

# Analysis of Impediments to Fair Housing Choice



**Draft for Public Review & Comment**

May 5, 2025

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## **I. Executive Summary**

The Analysis of Impediments to Fair Housing Choice (AI) provides communities with an opportunity to examine progress toward the goals of eliminating housing discrimination and providing current and future residents with access to housing opportunity. Jurisdictions that receive funding from the U.S. Department of Housing and Urban Development (HUD), including Community Development Block Grant (CDBG), HOME Investments Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds, complete an AI at least once every five years, consistent with the Consolidated Plan cycle, as part of their obligations under the Community Development Act of 1974 and the Cranston-Gonzalez National Affordable Housing Act.

The AI is a key component of the requirement for all HUD grantees to affirmatively further fair housing. Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The duty to affirmatively further fair housing extends to all of a jurisdictions' activities and programs relating to housing and urban development.

This AI is a collaborative effort between Santa Barbara County, as lead entity of the Santa Barbara CDBG Urban County Partnership and HOME Consortium, and the HUD Entitlement Cities of Goleta, Lompoc, and Santa Maria.

To prepare the AI, jurisdictions first must identify fair housing issues. A fair housing issue is a condition in a specific geographic area of analysis that restricts fair housing choice or access to opportunity. Fair housing issues can include such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing. To identify fair housing issues, HUD recommends that jurisdictions gather and analyze data. For this AI, the jurisdictions analyzed data on the following topics:

- Demographics
- Segregation/Integration
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Housing Needs

The data utilized in the analysis are from the U.S. Census Bureau American Community Survey (ACS) and HUD's AFFH Data and Mapping Tool. The ACS data utilized in the assessment are from the 2016-2020 five-year estimates. This data set was selected to align with the data utilized in the Consolidated Plan.

After conducting the data analysis and identifying the fair housing issues, a list of contributing factors is developed. A contributing factor is a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. For each fair housing issue and its contributing factors, the jurisdictions then develop a list of fair



housing goals. A fair housing goal is a specific, meaningful action that can reasonably be expected to achieve a material positive change that affirmatively furthers fair housing by increasing fair housing choice or decreasing disparities in access to opportunity.

For the contributing factors and fair housing goals in this AI, the jurisdictions drew from the extensive work they have done to prepare their most recent Housing Elements, each of which cover an eight-year planning period. As part of the state-mandated Housing Element, California jurisdictions must conduct a fair housing assessment that includes an analysis of fair housing issues, identification of factors that create and/or contribute to those issues, and development of goals and meaningful actions to affirmatively further fair housing. Progress towards reaching the goals identified in the Housing Element must then be reported to the state periodically.

A summary of the fair housing issues, significant contributing factors, and fair housing goals can be found in Section IV of this AI.

## **II. Community Participation Process**

To develop the AI, information was also gathered from residents, housing professionals, and service providers. Incorporating information from these sources is important for ensuring that the AI captures community needs and knowledge that may not be discernible from other data sources. The community participation process for this AI involved the following efforts:

### **A. Stakeholder Consultation**

Interviews were conducted during December 2024 with organizations that provide fair housing services and/or housing and services to protected class groups in the County. The interviews focused on the fair housing issues frequently encountered by the organizations, the underlying causes for those issues, any efforts that are currently underway to address those issues and their causes, as well as any additional actions the organizations would recommend in order to address those issues. The organizations interviewed were Legal Aid Foundation of Santa Barbara County and Independent Living Resource Center.

### **B. Community Survey**

A survey was disseminated to the public in October-December 2024 to gather community input on the development of the Consolidated Plan and Regional AI. Relevant questions included whether respondents had, in the last five years, experienced discrimination based on a protected status and where respondents believe jurisdictions should focus financial resources to address housing and other needs. The survey received a total of 434 responses from individuals who live and work in the County.

### **C. Public Review and Comment Period**

As part of its outreach efforts, Santa Barbara County held a public comment period from April 4, 2025, through May 6, 2025. During this time, the draft AI was made available for public comment. All comments received are provided as an appendix to this document.

### III. Fair Housing Analysis

#### A. Demographic and Housing Summary

**Describe demographic patterns and trends over time.**

Table 1 – Demographics shows demographic information for the following jurisdictions:

- Santa Barbara County
- The cities of Buellton, Carpinteria, and Solvang, and the Orcutt and Isla Vista communities, all of which are part of the Santa Barbara Urban County Partnership
- The HUD Entitlement Cities of Goleta, Lompoc, Santa Maria, and Santa Barbara.

These data are from the Census Bureau’s 2016-2020 American Community Survey 5-year Estimates. Table 2 – Demographic Trends shows similar data over time, going back to 1990, for the County, Goleta, Lompoc, and Santa Maria. These tables show the following:

#### **Population:**

Santa Barbara County has a total population of 444,895. Of those, 90,911 live in the City of Santa Barbara. Outside of Santa Barbara City, the County’s population is 353,984. Of the participating HUD Entitlement Cities, Goleta is the smallest, with a population of 32,142, followed by Lompoc, which has a population of 42,753. Santa Maria is the largest of the three with a population of 105,528. Within the Urban County Partnership, the community of Orcutt has the largest population (31,353), followed by the community of Isla Vista (15,733) and the cities of Carpinteria (13,449), Solvang (5,644), and Buellton (5,276).

#### **Race/Ethnicity:**

The County’s population is majority-minority. The largest population group is Hispanic (45.7%), followed by non-Hispanic White (43.9%). Asian and Pacific Islanders (AAPI) comprise 5.4% and African Americans comprise 1.8% of the County’s population.

Hispanic residents are driving population growth in the County. Between 1990 and 2020, the number of Hispanic residents more than doubled, growing from 98,138 to 203,207 persons. Over this same period, the population of AAPI residents also grew while the number of non-Hispanic White residents declined significantly, and the number of African Americans declined slightly.

The racial/ethnic composition of the HOME Consortium participating jurisdictions varies, though trends in each jurisdiction since 1990 generally mirror the trends Countywide:

- *Goleta*, which was incorporated as a city in 2002, has a majority White population (50.3%), with a smaller Hispanic population (33.7%) and a larger AAPI population (10.1%) than the County as a whole. African Americans comprise approximately 2.5% of the population, which is slightly higher than the County overall. Between 1990 and 2020, population trends in Goleta have mirrored the County, with a declining non-Hispanic White population, and growing Hispanic and AAPI populations.
- *Lompoc* has a majority Hispanic population (60.4%), with smaller non-Hispanic White (29.1%) and AAPI (3.8%) populations than the County overall. Lompoc has a higher percentage of African American residents (3.1%) than the County overall. In

1990, Lompoc was majority non-Hispanic White. Between 1990 and 2020, the Hispanic population in Lompoc nearly tripled while the non-Hispanic White population declined by almost half. The populations of African American and AAPI residents also declined slightly over this same period.

- *Santa Maria* also has a majority Hispanic population (76.7%), with smaller non-Hispanic White (15.4%), AAPI (4.7%), and African American (1.2%) populations than the County overall. Since 1990, the population of Hispanic residents has more than doubled in Santa Maria, while the non-Hispanic White population has declined by almost half.

The racial/ethnic composition of the cities and largest Census Designated Places (CDPs) in the CDBG Urban County Partnership are as follows:

- *Buellton* has a majority White population (71.8%), and approximately one-fifth of residents are Hispanic.
- *Carpinteria's* population is approximately half White (48.48%) and half Hispanic (45.57%).
- *Isla Vista* has a population that is majority White (52.85%) and approximately one-fifth Hispanic (23.29%). There is also a significant AAPI population (15.13%).
- *Orcutt's* population is majority White (61.96%), and approximately 28.4% of the population is Hispanic.
- *Solvang* has a population that is nearly three-quarters White (73.58%), and approximately 17.63% Hispanic.

### **National Origin:**

Santa Barbara County has a foreign-born population of approximately 100,908 persons, which equals about 22.7% of the total population. The number of foreign-born residents has grown each decade since 1990 (when the foreign-born population was 62,590), though the rate of growth has slowed in recent decades. The largest group of foreign-born residents are persons born in Mexico (66,035, or 14.8% of the total population), followed by the Philippines (4,239 persons, or 0.95% of the total population), and China, excluding Taiwan (4,149 persons, or 0.93% of the total population).

In the HOME Consortium participating jurisdictions,

- *Santa Maria* has the largest number of foreign-born residents (35,818) as well as the highest percentage of foreign-born residents (33.9% of the city's population is foreign-born). Since 1990, the foreign-born population has more than doubled, though growth has slowed in recent years. Mexico is the primary country of origin, followed by Guatemala.
- Approximately one in five residents in both *Goleta* and *Lompoc* are foreign-born. The foreign-born population in these cities grew between 1990 and 2010, and fell slightly between 2010 and 2020. In both cities, Mexico is the primary country of origin for foreign-born residents.

In the CDBG Urban County Partnership jurisdictions and CDPs, Mexican-born residents are the primary foreign-born population group, except in Isla Vista where Chinese-born residents are the largest foreign-born group.

**Limited English Proficiency:**

Persons who have Limited English Proficiency (LEP) are those who primarily speak a language other than English and speak English “less than very well.” In Santa Barbara County, there are 69,616 LEP persons, which is equal to approximately 16.7% of the total population. The number of LEP persons in the County increased by approximately 30,000 between 1990 and 2010. Between 2010 and 2020, the number of LEP persons in the County declined. The majority of LEP persons in the County speak Spanish: there are 62,844 Spanish-speaking LEP persons. Other major languages spoken by LEP persons include Mixteco, Chinese (1,969 persons), and Tagalog (1,475 persons).

In the HOME Consortium participating jurisdictions,

- *Santa Maria* has the largest number of LEP residents (30,962, which is almost half of the County’s LEP population) as well as the highest percentage of LEP residents (32.6% of the city’s population is LEP). Since 1990, the LEP population has more than doubled, though growth has slowed in recent years. Spanish is the primary language spoken by LEP residents (over one quarter of all residents are Spanish-speaking LEP persons), followed by Tagalog and Mixteco.
- *Lompoc* is home to approximately 7,407 LEP residents, which equals 18.6% of the total population (slightly higher than the Countywide proportion). The LEP population grew between 1990 and 2010, and fell slightly between 2010 and 2020. The primary language spoken by LEP residents in Lompoc is Spanish; approximately 16.5% of the city’s population is Spanish-speaking LEP persons.
- *Goleta* has a small proportion of LEP residents than the County overall; 13.8% of Goleta’s population is LEP (which equals 4,219 persons). Like the County overall, the LEP population in Goleta grew between 1990 and 2010, then declined slightly between 2010 and 2020. As in the rest of the County, Spanish is the primary language spoken by LEP residents in the city.

In the CDBG Urban County Partnership jurisdictions and CDPs, Spanish speakers are the primary LEP population group. In Isla Vista, there is also a significant Chinese-speaking LEP population.

**Age:**

Santa Barbara County’s population is aging. In 1990, approximately 12.2% of the County’s population was aged 65 years and older. Currently, approximately 15.3% of the population is 65 years or older.

Of the HOME Consortium participating jurisdictions, *Santa Maria* has the youngest population: 31.1% of the city’s population is under age 18 and 10.3% is 65 years and older. *Lompoc*’s population is also young relative to the County overall: 27.4% of residents are under age 18, and 11.2% are 65 years and older. *Goleta* has a higher proportion of residents ages 18-64 than the County: 64.9% of Goleta’s population is between the ages of 18-64, compared to 62.5% in the County overall.

In the CDBG Urban County Partnership jurisdictions and CDPs, the populations of Buellton, Carpinteria, and Orcutt have a similar age distribution as the County overall. Isla Vista’s population is significantly younger, reflecting the central role that the University of

California, Santa Barbara (UCSB) plays in the community: approximately 95.52% are between the ages of 18-64. Solvang's population is significantly older: approximately 29.85% of the population is aged 65 and over.

### Families with Children:

Santa Barbara County has approximately 42,187 families with children, which equals approximately 43.3% of all families in the County. Of the HOME Consortium participating jurisdictions, *Santa Maria* and *Lompoc* both have a higher percentage of families with children than the County overall (53.9% and 53.6%, respectively), while *Goleta* has a comparable percentage (42.6%). In the CDBG Urban County Partnership jurisdictions and CDPs, Buellton and Carpinteria have a comparable share of families with children (40%), Isla Vista has a larger share of families with children (49.24%), and Orcutt and Solvang have lower percentages of families with children compared to the County (37.06% and 34.72%, respectively)

**Table 1 – Demographics**

		Santa Barbara County, CA		Buellton, CA	
Race/Ethnicity (2020)		#	%		# %
Total Population		444,895			5,276
White, Non-Hispanic		195,329	43.90%		3,788 71.80%
Black, Non-Hispanic		7,910	1.78%		69 1.31%
Hispanic		203,207	45.68%		1,237 23.45%
Asian or Pacific Islander, Non-Hispanic		24,138	5.43%		82 1.55%
Native American, Non-Hispanic		1,596	0.36%		14 0.27%
Two or More Races, Non-Hispanic		11,674	2.62%		86 1.63%
Other, Non-Hispanic		1,041	0.23%		0 0.00%
National Origin (2020)					
#1 country of origin	Mexico	66,035	14.84%	Mexico	462 8.76%
#2 country of origin	Philippines	4,239	0.95%	United Kingdom, excl. England and Scotland	51 0.97%
#3 country of origin	China, excluding Taiwan	4,149	0.93%	Israel	48 0.91%
#4 country of origin	Guatemala	2,041	0.46%	Canada	47 0.89%
#5 country of origin	United Kingdom	1,963	0.44%	Colombia	45 0.85%
#6 country of origin	Canada	1,619	0.36%	Germany	38 0.72%
#7 country of origin	El Salvador	1,440	0.32%	Malaysia	27 0.51%
#8 country of origin	Germany	1,167	0.26%	England	25 0.47%
#9 country of origin	India	1,142	0.26%	Thailand	22 0.42%
#10 country of origin	Korea	1015	0.23%	China, including Hong Kong	16 0.30%
Limited English Proficiency (LEP) Language (2015)					
#1 LEP Language	Spanish or Spanish Creole	62,844	15.42%	Spanish or Spanish Creole	471 10.03%
#2 LEP Language	Chinese	1,969	0.48%	Arabic	95 2.02%
#3 LEP Language	Tagalog	1,475	0.36%	French (incl. Patois, Cajun)	51 1.09%
#4 LEP Language	Other and unspecified languages	912	0.22%	German	41 0.87%
#5 LEP Language	Korean	812	0.20%	Italian	14 0.30%
#6 LEP Language	Vietnamese	597	0.15%	Other Indic languages	14 0.30%
#7 LEP Language	Japanese	588	0.14%		
#8 LEP Language	German	487	0.12%		
#9 LEP Language	Other Pacific Island languages	410	0.10%		
#10 LEP Language	Arabic	351	0.09%		
Disability Type (2020)					
Hearing difficulty		13,355	3.00%		208 3.94%
Vision difficulty		6,816	1.53%		62 1.18%
Cognitive difficulty		16,881	3.79%		142 2.69%
Ambulatory difficulty		20,571	4.62%		127 2.41%
Self-care difficulty		8,020	1.80%		44 0.83%
Independent living difficulty		14,432	3.24%		171 3.24%
Sex (2020)					
Male		222,524	50.02%		2,610 49.47%
Female		222,371	49.98%		2,666 50.53%
Age (2020)					
Under 18		99,039	22.26%		1,226 23.24%
18-64		277,836	62.45%		3,142 59.55%
65+		68,020	15.29%		908 17.21%
Family Type (2020)					
Families with children		42,187	43.31%		600 40.40%
Note 1: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total families.					
Note 2: 10 most populous places of birth and languages at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.					
Note 3: Data Sources: LEP Language data from U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates; All other data from U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates					
Note 4: Refer to the Data Documentation for details ( <a href="https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf">https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf</a> )					

**Table 1 – Demographics (continued)**

Carpinteria, CA			Goleta, CA		
Race/Ethnicity (2020)		# %		# %	
Total Population		13,449		32,142	
White, Non-Hispanic		6,533 48.58%		16,172 50.31%	
Black, Non-Hispanic		126 0.94%		813 2.53%	
Hispanic		6,129 45.57%		10,815 33.65%	
Asian or Pacific Islander, Non-Hispanic		270 2.01%		3,237 10.07%	
Native American, Non-Hispanic		0 0.00%		18 0.06%	
Two or More Races, Non-Hispanic		391 2.91%		1,001 3.11%	
Other, Non-Hispanic		0 0.00%		86 0.27%	
<b>National Origin (2020)</b>					
#1 country of origin	Mexico	2,304 17.13%	Mexico	3,268 10.17%	
#2 country of origin	Philippines	95 0.71%	China, excluding Taiwan	884 2.75%	
#3 country of origin	Russia	60 0.45%	Philippines	397 1.24%	
#4 country of origin	Austria	51 0.38%	Vietnam	255 0.79%	
#5 country of origin	Germany	51 0.38%	India	238 0.74%	
#6 country of origin	England	50 0.37%	Korea	221 0.69%	
#7 country of origin	Canada	42 0.31%	Germany	138 0.43%	
#8 country of origin	Sweden	40 0.30%	United Kingdom	137 0.43%	
#9 country of origin	South Africa	40 0.30%	Canada	130 0.40%	
#10 country of origin	United Kingdom, excl. England and Scotland	36 0.27%	Venezuela	129 0.40%	
<b>Limited English Proficiency (LEP) Language (2015)</b>					
#1 LEP Language	Spanish or Spanish Creole	2,236 17.50%	Spanish or Spanish Creole	2,807 9.74%	
#2 LEP Language	Scandinavian languages	79 0.62%	Chinese	300 1.04%	
#3 LEP Language	French (incl. Patois, Cajun)	69 0.54%	Tagalog	128 0.44%	
#4 LEP Language	Japanese	65 0.51%	Korean	117 0.41%	
#5 LEP Language	Portuguese or Portuguese Creole	63 0.49%	Japanese	48 0.17%	
#6 LEP Language	Arabic	59 0.46%	French (incl. Patois, Cajun)	47 0.16%	
#7 LEP Language	Korean	58 0.45%	Russian	29 0.10%	
#8 LEP Language	Other Pacific Island languages	52 0.41%	Gujarati	29 0.10%	
#9 LEP Language	Other West Germanic languages	30 0.23%	Vietnamese	28 0.10%	
#10 LEP Language	German	28 0.22%	Arabic	21 0.07%	
<b>Disability Type (2020)</b>					
Hearing difficulty		408 3.03%		869 2.70%	
Vision difficulty		153 1.14%		354 1.10%	
Cognitive difficulty		473 3.52%		650 2.02%	
Ambulatory difficulty		496 3.69%		1,387 4.32%	
Self-care difficulty		198 1.47%		424 1.32%	
Independent living difficulty		391 2.91%		964 3.00%	
<b>Sex (2020)</b>					
Male		6,672 49.61%		16,243 50.54%	
Female		6,777 50.39%		15,899 49.46%	
<b>Age (2020)</b>					
Under 18		2,962 22.02%		6,576 20.46%	
18-64		7,874 58.55%		20,846 64.86%	
65+		2,613 19.43%		4,720 14.68%	
<b>Family Type (2020)</b>					
Families with children		1,302 40.56%		3,089 42.64%	

Note 1: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total families.

Note 2: 10 most populous places of birth and languages at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.

Note 3: Data Sources: LEP Language data from U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates; All other data from U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Note 4: Refer to the Data Documentation for details (<https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf>).

**Table 1 – Demographics (continued)**

		Isla Vista (Census Designated Place), CA		Lompoc, CA	
Race/Ethnicity (2020)		#	%	#	%
Total Population		15,733		42,753	
White, Non-Hispanic		8,315	52.85%	12,453	29.13%
Black, Non-Hispanic		813	5.17%	1,331	3.11%
Hispanic		3,664	23.29%	25,816	60.38%
Asian or Pacific Islander, Non-Hispanic		2,381	15.13%	1,610	3.77%
Native American, Non-Hispanic		4	0.03%	250	0.58%
Two or More Races, Non-Hispanic		499	3.17%	1,268	2.97%
Other, Non-Hispanic		57	0.36%	25	0.06%
<b>National Origin (2020)</b>					
#1 country of origin	China, excl. Hong Kong and Taiwan	639	4.06%	Mexico	7,470 17.47%
#2 country of origin	Mexico	528	3.36%	Philippines	271 0.63%
#3 country of origin	Philippines	147	0.93%	Vietnam	224 0.52%
#4 country of origin	Korea	129	0.82%	Guatemala	191 0.45%
#5 country of origin	England	76	0.48%	El Salvador	185 0.43%
#6 country of origin	Japan	75	0.48%	Honduras	108 0.25%
#7 country of origin	Taiwan	68	0.43%	Colombia	97 0.23%
#8 country of origin	Italy	65	0.41%	Germany	79 0.18%
#9 country of origin	Argentina	64	0.41%	United Kingdom	73 0.17%
#10 country of origin	India	61	0.39%	Canada	55 0.13%
<b>Limited English Proficiency (LEP) Language (2015)</b>					
#1 LEP Language	Spanish or Spanish Creole	3,317	12.75%	Spanish or Spanish Creole	7,048 17.79%
#2 LEP Language	Chinese	1,351	5.19%	Vietnamese	72 0.18%
#3 LEP Language	Vietnamese	349	1.34%	Hmong	53 0.13%
#4 LEP Language	Korean	303	1.16%	Thai	52 0.13%
#5 LEP Language	Persian	285	1.10%	Other Pacific Island languages	51 0.13%
#6 LEP Language	German	182	0.70%	Tagalog	40 0.10%
#7 LEP Language	Other Indic languages	180	0.69%	Other Indic languages	37 0.09%
#8 LEP Language	French (incl. Patois, Cajun)	176	0.68%	Russian	26 0.07%
#9 LEP Language	Russian	146	0.56%	Other and unspecified languages	23 0.06%
#10 LEP Language	Scandinavian languages	134	0.51%	Urdu	15 0.04%
<b>Disability Type (2020)</b>					
Hearing difficulty		86	0.55%		1,129 2.64%
Vision difficulty		109	0.69%		957 2.24%
Cognitive difficulty		549	3.49%		1,986 4.65%
Ambulatory difficulty		137	0.87%		2,453 5.74%
Self-care difficulty		35	0.22%		1,033 2.42%
Independent living difficulty		180	1.14%		1,795 4.20%
<b>Sex (2020)</b>					
Male		7,551	47.99%		23,584 55.16%
Female		8,182	52.01%		19,169 44.84%
<b>Age (2020)</b>					
Under 18		394	2.50%		11,729 27.43%
18-64		15,028	95.52%		26,253 61.41%
65+		311	1.98%		4,771 11.16%
<b>Family Type (2020)</b>					
Families with children		195	49.24%		4,975 53.63%
Note 1: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total families.					
Note 2: 10 most populous places of birth and languages at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.					
Note 3: Data Sources: LEP Language data from U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates; All other data from U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates					
Note 4: Refer to the Data Documentation for details ( <a href="https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documents-AFFHT0006-July-2020.pdf">https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documents-AFFHT0006-July-2020.pdf</a> ).					



**Table 1 – Demographics (continued)**

		Orcutt (Census Designated Place), CA		Santa Barbara (city), CA	
Race/Ethnicity (2020)		#	%	#	%
Total Population		31,353		90,911	
White, Non-Hispanic		19,425	61.96%	50,688	55.76%
Black, Non-Hispanic		640	2.04%	1,220	1.34%
Hispanic		8,903	28.40%	33,367	36.70%
Asian or Pacific Islander, Non-Hispanic		979	3.12%	3,330	3.66%
Native American, Non-Hispanic		215	0.69%	178	0.20%
Two or More Races, Non-Hispanic		1,122	3.58%	1,756	1.93%
Other, Non-Hispanic		69	0.22%	372	0.41%
<b>National Origin (2020)</b>					
#1 country of origin	Mexico	1,604	5.12%	Mexico	11,017 12.12%
#2 country of origin	Philippines	154	0.49%	Guatemala	1,062 1.17%
#3 country of origin	Canada	105	0.33%	China, excluding Taiwan	680 0.75%
#4 country of origin	China, excl. Hong Kong and Taiwan	99	0.32%	United Kingdom	607 0.67%
#5 country of origin	Germany	91	0.29%	Canada	402 0.44%
#6 country of origin	Vietnam	72	0.23%	Germany	346 0.38%
#7 country of origin	Thailand	45	0.14%	Argentina	342 0.38%
#8 country of origin	Syria	41	0.13%	France	303 0.33%
#9 country of origin	France	38	0.12%	Vietnam	293 0.32%
#10 country of origin	India	38	0.12%	El Salvador	289 0.32%
<b>Limited English Proficiency (LEP) Language (2015)</b>					
#1 LEP Language	Spanish or Spanish Creole	1,638	5.79%	Spanish or Spanish Creole	13,179 15.52%
#2 LEP Language	Japanese	173	0.61%	Chinese	397 0.47%
#3 LEP Language	Tagalog	164	0.58%	German	264 0.31%
#4 LEP Language	Other Pacific Island languages	76	0.27%	Japanese	205 0.24%
#5 LEP Language	French (incl. Patois, Cajun)	59	0.21%	Vietnamese	133 0.16%
#6 LEP Language	Portuguese or Portuguese Creole	52	0.18%	Arabic	132 0.16%
#7 LEP Language	German	45	0.16%	Tagalog	110 0.13%
#8 LEP Language	Other West Germanic languages	34	0.12%	Korean	106 0.12%
#9 LEP Language	Chinese	34	0.12%	Persian	105 0.12%
#10 LEP Language	Polish	23	0.08%	Scandinavian languages	104 0.12%
<b>Disability Type (2020)</b>					
Hearing difficulty		1,476	4.71%		2,409 2.65%
Vision difficulty		569	1.81%		1,549 1.70%
Cognitive difficulty		1,416	4.52%		3,901 4.29%
Ambulatory difficulty		1,881	6.00%		3,994 4.39%
Self-care difficulty		695	2.22%		1,675 1.84%
Independent living difficulty		1,040	3.32%		3,368 3.70%
<b>Sex (2020)</b>					
Male		15,945	50.86%		45,285 49.81%
Female		15,408	49.14%		45,626 50.19%
<b>Age (2020)</b>					
Under 18		6,808	21.71%		15,308 16.84%
18-64		18,930	60.38%		57,771 63.55%
65+		5,615	17.91%		17,832 19.61%
<b>Family Type (2020)</b>					
Families with children		3,112	37.06%		7,626 37.42%

Note 1: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total families.

Note 2: 10 most populous places of birth and languages at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.

Note 3: Data Sources: LEP Language data from U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates; All other data from U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Note 4: Refer to the Data Documentation for details (<https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf>).



**Table 1 – Demographics (continued)**

		Santa Maria, CA		Solvang, CA	
Race/Ethnicity (2020)		#	%	#	%
Total Population		105,528		5,644	
White, Non-Hispanic		16,248	15.40%	4,153	73.58%
Black, Non-Hispanic		1,288	1.22%	181	3.21%
Hispanic		80,929	76.69%	995	17.63%
Asian or Pacific Islander, Non-Hispanic		4,983	4.72%	83	1.47%
Native American, Non-Hispanic		153	0.14%	29	0.51%
Two or More Races, Non-Hispanic		1,774	1.68%	203	3.60%
Other, Non-Hispanic		153	0.14%	0	0.00%
<b>National Origin (2020)</b>					
#1 country of origin	Mexico	29,891	28.33%	Mexico	250 4.43%
#2 country of origin	Philippines	2,342	2.22%	Philippines	59 1.05%
#3 country of origin	Guatemala	554	0.52%	Canada	50 0.89%
#4 country of origin	El Salvador	440	0.42%	Denmark	48 0.85%
#5 country of origin	Korea	248	0.24%	Germany	47 0.83%
#6 country of origin	United Kingdom	239	0.23%	United Kingdom, excl. England and Scotland	42 0.74%
#7 country of origin	Syria	224	0.21%	England	40 0.71%
#8 country of origin	Canada	223	0.21%	China, excl. Hong Kong and Taiwan	26 0.46%
#9 country of origin	Honduras	213	0.20%	Turkey	14 0.25%
#10 country of origin	China, excluding Taiwan	196	0.19%	Belgium	13 0.23%
<b>Limited English Proficiency (LEP) Language (2015)</b>					
#1 LEP Language	Spanish or Spanish Creole	28,469	30.57%	Spanish or Spanish Creole	495 9.46%
#2 LEP Language	Tagalog	1,030	1.11%	Scandinavian languages	134 2.56%
#3 LEP Language	Other and unspecified languages	860	0.92%	Other West Germanic languages	48 0.92%
#4 LEP Language	Korean	238	0.26%	German	22 0.42%
#5 LEP Language	Vietnamese	177	0.19%	Tagalog	16 0.31%
#6 LEP Language	Other Pacific Island languages	171	0.18%	Chinese	12 0.23%
#7 LEP Language	Chinese	168	0.18%	French (incl. Patois, Cajun)	9 0.17%
#8 LEP Language	Other Indic languages	92	0.10%		
#9 LEP Language	Japanese	55	0.06%		
#10 LEP Language	Arabic	41	0.04%		
<b>Disability Type (2020)</b>					
Hearing difficulty		2,987	2.83%	71	1.26%
Vision difficulty		1,515	1.44%	55	0.97%
Cognitive difficulty		4,004	3.79%	209	3.70%
Ambulatory difficulty		5,318	5.04%	334	5.92%
Self-care difficulty		2,190	2.08%	132	2.34%
Independent living difficulty		3,455	3.27%	250	4.43%
<b>Sex (2020)</b>					
Male		52,153	49.42%	2,400	42.52%
Female		53,375	50.58%	3,244	57.48%
<b>Age (2020)</b>					
Under 18		32,833	31.11%	1,081	19.15%
18-64		61,820	58.58%	2,878	50.99%
65+		10,875	10.31%	1,685	29.85%
<b>Family Type (2020)</b>					
Families with children		12,126	53.90%	526	34.72%

Note 1: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total families.

Note 2: 10 most populous places of birth and languages at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.

Note 3: Data Sources: LEP Language data from U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates; All other data from U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Note 4: Refer to the Data Documentation for details (<https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf>).

**Table 2 – Demographic Trends**

	Santa Barbara County, CA								Goleta, CA							
	1990		2000		2010		2020		1990		2000		2010		2020	
Race/Ethnicity	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
White, Non-Hispanic	244,262	66.08%	227,073	56.86%	203,122	47.92%	195,329	43.90%	20,076	71.60%	18,145	61.38%	16,039	52.30%	16,172	50.31%
Black, Non-Hispanic	9,331	2.52%	9,974	2.50%	9,405	2.22%	7,910	1.78%	618	2.20%	576	1.95%	615	2.01%	813	2.53%
Hispanic	98,138	26.55%	136,654	34.22%	181,687	42.86%	203,207	45.68%	5,102	18.20%	7,646	25.86%	10,220	33.32%	10,815	33.65%
Asian or Pacific Islander, Non-Hispanic	14,998	4.06%	19,753	4.95%	24,983	5.89%	24,138	5.43%	2,064	7.36%	2,790	9.44%	3,445	11.23%	3,237	10.07%
Native American, Non-Hispanic	2,080	0.56%	3,938	0.99%	3,646	0.86%	1,596	0.36%	125	0.45%	232	0.78%	250	0.82%	18	0.06%
National Origin																
Foreign-born	62,590	16.93%	84,826	21.24%	98,785	23.30%	100,908	22.68%	4,465	15.89%	5,852	19.79%	7,631	24.88%	7,249	22.55%
LEP																
Limited English Proficiency	43,278	11.71%	61,584	15.42%	73,260	17.28%	69,616	16.70%	2,427	8.64%	3,976	13.45%	4,379	14.28%	4,219	13.80%
Sex																
Male	185,611	50.22%	199,688	50.00%	212,786	50.20%	222,524	50.00%	14,048	49.99%	14,937	50.53%	15,471	50.44%	16,243	50.50%
Female	184,006	49.78%	199,662	50.00%	211,109	49.80%	222,371	50.00%	14,055	50.01%	14,624	49.47%	15,199	49.56%	15,899	49.50%
Age																
Under 18	85,453	23.12%	102,143	25.58%	98,047	23.13%	99,039	22.30%	5,652	20.11%	6,968	23.57%	6,148	20.05%	6,576	20.50%
18-64	239,070	64.68%	246,656	61.76%	271,450	64.04%	277,836	62.45%	19,978	71.09%	19,360	65.49%	20,840	67.95%	20,846	64.86%
65+	45,094	12.20%	50,551	12.66%	54,398	12.83%	68,020	15.30%	2,472	8.80%	3,234	10.94%	3,682	12.01%	4,720	14.70%
Family Type																
Families with children	41,469	47.39%	39,063	49.93%	42,278	46.16%	42,187	43.31%	2,863	44.97%	2,473	49.65%	2,941	44.51%	3,089	42.64%
					Lompoc, CA							Santa Maria, CA				
	1990		2000		2010		2020		1990		2000		2010		2020	
Race/Ethnicity	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
White, Non-Hispanic	23,137	62.43%	20,179	48.39%	15,630	36.83%	12,453	29.13%	31,633	48.35%	25,683	32.46%	21,605	21.70%	16,248	15.40%
Black, Non-Hispanic	2,203	5.94%	3,177	7.62%	2,695	6.35%	1,331	3.11%	1,224	1.87%	1,518	1.92%	1,488	1.49%	1,288	1.22%
Hispanic	9,462	25.53%	15,462	37.08%	21,465	50.58%	25,816	60.38%	28,782	43.99%	46,926	59.31%	70,398	70.71%	80,929	76.69%
Asian or Pacific Islander, Non-Hispanic	1,846	4.98%	2,088	5.01%	1,958	4.61%	1,610	3.77%	3,225	4.93%	4,004	5.06%	5,186	5.21%	4,983	4.72%
Native American, Non-Hispanic	313	0.84%	621	1.49%	577	1.36%	250	0.58%	383	0.59%	743	0.94%	677	0.68%	153	0.14%
National Origin																
Foreign-born	4,864	13.15%	7,441	17.86%	11,099	26.16%	9,384	21.95%	14,036	21.45%	24,952	31.53%	33,294	33.44%	35,818	33.94%
LEP																
Limited English Proficiency	3,704	10.01%	5,844	14.02%	8,593	20.25%	7,407	18.60%	12,874	19.68%	22,178	28.02%	31,101	31.24%	30,962	32.60%
Sex																
Male	18,552	50.14%	21,921	52.60%	22,698	53.49%	23,584	55.20%	32,336	49.42%	39,980	50.51%	50,285	50.51%	52,153	49.40%
Female	18,447	49.86%	19,749	47.39%	19,736	46.51%	19,169	44.80%	33,094	50.58%	39,166	49.49%	49,268	49.49%	53,375	50.60%
Age																
Under 18	11,320	30.60%	12,733	30.56%	11,146	26.27%	11,729	27.40%	19,331	29.54%	25,555	32.29%	31,329	31.47%	32,833	31.10%
18-64	22,384	60.50%	24,984	59.96%	27,039	63.72%	26,253	61.41%	38,035	58.13%	44,504	56.23%	58,768	59.03%	61,820	58.58%
65+	3,295	8.91%	3,953	9.49%	4,249	10.01%	4,771	11.20%	8,064	12.32%	9,087	11.48%	9,456	9.50%	10,875	10.30%
Family Type																
Families with children	5,424	56.65%	4,779	59.48%	4,788	51.48%	4,975	53.63%	8,452	51.97%	9,563	56.04%	11,401	55.83%	12,126	53.90%

Note 1: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.

Note 2: Data Sources: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates; HUD AFFH Tool, Table 2, Version AFFHT0006, Released July 10, 2020.

Note 3: Refer to the Data Documentation for details ([www.hudexchange.info/resource/4848/affh-data-documentation](http://www.hudexchange.info/resource/4848/affh-data-documentation)).

**Describe housing patterns, including tenure, cost burden, and the location of renters and owners.**

Table 3 – Housing Trends shows data on housing tenure and cost burden for Santa Barbara County and the participating jurisdictions. These data are from the 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates. This table shows the following:

### Tenure:

In Santa Barbara County, approximately 52.3% of households own their home and 47.7% rent. Between 2015 and 2020, the number of owner-occupied and renter-occupied households increased, with owner-occupied housing increasing slightly more. All three participating jurisdictions have lower homeownership rates than the County overall.

- *Lompoc* has the lowest homeownership rate of all three participating jurisdictions, with 45.3% of housing units occupied by homeowners. Since 2015, the homeownership rate in Lompoc has increased slightly.
- In *Santa Maria*, 50.4% of housing units are owner-occupied, which is a slight increase since 2015.
- In *Goleta*, 51.9% of housing units are owner-occupied, which is a slight decrease since 2015 despite an overall increase in the number of owner-occupied housing units (the number of renter-occupied housing units increased faster over the same period).

### Cost Burden:

In Santa Barbara County, over half (53%) of all renter households are cost burdened (meaning they pay more than 30% of their income towards housing costs—rent, utilities, etc.) and approximately 30.1% of homeowner households are cost-burdened. Between 2015 and 2020, the number of cost-burdened renters and owner households in the County decreased. In the participating jurisdictions, the same general levels of cost-burden and trends hold true with two exceptions:

- In *Goleta*, the number and percentage of cost-burdened renters increased between 2015 and 2020.
- In *Lompoc*, the number and percentage of cost-burdened homeowners increased between 2015 and 2020.

**Table 3 – Housing Trends**

	Santa Barbara County, CA				Goleta, CA			
	2015		2020		2015		2020	
Tenure	#	%	#	%	#	%	#	%
Occupied Housing Units	142,713		148,309		11,034		11,652	
Owner-Occupied	74,083	51.91%	77,504	52.26%	5,816	52.71%	6,047	51.90%
Renter-Occupied	68,630	48.09%	70,805	47.74%	5,218	47.29%	5,605	48.10%
<b>Cost Burdened Households</b>								
All Units	62,936	44.10%	60,888	41.05%	4,656	42.20%	4,711	40.43%
Owner-Occupied Units	25,262	34.10%	23,350	30.13%	2,193	37.70%	1,876	31.02%
Renter-Occupied Units	37,609	54.80%	37,538	53.02%	2,452	47.00%	2,835	50.58%
	Lompoc, CA				Santa Maria, CA			
	2015		2020		2015		2020	
Tenure	#	%	#	%	#	%	#	%
Occupied Housing Units	13,411		13,216		27,365		28,013	
Owner-Occupied	5,851	43.63%	5,988	45.31%	13,496	49.32%	14,108	50.36%
Renter-Occupied	7,560	56.37%	7,228	54.69%	13,869	50.68%	13,905	49.64%
<b>Cost Burdened Households</b>								
All Units	6,196	46.20%	5,579	42.21%	12,533	45.80%	11,457	40.90%
Owner-Occupied Units	1,691	28.90%	1,852	30.93%	4,629	34.30%	4,058	28.76%
Renter-Occupied Units	4,513	59.70%	3,727	51.56%	7,878	56.80%	7,399	53.21%

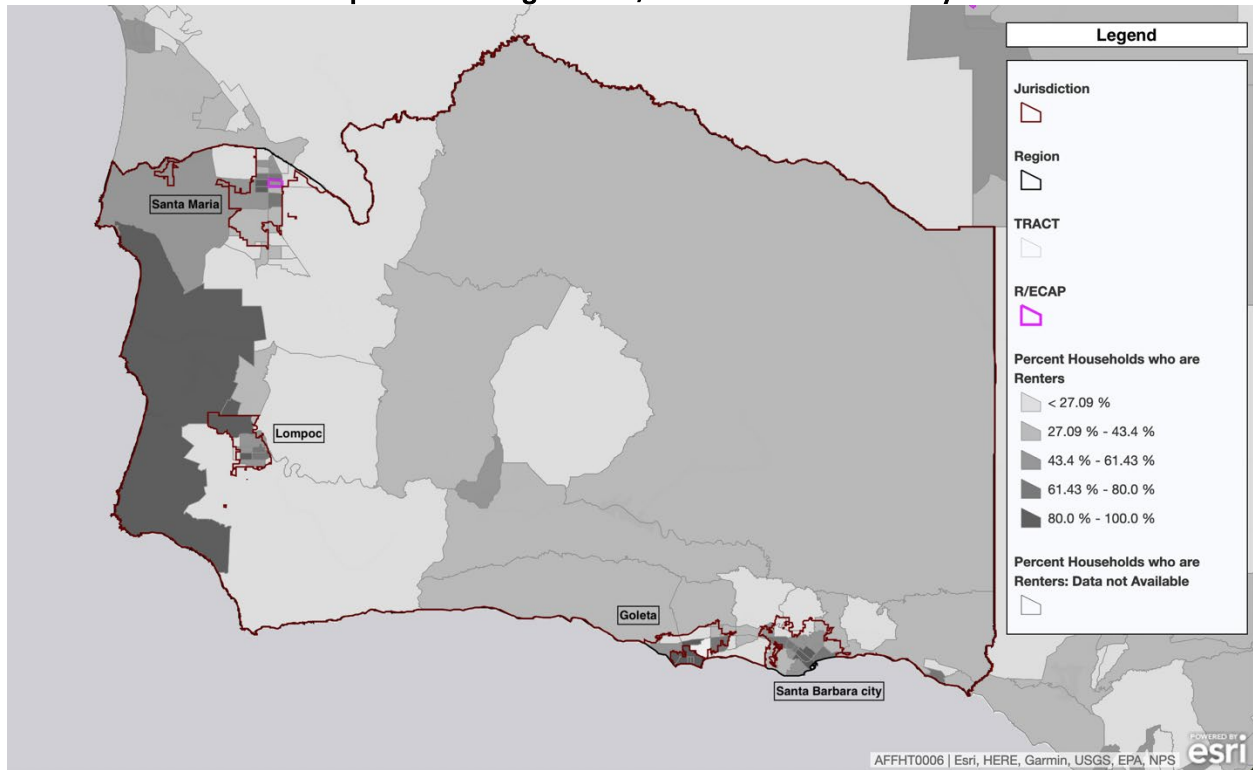
Note 1: Data Sources: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates

### Location of Renters and Owners:

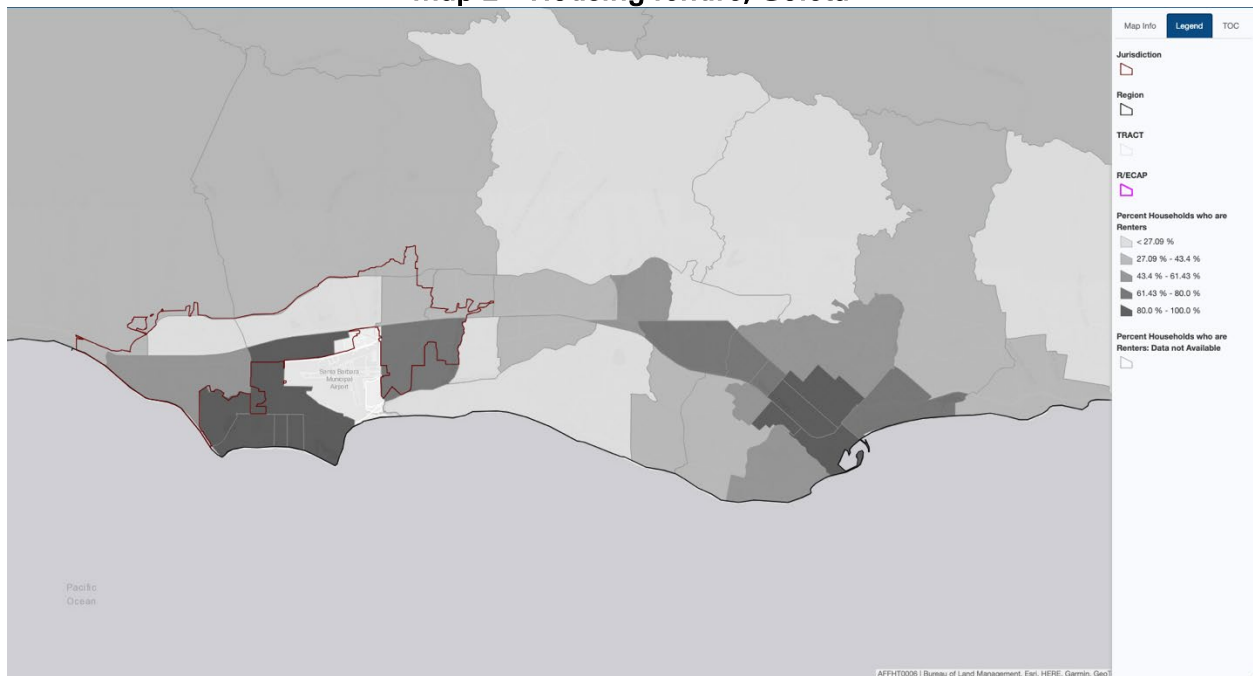
Maps 1-4 show the distribution of renter households in Santa Barbara County and the participating jurisdictions. The darker shaded areas have a higher proportion of renter households. The maps show concentrations of renter households in the following areas:

- Within the jurisdictions of Lompoc, Santa Maria, Goleta and Santa Barbara city
- Isla Vista
- Vandenburg Village and Space Force Base

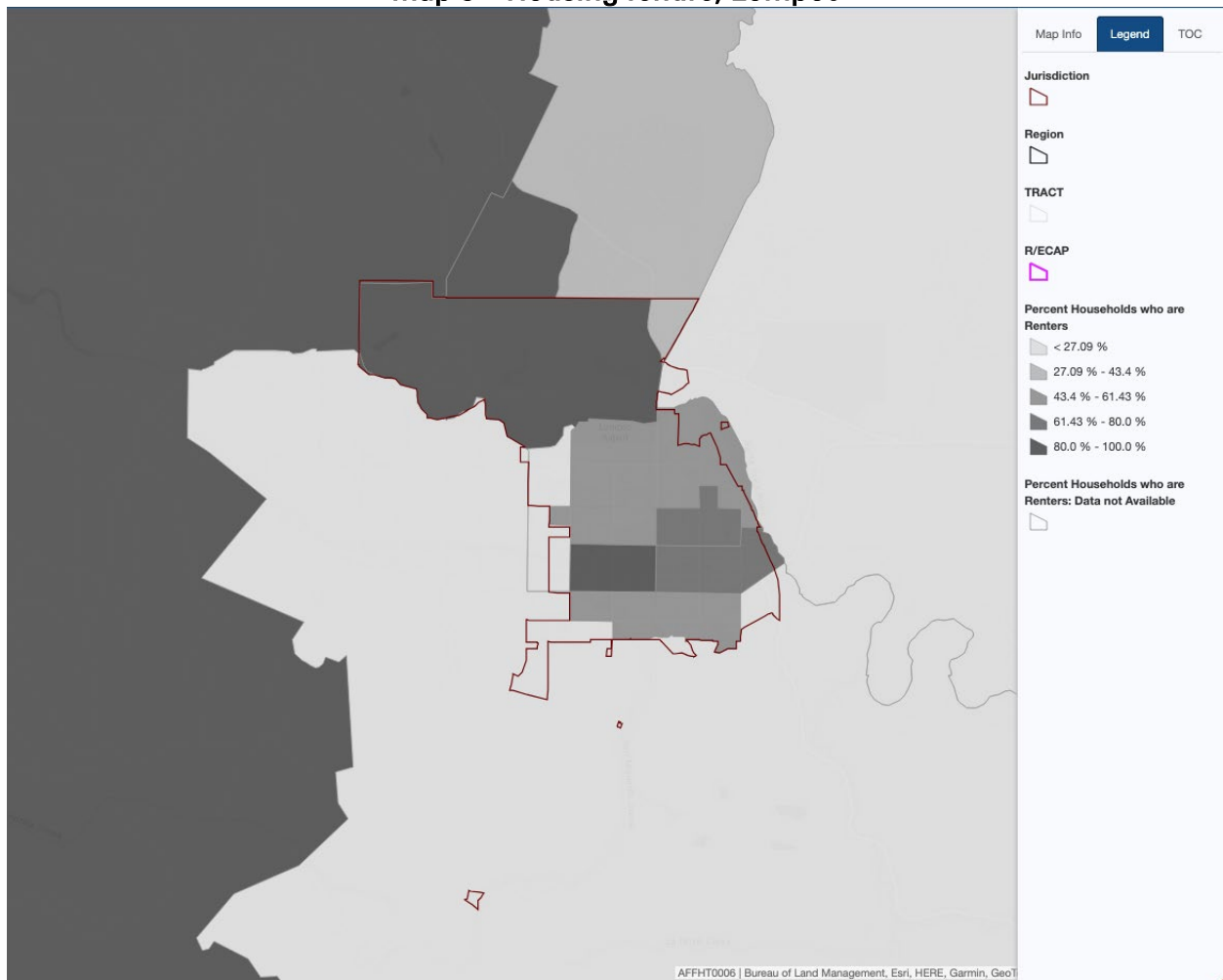
Map 1 – Housing Tenure, Santa Barbara County



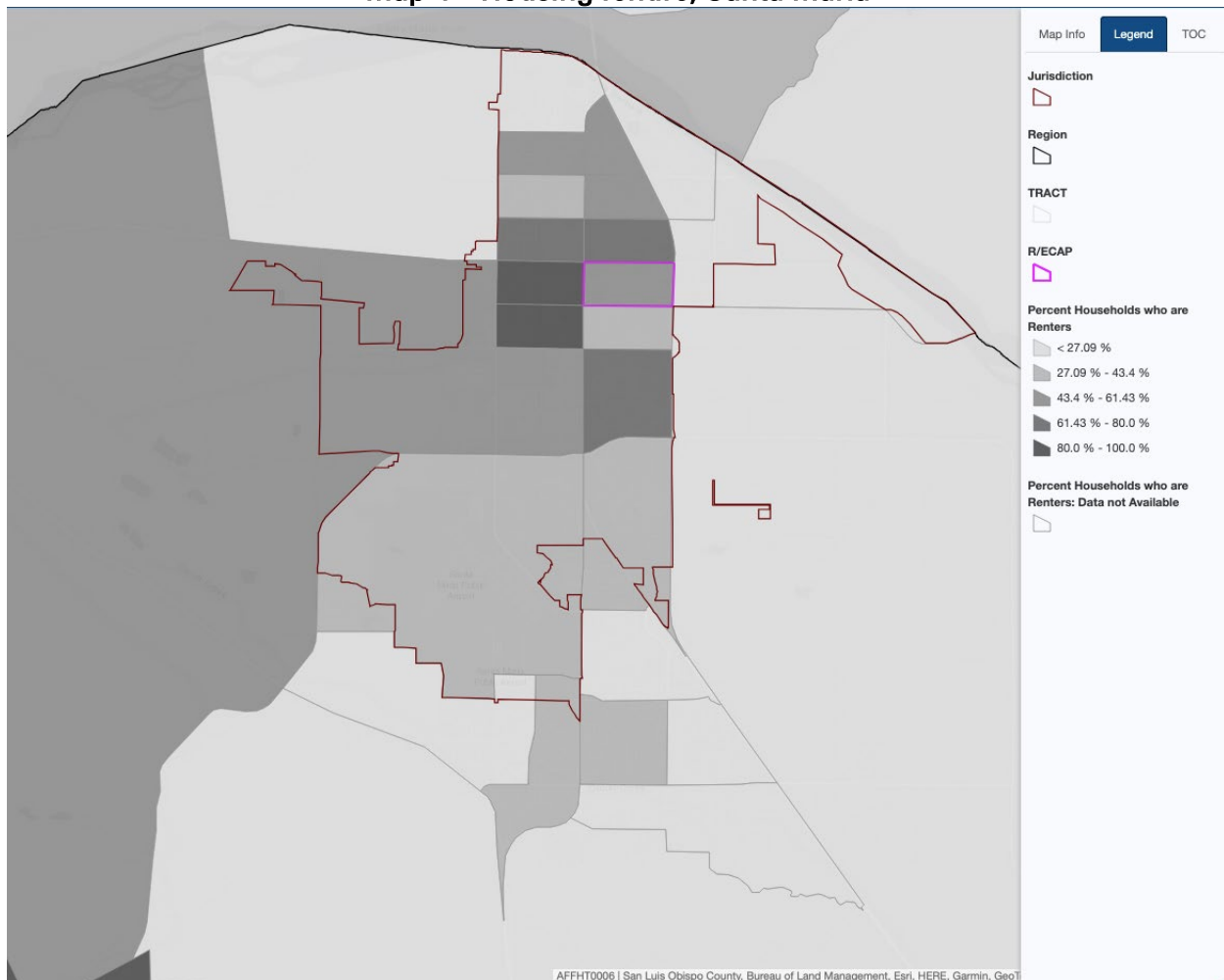
Map 2 – Housing Tenure, Goleta



### Map 3 – Housing Tenure, Lompoc



**Map 4 – Housing Tenure, Santa Maria**



**Describe the demographics of residents of publicly supported housing.**

Table 4 – Publicly Supported Households by Race/Ethnicity shows the demographics of residents of different types of publicly support housing programs, including Public Housing, Project-Based Section 8, Housing Choice Voucher (HCV) Program, and Other Multifamily programs. This table shows that, in Santa Barbara County,

- The majority of publicly supported housing is provided through the HCV Program. Approximately 51.2% of voucher recipients are Hispanic, 38.7% are non-Hispanic White, 6.5% are Black, and 2.4% are AAPI.
- The next largest housing program is Project-Based Section 8 housing. The majority of Project-Based Section 8 residents are Hispanic (44.3%). Approximately 42% are non-Hispanic White, 8.8% are AAPI, and 3.95% are Black.
- Public Housing properties have a much higher concentration of Hispanic residents than the other programs: 87.7% of Public Housing residents in the County are Hispanic.
  - **NOTE:** All Public Housing properties previously operated by the Housing Authority of Santa Barbara County (HASBARCO) have been converted to Project-Based Section 8 housing through the Rental Assistance

Demonstration (RAD) program. However, to ensure consistency and alignment with the most recently available data used in this AI, these units will continue to be referred to as “Public Housing” properties solely for the purposes of this document. This designation does not reflect the current operational structure of these properties but serves to preserve the integrity of the analysis based on historical data.

The demographics of households in publicly supported housing vary widely between the participating jurisdictions:

- In *Santa Maria*, the HCV Program has a higher concentration of Hispanic voucher holders than in the County overall: 68.2% of households with vouchers are Hispanic. Project-Based Section 8 housing in the city has a higher concentration of AAPI households than in the County overall: 15.95% of households in Project-Based Section 8 housing are AAPI. All of the Public Housing units included in the County data are located in Santa Maria.
- In *Goleta*, Project-Based Section 8 housing has higher concentrations of Hispanic and AAPI residents than the County overall: 71.4% and 16.7% of Project-Based Section 8 units are occupied by Hispanic and AAPI households, respectively. Households with vouchers through the HCV Program are more likely to be non-Hispanic White in Goleta than in the County overall: 49.3% of households with vouchers are non-Hispanic White.
- In *Lompoc*, there is a higher concentration of Black households in the HCV Program than in the County overall: 11.3% of households with vouchers are Black.

**Table 4 – Publicly Supported Households by Race/Ethnicity**

<b>Santa Barbara County, CA</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
HousingType	#	%	#	%	#	%	#	%
Public Housing	16	7.88%	6	2.96%	178	87.68%	3	1.48%
Project-Based Section 8	234	42.01%	22	3.95%	247	44.34%	49	8.80%
Other Multifamily	77	62.60%	3	2.44%	38	30.89%	4	3.25%
HCV Program	2,474	38.72%	413	6.46%	3,269	51.16%	154	2.41%
Total Households	84,625	59.16%	2,458	1.72%	46,235	32.32%	6,569	4.59%
0-30% of AMI	10,250	49.71%	499	2.42%	7,940	38.51%	1,179	5.72%
0-50% of AMI	18,355	47.07%	764	1.96%	16,870	43.26%	1,849	4.74%
0-80% of AMI	30,150	47.10%	1,314	2.05%	27,965	43.69%	2,979	4.65%
<b>Lompoc, CA</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
HousingType	#	%	#	%	#	%	#	%
Public Housing	N/a	N/a	0	0.00%	N/a	N/a	N/a	N/a
Project-Based Section 8	57	44.88%	7	5.51%	62	48.82%	1	0.79%
Other Multifamily	N/a	N/a	0	0.00%	N/a	N/a	N/a	N/a
HCV Program	441	37.05%	135	11.33%	560	47.05%	32	2.73%
Total Households	6,705	49.10%	556	4.07%	5,555	40.68%	366	2.68%
0-30% of AMI	1,065	37.70%	134	4.74%	1,450	51.33%	39	1.38%
0-50% of AMI	2,195	41.61%	193	3.66%	2,625	49.76%	67	1.27%
0-80% of AMI	3,385	41.13%	287	3.49%	4,155	50.49%	142	1.73%
<b>Goleta, CA</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
HousingType	#	%	#	%	#	%	#	%
Public Housing	N/a	N/a	0	0.00%	N/a	N/a	N/a	N/a
Project-Based Section 8	9	10.71%	1	1.19%	60	71.43%	14	16.67%
Other Multifamily	7	58.33%	1	8.33%	3	25.00%	1	8.33%
HCV Program	148	49.28%	23	7.57%	111	36.85%	13	4.48%
Total Households	6,785	61.65%	152	1.38%	2,915	26.49%	947	8.61%
0-30% of AMI	690	63.01%	20	1.83%	270	24.66%	84	7.67%
0-50% of AMI	1,190	58.91%	48	2.38%	600	29.70%	144	7.13%
0-80% of AMI	1,915	53.49%	68	1.90%	1,170	32.68%	348	9.72%
<b>Santa Maria, CA</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
HousingType	#	%	#	%	#	%	#	%
Public Housing	16	7.88%	6	2.96%	178	87.68%	3	1.48%
Project-Based Section 8	79	48.47%	6	3.68%	51	31.29%	26	15.95%
Other Multifamily	5	29.41%	1	5.88%	10	58.82%	1	5.88%
HCV Program	364	24.42%	70	4.68%	1,017	68.17%	29	1.95%
Total Households	8,895	32.37%	372	1.35%	16,275	59.24%	1,515	5.51%
0-30% of AMI	1,615	31.57%	100	1.96%	3,140	61.39%	140	2.74%
0-50% of AMI	2,575	25.44%	104	1.03%	6,930	68.48%	325	3.21%
0-80% of AMI	4,140	25.67%	188	1.17%	10,850	67.27%	710	4.40%
Note 1: Data Sources: Decennial Census, APSH, and CHAS; accessed through the HUD AFFH Tool, Table 1, Version AFFHT0006, Released July 10, 2020.								
Note 2: Numbers presented are numbers of households not individuals.								
<a href="http://www.hudexchange.info/resource/4848/affh-data-documentation/">Note 3: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation/).</a>								



## B. Segregation/Integration

**Describe segregation levels and identify the racial/ethnic groups that experience the highest levels of segregation.**

Table 5 – Racial/Ethnic Dissimilarity Trends shows how segregated or integrated various racial/ethnic groups are in Santa Barbara County and the participating jurisdictions using a Dissimilarity Index, which is calculated using data from the 2010 Decennial Census. The Dissimilarity Index measures the degree to which two groups are evenly distributed across a geographic area and is commonly used for assessing residential segregation between two groups. Dissimilarity index values indicate the following:

- Values between 0 and 39 generally indicate high integration (low segregation)
- Values between 40 and 54 generally indicate moderate segregation
- Values between 55 and 100 generally indicate a high level of segregation

Table 5 shows that Santa Barbara County, as of these 2010 data, has moderate segregation between White and Hispanic residents, and low segregation (high integration) between Black and White residents and between AAPI and White residents.

Within the participating jurisdictions, segregation levels are lower than in the County overall, and are mostly low except in *Santa Maria*, where there is moderate segregation between White and Hispanic residents.

**Table 5- Racial/Ethnic Dissimilarity Trends**

	Santa Barbara County, CA			Goleta, CA		
Racial/Ethnic Dissimilarity Index	1990	2000	2010	1990	2000	2010
Non-White/White	35.48	40.28	39.75	17.15	23.61	21.89
Black/White	41.64	40.43	37.50	24.28	23.59	25.33
Hispanic/White	41.32	45.85	45.26	21.82	26.84	25.82
Asian or Pacific Islander/White	31.92	28.74	28.59	13.55	17.26	21.11
	Lompoc, CA			Santa Maria, CA		
Racial/Ethnic Dissimilarity Index	1990	2000	2010	1990	2000	2010
Non-White/White	23.69	27.68	26.63	39.34	43.20	36.87
Black/White	22.72	32.59	25.23	27.84	23.65	19.00
Hispanic/White	26.15	29.10	28.89	40.92	45.48	38.97
Asian or Pacific Islander/White	20.06	14.44	15.00	33.56	30.24	22.95
Note 1: Data Source: Decennial Census, accessed through the HUD AFFH Tool, Table 1, Version AFFHT0006, Released July 10, 2020.						
Note 2: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info/resource/4848/affh-data-documentation">www.hudexchange.info/resource/4848/affh-data-documentation</a> ).						

Identify areas with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.

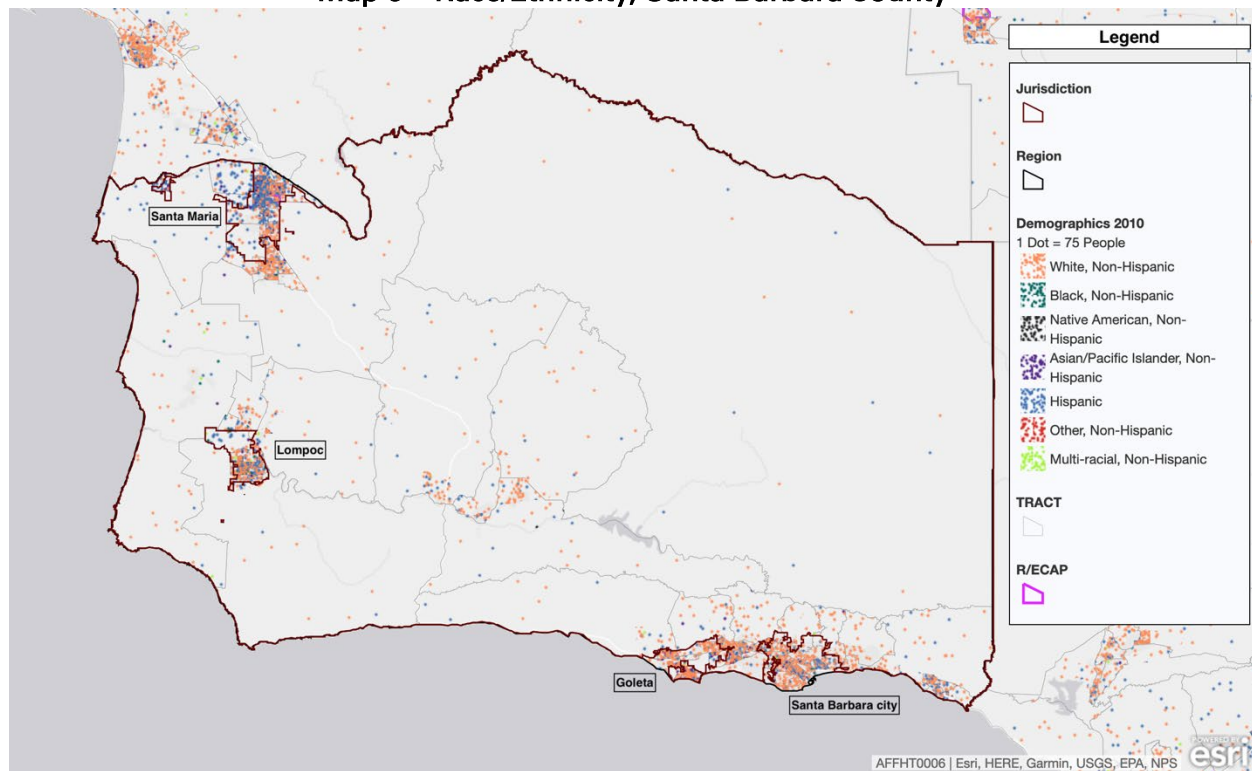
### Race/Ethnicity:

Maps 5-8 show the distribution of various racial/ethnic groups in Santa Barbara County and the participating jurisdictions—each dot represents 75 people, and the various racial/ethnic groups are represented by different colored dots.

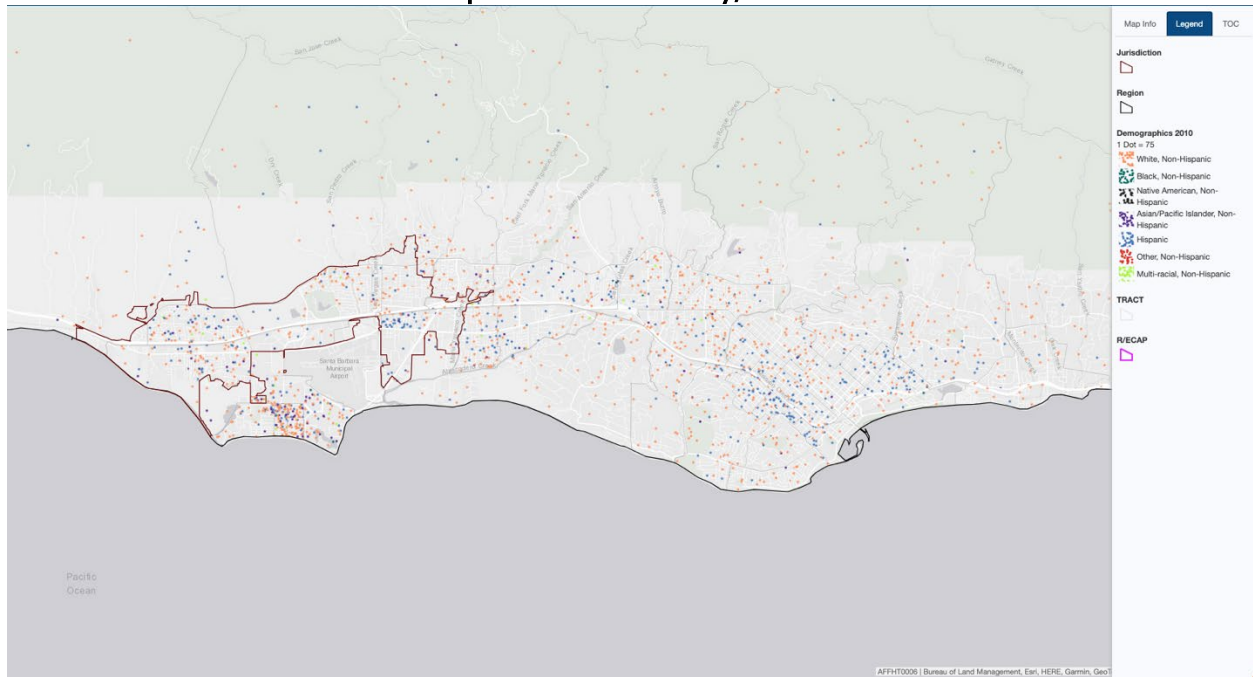
These maps show that:

- There is a concentration of Hispanic residents in Guadalupe and in Santa Maria, as indicated by the number of blue dots in these areas, and a concentration of white residents in Orcutt, just south of Santa Maria, as indicated by the orange dots.
- Lompoc appears integrated, as indicated by the presence of multiple colors of dots in the city.
- Goleta, Santa Barbara city, and areas outside Santa Barbara city have concentrations of non-Hispanic White populations.

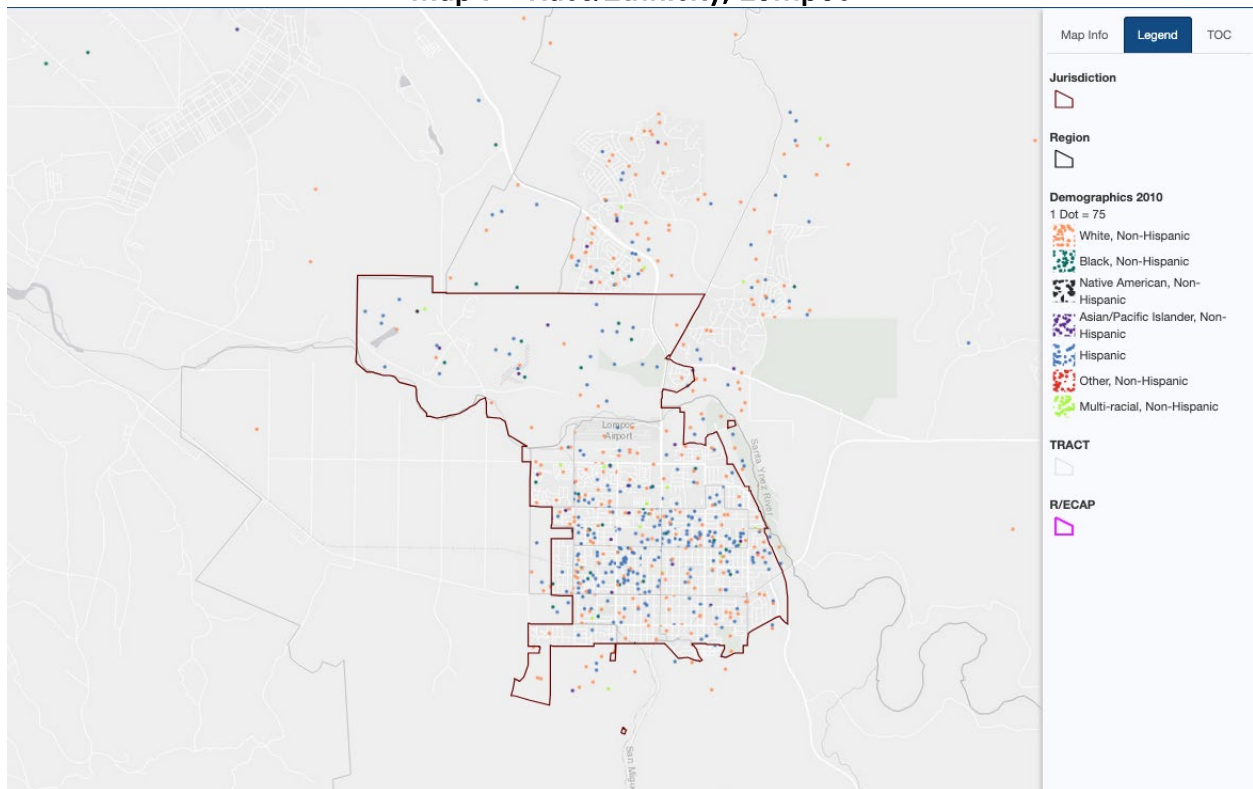
**Map 5 – Race/Ethnicity, Santa Barbara County**



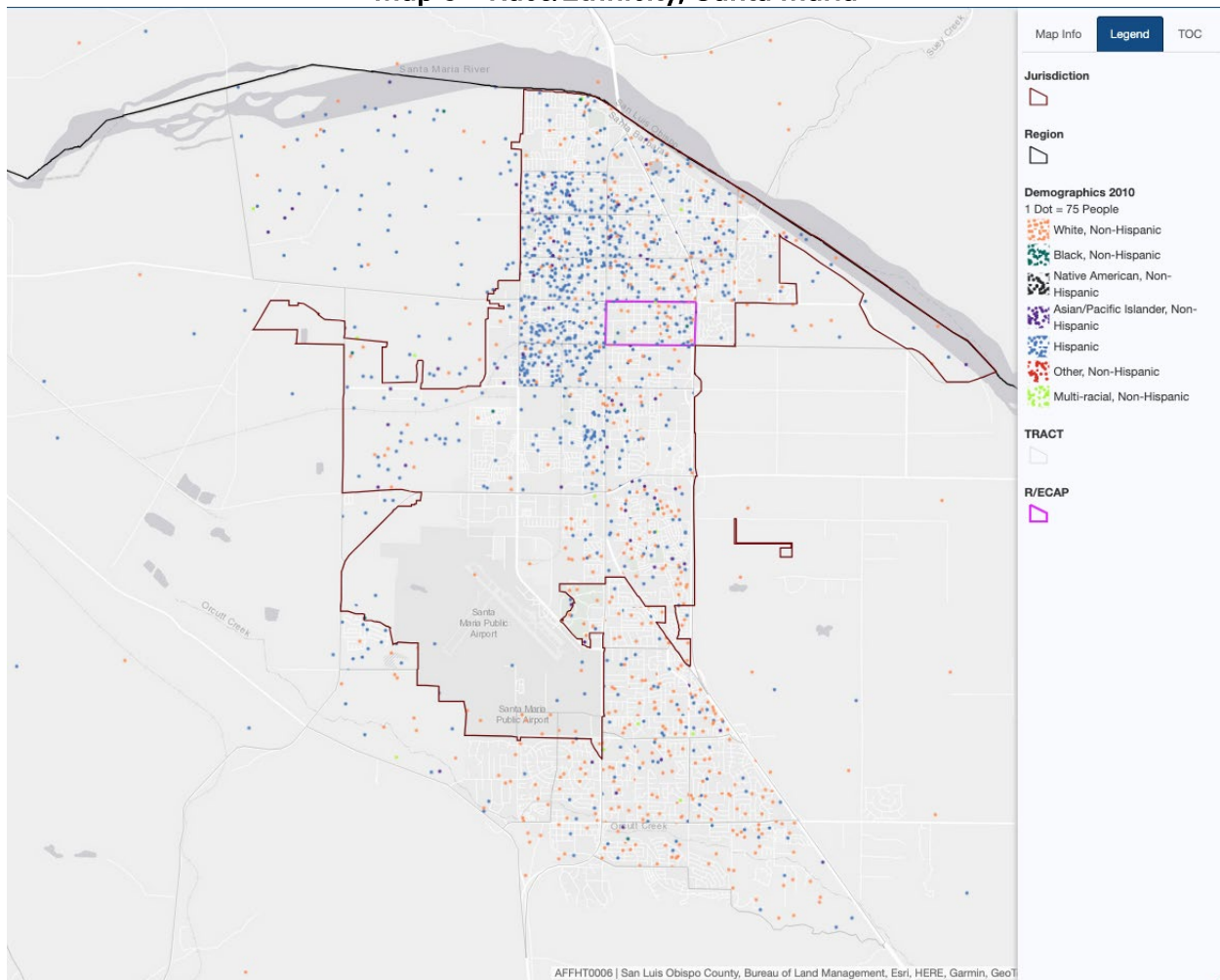
### Map 6 – Race/Ethnicity, Goleta



### Map 7 – Race/Ethnicity, Lompoc



**Map 8 – Race/Ethnicity, Santa Maria**



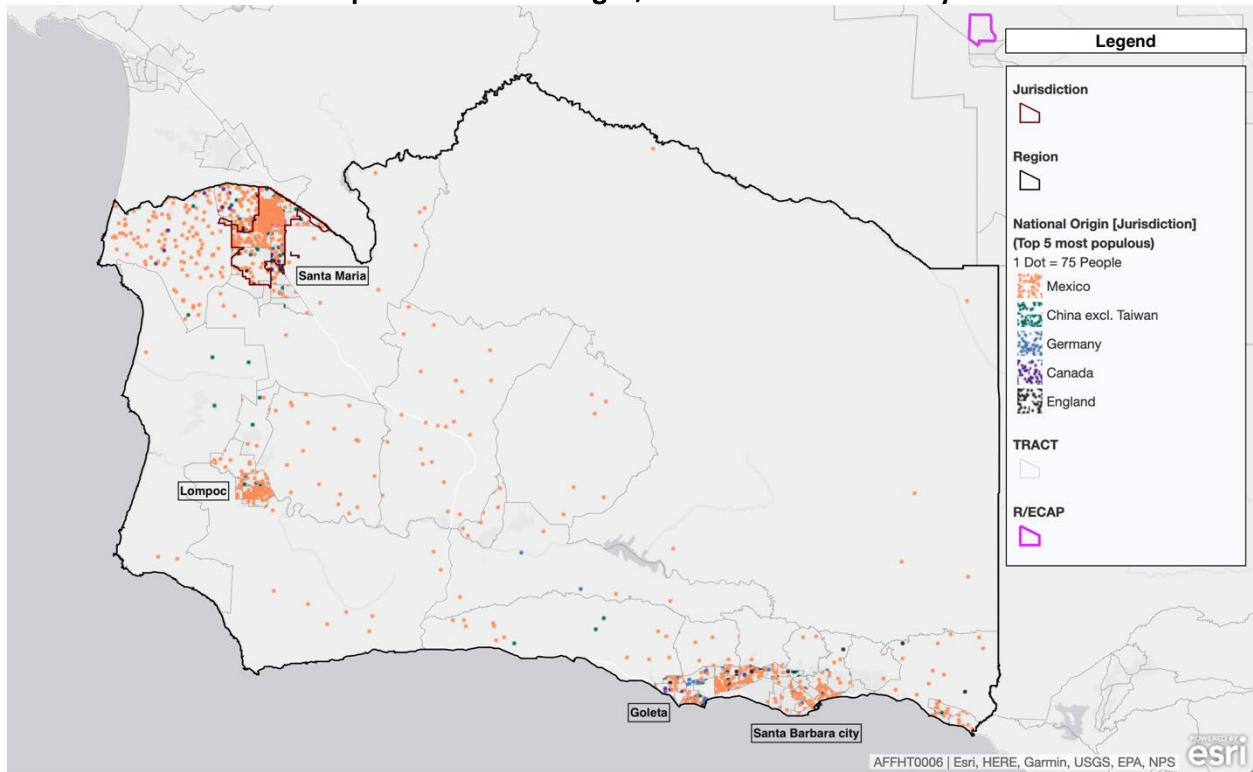
**National Origin:**

Maps 9 – 12 show the distribution of foreign-born residents in Santa Barbara County and the participating jurisdictions. Each dot represents 75 people, and the different colored dots represent different countries of birth, for the 5 most populous groups of foreign-born residents.

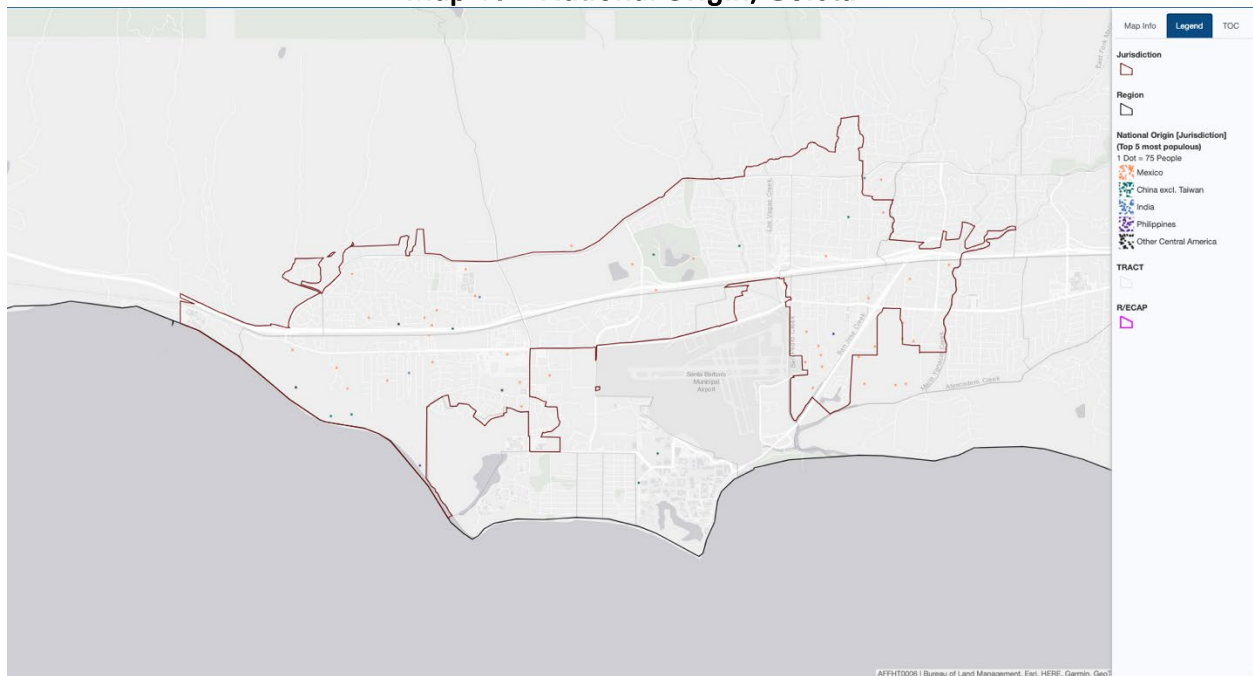
These maps show that there are concentrations of Mexican-born individuals (represented by the orange dots) in the following areas:

- Santa Maria
- Lompoc
- East of Goleta in Eastern Goleta Valley

**Map 9 – National Origin, Santa Barbara County**



**Map 10 – National Origin, Goleta**





Map Info Legend TOC

**Jurisdiction**

**Region**

**National Origin [Jurisdiction]  
(Top 5 most populous)**  
1 Dot = 75 People

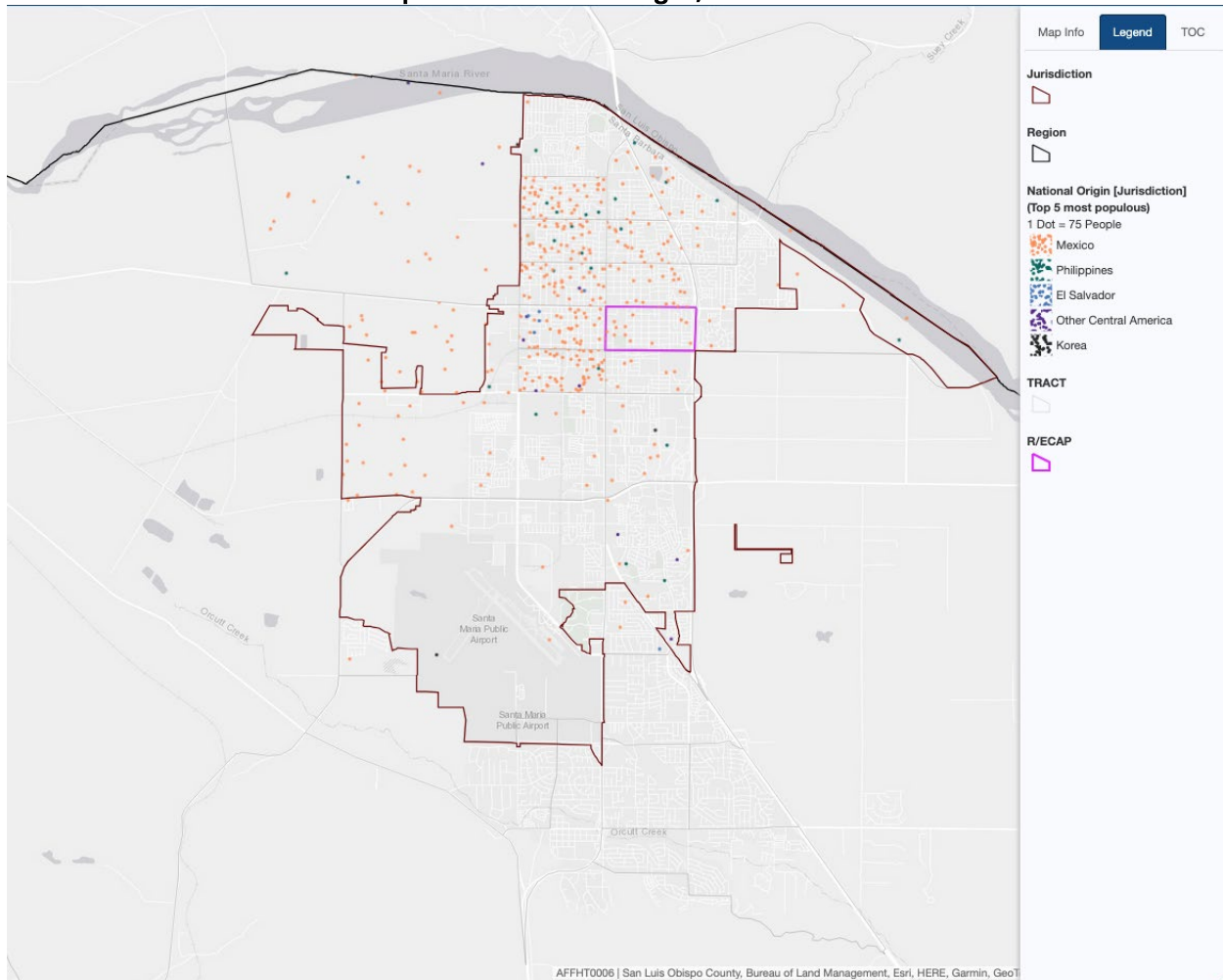
- Mexico
- Philippines
- Other South Eastern Asia
- Other South America
- Other Central America

**TRACT**

**R/ECAP**

Bureau of Land Management, Esri, HERE, Garmin, GeoT

**Map 12 – National Origin, Santa Maria**



### Limited English Proficiency:

According to the 2016-2020 American Community Survey (ACS) 5-year Estimates, shown in Table 6 – Language Spoken at Home, approximately 40.1% of Santa Barbara County residents over the age of 5 years speak a language other than English at home, including 16.7% that speak English less than “very well.” Of those who speak English less than “very well,” the majority speak Spanish: 14.6% of the population over the age of 5 years speaks Spanish at home and has Limited English Proficiency (LEP). Of the participating jurisdictions, *Santa Maria* has the highest concentration of LEP individuals followed by *Lompoc*—32.6% of Santa Maria’s population over the age of 5 years has Limited English Proficiency, the majority of whom speak Spanish; 18.65% of Lompoc’s population over the age of 5 years has Limited English Proficiency, the majority of whom speak Spanish.

**Table 6 – Language Spoken at Home**

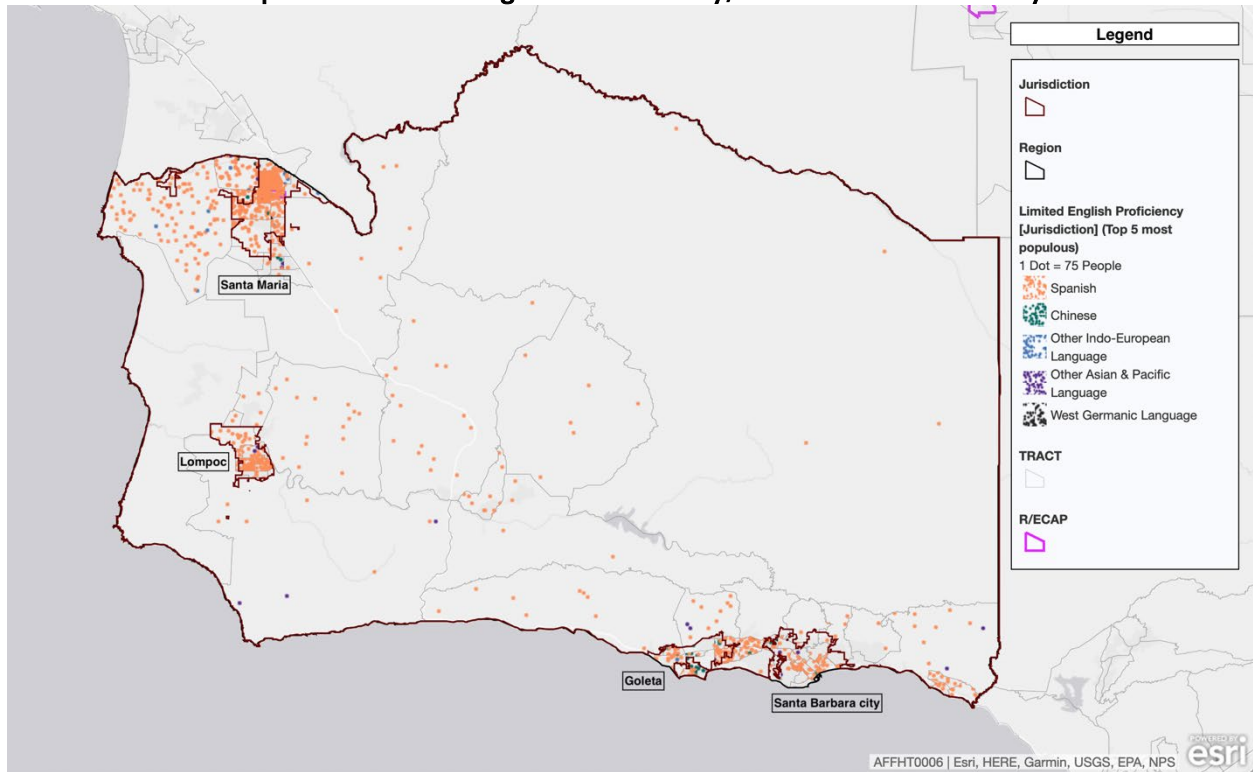
	<b>Santa Barbara County, CA</b>		<b>Goleta, CA</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Population 5 years and over</b>	417,185	<b>100.00%</b>	30,504	<b>100.00%</b>
English only	249,948	59.91%	19,994	65.55%
Language other than English	167,237	40.09%	10,510	34.45%
Speak English less than "very well"	69,616	16.69%	4,219	13.83%
Spanish	139,023	33.32%	7,020	23.01%
Speak English less than "very well"	60,769	14.57%	3,049	10.00%
Other Indo-European languages	9,925	2.38%	1,107	3.63%
Speak English less than "very well"	1,582	0.38%	169	0.55%
Asian and Pacific Islander languages	15,636	3.75%	2,194	7.19%
Speak English less than "very well"	6,114	1.47%	978	3.21%
Other Languages	2,653	0.64%	189	0.62%
Speak English less than "very well"	1,151	0.28%	23	0.08%
	<b>Lompoc, CA</b>		<b>Santa Maria, CA</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Population 5 years and over</b>	39,716	<b>100.00%</b>	95,026	<b>100.00%</b>
English only	22,090	55.62%	33,198	34.94%
Language other than English	17,626	44.38%	61,828	65.06%
Speak English less than "very well"	7,407	18.65%	30,962	32.58%
Spanish	15,888	40.00%	57,187	60.18%
Speak English less than "very well"	6,834	17.21%	28,442	29.93%
Other Indo-European languages	324	0.82%	352	0.37%
Speak English less than "very well"	45	0.11%	83	0.09%
Asian and Pacific Islander languages	1,254	3.16%	3,247	3.42%
Speak English less than "very well"	491	1.24%	1,688	1.78%
Other Languages	160	0.40%	1,042	1.10%
Speak English less than "very well"	37	0.09%	749	0.79%
Source: U.S. Census Bureau, American Community Survey 2016-2020 5-Year Estimates				

Maps 13 – 16 show the distribution of LEP residents in Santa Barbara County and the participating jurisdictions. Each dot represents 75 people. The different colored dots represent languages spoken by individuals who speak English "less than very well," for the 5 most common languages spoken by residents with Limited English Proficiency.

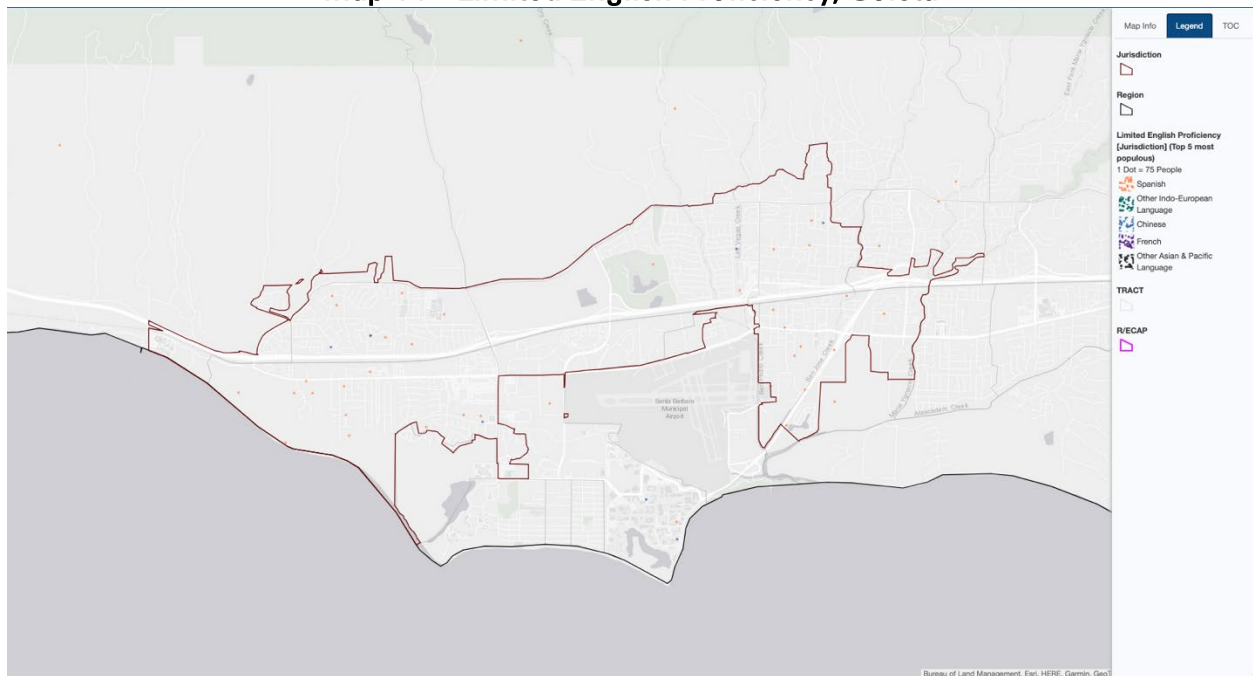
These maps show that there are high concentrations of Spanish-speaking LEP individuals residing in Santa Maria and Lompoc. There are smaller concentrations of Spanish-speaking LEP individuals in east Goleta, Eastern Goleta Valley, Santa Barbara city, Carpinteria, and west of Santa Maria in Guadalupe and the surrounding area.



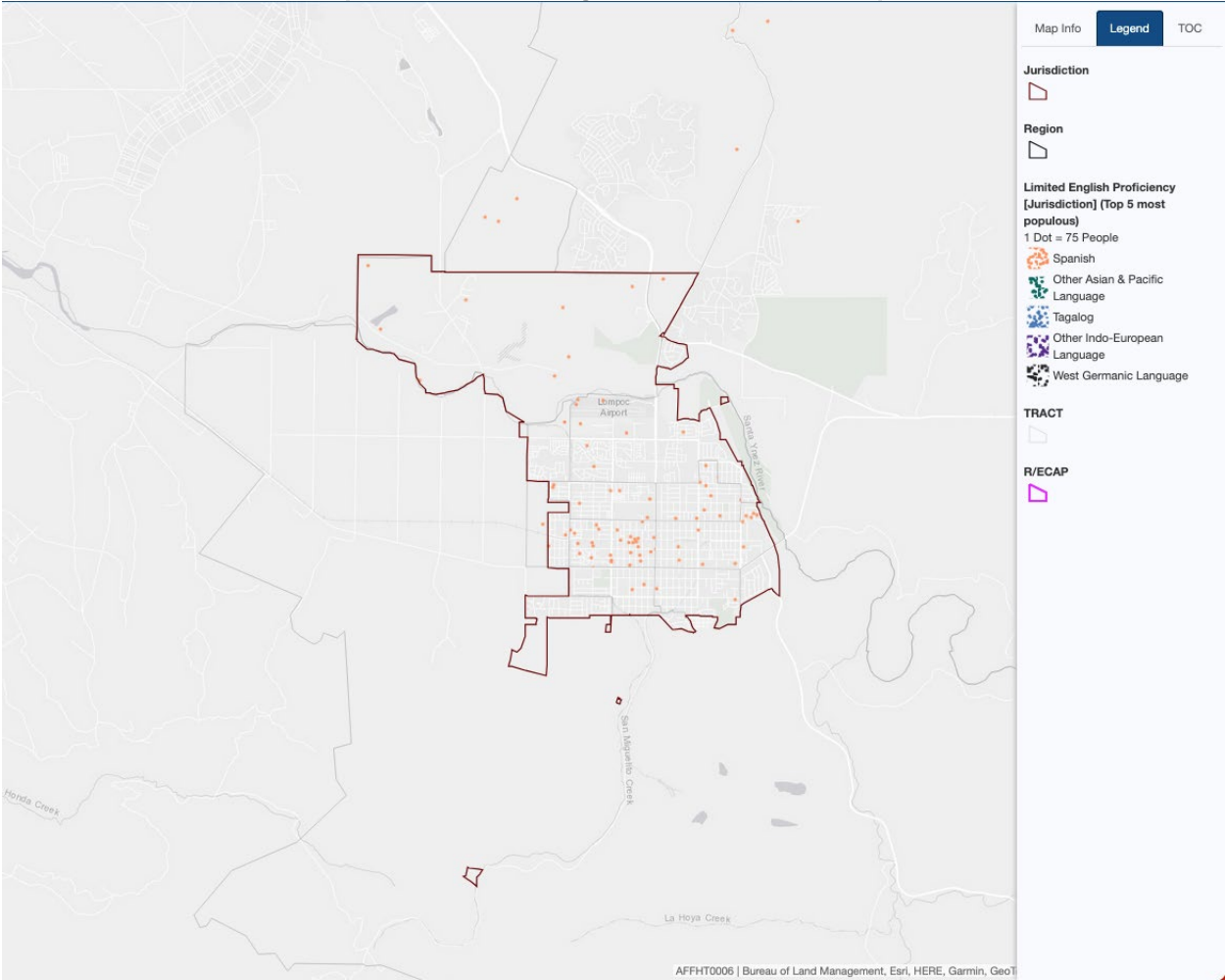
**Map 13 – Limited English Proficiency, Santa Barbara County**



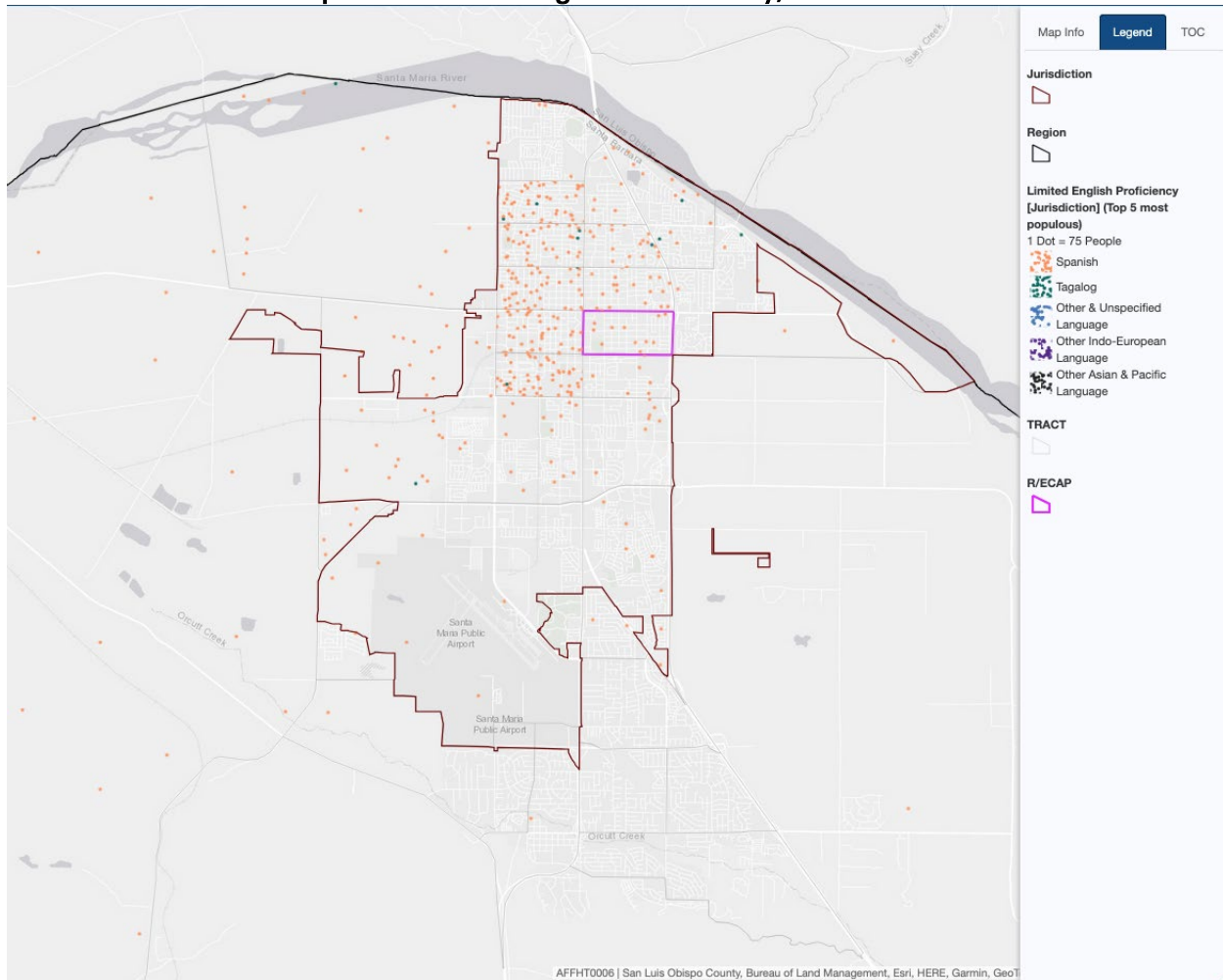
**Map 14 – Limited English Proficiency, Goleta**



Map 15 – Limited English Proficiency, Lompoc



**Map 16 – Limited English Proficiency, Santa Maria**



**Explain how these segregation levels and patterns have changed over time (since 1990).**

Table 5 (above) shows Dissimilarity Index values for different points in time, going back to 1990. The table shows that segregation between Hispanic and White residents in Santa Barbara County increased between 1990 and 2000, and then declined very slightly between 2000 and 2010, resulting in higher segregation levels in 2010 when compared to 1990. Segregation between Black and White residents, and between AAPI and White residents, declined overall between 1990 and 2010.

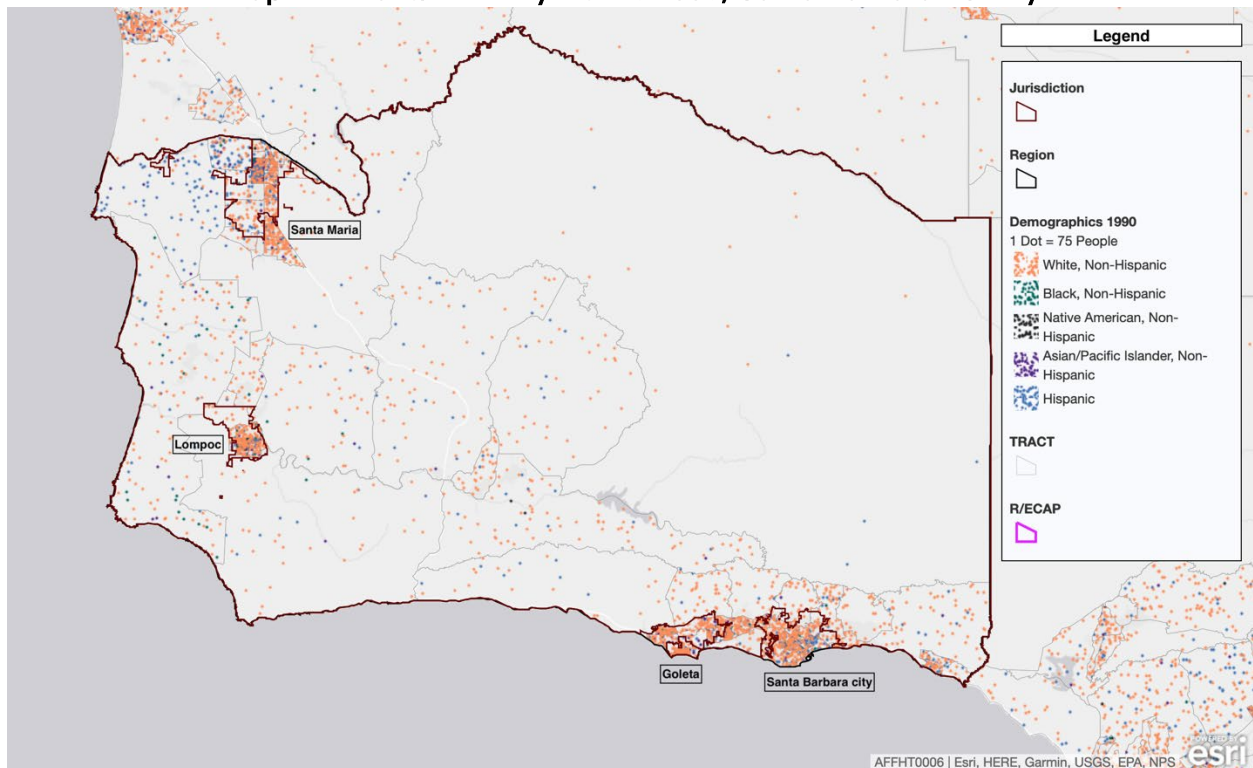
Segregation trends vary in the participating jurisdictions:

- In *Goleta*, the levels of segregation between Hispanic/White, Black/White, and AAPI/White residents increased from 1990 to 2010, but still remain low.
- In *Lompoc*, from 1990 and 2010, segregation between Black/White and Hispanic/White residents increased, while segregation between AAPI/White residents decreased. Segregation in Lompoc remains low.
- In *Santa Maria*, segregation between Hispanic/White, Black/White, and AAPI/White residents decreased from 1990 to 2010.

Maps 17 – 28 show the distribution of various racial/ethnic groups in Santa Barbara County and the participating jurisdictions at three different points: 1990, 2000, and 2010. Each dot represents 75 people, and the various racial/ethnic groups are represented by different colored dots.

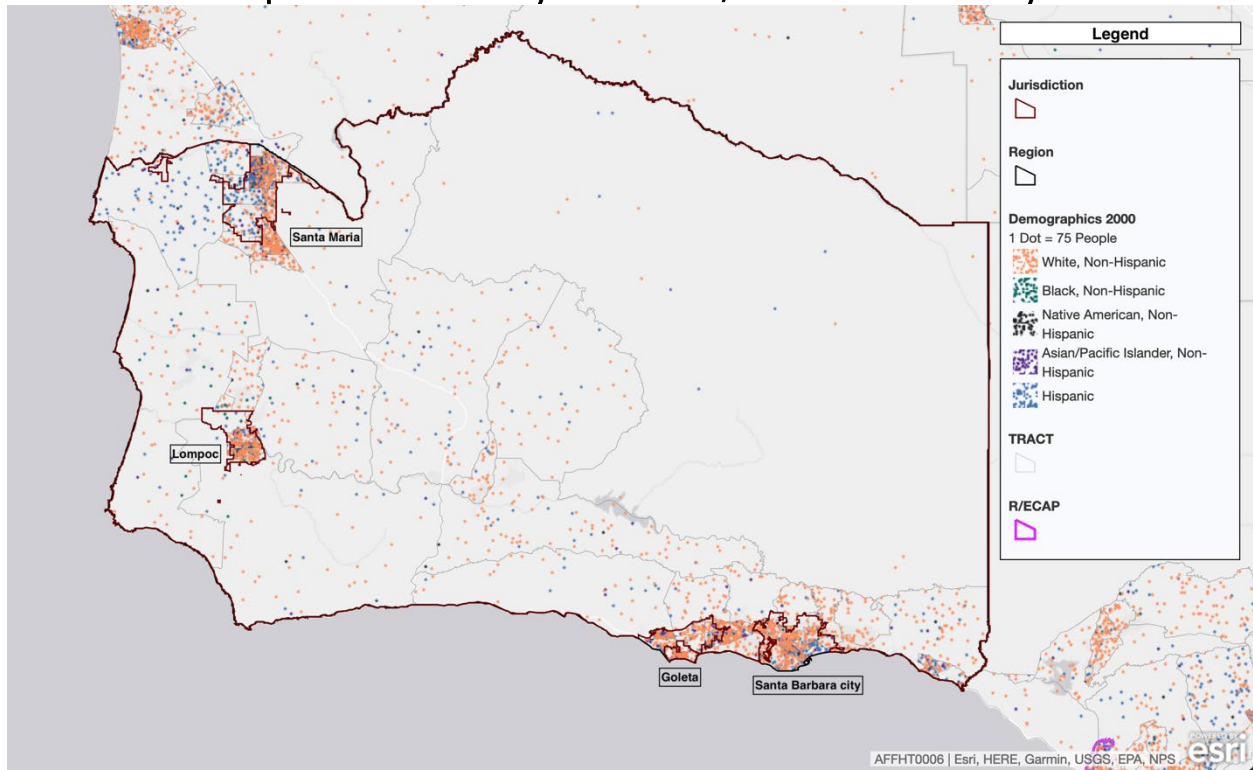
These maps show that, since 1990, the number of Hispanic residents has increased in the County, most notably in *Santa Maria* and *Lompoc*.

**Map 17 – Race/Ethnicity Trends 1990, Santa Barbara County**

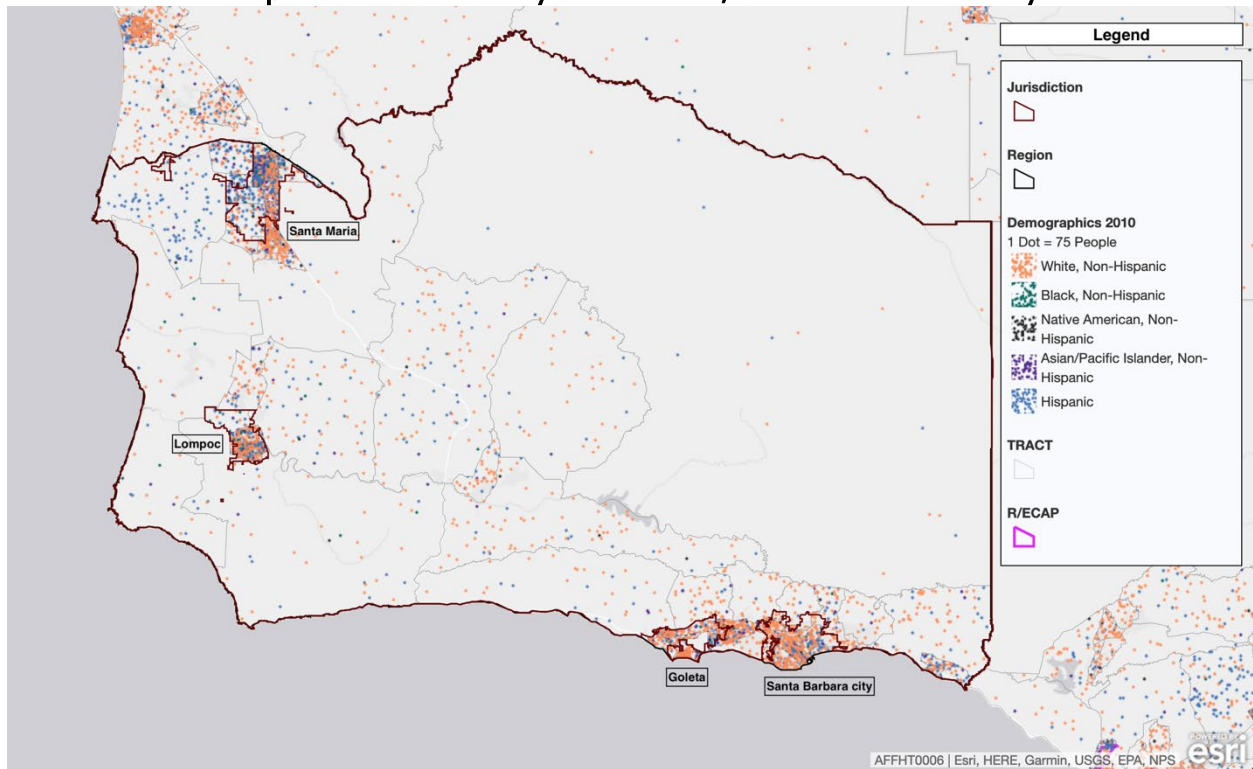




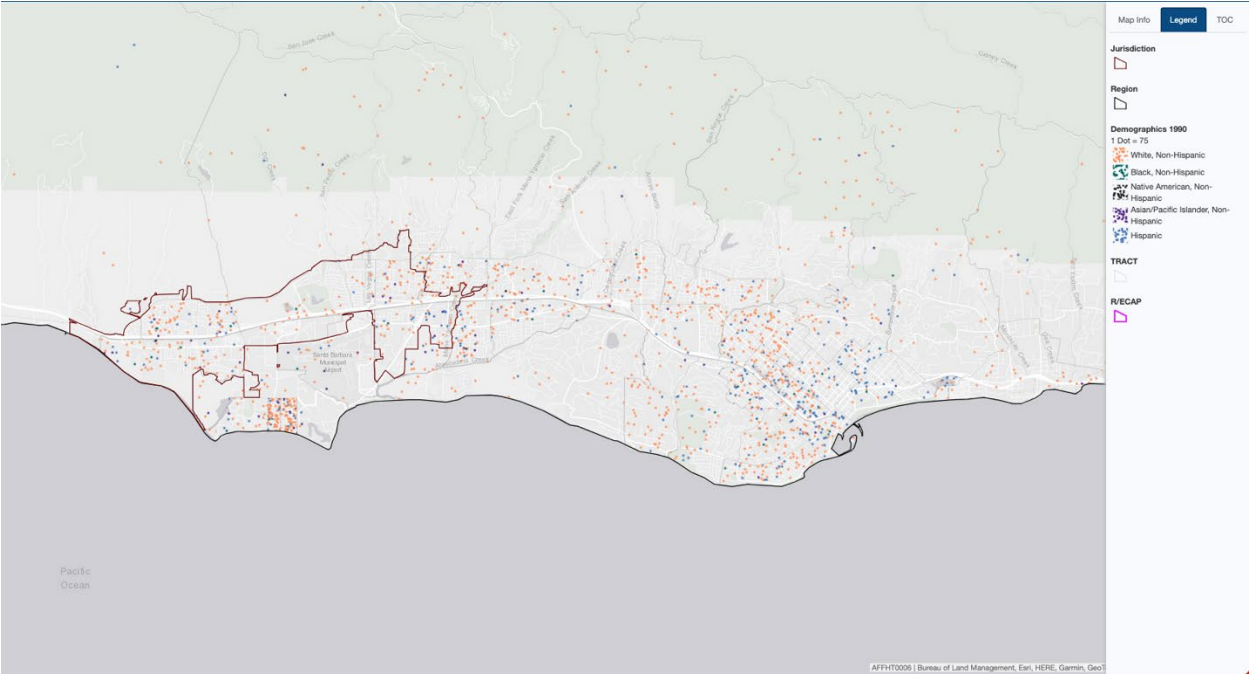
**Map 18 – Race/Ethnicity Trends 2000, Santa Barbara County**



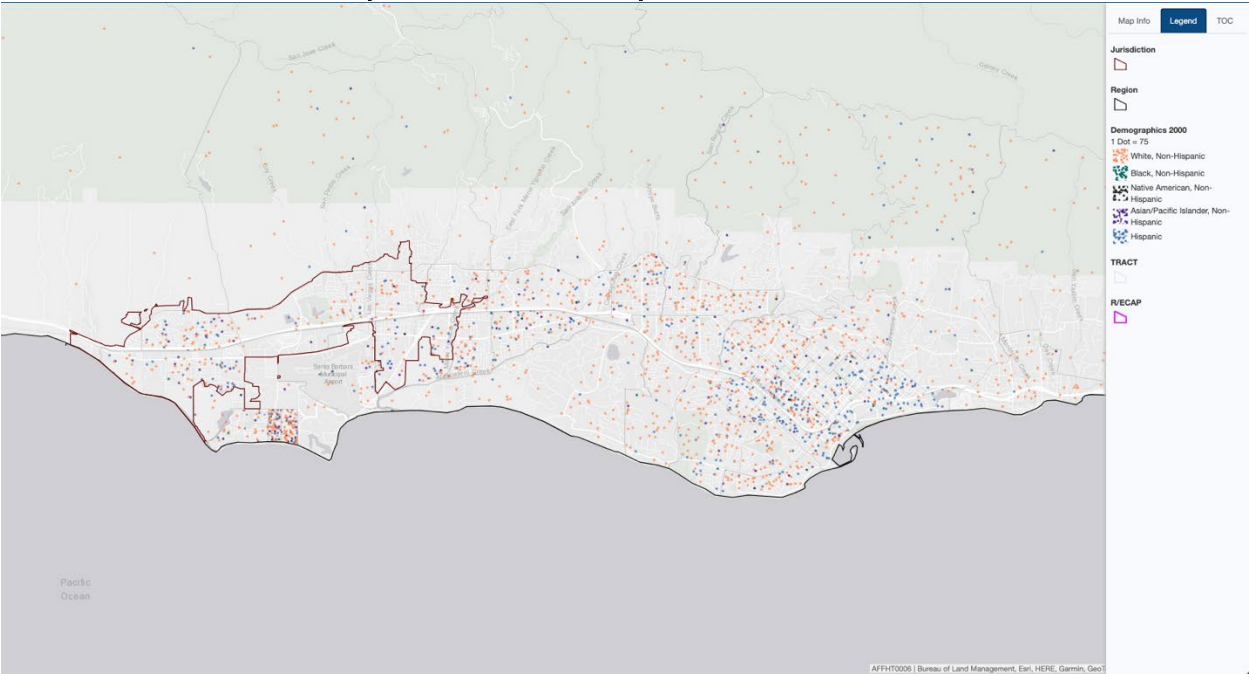
**Map 19 – Race/Ethnicity Trends 2010, Santa Barbara County**



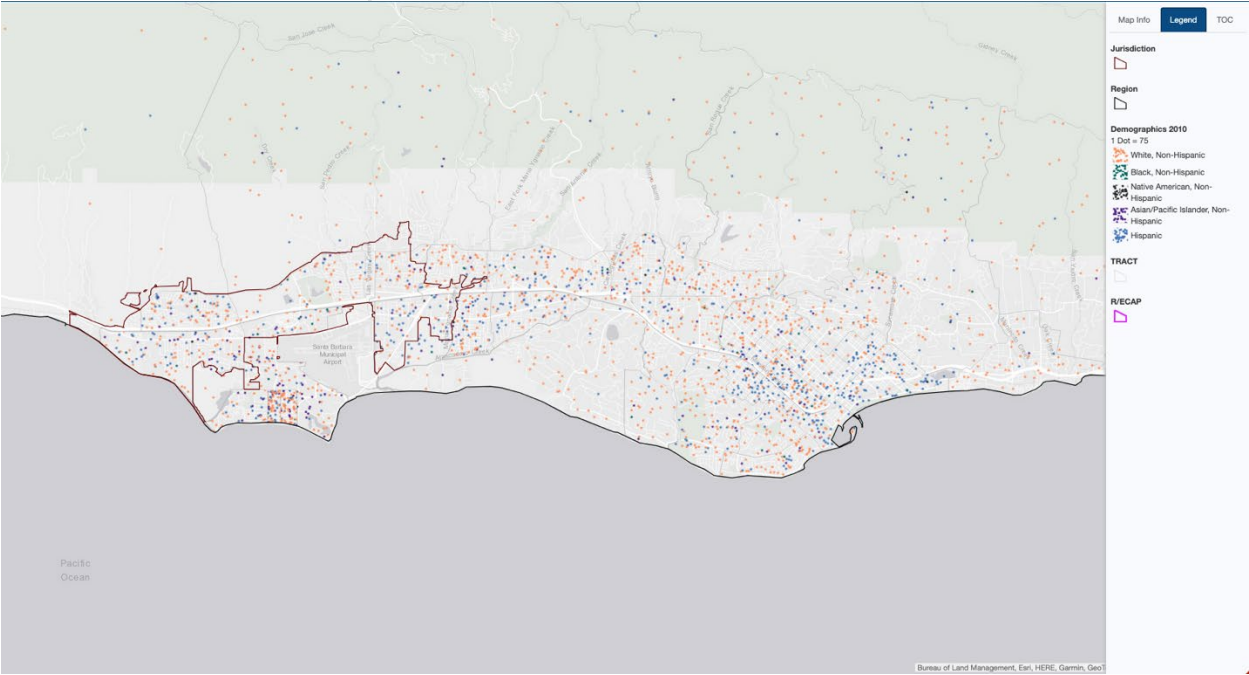
Map 20 – Race/Ethnicity Trends 1990, Goleta



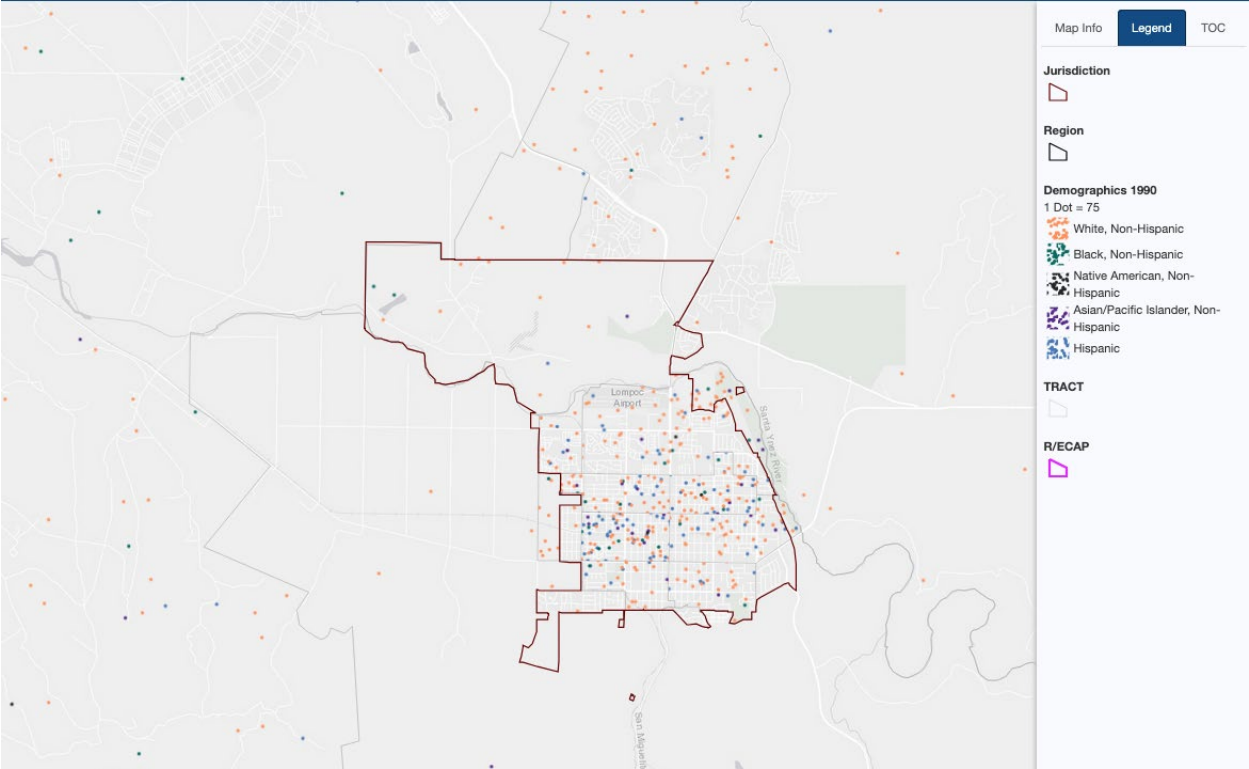
Map 21 – Race/Ethnicity Trends 2000, Goleta



Map 22 – Race/Ethnicity Trends 2010, Goleta

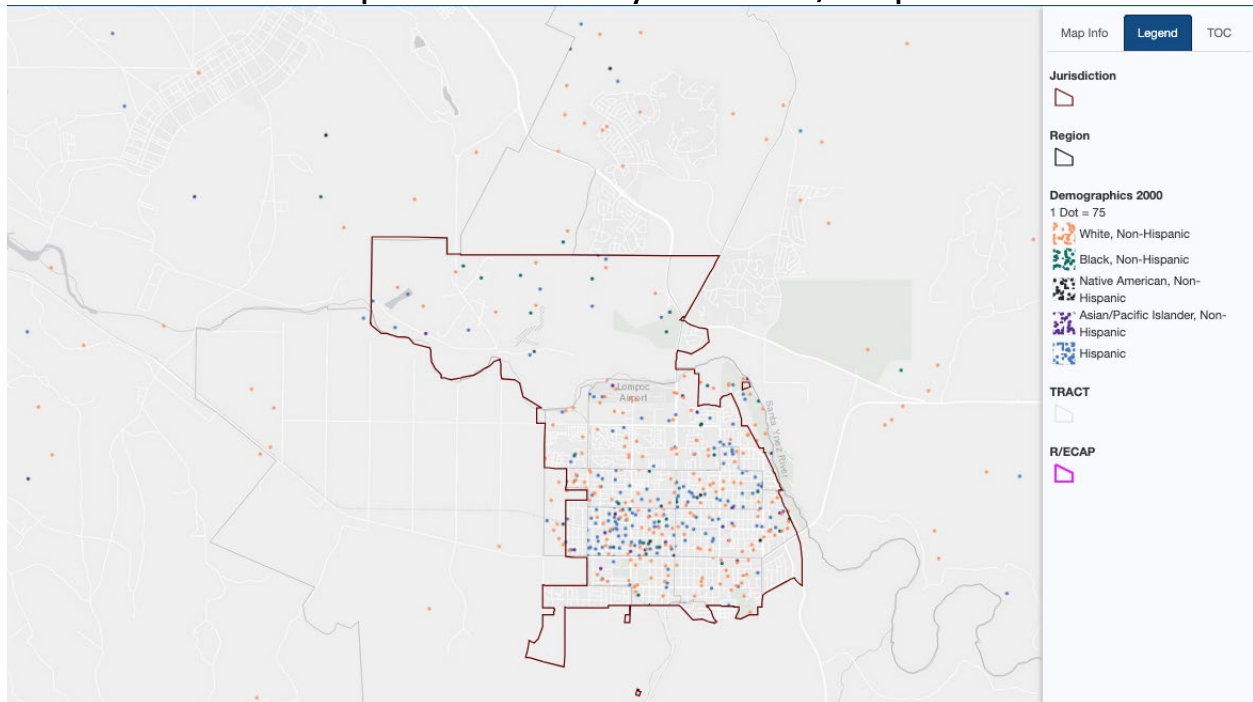


Map 23 – Race/Ethnicity Trends 1990, Lompoc

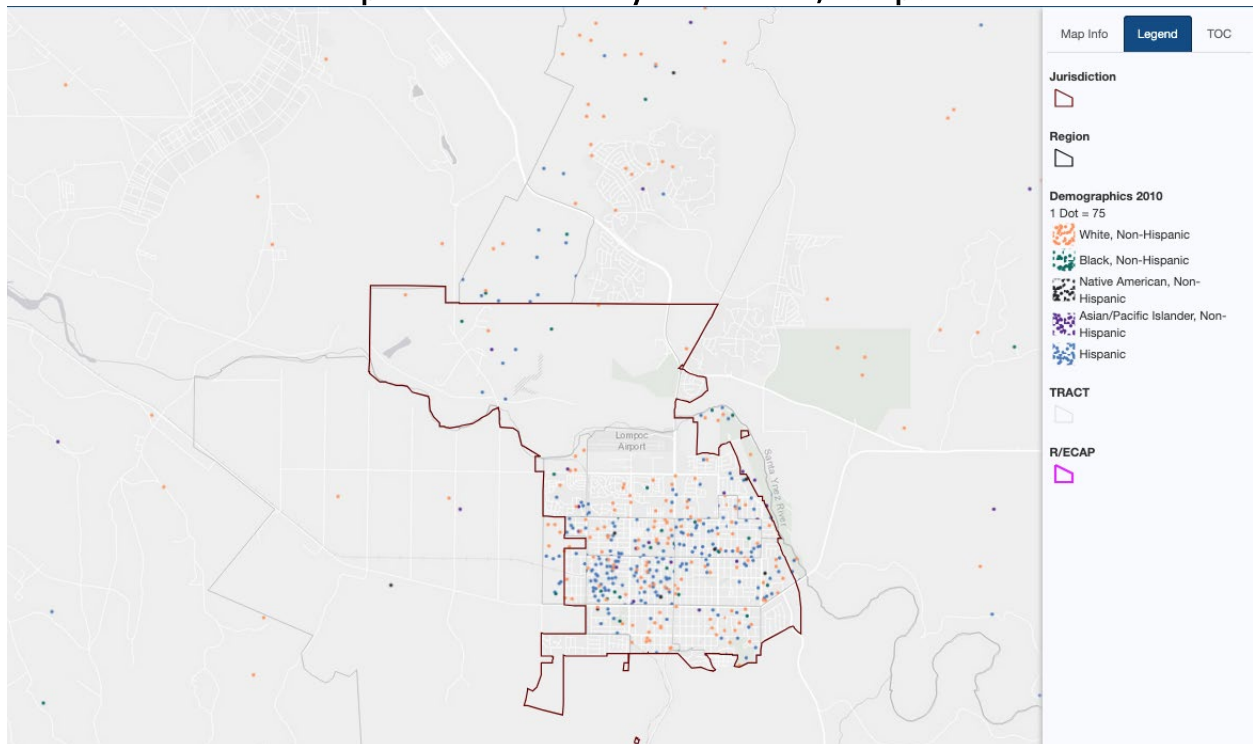




**Map 24 – Race/Ethnicity Trends 2000, Lompoc**

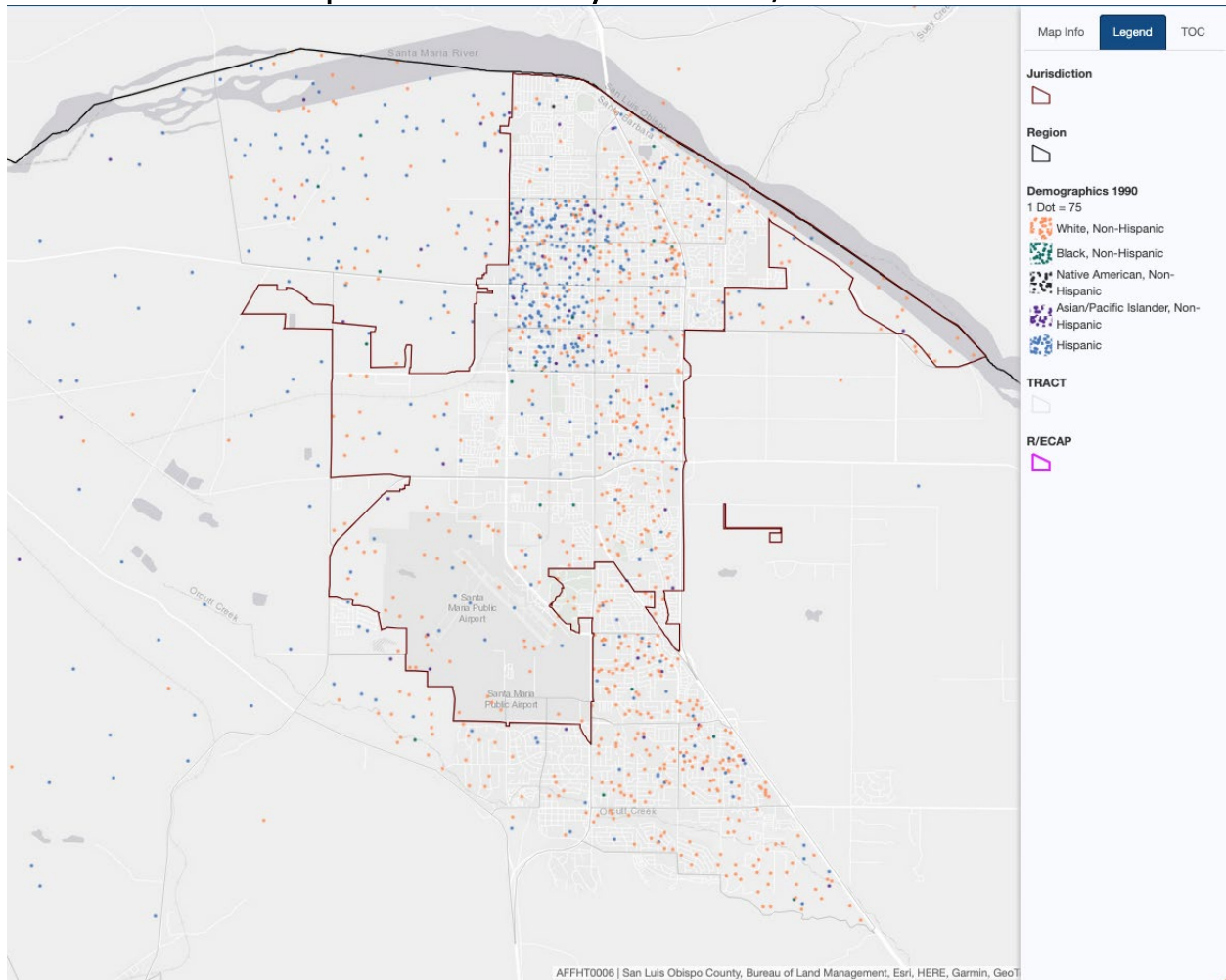


**Map 25 – Race/Ethnicity Trends 2010, Lompoc**

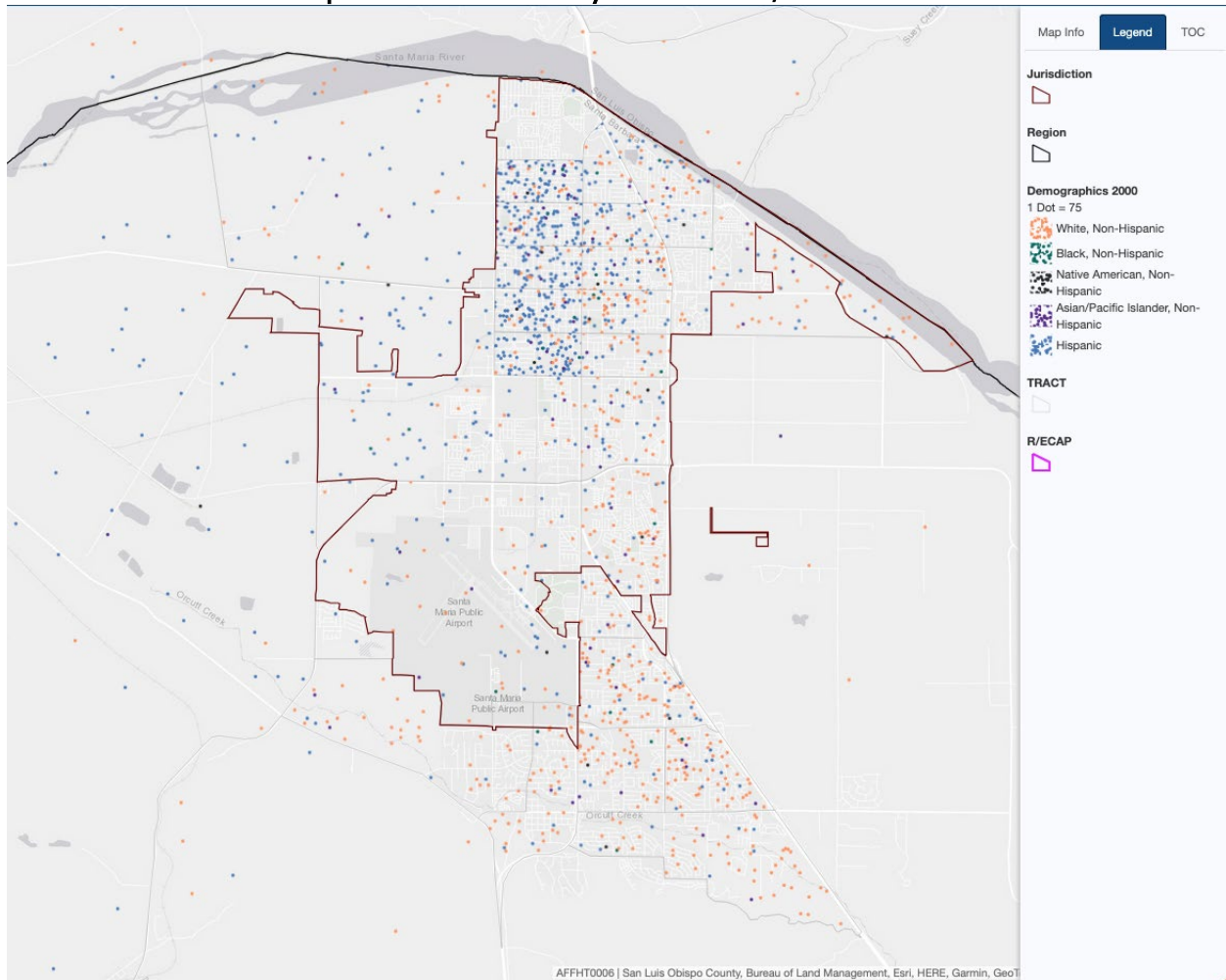




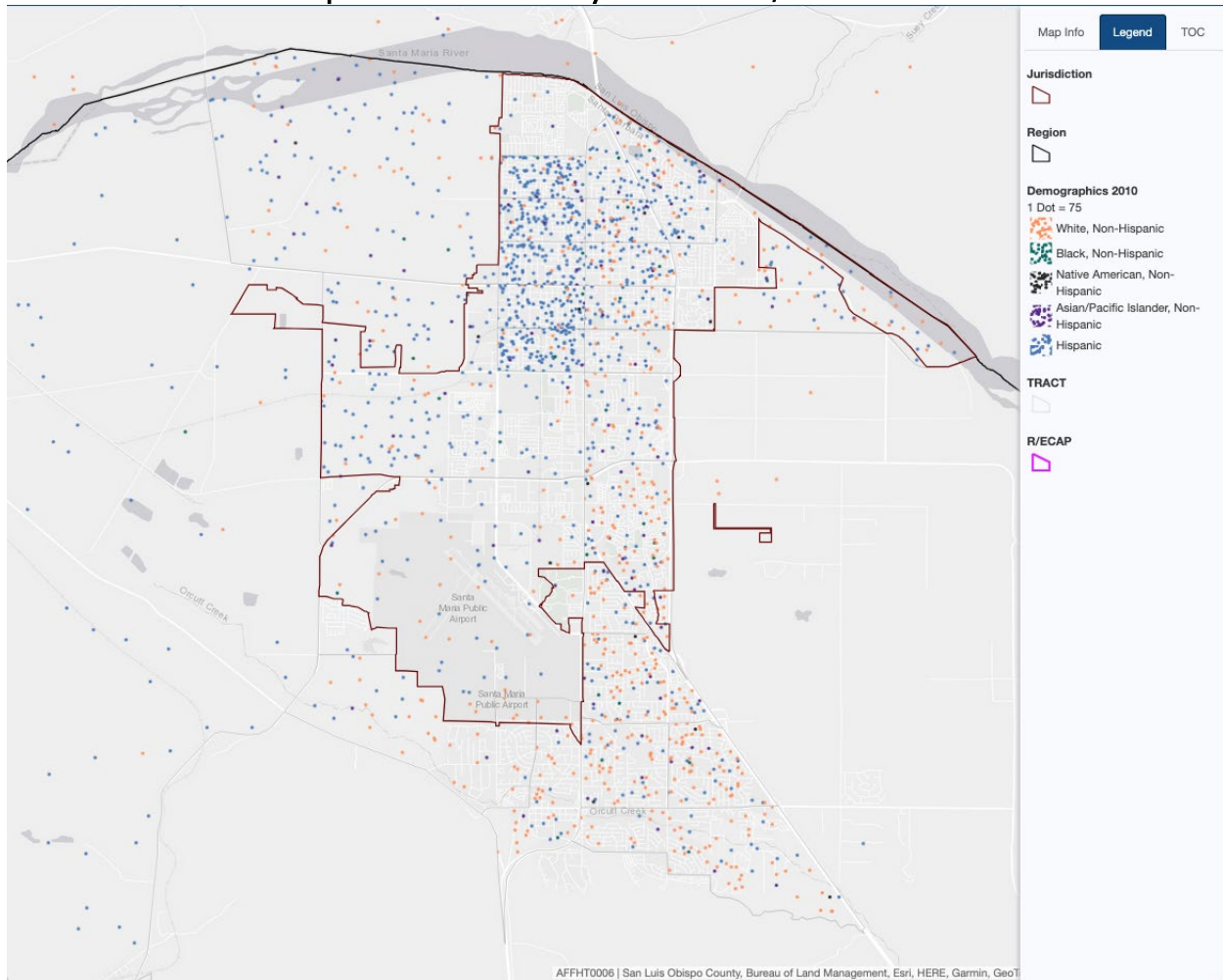
Map 26 – Race/Ethnicity Trends 1990, Santa Maria



Map 27 – Race/Ethnicity Trends 2000, Santa Maria



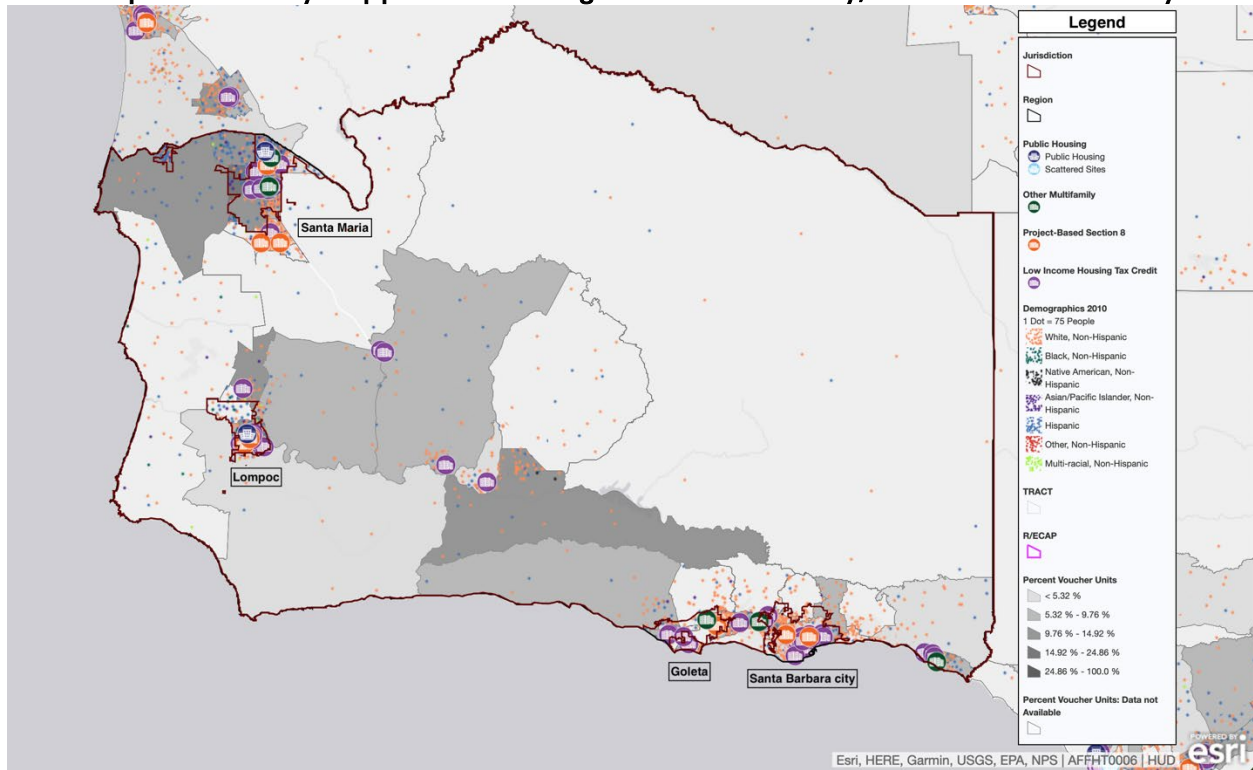
**Map 28 – Race/Ethnicity Trends 2010, Santa Maria**



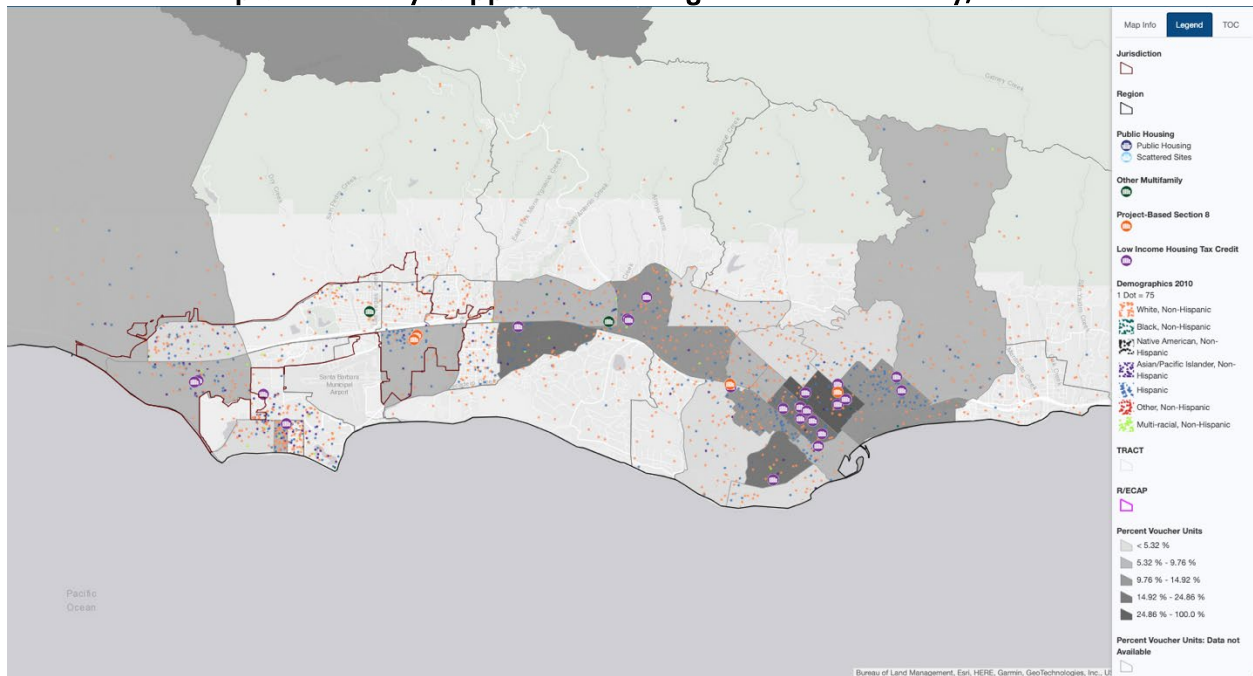
**Compare the locations of publicly supported housing with the areas of concentration.**

Maps 29 – 32 show the location of publicly-supported housing throughout Santa Barbara County and the participating jurisdictions, as well as the distribution of various racial/ethnic groups—each dot represents 75 people, and the various racial/ethnic groups are represented by different colored dots. These maps show that there is a high concentration of HCVs in and around Santa Maria, which is also an area with a high concentration of Hispanic residents.

**Map 29- Publicly Supported Housing and Race/Ethnicity, Santa Barbara County**

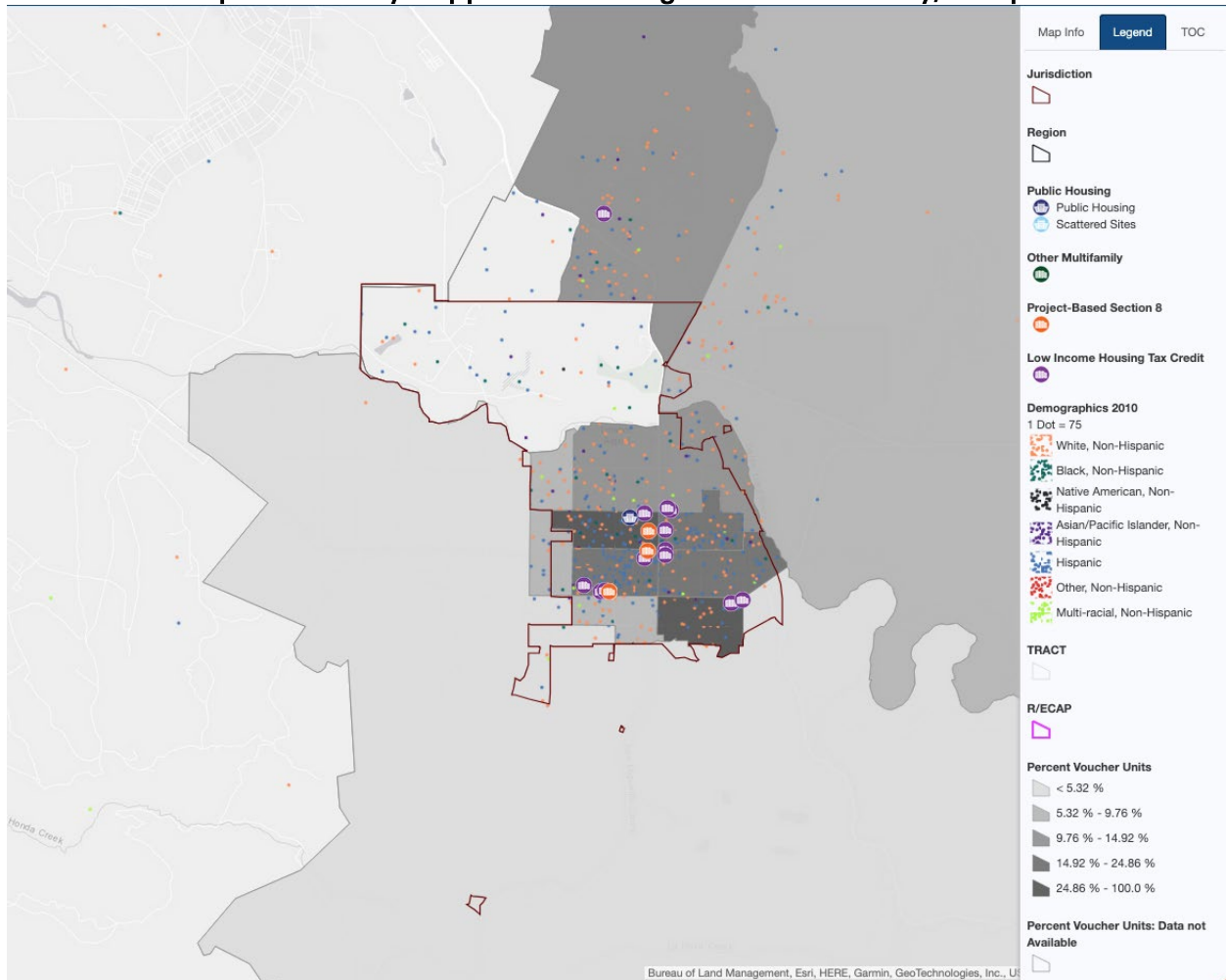


**Map 30- Publicly Supported Housing and Race/Ethnicity, Goleta**

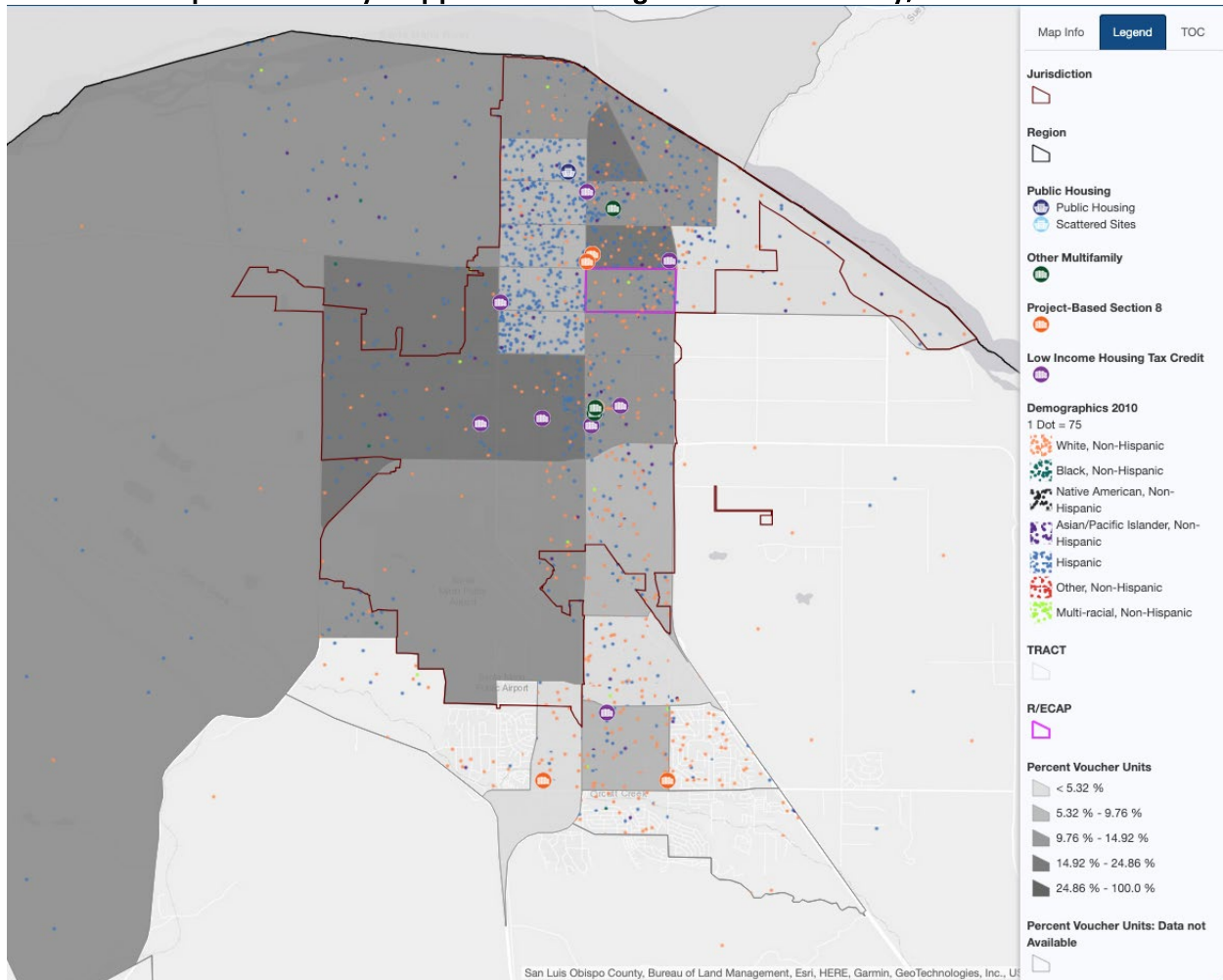




**Map 31 - Publicly Supported Housing and Race/Ethnicity, Lompoc**



**Map 32- Publicly Supported Housing and Race/Ethnicity, Santa Maria**



**Describe how the demographics of publicly supported housing compare to the demographics of areas where the housing is located.**

Table 7 - Publicly Supported Households by Race/Ethnicity shows the racial/ethnic composition of different types of publicly supported housing, as well as the overall racial/ethnic composition by income category in Santa Barbara County and each of the participating jurisdictions. The table shows the following:

- In Lompoc, the share of Black households in the HCV Program is higher than the share of Black households overall and among income-eligible households.
- In Goleta, the share of Hispanic and AAPI households in Project-Based Section 8 units is higher than the share of Hispanic and AAPI households overall and among income-eligible households.
- In Santa Maria, the share of Hispanic households in Public Housing is higher than the share of Hispanic households overall and among income-eligible households. The same is true of White and AAPI households in Project-Based Section 8 housing.

**Table 7 - Publicly Supported Households by Race/Ethnicity**

<b>Santa Barbara County, CA</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian/Pacific Islander</b>	
<b>HousingType</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Public Housing	16	7.88%	6	2.96%	178	87.68%	3	1.48%
Project-Based Section 8	234	42.01%	22	3.95%	247	44.34%	49	8.80%
Other Multifamily	77	62.60%	3	2.44%	38	30.89%	4	3.25%
HCV Program	2,474	38.72%	413	6.46%	3,269	51.16%	154	2.41%
Total Households	84,625	59.16%	2,458	1.72%	46,235	32.32%	6,569	4.59%
0-30% of AMI	10,250	49.71%	499	2.42%	7,940	38.51%	1,179	5.72%
0-50% of AMI	18,355	47.07%	764	1.96%	16,870	43.26%	1,849	4.74%
0-80% of AMI	30,150	47.10%	1,314	2.05%	27,965	43.69%	2,979	4.65%
<b>Lompoc, CA</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian/Pacific Islander</b>	
<b>Housing Type</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Public Housing	N/a	N/a	0	0.00%	N/a	N/a	N/a	N/a
Project-Based Section 8	57	44.88%	7	5.51%	62	48.82%	1	0.79%
Other Multifamily	N/a	N/a	0	0.00%	N/a	N/a	N/a	N/a
HCV Program	441	37.05%	135	11.33%	560	47.05%	32	2.73%
Total Households	6,705	49.10%	556	4.07%	5,555	40.68%	366	2.68%
0-30% of AMI	1,065	37.70%	134	4.74%	1,450	51.33%	39	1.38%
0-50% of AMI	2,195	41.61%	193	3.66%	2,625	49.76%	67	1.27%
0-80% of AMI	3,385	41.13%	287	3.49%	4,155	50.49%	142	1.73%
<b>Goleta, CA</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian/Pacific Islander</b>	
<b>HousingType</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Public Housing	N/a	N/a	0	0.00%	N/a	N/a	N/a	N/a
Project-Based Section 8	9	10.71%	1	1.19%	60	71.43%	14	16.67%
Other Multifamily	7	58.33%	1	8.33%	3	25.00%	1	8.33%
HCV Program	148	49.28%	23	7.57%	111	36.85%	13	4.48%
Total Households	6,785	61.65%	152	1.38%	2,915	26.49%	947	8.61%
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0-80% of AMI	1,915	53.49%	68	1.90%	1,170	32.68%	348	9.72%
<b>Santa Maria, CA</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian/Pacific Islander</b>	
<b>HousingType</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Public Housing	16	7.88%	6	2.96%	178	87.68%	3	1.48%
Project-Based Section 8	79	48.47%	6	3.68%	51	31.29%	26	15.95%
Other Multifamily	5	29.41%	1	5.88%	10	58.82%	1	5.88%
HCV Program	364	24.42%	70	4.68%	1,017	68.17%	29	1.95%
Total Households	8,895	32.37%	372	1.35%	16,275	59.24%	1,515	5.51%
0-30% of AMI	1,615	31.57%	100	1.96%	3,140	61.39%	140	2.74%
0-50% of AMI	2,575	25.44%	104	1.03%	6,930	68.48%	325	3.21%
0-80% of AMI	4,140	25.67%	188	1.17%	10,850	67.27%	710	4.40%
Note 1: Data Sources: Decennial Census, APSH, and CHAS; accessed through the HUD AFFH Tool, Table 1, Version AFFHT0006, Released July 10, 2020.								
Note 2: Numbers presented are numbers of households not individuals.								
Note 3: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info/resource/4848/affh-data-documentation">www.hudexchange.info/resource/4848/affh-data-documentation</a> ).								



**Describe the public or private policies or practices, demographic shifts, economic trends, or other factors that may have caused or contributed to the patterns described above (including siting decisions of private or publicly supported housing or the location of residents using Housing Choice Vouchers).**

Broadly speaking, the patterns of residential segregation based on race that remain a feature between and within jurisdictions in Santa Barbara County (and throughout the U.S. more generally) are due, in part, to:

- Discrimination in the private housing market due, in part, to a lack of knowledge of state and Federal fair housing laws and regulations.
- Historic practices of redlining and legal racial segregation, which created many of the residential patterns that still exist today.
- Local zoning codes, development standards, and permitting processes that adversely impact the ability to develop new affordable housing.
- Market factors, such as high housing costs in certain parts of the County, which constrain the development of new affordable housing.

Through the stakeholder consultations, it was also reported that segregation patterns in the County are due to:

- Market differences between southern Santa Barbara County, where there are higher costs and greater density, and northern Santa Barbara County, where housing costs are lower.
- Limited housing options for households with Housing Choice Vouchers. Despite California's more recent protections for voucher holders, it has gotten very difficult for folks to use vouchers due to discrimination and lack of units that are available at the fair market rent rate.

Detailed lists of the public or private policies or practices, demographic shifts, economic trends, and other factors that have caused or contributed to segregation in each of the participating jurisdictions are included in Section IV.

C. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

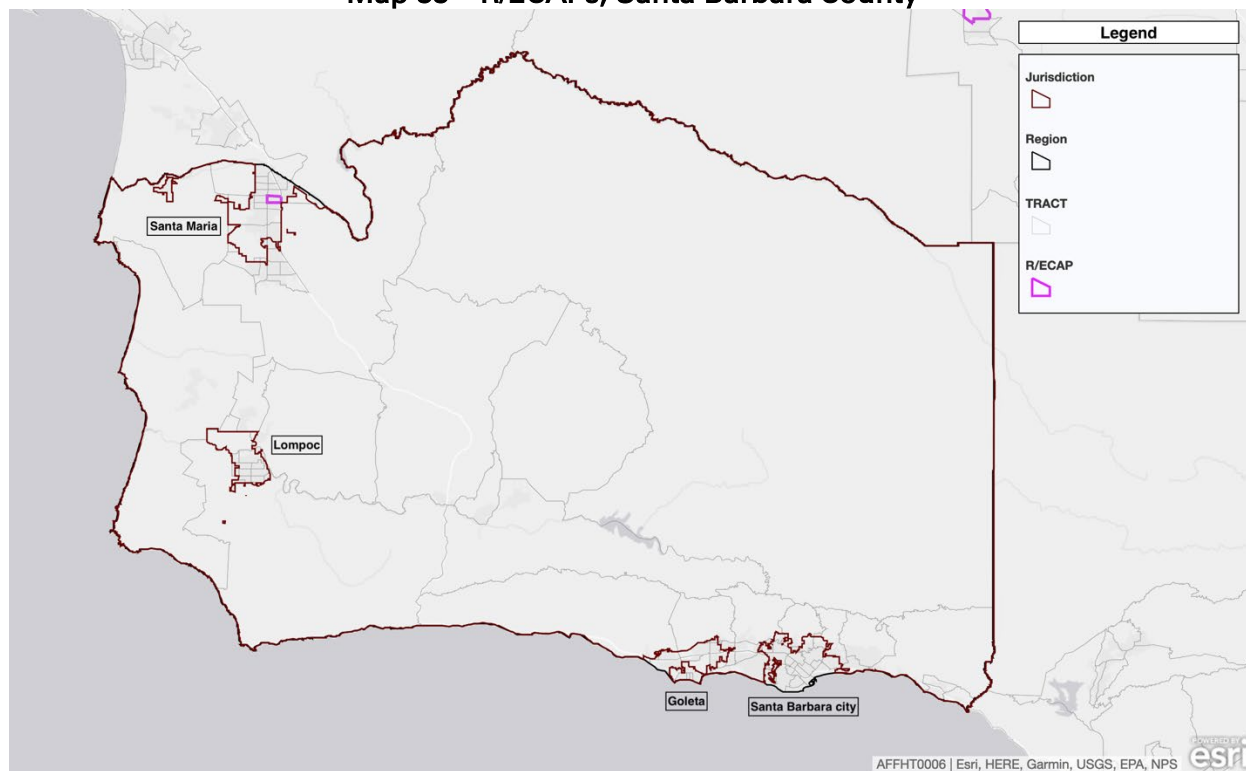
**Identify any R/ECAPs or groupings of R/ECAP tracts.**

HUD defines racially or ethnically concentrated areas of poverty (R/ECAPs) as Census tracts that meet both of the following criteria:

- a non-White population of 50 percent or more, and
- a poverty rate that exceeds 40% or a poverty rate that is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower.

Map 33 shows the distribution of R/ECAPs in Santa Barbara County. The map shows one R/ECAP in Santa Maria: Census Tract 21.01 (full tract ID: 06083002101), which is bounded by E Main St on the north, US 101 on the east, E Jones St on the south, and S Broadway on the west. This R/ECAP is also visible on the zoomed-in maps of Santa Maria above.

**Map 33 – R/ECAPs, Santa Barbara County**



**Describe and identify the predominant protected classes residing in R/ECAPs, and how these demographics compare with the overall demographics of the area.**

Table 8- R/ECAP Demographics shows the demographics of the R/ECAP in Santa Maria, including information on race/ethnicity, family type, and national origin. The majority of residents in the R/ECAP are Hispanic (62.4% of the R/ECAP population), and approximately one in five (22.3%) were born in Mexico.

Comparing Table 8 to Table 1 (above) shows that the R/ECAP in Santa Maria has a higher percentage of non-Hispanic White residents and a lower percentage of Hispanic residents

than the city overall: *non-Hispanic White* individuals comprise 15.4% of Santa Maria’s population (see Table 1, above) and 31.2% of the R/ECAP population; Hispanic residents comprise 76.7% of the city’s population and 62.4% of the R/ECAP population. The R/ECAP also has a lower percentage of Mexican-born residents than the city overall (27% in the city compared to 22.3% in the R/ECAP), and a slightly higher percentage of families with children than the city overall (53.9% of families in the city have children, compared to 55.9% of families in the R/ECAP).

**Table 8 – R/ECAP Demographics (Santa Maria, CA)**

Santa Maria, CA			
R/ECAP Race/Ethnicity		#	%
Total Population in R/ECAPs		3,873	-
White, Non-Hispanic		1,210	31.24%
Black, Non-Hispanic		71	1.83%
Hispanic		2,417	62.41%
Asian or Pacific Islander, Non-Hispanic		61	1.58%
Native American, Non-Hispanic		23	0.59%
Other, Non-Hispanic		11	0.28%
R/ECAP Family Type			
Total Families in R/ECAPs		812	-
Families with children		454	55.91%
R/ECAP National Origin			
Total Population in R/ECAPs		3,873	-
#1 country of origin	Mexico	865	22.33%
#2 country of origin	El Salvador	19	0.49%
#3 country of origin	Middle and Southern Africa	14	0.36%
#4 country of origin	Other South Eastern Asia	7	0.18%
Note 1: Data Source: Decennial Census, accessed through the HUD AFFH Tool, Table 1, Version AFFHT0006, Released July 10, 2020.			
<a href="#">Note 2: Refer to the Data Documentation for details.</a>			

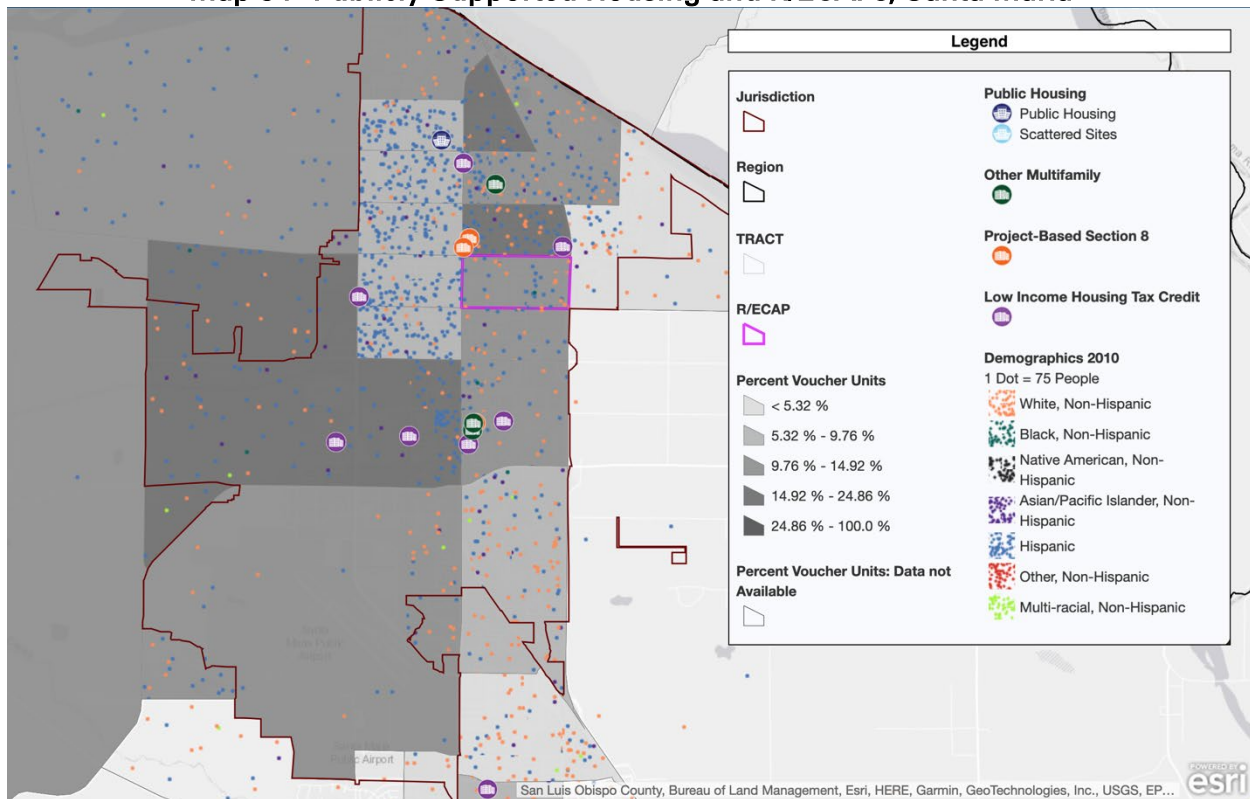
#### **Describe how R/ECAPs have changed over time (since 1990).**

As shown on the maps above, there were no R/ECAPs present in Santa Barbara County in 1990, 2000, or 2010. The current R/ECAP in Santa Maria only appears on the most recent map.

#### **Describe how R/ECAPs align with the location of publicly supported housing.**

Map 34 shows the location of public-supported housing in Santa Maria in comparison to the location of the R/ECAP. This map shows that there are no publicly supported housing developments within the R/ECAP Census tract, and the percentage of housing units in the R/ECAP that are occupied by a household participating in the HCV program is lower than in other parts of the city.

**Map 34- Publicly Supported Housing and R/ECAPs, Santa Maria**



**Compare the demographic composition of occupants of publicly supported housing in R/ECAPS to the demographic composition of occupants of publicly supported housing outside of R/ECAPs.**

Table 9- R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category (below) shows the demographics of publicly supported housing located in and outside of the R/ECAP in Santa Barbara County. The relevant demographic data in this table is for households with HCVs, since that is the only publicly supported housing available in the R/ECAP in Santa Maria (as discussed above). This table shows that:

- The racial/ethnic composition of households in the HCV Program is generally similar inside and outside of the R/ECAP.
- Families in the HCV Program who reside in the R/ECAP are less likely to have children than families in the HCV Program who reside outside the R/ECAP: 24.4% of families in the HCV Program who reside in the R/ECAP have children, compared to 44.2% of families in the HCV Program who reside outside of the R/ECAP.
- Individuals in the HCV Program who reside in the R/ECAP are more likely to be elderly or have a disability than individuals in the HCV Program who reside outside of the R/ECAP.

**Table 9- R/ECAP and Non-R/ECAP Demographics by  
Publicly Supported Housing Program Category (Santa Maria, CA)**

Santa Maria, CA	Total # units (occupied)	% White	% Black	% Hispanic	% Asian or Pacific Islander	% Families with children	% Elderly	% with a disability
<b>Public Housing</b>								
R/ECAP tracts	N/a	N/a	0.00%	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	203	7.88%	2.96%	87.68%	1.48%	56.65%	24.14%	12.00%
<b>Project-based Section 8</b>								
R/ECAP tracts	N/a	N/a	0.00%	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	163	48.47%	3.68%	31.29%	15.95%	1.84%	82.21%	23.05%
<b>Other Multifamily</b>								
R/ECAP tracts	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	17	29.41%	5.88%	58.82%	5.88%	N/a	48.57%	0.00%
<b>HCV Program</b>								
R/ECAP tracts	114	27.83%	3.48%	66.08%	1.74%	24.35%	39.13%	34.12%
Non R/ECAP tracts	1,361	24.19%	4.80%	68.28%	1.97%	44.21%	29.94%	21.93%
Note 1: Disability information is often reported for heads of household or spouse/co-head only. Here, the data reflect								
Note 2: Data Sources: APSH, accessed through the HUD AFFH Tool, Table 1, Version AFFHT0006, Released July 10, 2020.								
Note 3: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info/resource/4848/affh-data-documentation">www.hudexchange.info/resource/4848/affh-data-documentation</a> ).								

**Describe the public or private policies or practices, demographic shifts, economic trends, or other factors that may have caused or contributed to the patterns described above.**

In Santa Maria's most recent Housing Element, the following factors were identified that contribute to the patterns described above:

- The location and type of affordable housing. Specifically, affordable housing options are limited to low opportunity areas in the city.
- Local zoning codes, development standards, and permitting processes adversely impact the ability to develop new affordable housing.

#### D. Disparities in Access to Opportunity

##### 1. Education

**Describe any disparities in access to proficient schools based on race/ethnicity, national origin, and family status.**

Table 10 – Opportunity Indicators by Race/Ethnicity (below) includes a *School Proficiency Index*, which measures the proximity various racial/ethnic groups have, based on where they live, to neighborhoods with high-performing schools. School proficiency is measured using school-level data on the performance of 4th grade students on state exams. The index is based on a range of 0 to 100 with higher scores indicating better proximity to high-performing schools.

Table 10 shows that, in Santa Barbara County, there are disparities in access to neighborhoods with high-performing schools based on race/ethnicity:

- Overall, non-Hispanic White residents have the best access to neighborhoods with high-performing schools, followed closely by AAPI residents. Hispanic residents have the worst access to neighborhoods with high-performing schools. Black and Native American residents have worse access than non-Hispanic White and AAPI residents, but better access than Hispanic residents.

- Black residents living below the federal poverty line have the worst access of any group, followed closely by Hispanic residents living below the poverty line. AAPI residents living below the poverty line have the best access to neighborhoods with high performing schools of any group.

Within the participating jurisdictions, there is less disparity across racial/ethnic groups. However, there are wide disparities in access to good schools between the jurisdictions. The County-level disparities discussed above may be due in part to these disparities in access across the participating jurisdictions:

- *Santa Maria*, which has the largest overall population of the participating jurisdictions as well as the highest concentration of Hispanic residents, has much lower school proficiency index scores than the County overall. Scores are low across racial/ethnic groups, indicating that all residents in Santa Maria have poor access to neighborhoods with high performing schools.
- *Lompoc* also has a higher concentration of Hispanic residents than the County overall. Lompoc also has much lower school proficiency index scores compared to the County overall, for all racial/ethnic groups.
- Conversely, *Goleta*, which has a higher concentration of non-Hispanic White and AAPI residents than the County overall, also has much higher school proficiency index scores for all racial/ethnic groups. Please note, while the data show that Black residents in Goleta who are living below the Federal poverty line have the best access of any group in the city to neighborhoods with high performing schools, due to the small sample size for the Black population these data may have margins of error that limit their accuracy.

Table 10 – Opportunity Indicators by Race/Ethnicity

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Santa Barbara County, CA</b>							
<b>Total Population</b>							
White, Non-Hispanic	67.71	44.75	63.35	52.17	65.19	51.05	74.85
Black, Non-Hispanic	57.64	34.79	43.22	42.03	66.92	40.87	79.12
Hispanic	44.85	25.92	46.07	49.03	69.59	45.81	74.64
Asian or Pacific Islander, Non-Hispanic	64.49	42.89	55.29	54.07	68.36	51.84	73.05
Native American, Non-Hispanic	57.08	38.06	51.93	43.28	64.97	43.52	77.11
<b>Population below federal poverty line</b>							
White, Non-Hispanic	63.12	44.55	50.73	62.49	72.97	55.02	72.79
Black, Non-Hispanic	43.97	20.49	41.04	49.14	74.18	48.44	77.24
Hispanic	34.61	21.38	38.57	50.73	74.38	46.00	74.84
Asian or Pacific Islander, Non-Hispanic	66.51	53.99	48.89	70.28	77.05	59.09	70.40
Native American, Non-Hispanic	56.65	36.39	53.48	47.48	68.40	53.05	78.38
<b>Lompoc, CA</b>							
<b>Total Population</b>							
White, Non-Hispanic	42.58	20.12	29.65	18.06	68.17	7.35	90.56
Black, Non-Hispanic	48.73	22.86	18.35	18.58	66.80	7.10	90.60
Hispanic	31.96	18.87	20.28	22.40	73.26	7.13	90.48
Asian or Pacific Islander, Non-Hispanic	45.87	22.62	25.80	17.65	67.26	7.64	90.63
Native American, Non-Hispanic	44.78	20.02	21.95	18.00	67.64	7.15	90.54
<b>Population below federal poverty line</b>							
White, Non-Hispanic	26.21	16.48	21.72	19.82	73.44	7.52	90.27
Black, Non-Hispanic	13.62	15.16	13.92	27.81	80.61	8.37	90.62
Hispanic	15.68	16.31	15.28	28.64	80.65	7.26	90.31
Asian or Pacific Islander, Non-Hispanic	60.71	15.84	55.26	12.25	64.78	8.88	90.25
Native American, Non-Hispanic	40.21	23.32	21.89	19.15	66.49	13.71	90.33
<b>Goleta, CA</b>							
<b>Total Population</b>							
White, Non-Hispanic	81.25	66.18	81.24	68.07	66.51	59.65	68.04
Black, Non-Hispanic	76.16	64.79	75.25	69.13	71.11	60.91	66.64
Hispanic	73.85	61.92	75.40	69.49	70.48	62.51	66.53
Asian or Pacific Islander, Non-Hispanic	78.00	65.25	77.01	69.12	70.40	60.46	67.26
Native American, Non-Hispanic	75.47	60.75	76.88	68.39	68.72	60.23	67.11
<b>Population below federal poverty line</b>							
White, Non-Hispanic	79.47	67.02	80.46	68.72	68.48	56.21	68.89
Black, Non-Hispanic	89.12	80.94	74.51	53.30	60.36	61.07	65.76
Hispanic	65.83	60.65	67.66	73.02	76.36	76.58	61.95
Asian or Pacific Islander, Non-Hispanic	74.83	66.32	81.81	72.55	72.04	51.35	69.79
Native American, Non-Hispanic	72.00	69.57	84.00	76.00	76.00	36.93	73.00
<b>Santa Maria, CA</b>							
<b>Total Population</b>							
White, Non-Hispanic	48.07	15.01	45.36	38.74	67.29	45.42	73.84
Black, Non-Hispanic	39.24	14.04	39.68	39.95	68.32	44.39	73.30
Hispanic	29.23	13.07	34.47	42.06	69.82	38.20	72.78
Asian or Pacific Islander, Non-Hispanic	41.91	15.17	41.56	40.04	66.48	45.08	73.47
Native American, Non-Hispanic	38.77	14.46	39.97	39.82	68.66	40.61	73.28
<b>Population below federal poverty line</b>							
White, Non-Hispanic	36.37	13.19	37.25	40.60	69.72	38.85	73.19
Black, Non-Hispanic	32.81	14.80	37.13	39.47	68.15	54.62	73.07
Hispanic	20.50	10.52	30.52	44.20	73.21	40.30	72.27
Asian or Pacific Islander, Non-Hispanic	27.91	12.01	31.59	43.73	75.26	44.59	72.56
Native American, Non-Hispanic	28.77	8.28	34.30	45.21	71.18	31.64	72.37
Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; and NATA; all accessed through the HUD AFFH Tool, Table 1, Version AFFHT0006, Released July 10, 2020.							
Note 2: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info/resource/4848/affh-data-documentation">www.hudexchange.info/resource/4848/affh-data-documentation</a> ).							



**Describe the relationship between the residency patterns of racial/ethnic, national origin, and family status groups and their proximity to proficient schools.**

Maps 35 – 46 show the School Proficiency Index and population distribution by race/ethnicity, national origin, and family type, for Santa Barbara County and each participating jurisdiction. The maps are shaded according to school proximity index values. The darker shaded areas are those with higher index values, indicating the presence of higher performing schools in those areas. On these maps, residents of different racial/ethnic groups and different countries of origin are represented by different colored dots, and the size of the circles represents the percentage of households in the area that are families with children.

The maps show clear differences in school performance based on geography. Specifically, the areas with the least access to neighborhoods with high performing schools (as shown by the lighter shaded Census tracts) are:

- The City of Santa Maria
- The Census tract west of Santa Maria, which includes the City of Guadalupe
- City of Santa Barbara

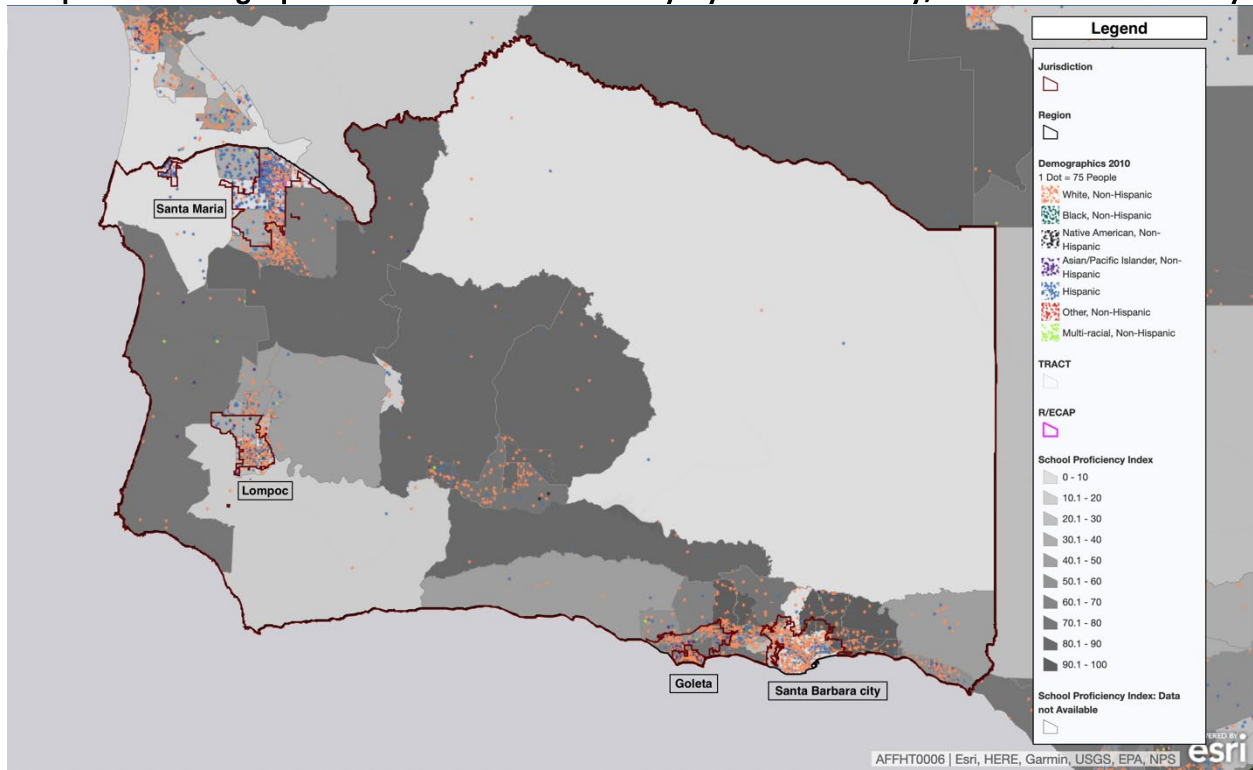
The areas with the best access to neighborhoods with high performing schools (as shown by the darker shaded Census tracts) are:

- East and north of the City of Santa Barbara
- North of the City of Goleta

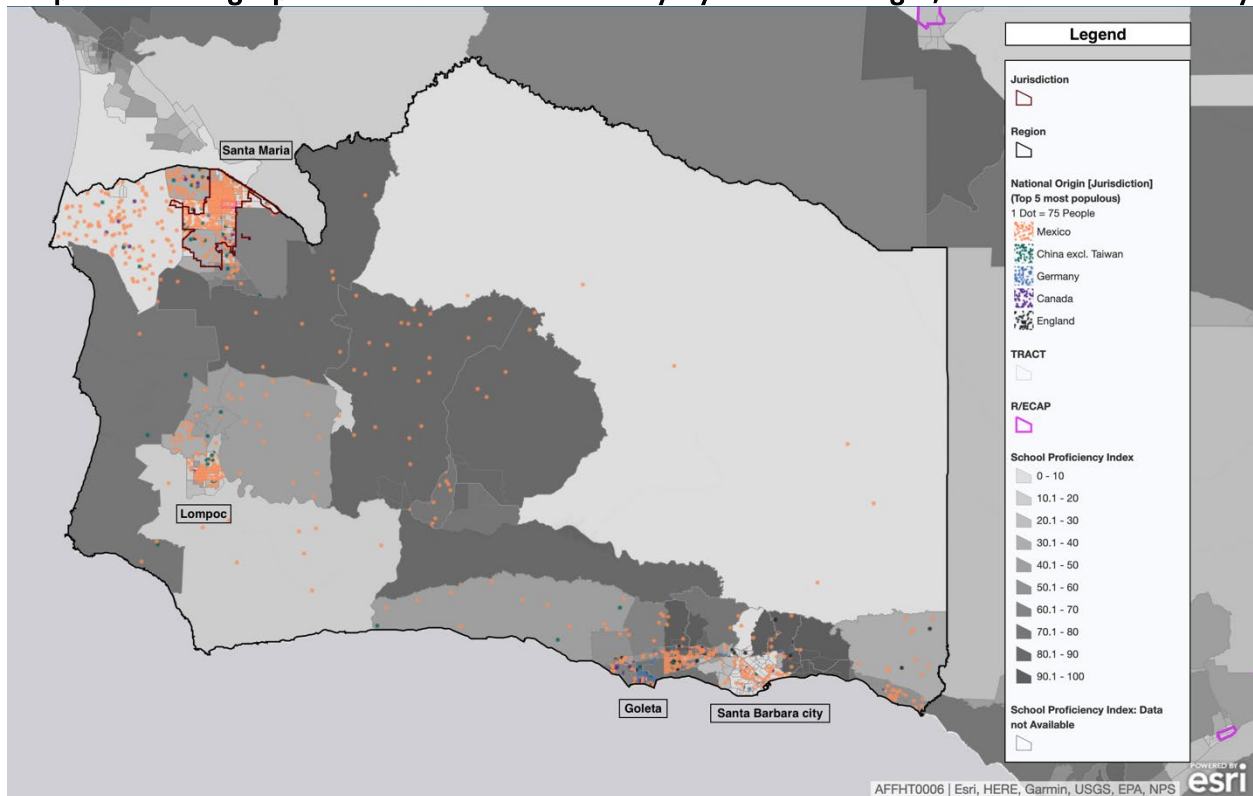
The areas with low access to neighborhoods with high performing schools overlap with areas of concentration for the following protected groups:

- Both Santa Maria and Guadalupe have high concentrations of Hispanic residents (as represented by the blue dots on the map) as well as families with children (as represented by the larger purple dots on the map).
- Santa Maria has a high concentration of foreign-born residents of Mexican descent (as represented by the orange dots on the map).

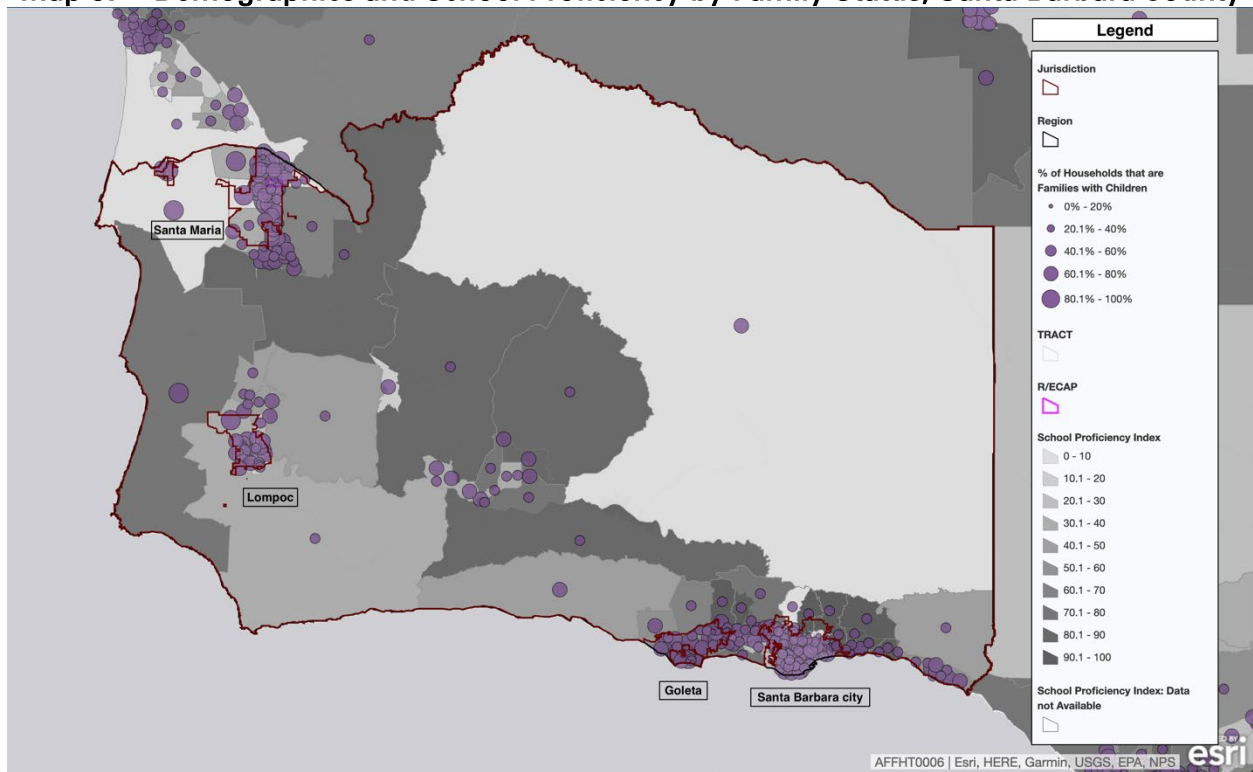
**Map 35 – Demographics and School Proficiency by Race/Ethnicity, Santa Barbara County**



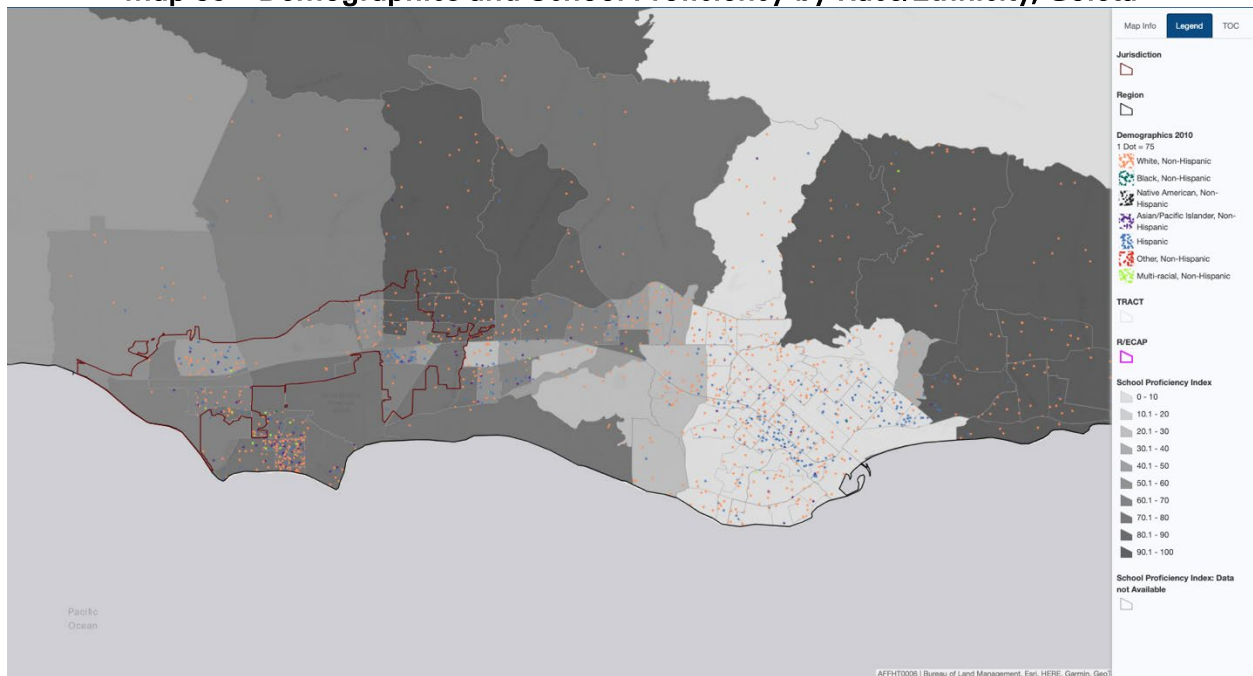
**Map 36 – Demographics and School Proficiency by National Origin, Santa Barbara County**



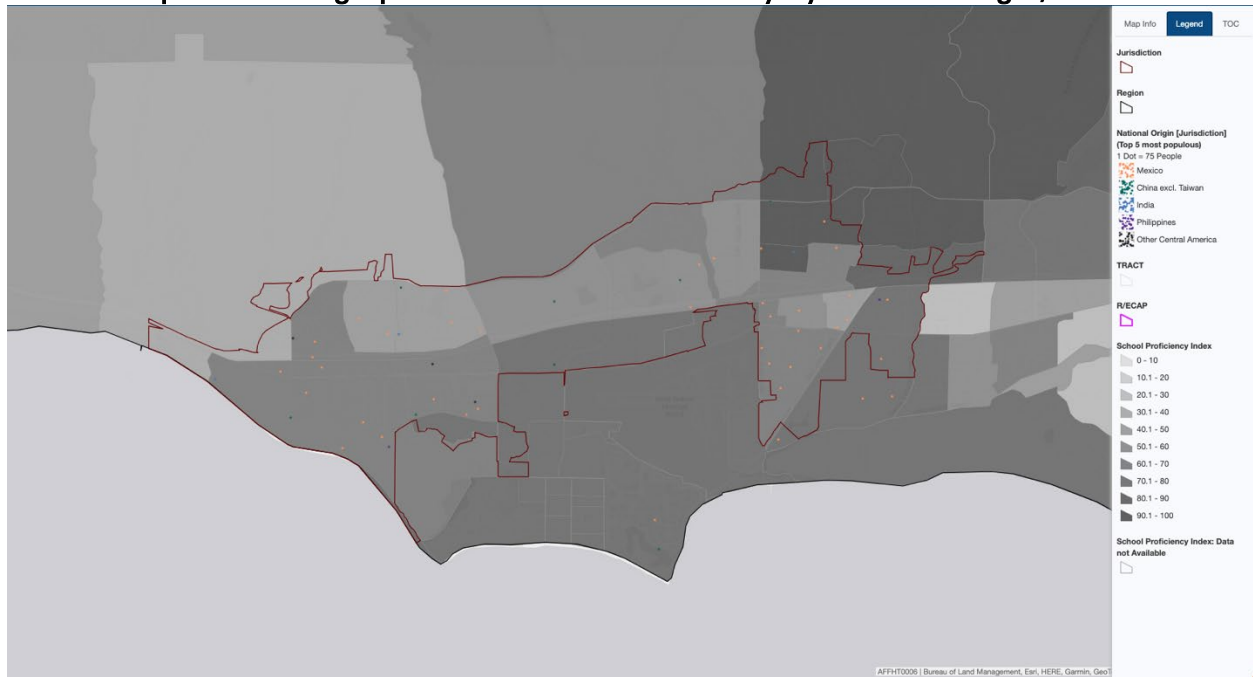
**Map 37 – Demographics and School Proficiency by Family Status, Santa Barbara County**



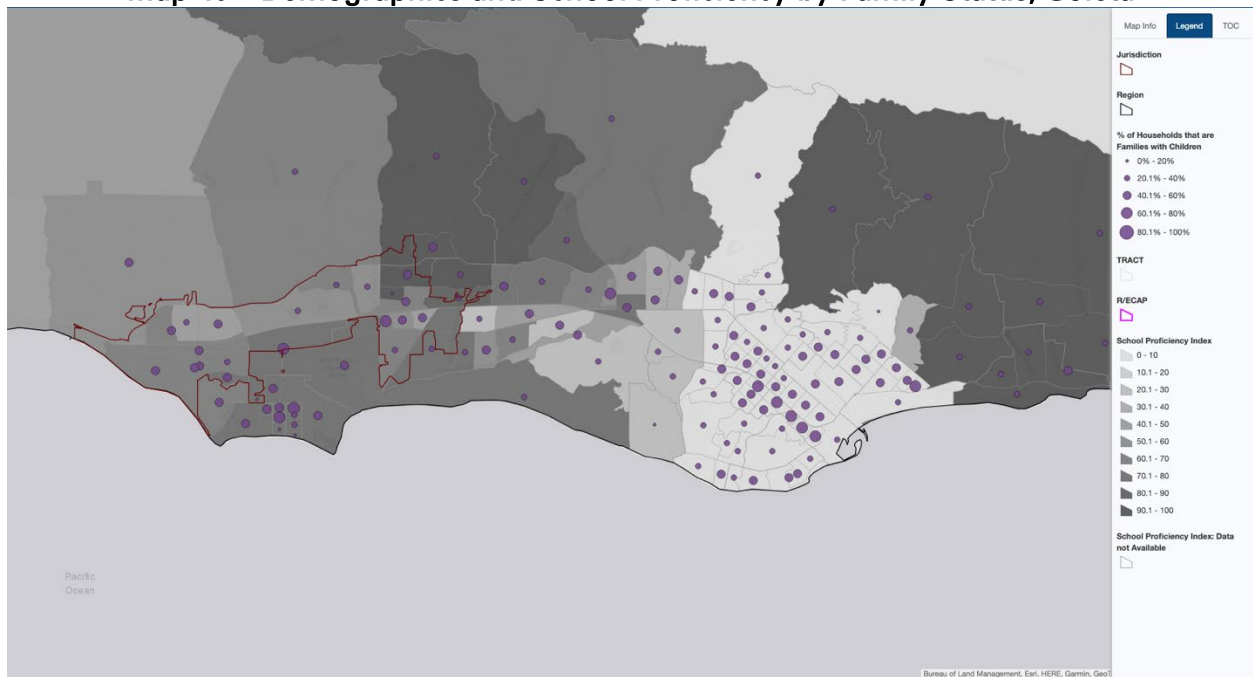
**Map 38 – Demographics and School Proficiency by Race/Ethnicity, Goleta**



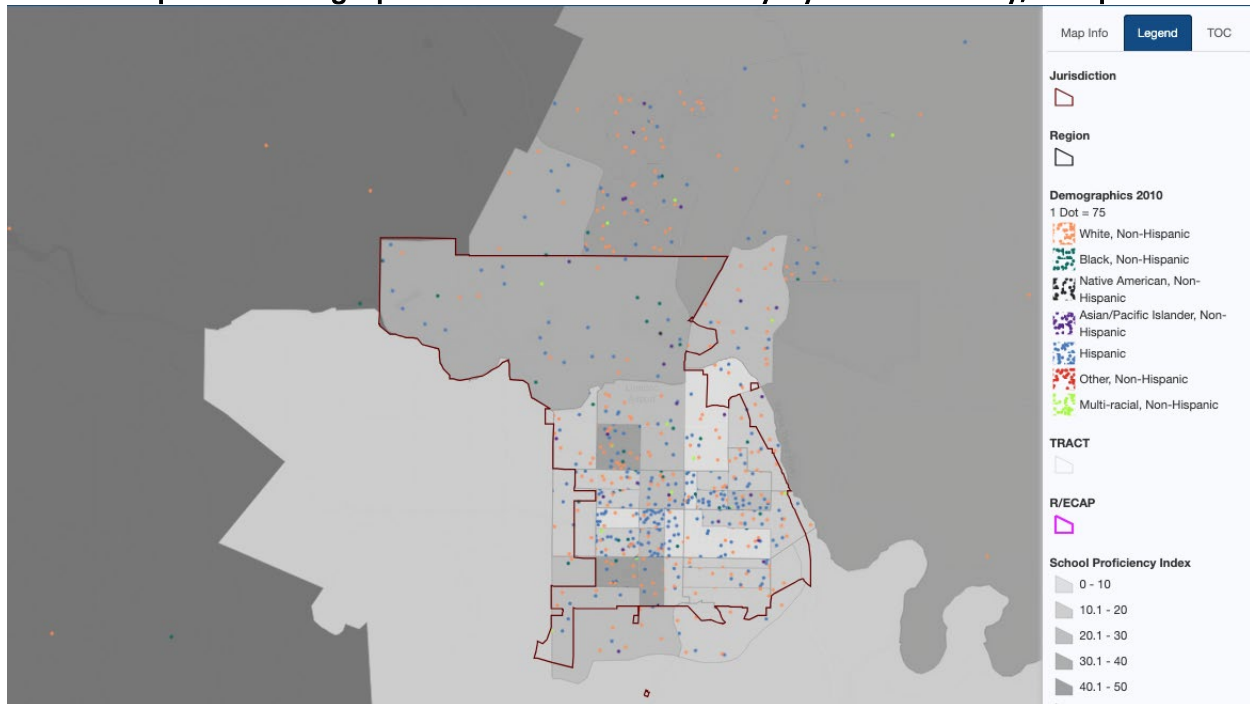
**Map 39 – Demographics and School Proficiency by National Origin, Goleta**



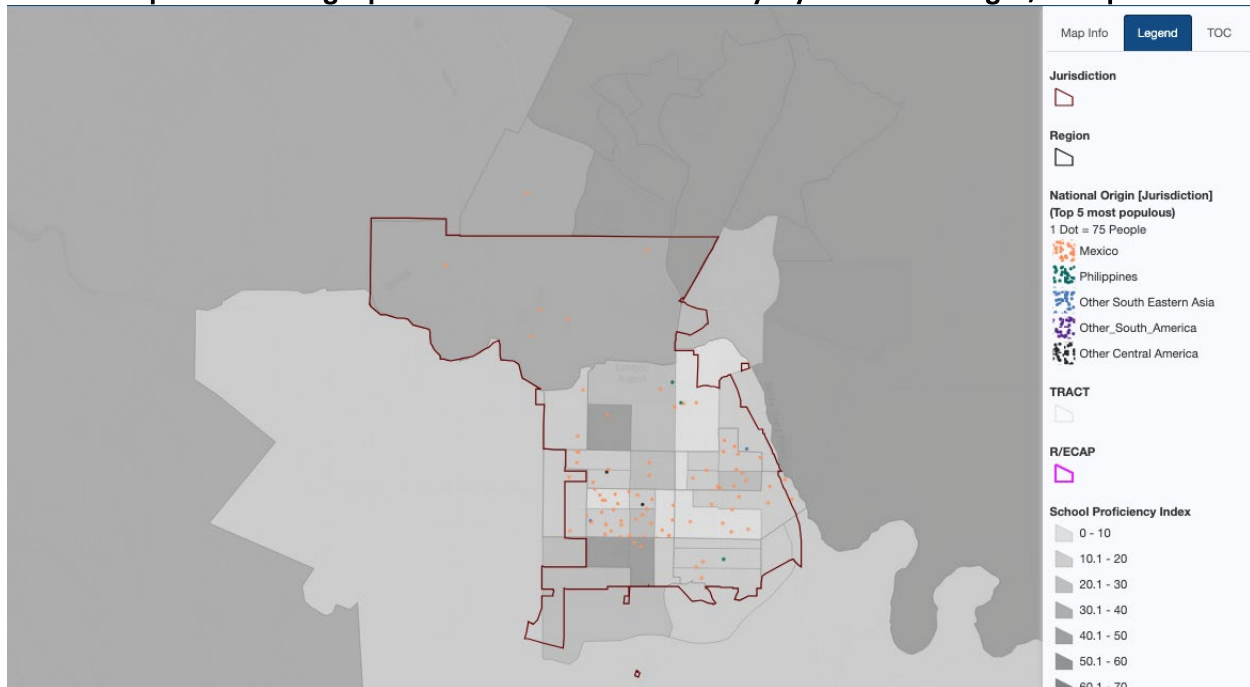
**Map 40 – Demographics and School Proficiency by Family Status, Goleta**



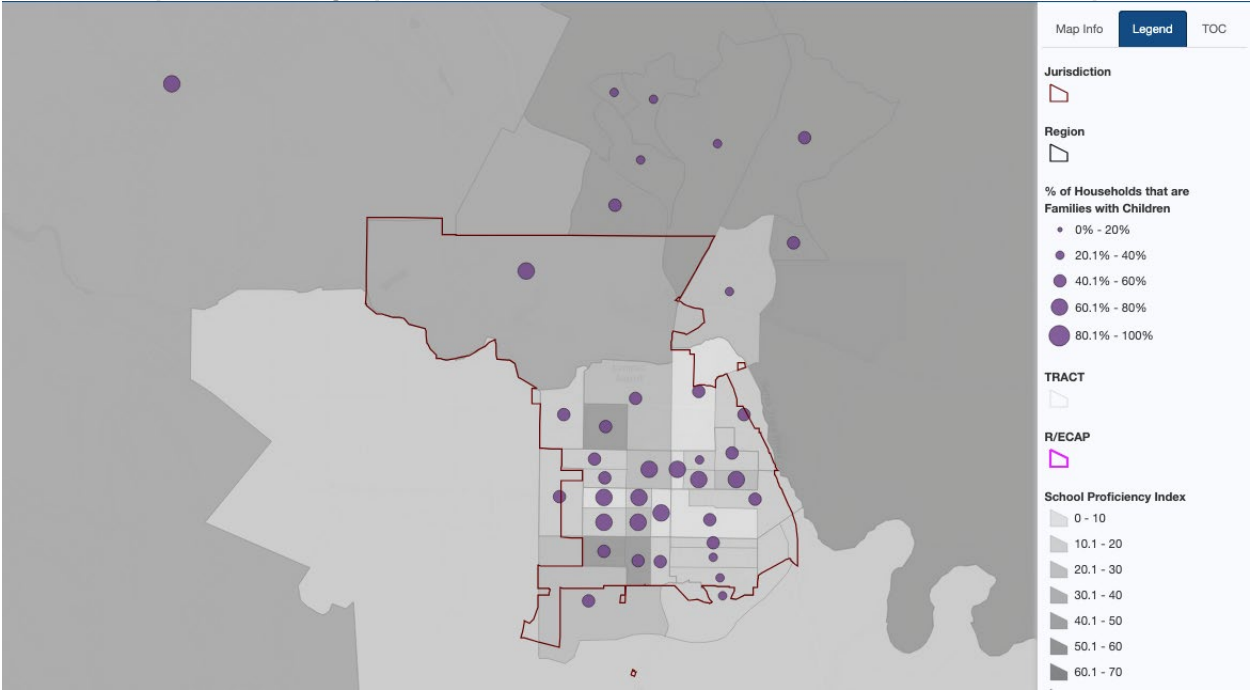
**Map 41 – Demographics and School Proficiency by Race/Ethnicity, Lompoc**



**Map 42 – Demographics and School Proficiency by National Origin, Lompoc**

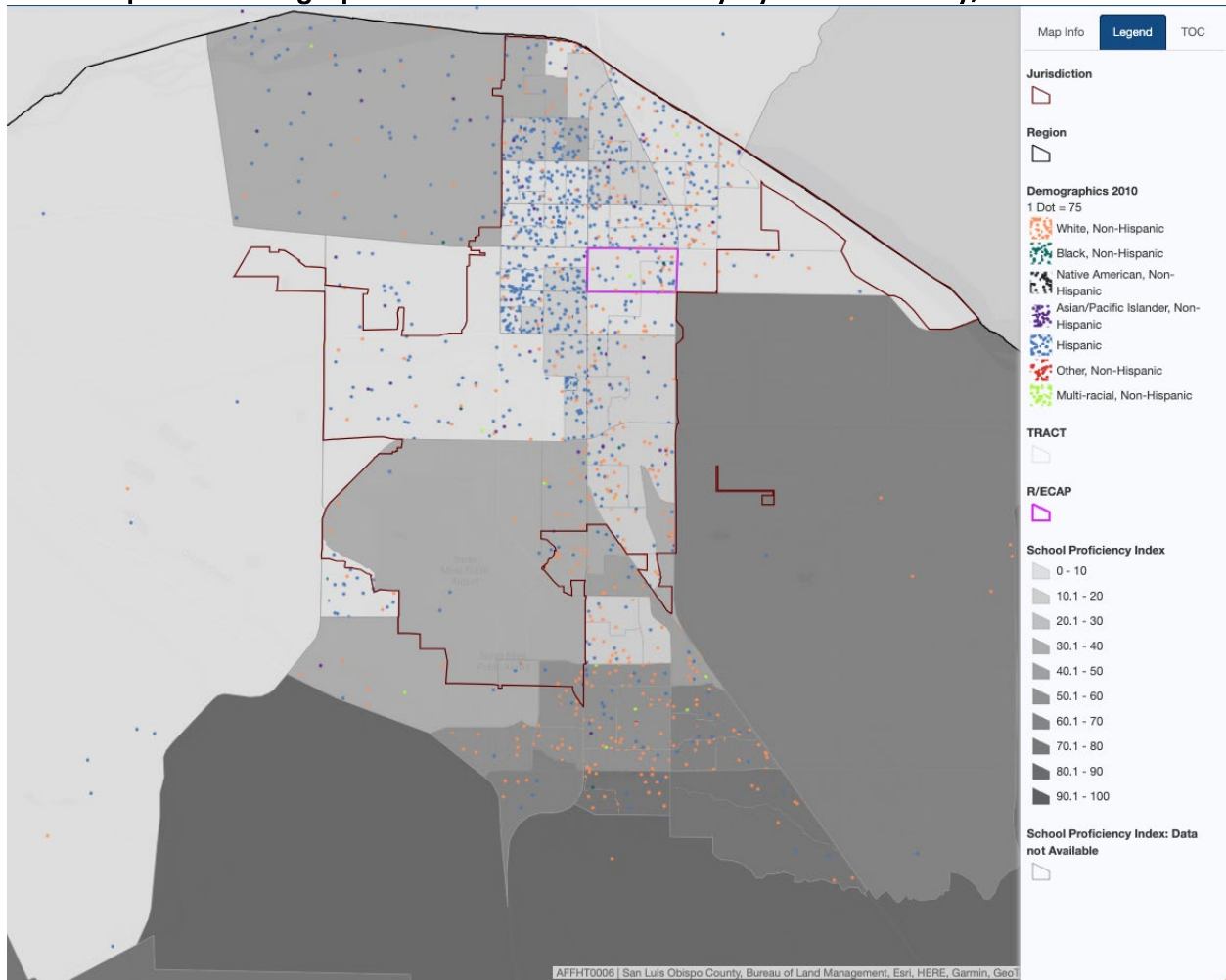


Map 43 – Demographics and School Proficiency by Family Status, Lompoc

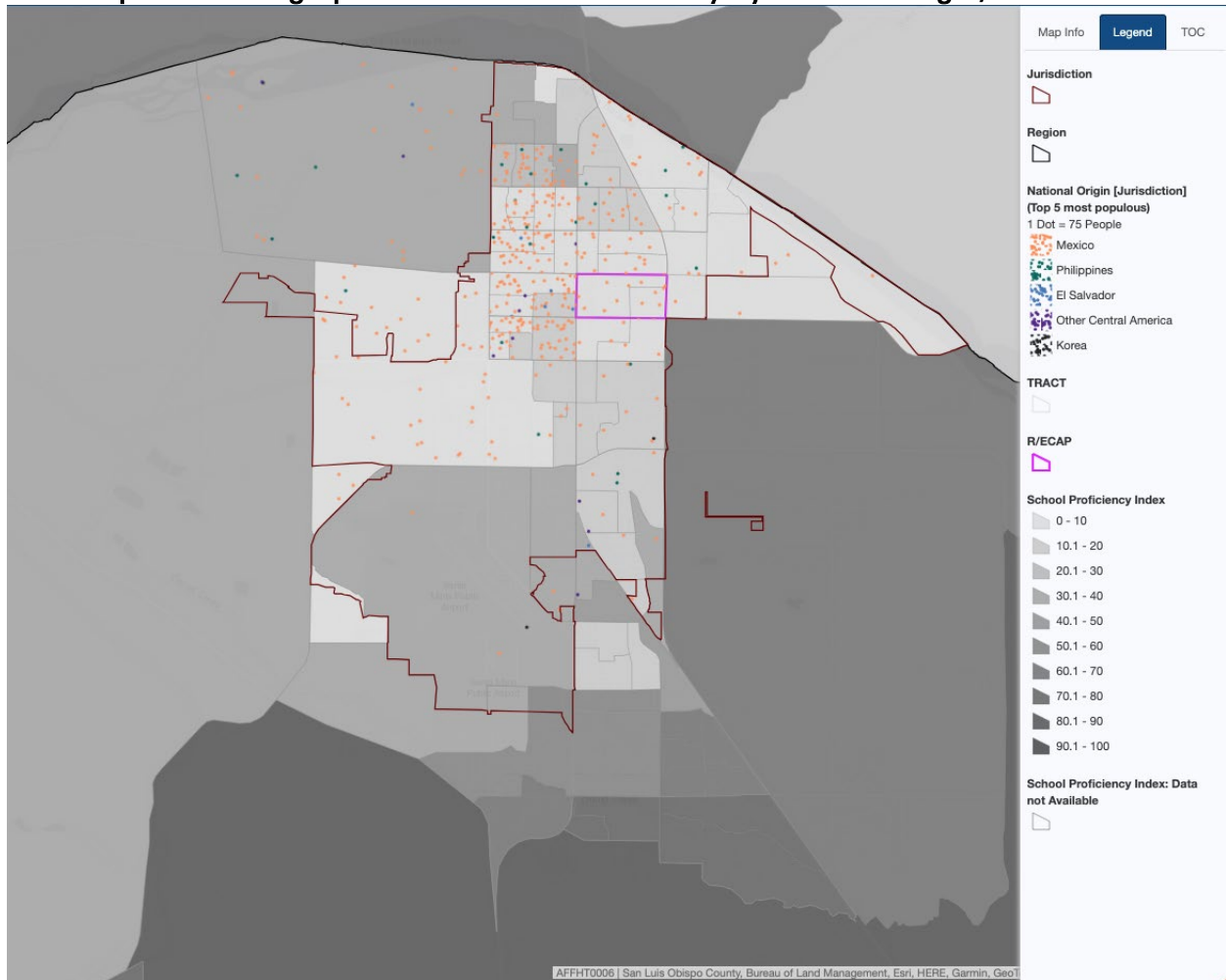




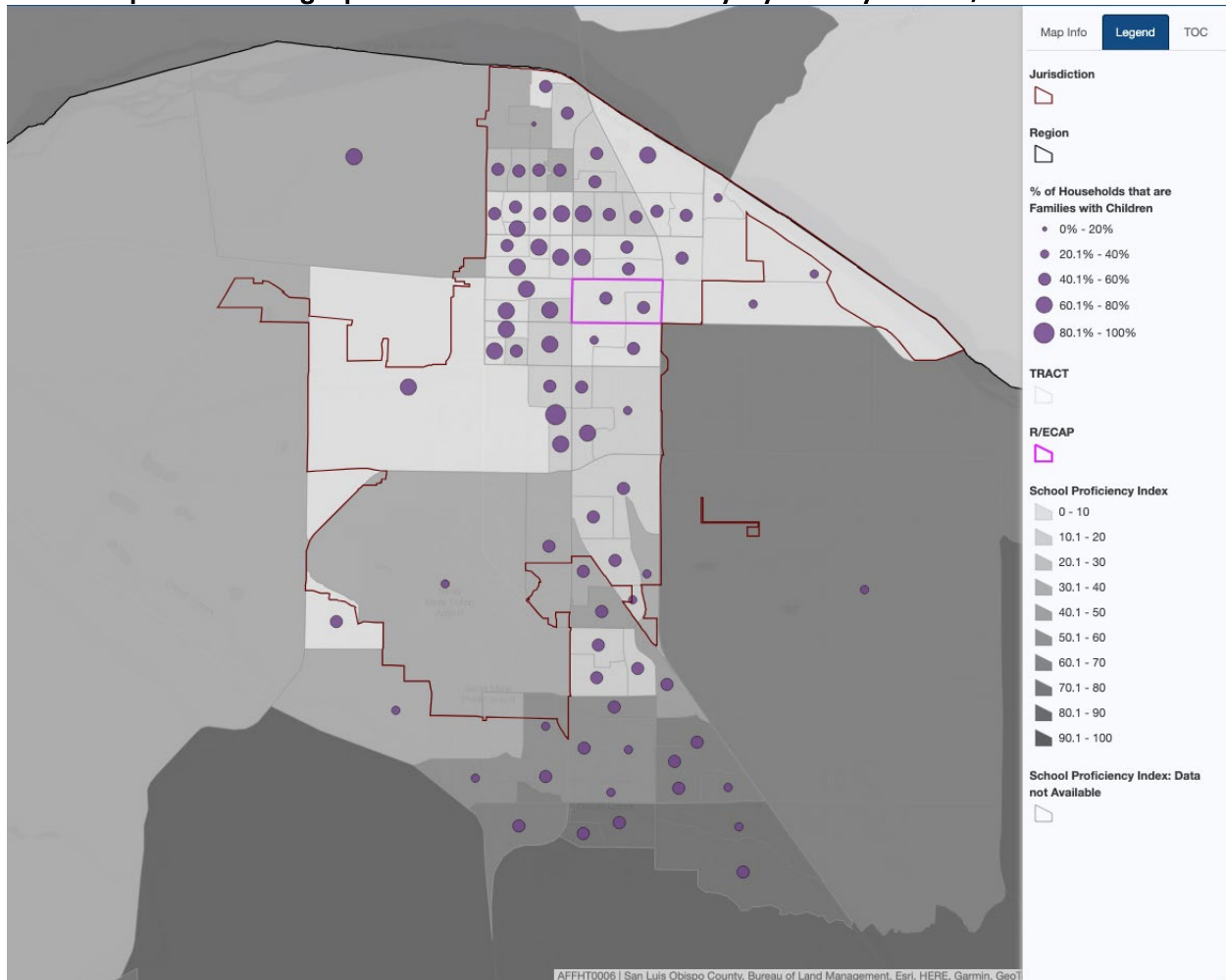
**Map 44 – Demographics and School Proficiency by Race/Ethnicity, Santa Maria**



Map 45 – Demographics and School Proficiency by National Origin, Santa Maria



**Map 46 – Demographics and School Proficiency by Family Status, Santa Maria**



## 2. Employment

**Describe any disparities in access to jobs and labor markets by protected class groups.**

Table 10 includes a *Jobs Proximity Index*, which measures the physical distance between where residents of different races/ethnicities live and the location of jobs. A higher index value indicates better access to employment opportunities.

In Santa Barbara County, there are disparities between races/ethnicities in access to neighborhoods near employment centers.

- Black residents have the lowest index values (meaning less access to employment opportunities), followed by Native American and Hispanic residents.
- Non-Hispanic White and AAPI residents have the highest index values.
- Residents living below the poverty line have higher index values than the overall population for each race/ethnicity, with AAPI residents living below the poverty line having the highest index value of all groups.

Between the participating jurisdictions there are large disparities in the Jobs Proximity Index:

- *Lompoc* has the lowest index values and there are no major disparities between racial/ethnic groups: index values are in the single digits for all groups, indicating that all residents, regardless of race/ethnicity, have low access to neighborhoods near employment opportunities.
- *Goleta* has higher index values across all racial/ethnic groups than the County overall, and has little disparity between racial/ethnic groups, indicating that residents of all racial/ethnic groups have equal access to neighborhoods near employment centers. Interestingly, Hispanic residents living below the Federal poverty line have the best access of all groups.
- *Santa Maria* has index values that are comparable to the County overall, though slightly lower. There are some disparities between racial/ethnic groups, with Hispanic residents having the least access to neighborhoods near employment centers.

Table 10 also includes a *Labor Market Index*, which measures the unemployment rate, labor-force participation rate, and percentage of the population ages 25 and above with at least a bachelor's degree, by neighborhood. A higher index value indicates that residents live in a neighborhood with higher labor force participation and human capital.

In Santa Barbara County, there are disparities across racial/ethnic groups in the Labor Market Index:

- Non-Hispanic White residents are most likely to live in neighborhoods with high labor force participation and human capital, followed by AAPI residents.
- Black residents are least likely to live in neighborhoods with high labor force participation and human capital, followed by Hispanic residents.
- Across all racial/ethnic groups except Native Americans, residents living below the poverty line are less likely to live in neighborhoods with high labor force participation and human capital. Hispanic residents living below the poverty line have the lowest Labor Market Index value of all groups in the County.

The table also shows that access to neighborhoods with high labor force participation and human capital varies across the participating jurisdictions, as well as between racial/ethnic groups within the participating jurisdictions:

- *Lompoc* has the lowest Labor Market Index values and disparities between racial/ethnic groups generally match the pattern found at the County level, with the exception that AAPI residents living below the Federal poverty line have the highest index value of any group.
- *Goleta* has higher Labor Market Index across all racial/ethnic groups than the County overall, and has less disparity between racial/ethnic groups, indicating that residents of all racial/ethnic groups have equal access to neighborhoods with high labor force participation and human capital. The one exception is for Hispanic residents living below the Federal poverty line, who have the lowest index values of any group.
- *Santa Maria* has Labor Market Index values that are lower than the County overall. There are also disparities between racial/ethnic groups, with Hispanic residents having the least access to neighborhoods with high labor force participation and

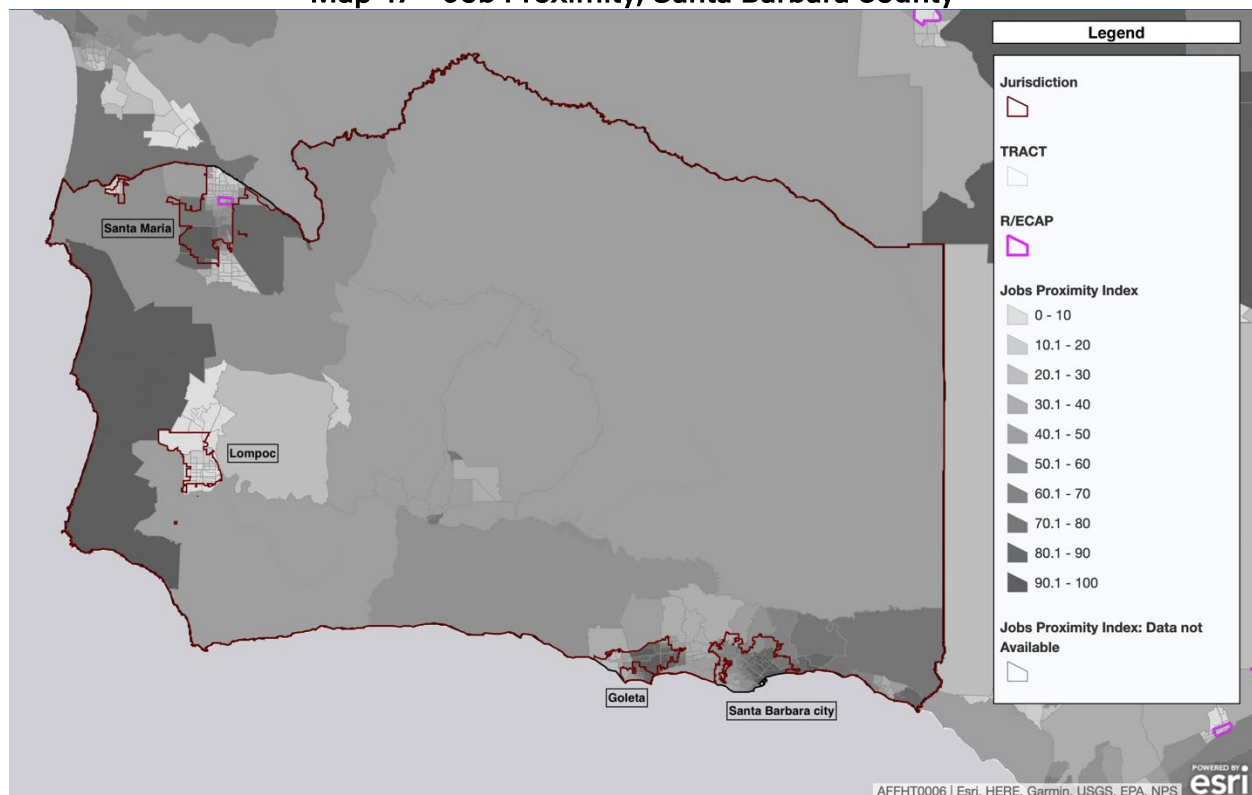
human capital. Across all racial/ethnic groups, residents living below the Federal poverty line have lower index values.

**Describe how a person's place of residence affects their ability to obtain a job.**

Maps 47 – 50 show the Jobs Proximity Index for Santa Barbara County and the participating jurisdictions. On the maps, the areas with darker shading have higher index scores, which means they are closer to areas of employment. These maps show that:

- Lompoc, Guadalupe, north Santa Maria, and Orcutt have lower index scores than the rest of the County (as indicated by the light shading in each of these areas), which means residents in these areas generally do not live near employment centers.

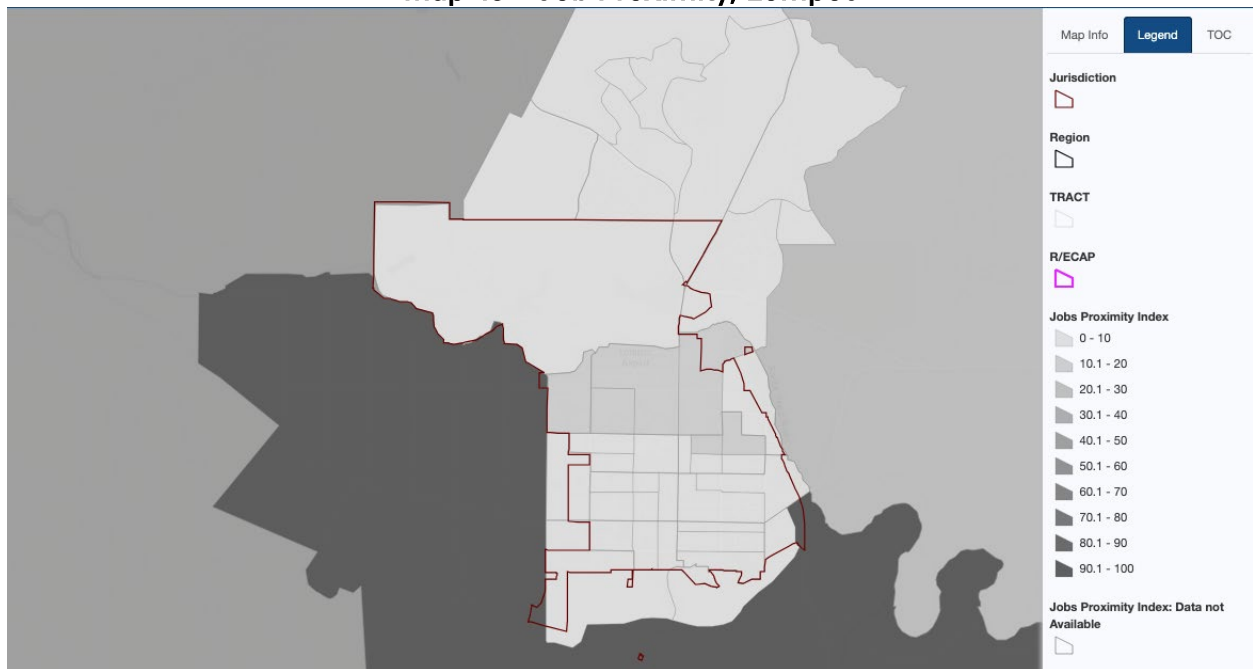
**Map 47 – Job Proximity, Santa Barbara County**



Map 48 – Job Proximity, Goleta

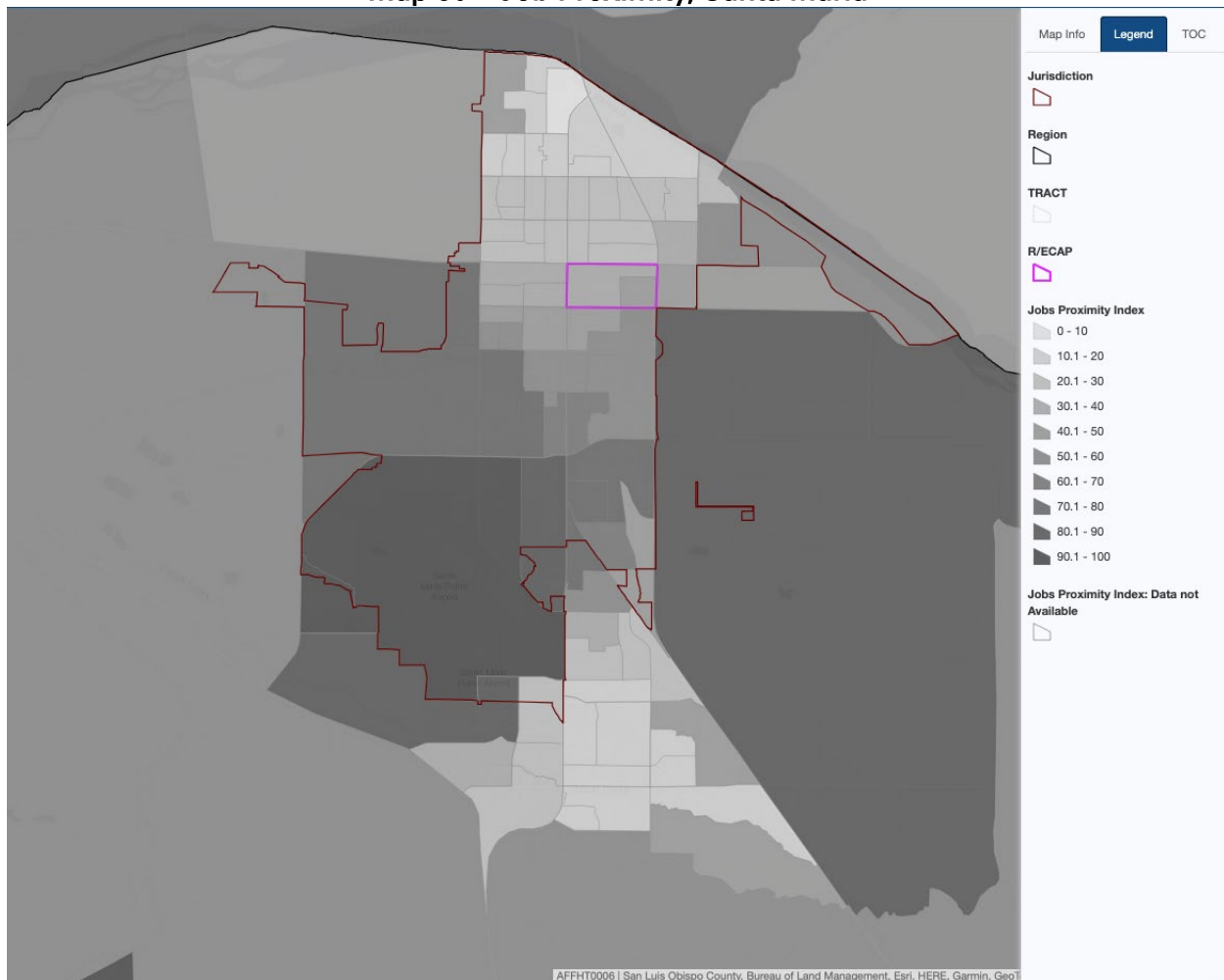


Map 49 – Job Proximity, Lompoc





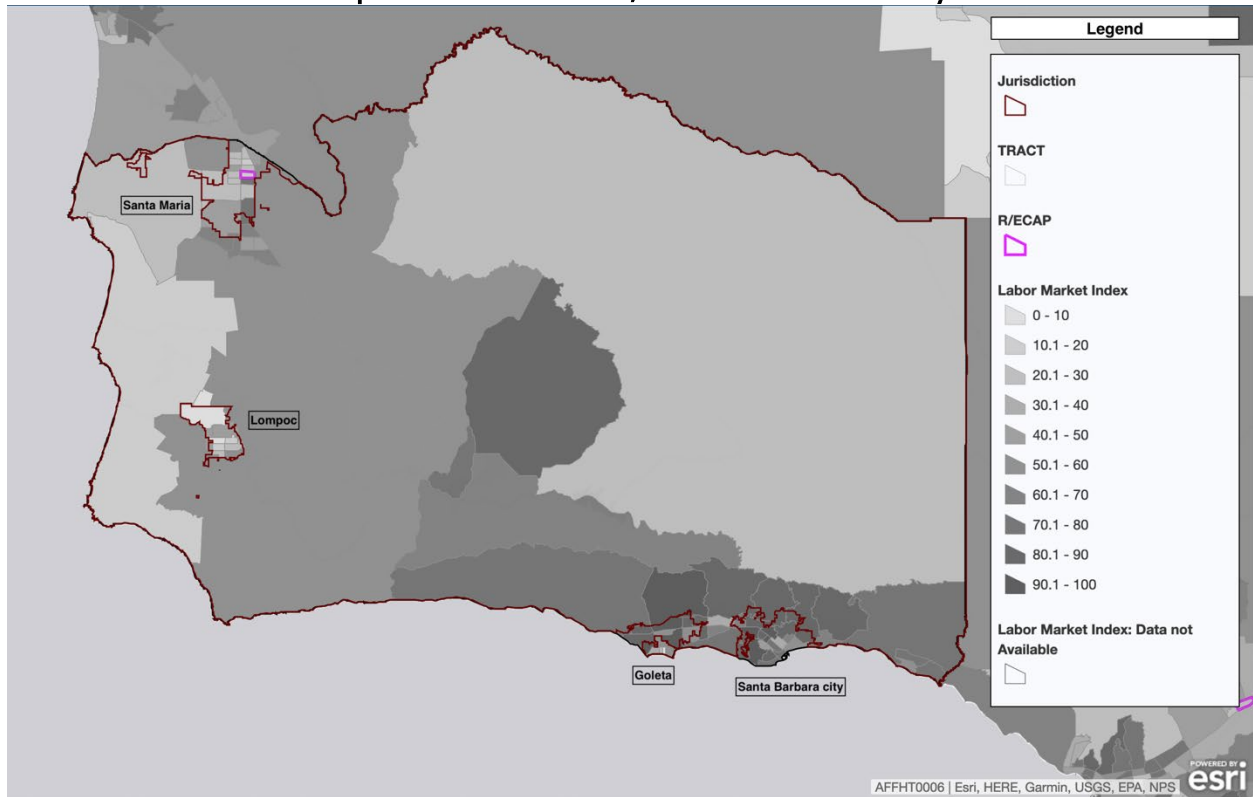
**Map 50 – Job Proximity, Santa Maria**



Maps 51 – 54 show the Labor Market Index for Santa Barbara County and the participating jurisdictions. On these maps, the areas with darker shading have higher index scores, which means they have higher labor force participation and human capital. These maps show that:

- North and central Lompoc, and the R/ECAP area in Santa Maria, have the lowest index scores in the County (as indicated by the lightest shading in each of these areas), which means residents in these areas generally do not live in neighborhoods with high labor force participation and human capital.
- Goleta and Santa Barbara city, and the areas around them, have the highest index scores in the County (as indicated by the darker shading), which means residents in these areas have the best access to neighborhoods with high labor force participation and human capital.

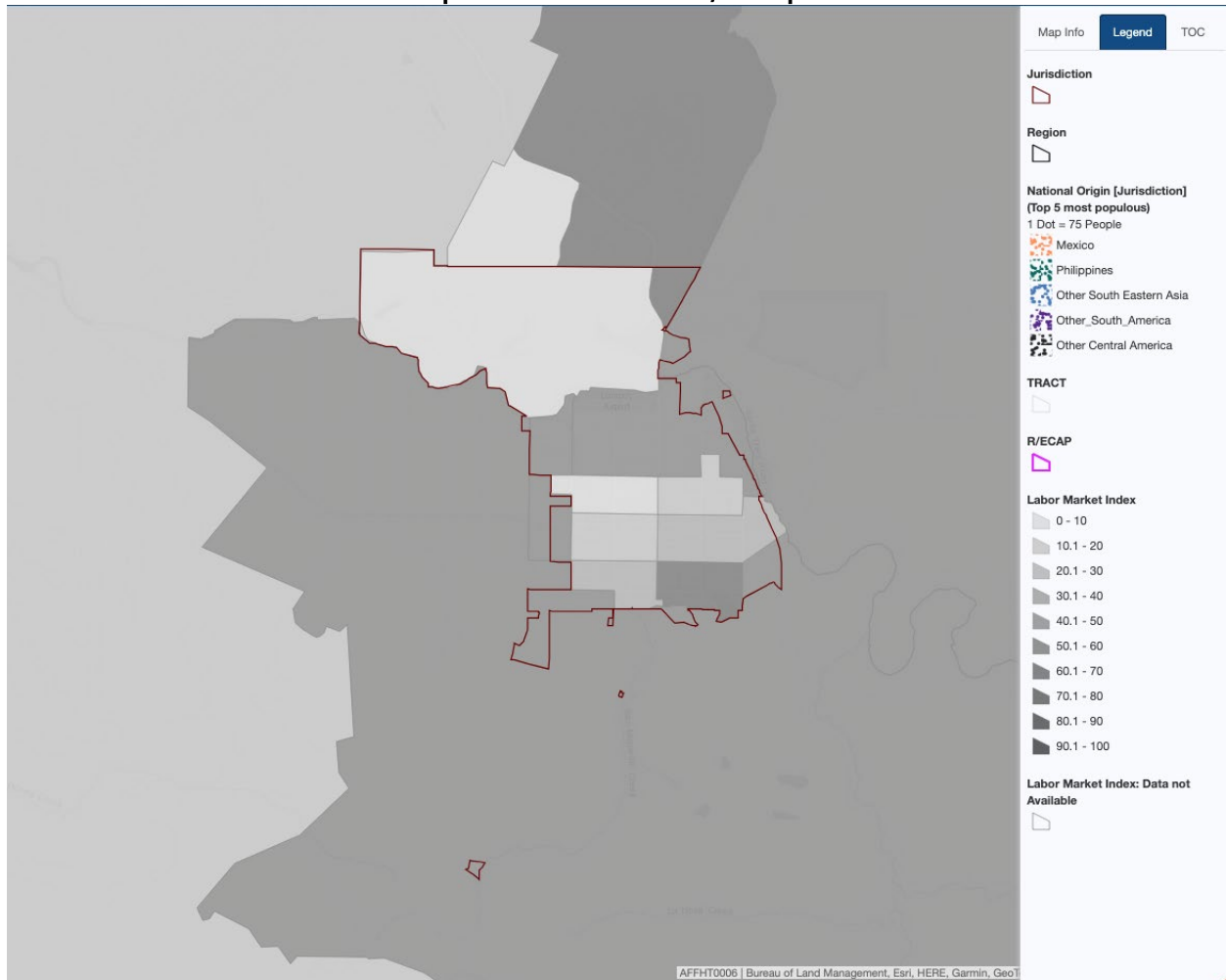
**Map 51 – Labor Market, Santa Barbara County**



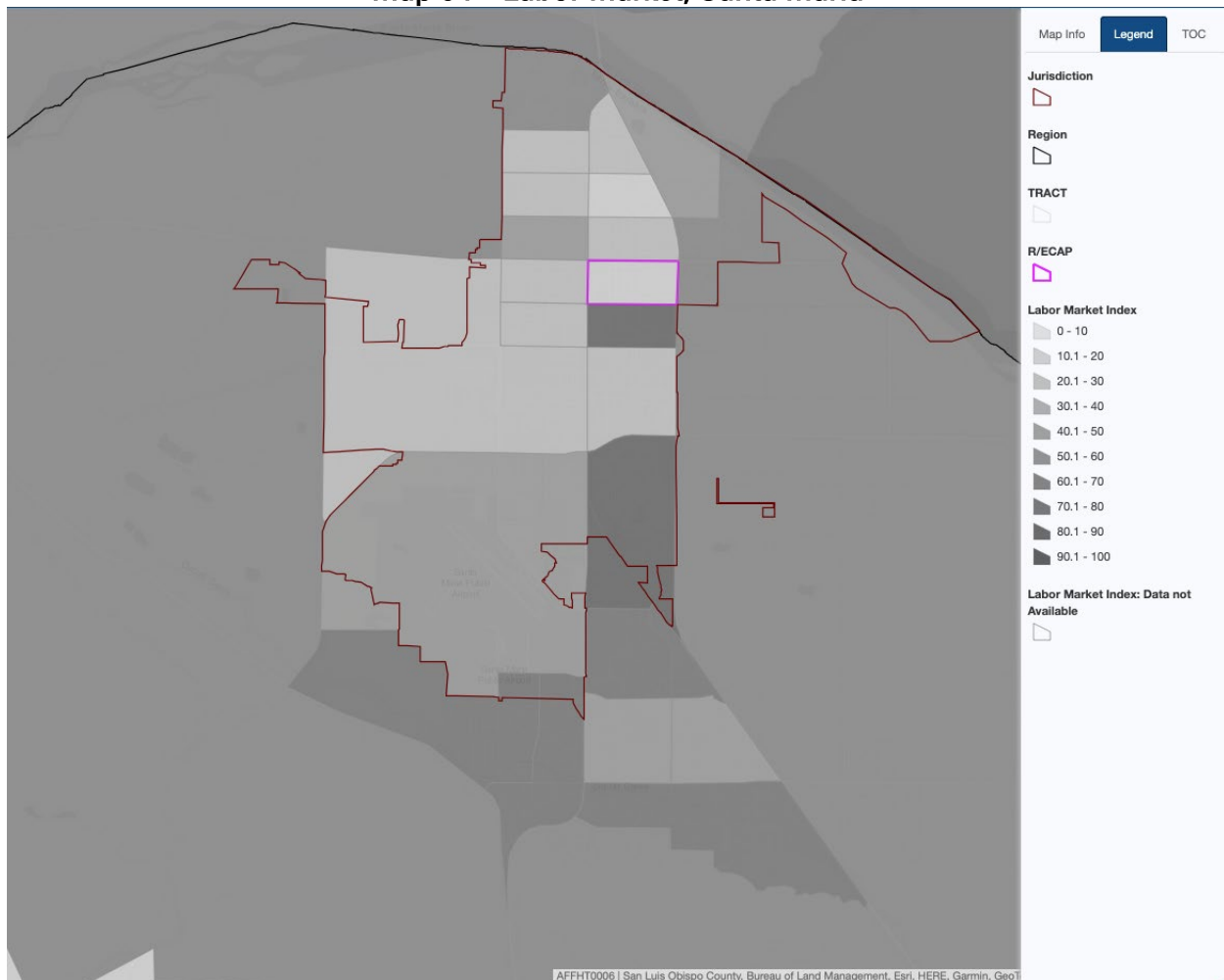
**Map 52 – Labor Market, Goleta**



## Map 53 – Labor Market, Lompoc



**Map 54 – Labor Market, Santa Maria**



**Describe which racial/ethnic, national origin, or family status groups are least successful in accessing employment.**

Table 11 – Labor Force Participation and Unemployment shows 2016-2020 ACS data on labor force participation rates and unemployment rates for the overall population and by race/ethnicity, disability status, and sex, in Santa Barbara County and in the participating jurisdictions. The table shows that, in Santa Barbara County:

- Non-Hispanic White residents have the lowest unemployment rates, followed by Hispanic individuals. Black and AAPI residents have significantly higher unemployment rates, and Native American residents have the highest unemployment rate.
- Individuals with disabilities have lower labor force participation rates, and higher unemployment rates than the population overall.

The table also shows that unemployment rates vary between the participating jurisdictions:

- *Lompoc* has the highest overall unemployment rate (8.8%, which is double the rate in Goleta). In Lompoc, Native Americans have the highest unemployment rate,

followed by Black and Hispanic residents. White and AAPI residents have the lowest unemployment rates.

- *Goleta* has an unemployment rate of 4.4%, which is lower than the unemployment rate for the County overall.

**Table 11 – Labor Force Participation and Unemployment**

	Santa Barbara County, CA		Goleta, CA	
	Labor Force Participation Rate	Unemployment Rate	Labor Force Participation Rate	Unemployment Rate
Population 16 years and over	63.70%	5.70%	70.20%	4.40%
<b>Race/Ethnicity</b>				
White, Non-Hispanic	59.50%	4.90%	65.50%	4.90%
Black	66.90%	7.90%	75.30%	0.00%
Hispanic	69.70%	6.20%	77.20%	4.60%
Asian or Pacific Islander	57.32%	7.29%	70.10%	3.30%
Native American	61.50%	13.80%	92.50%	0.00%
<b>Disability Status</b>				
With any disability	48.30%	10.90%	65.30%	5.10%
<b>Sex (population 20 to 64 years)</b>				
Male	83.20%	4.80%	88.40%	4.50%
Female	72.90%	5.40%	77.70%	3.60%
	Lompoc, CA		Santa Maria, CA	
	Labor Force Participation Rate	Unemployment Rate	Labor Force Participation Rate	Unemployment Rate
Population 16 years and over	60.00%	8.80%	66.80%	5.70%
<b>Race/Ethnicity</b>				
White, Non-Hispanic	52.90%	7.60%	54.00%	5.10%
Black	46.60%	9.00%	76.00%	0.60%
Hispanic	66.30%	9.90%	69.90%	6.10%
Asian or Pacific Islander	50.30%	6.46%	70.65%	2.38%
Native American	66.40%	22.60%	66.10%	9.70%
<b>Disability Status</b>				
With any disability	37.50%	10.60%	46.10%	15.70%
<b>Sex (population 20 to 64 years)</b>				
Male	68.00%	9.80%	88.40%	4.40%
Female	70.50%	6.20%	71.50%	6.80%

Note 1: Data Sources: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

### 3. Transportation

Describe any disparities in access to transportation related to costs and access to public transit by protected class groups.

Table 10 includes a *Transit Index*, which measures the likelihood that residents utilize public transportation. Higher index values indicate better access to public transit in a neighborhood. The table shows that there are moderate index values Countywide, with some disparity between racial/ethnic groups: Black residents have the lowest index value (42.03), and AAPI residents have the highest (54.07). Residents living below the poverty line are more likely to utilize public transportation—index values for residents living below the poverty line are higher for all racial/ethnic groups, and AAPI residents living below the

poverty line have the highest Transit Index value of any group, indicating they are most likely to utilize public transportation.

Among the participating jurisdictions, residents in *Lompoc* have the lowest index values and residents in *Goleta* have the highest. Residents in *Santa Maria* have lower index values than the County overall, but not as low as *Lompoc*. In each of these cities, there are no major disparities between racial/ethnic groups.

Table 10 also includes a *Low Transportation Cost Index*, which measures the cost of transportation in a neighborhood. Higher index values indicate lower transportation costs. Transportation costs may be low in a neighborhood due to better access to public transportation, or to the density of housing, services, and employment, or to other reasons. The table shows that there are relatively high index values across Santa Barbara County, with little disparity among racial/ethnic groups. This indicates relatively equal access to neighborhoods with low transportation costs across the County for different racial/ethnic groups. For groups living below the poverty line, index values are even higher.

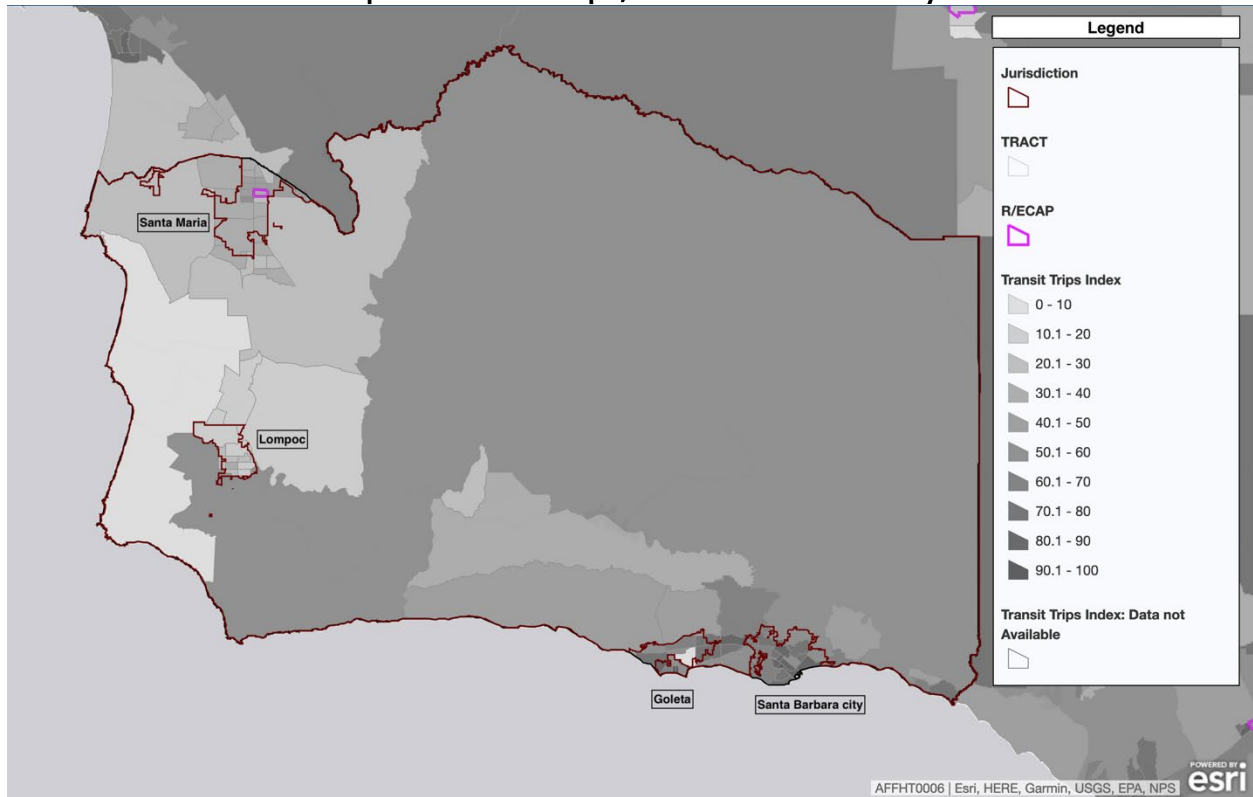
#### **Describe how a person's place of residence affects their access to transportation.**

Maps 54 – 57 shows the Transit Index for Santa Barbara County and the participating jurisdictions. On these maps, the areas with darker shading have higher index values, which means they are areas with better access to public transit. These maps show that:

- Residents in Lompoc Valley and Santa Maria Valley have less access to public transit than other parts of the County (as indicated by the lighter shading in these areas).
- Residents in Goleta, Santa Barbara city, and Carpinteria have better access to public transit (as indicated by the darker shading).



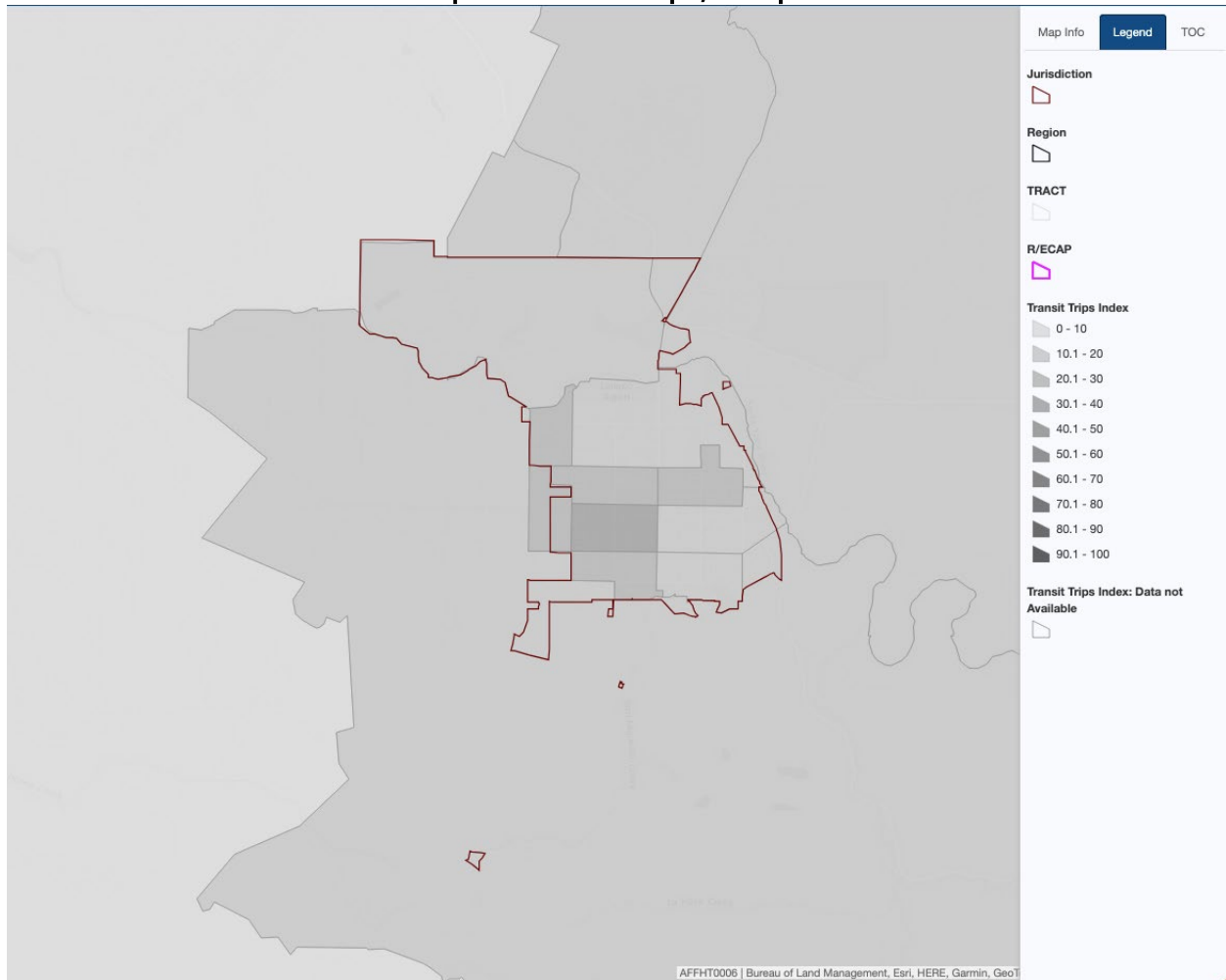
Map 54 – TransitTrips, Santa Barbara County



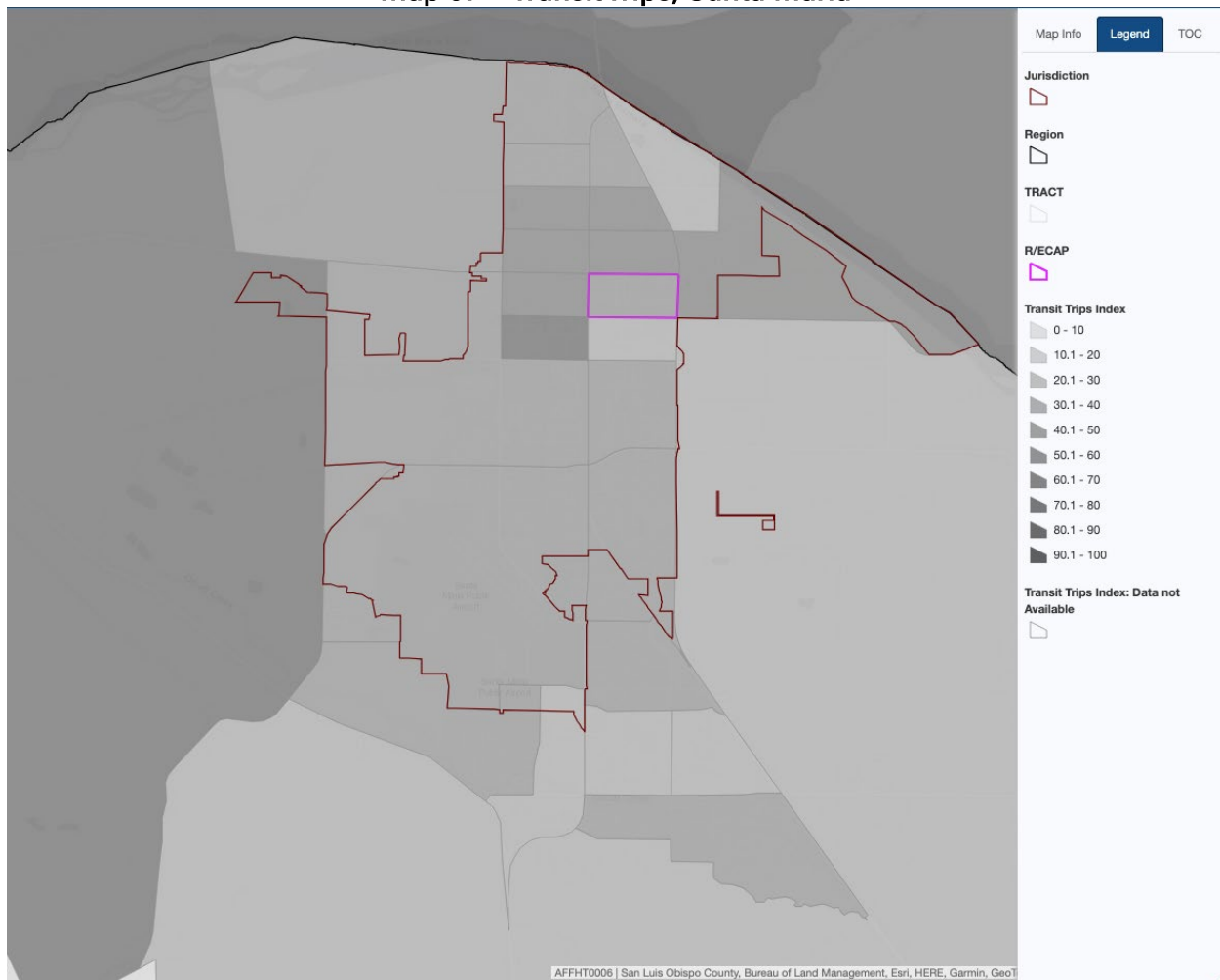
Map 55 – TransitTrips, Goleta



## Map 56 – TransitTrips, Lompoc

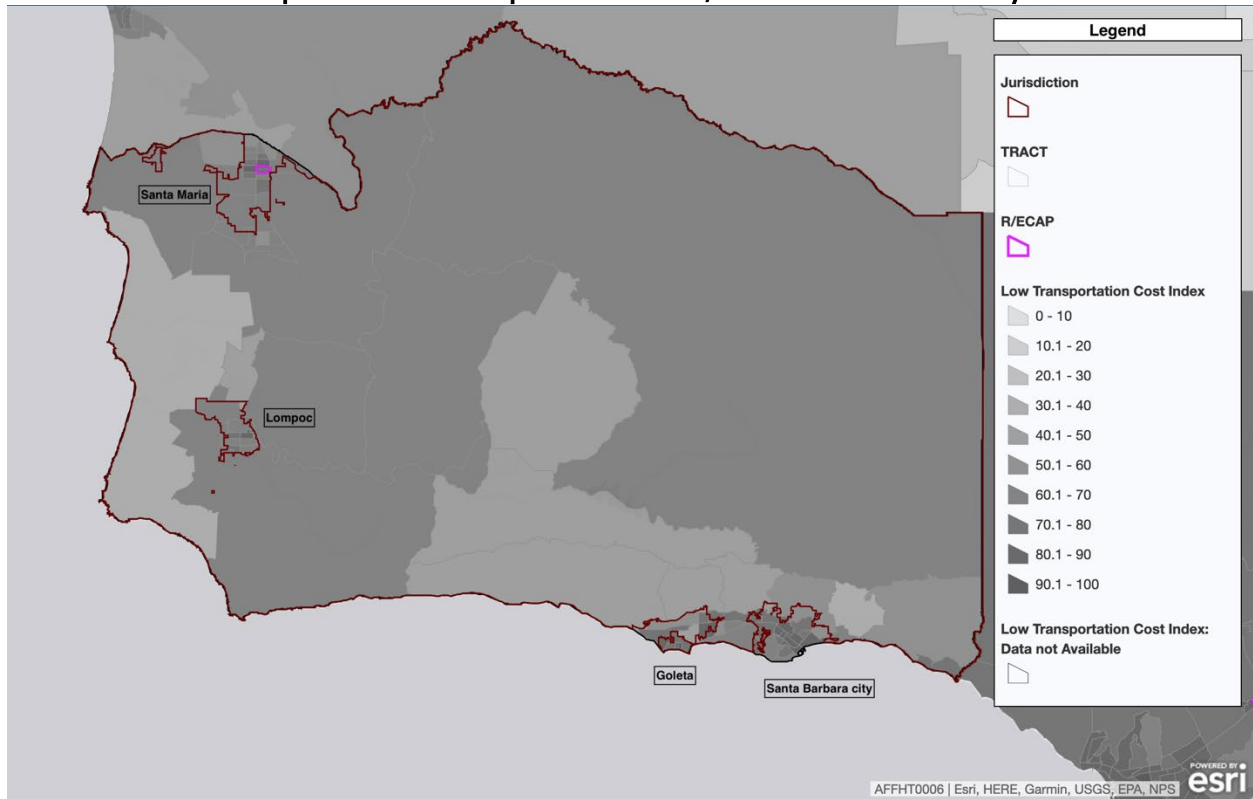


**Map 57 – TransitTrips, Santa Maria**



Maps 58 – 61 show the Low Transportation Cost Index for Santa Barbara County and the participating jurisdictions. On these maps, the areas with darker shading have higher index values, which means they are areas with lower transportation costs. The maps show relatively high access across the County to neighborhoods with low transportation costs. The neighborhoods with the lowest transportation costs (i.e. the darkest shaded areas) are located inside the cities of Santa Maria, Lompoc, Goleta, and Santa Barbara.

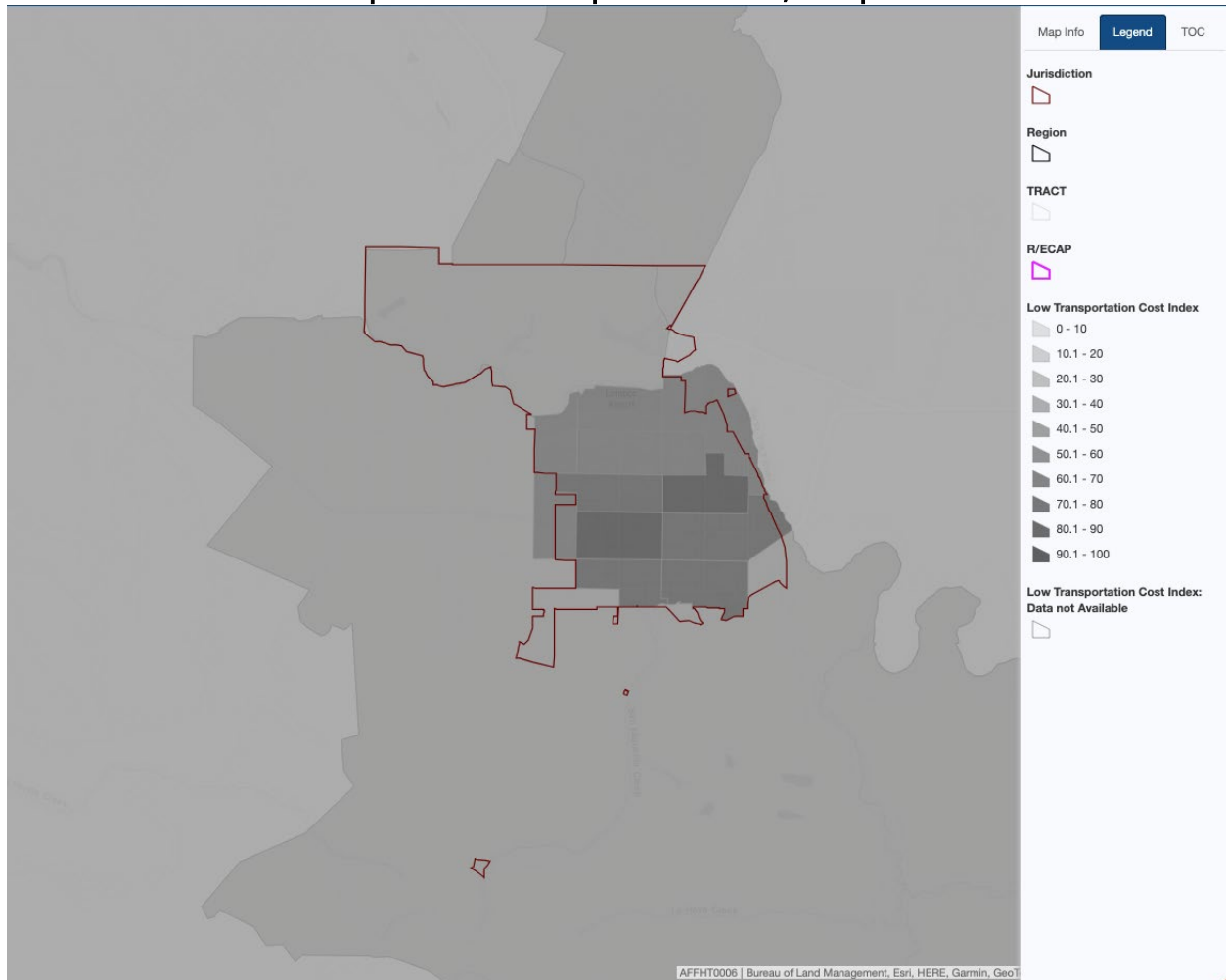
Map 58 – Low Transportation Cost, Santa Barbara County



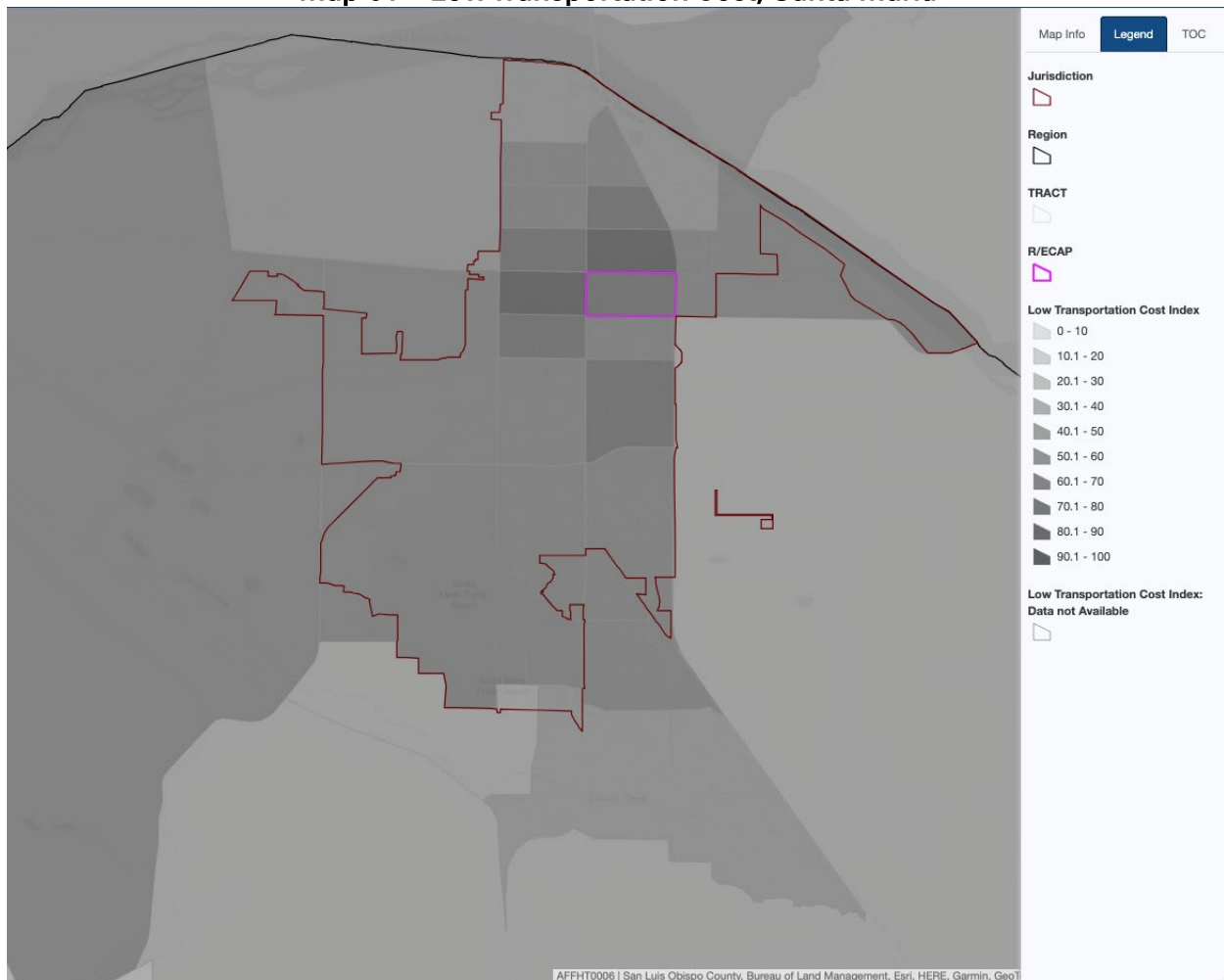
Map 59 – Low Transportation Cost, Goleta



Map 60 – Low Transportation Cost, Lompoc



**Map 61 – Low Transportation Cost, Santa Maria**



#### 4. Access to Low Poverty Neighborhoods

**Describe any disparities in exposure to poverty by protected class groups.**

Table 10 includes a Low Poverty Index, which measures the level of poverty in a neighborhood. Higher index values indicate less exposure to poverty in a neighborhood. The table shows that, in Santa Barbara County:

- Non-Hispanic White residents have the highest index values, followed by AAPI residents, indicating these groups are least likely to live in high poverty neighborhoods.
- Hispanic residents have the lowest index values, meaning they are more likely than other groups to live in high poverty neighborhoods.
- Black and Native American are more likely than White and AAPI residents to be exposed to poverty, but less likely than Hispanic residents.
- Hispanic residents living below the federal poverty line are the most likely to live in high poverty areas, followed by Black residents living below the poverty line.



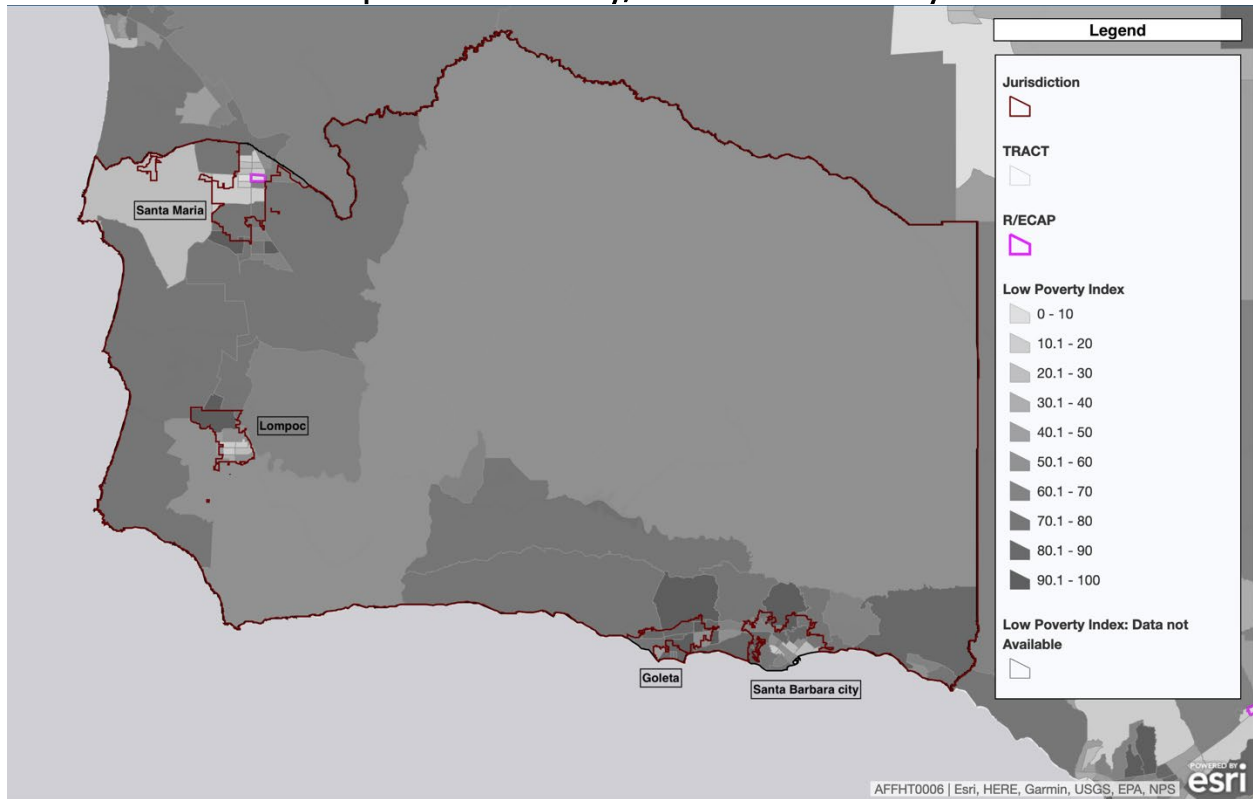
The table also shows that exposure to poverty varies between and within the participating jurisdictions:

- *Goleta* has higher index values than the County overall, indicating that Goleta residents are less likely to live in high poverty areas than residents in other parts of the County. Please note, while the data show that Black residents living below the federal poverty line are least likely to live in high poverty areas, due to the small sample size for the Black population these data may have margins of error that limit their accuracy.
- *Lompoc* and *Santa Maria* both have low poverty index values that are lower than the County overall, for each racial/ethnic group. This indicates that residents in these cities are more likely to live in high poverty neighborhoods than residents elsewhere in the County. Within each city, there are disparities in access to low poverty neighborhoods across racial/ethnic groups, and for residents living below the federal poverty line. In both cities, Hispanic residents are more likely to live in high poverty neighborhoods than other racial/ethnic groups. In *Lompoc*, Hispanic, Black, and non-Hispanic White residents living below the federal poverty line are much more likely to live in high poverty neighborhoods than the overall population for each racial/ethnic group.

**Describe the role a person's place of residence plays in their exposure to poverty.**

Maps 62 – 65 show the Low Poverty Index for Santa Barbara County and the participating jurisdictions. On these maps, the areas with darker shading have higher index values, which means they are areas with less exposure to poverty. The maps shows that residents of Lompoc, Santa Maria, Guadalupe (and the surrounding area), and neighborhoods in and around downtown Santa Barbara city are more likely to be exposed to poverty in their neighborhoods than residents in other parts of the County (as indicated by the light shading on the map).

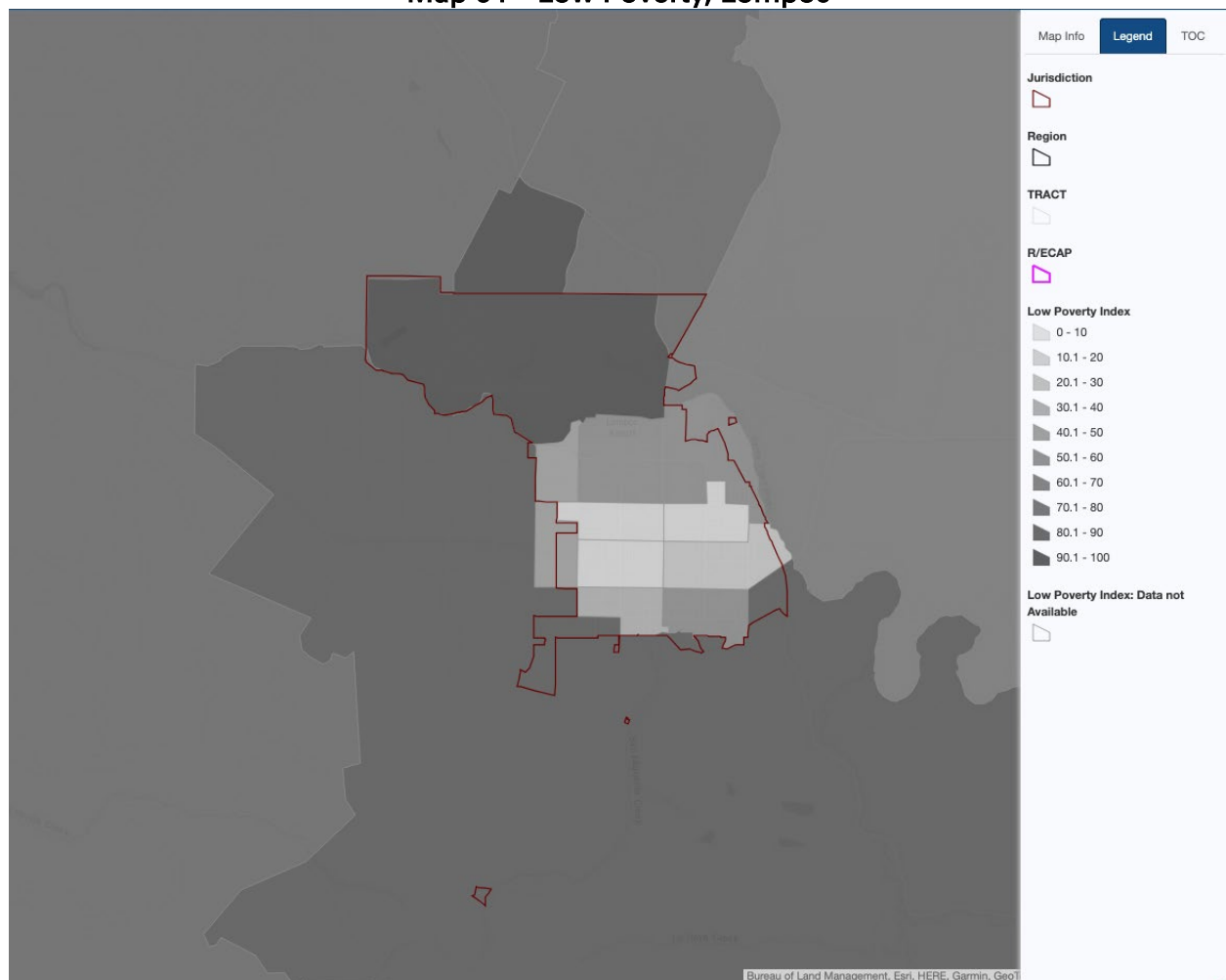
Map 62 – Low Poverty, Santa Barbara County



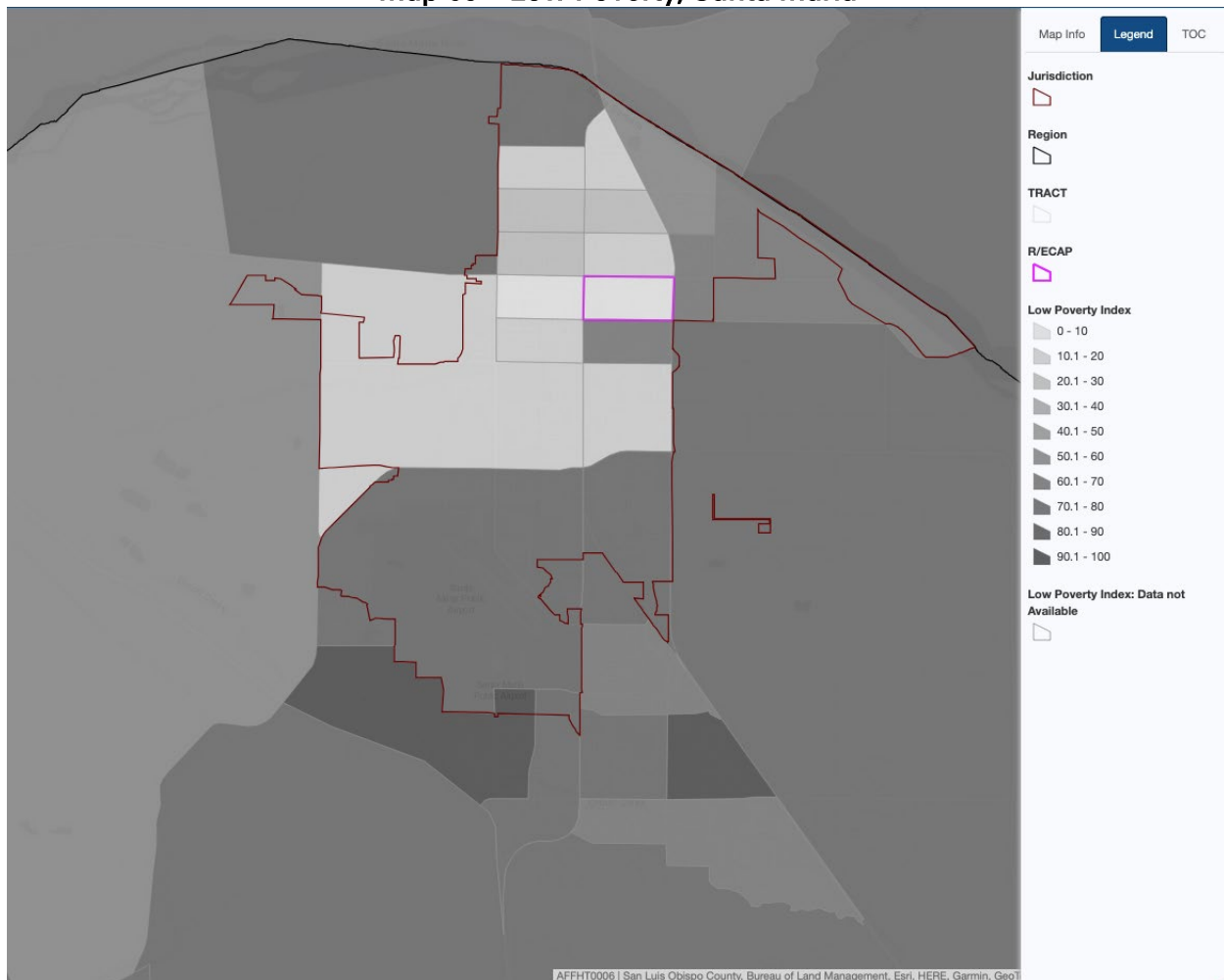
Map 63 – Low Poverty, Goleta



Map 64 – Low Poverty, Lompoc



**Map 65 – Low Poverty, Santa Maria**



**Describe which racial/ethnic, national origin or family status groups are most affected by poverty.**

According to the above analysis of the data in Table 10, Hispanic residents overall are more likely than other racial/ethnic groups in the County to live in areas of concentrated poverty. This is especially true for Hispanic residents living below the federal poverty line, who are most likely to live in high poverty areas. Black residents living below the poverty line are also more likely to live in high poverty areas than other groups.

Table 12 – Poverty by Race/Ethnicity and National Origin shows data from the 2016-2020 ACS on poverty rates by race/ethnicity and national origin. The table shows that, Countywide, Black residents have the highest poverty rate (21.06%), followed closely by AAPI residents (20.20%). Non-Hispanic White residents have the lowest poverty rate (9.85%), followed by Hispanic residents (14.75%). Native American residents have a poverty rate of 17.35%. Additionally, foreign born residents are slightly more likely to live in poverty than native born residents: 13.72% of foreign-born residents live below the poverty line compared to 12.61% of native-born residents.

**Table 12 – Poverty by Race/Ethnicity and National Origin**

	Santa Barbara County, CA			Goleta, CA		
	Total Population	Population Living Below Poverty Rate (#)	Population Living Below Poverty Rate (%)	Total Population	Population Living Below Poverty Rate (#)	Population Living Below Poverty Rate (%)
Total Population	424,566	54,621	12.87%	31,927	3,050	9.55%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	188,108	18,532	9.85%	16,074	1,128	7.02%
Black	7,618	1,604	21.06%	828	66	7.97%
Hispanic	196,399	28,978	14.75%	10,733	1,324	12.34%
Asian or Pacific Islander	20,585	4,159	20.20%	3,269	452	13.83%
Native American	4,750	824	17.35%	272	0	0.00%
<b>National Origin</b>						
Foreign Born	97,190	13,333	13.72%	7,201	739	10.26%
Native	327,376	41,288	12.61%	24,726	2,311	9.35%
	Lompoc, CA			Santa Maria, CA		
	Total Population	Population Living Below Poverty Rate (#)	Population Living Below Poverty Rate (%)	Total Population	Population Living Below Poverty Rate (#)	Population Living Below Poverty Rate (%)
Total Population	39,636	6,963	17.57%	103,991	13,213	12.71%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	11,296	1,269	11.23%	15,958	1,303	8.17%
Black	1,045	277	26.51%	1,335	71	5.32%
Hispanic	24,540	4,788	19.51%	79,864	11,134	13.94%
Asian or Pacific Islander	1,537	416	27.07%	5,133	480	9.35%
Native American	840	226	26.90%	1,049	130	12.39%
<b>National Origin</b>						
Foreign Born	8,829	1,134	12.84%	35,768	4,531	12.67%
Native	30,807	5,829	18.92%	68,223	8,682	12.73%

Note 1: Data Sources: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

## 5. Access to Environmentally Healthy Neighborhoods

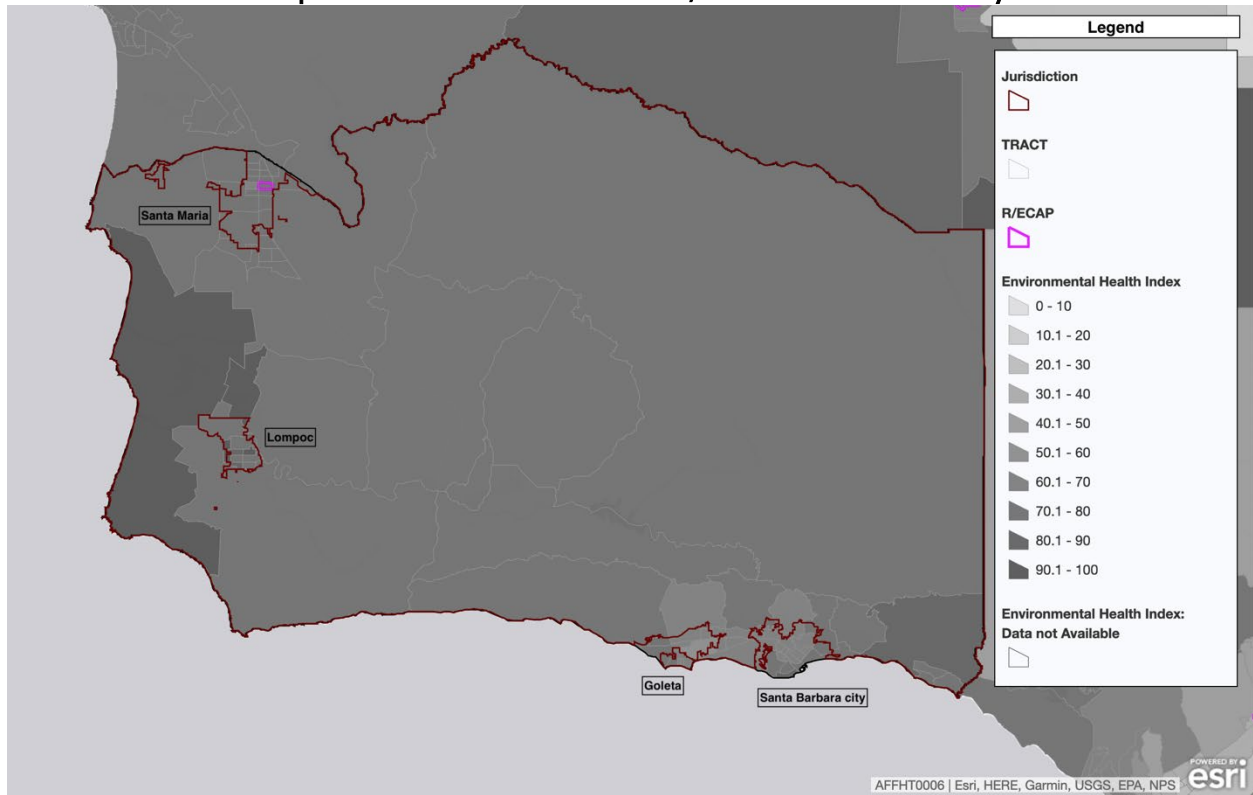
Describe any disparities in access to environmentally healthy neighborhoods by protected class groups.

Table 10 includes an *Environmental Health Index*, which captures the potential exposure to harmful toxins in a neighborhood. Higher index values indicate less exposure to harmful toxins, and therefore better environmental quality, in a neighborhood. The table shows that index values for residents in Santa Barbara County are relatively high overall. This indicates that all residents, regardless of race/ethnicity, have access to environmentally healthy neighborhoods.

Describe how a person's place of residence affects their access to environmentally healthy neighborhoods.

Maps 66 – 69 show the Environmental Health Index for Santa Barbara County and the participating jurisdictions. On these maps, the areas with darker shading have higher index values, which means they are areas with less exposure to harmful toxins and therefore higher environmental quality. The maps show relatively high access across the County to environmentally healthy neighborhoods.

Map 66 – Environmental Health, Santa Barbara County

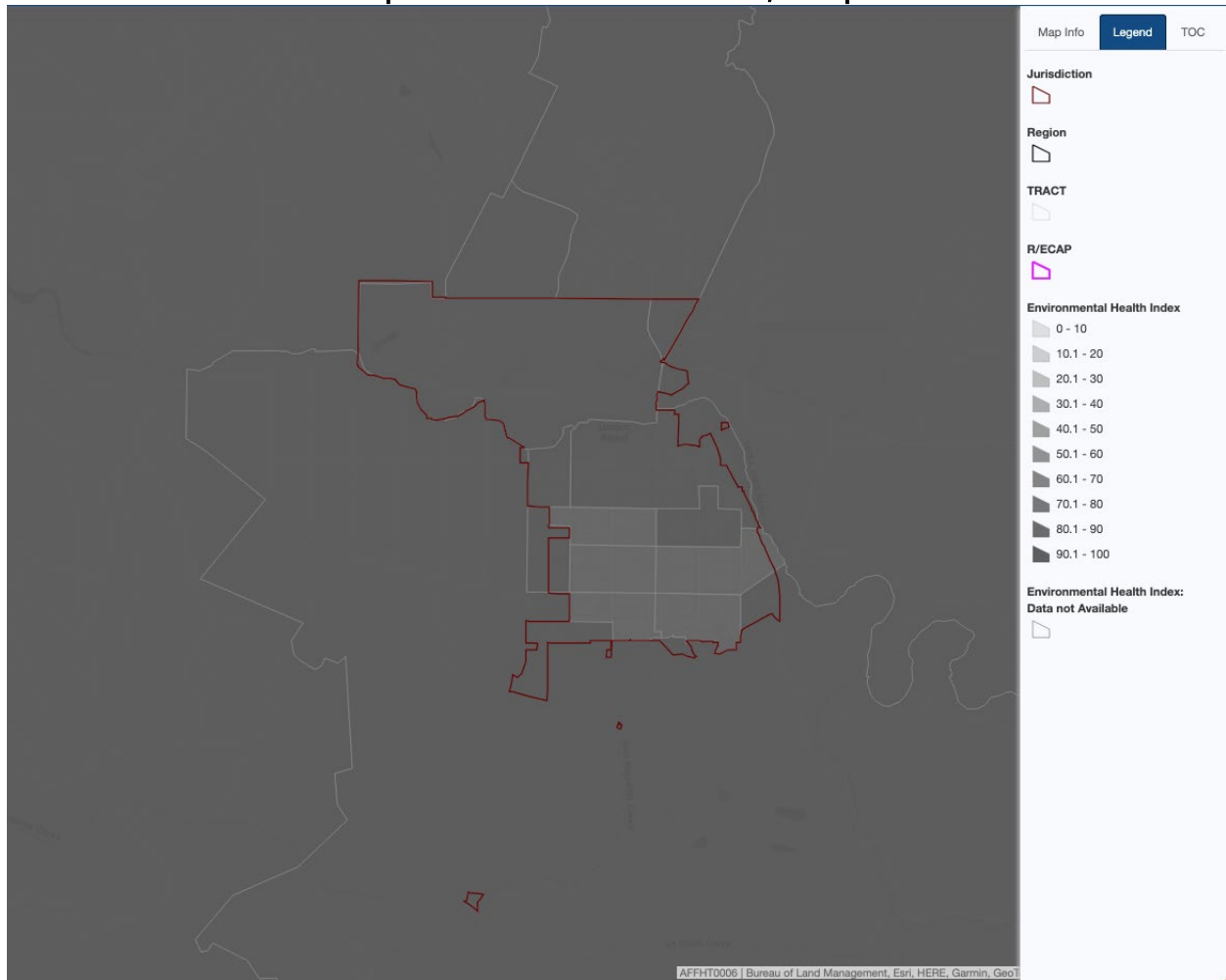


Map 67 – Environmental Health, Goleta

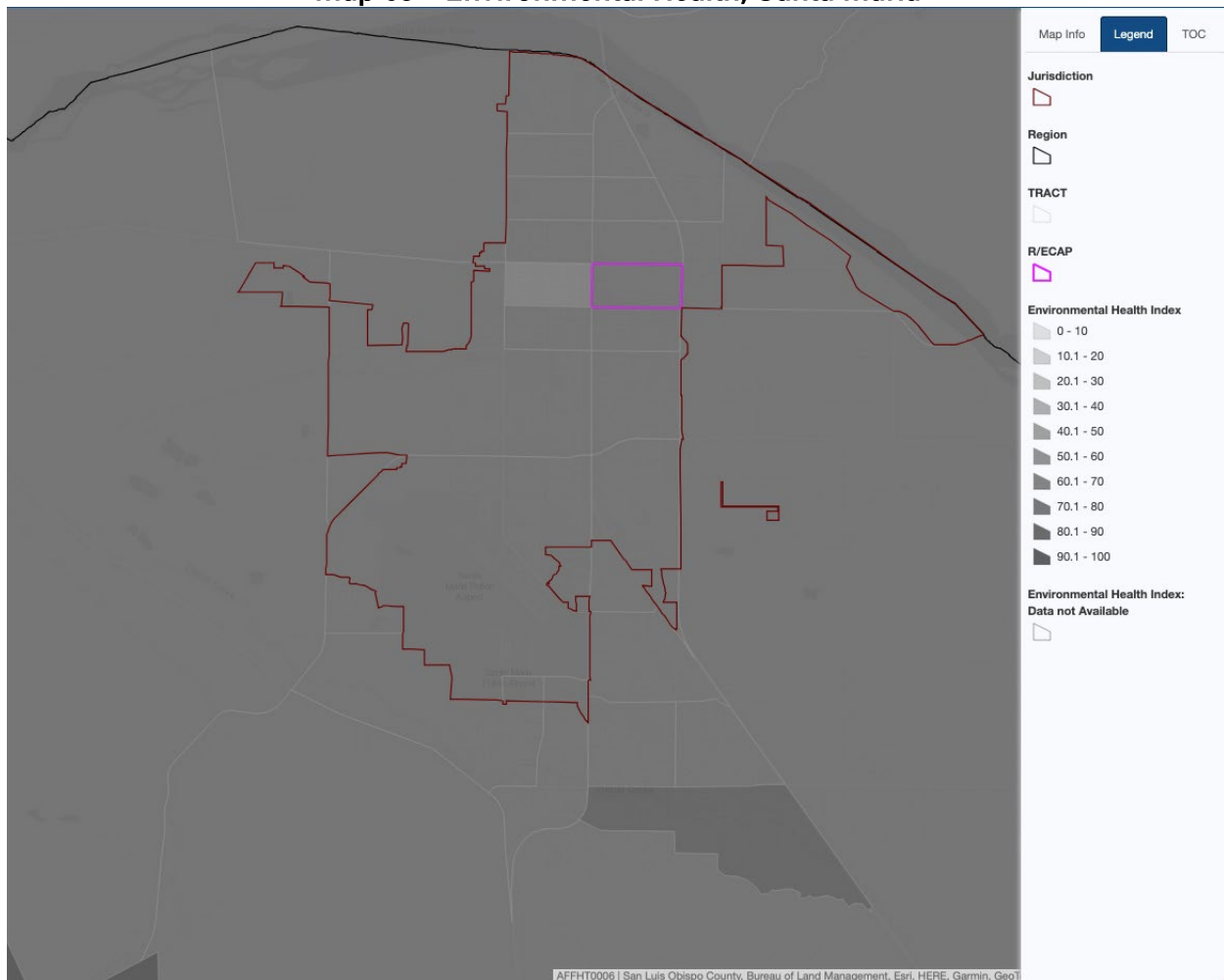




## Map 68 – Environmental Health, Lompoc



**Map 69 – Environmental Health, Santa Maria**



## 6. Disability and Access

**Describe the barriers that deny individuals with disabilities access to opportunity and community assets.**

Table 13 – Disability by Type, below, shows the percentage of residents with different kinds of disabilities living in Santa Barbara County and in each participating jurisdiction. In both the County overall and each participating jurisdiction, the most prevalent form of disability is ambulatory difficulty: 4.62% of the County population lives with an ambulatory difficulty. The second most common disability in the County is cognitive difficulty: 3.79% of County residents have cognitive difficulty. This is also the second-most common disability in all participating jurisdictions except Goleta, where independent living difficulty is the second-most common disability type after ambulatory difficulty.

**Table 13 – Disability by Type**

	Santa Barbara County, CA		Goleta, CA	
Disability Type	#	%	#	%
Hearing difficulty	13,355	3.00%	869	2.70%
Vision difficulty	6,816	1.53%	354	1.10%
Cognitive difficulty	16,881	3.79%	650	2.02%
Ambulatory difficulty	20,571	4.62%	1,387	4.32%
Self-care difficulty	8,020	1.80%	424	1.32%
Independent living difficulty	14,432	3.24%	964	3.00%
	Lompoc, CA		Santa Maria, CA	
Disability Type	#	%	#	%
Hearing difficulty	1,129	2.64%	2,987	2.83%
Vision difficulty	957	2.24%	1,515	1.44%
Cognitive difficulty	1,986	4.65%	4,004	3.79%
Ambulatory difficulty	2,453	5.74%	5,318	5.04%
Self-care difficulty	1,033	2.42%	2,190	2.08%
Independent living difficulty	1,795	4.20%	3,455	3.27%
Note 1: All % represent a share of the total population within the jurisdiction or region.				
Note 2: Data Sources: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates				
Note 3: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info/resource/4848/affh-data-documentation">www.hudexchange.info/resource/4848/affh-data-documentation</a> ).				

Table 14 – Filed Discrimination Complaints, Santa Barbara County 2020-2024, shows data on fair housing discrimination cases filed in Santa Barbara County between 2020-2024. These cases were either filed with HUD or the agency participating in HUD’s Fair Housing Assistance Program (FHAP). The majority of complaints filed alleged discrimination based on the disability status of the individual. Over this period, there were a total of 56 cases filed, as shown in the first table. The second table shows that over half (57.1%) were due to discrimination that was, in part, based on the disability status of the person filing the complaint.

**Table 14- Filed Discrimination Complaints,  
Santa Barbara County 2020-2024**

<b>Basis for Case (Individual Cases)</b>	<b>Number of Cases</b>
Disability	28
Disability, Retaliation	3
Familial Status	10
National Origin	3
Race	4
Race, Color, National Origin	1
Race, National Origin	1
Race, Religion	1
Sex	3
Sex, Disability, Retaliation	1
Sex, Retaliation	1
<b>Grand Total</b>	<b>56</b>

<b>Basis for Case (Summary by Protected Status)</b>	<b>Number of Cases</b>	<b>Percent of Cases</b>
Color	1	1.8%
Disability	32	57.1%
Familial Status	10	17.9%
National Origin	5	8.9%
Race	7	12.5%
Religion	1	1.8%
Sex	5	8.9%

*Source: HUD FHEO*

The fair housing challenges facing individuals with a disability were also explained in detail during the stakeholder consultations. The Independent Living Resource Center reported the following barriers that deny individuals with disabilities access to opportunity and community assets:

- There is not enough affordable and accessible housing in the County.
- There is often stigma around disabilities among landlords in the County, further restricting accessible housing options.
- Section 8 voucher holders have a hard time securing accessible units.
- There is deficiency in discharge planning for folks with disabilities who are being discharged from the hospital; often they cannot locate accessible units or adequate living situations.

## **7. Publicly Supported Housing and Access**

**Describe the ways in which residents of publicly supported housing, by protected class group, experience disparities in access to opportunity.**

The analysis above shows (a) that Santa Maria has a high concentration of housing units occupied by households with Housing Choice Vouchers (as shown in Map 5), (b) that Santa Maria has a higher concentration of HCV Program participants who are Hispanic than in the

County overall, and (c) that residents in Santa Maria have relatively poor access to neighborhoods with proficient schools (as indicated by school proficiency index values), high labor force participation and human capital (as indicated by labor market index values), and low poverty (as indicated by low poverty index values).

Furthermore, as reported by the Legal Aid Foundation of Santa Barbara County during the stakeholder consultation, despite California's recent protections for voucher holders, it has gotten very difficult for folks to use vouchers due to discrimination and a lack of units in the County that are available at the fair market rent rate.

## **8. Patterns in Disparities in Access to Opportunity**

**Identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors. Include how these patterns compare to patterns of segregation, integration, and R/ECAPs. Also identify areas that experience: (a) high access; and (b) low access across multiple indicators.**

As noted throughout the analysis above, in Santa Barbara County Hispanic and Black residents are exposed to adverse community factors more frequently than other racial/ethnic groups, whereas non-Hispanic White residents tend to have better access to opportunities than other racial/ethnic groups. Specifically,

- Hispanic residents of Santa Barbara County have poor access to neighborhoods with proficiency schools and are most likely to live in high poverty neighborhoods. Additionally, Hispanic residents living below the Federal poverty line are the least likely of any group to live in neighborhoods with high labor force participation and human capital.
- Black residents of Santa Barbara County are least likely to live near employment centers, do not have good access to neighborhoods with high labor force participation and human capital, and have the highest poverty rate of any racial/ethnic group in the County. Additionally, Black residents living below the Federal poverty line have the least access of any group to neighborhoods with high-performing schools.
- Non-Hispanic White residents of Santa Barbara County, in comparison, are most likely to live in neighborhoods with high-performing schools, high labor force participation and human capital, low poverty rates, and that are near employment centers. Non-Hispanic White residents also have the lowest poverty and unemployment rates of any group in the County.

Regarding the geographic distribution of opportunities, residents of Lompoc, Santa Maria, and Guadalupe appear to experience low access to opportunities, whereas residents of Goleta appear to have high access to multiple opportunities. Specifically, in comparison to the County overall,

- Residents in *Lompoc*, which includes concentrations of Mexican-born individuals, Spanish-speaking LEP individuals, and Black households in the HCV Program, have less access to high performing schools, employment centers, public transit, neighborhoods with high labor force participation and human capital, and low poverty neighborhoods.

- Residents in *Santa Maria*, which includes concentrations of Hispanic residents, Mexican-born individuals, and Spanish-speaking LEP individuals, have less access to high performing schools, neighborhoods with high labor force participation and human capital, public transit, and low poverty neighborhoods.
- Residents in Guadalupe, which includes a concentration of Hispanic residents, have less access to high performing schools, employment centers, and low poverty neighborhoods.
- Residents in *Goleta*, which has higher concentration of non-Hispanic White and AAPI residents than the County overall, have better access to high performing schools, employment centers, neighborhoods with high labor force participation and human capital, public transit, and low poverty neighborhoods.

**Describe the public or private policies or practices, demographic shifts, economic trends, or other factors that may have caused or contributed to the patterns described above.**

Broadly speaking, disparities in access to opportunity between and within jurisdictions in Santa Barbara County are due, in part, to:

- Governmental constraints to affordable housing development, including land use and zoning laws, development codes, and permitting processes, which limit the development of new affordable housing in high opportunity areas.
  - Market factors, including high land and construction costs, which limit the development of new affordable housing in high opportunity areas.
- Mismatch between the locations of quality jobs and low-income residents; and limited public transportation options linking the two.
- Lack of public investment in infrastructure and services in low opportunity areas.

Through the stakeholder consultations, it was also reported that disparities in access to opportunities for persons with disabilities in the County are due to the following factors, among others:

- Aging housing stock, which is a general barrier to accessibility.
- An insufficient number of affordable and accessible housing units in the County.
- Stigma around disabilities among landlords in the County, which further restricts accessible housing options.
- A deficiency in discharge planning for folks with disabilities who are being discharged from the hospital; often they cannot locate accessible units or adequate living situations.

Detailed lists of the public or private policies or practices, demographic shifts, economic trends, and other factors that have caused or contributed to disparities in access to opportunities in each of the jurisdictions are included in Section IV. Section IV also details the actions each jurisdiction has committed to taking to address these factors.



#### E. Disproportionate Housing Needs

**Describe which groups (by race/ethnicity and familial status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups. Describe which groups also experience higher rates of severe housing cost burdens when compared to other groups.**

##### **Housing Problems**

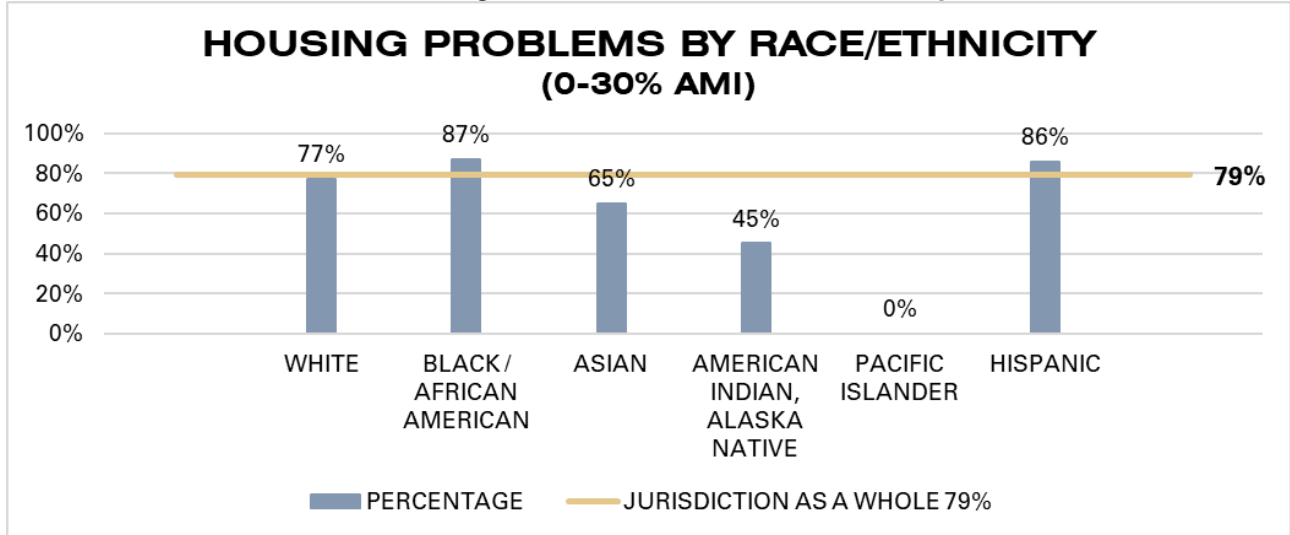
For the 2025 Consolidated Plan (Con Plan), Santa Barbara County analyzed 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data to determine if particular racial/ethnic groups at various income levels disproportionately experience any of the following four *housing problems*:

- Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
- Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet, and a bathtub or shower.
- Overcrowding: A household is considered overcrowded if there are more than 1.01 people per room.
- Cost burden: A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

A disproportionately greater need exists when members of a racial or ethnic group in a certain income range experience housing problems at a greater rate (10 percentage points or more) than the rate of housing problems experienced by all households within that income level. According to Charts 1-4 below, which are included in the Con Plan analysis:

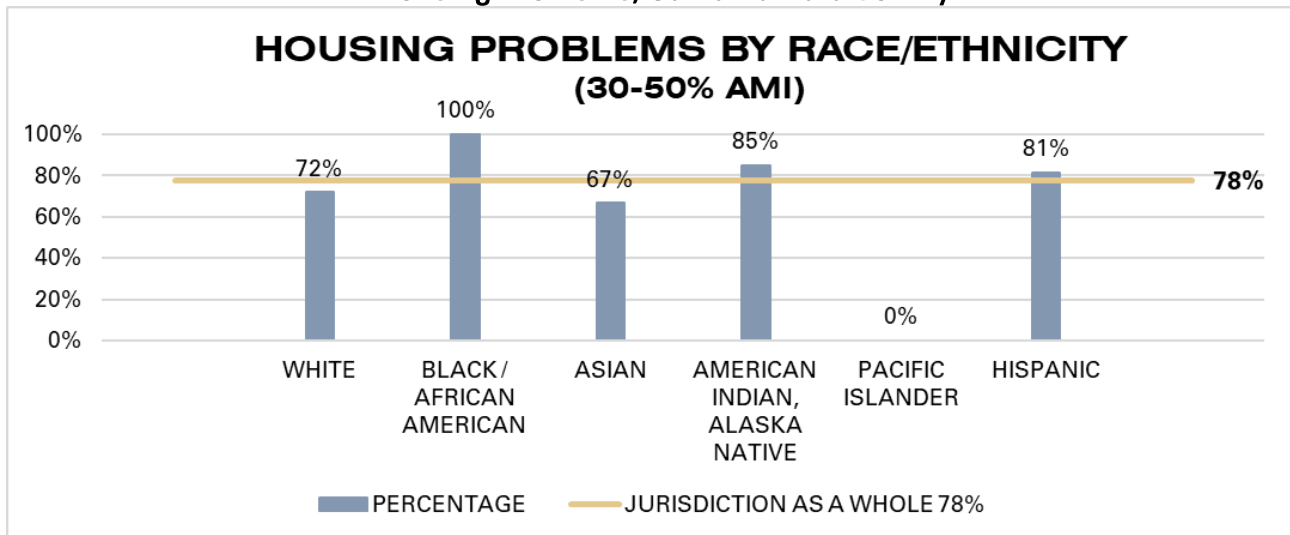
- Black/African American households have disproportionate housing needs in the 30-50% of AMI range.

**Chart 1 - Disproportionate Need Across <30% AMI Households with Housing Problems, Santa Barbara County**



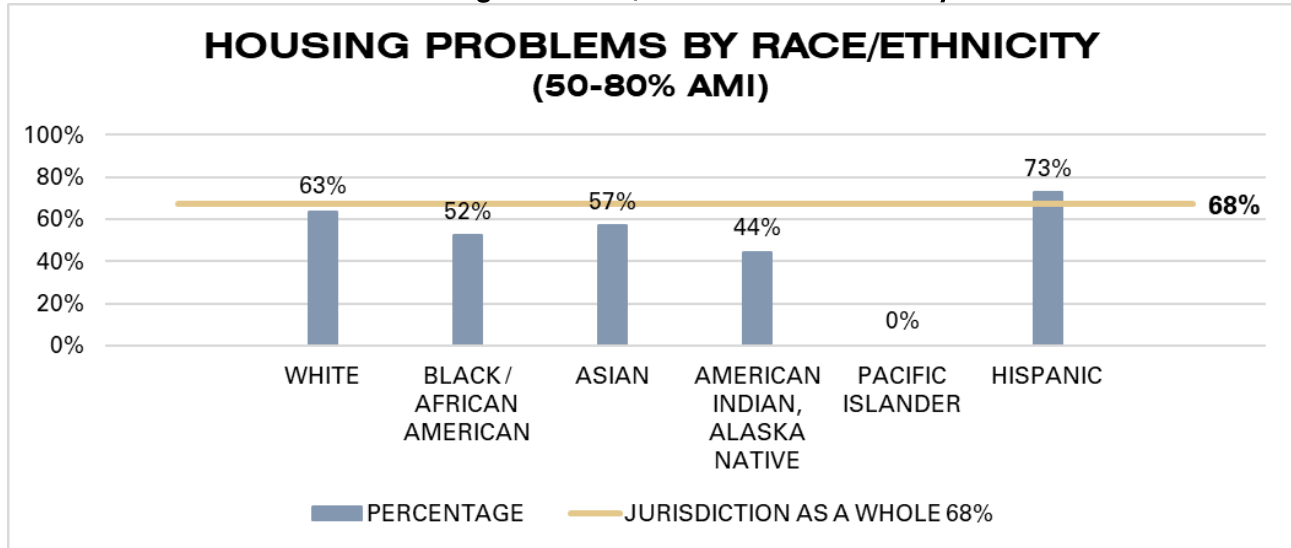
*Data Source: 2016-2020 CHAS*

**Chart 2 - Disproportionate Need Across 30-50% AMI Households with Housing Problems, Santa Barbara County**



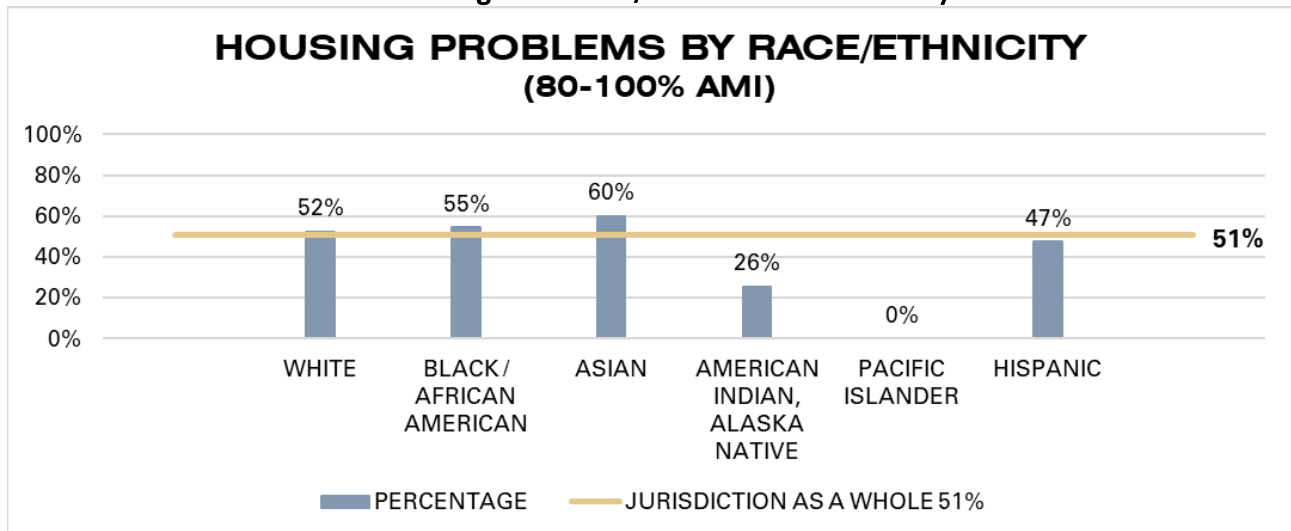
*Data Source: 2016-2020 CHAS*

**Chart 3- Disproportionate Need Across 50-80% AMI Households  
with Housing Problems, Santa Barbara County**



*Data Source: 2016-2020 CHAS*

**Chart 4- Disproportionate Need Across 80-100% AMI Households  
with Housing Problems, Santa Barbara County**



*Data Source: 2016-2020 CHAS*

## Severe Housing Problems

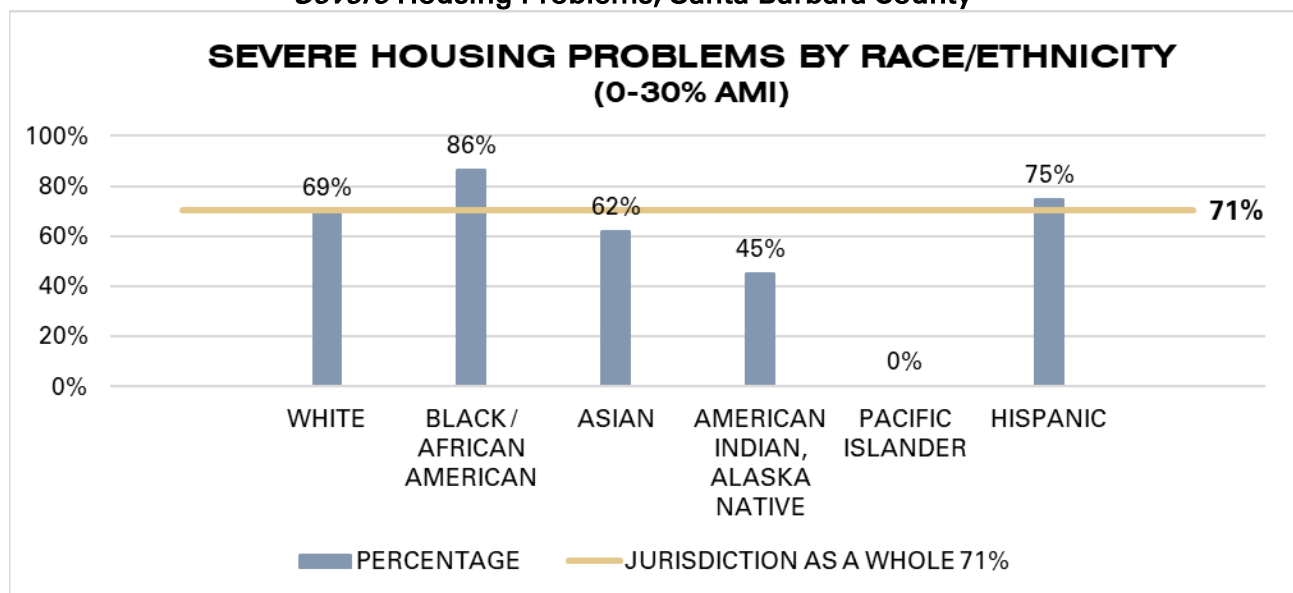
The Con Plan also analyzes the disproportionate impact of *severe housing problems* by race/ethnicity. Similar to housing problems, severe housing problems are defined as:

- Lacks complete kitchen facilities: Household does not have a stove/oven and refrigerator.
- Lacks complete plumbing facilities: Household does not have running water or modern toilets.
- Severe overcrowding: A household is considered severely overcrowded if there are more than 1.5 people per room.
- Severe cost burden: A household is considered severely cost burdened if the household pays more than 50% of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Within each income level, certain groups experience disproportionate need (defined above). According to Charts 5-8 below, which are included in the Con Plan analysis:

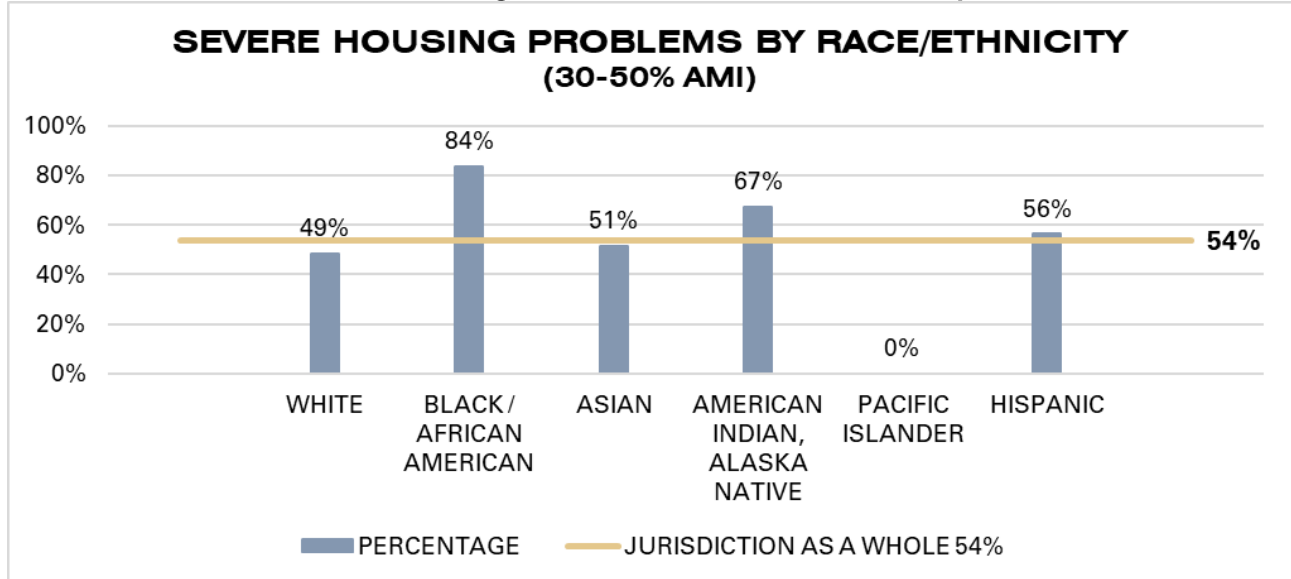
- Black/African American households have disproportionate severe housing needs in the 0-30% and 30-50% of AMI ranges.
- American Indian/Alaskan Native households have disproportionate severe housing needs in the 30-50% of AMI range.

**Chart 5 – Disproportionate Need Across <30% AMI Households with Severe Housing Problems, Santa Barbara County**



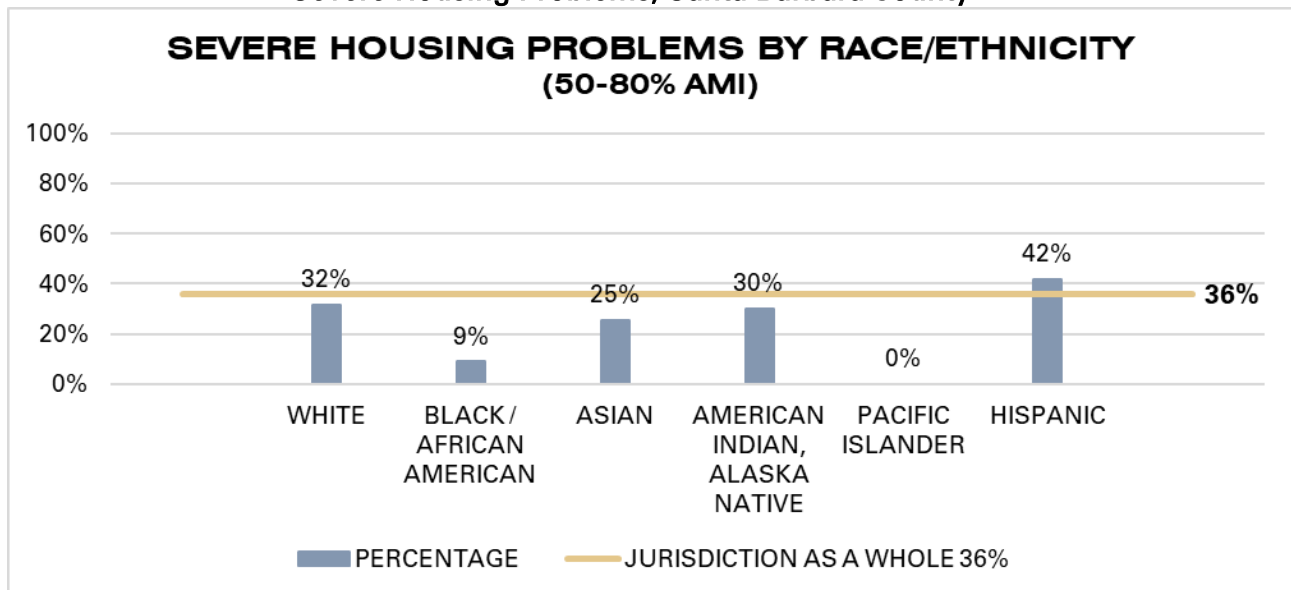
*Data Source: 2016-2020 CHAS*

**Chart 6 – Disproportionate Need Across 30-50% AMI Households with  
Severe Housing Problems, Santa Barbara County**



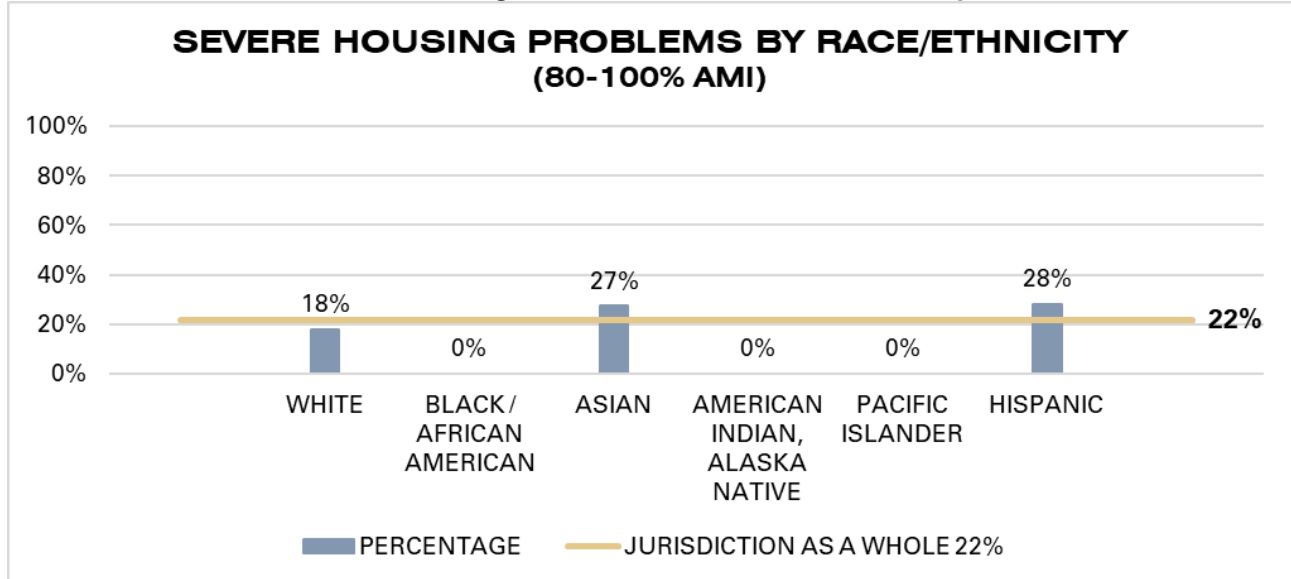
*Data Source: 2016-2020 CHAS*

**Chart 7 – Disproportionate Need Across 50-80% AMI Households with  
Severe Housing Problems, Santa Barbara County**



*Data Source: 2016-2020 CHAS*

**Chart 8 – Disproportionate Need Across 80-100% AMI Households with  
Severe Housing Problems, Santa Barbara County**



*Data Source: 2016-2020 CHAS*

**Identify which areas experience the greatest housing burdens. Describe which of these areas align with segregated areas, integrated areas, or R/ECAPs, and the predominant race/ethnicity or national origin groups in such areas.**

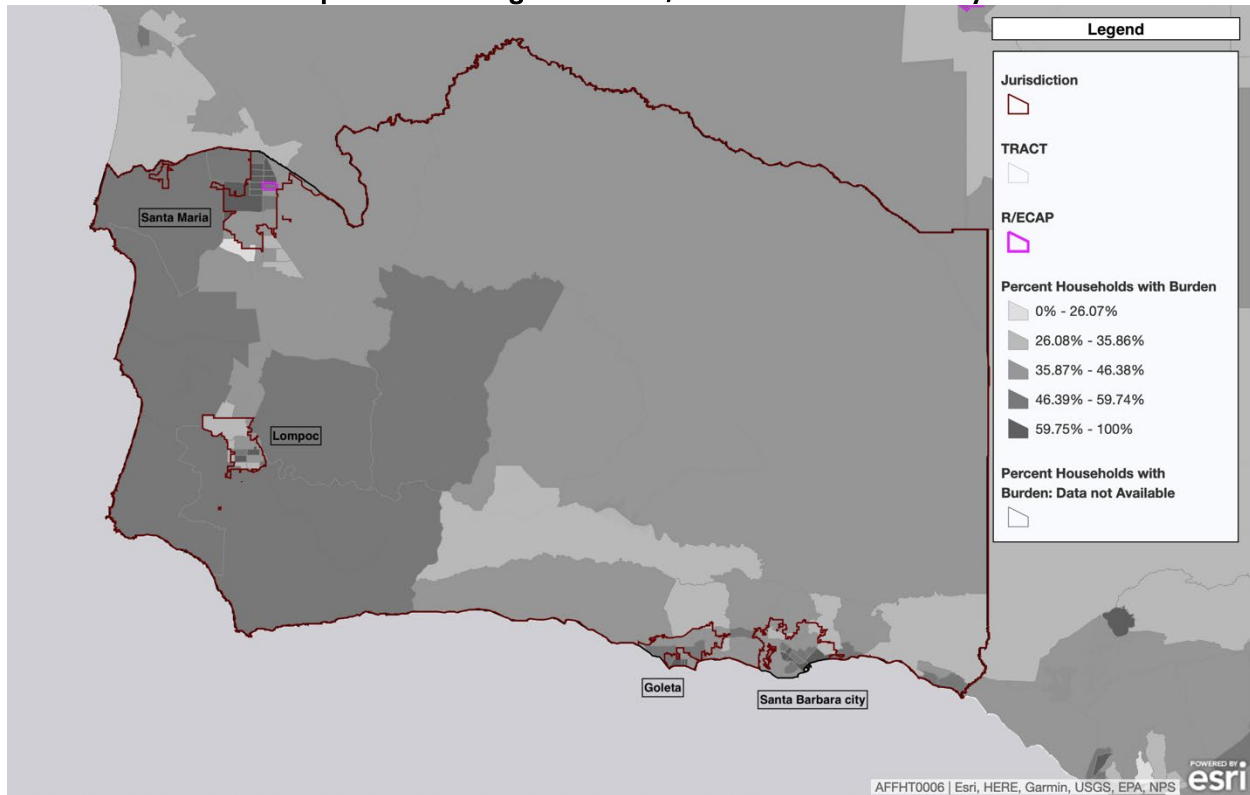
Maps 70 – 78 show concentrations of households experiencing one or more housing burdens and population distribution by race/ethnicity and national origin. On these maps, areas with darker shading have a higher percentage of households experiencing at least one housing burden. Housing burdens in this context are the following: cost burden, defined as paying more than 30% of income for monthly housing costs including utilities; overcrowding; lacking a complete kitchen; and lacking plumbing. The maps show that areas with the highest percentages of households experiencing at least one housing burden are in:

- Santa Maria (much of the city)
- Lompoc (two tracts)
- Santa Barbara city (around downtown)

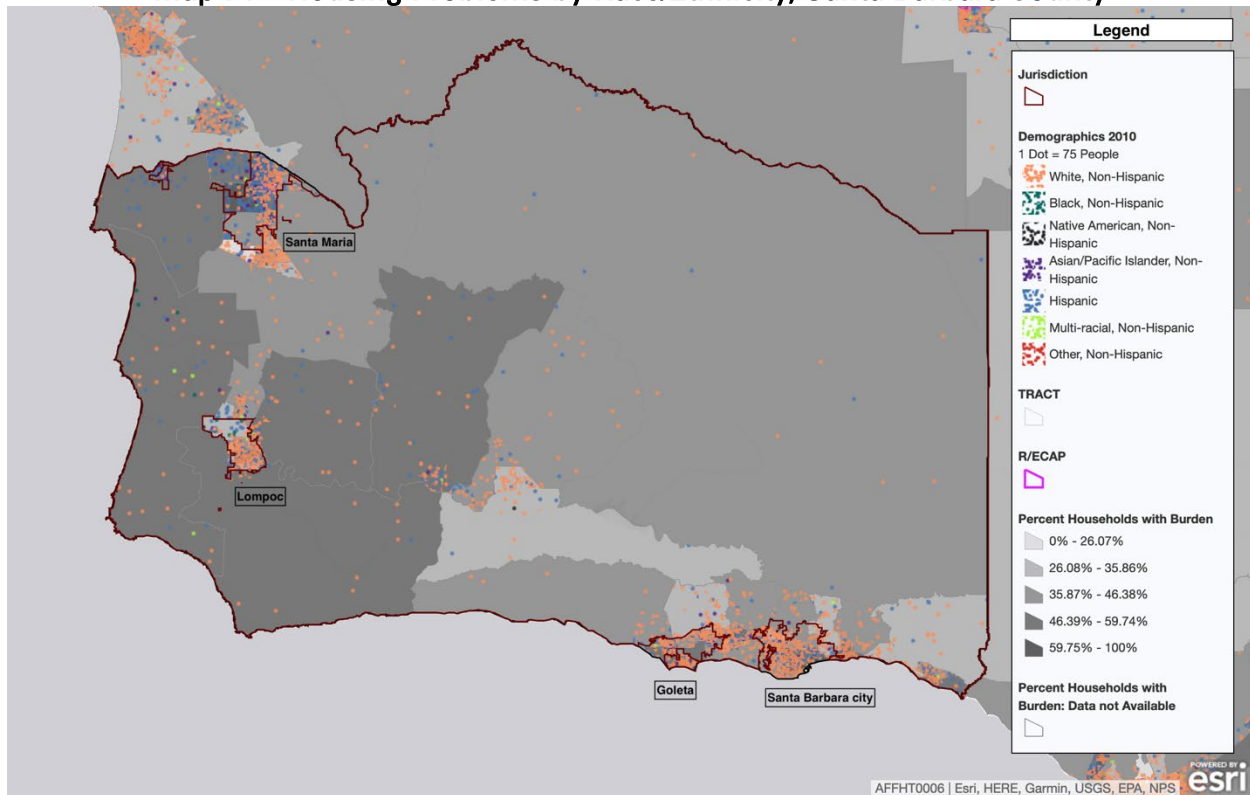
These areas have concentrations of Mexican-born individuals and, in the case of Santa Maria, Hispanic individuals.



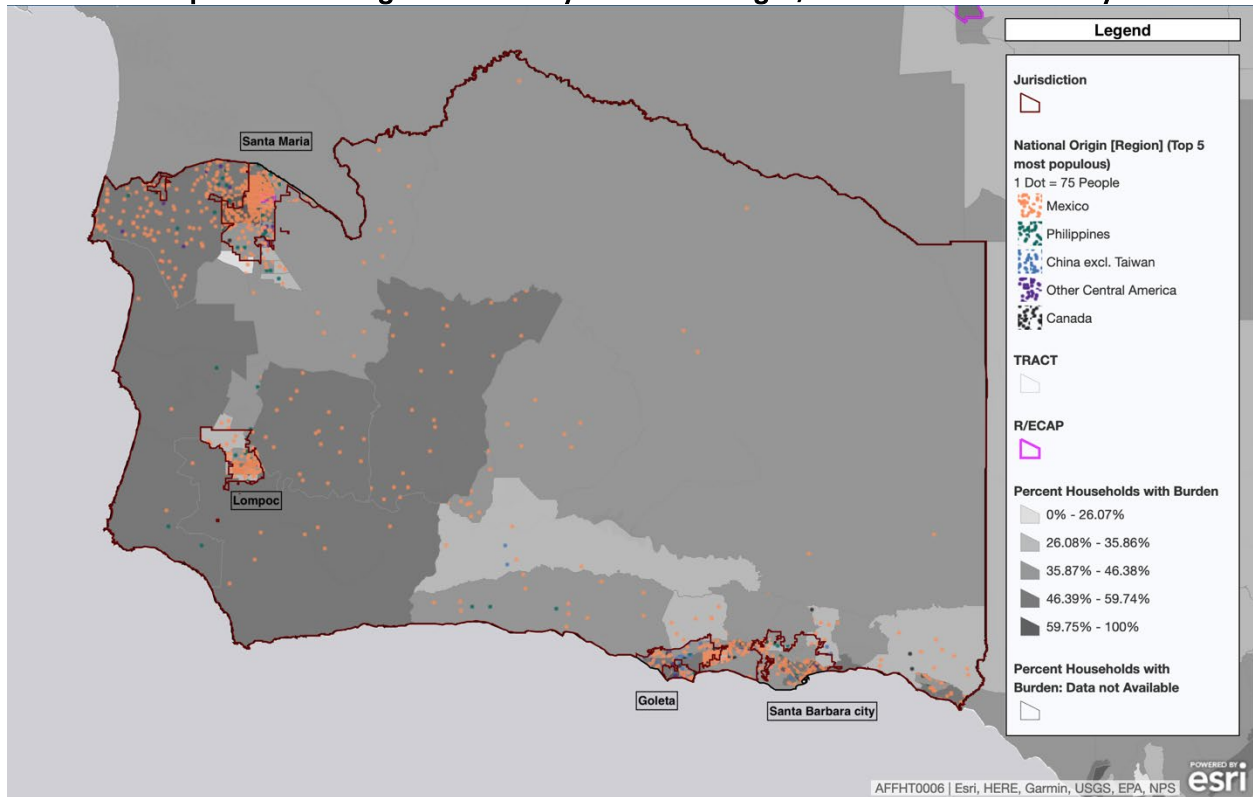
Map 70 – Housing Problems, Santa Barbara County



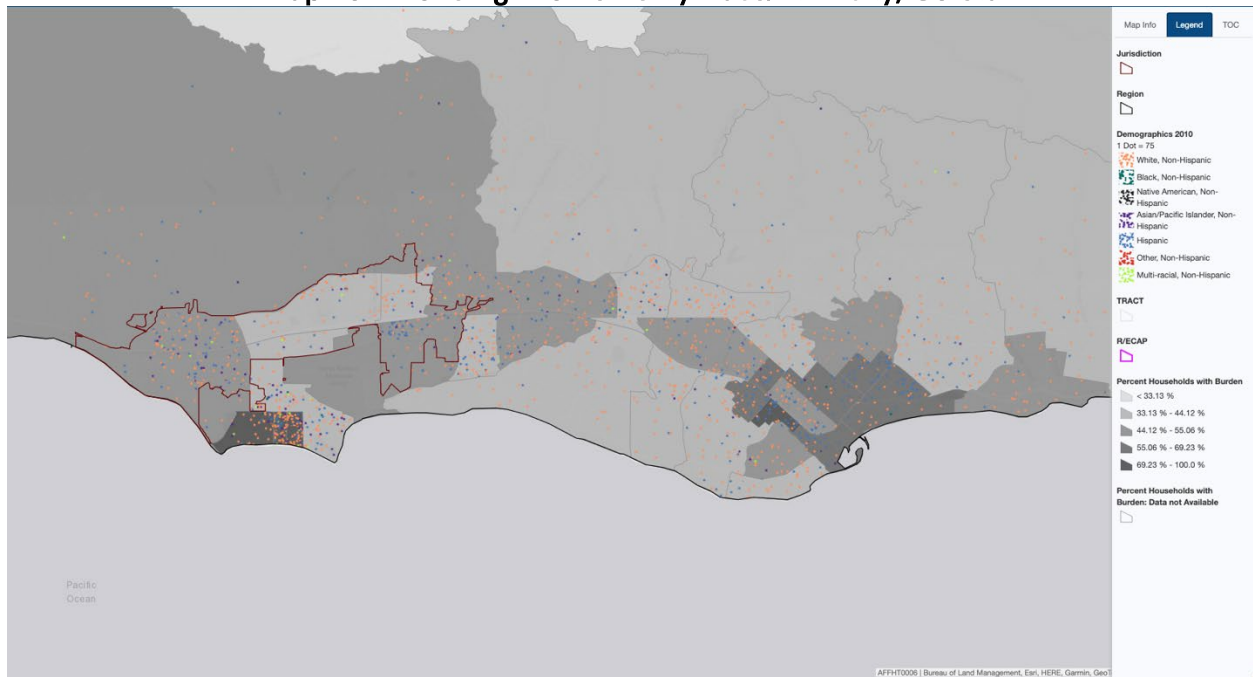
Map 71 – Housing Problems by Race/Ethnicity, Santa Barbara County



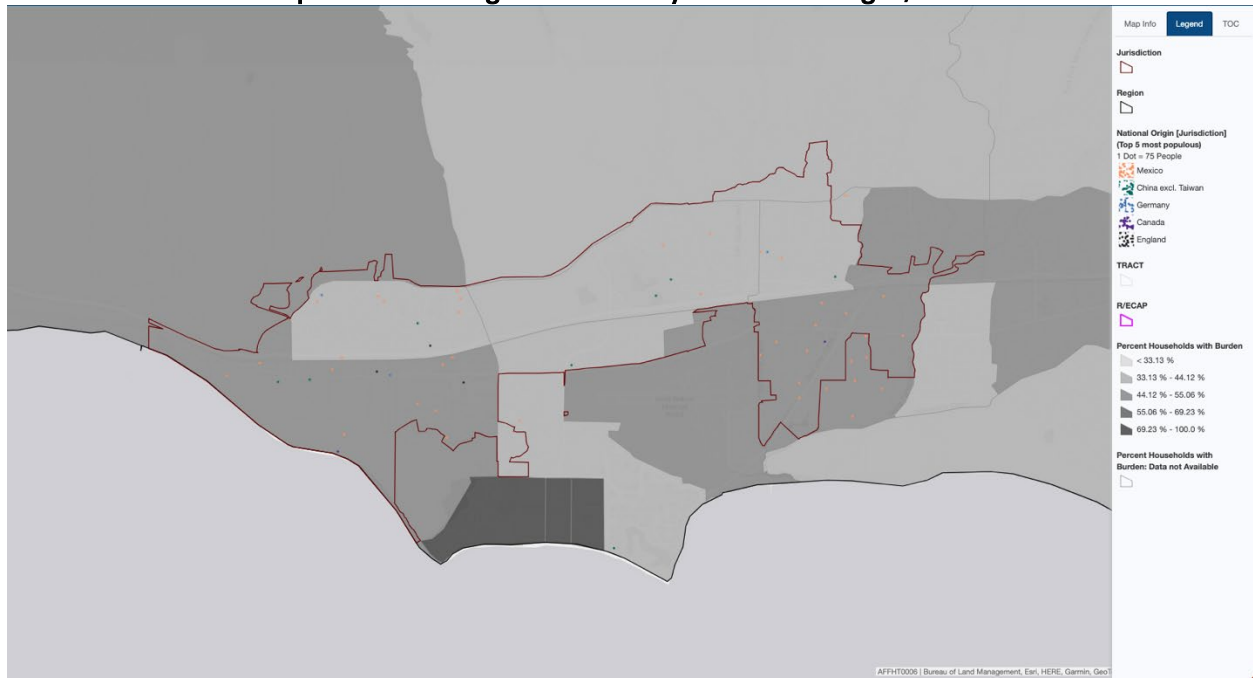
Map 72 – Housing Problems by National Origin, Santa Barbara County



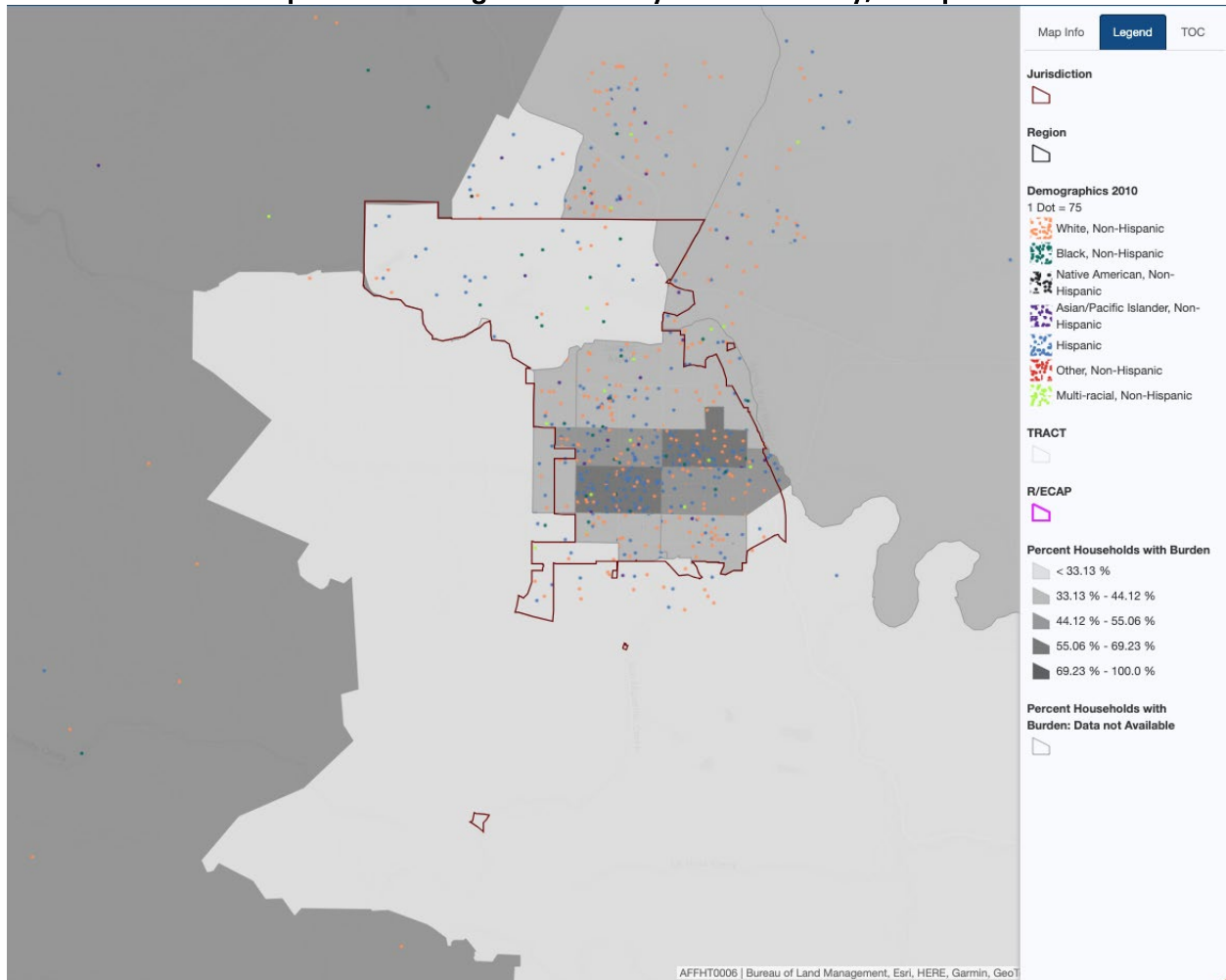
Map 73 – Housing Problems by Race/Ethnicity, Goleta



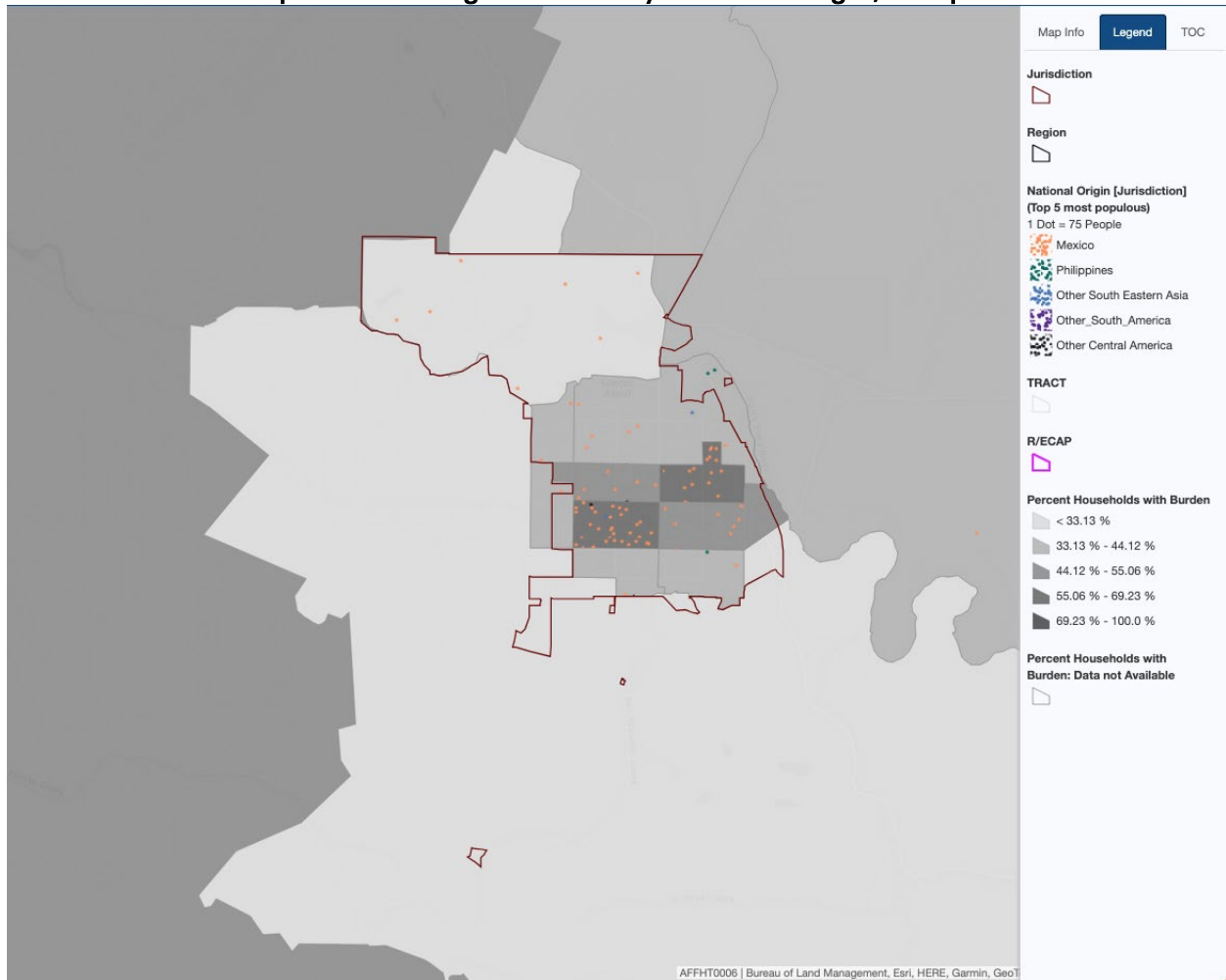
**Map 74 – Housing Problems by National Origin, Goleta**



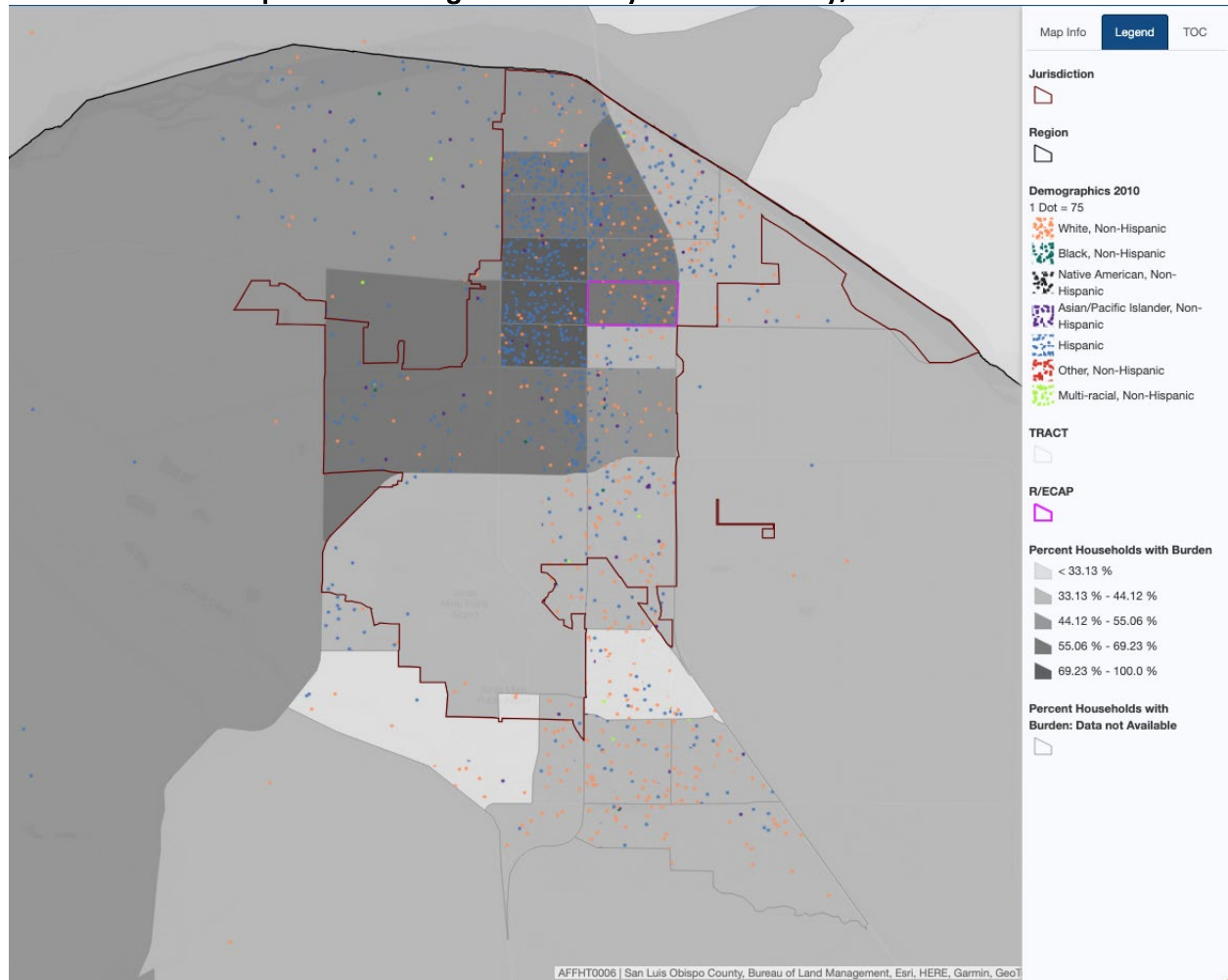
**Map 75 – Housing Problems by Race/Ethnicity, Lompoc**



Map 76 – Housing Problems by National Origin, Lompoc

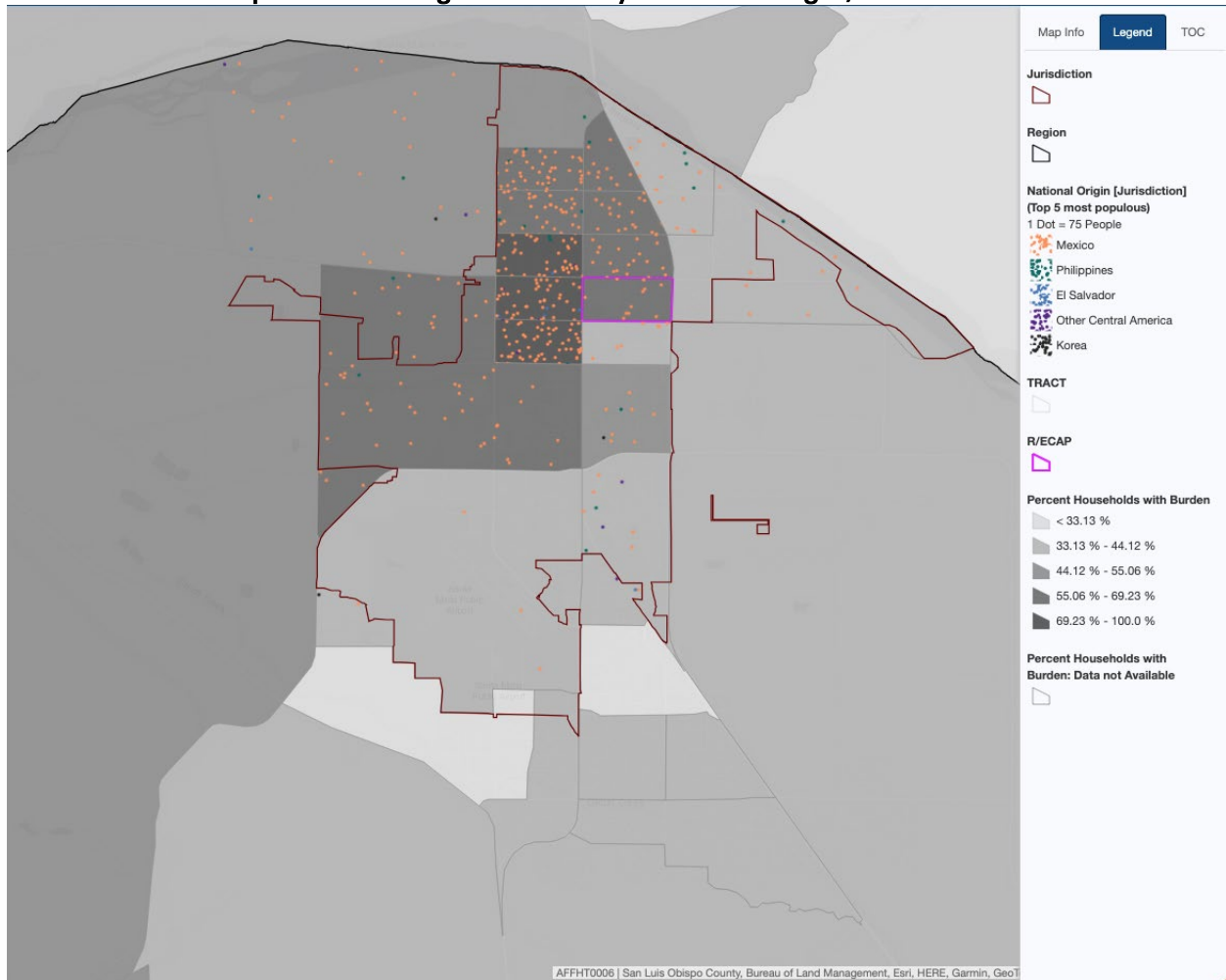


Map 77 – Housing Problems by Race/Ethnicity, Santa Maria





**Map 78 – Housing Problems by National Origin, Santa Maria**



**Describe the differences in rates of renter and owner-occupied housing by race/ethnicity.**

Table 15 – Homeownership and Rental Rates by Race/Ethnicity shows the percentages of households that are renters and homeowners by race/ethnicity, based on data from the 2016-2020 American Community Survey. The table shows large disparities in homeownership rates between racial/ethnic groups in the County: non-Hispanic White households have the highest rate of homeownership (61%), followed by AAPI households (52%). Hispanic and Black households have the lowest homeownership rates (39% and 36%, respectively).

**Table 15- Homeownership and Rental Rates by Race/Ethnicity**

	Santa Barbara County, CA						Goleta, CA					
	All Occupied		Owner-Occupied		Renter-Occupied		All Occupied		Owner-Occupied		Renter-Occupied	
	#	%	#	%	#	%	#	%	#	%	#	%
All Occupied Housing Units	148,309		77,504	52%	70,805	48%	11,652		6,047	52%	5,605	48%
<b>Race/Ethnicity of Householder</b>												
White, Non-Hispanic	83,534		51,012	61%	32,522	39%	6,872		4,110	60%	2,762	40%
Black	2,905		1,034	36%	1,871	64%	384		61	16%	323	84%
Hispanic (any race)	50,391		19,676	39%	30,715	61%	2,684		984	37%	1,700	63%
Asian or Pacific Islander	7,495		3,934	52%	3,561	48%	1,352		739	55%	613	45%
Native American	1,518		689	45%	829	55%	76		5	7%	71	93%
	Lompoc, CA						Santa Maria, CA					
	All Occupied		Owner-Occupied		Renter-Occupied		All Occupied		Owner-Occupied		Renter-Occupied	
	#	%	#	%	#	%	#	%	#	%	#	%
All Occupied Housing Units	13,216		5,988	45%	7,228	55%	28,013		14,108	50%	13,905	50%
<b>Race/Ethnicity of Householder</b>												
White, Non-Hispanic	5,326		2,901	54%	2,425	46%	7,427		4,703	63%	2,724	37%
Black	533		253	47%	280	53%	460		277	60%	183	40%
Hispanic (any race)	6,533		2,503	38%	4,030	62%	17,914		7,644	43%	10,270	57%
Asian or Pacific Islander	501		215	43%	286	57%	1,540		1,065	69%	475	31%
Native American	277		88	32%	189	68%	285		134	47%	151	53%
Note 1: Data presented are numbers of households, not individuals.												
Note 2: Data Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates												

**Describe the public or private policies or practices, demographic shifts, economic trends, or other factors that may have caused or contributed to the patterns described above.**

Broadly speaking, disproportionate housing needs between and within jurisdictions in Santa Barbara County are due, in part, to:

- Rising housing costs across the County, which has led to increasing cost burden and displacement pressure.
- Insufficient supply of affordable housing.

Through the stakeholder consultations, it was also reported that as the housing stock across the County is aging, investment companies are purchasing older buildings (many of which tend to be relatively affordable, despite lacking any public subsidy) and evicting tenants to make way for improvements. This is contributing to the overall lack of affordable housing in the County, which contributes to the disproportionate housing needs discussed above.

Detailed lists of the public or private policies or practices, demographic shifts, economic trends, and other factors that have caused or contributed to disproportionate housing needs in each of the jurisdictions are included in Section IV.

## F. Local and State Policies and Practices Impacting Fair Housing

**Describe how local laws, policies, ordinances, and other practices impede or promote fair housing (including how they impede or promote the siting or location of affordable housing in well-resourced neighborhoods, and equitable access to homeownership and other asset building and economic opportunities).**

Broadly speaking, local land use and zoning laws, development standards, and permitting processes have constrained the development of affordable housing in Santa Barbara County and, as a result, have contributed in various ways to reinforcing longstanding patterns of segregation, concentration of poverty, and disparities in access to opportunities. Through the Housing Element process mandated by the State of California, each jurisdiction has identified various public and/or private policies and practices that have contributed to the fair housing issues identified in this AI, as well as efforts they are making to promote fair housing. These items are detailed in Section IV.

**Describe any state or local fair housing laws and the characteristics protected under each law.**

In the State of California, the Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act prohibit discrimination in housing based on the following characteristics:

- Race
- Color
- National origin (including language use restrictions)
- Religion
- Sex
- Familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18)
- Handicap (disability)
- Age
- Ancestry
- Citizenship
- Gender Identity and Gender Expression
- Genetic Information
- Immigration Status
- Marital Status
- Primary Language
- Sexual Orientation
- Source of Income
- Military or veteran status

**Describe efforts to increase fair housing compliance and enforcement capacity, and to ensure compliance with existing fair housing and civil rights laws and regulations.**

The County of Santa Barbara contracts with the Legal Aid Foundation of Santa Barbara County (LAFSBC) to address fair housing concerns across the County. LAFSBC is also the fair housing service provider in Santa Maria and Lompoc. In Lompoc, LAFSBC services include assisting residents with fair housing counseling services, educating residents on fair housing practices, conducting fair housing testing, and providing free legal assistance

to residents, particularly low-income and vulnerable residents. LAFSBC has an office in Lompoc at 102 E Ocean Avenue. In Santa Maria, LAFSBC conducts fair housing activities and the City’s Community Programs Division administers the production and distribution of Fair Housing information.

The City of Goleta contracts with the City of Santa Barbara Rental Housing Mediation Program (RHMP) to provide fair housing services to Goleta residents. The RHMP provides information on fair housing laws and tenant-landlord mediation services. Additionally, the Neighborhood Services webpage on the City of Goleta website provides information to residents regarding fair housing services and related complaint response procedures. The City also refers lower-income residents, particularly agricultural workers, to California Rural Legal Assistance.

In addition to these local fair housing service providers, Santa Barbara County residents who would like to have a fair housing complaint investigated may submit a complaint to the California Department of Fair Employment and Housing (DFEH) or HUD.

**Describe the status of any unresolved findings, lawsuits, enforcement actions, settlements, or judgments in which the program participant has been a party related to fair housing or other civil rights laws in the jurisdiction.**

Countywide, a total of 56 housing discrimination cases were opened between January 2020 and November 2024 (when this report was prepared). As shown in Table 16 – Filed Discrimination Complaints by Jurisdiction, nineteen cases (33.9% of the total) were based on allegations made by persons residing in the City of Santa Barbara. Among the participating cities, most cases originated in Lompoc (13 cases, or 23.2% of all filed cases), followed by Goleta (9 cases, or 16.1% of all filed cases), then Santa Maria (7 cases, 12.5% of all filed cases). Four cases were filed by residents in unincorporated areas of the County (7.1% of all cases).

**Table 16- Filed Discrimination Complaints by Jurisdiction  
Santa Barbara County 2020-2024**

<b>Jurisdiction</b>	<b>Cases Filed</b>	<b>Percent of All Cases</b>
Carpinteria	1	1.8%
Goleta	9	16.1%
Lompoc	13	23.2%
Santa Barbara (city)	19	33.9%
Santa Maria	7	12.5%
Solvang	3	5.4%
Unincorporated County	4	7.1%
<b>Total</b>	<b>56</b>	

*Source: HUD FHEO*

As shown in Table 17 – Filed Discrimination Complaints, reports of discrimination based on disability comprised the majority of cases (57.1%), followed by discrimination based on familial status (17.9%), race (12.5%), national origin (8.9%) and sex (8.9%), and religion

(1.8%) and color (1.8%). (Note that these percentages equal more than 100% when summed because some cases allege discrimination based on multiple protected class elements).

**Table 17 – Filed Discrimination Complaints  
Santa Barbara County 2020-2024**

<b>Basis for Case (Summary by Protected Status)</b>	<b>Number of Cases</b>	<b>Percent of Cases</b>
Color	1	1.8%
Disability	32	57.1%
Familial Status	10	17.9%
National Origin	5	8.9%
Race	7	12.5%
Religion	1	1.8%
Sex	5	8.9%

*Source: HUD FHEO*

As shown in Table 18 – Filed Discrimination Complaints by Closure Reason, half of the complaints (50%, or 28 cases) were closed after it was determined by HUD that there was no reasonable cause to believe that discrimination occurred (“no cause determination”). Another 25% (14 cases) were successfully settled/conciliated; approximately 12.5% (7 cases) were either withdrawn by the complainant or closed due to the complainant failing to cooperate; one case was dismissed for lack of jurisdiction; and, as of November 1, 2024, 10.7% (6 cases) were still open.

**Table 18 – Filed Discrimination Complaints by Closure Reason  
Santa Barbara County 2020-2024**

<b>Case Closure Reason</b>	<b>Number of Cases</b>	<b>Percent of All Cases</b>
Complaint withdrawn by complainant after resolution	2	3.6%
Complaint withdrawn by complainant without resolution	5	8.9%
Conciliation/settlement successful	14	25.0%
Dismissed for lack of jurisdiction	1	1.8%
No cause determination	28	50.0%
Open cases as of 11/1/24	6	10.7%
<b>Grand Total</b>	<b>56</b>	

*Source: HUD, FHEO*

## **IV. Fair Housing Issues and Goals**

### **A. Fair Housing Issues**

The following fair housing issues were identified in the analysis above.

#### **Segregation**

There is moderate segregation in the County overall and in Santa Maria, between White and Hispanic residents (as shown in Table 3). There are also concentrations of protected class groups in the following areas:

- In Santa Maria, there are concentrations of Hispanic residents (Map 1), Mexican-born residents (Map 3), Spanish-speaking LEP residents (Map 4), and households with HCVs (Map 5).
- In Guadalupe, there are concentrations of Hispanic residents (Map 1) and Spanish-speaking LEP individuals (Map 4).
- In Lompoc and Eastern Goleta Valley, there are concentrations of Mexican-born residents (Map 3) and Spanish-speaking LEP residents (Map 4).
- In east Goleta, Santa Barbara city, and Carpinteria, there are smaller concentrations of Spanish-speaking LEP individuals (Map 4).

#### **R/ECAPs**

There is one R/ECAP located in Santa Maria (Census Tract 21.01). Most residents in the R/ECAP are Hispanic, and approximately one in five were born in Mexico.

#### **Disparities in Access to Opportunities**

In general, Hispanic and Black residents of Santa Barbara County are exposed to adverse community factors more frequently than other racial/ethnic groups, whereas non-Hispanic White residents tend to have better access to opportunities than other racial/ethnic groups. Specifically,

- Hispanic residents have poor access to neighborhoods with proficiency schools and are most likely to live in high poverty neighborhoods. Additionally, Hispanic residents living below the Federal poverty line are the least likely of any group to live in neighborhoods with high labor force participation and human capital.
- Black residents are least likely to live near employment centers, do not have good access to neighborhoods with high labor force participation and human capital, and have the highest poverty rate of any racial/ethnic group in the County. Additionally, Black residents living below the Federal poverty line have the least access of any group to neighborhoods with high-performing schools.
- Non-Hispanic White residents, in comparison, are most likely to live in neighborhoods with high-performing schools, high labor force participation and human capital, low poverty rates, and that are near employment centers. Non-Hispanic White residents also have the lowest poverty and unemployment rates of any group in the County.

Geographically, residents of Lompoc and Santa Maria appear to experience low access to opportunities, whereas residents of Goleta appear to have high access to multiple opportunities. Specifically, in comparison to the County overall,



- Residents in *Lompoc*, which includes concentrations of Mexican-born individuals, Spanish-speaking LEP individuals, and Black households in the HCV Program, have less access to high performing schools, employment centers, public transit, neighborhoods with high labor force participation and human capital, and low poverty neighborhoods.
- Residents in *Santa Maria*, which includes concentrations of Hispanic residents, Mexican-born individuals, and Spanish-speaking LEP individuals, have less access to high performing schools, neighborhoods with high labor force participation and human capital, public transit, and low poverty neighborhoods.
- Residents in *Goleta*, which has higher concentration of non-Hispanic White and AAPI residents than the County overall, have better access to high performing schools, employment centers, neighborhoods with high labor force participation and human capital, public transit, and low poverty neighborhoods.

### **Disproportionate Housing Problems**

In Santa Barbara County, specific racial/ethnic groups disproportionately experience housing problems, including:

- Black/African American households that earn between 0-30% of AMI disproportionately experience severe housing problems, and Black/African American households that earn between 30-50% of AMI disproportionately experience housing problems and severe housing problems.
- American Indian/Alaskan Native households that earn between 30-50% of AMI disproportionately experience severe housing problems.

Geographically, the areas of the County with the highest percentages of households experiencing at least one housing burden include:

- Most neighborhoods in Santa Maria
- Two Census tracts in Lompoc
- Neighborhoods near downtown Santa Barbara city

These areas have concentrations of Mexican-born individuals and, in the case of Santa Maria, Hispanic individuals.

### **Disparities in Access to Homeownership**

In the County, there are disparities in the homeownership rate between racial/ethnic groups. Specifically,

- Non-Hispanic White households have the highest rate of homeownership (61%), followed by AAPI households (52%).
- Hispanic and Black households have the lowest homeownership rates (39% and 36%, respectively).

## B. Fair Housing Goals

This section identifies the factors that create, contribute to, perpetuate, or increase the severity of the fair housing issues identified through the analysis above, and lists the goals and actions each jurisdiction will take to address those contributing factors in order to Affirmatively Further Fair Housing. The goals and actions listed below are included in each jurisdiction's most recently approved and adopted Housing Element.

### 1. Santa Barbara County

Fair Housing Issue: Segregation
<p><b><u>Contributing Factors:</u></b></p> <p>Lack of affordable housing, including moderate-income housing, workforce housing<sup>1</sup>, and housing for special needs groups.</p> <p>Discrimination in housing due to the lack of tenant and landlord outreach and education Countywide, and limited access to outreach materials in appropriate languages.</p>
<p><b><u>Goals and Meaningful Actions:</u></b></p> <p>Increase access to affordable housing opportunities in high resource areas through the efforts detailed in the next section, under "Disparities in Access to Opportunities."</p> <p>Between 2021-2029, assist 600 persons with fair housing services, through the following actions:</p> <ul style="list-style-type: none"><li>• Promote support for fair housing choice and fair housing public outreach programs by providing information via County websites, social media, public pamphlets, informational handouts, and other means.</li><li>• Require any contract for private fair housing legal services to include a public outreach component. This public outreach program will be conducted in English and Spanish and designed to provide information to community members from all special needs, ethnic, cultural, and economic spectrums.</li></ul>

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<sup>1</sup> Workforce housing is defined in the County's Inclusionary Housing Ordinance as housing affordable to those "persons or families whose income is between one hundred twenty (120) percent and two hundred (200) percent of AMI, adjusted for family size. This category is acknowledged in Santa Barbara County as households who need affordable housing due to high area home sales prices."

## Fair Housing Issue: Disparities in Access to Opportunities

### **Contributing Factors:**

Lack of affordable housing, including moderate-income housing, workforce housing, and housing for special needs groups.

Lack of rental housing.

Presence of Racially Concentrated Areas of Affluence in the South Coast.

Governmental constraints to affordable housing development, including:

- Outdated Inclusionary Housing Ordinance (IHO).
- Outdated parking standards that present barriers to housing and mixed-use development.
- Outdated State Density Bonus Law (SDBL) ordinance.
- Zoning ordinances that create barriers to housing for special needs populations and to mixed-use development.

High land and construction costs.

Employee retention issues in all job sectors.

Lack of infrastructure in environmental justice communities (EJCs).

### **Goals and Meaningful Actions:**

#### **1. Increase access to housing opportunities in high resource areas through the following efforts:**

Between 2021-2029, permit 50 percent of new affordable units in high resource areas, through the following actions:

- Rezone adequate sites to accommodate the shortfall of at least 1,626 units on the South Coast and 1,579 units in the North County.
- Establish a use-by-right approval process for projects proposed on vacant sites included in the County's 4th and 5th Cycle Housing Elements, and vacant and non-vacant sites identified in the County's 6th Cycle Housing Element sites inventory that provide at least 20 percent lower-income units.
- Annually evaluate the effectiveness of the Inclusionary Housing Ordinance in providing affordable housing and adjust the requirements as appropriate.
- Issue a NOFA to solicit affordable housing development and work with local developers to pursue affordable housing through new construction or the conversion of existing units.

Increase ADU/JADU stock Countywide by 800 units over eight years (between 2021-2029), including 480 affordable units, through the following actions:

- Facilitate the development of ADUs with pre-approved plans.
- Develop a fair housing factsheet to be included in ADU permit applications.
- Pursue and allocate financial incentives to support the development of affordable ADUs.

Between 2021-2029, permit 50 percent of new SB 9 units in high resource areas, through the following actions:

- Adopt an ordinance implementing SB 9.
- Develop a fair housing factsheet to be included in SB 9 permit applications.

Between 2021-2029, permit 50 percent of new affordable density bonus units in high resource areas, through the following actions:

- Amend the zoning ordinances to comply with recent changes to SDBL.
- During annual outreach to developers, promote the use of SDBL.
- Evaluate the appropriateness of a County Density Bonus Program for moderate-income housing.

Between 2021-2029, permit 20 percent of new housing development as rental units, through the following actions:

- Explore and create incentives for the development of rental housing, including smaller units, by creating an average unit density-style program (i.e., allow higher densities in exchange for smaller unit sizes). Target outreach in high resource and highest income areas and Racially Concentrated Areas of Affluence (e.g., Eastern Goleta Valley, Montecito, and Santa Barbara) in the South Coast.

Between 2021-2029, permit 100 affordable housing units for farm workers and other employees over eight years, with a focus on Carpinteria Valley, Eastern Goleta Valley, and Montecito, through the following actions:

- Meet with housing developers to explore opportunities for workforce housing.
- Work with local businesses (e.g., the Biltmore Hotel and Miramar Hotel) to promote the development of employee housing.

Between 2021-2029, ensure that 20 percent of all new, permitted affordable housing units are units that accommodate special needs populations, through the following actions:

- Amend zoning ordinances to address the provision of various types of special needs housing, including residential care facilities, supportive housing, transitional housing, and low-barrier navigation centers.
- Evaluate and adopt as appropriate, zoning ordinance amendments to address the provision of multi-level care senior housing facilities.
- Amend zoning ordinance to update parking standards consistent with state laws (e.g., AB 2097).

Between 2021-2029, permit 25 housing units in commercial zones in high resource areas, with an aspirational goal of 50-100 units, through the following actions:

- Amend zoning ordinances to modernize multifamily residential and commercial districts (e.g., Turnpike Shopping Center, Magnolia Shopping Center, and the Upper Village in Montecito) to facilitate the development of housing on commercial sites.
- 2. Improve access to opportunities in low resource areas through the following efforts:**

Improve infrastructure in EJs through the following actions:

- Annually apply for funding and prioritize CIP funding, projects, and other improvements in target areas. Pursue at least one to two CIP projects or other improvements in target areas each year.
- Continue to conduct outreach and implement the Environmental Justice Element, Active Transportation Plan, Recreation Master Plan (when adopted), and other relevant plans.

<p style="text-align: center;"><b>Fair Housing Issue:</b>  <b>Disproportionate Housing Needs, including Disparities in Access to Homeownership</b></p>
<p><b><u>Contributing Factors:</u></b></p> <p>Lack of affordable housing, including moderate-income housing, workforce housing, and housing for special needs groups.</p> <p>Concentration of lower-income households in disadvantaged communities.</p> <p>Lack of funding for housing for homeless populations.</p> <p>County staff capacity.</p> <p>Development impact fees may pose a barrier to the development of affordable housing.</p>
<p><b><u>Goals and Meaningful Actions:</u></b></p> <p>Between 2021-2029, provide at least 90 additional Homekey units for households experiencing homelessness, through the following actions:</p> <ul style="list-style-type: none"> <li>• Coordinate workgroups to identify Project Homekey sites and prepare for funding rounds.</li> </ul> <p>Between 2021-2029, provide 835 additional permanent units and 531 long-term rental subsidies dedicated to persons experiencing homelessness, through the following actions:</p> <ul style="list-style-type: none"> <li>• Increase funding available for housing and services.</li> <li>• Centralize landlord engagement and incentives to secure private rental market units for use for persons with HCV or an equivalent.</li> </ul> <p>Prioritize non-profit affordable housing developers for the acquisition of disposed of County land, through the following actions:</p> <ul style="list-style-type: none"> <li>• Annually update the list of properties that may be considered County surplus land and establish a disposition timeline for the sites.</li> </ul> <p>Between 2021-2029, assist with the rehabilitation of 240 units, with an emphasis on disadvantaged communities, through the following actions:</p> <ul style="list-style-type: none"> <li>• Annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units.</li> </ul> <p>Ensure impact fees are not adversely impacting affordable housing development, through the following actions:</p>



- Annually review and update, as necessary, the in-lieu development impact fees for parks. Consider a tiered reduced fee for affordable housing projects (e.g., offer greater fee reductions for a higher percentage of affordable units).

Preserve 100% of units at risk of losing their affordability restrictions, through the following efforts:

- Annually monitor the status of at-risk rental housing projects.
- Pursue funding available at the state and federal levels to extend affordability covenants on affordable units.
- Conduct outreach to non-profit housing providers to acquire projects aging out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by non-profit providers or public agencies.

## 2. Goleta

Fair Housing Issue: Segregation
<p><b><u>Contributing Factors:</u></b></p> <p>Lack of fair housing outreach and education.</p> <p>Lack of affordable housing.</p>
<p><b><u>Goals and Meaningful Actions:</u></b></p> <p>Increase knowledge of fair housing through the following efforts:</p> <ul style="list-style-type: none"><li>• Coordinate with fair housing organizations to make training opportunities available for rental residents to clearly inform this population of their rights and responsibilities. Ensure these trainings are offered in English and Spanish. Prioritize trainings in the northeastern area of the City, which has a larger population of persons with disabilities.</li><li>• Continue to contract with the City of Santa Barbara Rental Housing Mediation Task Force (RHMTF) Program to provide Fair Housing services to Goleta residents and require nondiscrimination provisions in rental agreements and deed restrictions for housing, including below market rate housing units subject to City-required affordability agreements.</li><li>• Maintain a Fair Housing City of Goleta website. Post and update information regarding fair housing on the City website and social media.</li><li>• Conduct a presentation to the City Council every two years in collaboration with the Santa Barbara RHMTF.</li><li>• In cooperation with the Santa Barbara RHMTF, contact all low-income apartment complexes to provide education and materials about the program including multi-lingual materials. Target the central and eastern tracts south of Highway 101 where LMI households and subsidized housing units are more concentrated.</li><li>• Participate in the Santa Barbara County Joint Cities/County Affordable Housing Task Group and the Santa Barbara County Association of Governments</li></ul> <p>Increase access to affordable housing opportunities in high resource areas through the efforts detailed in the next section, under “Disparities in Access to Opportunities”</p>

## Fair Housing Issue: Disparities in Access to Opportunity

### **Contributing Factors:**

Lack of affordable housing.

Land use and zoning regulations that create barriers to the development of affordable housing and housing for special needs populations.

Limited HCV use.

### **Goals and Meaningful Actions:**

#### **1. Increase access to housing opportunities in high resource areas through the following efforts:**

Between 2021-2029, facilitate the development of 1,006 lower income units, through the following actions:

- Explore opportunities to increase funding for affordable housing creation beyond federal, State, and local funds currently administered, including in-lieu/Affordable Housing Trust Fund(s), HOME, and CDBG.
- Explore alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices (higher density opportunities on Community Assembly uses, missing middle housing, adaptive reuse, etc.).
- Utilize provisions outlined for Inclusionary Housing to facilitate the production of affordable units.

Between 2021-2029, facilitate construction of 152 ADUs, including five deed-restricted ADUs, annually, through the following actions:

- Implement a funding program to incentivize ADUs for low- and moderate-income households.
- Facilitate ADU production by providing a homeowner/applicant assistance tool and amending ADU regulations as needed based on monitoring of production and affordability.
- Include a fair housing factsheet in ADU/SB 9 applications, especially on source of income protection.

Between 2021-2029, increase HCV use by 10% through the following actions:

- Refer interested persons to HASBARCO and publicize information on rental assistance on the City website.

Coordinate the development of one live/work project or one employee housing assistance program, through the following actions:

- Partner with local employers to identify innovative solutions and funding opportunities to increase the availability of workforce housing.
- Coordinate with local school districts, public agencies, and businesses annually to identify opportunities for assisting their employees in finding housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, and rent subsidies.

Integrate at least five affordable units annually in single-family areas, through the following actions:

- Pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 and expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9.

Facilitate homebuyer assistance for one household annually by publicizing the HASBARCO First-Time Homebuyer Assistance program on the City website, newsletters, and through social media.

Between 2021-2029, assist with the construction of 100 units for special needs populations, through the following actions:

- Amend the Zoning Code to facilitate the development of affordable housing and a variety of housing types, including emergency shelters, low barrier navigation centers, transitional and supportive housing, residential care facilities, and reasonable accommodations.

## **2. Improve access to opportunities in low resource areas through the following efforts:**

In coordination with HASBARCO and other non-profit housing organizations, identify where fair housing issues are most prevalent and develop a strategy to allocate funds for housing assistance in the identified areas.

Between 2021-2029, complete eight capital projects in Old Town by allocating public investment in disadvantaged communities as part of the CIP and City Budget, and by pursuing state and federal funding for public improvements.

Continue proactive code compliance outreach efforts and conduct two property maintenance surveys annually. Educate residents and community partners on Code Enforcement through a variety of platforms such as social media, printed materials, and City website.

Facilitate housing rehab assistance for 4 households annually by publicizing repair and improvement assistance for homeowners on the City website, at City Hall, and at other

locations throughout the community, and by seeking funding sources and potential partnerships to expand financial resources to support community rehabilitation.

Protect tenants and prevent housing displacement through the following efforts:

- Preserve affordability of at-risk units by proactively monitoring and addressing loss of existing affordable housing units.
- Preserve 647 mobile home park spaces and require sufficient relocation assistance from applicants to cover the resulting relocation costs to all displaced mobile home owners or renters.
- Deny conversion of rental housing and housing units unless outlined provisions are met.
- Adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols.

### 3. Lompoc

Fair Housing Issue: Segregation
<p data-bbox="203 317 496 348"><b><u>Contributing Factors:</u></b></p> <p data-bbox="203 384 911 415">Lack of fair housing outreach and education due to:</p> <ul data-bbox="253 453 1406 663" style="list-style-type: none"><li data-bbox="253 453 1406 558">• Language barriers that prevent some LEP residents from being connected to the community and staying informed. Fair housing outreach and communication of services are limited to English.</li><li data-bbox="253 558 1406 663">• Lack of variety in distribution of fair housing information. Fair housing information is primarily available online, however, some residents do not have reliable access to the internet or online resources.</li></ul> <p data-bbox="203 701 1317 732">Displacement of residents due to economic pressures and rising cost of housing.</p> <p data-bbox="203 770 1255 837">The location and type of affordable housing. Specifically, affordable housing developments in Lompoc are concentrated in central parts of the city.</p> <p data-bbox="203 875 1289 942">Historic discrimination against people of color. Specifically, Asian and Hispanic applicants are more likely to be denied financing than other races.</p> <p data-bbox="203 980 1395 1085">Rental application fees, income requirements on rentals, and upfront home ownership costs such as down payments prevent lower-income households from obtaining housing.</p> <p data-bbox="203 1123 1414 1333">Land use and zoning patterns. The majority of land zoned for housing within Lompoc is single-family residential. Zoning allowing for higher density residential development is concentrated in the central parts of the city. Single-family low-density patterns correlate to predominantly White and higher median household income areas located in northern and southern parts of Lompoc. The central part of the city has higher residential density zoning, is predominantly Hispanic/Latino, and has lower median household income.</p> <p data-bbox="203 1371 1406 1438">The City’s municipal code and development review processes may create barriers to new affordable housing development, including housing for special needs populations.</p>
<p data-bbox="203 1472 630 1503"><b><u>Goals and Meaningful Actions:</u></b></p> <p data-bbox="203 1541 1248 1572">Improve fair housing outreach and education through the following actions:</p> <ul data-bbox="253 1610 1414 1890" style="list-style-type: none"><li data-bbox="253 1610 1414 1751">• Draft and disseminate fair housing information on the City’s website and through local agencies to the public and shall update this information annually with a goal of completing one open house informational event or educational marketing campaign in cooperation with local agencies annually.</li><li data-bbox="253 1751 1414 1890">• Engage LUSD, Allan Hancock College, and non-profit organizations to identify opportunities to provide educational and language proficiency services to lower income students with a goal of assisting 15 lower income students in the planning period.</li></ul>

- Engage local fair housing agencies annually to explore partnership opportunities in support of fair housing outreach and enforcement with a goal of completing three co-facilitated engagement events targeted to households with special housing needs.
- Draft and distribute educational materials related to tenants' rights and property owner responsibility with a goal of engaging 50 households/property owners citywide each year.
- Provide links to educational materials, the HUD fair housing complaint form, and non-profit agencies on the City website, with a goal of assisting/informing 50 households annually.
- Develop partnerships with fair housing agencies in support of fair housing testing with a goal of testing 10 rental properties in the city annually.
- Coordinate with Legal Aid Foundation to provide information and outreach targeted to Census Tracts 27.09 and 27.10 (formerly 27.02) through annual workshops, marketing campaigns, or pop-up booths, with a goal of engaging 25 households in these census tracts annually.

Research previously approved assisted-housing units to determine compliance with assisted-housing requirements and approved rent levels. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports. As part of this effort, the City will

- Identify units out of compliance and document issues that led to non-compliance.
- Amend the Municipal Code to include an annual compliance report requirement for assisted-housing developments.

Protect tenants from displacement, through the following actions:

- Adopt an anti-displacement strategy targeting Census Tracts 27.09 and 27.10 (formerly 27.02) and underutilized Housing Element sites with existing residential uses; the strategy may include, but is not limited to, "just cause" eviction protections, first right of return for existing residents, education on tenant protections and available resources, requiring replacement of all lower income units lost to redevelopment, and providing technical assistance with code enforcement issues, with a goal of engaging/assisting 200 households to avoid displacement between 2021-2029.
- Immediately upon identification of units at-risk of conversion to market rate, the City shall identify and engage local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects (Government Code Section 65583(a)(9)(C)); and identify any potential funding sources to assist in the retention of existing affordable units through acquisition or other means.

Facilitate the development of more affordable housing by removing governmental constraints, through the following actions:



- The City's Community Development Department will continue to monitor its development review process for ways to facilitate the production of new sources of affordable housing, including through the following actions:
  - Engage market rate and affordable housing developers every other year to evaluate constraints in the development review process.
  - Annually review the City's development review process to identify and document potential constraints.
  - Provide a summary of the development application and review process by housing type (single-family, multifamily, ADUs) on the City website, including links to available resources and housing programs.
  - Conduct a thorough mid-term evaluation of the Architectural Design and Site Development Review and Architectural Review Guidelines.
  - Based on the results of the above actions, revise review processes to ensure processes do not constrain development and successfully promote objectivity and approval certainty.
- Update the Lompoc Municipal Code, to the extent required, for compliance with State housing law (including requirements related to low barrier navigation centers, transitional housing, supportive housing, emergency shelters, residential care facilities, and others).
- Revise the Zoning Code, to the extent required for compliance with state law, to allow urban lot splits, duplexes, and other two-unit projects in low density higher resource single-family residential zones in accordance with Senate Bill 9 (Government Code Section 65852.21). Additionally, the City shall allow triplexes on single-family lots in moderate and high resource areas if one unit ensures affordability to lower- or moderate-income renters by deed restriction. These efforts are expected to encourage the development of 25 very low-, 25 low-, 100 moderate-, and 50 above moderate-income units in low density higher resource census tracts, including 27.07, 27.08, and 28.06.

## Fair Housing Issue: Disparities in Access to Opportunity

### **Contributing Factors:**

Limited access to high paying jobs. There is a concentration of low paying service and retail jobs in Lompoc. Higher paying jobs are generally concentrated in southeastern areas of the County, in the cities of Goleta and Santa Barbara.

Limited public transportation options to job centers in Santa Maria, Goleta, and Santa Barbara.

Need for investment to maintain public infrastructure in low-income neighborhoods, including HASBARCO affordable housing projects in the central parts of the city.

Lack of public (local, state, or federal) funds invested in the development of social services.

Limited services for persons experiencing homelessness, while the number of persons experiencing homelessness is increasing.

### **Goals and Meaningful Actions:**

Improve access for Lompoc residents to employment opportunities, through the following efforts:

- Meet with MTD and Clean Air Express annually to encourage and plan for more frequent bus trips to job centers in surrounding cities with a goal of supporting an increase in ridership by five percent.
- Work with the Lompoc Valley Chamber of Commerce to update the Economic Development Strategic Plan with a goal of producing one updated Plan by 2025.
- Hold job training fairs targeting locations near Census Tracts 27.09 and 27.10 (formerly 27.02) once per year with a goal of engaging 20 individuals/households annually.

Encourage the development of 50 emergency shelter beds between 2021-2029, and improve services for persons experiencing homelessness, through the following efforts:

- Annually meet with City of Lompoc Transit (COLT) staff to identify opportunities to provide free transit to necessary services for residents experiencing homelessness with a goal of providing 50 free trips daily.
- Meet with the Continuum of Care program agencies to identify funding opportunities annually.
- Provide information on local resources and services available for residents experiencing or at-risk of homelessness on the City website and update the list every six months.

Facilitate the construction of 40 very low-, 40 low-, 40 moderate-, and 40 above moderate-income units by encouraging mixed-use development along commercial

corridors, and near employment and transportation rich areas, through the following actions:

- Amend mixed use development standards, including limitations on residential floor area, lot coverage, and building height, within the Zoning Code by 2025.
- Identify vacant and underutilized sites with potential for mixed use development; publicize this list on the City website.
- Incentivize development on the sites identified by adopting incentives for mixed-use developments that incorporate an affordable component. Potential incentives include, but are not restricted to, an additional density bonus or height allowance, additional FAR, reduced parking requirements, or direct financial or technical support. Engage local developers and non-profit homebuilders to promote the use of incentives annually.
- To monitor the success of the program, evaluate development trends, available incentives, and mixed-use development standards annually.
- Adopt additional revisions to development standards and incentives to further encourage mixed use development based on the conclusions of the evaluation and identify new sites or additional rezone sites as necessary to ensure no net loss of RHNA capacity within six months of identification of a deficiency.

Facilitate the construction of 10 very low-, 10 low-, 20 moderate-, and 56 above moderate-income ADUs in low density higher resource areas, including census tracts 27.07, 27.08, and 28.06, through the following actions:

- Identify and pursue funding opportunities annually with a goal of securing \$450,000 to fund the Permit Ready ADU Program.
- Adopt pre-approved ADU plans and an expedited building permit approval process.
- Provide an informational guide and identify resources available in support of ADU construction on the City's website.
- Provide technical assistance to homeowners with the application process and any building code compliance issues, with a goal of assisting 30 households between 2021-2029.
- Identify funding to directly support the construction of ADUs constructed as lower-income housing.
- Monitor production and affordability of ADUs annually and complete additional actions, such as completing additional engagement with homeowners related to available programs or adopting additional incentives, if production is not meeting the projected production levels.
- Adopt revisions to the ADU ordinance to ensure full compliance with State law.

Encourage the development of 50 very low- and 50 low-income units for seniors, special needs households, farm workers, and those with developmental disabilities, through the following actions:

- Engage local affordable housing developers, non-profit agencies, and special needs housing providers annually to explore funding opportunities and potential partnerships.
- By 2027, pursue two funding opportunities in pursuit of the production or conservation of housing for residents with special housing needs.

Support rehabilitation of infrastructure in low- and moderate-income areas, including, but not limited to, Census Tracts 27.09 and 27.10 (formerly 27.02), through the following actions:

- Identify infrastructure needs in Tracts 27.09 and 27.10 (formerly 27.02) and evaluate potential funding opportunities with a goal of funding a minimum of two improvement projects (beyond those identified (below) in lower resource areas between 2021-2029.
- Continue to annually prioritize CDBG funding for improvements in low- and moderate-income census tracts, including (but not limited to) census tracts 27.09 and 27.10; through this effort provide ADA improvements to public park facilities.
- Provide \$3.6 million in grant funding for improvements at College park (located in moderate income census tract 27.05 and directly adjacent to census tract 27.10) including a new 15,500 sq. ft. skate park with playground, game area, basketball courts, picnic area, restrooms, landscaping, and lighting.
- Secure \$4.3 million in funding to Implement the 2022 Streetscape Multi-Modal
- Improvement Plan to provide bicycle and pedestrian improvements along the North H Street (Highway 1) and Ocean Avenue (Highway 246) corridors, as well as streetscape design and beautification measures, currently schedule for construction in spring/fall 2029.
- Adopt a Local Roadway Safety Plan by 2025.
- Secure \$2.8 million in funding to improve walkability, community safety, and school investments near Lompoc High School and between the high school and Lompoc Valley Middle School through educational efforts and improvements to existing infrastructure. Improvements shall include installing sidewalks, installing or upgrading outdated pedestrian curb ramps, and improving lighting.

## Fair Housing Issue: Disproportionate Housing Needs

### **Contributing Factors:**

Older housing stock in need of repair. Approximately 86 percent of the city's housing stock was built prior to 1990 and may be in need of maintenance or repairs.

Rising housing costs and prevalence of cost burden. Home values and rents have increased significantly in Lompoc over the past decade, which causes an increased cost burden among homeowners and renters.

### **Goals and Meaningful Actions:**

Encourage the development of 30 very low- and 30 low-income units, through the following actions:

- Maintain its status as a member of the Santa Barbara County HOME Consortium and utilize federal HOME funds to retain and expand the supply of affordable housing.
- Meet with the Home Consortium annually to pursue funding opportunities and explore sites with potential for acquisition.
- Provide an annual summary of Home Consortium efforts Countywide on the City website.

Support rehabilitation of substandard housing units in low- and moderate-income areas, including, but not limited to, Census Tracts 27.09 and 27.10 (formerly 27.02), through the following actions:

- Engage the Housing Authority annually to identify opportunities for rehabilitation assistance or acquisition of substandard housing; and support the Housing Authority in all funding pursuits related to rehabilitation efforts in Lompoc with a goal of obtaining additional funding to assist 40 lower income households (20 very low and 20 low) between 2021-2029.
- Provide information on the City website and at the Planning counter related to tenants' rights and the process to report substandard housing conditions in rental housing. Engage households in lower resourced areas through annual workshops or marketing campaigns with a goal of assisting 40 households in lower resource areas between 2021-2029.
- Complete a windshield survey of housing conditions in the city.
- Continue to annually prioritize CDBG funding for improvements in low- and moderate-income census tracts, including (but not limited to) census tracts 27.09 and 27.10; through this effort provide \$50,000 annually to Catholic Charities to operate the emergency repair grant program for seniors and other low- income households.

Support homeownership opportunities for 5 low- and 10 moderate-income households between 2021-2029, through the following actions:

- Annually evaluate additional funding opportunities to expand the City's homebuyer assistance program.
- Work with the Housing Trust of Santa Barbara County, HASBARCO, and neighboring jurisdictions to evaluate opportunities for regional partnerships in support of lower- and moderate-income homebuyers.
- Adopt a program supporting homebuyers through financial assistance.

#### 4. Santa Maria

<b>Fair Housing Issue: Segregation, R/ECAPs, and Disparities in Access to Opportunities</b>
<p><b><u>Contributing Factors:</u></b></p> <p>Location and type of affordable housing: affordable housing options are limited to low opportunity areas.</p> <p>Local zoning codes, development standards, and permitting processes that impact the ability to develop new affordable housing.</p> <p>Location of environmental health hazards.</p>
<p><b><u>Goals and Meaningful Actions:</u></b></p> <p>Increase housing mobility for low-income residents through the following actions:</p> <ul style="list-style-type: none"><li>• Tenant-Based Assistance- increase the number of households located in the City (including Orcutt) participating in the Section 8 program by 10 percent between 2023-2031, by continuing to promote the participation of eligible Santa Maria residents in the Housing Choice Rental Assistance Program administered by the Housing Authority of the County of Santa Barbara. Target these resources for lower-income households in moderate resource areas with larger shares of higher income households.</li><li>• Rental Deposit Assistance – between 2023-2031, assist 300 low-income households with funding to pay for security deposits for rental units, averaging approximately 38 households per year. Target these resources for lower-income households in moderate resource areas with larger shares of higher income households.</li><li>• Homebuyer Assistance Program- increase funding of homebuyer assistance programs through grant applications with a goal of assisting at least 10 low-income households between 2023-2031. Target these resources for lower-income households in moderate resource areas with larger shares of higher income households.</li><li>• Accessory Dwelling Units- facilitate production of 1,512 ADUs between 2023-2031 by monitoring the production of ADUs to ensure production is consistent with Housing Element projections, conducting annual ADU rental income surveys to document the affordability of ADUs, and implementing additional measures as needed to incentivize and promote the creation of ADUs. Target these resources for lower-income households in moderate resource areas with larger shares of higher income households. Target ADU production in single-family neighborhoods, with a focus on moderate resource areas with larger shares of higher income households</li><li>• Housing Mobility- provide 300 housing opportunities affordable to lower income households between 2023-2031 by promoting ADUs in single-family neighborhoods through outreach and providing information on technical and/or available financial assistance; encouraging housing on religious institutional</li></ul>



sites within the City through outreach and facilitating housing applications; and facilitating the approval and permitting of lower and mixed-income projects in moderate resource areas with the goal of 250 lower income units constructed in these areas between 2023-2031.

Increase affordable housing options in high opportunity areas by taking the following actions to reduce government constraints on housing development:

- Reduce the average length of time for the City to review and approve residential mixed-use and multi-family developments, through implementation of the following:
  - Evaluate the City permitting process every three years to ensure the process remains streamlined. As part of the evaluation, the City will solicit and consider input from housing developers including non-profit organizations. The monitoring program will review Downtown Permits, Conditional Use Permits (CUP) and Planned Development (PD) Permits proposing residential uses.
  - Develop and adopt objective design and development standards for multi-family and mixed-use projects. This effort will address development standards, the review process, and the design related findings for approval of housing developments in both the Zoning Ordinance and the Downtown Specific Plan
  - Amend the Zoning Ordinance to reduce the reliance on Conditional Use Permits (CUPs) and Planned Development (PD) Permits for residential mixed-use and multi-family development.
- Reduce the impacts of parking requirements on the production of housing. The City will assess and update parking standards to establish lower rates for studios and one-bedroom units and review the implementation of other proven strategies (e.g., expanding shared parking) to reduce the burden of parking on residential development.
- Increase the allowed densities in the R-2 and R-3 zoning districts (or introduce a new residential zoning district) to allow higher density projects. To support increased densities, staff will evaluate site development requirements to ensure the additional density may be accommodated, including but not limited to building height, setbacks, and parking requirements.

Address environmental health hazards in low opportunity areas through the following actions:

- Environmental Issue Identification and Action – In 2024-2025, conduct outreach and gather information on environmental and health factors most acutely impacting residents in areas of Santa Maria with the lowest CalEnviroScreen and California Tax Credit Allocation Committee (TCAC) scores. In 2025-2026, develop an action plan to address the identified issues, including prioritization, timeframe for implementation, responsible party(ies), and funding sources. Between 2026-2031, implement the action plan to address environmental health issues in the lowest resource areas.

- Environmental Justice- Incorporate Environmental Justice goals, policies, and objectives into the General Plan that will be adopted in 2025. Annually evaluate the impact of the General Plan on Environmental Justice by reviewing the updated TCAC Opportunity Areas for any reduction in the number of lower resource Census tracts in Santa Maria.
- Capital Improvements in Low-Income Areas- Continue to identify and fund multiple capital projects in each two-year budget cycle. Subject to availability, apply for four grants for improvement projects in lower income areas of the city between 2023-2031. Achieve over three million invested in projects to be completed in low-income areas between 2023 and July 2026. Specific projects to be completed include:
  - Chapel Plaza Renovation and Veterans Memorial Park Renovation projects, to be completed by July 2025
  - Downtown Streetscape Catalyst Project, to be completed by July 2026

## Fair Housing Issue: Disproportionate Housing Needs

### **Contributing Factors:**

Lack of available affordable housing units in a range of sizes.

Displacement of residents due to economic pressures.

### **Goals and Meaningful Actions:**

Protect existing residents from displacement through the following actions:

- At-Risk Affordable Housing Units- Preserve all existing below-market rate housing units between 2023-2031 by monitoring at-risk housing units, contacting owners or representatives of any project that will become at-risk at least one year in advance of the expiration of affordability, and working with owners/representatives to identify funding sources to maintain affordability, conduct education and support for tenants, and coordinate with qualified nonprofit organizations to ensure ongoing affordability, as needed.
- Replacement Housing Requirements- Implement State law requirements during development application reviews to ensure 100 percent of protected units are replaced in all applicable projects.
- Support for Farm Workers- Facilitate 50 new farm worker housing units between 2023-2031 by supporting partner organizations in obtaining funding for new housing or rehabilitation of existing farm worker housing units.
- Fair Housing Program – Increase awareness of fair housing services by continuing to contract with Legal Aid Foundation of Santa Barbara County (LAFSBC) for fair housing activities; actively advertising LAFSBC’s services in Spanish and English through avenues such as the City website, flyers or brochures in public buildings, and on social media; tracking awareness of fair housing services through surveys and/or other methods of receiving input from the community; and adjusting outreach methods based on community input.
- Tenants’ Rights Information- Educate over 200 households between 2023-2031 on fair housing rights and resources, with a focus on reaching at-risk households, by partnering with local organizations and groups that can effectively reach at-risk populations.
- Condominium Conversions- Preserve existing rental stock from being converted to condominiums by evaluating condominium conversion regulations by December 2026, and adopting amendments to condominium conversion regulations, if appropriate based on evaluation, by September 2027.

Improve and increase affordable housing options through the following actions:

- Incentives for Affordable Housing- Provide incentives and/or assistance in securing funding to facilitate the production of 100 units affordable to low and/or moderate-income households between 2023-2031, by
  - Approving density bonus and incentive requests.
  - Expediting permit processing.

- Submitting applications for State and federal funding on behalf of a nonprofit, under a specific program to construct affordable housing including for persons with physical disabilities or developmental disabilities.
- Providing financial incentives such as reducing or waiving select City fees for 100 percent affordable housing projects.
- Conducting proactive, annual outreach to affordable housing developers to identify development opportunities.
- Density Bonus – Permit at least 100 new below market rate units through density bonus provisions between 2023-2031.
- Minor Home Repair Programs – Between 2023-2031, repair/rehabilitate 100 units of housing (50 for low-income households and 50 for seniors and/or persons with disabilities), by continuing to provide grant funding, as available, to organizations that operate minor home repair programs (such as Community Action Partnership of SLO County, Inc. (CAPSLO, Inc.) and CommUnify).
- Accommodations for Seniors and Persons with Disabilities- Continue to accept reasonable accommodation requests and approve three requests between 2023-2031. If two requests have not been received by 2027, the City will expand outreach efforts to better increase awareness of available funding for reasonable accommodation improvements.
- Housing for Extremely Low-Income Households – Facilitate 50 new units for special needs populations and 50 new units for extremely low-income housing units between 2023-2031, by
  - Conducting outreach to and coordinate with non-profit housing developers to facilitate new housing development through potential incentives, programs, financial support, etc.
  - Conducting direct outreach to religious institution property owners or operators to inform them about AB 1851 and any other regulations that encourage housing development on these properties.
  - Actively assisting and supporting developers with funding applications to support the development of housing.
  - Granting incentives and concessions to housing developments that include units for any special needs populations, and housing units affordable to extremely low-income households.



*one*  
**COUNTY**  

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*one*  
**FUTURE**

# APPENDIX A

Citizen Participation