



# General Plan Update 2030

August 11, 2005

STATE STRE.

# General Plan Update (GPU) 2030

## Purpose of Today's Meeting

- ◆ Context - Policy History
- ◆ Conditions, Trends, & Issues Report – Findings & Conclusions
- ◆ Phases II & III – Objectives & Next Steps



# Policy History / Context

- ◆ Importance of public involvement
- ◆ Community Ownership
- ◆ Population Goal / Build out Estimates



# General Plan (1964)

- ◆ Long history of community participation and ownership
- ◆ Visionary
- ◆ Never comprehensively updated
- ◆ Calls for public vigilance
- ◆ Identified Potential build out
  - 140,000 – 170,000 population
  - 100 million s.f. commercial

# Impacts of Growth Study

- ◆ Goals Report (1971) called for:
  - An ultimate population & number of units
  - Comprehensive studies on effects
  - Reduction in density
- ◆ Impacts of Growth (1975) called for:
  - Residential & commercial downzoning
  - Aggressive Affordable Housing Programs

# 85,000 Population Goal

- ◆ Residential Downzoning (1975)
  - Reduced densities
  - Increased densities for special needs.
  - No companion commercial downzoning
- ◆ Advisory Ballot Measure (1977)
  - Support efforts to limit population to 85k?
  - Voter approval for changes that would increase population ?

# Live within Resources

- ◆ Housing & Commercial Assessment (1980)
  - Preserve older, affordable stock in commercial
  - Rezone transitional areas
- ◆ Charter Section 1507 (1982)
  - Population goal not feasible or legal
  - Land development shall not exceed public services, physical and natural resources.

# 1989 GPU – Measure E

- ◆ General Plan Update (1989) Amendments
  - Reduced Commercial Development
  - Prioritized residential & mixed use
  - Balanced jobs and housing (1990 – 2010)
  - Called for Circulation Element Update
- ◆ 1990 Census – 87,379 population

# Housing & Circulation Element Updates

- ◆ Housing Element Update (1995)
  - Remove constraints
  - Mixed Use & Multi-family Downtown
  - 40,005 residential build out potential
- ◆ Circulation Element Update (1998)
  - No more widening
  - Focus on alternative transportation

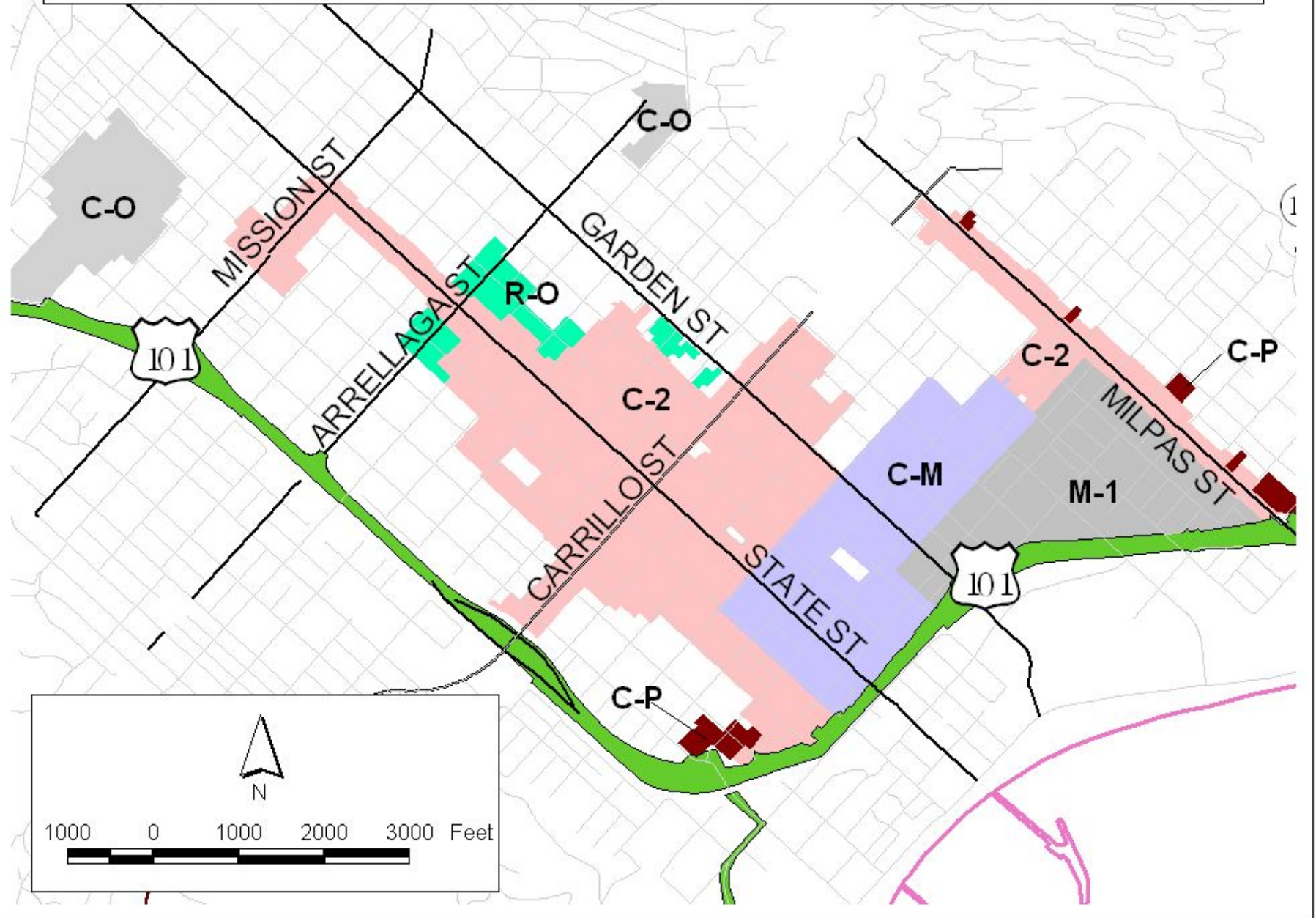
# Other Planning Efforts

- ◆ City's Affordable Housing Programs
  - 12% of housing stock is assisted
- ◆ Neighborhood Planning & Improvement Programs

# What's Happening now?

- ◆ Close to 1,600 units in pipeline
- ◆ Residential value highest and best
- ◆ Downtown Condos selling for over \$2 M.

# Downtown and Vicinity - Commercial Zones



# Pending Residential Projects

- ◆ Projects with 4+ net new units in City:
  - 95% are in non-residential zones (674)
  - 3% are in multi-family zones (23)
  - 2% are in single-family zones (10)
- ◆ Another 151 pending from annexation
- ◆ Over half of all pipeline units are City Affordable Housing units (612 total).

# Housing Element Update (2005)

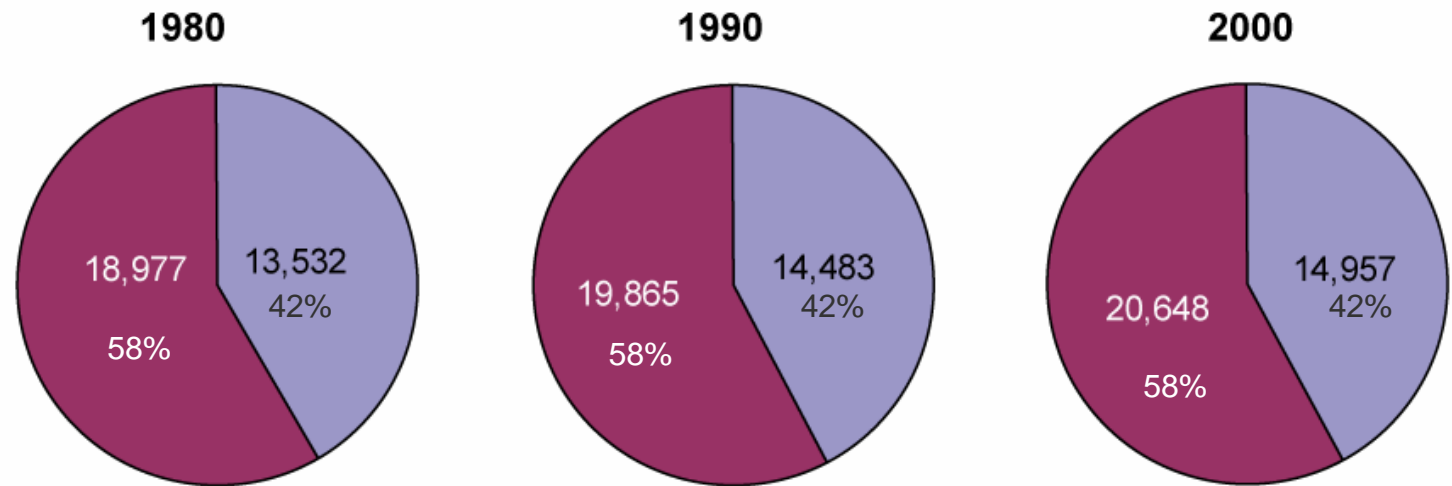
- ◆ Affordable & Workforce Housing
- ◆ Neighborhood Preservation
- ◆ Mixed Use and Residential in Commercial
- ◆ Regional

# Why does this matter?

- ◆ Residential build out estimate
- ◆ Who are we?
- ◆ Are we a City or a Town?
- ◆ Residential Development Standards
  - In R-3/ R-4 Multi-Family Neighborhoods
  - In Commercial Zones

# Owner / Renter Occupied

**TABLE 15**  
Occupied Housing Tenure (Renter/Owner)  
City of Santa Barbara  
1980 – 2000



Source: 1980, 1990, 2000 Census  
\* Does not include UCSB dorm population

■ Number Owner Occupied  
■ Number Renter Occupied

# Housing Costs & Rents

Household Income	% of Income					Sum
	0-19%	20-24%	25-29%	30-34%	35+%	
\$0-9,999	47	6	130	110	1,763	2,056
\$10,000 – \$19,999	98	63	144	148	2,428	2,881
\$20,000 – \$34,499	232	319	376	719	2,681	4,327
\$35,000 – \$99,999	549	898	783	650	661	3,761
\$50,000 – \$74,999	1,360	902	553	309	426	3,550
\$75,000 – \$99,999	1,263	283	207	107	44	1,904
\$100,000+	1,204	195	37	20	17	1,473
Total	4,753	2,666	2,230	2,063	8,240	19,952
Percent Paying % of HH Total Income	24%	13%	11%	10%	<b>41%</b>	100%

Source: US Census

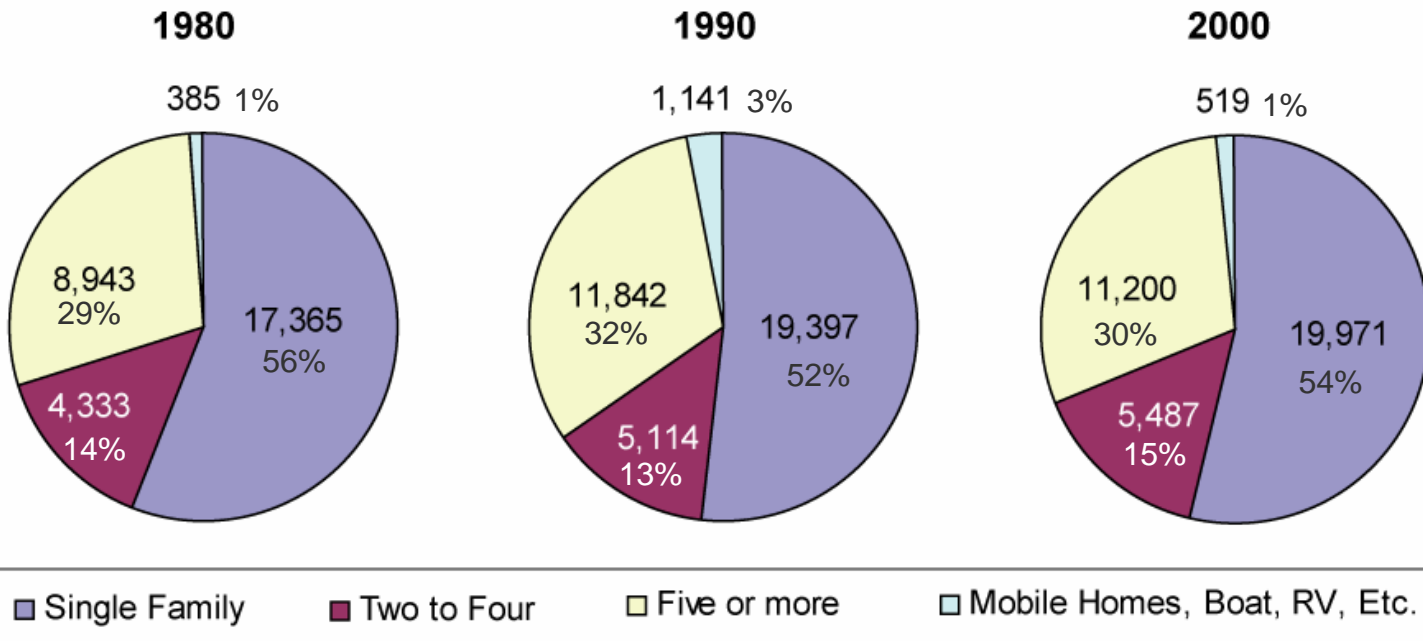
## Housing Costs for Owners

Household Income	% of Income					Sum
	0-19%	20-24%	25-29%	30-34%	35+%	
\$0-9,999	8	15	8	0	268	299
\$10,000 – \$19,999	158	53	29	38	308	586
\$20,000 – \$34,499	634	95	77	69	596	1,471
\$35,000 – \$99,999	643	97	79	100	758	1,677
\$50,000 – \$74,999	834	171	214	250	874	2,343
\$75,000 – \$99,999	737	336	335	159	401	1,968
\$100,000+	2,403	652	426	225	422	4,128
Total	5,417	1,419	1,168	841	3,627	12,472
Percent Paying % of HH Total Income	43%	11%	9%	7%	29%	100%

Source: US Census

# Type of housing

**TABLE 14**  
Total Occupied Housing  
Units in Structure  
City of Santa Barbara  
1980 – 2000



Source: 1980, 1990, 2000 Census  
\* Does not include UCSB dorm population

# Policy Considerations

- ◆ Historical Jobs / Housing (Im) Balance
- ◆ Effectiveness of City limits in regional context
- ◆ Existing Unmet Demand for Affordable
- ◆ New Funding Sources
- ◆ Infill / Last ones in...
- ◆ Living & Working in one community

**End..**