,134	\$2,409	\$1,936

The majority (76%) of employees planning to purchase a home say that scarcity of homes in their desired price range is a "major obstacle". Other major obstacles include monthly payments (47%), property taxes (40%), and down payment (33%). Fewer employees consider qualifying for a loan to be a major obstacle for them to purchase a home.



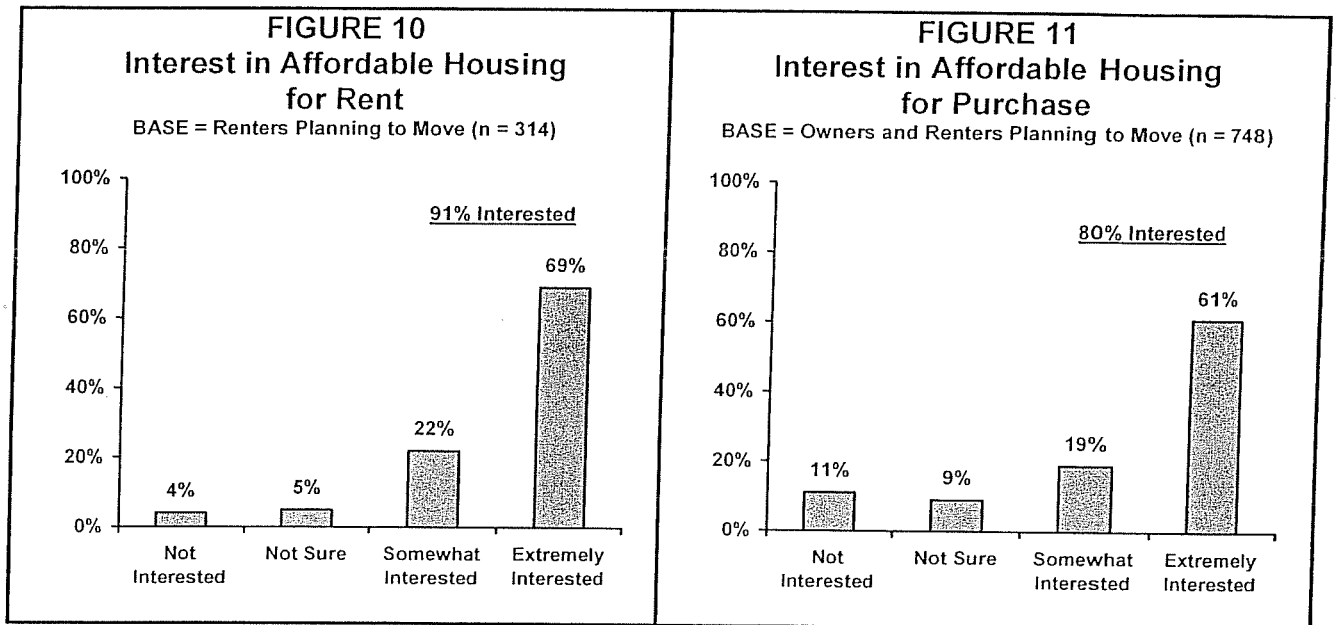
Again, current owners and renters face different obstacles to purchasing a home.

- Owners are more likely than renters to say that property taxes are a “major obstacle”.
- Renters consider scarcity of homes in their desired price range, the down payment, and qualifying for a loan to be bigger obstacles than owners.
- However, owners and renters are nearly equally likely to say that monthly payments are a “major obstacle” to purchasing a home.



If UCSB builds and offers affordable housing near campus, a large number of employees express interest in both renting and purchasing this type of housing.

- Ninety-one percent (91%) of current renters who plan to move are either somewhat (22%) or extremely interested (69%) in renting below-market-rate housing provided by UCSB.
- Eight out of ten (80%) employees who plan to move are either somewhat (19%) or extremely interested (61%) in purchasing housing provided by UCSB, where the purchase price and resale price would be below market value.
- Current renters who are planning to move are more interested in affordable housing options than movers who already own a home - 85% vs. 69% interested.



Transportation

All respondents were asked to share information about their commute modes, schedules, and distance. The following represents a profile of faculty and staff transportation to and from campus:

<i># of Vehicles in Household</i>		<i># of People in Carpool/Vanpool (n = 580)</i>	
0	2%	Two	76%
1	39%	More than two	24%
2	46%	<i># of Days Commuting to UCSB</i>	
3+	13%	1-3	4%
<i>Primary Commute Mode</i>		4	9%
Drive alone	64%	5	73%
Carpool	14%	More than 5	14%
Bicycle	9%	<i>Arrival Time</i>	
Bus (MTD)	7%	Early a.m. (before 8:00 a.m.)	42%
Vanpool	3%	Morning (8:00-9:30 a.m.)	46%
Long-distance Commuter Bus	1%	After 9:30 a.m.	12%
Other	3%	<i>Departure Time</i>	
<i>All Modes (multiple responses allowed)</i>		Before 3:30 p.m.	8%
Drive alone	81%	Afternoon (3:30-5:00 p.m.)	38%
Carpool	24%	Evening (After 5:00 p.m.)	54%
Bicycle	23%	<i>Commute Time</i>	
Bus (MTD)	14%	< 10 minutes	12%
Vanpool	3%	10-29 minutes	65%
Long-distance Commuter Bus	1%	30-59 minutes	16%
Other	9%	1 hour or longer	7%
		Mean	22.6

- The majority of employees commute to UCSB by driving alone – 64% list this as their primary commute mode. One-fourth (24%) carpools to work, and 23% ride a bicycle, at least some of the time. Three percent (3%) use a vanpool service to get to work.
- The typical UCSB employee commutes about 23 minutes to get to work. The majority (65%) travel between 10 and 30 minutes, while 12% live within 10 minutes of campus, and 7% commute for one hour or longer.

- Four out of ten respondents (40%) would be willing to increase their commute time in order to achieve a better, or more affordable, housing situation. However, the majority of these individuals (54%) would only be willing to commute less than 20 miles, while 36% would travel up to 40 miles, and 9% would accept a commute that is more than 40 miles.
- For perspective, Carpinteria represents an area approximately 20 miles south of UCSB, while Ventura is close to 40 miles south of the University, and Oxnard is over 40 miles away. The Buellton/Solvang/Santa Ynez area is between 20 and 40 miles north of UCSB, while Lompoc is over 40 miles north of the University, and Santa Maria is more than 60 miles away.
- Interest in vanpooling was measured among those who do not currently vanpool. Forty-one percent (41%) are either somewhat (27%) or extremely interested (14%) in convenient vanpool service available from their homes to UCSB. An equal proportion (41%), however, are not interested in vanpooling, and 18% are not sure.

Appendix A - Questionnaire

UCSB Faculty and Staff Housing Survey

Please help us to better meet the housing needs of UCSB faculty and staff by answering the following questions. This survey is sponsored by the Chancellor's Advisory Committee for Faculty and Staff Housing. All responses will remain completely anonymous. Once you have completed the survey, please return it to Institutional Research by campus mail in the envelope provided. Thank you.
Si usted quiere una versión en español de la encuesta, por favor contacte a Laurel Wilder 893-7754.

Q1. What is your current role on campus? (mark one)

Faculty

- ₁ Professor / Dean
- ₂ Associate Professor
- ₃ Assistant Professor

Academic Staff

- ₄ Instructor / Lecturer
- ₅ Librarian
- ₆ Researcher
- ₇ Post-doctoral
- ₈ Other Academic Staff: Specify _____

Non-Academic Staff

- ₉ Managers/Sr. Professionals / Senior Management Group (MSP/SMG)
- ₁₀ Professional / Support Staff (PSS)
- ₁₁ Staff represented by a union
- ₁₂ Other Non-Academic Staff: Specify _____

Q2. Are you a part-time or full-time UCSB employee?

- ₁ Part-time
- ₂ Full-time

Q3. How many years have you been employed at UCSB?

_____ Years

Q4. How many years have you been employed in the Santa Barbara/Central Coast area?

_____ Years

Q5. What is your age? _____

Q6. Are you: ₁ Male ₂ Female

Q7. Marital status:

- ₁ Married
- ₂ Living with a partner
- ₃ Single, never married
- ₄ Divorced / Separated / Widowed
- ₅ Prefer not to answer

Q8a-Q8c are for those married or living with a partner: [Others please go to Q9a]

Q8a. Is your spouse/partner either employed by UCSB or a student at UCSB? (Mark all that apply)

- ₁ Yes, employed by UCSB [If yes, please go to Q9a]
- ₂ Yes, a student at UCSB
- ₃ No, neither

Q8b. Is your spouse/partner employed?

- ₁ Yes ₂ No [If no, please go to Q9a]

Q8c. Where does your spouse/partner work?

- ₁ Santa Barbara / Goleta
- ₂ South: Ventura / Oxnard / Camarillo
- ₃ North: Santa Ynez / Santa Maria / SLO
- ₄ Works from home/Telecommute
- ₅ Other

Q9a. What is your estimated annual *personal* income?

- ₁ Less than \$25,000
- ₂ \$25,000 - \$49,999
- ₃ \$50,000 - \$74,999
- ₄ \$75,000 - \$99,999
- ₅ \$100,000 - \$124,999
- ₆ \$125,000 - \$149,999
- ₇ \$150,000 - \$199,999
- ₈ \$200,000 or more
- ₉ Prefer not to answer

Q9b. What is your estimated annual *household* income, from all sources?

- ₁ Less than \$25,000
- ₂ \$25,000 - \$49,999
- ₃ \$50,000 - \$74,999
- ₄ \$75,000 - \$99,999
- ₅ \$100,000 - \$124,999
- ₆ \$125,000 - \$149,999
- ₇ \$150,000 - \$199,999
- ₈ \$200,000 or more
- ₉ Prefer not to answer

Current Housing

Q10. Which of the following best describes your current housing status?

- ₁ Own
- ₂ Rent or lease
- ₃ Other: specify _____

Q11. What type of housing do you live in?

- ₁ UCSB Faculty Housing
- ₂ Single-family house
- ₃ Studio
- ₄ Apartment (with 5 or more units)
- ₅ Condo/Townhouse
- ₆ Duplex / Triplex / Fourplex
- ₇ Guest house / Cottage
- ₈ Other: specify _____

Q12. How many bedrooms are there in your current residence?

- ₁ Studio
- ₂ 1
- ₃ 2
- ₄ 3
- ₅ 4
- ₆ 5 or more

Q13. How many bathrooms are there in your current residence?

- ₁ 1
- ₂ 1 ½
- ₃ 2
- ₄ 2 ½
- ₅ 3 or more

Q14. What is the approximate square footage of your current residence? _____ sq feet

Q15. What is the total number of adults (18 or older), *including yourself*, living in your current residence? _____ adults

Q16. What is the total number of children under the age of 18 living in your current residence? _____ children

Q17. What is the estimated monthly housing cost for your entire household? (*Monthly housing costs would include rent, mortgage payments, property taxes, property insurance, and association dues*) \$ _____

Q18. What is your entire household's *estimated* average monthly cost for utilities? \$ _____

Q19. *If you share your housing with roommates*, please estimate your share of the total monthly housing costs (including utilities)? \$ _____

Q20. How many years have you lived in your current residence? _____ years

Q21. How many years have you lived in the Santa Barbara/Central Coast area? _____ years

Q22. Where is your current residence located?

- ₁ West Campus Point
- ₂ Isla Vista
- ₃ Goleta
- ₄ Hope Ranch
- ₅ Santa Barbara
- ₆ Montecito
- ₇ Summerland
- ₈ Carpinteria
- ₉ Ventura / Oxnard / Camarillo / Fillmore
- ₁₀ Santa Ynez / Buelton / Solvang / Los Olivos
- ₁₁ Santa Maria / Lompoc / San Luis Obispo
- ₁₂ Other: specify _____

Q23. What is the zip code at your current residence? _____

Q24. How satisfied are you with your current housing situation overall?

Very satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Very dissatisfied
<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅

Q25. How satisfied are you with the following aspects of your current housing situation:

	Very satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Very dissatisfied
Q25a. Type of housing?	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q25b. Size of housing?	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q25c. Cost of housing?	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q25d. Quality of housing?	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q25e. Proximity of housing to campus?	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅

Q26-Q27 are for renters only: *[Owners, please go to Q28a]*

Q26. How important is it to you to own your own home?

Extremely important	Somewhat important	Neutral	Not very important	Not at all important
<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅

Q27. Are you seriously considering leaving your job at UCSB if you are unable to purchase a home in the area?

Definitely yes	Probably yes	Not sure	Probably no	Definitely no
<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅

Future Housing

Q28a. Are you currently considering moving to a new/different home?

₁ Yes ₂ No *[Please go to Q42]*

Q28b. Are you considering purchasing or renting your next home?

₁ Purchasing
₂ Renting

Q29a. What type of home are you most likely to purchase/rent?

₁ Studio
₂ Apartment (in a building with 5 or more units)
₃ Loft-style apartment
₄ Condo / Townhouse
₅ Duplex / Triplex / Fourplex
₆ Single family house
₇ Other: specify _____

Q29b. What other type of homes would you consider? *(Mark all that apply)*

₁ Studio
₂ Apartment (in a building with 5 or more units)
₃ Loft style apartment
₄ Condo / Townhouse
₅ Duplex / Triplex / Fourplex
₆ Single family house
₇ Other: specify _____
₈ None of the above

Q30. How many bedrooms would you consider for your next home? *(Mark all that apply)*

₁ Studio ₂ 1 ₃ 2 ₄ 3 ₅ 4 ₆ 5 or more

Q31. How many bathrooms would you consider for your next home? *(Mark all that apply)*

₁ 1 ₂ 1 ½ ₃ 2 ₄ 2 ½ ₅ 3 or more

Q32. What is the *smallest* size, in terms of square footage, you would consider for your next home? _____ sq feet

Q33. In what areas are you considering purchasing/renting a home? (Mark all that apply)

- | | |
|---|--|
| <input type="checkbox"/> ₁ West Campus Point | <input type="checkbox"/> ₇ Summerland |
| <input type="checkbox"/> ₂ Isla Vista | <input type="checkbox"/> ₈ Carpinteria |
| <input type="checkbox"/> ₃ Goleta | <input type="checkbox"/> ₉ Ventura / Oxnard / Camarillo / Fillmore |
| <input type="checkbox"/> ₄ Hope Ranch | <input type="checkbox"/> ₁₀ Santa Ynez / Buelton / Solvang / Los Olivos |
| <input type="checkbox"/> ₅ Santa Barbara | <input type="checkbox"/> ₁₁ Santa Maria / Lompoc / San Luis Obispo |
| <input type="checkbox"/> ₆ Montecito | <input type="checkbox"/> ₁₂ Other: specify _____ |

Q34-Q38 are for purchasers only: *[If you are planning to rent your next home, please go to Q39]*

Q34. Ideally, how soon would you like to purchase a home?

- ₁ Within 1 year
- ₂ In 1-2 years
- ₃ In 3-5 years
- ₄ More than 5 years from now
- ₅ Don't Know

Q35. What is the maximum amount that you could spend on a down payment for a new/different home?

- | | | |
|---|--|--|
| <input type="checkbox"/> ₁ Less than \$5,000 | <input type="checkbox"/> ₆ \$40,000 - \$49,999 | <input type="checkbox"/> ₁₁ \$200,000 - \$249,999 |
| <input type="checkbox"/> ₂ \$5,000 - \$9,999 | <input type="checkbox"/> ₇ \$50,000 - \$74,999 | <input type="checkbox"/> ₁₂ \$250,000 or more |
| <input type="checkbox"/> ₃ \$10,000 - \$19,999 | <input type="checkbox"/> ₈ \$75,000 - \$99,999 | <input type="checkbox"/> ₁₃ Don't know |
| <input type="checkbox"/> ₄ \$20,000 - \$29,999 | <input type="checkbox"/> ₉ \$100,000 - \$149,999 | |
| <input type="checkbox"/> ₅ \$30,000 - \$39,999 | <input type="checkbox"/> ₁₀ \$150,000 - \$199,999 | |

Q36. What is the maximum amount, per month, that you could spend on a new/different home? (Monthly housing costs would include mortgage payments, property taxes, property insurance, association dues, etc.)

- | | | |
|---|---|---|
| <input type="checkbox"/> ₁ Less than \$1,000 | <input type="checkbox"/> ₄ \$2,000 - \$2,499 | <input type="checkbox"/> ₇ \$3,500 or more |
| <input type="checkbox"/> ₂ \$1,000 - \$1,499 | <input type="checkbox"/> ₅ \$2,500 - \$2,999 | <input type="checkbox"/> ₈ Don't know |
| <input type="checkbox"/> ₃ \$1,500 - \$1,999 | <input type="checkbox"/> ₆ \$3,000 - \$3,499 | |

Q37. In which of the following price ranges are you most likely to purchase a new/different home?

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> ₁ Less than \$300,000 | <input type="checkbox"/> ₆ \$600,000 - \$649,999 | <input type="checkbox"/> ₁₁ \$850,000 - \$899,999 | <input type="checkbox"/> ₁₆ \$1,500,000-\$1,749,999 |
| <input type="checkbox"/> ₂ \$300,000-\$399,999 | <input type="checkbox"/> ₇ \$650,000 - \$699,999 | <input type="checkbox"/> ₁₂ \$900,000 - \$949,999 | <input type="checkbox"/> ₁₇ \$1,750,000-\$1,999,999 |
| <input type="checkbox"/> ₃ \$400,000-\$499,999 | <input type="checkbox"/> ₈ \$700,000 - \$749,999 | <input type="checkbox"/> ₁₃ \$950,000 - \$999,999 | <input type="checkbox"/> ₁₈ \$2,000,000 or more |
| <input type="checkbox"/> ₄ \$500,000-\$549,999 | <input type="checkbox"/> ₉ \$750,000 - \$799,999 | <input type="checkbox"/> ₁₄ \$1,000,000-\$1,249,999 | <input type="checkbox"/> ₁₉ Don't know |
| <input type="checkbox"/> ₅ \$550,000 - \$599,999 | <input type="checkbox"/> ₁₀ \$800,000 - \$849,999 | <input type="checkbox"/> ₁₅ \$1,250,000-\$1,499,999 | |

Q38. Please indicate the extent to which each of the following factors is an obstacle for you to buy a new/different home.

	Major Obstacle.....Not an Obstacle				
Q38a. Monthly payments	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q38b. Down payment	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q38c. Property taxes	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q38d. Scarcity of homes in desired price range	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q38e. Qualifying for a loan	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
Q38f. Other: specify _____	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅

Q39 is for renters only: *[If you are planning to purchase your next home, please go to Q40]*

Q39. If UCSB were to build and offer various affordable housing options (i.e. where rent would be below the market rate) within 5 miles of the main campus, how interested would you be in renting this type of housing?

- | | | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Extremely interested | Somewhat interested | Not Sure | Not very interested | Not at all interested |
| <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |

Q40-Q41 are for renters AND purchasers:

Q40. If UCSB were to build and offer various affordable housing options (i.e. where the purchase price and resale price would be below market value) within 5 miles of the main campus, how interested would you be in purchasing this type of housing?

- | | | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Extremely interested | Somewhat interested | Not Sure | Not very interested | Not at all interested |
| <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |

Q41. How important are the following amenities when you are considering purchasing/renting in a particular housing community?

- | | Extremely important | Somewhat important | Neutral | Not very important | Not at all important |
|--|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Q41a. Public open space, such as a park or picnic area | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41b. Recreation fields or courts | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41c. Playground | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41d. Bike or walking trails | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41e. A clubhouse | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41f. Gym | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41g. Swimming pool | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41h. Garage | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |
| Q41i. Other: Specify _____ | <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |

Transportation

Q42. How many vehicles do you have available for your personal use at your current residence? _____ vehicles

- Q43a. What is your primary mode of transportation between UCSB and your current residence? *(Mark only one)* *If you use multiple modes: Please think about the mode you use most often*
- | | |
|--|---|
| <input type="checkbox"/> ₁ Car, drive alone | <input type="checkbox"/> ₆ Bicycle |
| <input type="checkbox"/> ₂ Carpool (with at least one other person) | <input type="checkbox"/> ₇ Motorcycle |
| <input type="checkbox"/> ₃ Vanpool | <input type="checkbox"/> ₈ Walk / Skateboard / Rollerblade / Scooter |
| <input type="checkbox"/> ₄ Public Transportation / Bus (MTD) | <input type="checkbox"/> ₉ Amtrak / Rail |
| <input type="checkbox"/> ₅ Long distance commuter bus (i.e. Clean Air Express, Goleta Express, Coastal Express) | <input type="checkbox"/> ₁₀ Other: specify _____ |

Q43b. What other modes of transportation do you use in a *typical* week to travel between UCSB and your current residence? *(Mark all that apply)*

- | | |
|--|---|
| <input type="checkbox"/> ₁ Car, drive alone | <input type="checkbox"/> ₆ Bicycle |
| <input type="checkbox"/> ₂ Carpool (with at least one other person) | <input type="checkbox"/> ₇ Motorcycle |
| <input type="checkbox"/> ₃ Vanpool | <input type="checkbox"/> ₈ Walk / Skateboard / Rollerblade / Scooter |
| <input type="checkbox"/> ₄ Public Transportation / Bus (MTD) | <input type="checkbox"/> ₉ Amtrak / Rail |
| <input type="checkbox"/> ₅ Long distance commuter bus (i.e. Clean Air Express, Goleta Express, Coastal Express) | <input type="checkbox"/> ₁₀ Other: specify _____ |
| | <input type="checkbox"/> ₁₁ None of the above |

Please answer Q44 if you Carpool or Vanpool:

Q44. How many other people, not including yourself, do you *usually* carpool or vanpool with to UCSB? _____ people

Q45. In a *typical* week, which days do you come to UCSB? (Mark all that apply)

- ₁ Monday
- ₂ Tuesday
- ₃ Wednesday
- ₄ Thursday
- ₅ Friday
- ₆ Saturday
- ₇ Sunday

If your schedule varies, please think about what you do most often

Q46a. At what time of day do you *usually* arrive at UCSB?

- ₁ Early morning (before 8:00 a.m.)
- ₂ Morning (8:00 a.m. – 9:30 a.m.)
- ₃ Late morning (9:30 a.m. – 12:00 p.m.)
- ₄ Early afternoon (12:00 p.m. – 3:30 p.m.)
- ₅ Afternoon (3:30 p.m. – 5:00 p.m.)
- ₆ Evening (After 5:00 p.m.)

Q46b. At what time of day do you usually leave UCSB?

- ₁ Early morning (before 8:00 a.m.)
- ₂ Morning (8:00 a.m. – 9:30 a.m.)
- ₃ Late morning (9:30 a.m. – 12:00 p.m.)
- ₄ Early afternoon (12:00 p.m. – 3:30 p.m.)
- ₅ Afternoon (3:30 p.m. – 5:00 p.m.)
- ₆ Evening (After 5:00 p.m.)

Q47. What is your *usual* one-way travel time in minutes from your residence to UCSB? _____ minutes

Q48a. Would you be willing to increase your commute time in order to achieve a better, or more affordable, housing situation?

- ₁ Yes
- ₂ No
- ₃ N/A

Please answer Q48b if you are willing to increase your commute time:

Q48b. How far would you be willing to commute in order to achieve a better, or more affordable, housing situation?

- ₁ Less than 20 miles
- ₂ 21 – 40 miles
- ₃ 41 – 60 miles
- ₄ More than 60 miles

Please answer Q49 if you do not already Vanpool:

Q49. If convenient vanpool service were available from your home to UCSB, how interested would you be in commuting to UCSB by vanpool?

- | | | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Extremely
interested | Somewhat
interested | Not Sure | Not very
interested | Not at all
interested |
| <input type="checkbox"/> ₁ | <input type="checkbox"/> ₂ | <input type="checkbox"/> ₃ | <input type="checkbox"/> ₄ | <input type="checkbox"/> ₅ |

Thank you very much for participating in the UCSB Faculty and Staff Housing Survey

Market Review

Key Findings / Implications

- UCSB employees largely want to own home
- Small majority say they would leave if unable to purchase a home
 - Majority are renters and newer employees
- Affordability overwhelmingly cited as barrier to purchasing home

Market Review

- Unit preference (in order)
 - Single Family Detached
 - Town Homes and Paired Homes
 - Condominiums and Duplexes
 - Triplex or Quadplex
- Faculty prefer units between 1,200 to 2,000 SF
- Staff prefer 1,100 SF units on average
- Prefer less density with more private outdoor space
- Prefer 2 to 3 bedroom unit types

Goleta Community Plan Update Provisional Planning Area
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Attachment A:

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING)	RESOLUTION NO: 08-097
A PROVISIONAL GOLETA PLANNING AREA)	
FOR THE UPDATE OF THE)	
GOLETA COMMUNITY PLAN,)	
AND RESTRICTING REZONES AND/OR)	
GENERAL PLAN AMENDMENTS WITHIN)	
A PORTION OF THE)	
PROVISIONAL GOLETA PLANNING AREA)	

WHEREAS, in August 1993, the Board of Supervisors adopted the Goleta Community Plan (hereinafter "Plan") to amend the Comprehensive Plan with policies, standards, and implementation measures within the Goleta Community Planning Area (hereinafter "GCP Area"); and,

WHEREAS, the GCP Area has seen significant jurisdictional changes within its boundary since the adoption of the Plan, including, but not limited to, the redistricting of County Supervisorial boundaries, the incorporation of the City of Goleta, and the adoption of the Isla Vista Master Plan; and,

WHEREAS, residents of the Eastern Goleta Valley have expressed desire for an update of the Plan in the unincorporated 2nd Supervisorial District area between the City of Santa Barbara and the City of Goleta lying below Camino Cielo Road to the Pacific Ocean and inclusive of the San Marcos Foothills (Zone 2); and,

WHEREAS, the Plan has been scheduled for an update through a community planning process to reflect changes in the community since the adoption of the Plan; and,

WHEREAS, in October 2006, the first phase of the Plan update process was completed with the Goleta Vision Committee (GVC) to develop *A Comprehensive Vision for the Eastern Goleta Valley*, a public document refining vision statements and goals for the Eastern Goleta Valley; and,

WHEREAS, the remaining portion of the GCP Area not considered by the GVC is the southern area of the 3rd Supervisorial District, including Isla Vista (Zone 1); and,

WHEREAS, the Plan update process should proceed within a Board-adopted provisional planning area that represents a logical boundary based on natural forms,

Goleta Community Plan Update , Provisional Planning Area
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watersheds, viewsheds, service districts, transportation networks, and community identity; and,

WHEREAS, historically, the Planning & Development Department has suspended the processing of rezone and/or general plan amendment applications within a planning area boundary while a community plan is prepared, unless the Planning Commission determines a project to be a significant public benefit or a rezone that is consistent with the Comprehensive Plan.

WHEREAS, the County of Santa Barbara Planning Commission has recommended by Resolution of the Planning Commission (Attachment B) that the Board of Supervisors adopt Exhibit A as the provisional planning area for the update of the Goleta Community Plan, and adopt the procedure to restrict general plan amendment and rezone applications in a portion of the GCP Area (Attachment C); and,

WHEREAS, it is in the interest of the County to allow specific cases to continue to be considered that are have already been accepted for consideration by the Planning and Development Department.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitation is true and correct.
2. The update of the Goleta Community Plan shall proceed within the provisional planning area (Exhibit A), which combines the 1993 Goleta Community Planning Area (GCP Area) with the 2006 GVC 20/20 Visioning Area, and creates two (2) planning zones:
 - i. Zone 1 is the 3rd Supervisorial District portion of the GCP Area, including Isla Vista. All policies, standards, zoning, actions, and overlays adopted for the area as part of the 1993 Goleta Community Plan would remain unchanged. The County would not consider any land use policy changes for Zone 1.
 - ii. Zone 2 is coterminous with the unincorporated 2nd Supervisorial District and the Eastern Goleta Valley boundary identified in the 2006 Goleta Visioning Committee vision document. All policies, standards, zoning, actions, and overlays would be reviewed, evaluated, and updated in Zone 2 during the GCP update planning process.
3. The County shall:
 - a. Suspend rezones and general plan amendments within Zone #2 of the recommended planning area until the Board of Supervisors adopts the updated Goleta Community Plan, unless the Planning Commission determines a project to be a public benefit.
 - b. Allow rezone applications which are consistent with the Comprehensive Plan to be considered.

Goleta Community Plan Update Provisional Planning Area
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- c. Allow the following cases currently being considered by the County to continue to be considered:
 - i. The pending More Mesa Biological Resource Study (Case# 07CNS-00000-00116) which may result in a rezone and/or general plan amendment which is authorized under this resolution.
 - ii. The Cavaletto/Noel Housing Project (Case #01GPA-00000-00009)
- d. Allow the Planning Commission and the Board of Supervisors to reconsider this procedure if the updated Goleta Community Plan is not adopted within three (3) years of the adoption of this Resolution of the Board of Supervisors.

4. The Board of Supervisors of the County of Santa Barbara, State of California adopts Exhibit A as the provisional planning area of the Goleta Community Plan update planning process.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 18th day of March, 2008, by the following vote:

AYES: Supervisors Carbajal, Wolf, Firestone, Gray

NOES: None

ABSTAINED: Supervisor Centeno

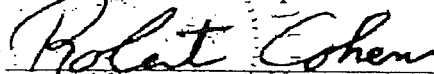
ABSENT: None



SALUD CARBAJAL
Chair, Board of Supervisors
County of Santa Barbara


ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By 
Deputy Clerk

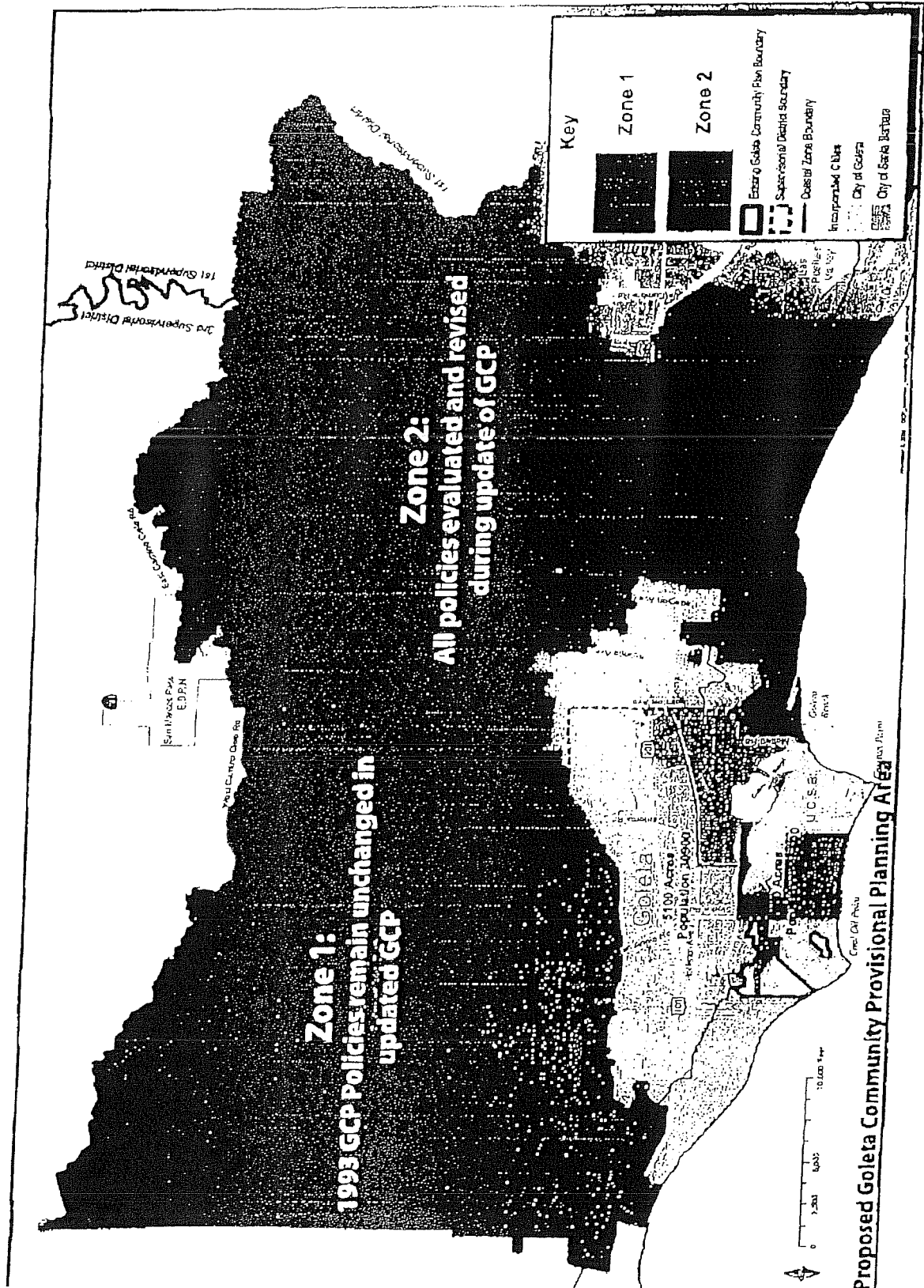
APPROVED AS TO FORM:

DANIEL J. WALLACE
County Counsel

By 
Deputy County Counsel

Goleta Community Plan Update Provisional Planning Area
Hearing Date: 02/06/2008
Page A-4

Exhibit A: Recommended Provisional Planning Area Map



ATTACHMENT 3

July 28, 2008

(By Hand)

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
**Re: Response to NOP of Draft Environmental Impact Report for
2003-2008 Housing Element Focused Rezone Program**

Dear Mr. Matson and Ms. Hufschmid:

Our consortium questions the propriety and legality of issuing the June 27, 2008 Notice of Preparation of a draft Environmental Report and proceeding with the 2003-2008 Focused Rezone Program when Santa Barbara County has not complied with the mandated directives of the June 16, 2008 letter from the Department of Housing and Community Development ("HCD") concerning the Isla Vista Re-zone scheme:

[T]he required rezones have not been completed and the element does not demonstrate adequate sites to accommodate the County's share of the regional housing need. Given the recent shift in the adequate site strategy, the County should amend its element to demonstrate the adequacy of sites within the IVMP [Isla Vista Master Plan] within 90 days and should concurrently continue the rezone program pursuant to the schedule (Attachment 4) outlined in the County's March 27, 2008 correspondence.

The County has not complied with HCD's terms in that it has not demonstrated that Isla Vista has the capacity to accommodate 865 units. The County has neither amended its "housing element to reflect the potential capacity in the IVMP and demonstrate adequate sites" nor provided the technical information to demonstrate adequate sites "reflecting the realistic capacity identified in the IVMP" for its re-zone program, as called for by HCD. Rather than making a good faith effort to rezone 62 acres to a density of 20 units per acre, an action to which the County

 LSC

had committed, it has disingenuously chosen to rezone land in Isla Vista to 120 units per acre, which essentially provides for studio apartments only, in a transparent effort to evade its commitment under its housing element.

Specifically, HCD has required that the County utilize three criteria for Isla Vista: a site inventory, including site size, capacity calculation, existing uses and likelihood of redevelopment for the planning period; analysis of realistic capacity; and a determination of the suitability of non-vacant sites given the impediments of existing uses. Without this compliance, the County can present no factually definitive number of units which HCD will permit to be allocated to Isla Vista. Consequently, the County cannot calculate an accurate number of remaining low-income housing units to be placed elsewhere within its Focused Rezone Program in order to meet its 1,235 low-income housing requirement. Both the County-presented figures of 865 units for Isla Vista, and the remaining 370 units for the Focused Rezone, are fictitious at this point; HCD may disallow many of the proposed Isla Vista units, thereby dramatically raising the number of sites required for the Focused Rezone Program project.

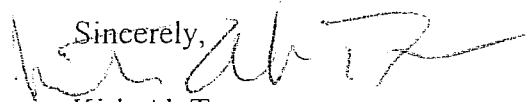
Absent these requisite numbers, and given the accompanying uncertainty, it would be prudent for the County to include South Coast unincorporated areas within the Focused Rezone Program. Such urban South Coast sites for low-income housing allocation are more proximate to service centers and employment, and are therefore environmentally superior alternatives, inducing reduced traffic congestion and air pollution.

As you know, HCD has imposed deadlines upon the County in its letter of June 16, 2008, embodied in Attachment 4 of the County's Memorandum of March 27, 2008. We note that the County is already two months tardy in calling for the Public Scoping meeting herein, which was originally scheduled for May, 2008. You are also aware that HCD is committed to rescinding its conditional compliance of the County's Housing Element if "the County fails to amend the housing element within 90 days (September 15, 2008) to demonstrate adequate sites, or fails to continue the rezone program pursuant to all dates in the County's schedule."

The County's own June 27, 2008 NOP acknowledges its obligations: HCD "directed the County to revise its Housing Element to reflect the potential capacity for 865 units . . . [and] further directed that the County continue implementing the Housing Element Rezone Program and address the remaining regional housing needs shortfall . . ." It is inexplicable that the County has disregarded its charge to fulfill all the mandates imposed by HCD, and has effectively put the proverbial cart before the horse in issuing the NOP herein without addressing the adequacy of the Isla Vista redevelopment sites. Such premature action constitutes an exercise in futility and waste. We advise that the Focused Rezone Program be re-conceived and that the NOP herein be annulled and deferred until the County has complied with the HCD edicts of June 16, 2008.

The County's acts and omissions render its housing element noncompliant with state housing element law, thus putting in jeopardy all land use decisions, funding for affordable housing and community development programs, and adversely impacting and ignoring the need for decent affordable housing in Santa Barbara County.

Your attention to this matter is appreciated.

Sincerely,

Kirk Ah Tye
Directing Attorney

cc: Department of Housing & Community Development

ATTACHMENT 4

September 3, 2008

(By Express Mail)

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Sacramento, CA 95811

**Re: Santa Barbara County's Continued Housing Element
Deficiencies Call for Decertification**

Dear Ms. Creswell and Mr. McDougall:

As directed in the June 16, 2008 Department of Housing and Community Development (HCD) letter, the County of Santa Barbara was instructed to include an analysis demonstrating the Isla Vista Master Plan (IVMP) residential capacity's suitability and availability during the 2003-2008 planning period, pursuant to the California Government Code. The County of Santa Barbara's July 21, 2008 response letter fails to provide a comprehensive analysis based on the acceptable methodologies located in the Government Code and as outlined in the June 16th HCD letter.

Below are the particular deficiency areas:

I. Demonstrate Compliance with By-Right and Size Requirements Pursuant to Government Code Section 65583.2 (h) and (i).

a. Lack of Compliance with By Right Development:

Many of the identified rezone parcels and realistic residential capacity do not provide "use-by-right" privileges. As stated in Government Code Section 65583.2 (i), "For purposes of this section and Section 65583, the phrase "use by right" shall mean that the local government's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13

(commencing with Section 21000) of the Public Resources Code.”¹ However, the applicable IVMP zoning regulations require that a Development Plan shall be approved, contingent upon established development thresholds.

The proposed IVMP Community Mixed Use Zone (CM) code identifies that, “Prior to the issuance of any coastal development permit for buildings and structures which total 7,000 or more square feet in gross floor area or where on-site buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet in size, a Development Plan shall be approved as provided in LUDC Sec. 35.82.080 (Development Plans).”²

In the provided draft appendix E1, Table 2 – Analysis of Realistic Development Capacity – IVMP Downtown Sites (Attachment), the County of Santa Barbara estimates a realistic capacity of 404 residential units. Appendix E1 – Table 2 assigns a realistic development capacity with IVMP incentives to each identified rezone site. Within the thirteen sites provided, the projected residential capacities range from 20 to 52 units per site.

Assuming at a minimum that only 400 square-foot studio units were proposed, the total square footage would be a minimum of 8,000 square feet (20 units x 400 square feet = 8,000 square feet). Given the estimated residential capacities of the sites, every IVMP Downtown site project would be in excess of the 7,000 or more gross floor area threshold, thus requiring a Development Plan approval, pursuant to the processing requirements within the IVMP Community Mixed Use Zone (CM) code. Development Plan approval is a discretionary action of local government and therefore does not constitute a “use-by-right” application. As articulated in the County’s Zoning Ordinance, the “discretionary” action of a Development Plan approval requires that the decision maker(s) make findings in order to support a given project. Many of the required findings relate to size, location, intensity, mitigating impacts, compatibility with surrounding character, etc. The nature of these findings are often controversial and provide the decision maker(s) with extremely broad discretion to deny a project.

Likewise, the proposed IVMP Mixed Residential Design Zone (MRD) code identifies that, “Final Development Plan approval is required for all development, including grading and additions to existing development that result in more than four “density unit equivalents” in compliance with Section 35.23.100 (MRD Zone Standards).”³ Based on the MRD Zone Density Equivalent ratios⁴, four “density unit equivalents” equates to:

- **8 studio units (8 x .50 = 4)**
- **6.06 one-bedroom units (6.06 x .66 = 4)**

¹ California Government Code 65583.2 (h) & (i)

² Summary of New Form-Based Zone – Isla Vista Master Plan – Community Mixed Use (CM) Zone – Page 2

³ Summary of New Form-Based Zone – Isla Vista Master Plan – Mixed Residential Design (MRD) Zone – Page 2

⁴ Summary of New Form-Based Zone – Isla Vista Master Plan – Mixed Residential Design (MRD) Zone – Page 4

- **4 two-bedroom units (4 x 1.0 = 4)**
- **2.6 three-bedroom units (2.6 x 1.5 = 4)**

In the draft Appendix E1, Table 3 – Analysis of Realistic Development Capacity – IVMP Mixed Residential Design Sites (Attachment), the County of Santa Barbara estimates a realistic capacity of 406 residential units. Appendix E1 – Table 3 assigns a New Additional Capacity to each identified rezone site. Within the ten sites provided, the projected new additional capacity quantities range from 19 to 81 units per site. Given the estimated residential capacities of the sites, each Mixed Residential Design site project would be in excess of four “density unit equivalents,” thus requiring a Final Development Plan approval, pursuant to the processing requirements within the IVMP Mixed Residential Design (MRD) code. Again, a Development Plan approval is a discretionary action of local government and therefore does not constitute a “use-by-right” application.

b. Inadequate Sites Designated Solely for Residential Use:

We draw your attention once again to Section 65583.2 (h) of the California Government Code regarding the rezoning of properties sufficient to accommodate 100 percent of the need for low-income housing production not provided in the Housing Element Land Inventory, which states, “...At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted.”

Our understanding of the application of this section of law is that at least 50%, or 618 of the County’s required 1,235 units of additional lower income housing production, must be located on sites designated for residential use and for which nonresidential or mixed uses are not permitted. The County claims that 865 of the 1,235 units to meet the RHNA allocation for lower income housing production can be met by higher zoned sites in Isla Vista. However, 404 of these units would occur in the downtown area of Isla Vista on sites that are designated for nonresidential and mixed-use⁵. Another 252 of the units are proposed for sites in the MRD Area that have existing nonresidential uses; predominately churches, a hotel/fraternity and a parking lot (197 units on church sites, 17 units on a hotel site, and 38 units on a parking lot)⁶. This leaves only 209 units or 24% of the potential housing production in Isla Vista which would be located on sites that are currently designated residential and do not permit nonresidential or mixed use.

⁵ See Attachment 3B: Isla Vista Housing Element Rezone Program, Downtown Sites Inventory 3/27/2008 to the County of Santa Barbara’s letter to HCD dated March 27, 2008.

⁶ See Attachment 3B: Isla Vista Housing Element Rezone Program, Mixed Residential Design Sites Inventory 3/27/2008 to the County of Santa Barbara’s letter to HCD dated March 27, 2008.

Since the County has not completed its Refocused Rezone Program process, we cannot be sure that all of the sites it ultimately selects would be designated exclusively for residential development. Even if this proves to be the case, the remaining 370 units of needed housing production combined with the 209 units from Isla Vista total only 579 units or 47% of the potential housing designated for exclusively residential sites. The County's rezone program for Isla Vista therefore technically falls short of the statutory test of Section 65583.2 that mandates at least 50% of the lower income production be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted.

More importantly, the County's proposed reliance on the Isla Vista sites, which lack 'by right' zoning and whose development trends will produce primarily studios, shows that the County is not planning to meet the needs of the statutorily defined special housing needs populations for whom they are supposed to plan. Isla Vista studios will hardly meet the needs of large family households, female-headed households, the disabled or farmworkers, particularly in the South Coast housing market.⁷

2. Analyze and Evaluate the Realistic Capacity of Sites:

a. Development Trends and Market Conditions:

In the County of Santa Barbara's July 21, 2008 analysis letter, only two "in-process" projects, Paradise Ivy and Trigo Mixed-Use Project, were acknowledged as illustrating the development trends for the redevelopment efforts. The letter also states that, "the capacity for new residential development in Downtown Isla Vista is best demonstrated by replicating these projects onto other sites that exhibit similar land use conditions."⁸

The Paradise Ivy project includes the construction of a 27,850 square foot mixed-use building, including commercial space on the first floor and residential units on the second and third floors. Paradise Ivy proposes 24 residential units, of which 100% are studio units, ranging from 425 to 760 square feet.

The Trigo Mixed-Use Project includes the construction of a 30,000 square foot mixed-use building including commercial space on the first floor and residential units on the above floors. Trigo Mixed-Use proposes 44 residential units, of which 40 units, or 91%, are studio units of approximately 500 square feet; the remaining four units are two-bedroom units of approximately 1,000 square feet, which account for only 9% of the residential project.

⁷ For example, large households require larger rental units. However, the County's Housing Element states that the South Coast rental market has the smallest percentage (23.1%) of three or more bedroom rental units, much lower than the number of large household renters (39.1%).

⁸ County of Santa Barbara Letter, July 21, 2008, Page 9 of Letter (actual page number 134)

Paradise Ivy and Trigo Mixed-Use together have been considered the “flagship” projects, to be replicated throughout the identified redevelopment sites. Together, the residential unit mix of these example projects contains 64 studio units, no single or three-bedroom units, and 4 two-bedroom units.

If these illustrative ratios were applied to the remaining 336 units of residential capacity identified for the IVMP Downtown sites, the community would receive approximately 380 studio units out of the total 404 residential units.

These “development trends” are clearly not providing multi-family housing opportunities within the community. By the County’s own Housing Element, 79% of the County households would require housing greater in size than a studio. Similarly, when the University of California Santa Barbara (UCSB), the closest major employer to the Isla Vista area, performed a Faculty and Staff Housing survey in 2006, only 7% of the respondents indicated that they would consider a one-bedroom or studio home, while 93% said that they would only consider something larger.⁹ The UCSB Faculty and Staff Housing survey also indicated that the smallest size employees would consider for their next housing purchase is average 1,470 square feet(9). We have a strong belief that the studio housing will be mostly occupied by students in the area, not families¹⁰.

Other development trends provided by the County only included anecdotal statements of developer interest in redeveloping properties. To our disappointment, the County’s analysis did not include an analysis of the viability of development on the remaining sites or affirmation of lot consolidation.

Although neither a full market conditions analysis nor financial pro forma data was provided by the County, as suggested in the June 16th HCD letter, the Paradise Ivy and Trigo Mixed-Use Project inherently provide insight into the feasibility of redevelopment in the subject area. Given the quantity of small studio units, these project examples suggest that the landowners and developers must maximize unit count for a reasonable return on investment. The market forces

⁹ UCSB Faculty and Staff Housing Survey – 2006, Page 13

¹⁰ In the Isla Vista Census tract, 77% of the households are nonfamily while only 23% are family households, compared to 57% families in the South Coast region. This reflects the large student population of 13,000 out of 20,000 residents or 65% of the total population for the community (2000 U.S. Census). The median age in Isla Vista was 21 years compared to 40 years for the South Coast and 33 years for the entire county (2000 U.S. Census). Clearly Isla Vista is a student-oriented community. In fact, the population of Isla Vista is composed primarily of affluent students, who would rent studio apartments, and lower income families, who would not since they require larger units. While providing small studios and one-bedroom units for student housing may be considered a type of special needs population, it does not meet the needs of lower income families, single-parents, the disabled and others with special needs who cannot find affordable housing in the South Coast market.

related to redevelopment of sites in Isla Vista would most likely result in higher cost studio rental units for students rather than affordable family units.

b. Lack of Sites for Larger Scale Affordable Projects:

In particular, the County has not demonstrated the ability to consolidate lots in Isla Vista to create properties with the economy of scale needed to produce multi-family affordable housing projects of 50-80 units, which HCD has stated is the size typically required to compete for federal and state financial sources. There are only two properties listed by the County with this capacity—one with a potential of 52 units and the other with 81 units—and both of these sites have existing uses. The proposed 81-unit project site is located on a property with an existing church and the 52-unit site has existing businesses. Instead, as stated earlier, the preponderance of small lots and the economics of development would result in small-scale high-density projects comprised of studio units. The small lots in IV cannot be feasibly developed for larger unit affordable projects that would serve lower-income family households.

c. Impediments to Development on Nonvacant Sites:

We also note that the County still has not provided an explanation of the extent to which existing uses on non-vacant sites may be an impediment to additional residential development. This is of particular concern for the five existing church sites in the MRD zone, which alone represent a total of 197 units of the County's projected new residential development in the MRD zones. For example, the County has provided no information on the existing building coverage of the five church lots, whether the sites have excess space for the proposed housing production or whether significant housing production on the sites could be achieved only through demolition of the church buildings. Demolition of church structures may be highly unlikely; e.g. we are aware that Site 17, where 21 housing units are proposed, contains a newer church that was constructed in 2001 at a cost of \$3.3 million. We reiterate that except for anecdotal evidence provided for one church site in the MRD zone, the County presents no analysis or surveys of the landowners or other data to support the feasibility of redeveloping non-vacant properties within the planning cycle.

d. Lack of Variety of Housing Types:

The IVMP fails to meet the test of Section 65583.2 of the California Government Code, which requires the jurisdiction to demonstrate that a variety of housing types can be produced for lower income households. The majority of housing that could be developed under the IVMP, which represents 865 units or 70% of the County's total 1,235 units of unmet need for lower income housing production, would be studio units. This housing type is suitable for the large student population in Isla Vista or single person households, but it is an inappropriate housing type for

families, who constitute the vast majority of lower income households requiring affordable housing (see statistics from the County's Housing Element, below¹¹).

3. Non-Timeliness:

We reiterate our concern expressed in our May 27, 2008 letter to HCD that the County of Santa Barbara has not demonstrated that the 865 units proposed by the adoption of the Isla Vista Master Plan to meet required lower income housing production can be reasonably expected to be developed prior to the end of the 2001-2009 RHNA planning cycle, per the requirement of Section 65583.2 (a) of the California Government Code.

In its July 21, 2008 letter to HCD, the County states that “...a host of projects are already in the permit pipeline and in the conceptual phases of review by the Planning Department.” However, the County has still not provided any data to substantiate this claim. [The County should minimally provide a list of these projects with the number, type and size of the units proposed, the percentage of affordable units and the status of the project within the planning process.] Moreover, the County's statement directly contradicts the housing production timeline of 20-30 years articulated in the adopted Isla Vista Master Plan.

Secondly, Isla Vista falls within the Coastal Zone, and development within this zone requires the consent of the Coastal Commission. The Coastal Commission has not yet approved the IVMP. We understand that the Coastal Commission has some concerns with the IVMP, in particular the parking regulations. Resolution of the IVMP planning issues between the Coastal Commission and County of Santa Barbara may take considerable time, further impacting the reasonableness of redevelopment of the IV sites during the current RHNA planning cycle. In addition, we point out that there can be no development “by right” on sites in Isla Vista, even if the County were to change its zoning ordinance, unless and until the Coastal Commission approves the Isla Vista Master Plan.

4. Conflict with Statutory Goal of Balanced Distribution:

We draw attention once again to the fact that the County's plan to locate 865 units of housing in Isla Vista conflicts with the statutory goal of Section 65584 (a) of the California Government Code, which states, “[T]he distribution will seek to avoid impact of localities with a relatively

¹¹ The County's Housing Element indicates that only 21% of all county households are comprised of one person. 51% of county households are comprised of families of 2-3 persons while 28% are comprised of families of 4 to 6 or more persons. Therefore 79% of households would require housing greater in size than a studio, with a majority needing 2-3 bedroom units.

higher proportion of lower income households". We have previously presented evidence to HCD demonstrating that Isla Vista is the most densely populated area with the highest proportion of lower income household and percentage of poverty in Santa Barbara County¹². By ignoring other viable sites in the South Coast region and designating Isla Vista as the sole location for meeting the required additional RHNA capacity for lower income housing production in South County, the County aggravates existing impact in this community and creates a disparate impact on indigent and minority households.

The County of Santa Barbara still has not complied with HCD's mandated directive of to provide a realistic assessment of the capacity, suitability and availability of sites for lower income housing production within the IVMP and cannot present a factually definitive number of units that can be allocated to Isla Vista. Moreover, not only has the County been unable to justify the potential capacity for housing production for lower income households in Isla Vista, they have also made it clear that there would be no diversification of housing types. To achieve the production numbers they claim for Isla Vista, the housing would virtually all be studios. Therefore the County blatantly ignores the critical affordable housing needs of large households, female-head of households, the disabled, farmworkers and others with special needs, particularly in the high cost South Coast region.

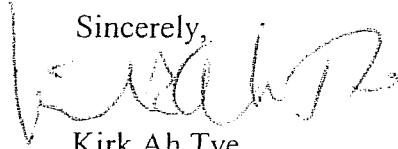
While we have again refuted the County's claim to adequately rezone sites to meet its RHNA housing production of 1,235 units, we would like to raise the issue of the County of Santa Barbara's Isla Vista strategy in a broader public policy context. The County has delayed appropriate rezoning of land for the production of housing for lower income households for over 7 years. At the last minute, when pressured by affordable housing opponents, anti-growth activists and a neighborhood 'nimby' group, it unilaterally abandoned good faith efforts to rezone larger vacant sites in the South Coast, without adequate public notice or input. Instead, the County opted to place the lion's share of the 1,235 units of lower income housing production in Isla Vista in a political maneuver designed to placate a powerful anti-housing lobby. By placing the bulk of its RHNA production in Isla Vista—the most densely populated and built-out community in the entire county—the County is actually ensuring that the needed RHNA housing production will not occur. In adopting the Isla Vista strategy, the County makes a cynical pretense of meeting its responsibilities under State Housing Element Law.

The County of Santa Barbara is still evading its mandated duty to provide adequate sites for the production of housing for lower income households. The Isla Vista rezone scheme is significantly noncompliant, disingenuous and demonstrates an unconcealed disregard for the requirements of State Housing Element Law. The County of Santa Barbara's housing element

¹² Please see letter of May 27, 2008 from CRLA to HUD, representing a coalition of affordable housing proponents.

must, accordingly, be decertified.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Ah Tye". The signature is written in a cursive style with a large initial "K" and a long horizontal stroke.

Kirk Ah Tye
Directing Attorney

Attachments

ATTACHMENTS AND FOOTNOTE REFERENCES


California Government Code 65583.2.

(h) The program required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 shall accommodate 100 percent of the need for housing for very low and low-income households allocated pursuant to Section 65584 for which site capacity has not been identified in the inventory of sites pursuant to paragraph (3) of subdivision (a) on sites that shall be zoned to permit owner-occupied and rental multifamily residential use by right during the planning period. These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 16 units per acre in jurisdictions described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c) and at least 20 units per acre in jurisdictions described in clauses (iii) and (iv) of subparagraph (B) of paragraph (3) of subdivision (c). At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted.

(i) For purposes of this section and Section 65583, the phrase "use by right" shall mean that the local government's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A local ordinance may provide that "use by right" does not exempt the use from design review. However, that design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.

Community Mixed Use Zone (CM) Summary

Processing

1. All permits for development including grading shall be issued in conformance with LUDC Sec. 35.82.050 (Coastal Development Permits).
-  2. Prior to the issuance of any coastal development permit for buildings and structures which total 7,000 or more square feet in gross floor area or where on-site buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet in size, a Development Plan shall be approved as provided in LUDC Sec. 35.82.080 (Development Plans).
3. Prior to the issuance of any coastal development permit for buildings or structures, site plans and elevations of buildings and structures shall be approved by the Board of Architectural Review, as provided in LUCD Sec. 35.82.070 (Design Review).

Allowed Uses (LUDC Sec. 35.24.030)

In addition to those uses listed below, other retail or service use the Planning Commission finds essential to daily (frequent) needs of residents in the surrounding area and essential to the shopping needs of the community may be allowed.

Mixed Residential Design Zone (MRD) Summary

Processing

1. All permits for development including grading shall be issued in conformance with LUDC Sec. 35.82.050 (Coastal Development Permits).
2. Final Development Plan approval is required for all development, including grading and additions to existing development, that result in more than four "density unit equivalents" in compliance with Section 35.23.100 (MRD Zone Standards).
3. Prior to approval of any Coastal Development Permit (Section 35.82.050) for structures, the site plans and elevations of structures shall be approved or conditionally approved by the Board of Architectural Review, in compliance with Section 35.82.060 (Design Review).

Allowed Uses (LUDC Sec. 35.23.030)

Table 1: MRD Zone Allowed Uses

MRD Zone Uses	Allowed CDP/DP	Minor CUP	CUP
Residential accessory use or structure	√		
Home occupation	√		
Cultivated agriculture, orchard, vineyard		√	
Child care center, Non-residential		√	
Child care center, Non-residential, accessory	√		
Child care center, Residential		√	
Park, playground - Public	√		
Private residential recreation facility	√		
Dwelling, one family	√		
Dwelling, two family	√		
Dwelling, multiple	√		
Single residential occupancy facilities (SROs)	√		
Greenhouse - commercial or noncommercial, 300 sf or less		√	
Community center			√
Emergency shelter			√
Mobile home park			√
Special care home, 14 or fewer clients	√		
Special care home, 15 or more clients		√	
Meeting facility, public or private			√
Meeting facility, religious			√
Meeting room accessory to organizational house			√
School			√
Parking facility, commercial, for residential use		√	
Organizational house (sorority, monastery, etc.)			√

Mixed Residential Design Zone (MRD) Summary

*** Variable Density/Density Equivalents (LUDC Sec. 35.23.100 B)**

In the MRD zone, units smaller than two bedrooms will be counted as less than a full unit and units larger than two bedrooms will count as more than a full unit when calculating allowable density. The following density equivalents shall be used in calculating the number of dwelling units allowed on a lot for each dwelling unit type shown in Table 3 (MRD Zone Density Equivalents) below.

Table 3:MRD Zone Density Equivalents.

Unit Size	Density Equivalent Units
Studio	0.50
One bedroom	0.66
Two bedroom	1.0
Three bedroom	1.5
Each additional bedroom	+ 0.5

Unit Sizes (LUDC Sec. 35.23.100 C)

Dwelling units in the MRD zone shall not exceed the following maximum unit sizes for each dwelling unit type shown in Table 4 (MRD Zone Unit Size) below measured in square feet of net floor area.

Table 4: MRD Zone Unit Size

Dwelling Unit Type	Maximum Unit Size (Sq.Ft)
Studio	500
One bedroom	700
Two bedroom	1000
Three bedroom	1300
Each additional bedroom	+ 300

Setbacks (LUDC Sec. 35.23.100 D)

1. **Front.** All lots shall have a Build To Line. Please see Appendix 1 of this summary for an explanation of the Build To Line (BTL).
 - a. MRD-35 and MRD-30. Lots zoned MRD-35 or MRD-30 shall provide a front setback of thirty five (35) feet from the street centerline.
 - b. MRD-28 and MRD-25. Lots zoned MRD-28 or MRD-25 shall provide a front setback of forty two (42) feet from the street centerline.
2. **Side.** Side setbacks shall be a minimum of five (5) feet.
3. **Rear.** See LUDC Sec. 35.23.100.E.5.

DRAFT Appendix E1, Table 2



Analysis of Realistic Development Capacity IVMP Downtown Sites

Site and APN	Prior Zoning	New IVMP Zoning (Units per Acre)	Acres	Existing Coverage Ratio (1)	Existing Units	Realistic Development Capacity with IVMP Incentives	Existing Use
Site 1 (Paradise Ivy)							
075-112-016	C-2	CM-40	0.207	0.23	0	25	
Total			0.207	0.23	0	25	Retail
Site 2							
075-111-006	C-2	CM-40	0.126	0.00	0	15	Vacant
075-111-014	C-2	CM-40	0.278	0.00	0	33	Vacant
Total			0.404	0.00	0	48	
Site 3							
075-121-004	C-2	CM-40	0.23	0.00	0	28	Vacant
Total			0.23	0.00	0	28	
Site 4							
075-122-011	C-2	CM-40	0.196	0.00	0	24	Vacant
Total			0.196	0.00	0	24	
Site 5							
075-173-023	SR-H 20	MRD 28	0.12	0.00	0	14	Vacant
075-173-024	C-2	CM-40	0.14	0.30	0	17	Restaurant
Total			0.258	0.15	0	31	
Site 6							
075-161-014	C-2	CM-40	0.227	0.00	0	27	Parking Lot
Total			0.227	0.00	0	27	
Site 7							
075-161-003	C-2	CM-40	0.436	0.28	0	52	Misc. Businesses
Total			0.436	0.28	0	52	
Site 8							
075-112-014	C-2	CM-40	0.124	0.52	0	15	Restaurant
075-112-015	C-2	CM-40	0.124	0.00	0	15	Parking Lot
Total			0.248	0.26	0	30	
Site 9							
075-172-002	C-2	CM-40	0.199	0.20	0	24	Warehouse
Total			0.199	0.20	0	24	
Site 10							
075-173-026	C-2	CM-40	0.265	0.07	0	32	Auto
075-173-003	C-2	CM-40	0.115	0.01	0	14	Auto
Total			0.38	0.04	0	46	
Site 11							
075-121-007	C-2	CM-40	0.209	0.29	0	25	Retail
Total			0.209	0.29	0	25	
Site 12							
075-122-014	C-2	CM-40	0.167	0.17	0	20	Restaurant
Total			0.167	0.17	0	20	
Site 13							
075-122-010	C-2	CM-40	0.207	0.16	0	25	Auto
Total			0.207	0.16	0	25	
Total			3.37	0	0	404	

Notes on Downtown Capacity Analysis

1. Coverage ratios are the existing commercial square footage as a percentage of square footage of the entire lot
2. Lower coverage ratios generally indicate higher incentive to redevelop
3. All consolidated parcels are under common ownership (i.e., Sites 2, 5, 8, and 10)
4. Projects are being considered that consolidate more than two lots with higher coverage ratios than the ones reported here

DRAFT Appendix E1, Table 3

Analysis of Realistic Development Capacity IVMP Mixed Residential Design Sites

Site and APN	Prior Zoning (Units per Acre)	New IVMP Zoning (Units Per Acre)	Acres	Existing Units	New Additional Capacity	Existing Use
Consolidation: Vacant and Underutilized Parcels						
Site 14						
075-020-005	SR-H 20	MRD 30	0.821	7	17	Hotel/Fraternity
075-020-035	SR-H-20	MRD 35	1.318	0	46	Vacant (IVMP Affordable Housing Site)
Total			2.139	7	63	
Site 15						
075-020-036	SR-H 20	MRD 30	0.471	1	13	Single Family Residence
075-020-007	SR-H-20	MRD 35	0.818	0	28	Vacant (IVMP Affordable Housing Site)
Total			1.289	1	41	
Consolidation: Underutilized Parcels Only						
Site 16						
075-064-001	SR-H-20	MRD 35	0.493	10	7	Apartments
075-064-004	SR-H 20	MRD 30	0.494	2	12	Apartments
Total			0.987	12	19	
Site 17						
075-033-002	SR-H 20	MRD 30	0.716	0	21	Church
075-033-003	SR-H 20	MRD 30	1.276	0	38	Church
Total			1.992		60	
Site 18						
075-092-008	SR-M 18	MRD 25	0.437	2	8	Apartments
075-092-009	SR-M 18	MRD 25	0.584	1	13	Single Family Residence
Total			1.021	3	21	
Underutilized Single Parcels						
Site 19						
075-101-022	SR-H-20	MRD 35	2.33	0	81	Church
Total			2.33	0	81	
Site 20						
075-041-012	SR-H-20	MRD 35	1.105	0	38	Parking Lot
Total			1.105	0	38	
Site 21						
075-036-001	SR-H 20	MRD 30	0.925	0	27	Church
Total			0.925	0	27	
Site 22						
075-052-007	SR-H 20	MRD 30	0.965	2	26	Apartments
Total			0.965	2	26	
Site 23						
075-072-003	SR-H 20	MRD 30	1.025	0	30	Church
Total			1.025	0	30	
Total Isla Vista MRD Area Rezone Capacity			13.78	25	406	

Santa Barbara County Housing Element

- Use the Built Right program to gain additional residential density
- Consolidate two adjoining parcels.
- Build 46 residential units, including studios and two bedroom condos, using Variable Density, Built Right, and State Density Bonus Law programs.
- Provide 4,600 square feet of commercial uses.
- Obtain LEED certification for energy efficient building design.

Given what is happening on the ground, the capacity for new residential development in Downtown Isla Vista is best demonstrated by replicating these projects onto other sites that exhibit similar land use conditions. Four common characteristics have been used to identify feasible infill redevelopment sites. These include lot location, existing building coverage ratios (structure square footage as a % of total lot square footage), underlying commercial and land values, and existing uses. Using these five characteristics, thirteen sites have been identified that demonstrate a strong incentive to redevelop. Development patterns, unit densities, and overall site characteristics are derived from the Paradise Ivy and the Trigo Loop projects, as well as from discussions with landowners who have indicated their desire to pursue redevelopment projects using the programs describe in the IVMP.⁵

Figure 2: Paradise Ivy - before

Several adjoining parcels in the Downtown area are under common ownership, and for purposes of this capacity analysis, those are the only parcels that are anticipated to consolidate. There are four of these “common ownership” sites in the Downtown area.⁶ In addition, seven other individual Downtown parcels are either vacant or share common characteristics with the Paradise Ivy and Trigo Loop sites. When these seven sites are combined with the common ownership sites, and the Paradise Ivy and the Trigo Loop sites, there is capacity for 404 new units in Downtown Isla Vista. A detailed map and sites description is included in Appendix E1, Figure 2 and Table 2.

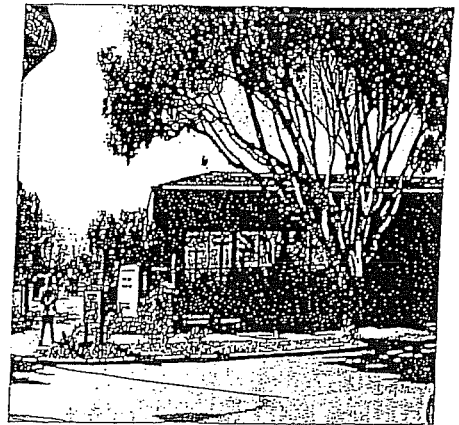


Figure 3: Paradise Ivy - after

It is likely that other parcels in the Downtown area have significant build-out potential; however, the County has taken a conservative approach by only counting the capacity made possible from the vacant parcels and sites that exhibit the highest reasonable feasibility of redeveloping during the planning period.

Mixed Residential Design Sites

The rest of Isla Vista, or the Mixed Residential Design (MRD) Area, is characterized primarily by existing residential uses that cater to working households and students. One of the primary goals of the IVMP is to increase affordable housing opportunities for long-term working households,⁷ and ten sites have been identified



⁵ From multiple personal communications with the RDA

⁶ See Appendix E1, Figure 2, Sites 2, 5, 8, and 10

⁷ See IVMP Housing Goal and Housing Policy 4, pages 4-38 and 4-39 of the IVMP.

Among those who plan to purchase a new or different home, 69% say they are most likely to purchase a single-family home, and 22% will most likely purchase a condo or townhouse. Respondents also indicated all types of housing they would consider. While most (93%) would consider a single-family house, 61% would consider purchasing a condo or townhouse and 37% would possibly purchase a duplex, triplex, or fourplex.

Among respondents planning to purchase housing (n=434), a separate analysis not shown in Table 4 reveals that approximately 25% would only consider purchasing a single-family home.

	<u>Most Likely</u>	<u>Any Considered*</u>
Single-Family House	69%	93%
Condo/Townhouse	22%	61%
Duplex/Triplex/Fourplex	3%	37%
Mobile Home	3%	3%
Loft-style Apartment	<1%	14%
Other	3%	13%

*Multiple responses allowed

Employees planning to purchase a home would consider a range of housing sizes.



- When asked to indicate any number of bedrooms they would consider, 7% would consider a 1-bedroom or studio home, and 37% would consider a 2-bedroom home. However, the majority (64%) of employees indicate they are considering a 3-bedroom home, and 30% would consider more than 3 bedrooms.
- Similarly, 9% would consider only 1 bathroom in their next home, 27% selected 1½ bathrooms, 68% would consider a 2-bathroom home, and 35% would consider purchasing a home with 3 or more bathrooms.
- The smallest size in terms of square footage employees would consider for their next housing purchase is 1,470, on average.

ATTACHMENT 5



From: Debbie Cox Bultan [mailto:debbiecox91@hotmail.com]
Sent: Wednesday, November 12, 2008 9:04 AM
To: Villalobos, David; Opland, Jessica
Subject: Coastal Housing Coalition Public Comment on County's Refocused Zoning Program

David & Jessica.

I apologize both for the tardiness of this email and that we can't be there in person to attend this morning's County Planning Commission hearing, but we wanted to submit in writing public comment about Agenda Item #1, the County's Refocused Zoning Program.

As you may know, the Coastal Housing Coalition is a Santa Barbara non-profit that represents a broad base of employers and employees on the South Coast. We believe strongly that the lack of attainable housing for our local workforce is having an adverse impact on our economy, environment and civic life, and we work to educate the public and build community support for workforce and affordable housing.

The Coalition has previously expressed concerns to both the County and State about the County's plan to allocate the majority of units to satisfy its Regional Housing Needs Assessment (RHNA) in Isla Vista. We understand from the most recent staff report that the County adopted a technical amendment to its Housing Element on September 9 asserting that 867 units "could realistically be built in Isla Vista", and that the 390 unit shortfall is being addressed by the focused rezone program with a proposal to rezone additional units in North County.

Because Isla Vista still accounts for the majority of units, and because no additional South County sites look to be under consideration in the rezone, we wanted to submit for the Commissioners' consideration some of the concerns we raised previously:

- The concentration of rezonings in one small area does not facilitate the development of housing where it is needed, and is contradictory to the County's Housing Element which states that "The county shall ensure adequate sites zoned at densities that accommodate the county's "fair share" housing needs for the current planning period (January 2001-July 2008) at all income levels and in all Housing Market Areas as defined by the Regional Housing Needs Assessment (RHNA) for Santa Barbara County (adopted December 2002)." The Housing Element goes on to say that the "County will consider sites located near transportation and employment centers as a high priority." In a previous letter, the Coalition urged the County to look at rezoning the seven sites in the South County that received positive comments for evaluation as part of former Supervisor Rose's 2004 2nd District Neighborhood Council forums.
- The County's plan is based on the Isla Vista Master Plan; however, the timeline on the redevelopment of Isla Vista laid out in that plan is 20 – 30 years, well beyond the allotted timeframe of the housing element. Additionally, the Isla Vista Master Plan requires the approval of the California Coastal Commission before it can take effect, and therefore it

is of concern that the plan would not meet the state's requirement, nor the pressing housing needs of our community.

- Because Isla Vista is largely a student community and rental prices in Isla Vista far exceed rental prices in the rest of the County (approximately \$2,000 per bedroom), it is unlikely that housing built there would serve our local workforce, let alone low and very low income populations. Moreover, the densities that are proposed in the County's plan are such that it suggests the majority of units would need to be studios to make development economically viable, which would not be suitable for low income or working families, nor provide the diversity of housing types both legally required and sorely needed.

We are grateful for the opportunity to weigh in on this critical issue. We hope that the Commissioners will give serious consideration to the concerns raised as they discuss the Focused Rezone Program as they work to ensure that we can realize our shared goal of providing sorely needed affordable and workforce housing for our community.

Thanks,

Debbie Cox Bultan

Executive Director

Coastal Housing Coalition

805-882-1475

www.voicesforhousing.org

ATTACHMENT 6

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November 24, 2008

Cathy E. Creswell
Deputy Director
Division of Housing Policy Development

Paul McDougall
Housing Policy Manager
Division of Housing Policy Development

Department of Housing & Community Development
1800 3rd Street, Room 430
Sacramento, CA 95811

Re: "Isla Vista Rental Rates on the Rise with No End in Sight"

Dear Ms. Creswell and Mr. McDougall:

Please find attached a published article in the January 30, 2008 UCSB's Daily Nexus, "I.V. Rental Rates on the Rise with No End in sight." This is illuminative of and affirmatory of our affordable-housing coalition's analysis that the construction of predominately studios at the escalatory Isla Vista rental rates will fail to accommodate affordable housing for low-income families, and are financially oriented to the student population exclusively.

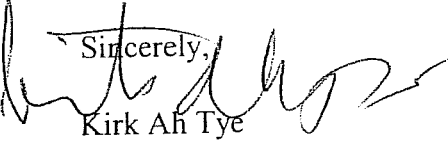
Santa Barbara County had access to the rental data presented in the Daily Nexus article earlier in the year and should have foreseen that Isla Vista is unsuitable for the production of viable sites for affordable housing.

The Coastal Housing commission, a member of our coalition, also submitted comments to the Santa Barbara County Planning Commission on November 12, 2008. These points address the stupendous flaws of the Isla Vista Re-zone scheme regarding density and location, the thirty-year timeline of the Isla Vista Master Plan as incorporated by the Isla Vista Re-zone plan, and the dissonance between the high-rentals of student housing, inclined to be produced under the Re-zone scheme, and the mandate for low-income family housing.

These factors, cumulative with our analyses in past letters to the County and HCD, induce intervention by HCD and also decertification of Santa Barbara County's Housing Element.

 LSC

Your attention to this matter is appreciated.

Sincerely,

Kirk Ah Tye
Directing Attorney

Attachments

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I.V. Rental Rates on the Rise With No End in Sight

By Lauren Crecelius // Staff Writer

Published Wednesday, January 30, 2008

Issue 66 / Volume 88

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Aria Miran

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Aria Miran

With a beautiful view of the ocean, sunny weather and a campus within walking distance, it is no surprise that thousands of UCSB students crowd into Isla Vista each year like clowns into a circus car. However, these luxuries do come at a price - literally. Although the national housing market continues to plummet, housing in Isla Vista continues to become costly, with the average monthly rate for a two-bedroom apartment having risen over \$200 from 2006-07 to 2007-08. As students begin their housing quests this month, many are gradually becoming aware of this trend.

Sky High Prices in Flight

According to UCSB Community Housing Office Manager Roane Akchurin, the January rush for housing started earlier and heavier than normal this year.

"It is based on supply and demand, and the January craze is those bigger apartments," Akchurin said.

In I.V., the monthly rental average for a two-bedroom unit based on 214 listings was \$2,263 for 2007-08. However, in 2006-07, the monthly rental average for a two-bedroom unit was \$2,022 based on 146 listings - an average jump of \$241.

St. George and Associates Manager Terri Bailey said the high demand for I.V. housing keeps the rent rising. She said her company owns all its properties - although some are partnerships - and that it tries to remodel often and add amenities to its available housing to make the costs more appealing.

However, Isla Vista Tenants Union Chairman Gerson Sorto said that, while he approves of increased housing quality, he still believes many I.V. apartments are overpriced. Sorto, a fourth-year political science major, also said these price rises were difficult to curb.

"It's difficult when landlords have so much power," Sorto said. "They have to adhere to certain standards, but they're not that strict."

With regards to UCSB, Sorto said he would like to see the university put pressure on landlords to keep prices lower. He said the high rents discourage low-income students from attending UCSB.

Yet, UCSB Housing and Residential Services Executive Director Wilfred Brown said private renting is just that: private.

"It's not like the university can go in there and tell the landlords what to price their property," Brown said.

Additionally, Meridian Group Management Co. President Robert Kooyman said his company manages

about 220 units in I.V. for a large variety of private owners, so it is not always the managers in charge of price raises.

“People think the managing company makes all the rules, but a lot of it is the owners,” Kooyman said.

As for UCSB, the university is not entirely dissolved from I.V. It owns properties such as I.V. Theater and Embarcadero Hall and will lease land to the new Isla Vista Foot Patrol Office on 6504 Trigo Road. The university is also funding half of the I.V. Master Plan, which will pay for remodeled storefronts, multi-story buildings and bike loops, as well as renovated sidewalks and parks.

Still, some areas in I.V. continue to have higher prices than others. In particular, Bailey said some rents are often influenced by the ocean-facing - and party-loving - Del Playa Drive.

“We didn’t take a rate increase on everything,” Bailey said. “One person sets prices on DP, and that affects everyone else’s price level.”

DP Dollars

DP’s oceanfront location and party hard reputation has, hands down, made it the most popular street to live on in I.V. Many students also consider living on the “Party Street” as a rite of passage at UCSB.

“DP is the most sought after street,” Bailey said. “It really sets the tone for all of I.V.”

Kooyman said his company manages a few properties on DP and that such units often carry with them incredibly large liability issues. He said many of his company’s tenants break their leases mid-year. Common complaints include loud music and parking problems.

Meanwhile, James Gelb is a private landlord of many I.V. properties, including 14 on DP. Gelb said DP generally costs about 10 percent higher than the rest of I.V. in return for the ocean view. He said he sets his prices based on the number of people trying to rent from him.

“The price raise is dictated on supply and demand,” Gelb said.

Gelb, like many I.V. landlords or managers, is a UCSB alum himself and said he enjoys renting to students because they are good tenants and are timely on their payments. He said the key to continuing business is maintaining good property management, good service and good prices.

An Inconvenient Number

Due to the high demand for I.V. housing, though, “good pricing” has become a very gray area. Akchurin said she was amazed at how high the rent prices have gone up and said the only way for students to make an impact on the cost is to not live in I.V.

“At some point you have to ask, who’s setting the game?” Akchurin said.

While the average rent rate is going up for the whole of I.V., there are a few extreme cases of rates rising by four digits. Bret Smith, a second-year mechanical engineering major, said he and his current housemates will not renew their lease on Abrego with St. George because their rent will be too high.

“We want to live closer to DP plus they’re raising the rent by \$1,000, so that would make it impossible

to live here," Smith said.

Smith said St. George sent him a letter explaining that his two-bedroom doubles would become triples next school year, making the rent go up by \$1,000.

"I don't know how they expect six people to live here with one bathroom," Smith said.

Akchurin said because leases are one-year only, landlords can legally raise the rent to however much they want.

"Because they're new contracts, there's not a barrier on that," Akchurin said. "It's whatever the market will bear, unfortunately."

Beth Goodman, a second-year political science major, lives in a one-bedroom apartment in the same building. She said she also received a letter from St. George, but that her apartment's rent would increase from \$1,400 per month to \$1,800 per month.

"They said they want four people in the singles, and we have two people now," Goodman said. "For the one bedroom, that's ridiculous."

St. George declined to comment on that particular rent raise.

San Clemente the Savior?

Despite the raising prices, Akchurin said I.V. landlords may see some new competition with the opening of UCSB's San Clemente Village located along El Colegio Road.

"Word on the street is that they're afraid of the impacts of San Clemente," Akchurin said.

The two-bedroom and four-bedroom apartments will house 964 graduate and transfer students, each with their own single bedroom. Rent at San Clemente will cost \$723 per person for the four single-bedroom apartment or \$831 per person for the two single-bedroom apartment. The price includes utilities, cable and Internet.

However, Kooyman said he is actually glad San Clemente will open because it will offer students affordable housing.

"When the university builds housing, it helps students," Kooyman said. "The university doesn't pay property tax, and that's high. You cut that out, and you save 30 percent. All things we struggle to get, they have set up state of the art."

Kooyman said the only things he does not like about San Clemente is that it was built on top of Storke Field. He said he would rather see I.V. infill than spread out, so as to maintain the surrounding greenery and views.

Gelb said he is not worried about the structure affecting his business and even looks forward to the competition.

"We thrive on competition, it's the American way of doing business," Gelb said. "I'm not afraid of it, and I encourage it."

Brown said the school plans on building more structures like San Clemente in the future, with housing development plans in the works on Ocean Road as well as 90 units of housing planned for the north knoll of the recently purchased Devereux land.

Go Go Goleta

According to a CHO survey, in Fall 2007, 6,175 undergraduate students lived in UCSB residences, 2,008 lived in Goleta, 8,660 lived in I.V. and 1,884 lived in Santa Barbara. In Goleta, a two-bedroom apartment is about \$1,550, nearly \$1000 less than a two-bedroom in I.V.

“There’s a whole other market that’s missing from students’ minds in Goleta,” Akchurin said.

Most contracts in Goleta are month-to-month versus the twelve month lease in I.V. Students who want to live in Goleta have many more options available to them in June, instead of signing up in January for a lease that starts in June.

“We’ve created this nightmare market in I.V. where people sign contracts in January for June,” Akchurin said.

Sorto said another problem with living in I.V. is the community does not have a collective memory.

“There is a significant percentage I consider to be long term residents like low-income families and professors, but the mass majority of the population leaves in like five years, and that really affects I.V.,” he said.

As for the future, Gelb said the community must collaborate in order to keep I.V. more stable.

“Students and landlords should work in cooperation with each other,” Gelb said. “We’re both on the same side. We want good housing.”

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Coastal Housing Coalition

From: Debbie Cox Bultan [mailto:debbiecox91@hotmail.com]

Sent: Wednesday, November 12, 2008 9:04 AM

To: Villalobos, David; Opland, Jessica

Subject: Coastal Housing Coalition Public Comment on County's Refocused Zoning Program

David & Jessica,

I apologize both for the tardiness of this email and that we can't be there in person to attend this morning's County Planning Commission hearing, but we wanted to submit in writing public comment about Agenda Item #1, the County's Refocused Zoning Program.

As you may know, the Coastal Housing Coalition is a Santa Barbara non-profit that represents a broad base of employers and employees on the South Coast. We believe strongly that the lack of attainable housing for our local workforce is having an adverse impact on our economy, environment and civic life, and we work to educate the public and build community support for workforce and affordable housing.

The Coalition has previously expressed concerns to both the County and State about the County's plan to allocate the majority of units to satisfy its Regional Housing Needs Assessment (RHNA) in Isla Vista. We understand from the most recent staff report that the County adopted a technical amendment to its Housing Element on September 9 asserting that 867 units "could realistically be built in Isla Vista", and that the 390 unit shortfall is being addressed by the focused rezone program with a proposal to rezone additional units in North County.

Because Isla Vista still accounts for the majority of units, and because no additional South County sites look to be under consideration in the rezone, we wanted to submit for the Commissioners' consideration some of the concerns we raised previously:

- The concentration of rezonings in one small area does not facilitate the development of housing where it is needed, and is contradictory to the County's Housing Element which states that "The county shall ensure adequate sites zoned at densities that accommodate the county's "fair share" housing needs for the current planning period (January 2001-July 2008) at all income levels and *in all Housing Market Areas* as defined by the Regional Housing Needs Assessment (RHNA) for Santa Barbara County (adopted December 2002)." The Housing Element goes on to say that the "County will consider sites located near transportation and employment centers as a high priority." In a previous letter, the Coalition urged the County to look at rezoning the seven sites in the South County that received positive comments for evaluation as part of former Supervisor Rose's 2004 2nd District Neighborhood Council forums.
- The County's plan is based on the Isla Vista Master Plan; however, the timeline on the redevelopment of Isla Vista laid out in that plan is 20 – 30 years, well beyond the allotted timeframe of the housing element. Additionally, the Isla Vista Master Plan requires the approval of the California Coastal Commission before it can take effect, and therefore it

is of concern that the plan would not meet the state's requirement, nor the pressing housing needs of our community.

- Because Isla Vista is largely a student community and rental prices in Isla Vista far exceed rental prices in the rest of the County (approximately \$2,000 per bedroom), it is unlikely that housing built there would serve our local workforce, let alone low and very low income populations. Moreover, the densities that are proposed in the County's plan are such that it suggests the majority of units would need to be studios to make development economically viable, which would not be suitable for low income or working families, nor provide the diversity of housing types both legally required and sorely needed.

We are grateful for the opportunity to weigh in on this critical issue. We hope that the Commissioners will give serious consideration to the concerns raised as they discuss the Focused Rezone Program as they work to ensure that we can realize our shared goal of providing sorely needed affordable and workforce housing for our community.

Thanks,

Debbie Cox Bultan

Executive Director

Coastal Housing Coalition

805-882-1475

www.voicesforhousing.org

ATTACHMENT 7



Home Builders Association

OF THE CENTRAL COAST

creating quality housing and communities

December 2, 2008

Santa Barbara County Board of Supervisors
Attn: Chairman Salud Carbajal and Board of Supervisors
Fourth Floor
105 E. Anapamu St.
Santa Barbara, CA 93101

RE: Housing Element and EIR: Abrupt Switching of Key Site 16 for Key Site 30 Without Public Notice

Dear Chairman Salud Carbajal and Board of Supervisors:

Housing advocates who have been involved throughout the Santa Barbara County 2003-08 General Plan Housing Element update submit these additional comments on the Housing Element, Focused Rezone and Environmental Impact Report because we believe that the Santa Barbara County Planning Commission on Nov. 12 acted against the public interest when it switched sites to be rezoned in order to meet the county's Regional Housing Needs Allocation.

The agenda and staff report called for the commission to consider rezoning Key Sites 3 and 30. All but three pages of the environmental impact report focused on those two sites. However, the commission switched to Key Sites 3 and 16 at the meeting without giving either the public enough advanced notice to comment on Key Site 16 and not allowing either the public or the commission to give Key Site 16 the required thorough environmental analysis that Key Site 3 and Key Site 30 received.

Key Site 16 has serious environmental problems, including possible soil contamination and a greater exposure for residents to wildland fire hazards than sites 3 and 30. Site 16 also poses an increased threat to wildlife movement corridors and habitat. These issues or mitigations for them have not been explored. A site with soil contamination and serious fire threat in a county where wildland fires are all too common is inappropriate for affordable housing. It certainly should not have been recommended for rezoning to higher density residential usage to the Board of Supervisors without the same level of review afforded to the previously selected sites. It is not the county's normal policy to rely on only a three-page section of an EIR to measure the development potential of sites.

Unfortunately, this seems like another example of the county failing to make a good faith effort to rezone adequate sites for affordable housing, as state law requires. It is another example of the county unilaterally throwing out viable sites that had been through rigorous environmental review and were ready to develop in exchange for sites of dubious ability to produce affordable units.

This is the second instance where the public process was circumvented. The county did the same thing last year when it suddenly and without public input stopped an environmental review of potential sites throughout the county and concentrated 867 affordable homes in Isla Vista, a college community with high rents and little likelihood that low income families would be able to live in the units on the sites that the county is zoning. The motivation for these actions is uncertain and raises fair housing implications because of the populations that might be excluded from housing based on their race or national origin, or the size of their families.

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The county has again not acted professionally and responsibly toward gathering public input or meeting the mandates of State Housing Element law.

We recommend that the Board of Supervisors not approve this focused rezone on Key Site 16 and send it back for a more thorough environmental analysis and more opportunity for public input. We also recommend that Key Site 30 be rezoned.

It included an affordable senior citizen housing component in the development plan. It has gone through an environmental impact report, public hearings, has utilities to the site, and has received a notice that the application is complete for processing by the county. All engineering, grading plans, special studies, architecture and utilities plans are complete. It could be under construction within a year to 18 months and be providing the affordable housing the county needs and is legally required to provide in a meaningful way.

If the Board of Supervisors will not rezone Key Site 30, it should publicly explain the rationale for eliminating a site with a viable affordable project that is ready to go in exchange for one that may be unable to produce any housing due to potential problems with hazardous substances and soil contamination.

Sincerely yours,

Jerry Bunin
Government Affairs Director
Home Builders Association

On behalf of the Affordable Housing Coalition:
Coastal Housing Coalition
California Rural Legal Assistance
Home Builders Association

CC: Lynn Jacobs, Director California Housing and Community Development Department
Cathy Creswell, Deputy Director California Housing and Community Development Department
Paul McDougall, Housing Policy Manager California Housing and Community Development Department

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