



RHNA Supplemental Report

SBCAG

MAY 5, 2020

RHNA Process and Context

- Housing Progress Report
- SBCAG RHNA Cycle Comparisons
- HCD Regional Determination Methodology
- Sub-regional Allocation Methodology
- RHNA Timeline and Milestones

Socioeconomic Metrics

- Land Use Capacity
- Commuting Trends
- Job and Housing growth
- Job Distribution
- Jobs/Housing Balance Ratio
- Job/Worker Ratio
- Commuter Adjusted Daytime Population
- Household Size
- Labor Force-Age Characteristics
- Aging Population-Housing Impacts

SBCAG 5th Cycle Sub-county RHNA

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
South County	1,356	964	1,118	2,305	5,743
Carpinteria	39	26	34	64	163
Santa Barbara	962	701	820	1,617	4,099
Unincorporated	120	80	90	210	501
Goleta	235	157	174	413	979
Santa Ynez Valley	110	73	73	202	457
Solvang	42	28	30	75	175
Buellton	66	44	41	124	275
Unincorporated	2	1	1	3	7
Lompoc Valley	138	92	101	244	575
Lompoc	126	84	95	221	525
Unincorporated	12	8	7	24	50
Santa Maria Valley	1,021	681	758	1,795	4,255
Santa Maria	985	656	730	1,731	4,102
Guadalupe	12	8	13	16	50
Unincorporated	25	16	14	47	103
Unincorporated	159	106	112	284	661
Total					
County Total	2,625	1,810	2,049	4,545	11,030

SBCAG 5th Cycle Progress

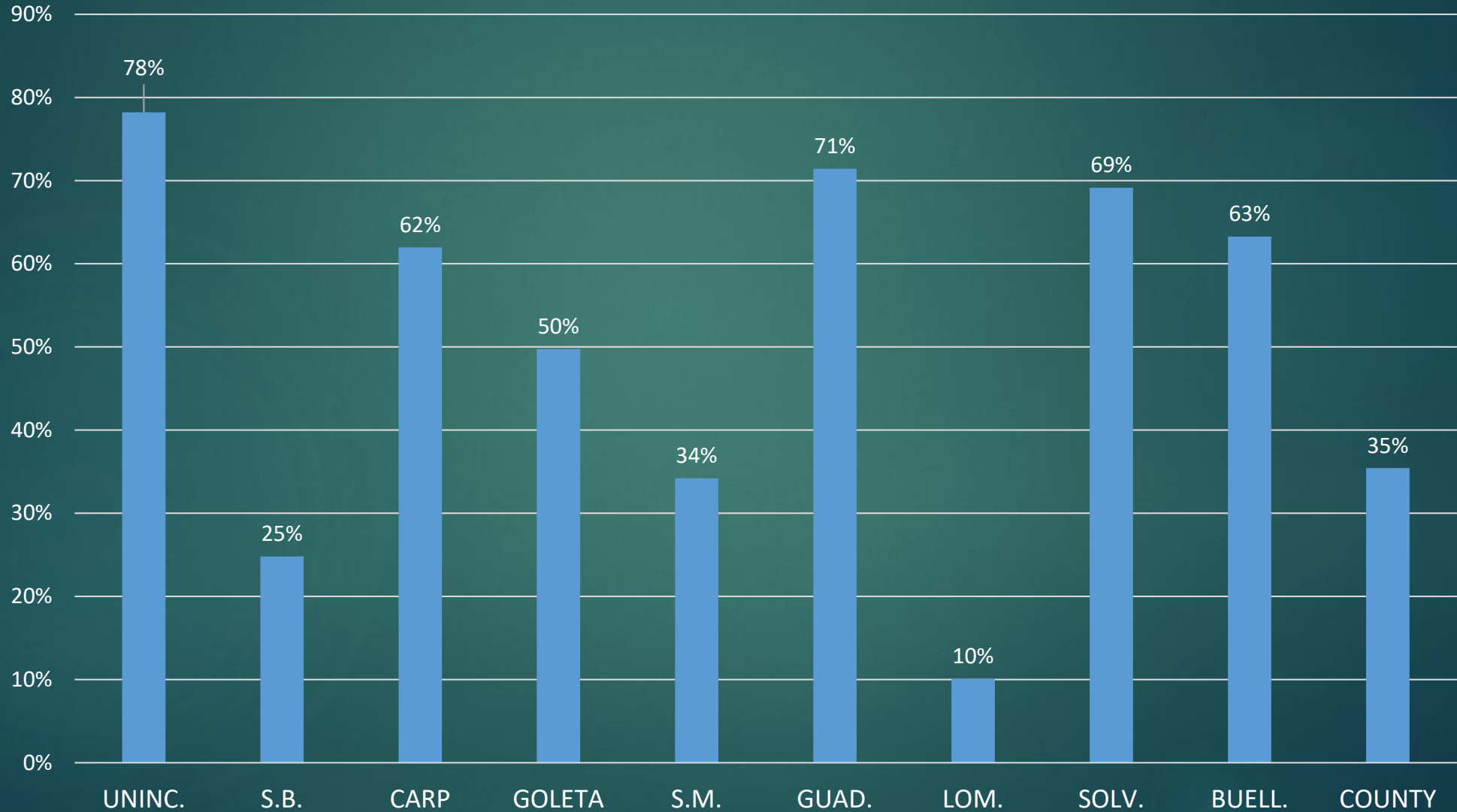
Permitted Units (all income Levels) 2015-April 2019



SBCAG 5th Cycle Progress

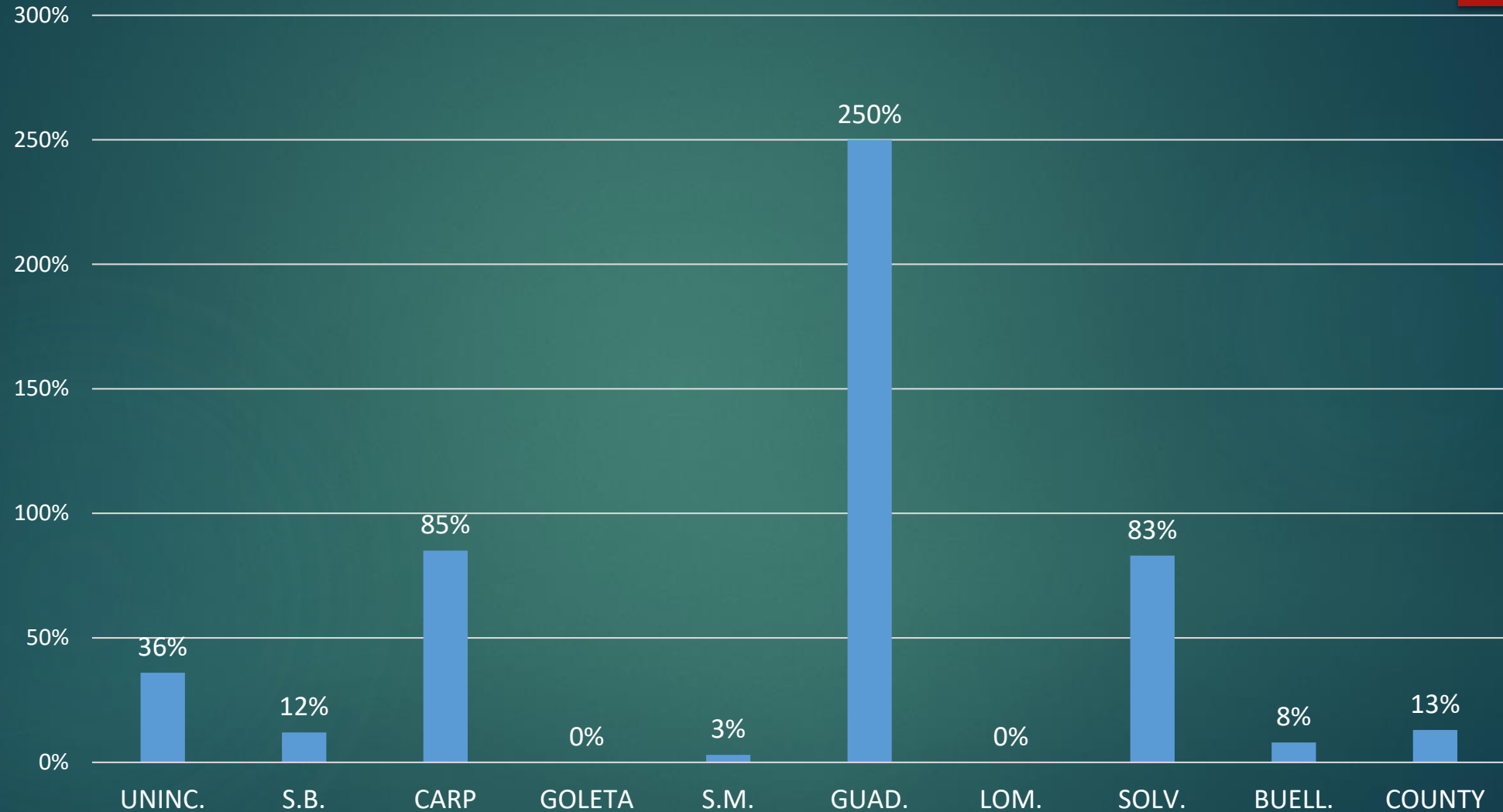
% RHNA Completed for all Income Levels

(note: does not include units beyond RHNA requirement)



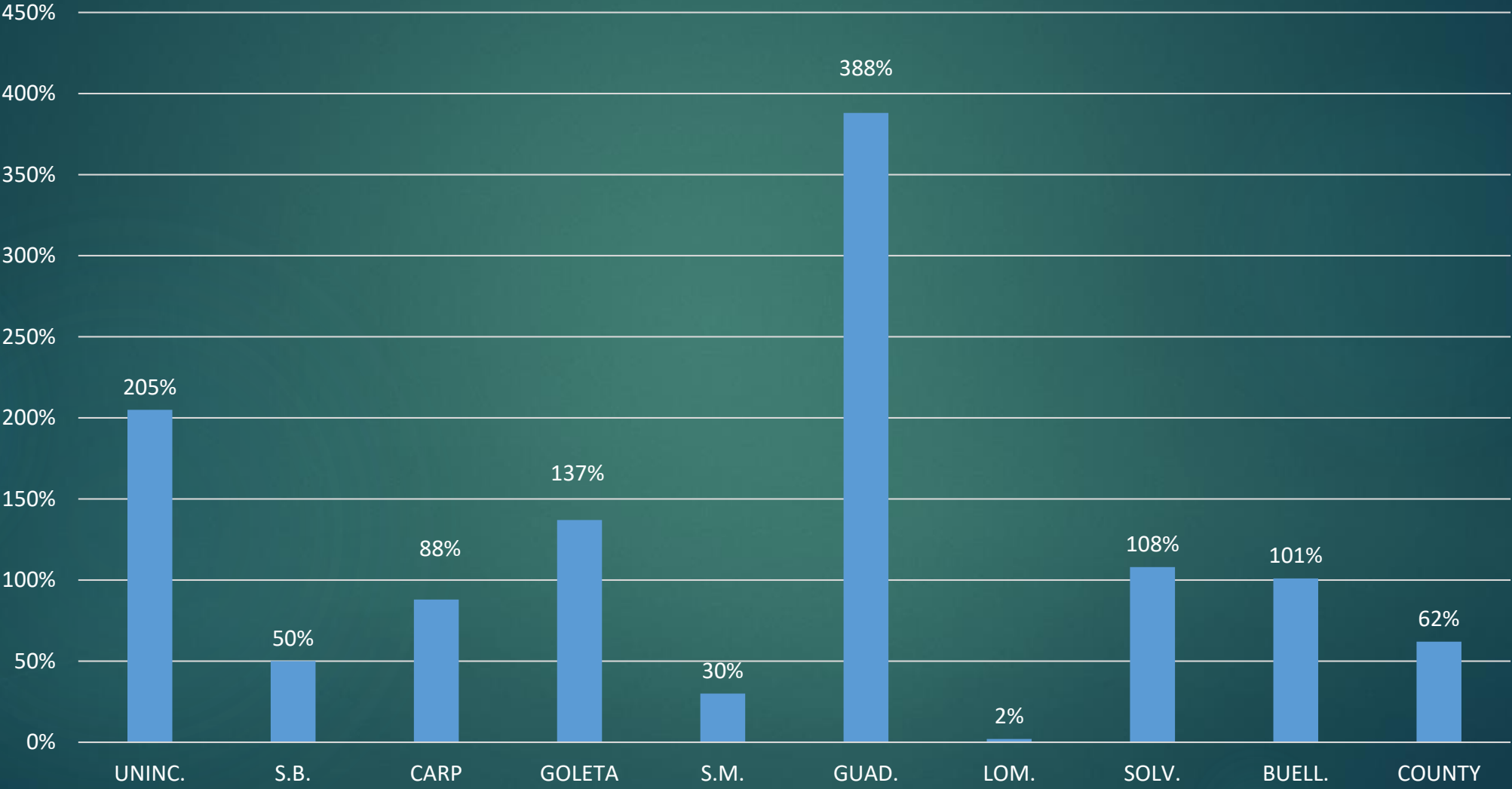
SBCAG 5th Cycle Progress

% RHNA Completed for Very-low income

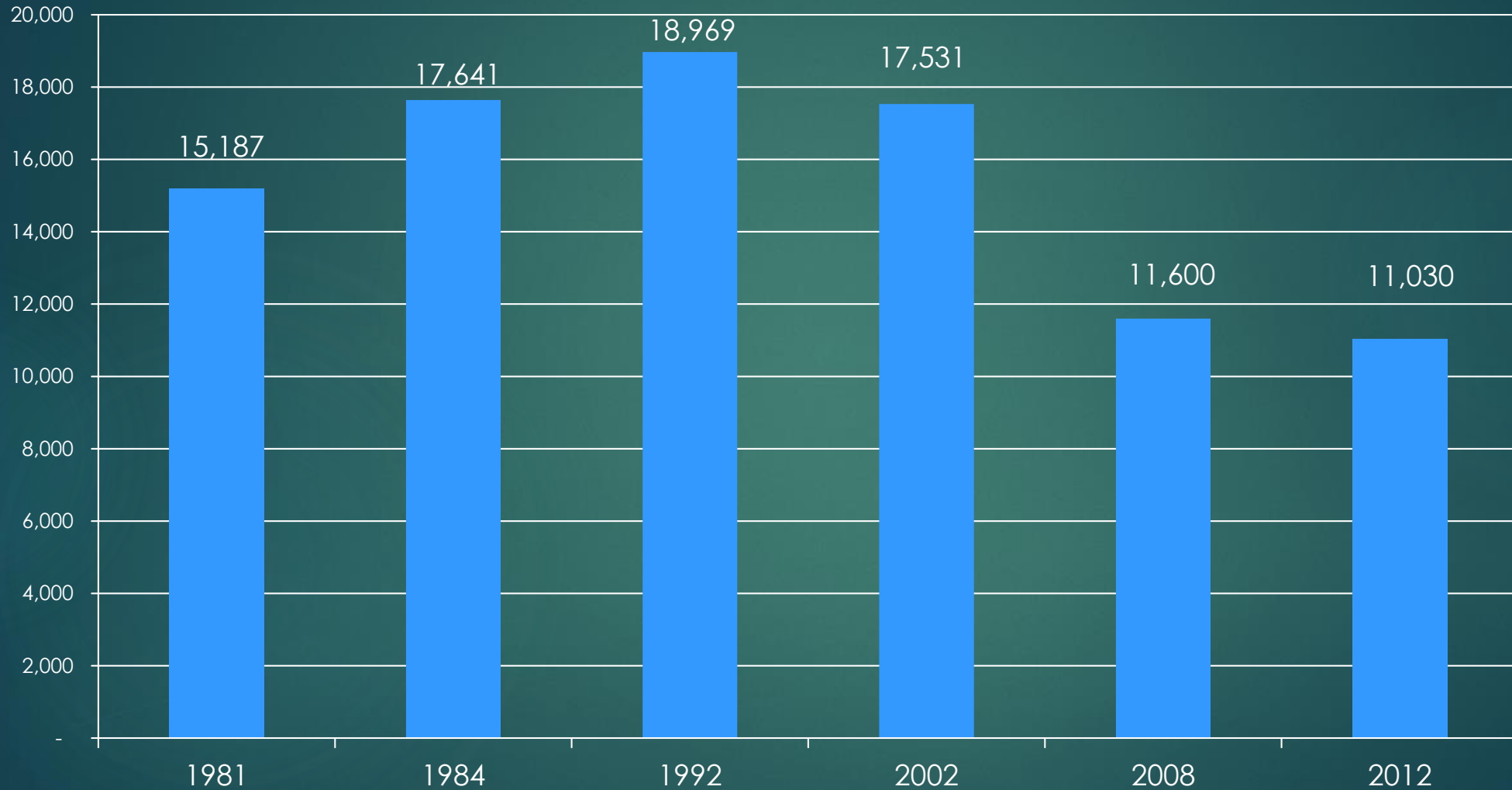


SBCAG 5th Cycle Progress

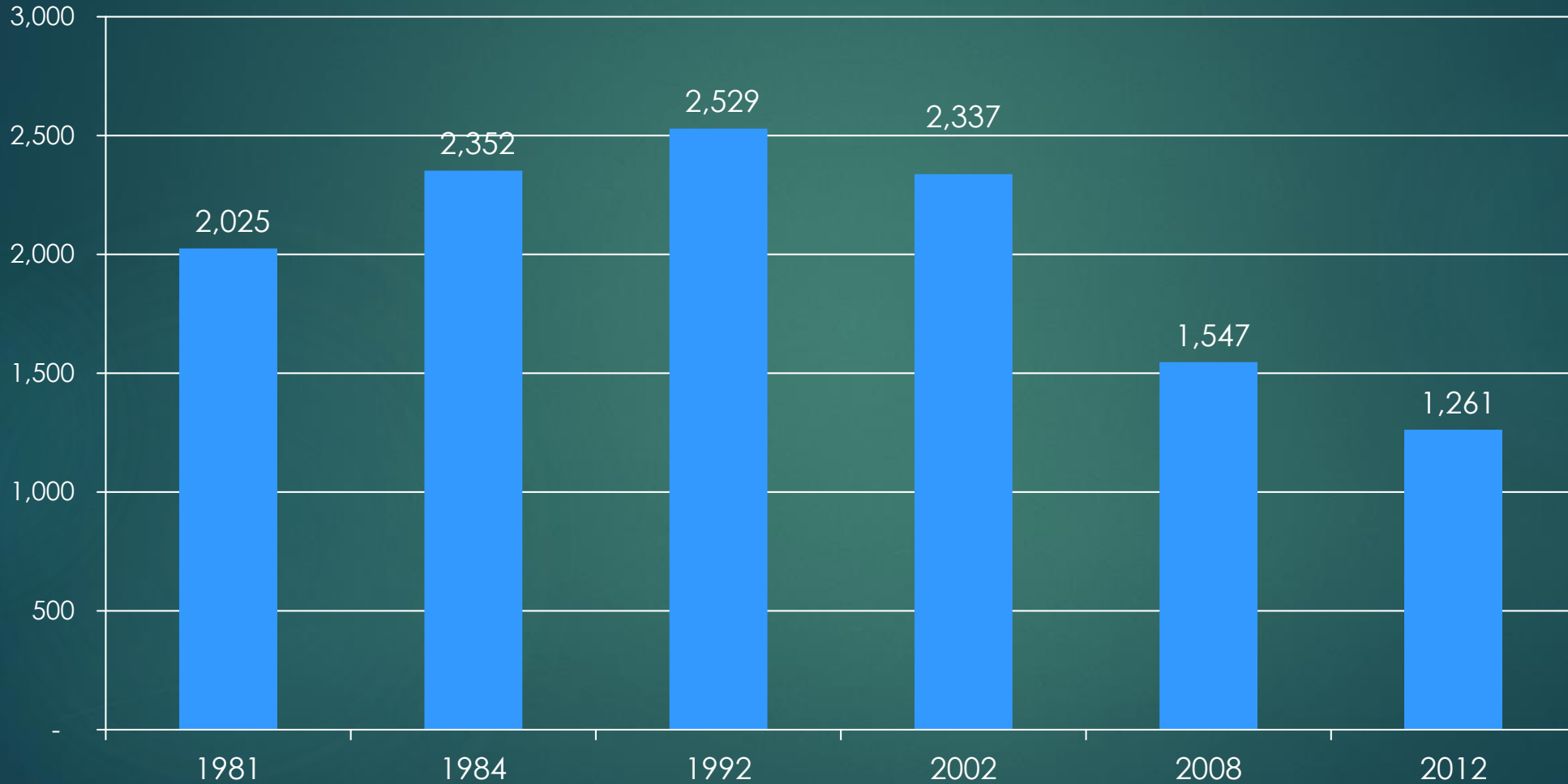
% RHNA Completed for Above-moderate income



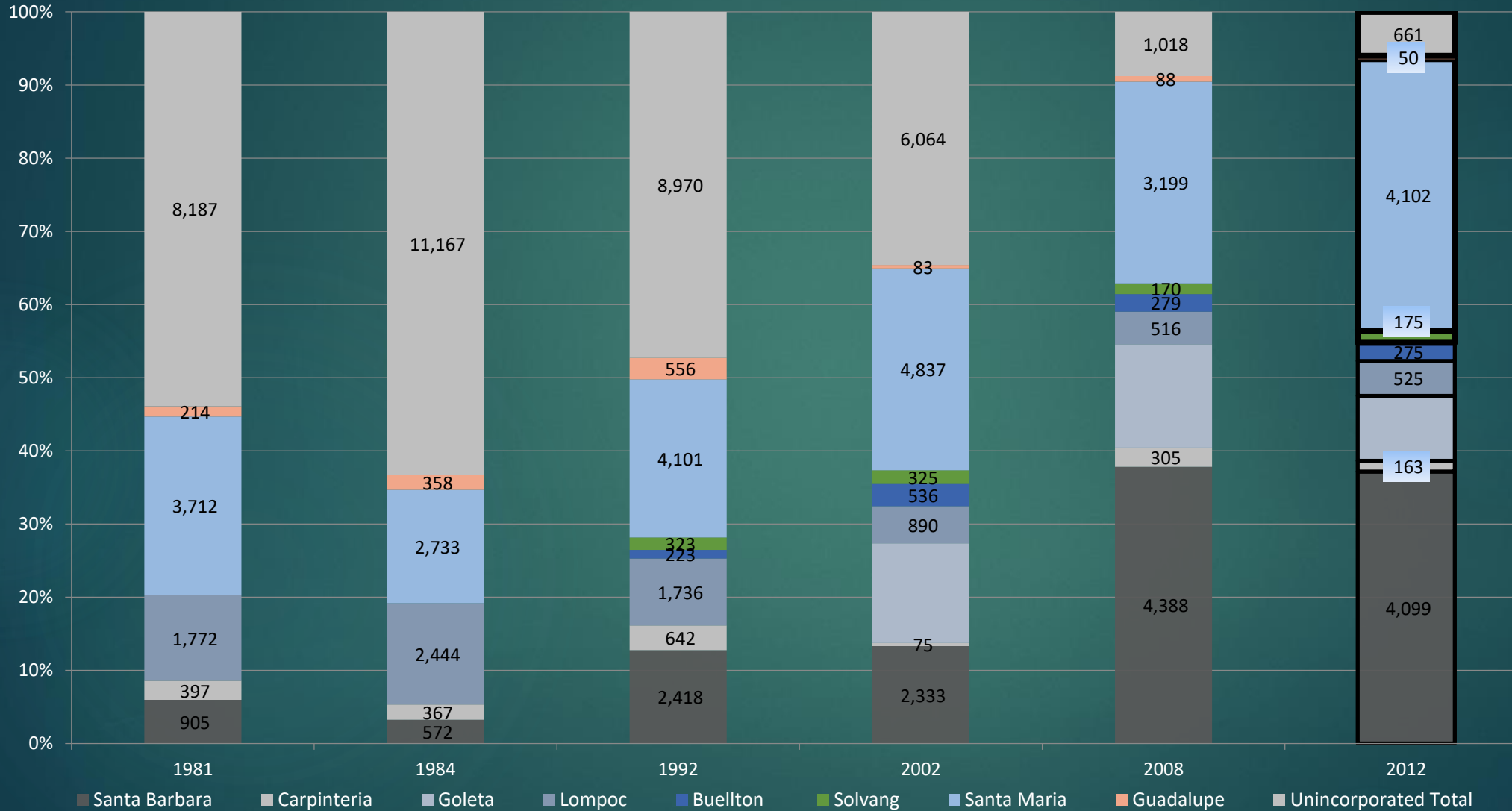
Santa Barbara Countywide RHNA Total Comparisons 1981-2012



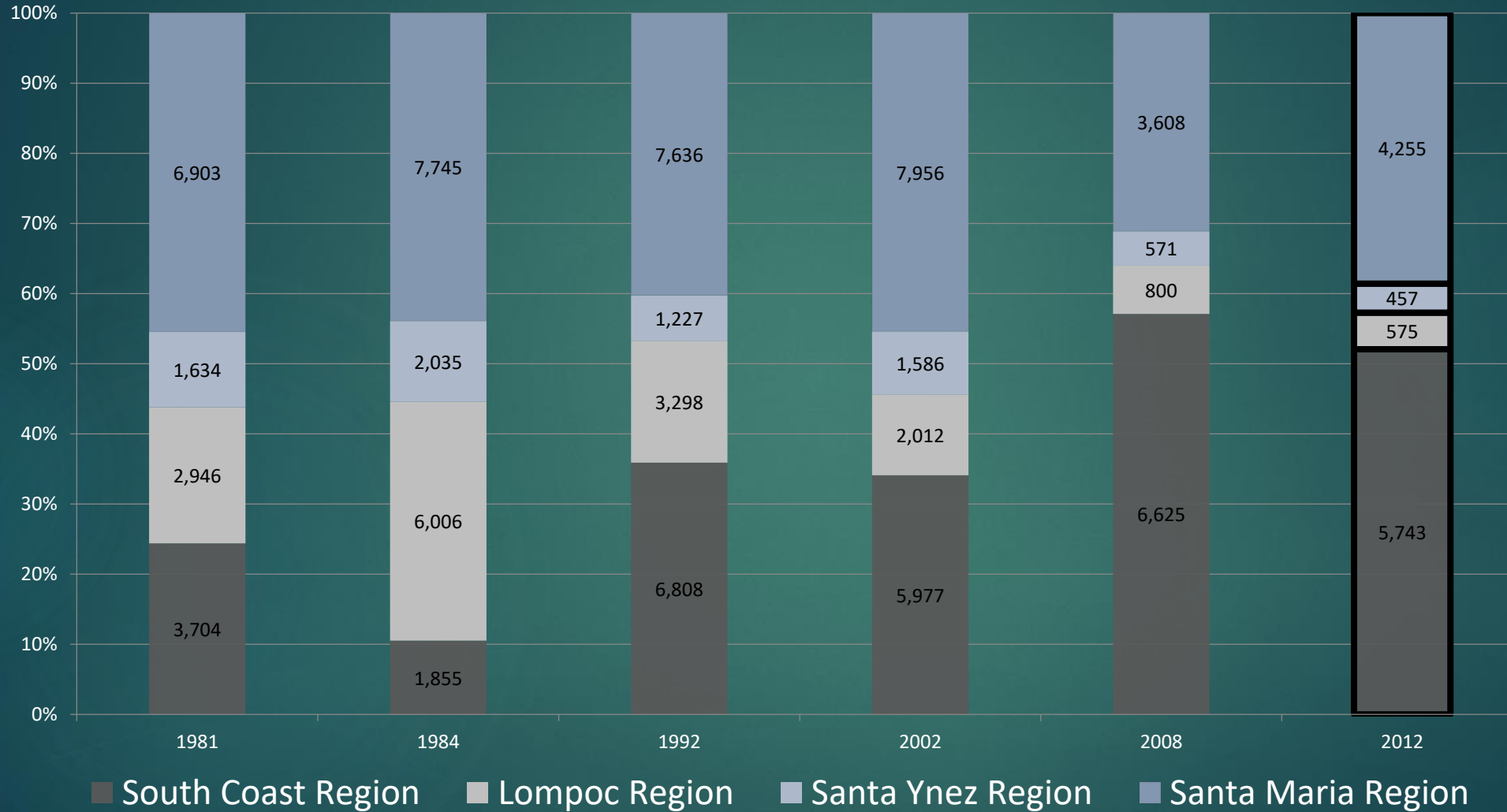
Santa Barbara Countywide RHNA Total Annualized Comparisons 1981-2012



Comparison of Jurisdictions RHNA, 1981-2012



Comparison of Regional RHNA, 1981-2012



RHNA 5th and 6th Cycle

Region	6 th Cycle Allocation	5 th Cycle Allocation	Difference	% Difference
SBCAG		11,030		
SACOG	153,512	104,970	48,542	46%
SANDAG	171,685	161,980	9,705	6%
SLOCOG	10,818	4,090	6,728	164%
SCAG	1,344,740	409,060	935,680	229%
Calaveras	1,340	1,240	100	8%
Calusa County	1,235	1,160	75	6%
Humbolt County	3,390	2,060	1,330	65%
Lake County	1,905	2,070	(165)	-8%
Medicino	1,845	250	1,595	638%
Mono	240	120	120	100%
Shasta County	3,675	2,200	1,475	67%
Lassen County	135	70	65	93%
Mariposa	195	995	(800)	-80%
Tehama County	1,450	995	455	46%

5th and 6th Cycle RHNA Comparison

SBCAG, SLOCOG, SCAG

	SBCAG		SLOCOG		SCAG	
	5 th Cycle	6 th Cycle	5 th Cycle	6 th Cycle	5 th Cycle	6 th Cycle
Household Growth	10,740	N/A	4,071	7,335	468,595	551,499
Vacancy		N/A		2,575		178,896
Vacancy Adjust	-130	N/A	-130	N/A	-75,390	N/A
Replacement	57	N/A	21	630	2,410	34,010
Overcrowding	N/A	N/A	N/A	270	N/A	459,917
Cost Burden	N/A	N/A	N/A	N/A	N/A	120,418
Total	11,034	N/A	4,093	10,810	409,060	1,344,740
Projection period (years)	8.75	N/A	5.5	10	7.75	8.3

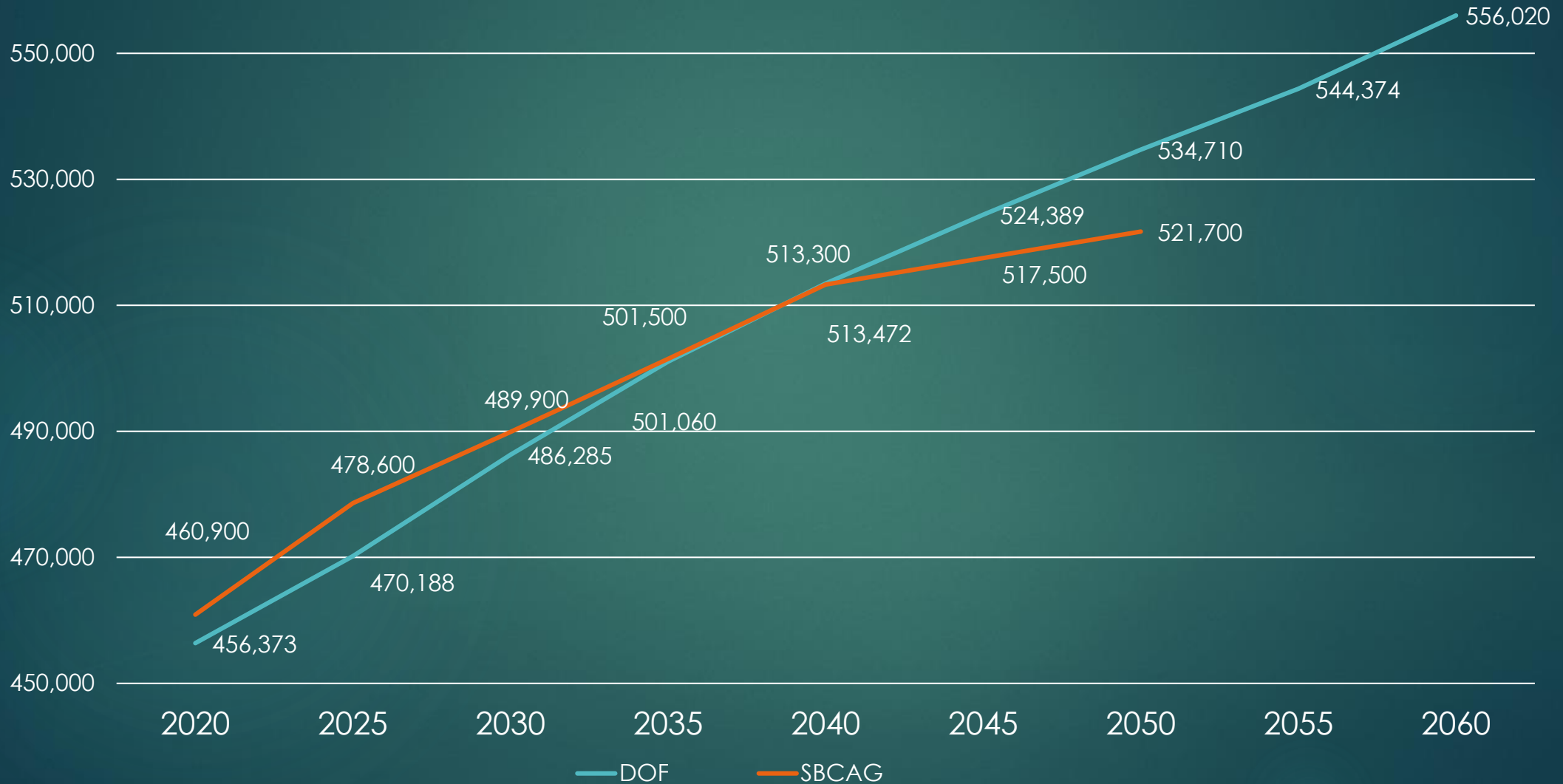
5th Cycle RHNA Calculation SBCAG

HCD Determined Housing Need: January 1, 2014-September 30, 2022 (8.75 years)					
1	Population: September 30, 2022				448,137
2	less: Group Quarters Population Census 2010 estimate				20,567
3	Household (HH) Population				427,570
	Household Formation Groups	HH Population	HH Formation or Headship Rate (ACS)	2021 Households	
	All Age Groups (DOF)	427,561		156,903	
	Under 15	83,612	0	-	
	15 - 24 years	69,766	14.57%	10,165	
	25 - 34 years	53,228	41.62%	22,153	
	35 - 44 years	40,267	49.94%	20,109	
	45 - 54 years	51,394	54.01%	27,758	
	55 - 64 years	55,167	55.90%	30,838	
	65 - 74 years	41,982	59.56%	25,004	
	75 - 84 years	22,819	63.74%	14,545	
	85+ years	9,326	67.87%	6,330	
4	Projected Households-September 30, 2022				156,903
5	less: Households at Beginning of Projection Period (January 2014, interpolated)				146,162
6	Household Growth: 8.75 Year Projection Period				10,741

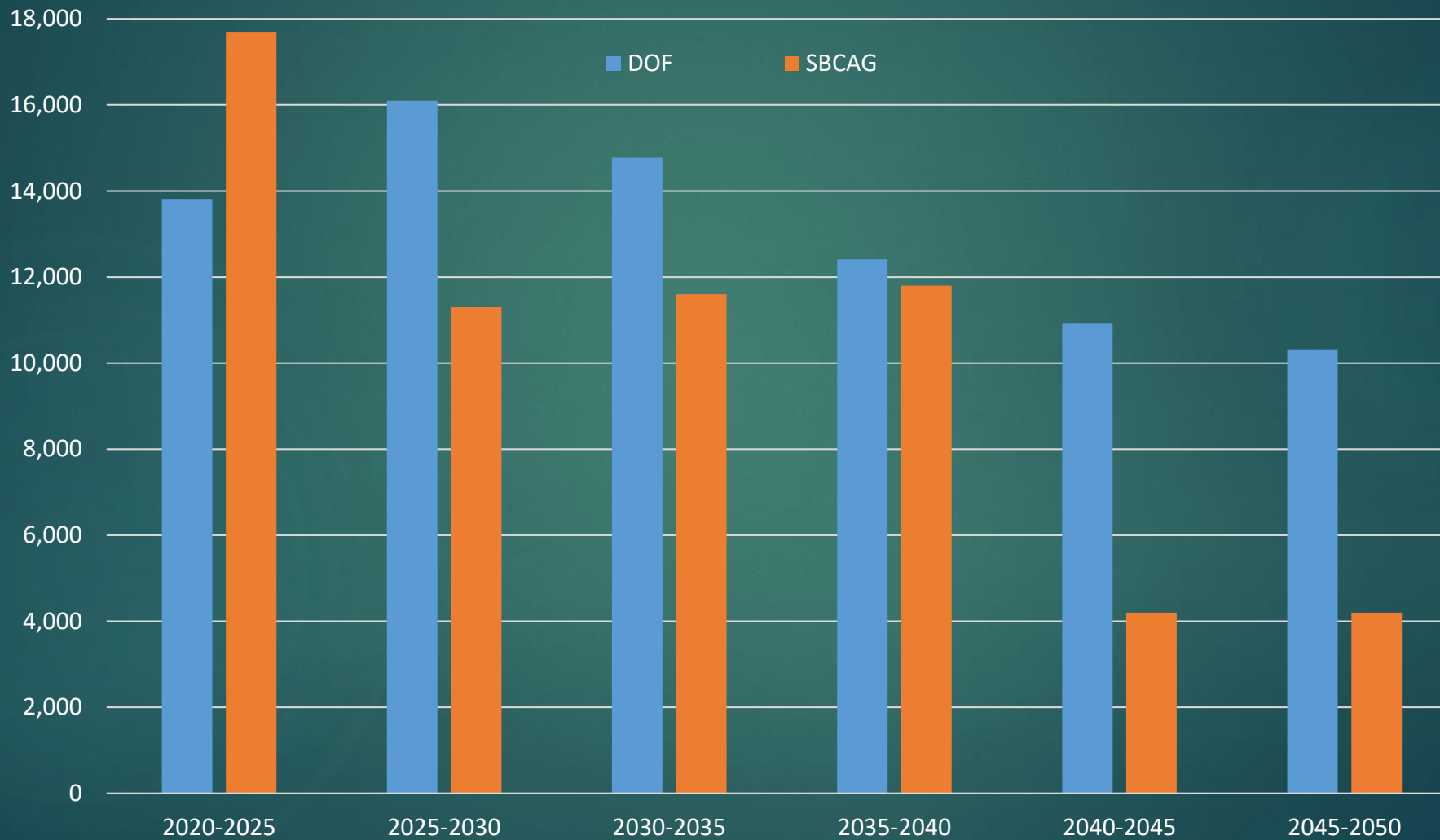
6th Cycle RHNA Calculation

- ▶ **Vacancy Adjustment:** (5% to total projected housing stock) and adjusts the percentage based on the region's current vacancy.
- ▶ **Replacement Adjustment:** Between 0.5% and 5% to total housing stock based on the 10-year annual average % of demolitions. (DOF local government housing survey).
- ▶ **Cost Burden Adjustment:** Region cost-burden (>30%) by income group greater than the national average.
- ▶ **Overcrowding Adjustment:** Region overcrowding is greater than the national average's.

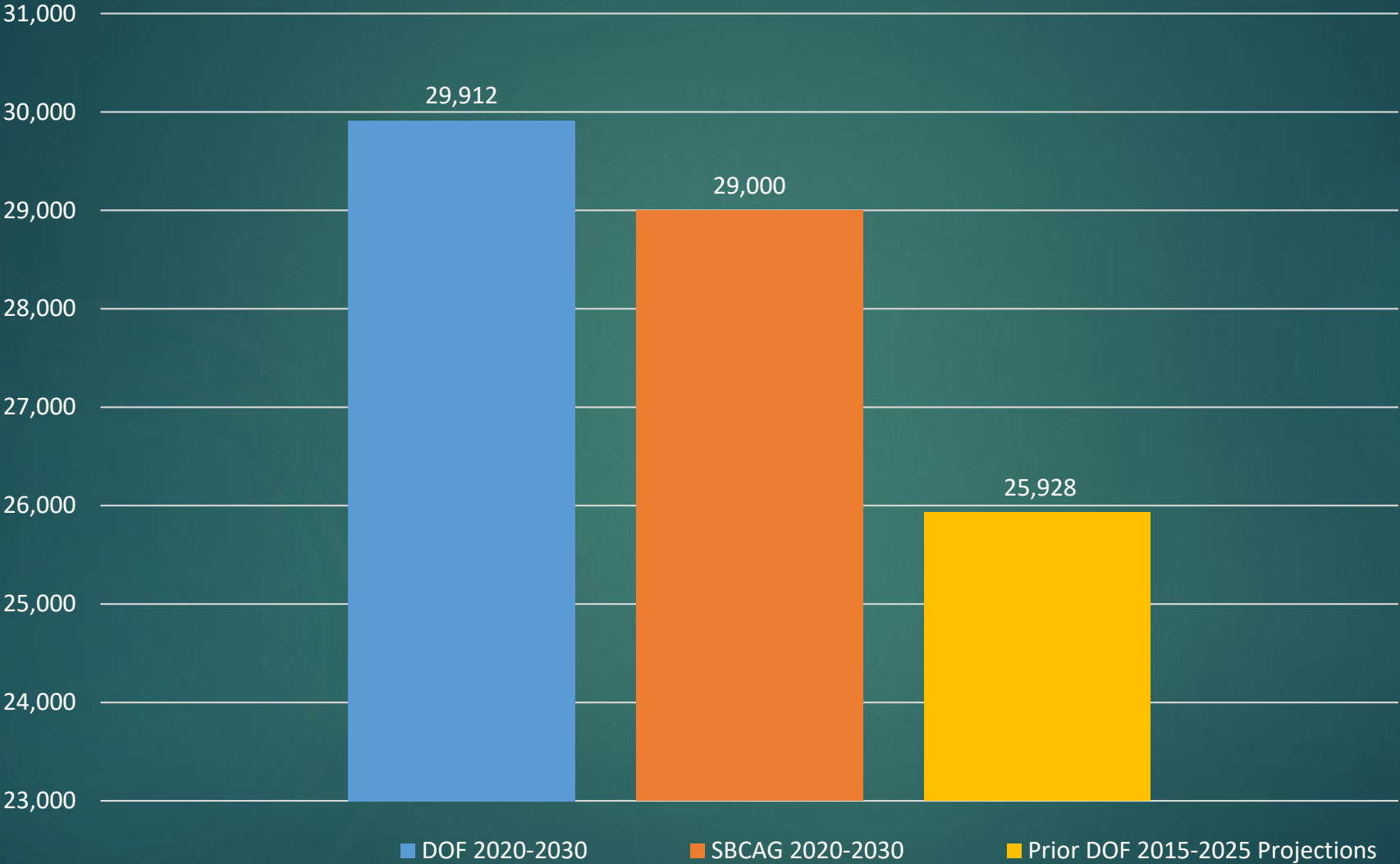
DOF and SBCAG Population Forecast



DOF and SBCAG Population Change



DOF and SBCAG Population Change



Adjustment Factor Comparisons

	Overcrowding Rate
United States	3.3%
Santa Barbara County	10.3%
Los Angeles County	11.7%

	Vacancy Rate
United States	3.0%
Santa Barbara County	1.9%
Los Angeles County	2.2%

	Lower Income Cost Burden Rate (<80% MHI)	Higher Income Cost Burden Rate (>80% MHI)
United States	64.2%	11.5%
Santa Barbara County	68.3%	20.0%
Los Angeles County	70.2%	18.4%

RHNA Sub-county Methodology

Consider the following general factors:

- Jobs housing balance
- Development opportunities and constraints (due to federal or state laws)
- Maximization of public transportation
- Loss of units in assisted housing
- Overpayment in rent
- Overcrowding, farmworker housing need
- University housing need
- Loss of units in state of emergency
- GHG emission targets

Gov. Code Section 65584.04(d)(e)

RHNA Methodology Comparisons

Allocation Criteria	San Diego SANDAG	So Cal SCAG	Sac. SACOG	Bay Area ABAG	San Luis SLOCOG	Fresno FCOG	Butte BCOG	Monterey AMBAG	Santa Barbara SBCAG
Existing Jobs	Light Blue	Light Blue	Dark Green	Light Blue	Light Blue	Dark Green	Dark Green	Dark Green	Light Blue
Forecast Jobs	Dark Green	Dark Green	Dark Green	Light Blue	Dark Green	Dark Green	Dark Green	Dark Green	Light Blue
Forecast Households	Light Blue	Light Blue	Light Blue	Light Blue	Dark Green	Light Blue	Light Blue	Light Blue	Light Blue
Forecast Population	Dark Green	Dark Green	Dark Green	Dark Green	Light Blue	Dark Green	Dark Green	Dark Green	Dark Green
Vacancy	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Blue	Dark Green	Dark Green	Dark Green
Household Growth near Transit	Light Blue	Dark Green	Dark Green	Light Blue	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green
Employment Growth near Transit	Dark Green	Dark Green	Dark Green	Light Blue	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green
Weighting Factors	Dark Green	Dark Green	Dark Green	Light Blue	Light Blue	Dark Green	Dark Green	Dark Green	Dark Green
Adjustments (Spheres of Infl. etc)	Dark Green	Dark Green	Dark Green	Light Blue	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green

SBCAG RHNA Methodology Comparisons

Planning Period	Method	HCD Consultation
2014-2022	North County South Coast allocation 80% existing jobs, 10% job growth, 10% household growth Local allocation-based on land use capacity	Reduced by 1,923 units
2007-2014	50% Existing jobs, 25% Job growth, 25% Household growth Averaged with Workforce housing (jobs/workers per HSLD)	Reduced by 1,522 units
2001-2008	70% household growth, 30% Existing jobs	Reduced by 2,249 units
1990-1997	85% household growth 15% Vacancy rate, demo. replacement units	SBCAG submitted 20% less than HCD-rejected
1985-1990	100% household growth, overpayment for rent, farmworker jobs	
1980-1985	100% local household growth local projections	

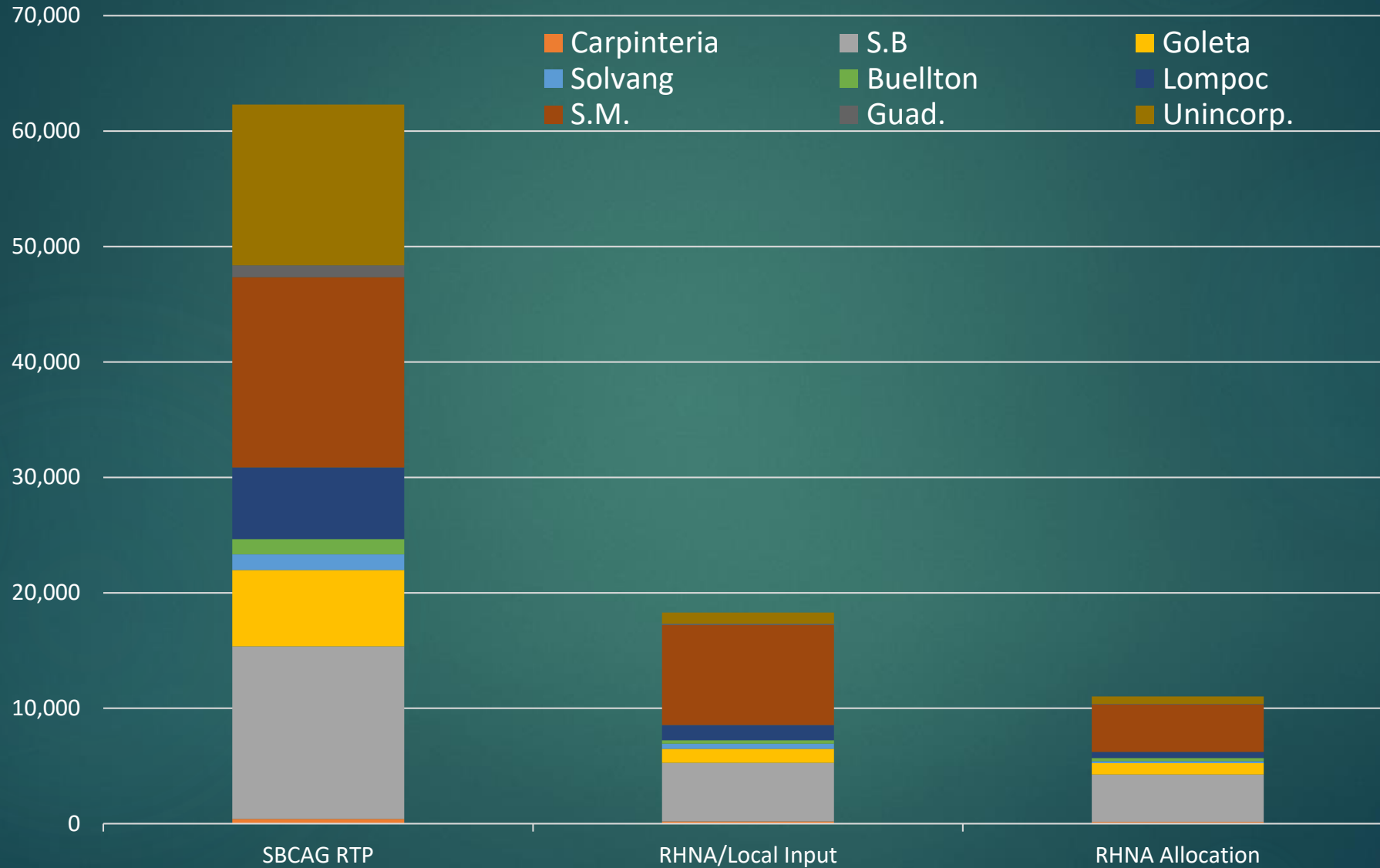
Statutory Calendar

Planning Period	2/15/2023 - 2/15/2031	7 years 11 months
Projection Period	6/30/2022 - 2/15/2031	8 years 7.5 months
Estimated RTP Adoption Date:		8/15/2021
COG conducts a survey of member jurisdictions	<6 months prior to Methodology	8/15/2020
HCD issues RHNA Determination <i>SBCAG requested July 2020 determination/consultation</i>	At least HE minus 24 months	2/15/2021
COG issues proposed RHNA methodology.	At least HE minus 24 months	2/15/2021
HCD 60 Day review of draft methodology		
COG adopts final RHNA Methodology	HE minus 22 months	4/15/2021
COG issue DRAFT Allocation of RHNA	HE minus 18 months	8/15/2021
Final RTP w/SCS accommodating RHNA	HE minus 18 months	8/15/2021
Local jurisdictions may appeal Draft RHNA Allocations	Within 45 days of receiving draft	
Jurisdictions and HCD comment on appeals	Within 45 days of appeals	
COG hold public hearing to consider appeals	Within 30 days of comment period	
COG/Subregion adopts final allocation plan	Within 45 days of issuance	
Housing Elmt. Due Date (within 18 mos. of RTP adoption)	RTP plus 18 months	2/15/2023

Socioeconomic Metrics

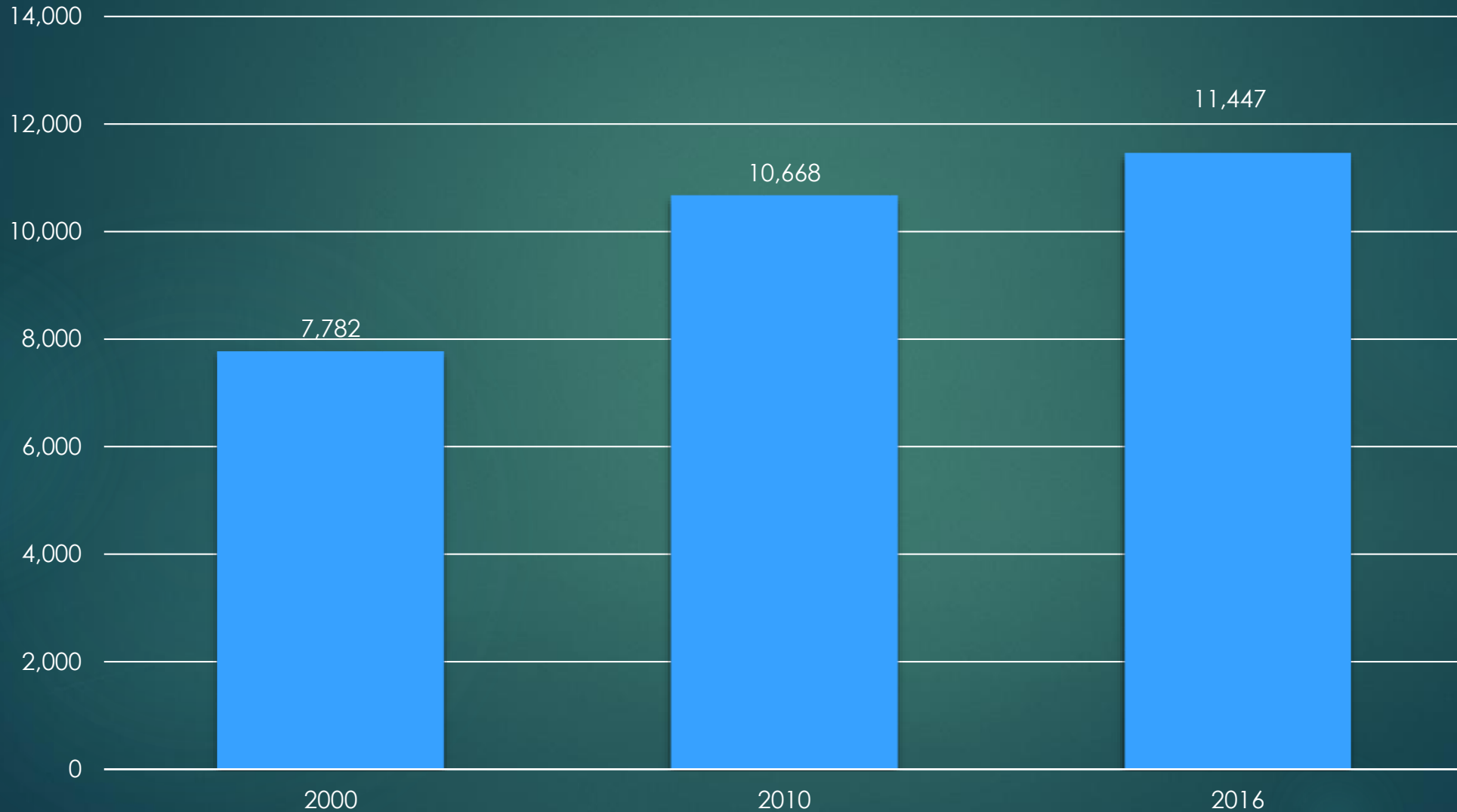
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Land Use Capacity Units



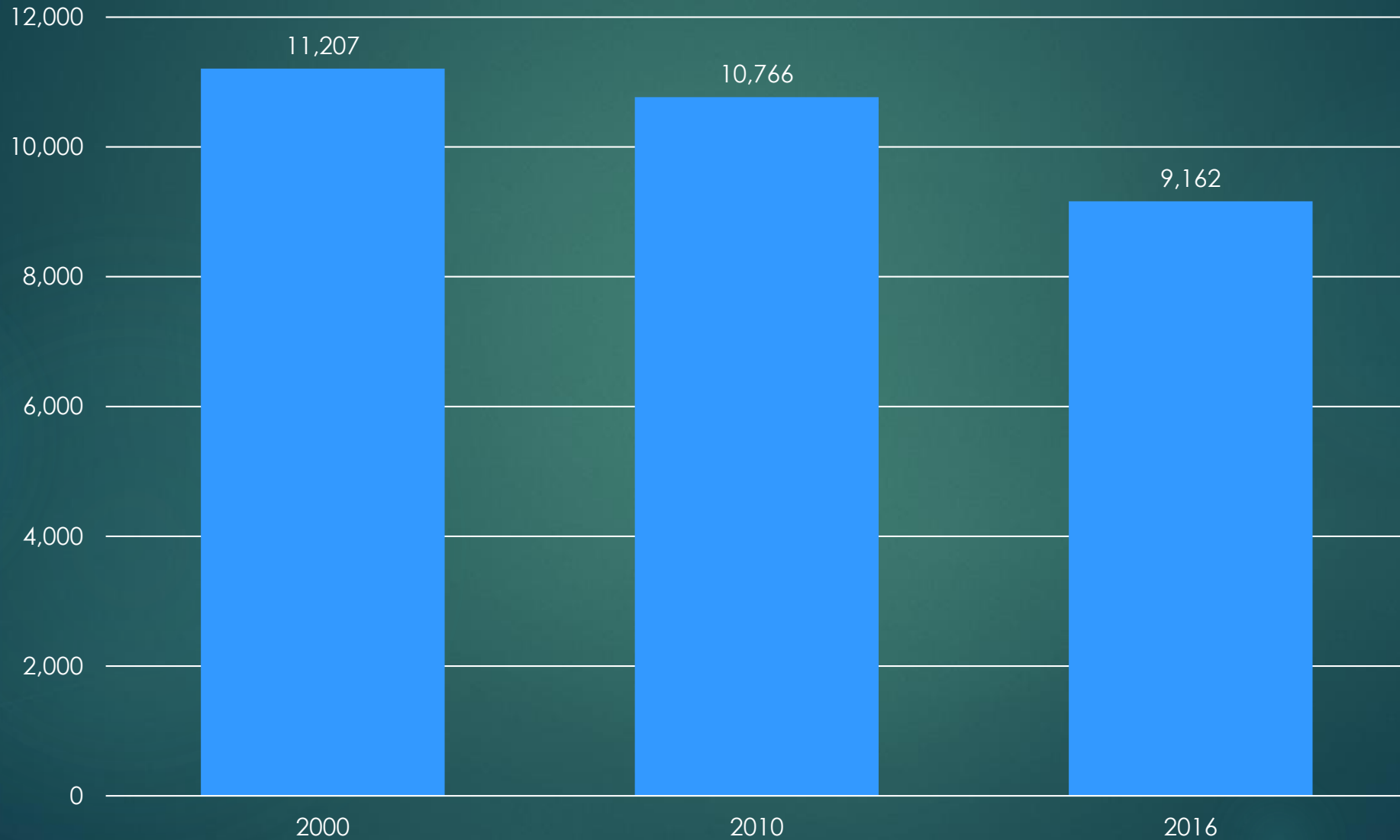
Commuting Trends

V. C. Commuters to the S.C.

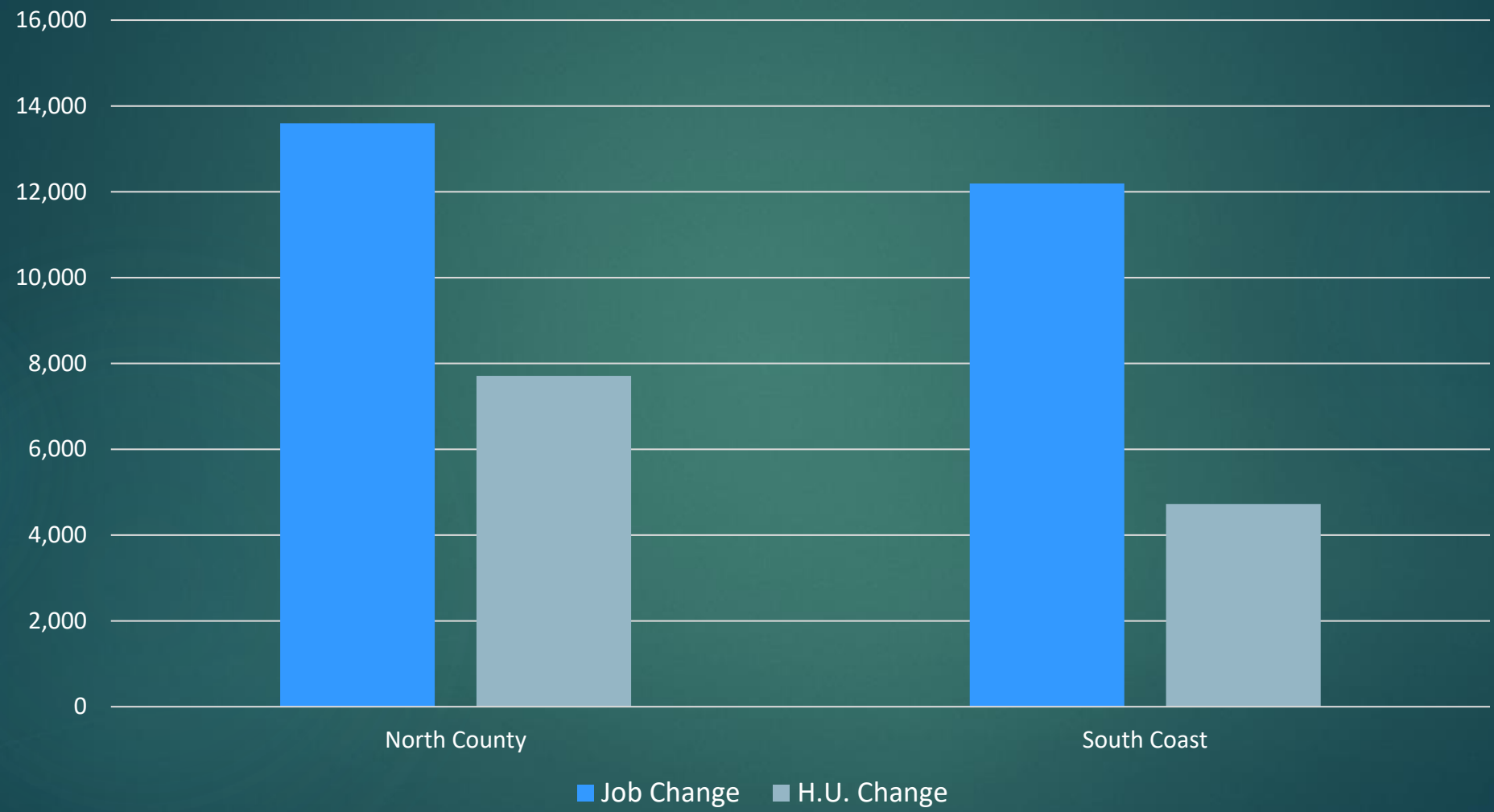


Commuting Trends

N.C. Commuters to the S.C.

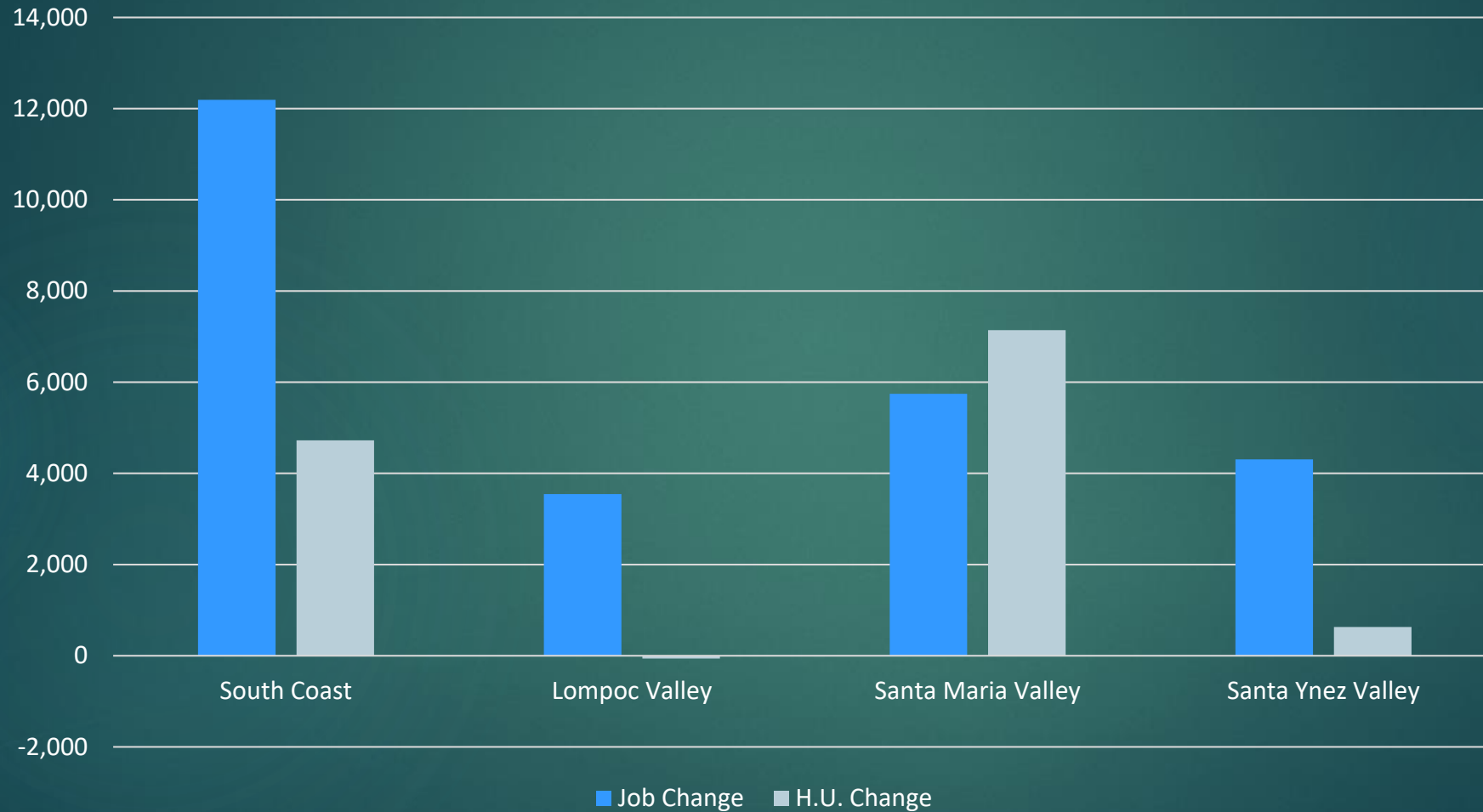


Job and Housing Change 2000-2017



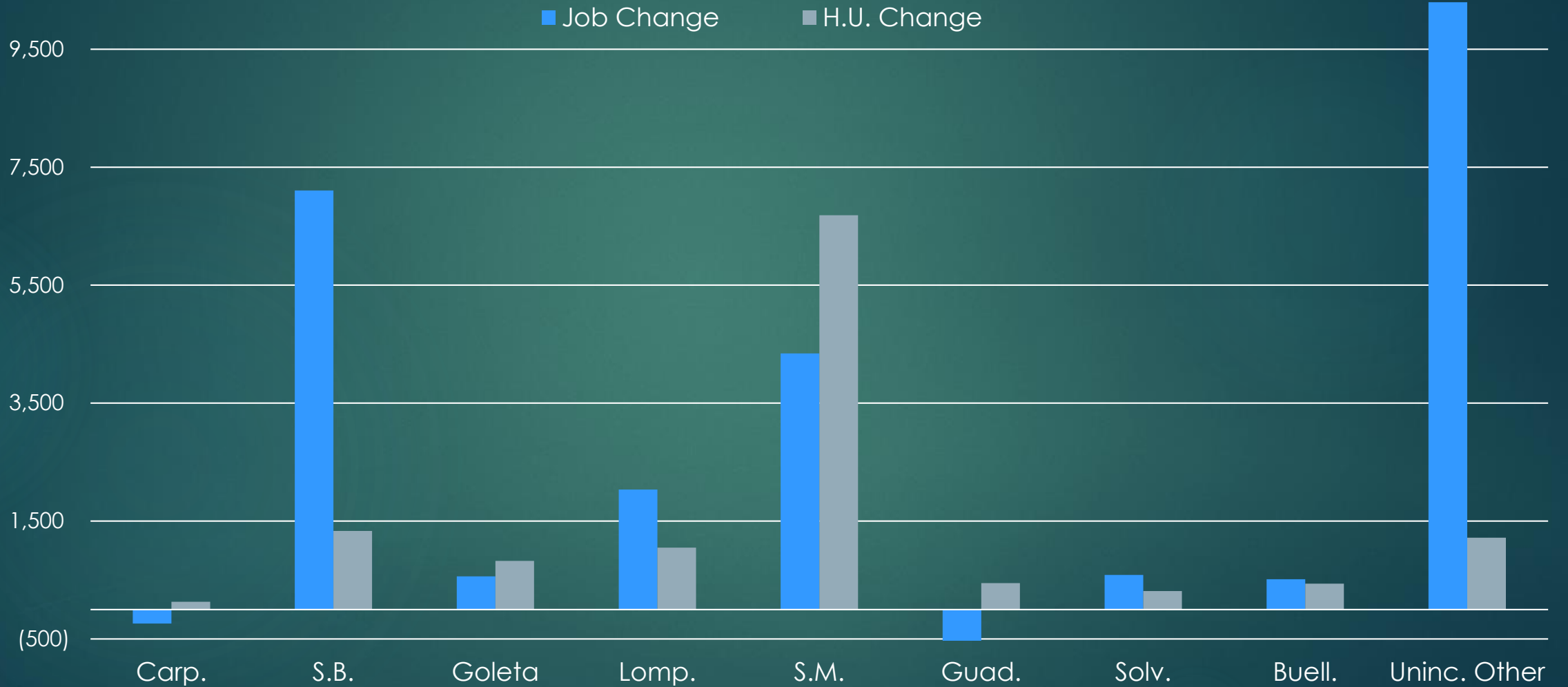
Source: InfoUSA Jobs, DOF and Census Housing Units

Job and Housing Change 2000-2017



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Job and Housing Change 2000-2017



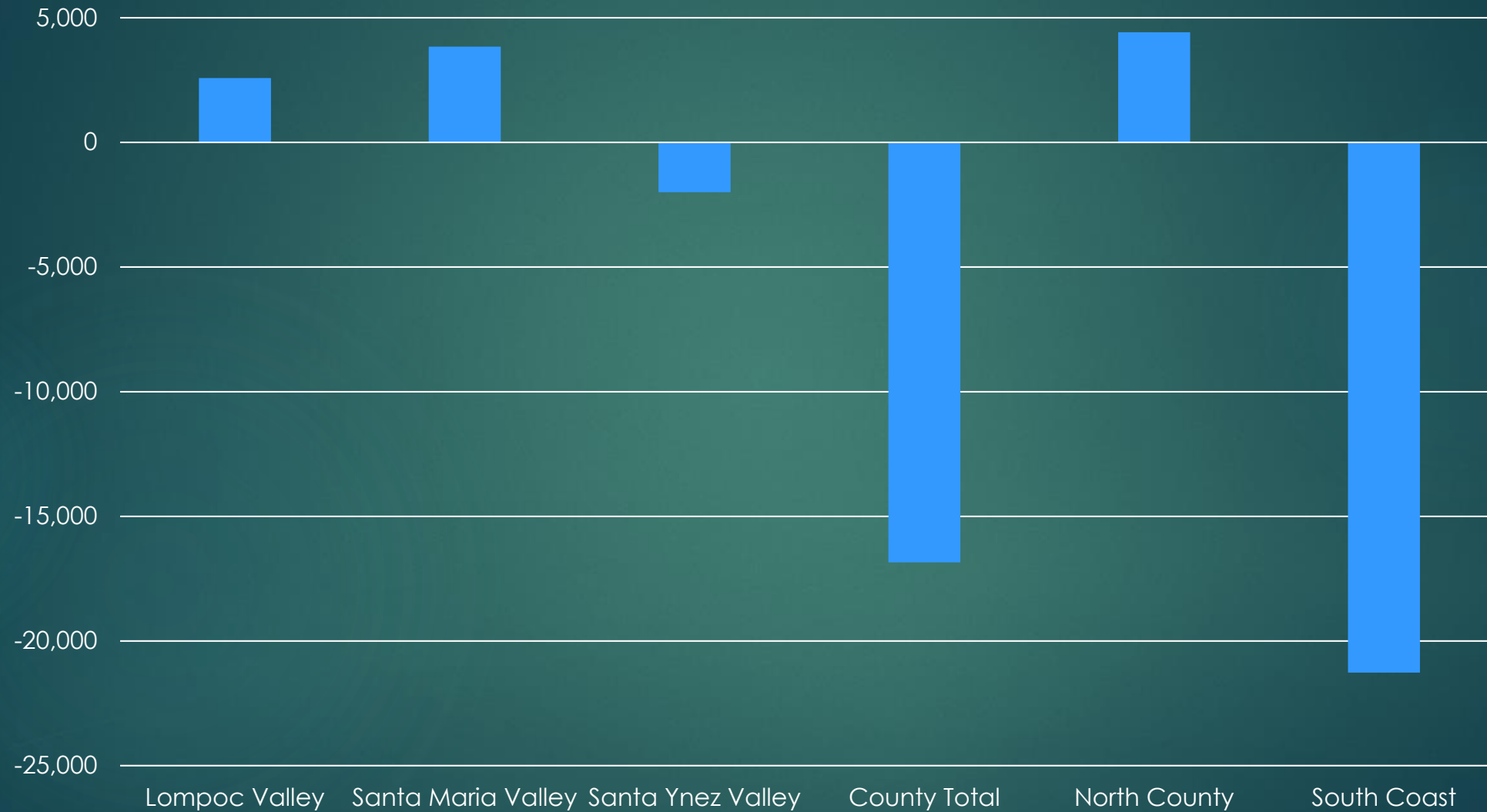
Source: InfoUSA Jobs, DOF and Census Housing Units

Housing Deficit or Surplus 2017

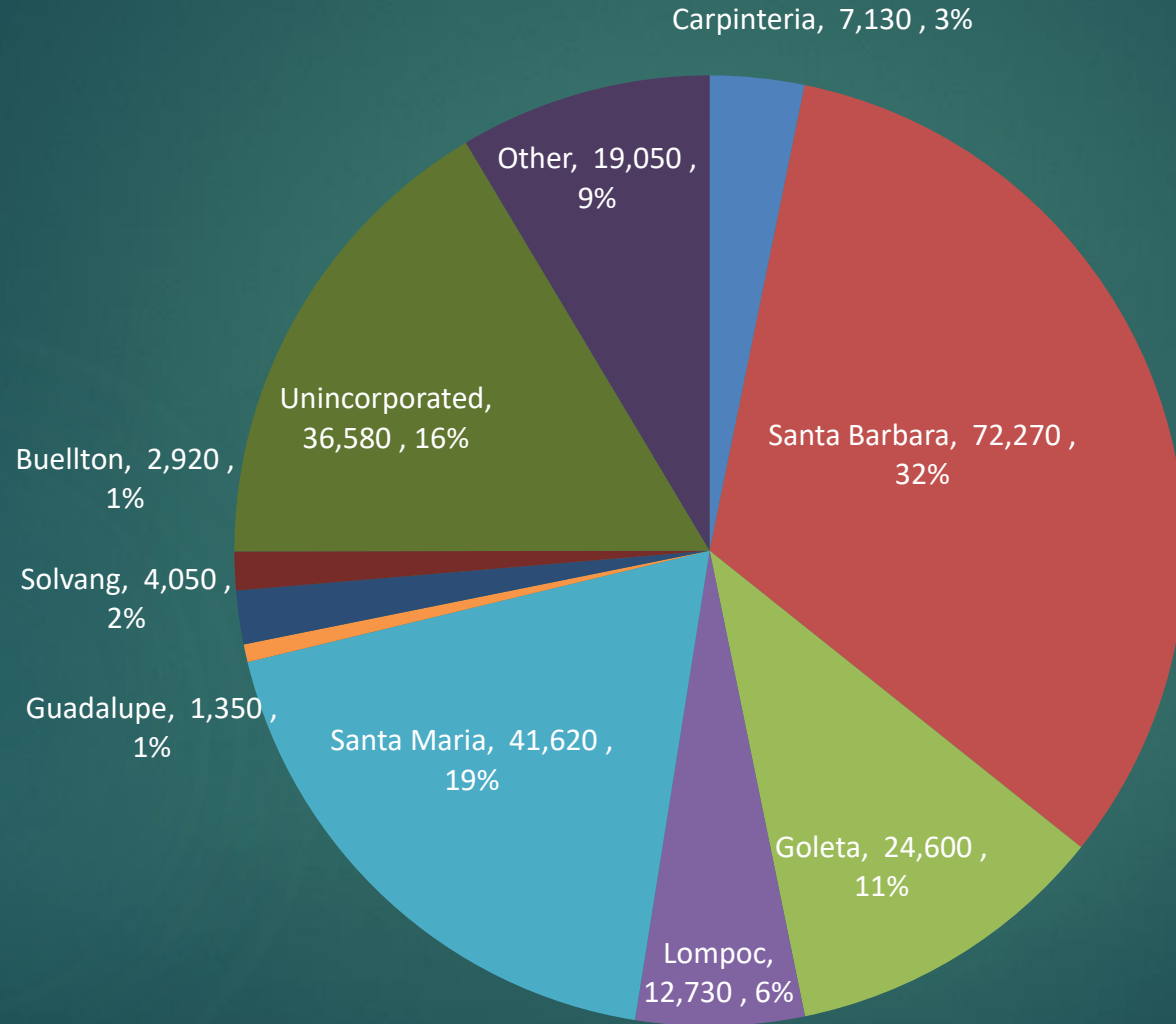


Source: InfoUSA Jobs, DOF and Census Housing Units

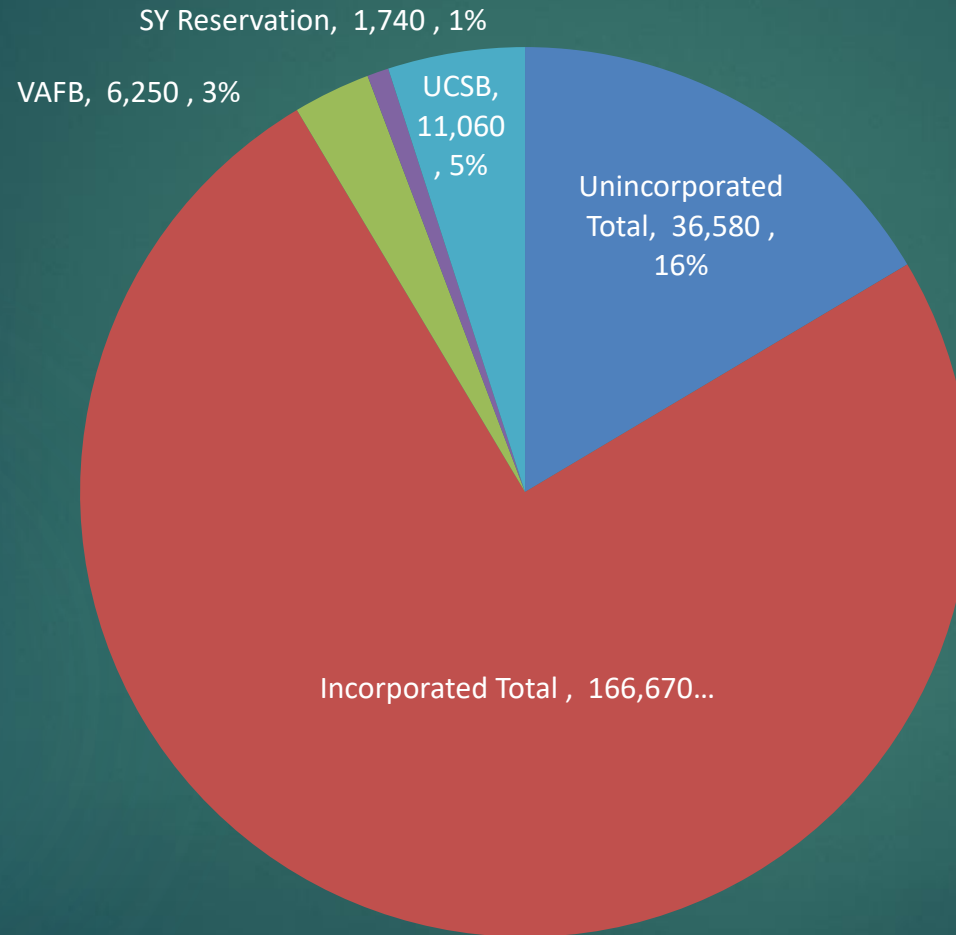
Housing Deficit or Surplus 2017



Existing Jobs 2017

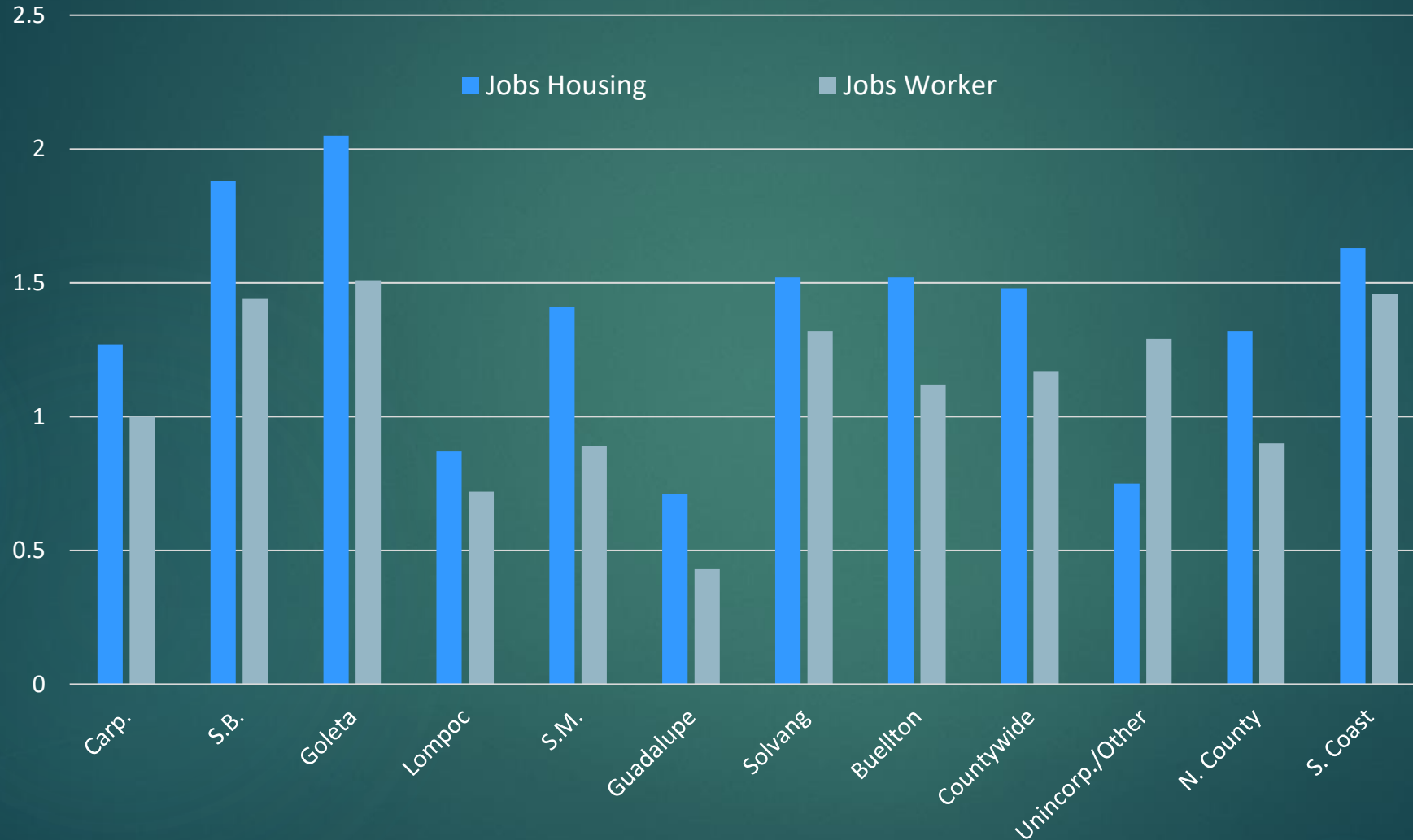


Existing Jobs 2017



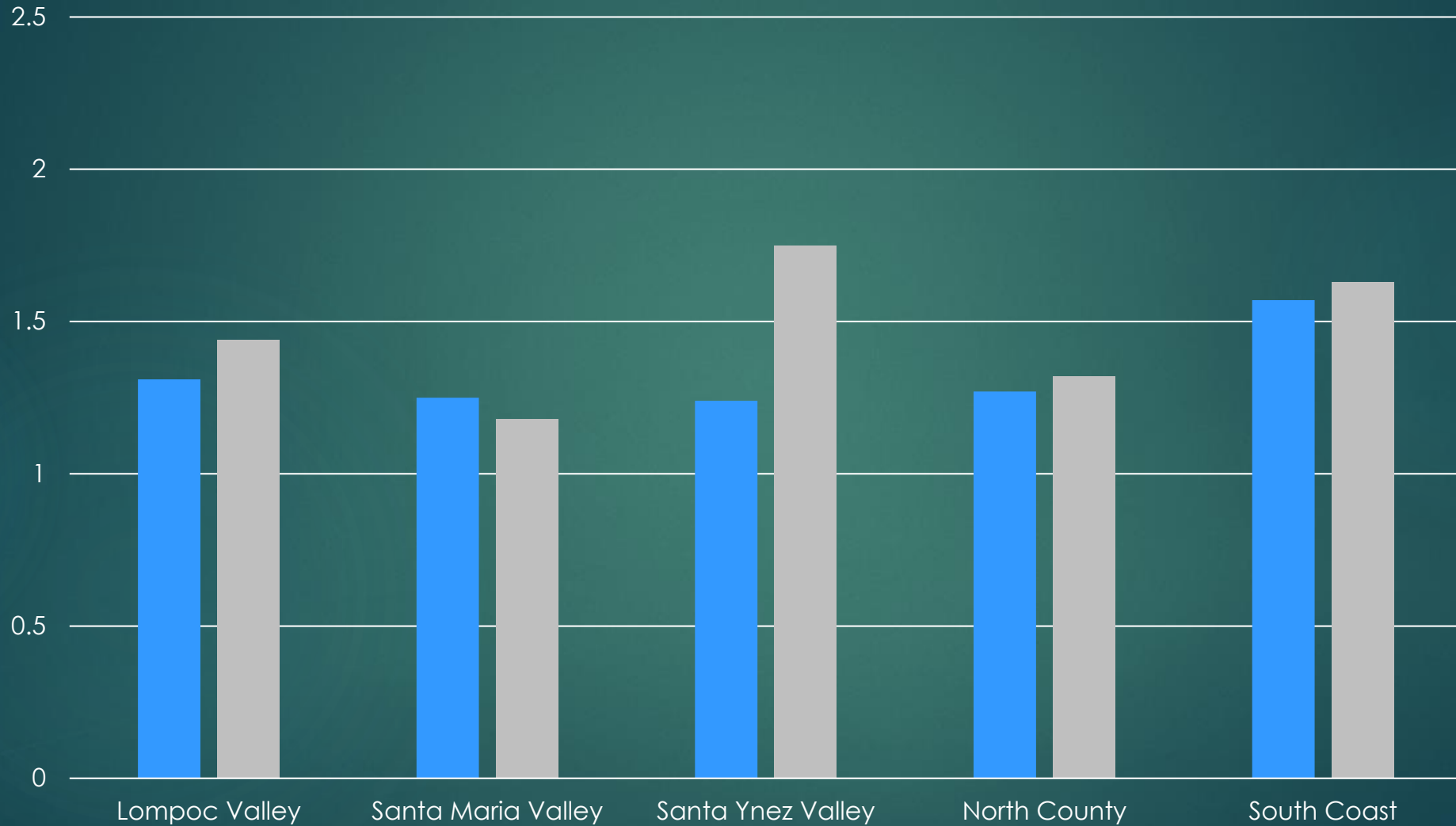
Jobs Housing-Jobs Resident Worker Ratio's

2017



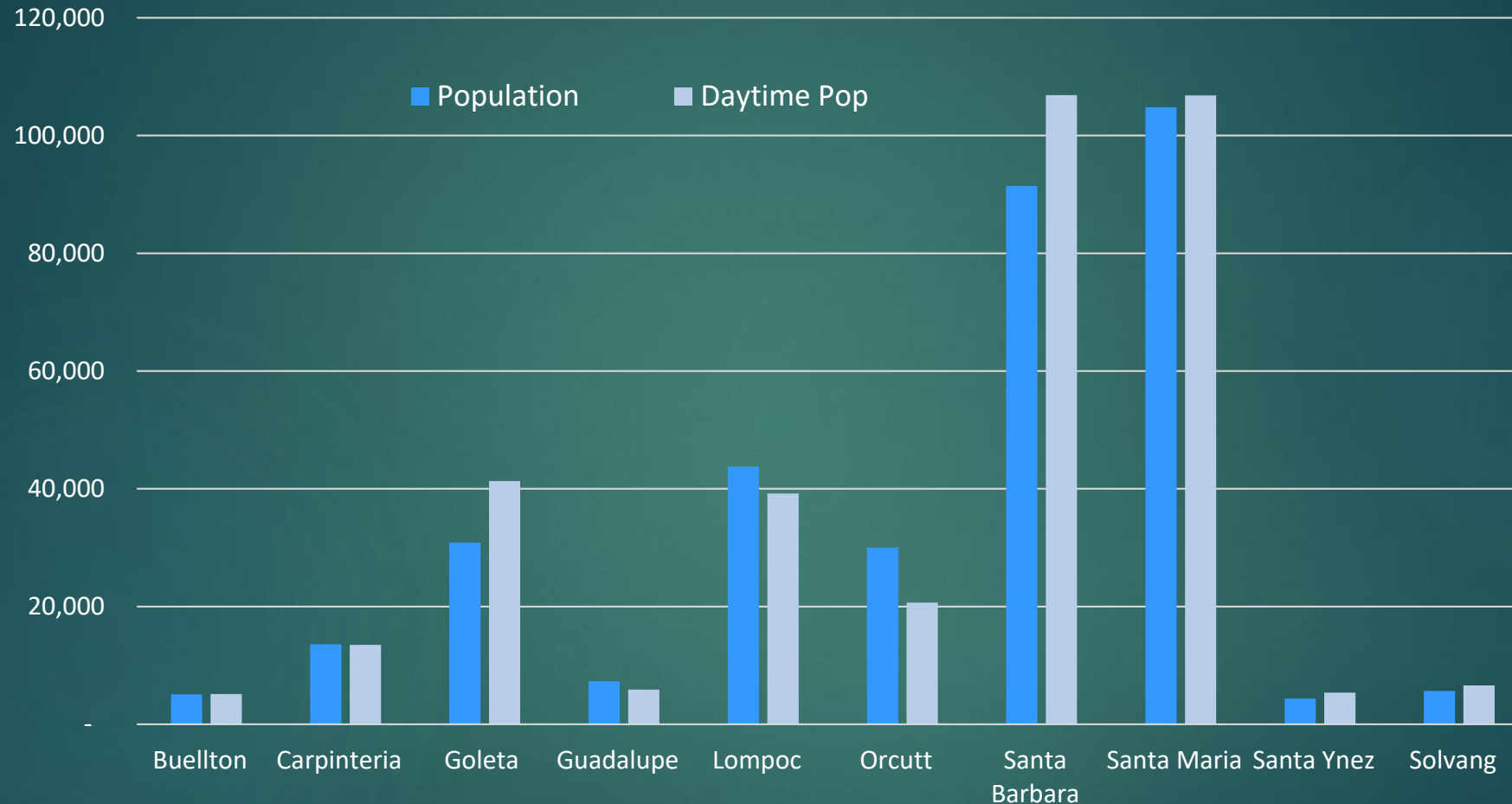
Source: 2017 InfoUSA (Jobs), Department of Finance (H.U.)
2017 Census ACS, Table B08008, WORKERS BY PLACE OF WORK--PLACE LEVEL)

Regional Jobs Housing Ratio's 2000, 2017

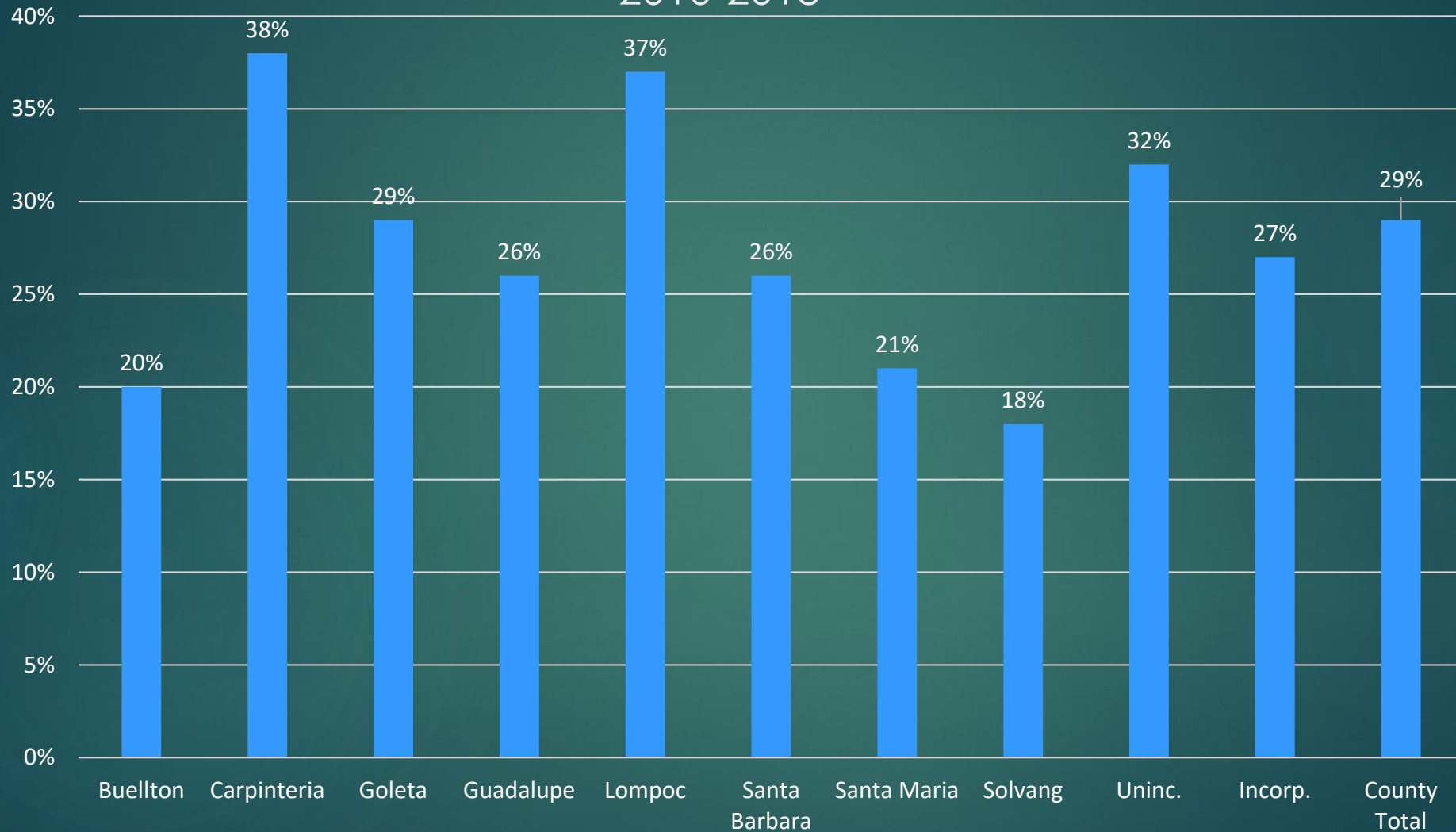


Source: 2017 InfoUSA (Jobs), Department of Finance (H.U.)
2017 Census ACS, Table B08008, WORKERS BY PLACE OF WORK--PLACE LEVEL)

Commuter Adjusted Daytime Population

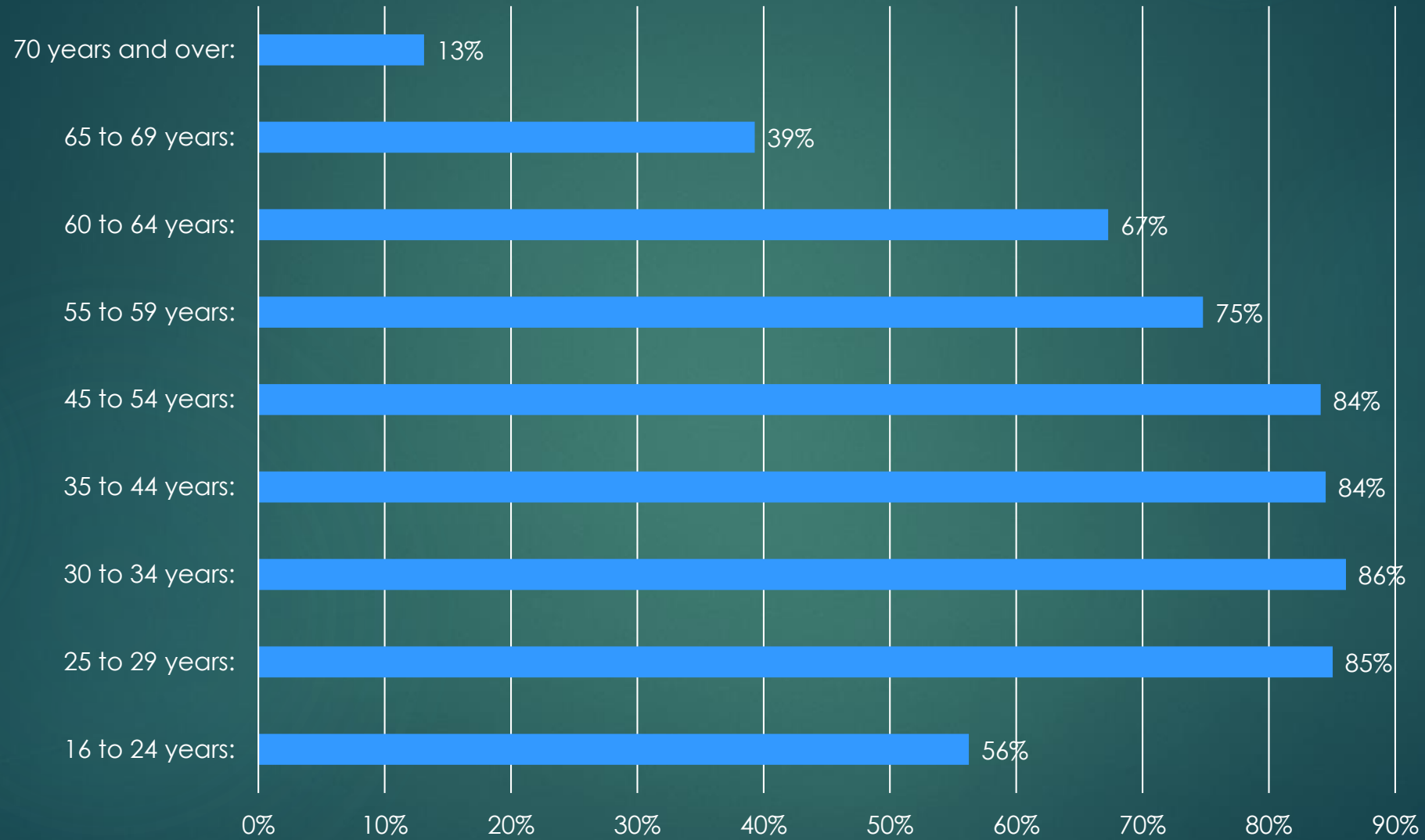


Pop. Growth in Existing H.U.'s (H.H. Size Increase), 2010-2018



Source: Department of Finance household size estimates.

Labor Force Participation Rate in the South Coast



Source: Census American Community Survey 2017.

Summary

The RHNA will be higher in this 6th Cycle than the previous cycle due to more projected growth and additional adjustments for overcrowding and overpayment.

The South Coast continues to be a region with surplus jobs attracting commuters from areas with fewer jobs and more affordable housing.

To address this job and housing imbalance the current RTP/SCS suggests that a larger proportion of housing be focused on the South Coast and jobs in the North County.