

2017 – HOUSING TASK FORCE – FACT SHEET - HOUSING ELEMENT PERFORMANCE

Objective

Analyze effectiveness of AUD Program to provide housing for existing Santa Barbara residents/employees; explore options to assess impact fees or otherwise mandate the construction of rental housing affordable to households earning 80 to 120% of the Area Median Income.

2015 HOUSING ELEMENT

H11. Promote Affordable Units. The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low, moderate and middle income owners and renters.

Per the 2015 Housing Element, the City’s RHNA Plan demonstrates the capacity to develop 4,099 units. The table below is a breakdown of the 4,099 units by income category and the City’s projected performance:

Income Category	Very-Low 0-50% AMI	Low 50-80% AMI	Moderate 80-120%	Above Moderate >120%	Total N/A
RHNA Units	962	701	820	1,616	4,099
City Income Range	\$0-\$45,500	\$45,501-\$72,750	\$47,151-\$99,922	>\$86,353	N/A
State Income Range	\$0-\$32,100	\$32,101-\$51,350	\$51,351-\$72,400	N/A	N/A
Percent of SB Households*	25%	14%	28%	33%	100%

**Based on 2011-2015 American Community Survey*

The City of Santa Barbara’s Quantified Objective in the 2015 Housing Element is to produce 1,378 units from 2015-2023 or 172 units per year. As of March 1, 2017, there are 1,101 net new units in the AUD pipeline (including 240 restricted affordable units).

The tables below reflect the City’s Housing Element Goals for unit production and new unit produced.

Table H-39: Quantified Objectives (2015-2023)
City of Santa Barbara

Income Category	New Construction	Rehabilitation	Conservation/ Preservation	Total
Extremely Low, Very Low (<50% AMI)	109	110	60	279
Low (50%-80% AMI)				
Moderate (80%-120%)	13	0	0	13
Above Moderate (>120%)	1,086	N/A	N/A	1,086
Total	1,208	110	60	1,378

Income Category	New Unit Objective (2015-2023)	New Units Produced		
		2015	2016	Total
Extremely Low, Very Low (<50% AMI)	109	0	3	3
Low (50%-80% AMI)		0	95	95
Moderate (80%-120%)	13	0	0	0
Above Moderate (>120%)	1,086	180	189	369
Total	1,208	180	287	467