

DRAFT 3
City of Goleta, California
Tuesday, December 09, 2003
BACKGROUND REPORT NO. 21

General Characteristics of Housing
City of Goleta, California

INTRODUCTION

This planning report describes the housing characteristics according to the 2000 US Census of Population in the City of Goleta, California. This report is prepared as a part of the City of Goleta general plan process.

Housing characteristics and related issues are a central consideration in the development of a city general plan. This report describes the general physical characteristics of the city's housing stock. Other reports will address housing affordability, the development of the city's housing stock over time, and housing density. In addition, the City



is doing an independent inventory of housing conditions. The results of that inventory will be reported in a separately. Housing characteristics and issues are also closely related to matters addressed in other reports such as the characteristics of population and economic conditions.



City of Goleta, California

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As a new city, detailed housing information is not directly available from the US Census. However, estimates of housing characteristics in what is now the City of Goleta can be made from the Census block group and tract data. The procedure on how this estimate is calculated is in the background report on the characteristics of population.



Several data elements in this analysis are prescribed to be addressed in State law for general plans. Due to the size of this report it contains a Table of Contents.



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DATA LIMITATIONS, TERMINOLOGY AND PARAMETERS.

Since the City was not incorporated at the time of the 2000 Census of Population no data is directly reported in the census for the City. The data used herein are estimates derived from census tract and block group data that compose the current city.¹ The general limitations of using census data for assessing housing characteristics in the City of Goleta are described in the planning background report on Characteristics of Population.

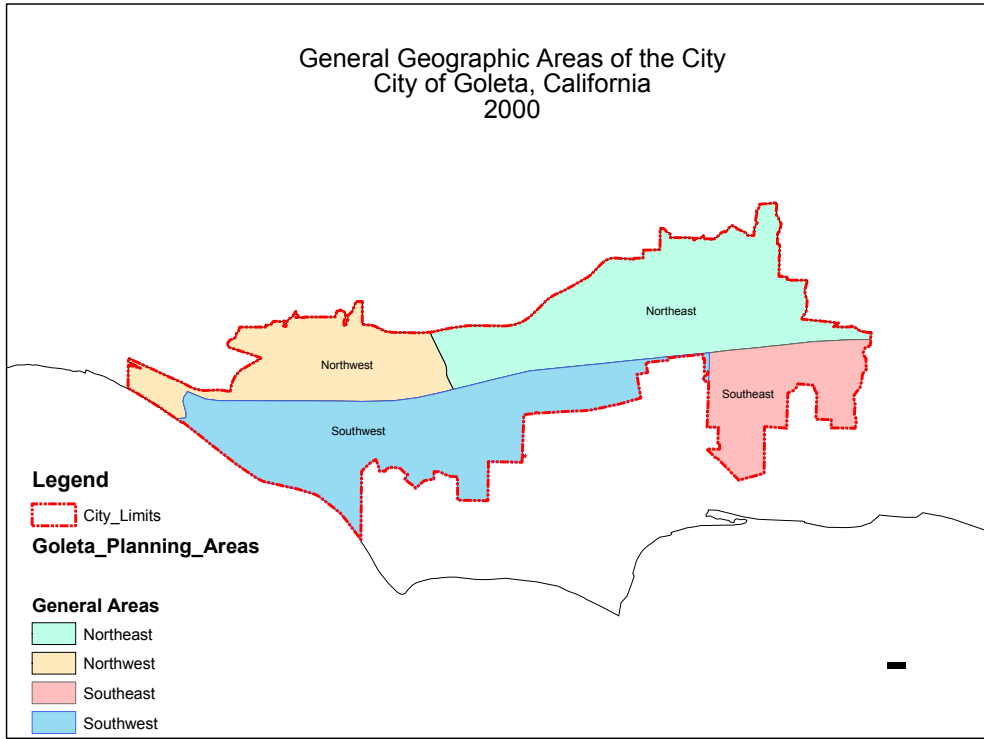
There are limits in the use of data associated with of housing characteristics data in this report, similar to the report on population characteristics. There is potential for undercounting of people and housing units that have been created illegally in the city. People who have created and maintained these units may not openly report those units to the census taker. However, there are some aspects of the Census process that do tend to mitigate this potential problem. Since Census procedures rely to a large extent on mailing addresses to identify households, the Census procedures probably do a reasonable count of units that have separate mailing addresses—irrespective of the legal status. The number of people in a structure that combines a legal and illegal unit may be still counted by the Census, combining the residents in the additional structure as “unrelated individuals”—rather than counting them as separate households. Finally Census data is statistically adjusted for this type of error. Nonetheless, this could be a significant limitation in using this data and it should be noted that this analysis only reports what the Census reports in this regard.

Another important difference is that the block group containing new development in the Storke Ranch development is combined in the same block group with the data for two large college dormitories. Since these two very different groups of people could not separated in the Census data, the data for Storke ranch was omitted from the analysis of population characteristics. However since dormitories can easily be excluded from housing unit data in the Census reports, that limitation does not hinder this analysis and this analysis includes the dwelling units that make up this development.

In general, the terms used in this report are consistent with the Census Bureau reports the data. All of the census data used herein is from the Bureau’s web site at <http://factfinder.census.gov/servlet/BasicFactsServlet>. Definitions of the terms used here may also be found there.

¹ These are estimates because the current city limits divide block groups, requiring the data to be allocated in those block groups between the city and the unincorporated areas.

Map 1



City of Goleta, August 2003

Source: 2000 US Census of Population

Map 1 identifies the four general areas within the city that will be addressed in this report with various figures. These areas are based on Census blocks to facilitate the aggregation of data.



PLANNING IMPLICATIONS OF GENERAL HOUSING CHARACTER

One of the original purposes of modern land use planning in the United States was to protect the quality of residential neighborhoods and residential property values from incompatible uses. While other objectives have been added to this basic purpose of city planning, the original focus of planning practice on protecting and enhancing the quality of the city's existing neighborhoods is still an important function of any general plan. The quality and character of neighborhoods is closely related to the type, character and quality of housing in those neighborhoods. In the City of Goleta, residential zoning currently composes 48% of the area of the city.



The general plan will designate the area appropriate for residential uses and the intensity of development that will be permitted within that area. Understanding the character and quality of existing housing is one of the steps in making those designations. California State law goes beyond the basic relationship between land use and housing and requires a specific plan element to assess the community's needs. Housing element law requires local governments to plan to meet their existing needs, including their share of regional housing needs. That legislation and implementing programs of the State Department of Housing requires that housing elements include an analysis of housing types, character, and quality. The information addressed in this report provides much of the information about existing housing type and character that will be required for the City of Goleta's housing element. This report will also provide basic background information on regional housing by comparing the characteristics of Goleta housing with other areas.

HOUSING UNITS BY TENURE

A basic feature of housing patterns is the nature of housing tenure; are the units found in an area owner or renter occupied? Figure 1 shows the distribution of housing by tenure. Over half of the units (57% or 6,053 units) are owner occupied, with 41% (or 4,467 units) occupied by renters. 2% (or 260) of the units at the time of the US Census were vacant.

In this report, and other reports relating to housing, the term “tenure” is used in the same manner as the US Census uses the term. While common usage of the term tenure usually refers to a time period, the Census uses the term to designate type of occupancy, whether a unit is occupied by its owner or by a renter.

Figure 1

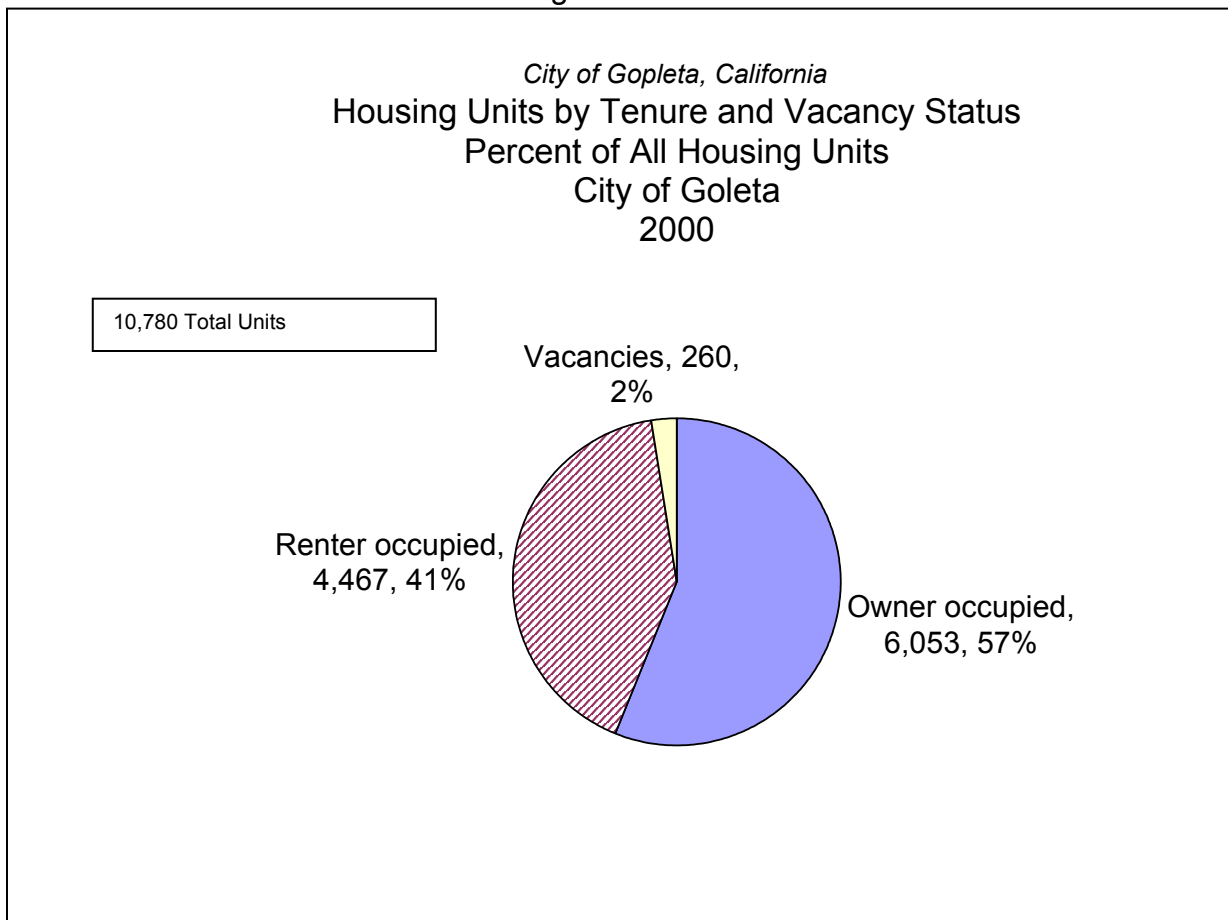
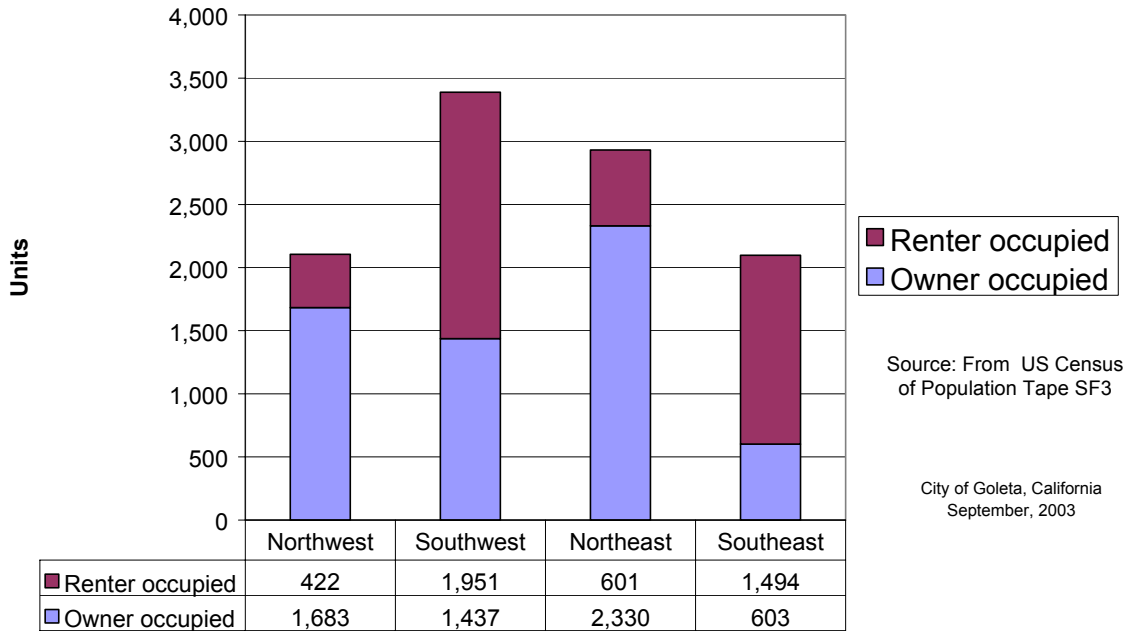


Figure 2 shows that the renter occupied units are concentrated in the southern half of the city with well over half the units located in the Southeast (1,494 out of a total of 2,194) and the Southwest (1,951 out of 3,496) occupied by renters. In contrast only a 20 percent (1,022 of 5,099) of the units located in the northern half of the city are renter occupied.

Figure 2

City of Goleta, California
Housing Units by Tenure in City of Goleta by Area
2000



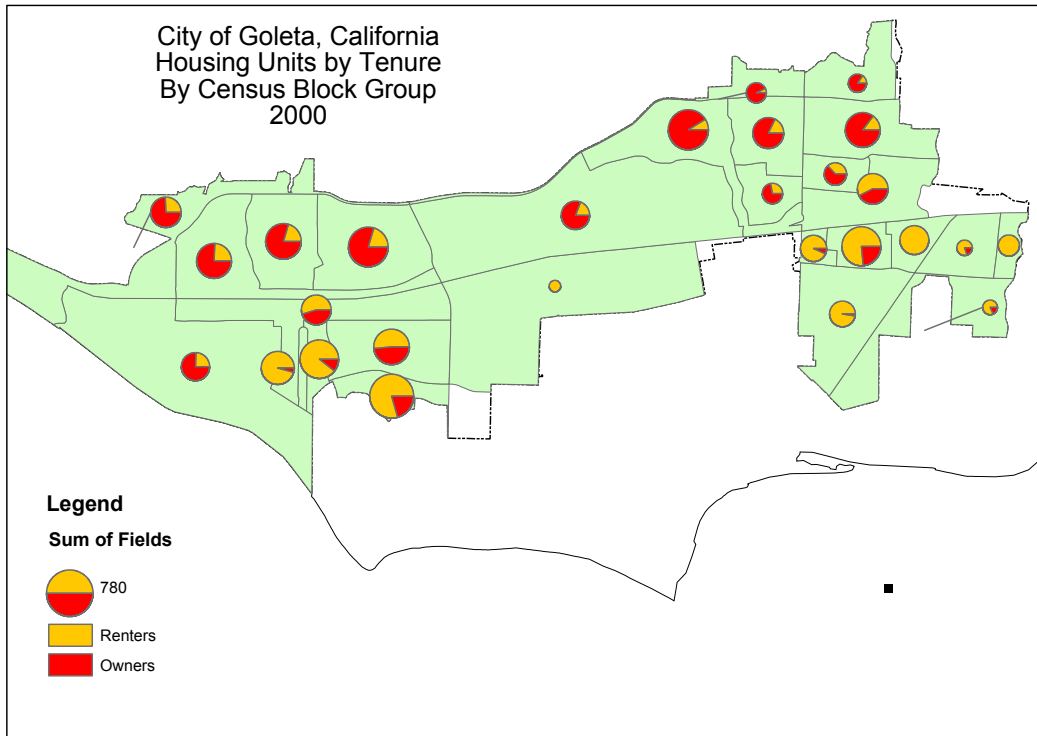
Source: From US Census of Population Tape SF3

City of Goleta, California
 September, 2003

Map 2 shows the distribution of owner and renter occupied units in greater detail, by Census block group. Some of the areas in the southern part of the city are composed almost entirely of renter occupied units.



Map 2



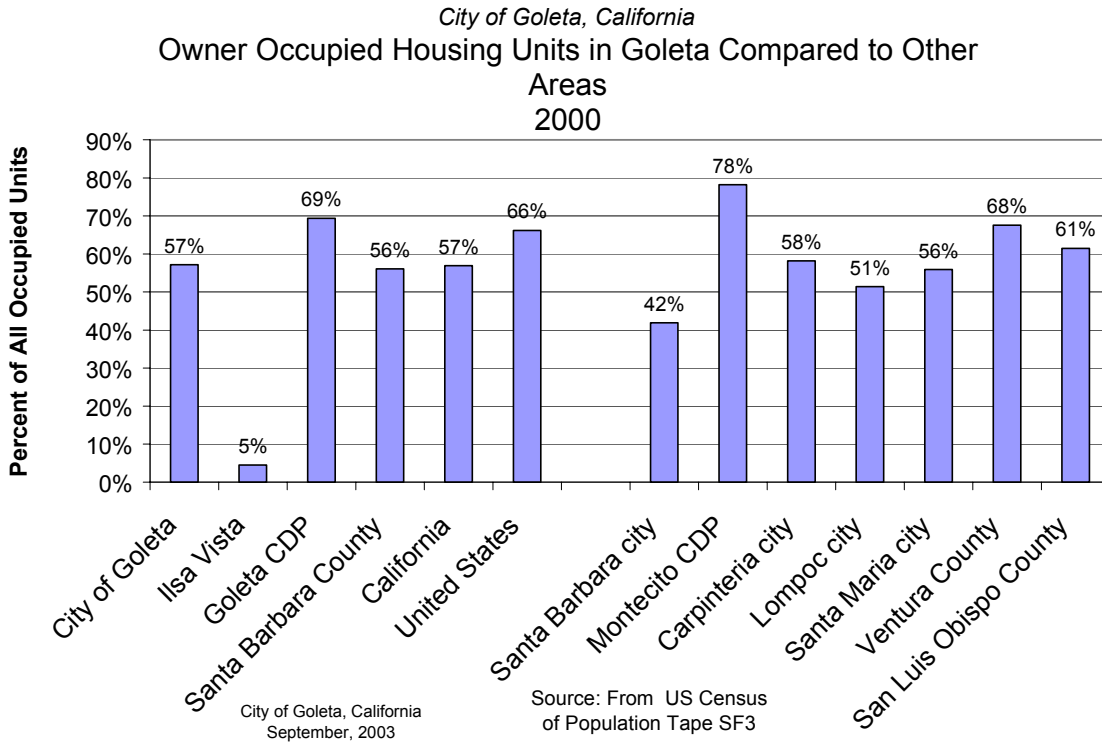
City of Goleta, August 2003

Source: 2000 US Census of Population--Tape SF3

Figure 3 compares the percent of occupied units (vacant units are not included on this figure) that are owner occupied in other areas. As noted, the percent of units that are owner occupied in the City of Goleta is below the national average but very consistent with the state and county averages. In contrast, the percent of owner occupied units in the Goleta Valley (not including Isla Vista) is well above the national averages. Very few units in Montecito are renter occupied while the city of Santa Barbara has a relatively low percentage of units that are owner occupied. Both Ventura and San Luis Obispo Counties are above the average for Santa Barbara County and are close to the national averages



Figure 3

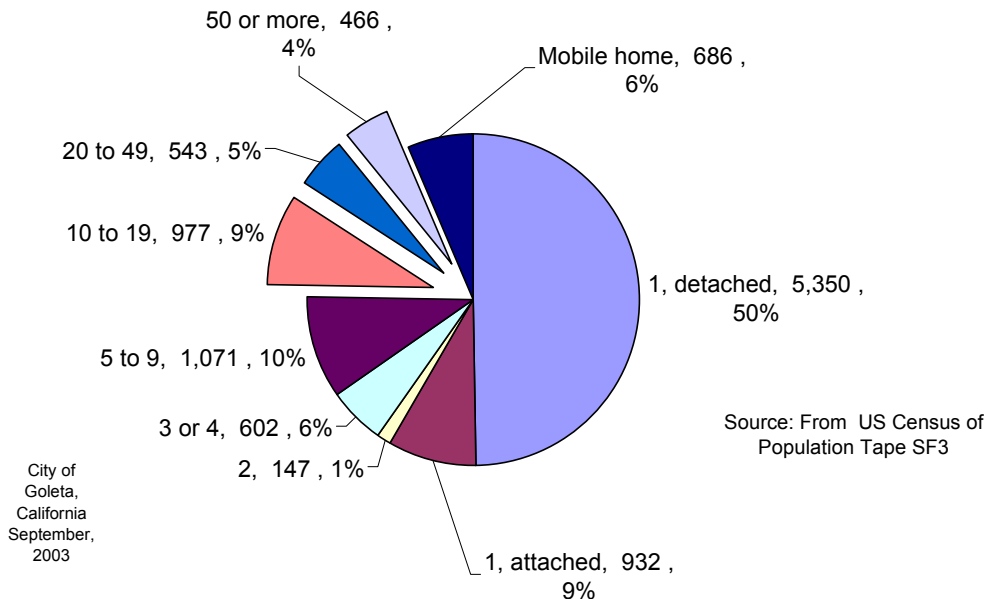


HOUSING STRUCTURES

Figure 4 classifies housing by the type of structure each unit is in, ranging from single family units to various types of multiple family structures. 50% (or 5,350 of the 10,780 units) are single family detached structures. Another 9% (or 932) of the units are attached single family structures. The number of multiple family units are roughly evenly split between those in smaller units (16% or 1,820 units) in structures with fewer than 10 units and 18% or 1,986 units in larger multiple family units. 6% of all units are mobile homes.

Figure 4

City of Goleta, California
Types of Housing Structures by Number of Units in Structure
City of Goleta
2000

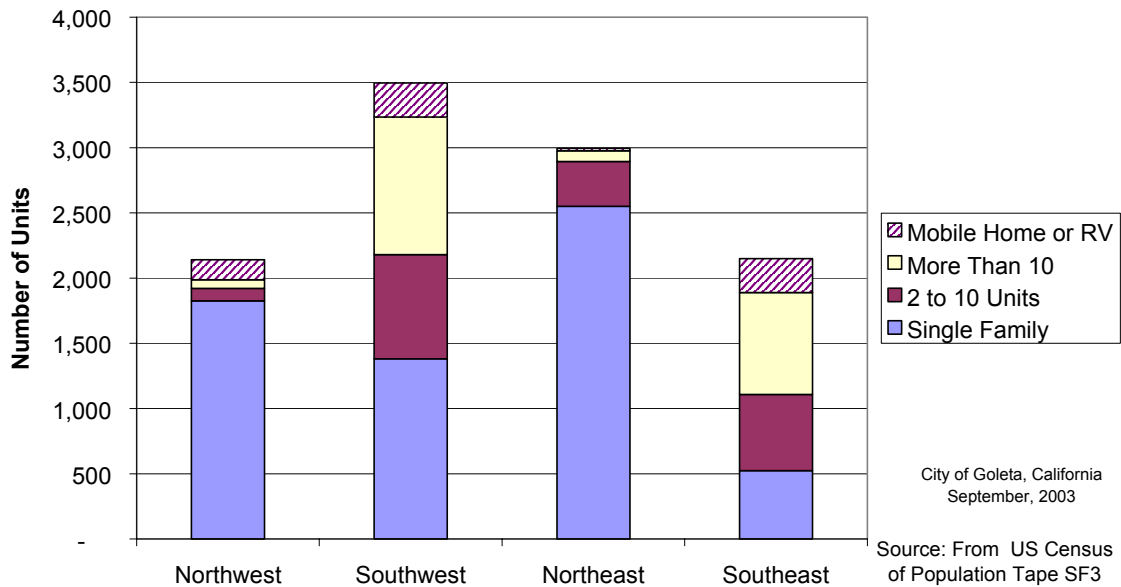


As in the case of rental units, Figure 5 and Map 3 shows that multiple family structures are concentrated in the southern part of the city. While large proportions of all units in the south are in multiple family structures, only a small share of all units in the north consist of units in multiple family structures. The Northeast in particular has a very low percentage of multiple family units. Similarly, the prevalence of mobile homes is also greater in the southern half.

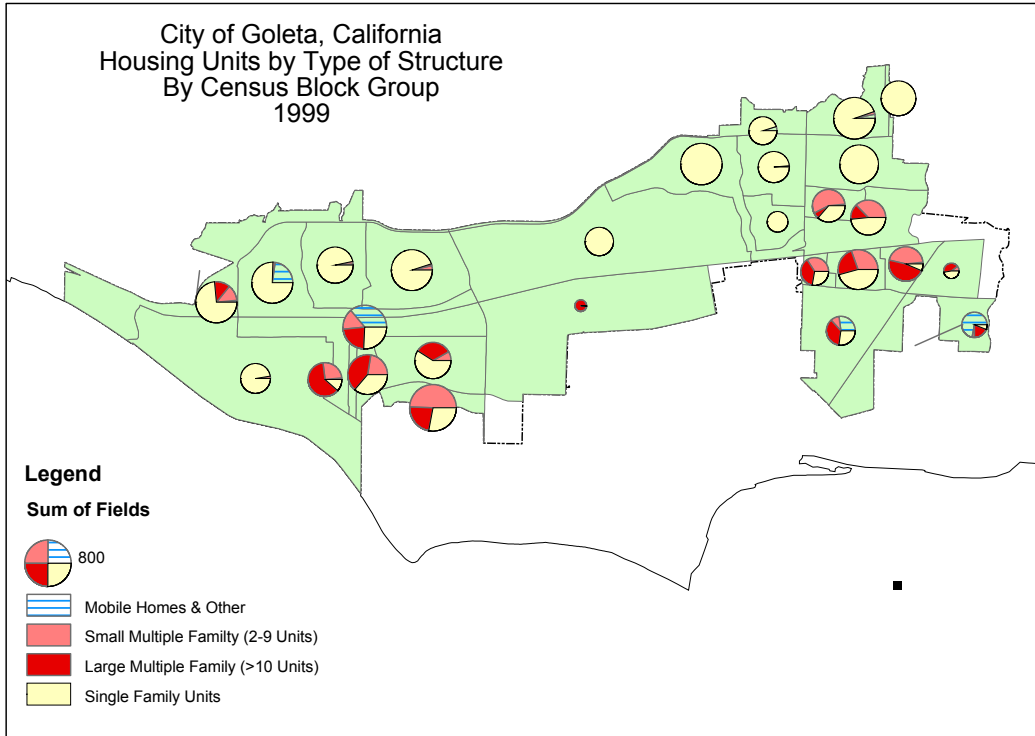


Figure 5

City of Goleta, California
Housing Type by Structure in City of Goleta by Area
2000



Map 3



City of Goleta, September 2003

Source: 2000 US Census of Population--Tape SF3

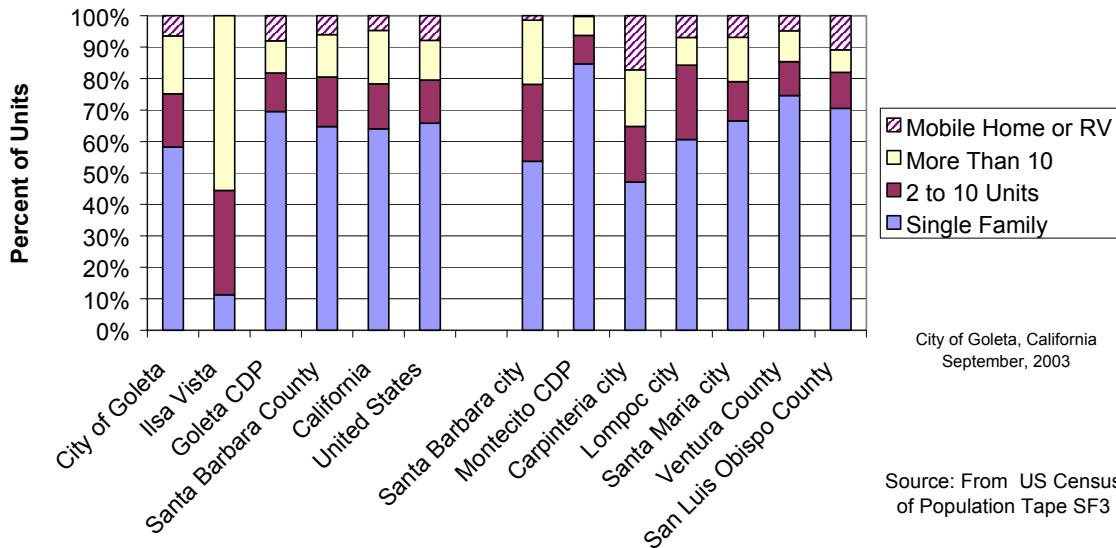


Figure 6 compares the distribution of units by structure in Goleta with other areas. While the proportions of units that are single family units in Goleta is less than the county, state and national averages, the proportion is higher than in the other South Coast cities of Santa Barbara and Carpinteria. As in the case of owner occupied units, Ventura and San Luis Obispo Counties have a higher percent of single family units than Santa Barbara County. In Montecito, a very low percentage of all units are multiple family.



Figure 6

City of Goleta, California
Housing Type by Structure
City of Goleta Compared to Other Areas
2000



AGE OF HOUSING STRUCTURES

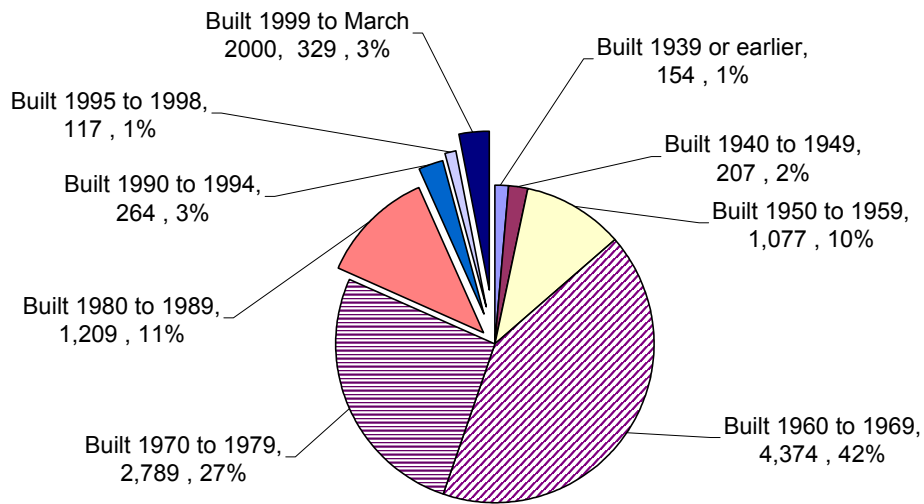


The style of housing structures often reflects the period in which they were built. As shown on Figure 7, two-thirds (67% or 7,331) of the housing units in Goleta were constructed in just two decades, 1960 through 1979. Consequently the character of housing structures in the city reflect the dominate styles of that era, predominately ranch style, located in a style of subdivision that was typical of that time period.

Only 3% or 329 of the units in the city existed in 1950, while almost the same number of units were added since 1995.

Figure 7

City of Goleta, California
Age of Structure by Number of Units in Structure
City of Goleta, 2000



City of Goleta, California
 September, 2003

Source: From US Census
 of Population Tape SF3



Figure 8 presents the year structures were built by type of tenure. Both types of units (renter and owner occupied) were built between 1960 and 1970, a particularly high percent of owner (66% or 2,929) units were built in just one decade, the 1960s. Except for this large percent of owner units built in the 1960's, the age of renter units is similar to the age of owner units.

Figure 8

City of Goleta, California
Year Structure Built By Type of Structure
City of Goleta by Area
2000

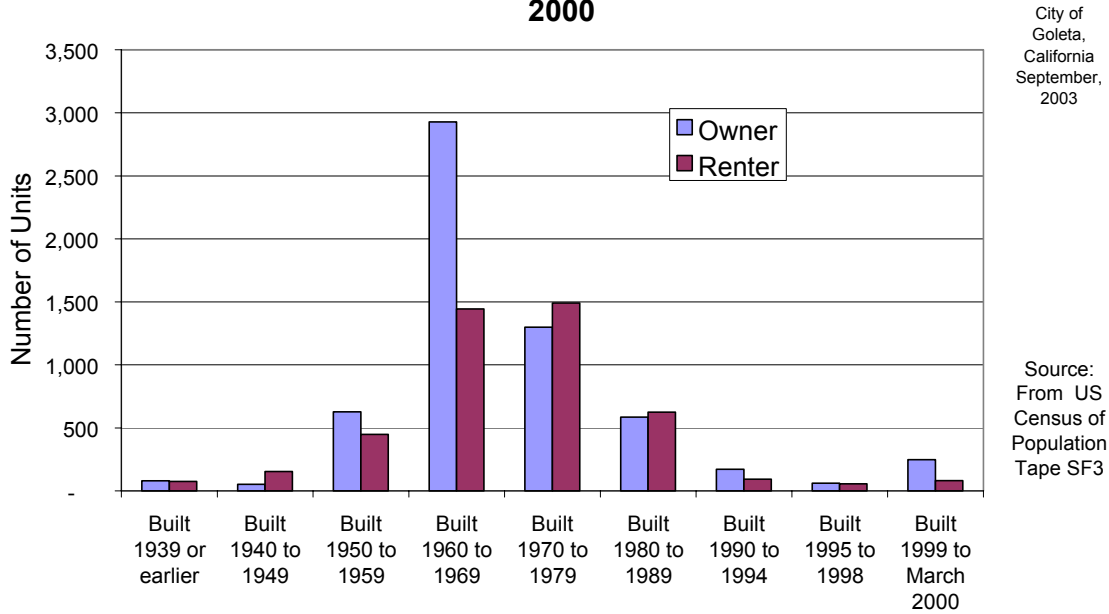


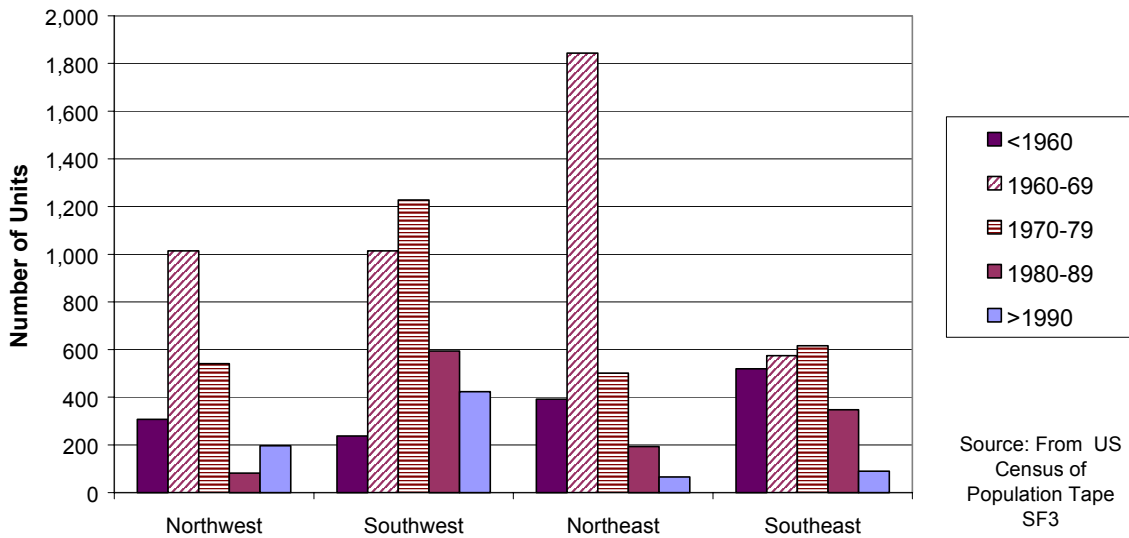


Figure 9 compares the year structures were built between different parts of the city. Most of the units built since 1980 are found in the southern part of the city. The Southeast has relative high percentages (in contrast to other areas) in each of the age groups. Most of the units built since 1990 are found in the western part of the city.

Figure 9

City of Goleta, California
Year Structure was Built
City of Goleta by Areas
2000

City of Goleta, California
 September, 2003

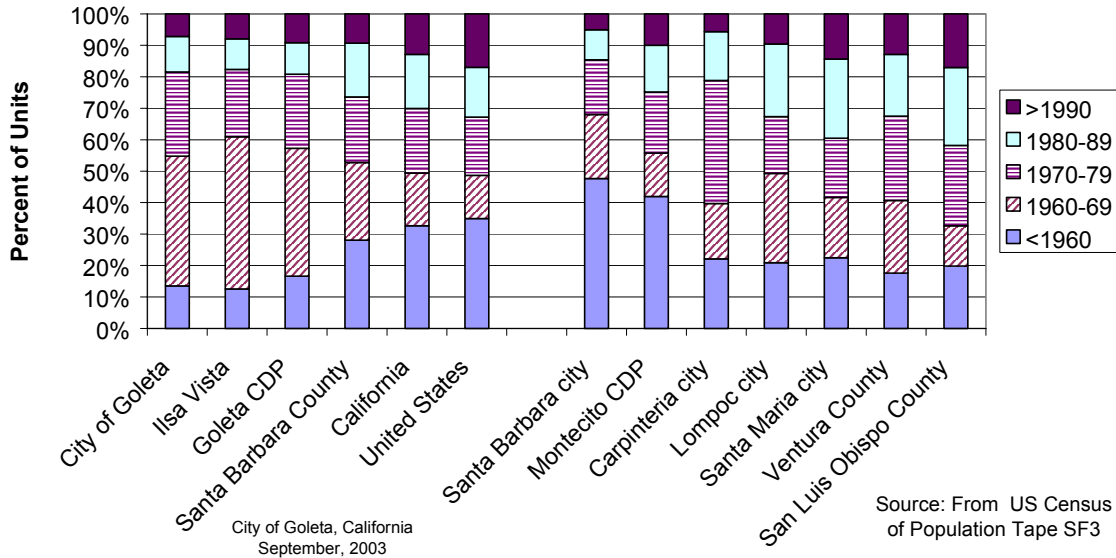


Source: From US
 Census of
 Population Tape
 SF3

As illustrated by figure 10, the pattern of housing character by age of structure makes the City of Goleta different than other areas. While this pattern is similar for the entire Goleta area, including Isla Vista, it is quite different than the county, state or national averages. The larger areas have many more units that are both older and newer than those found in the Goleta area. The area with the highest percent of older structures (built before 1960) is the City of Santa Barbara (48%), followed by Montecito (42%). The Cities of Santa Barbara and Carpinteria have fewest numbers of new units built since 1990 (5% and 6% respectively), while Montecito has a higher proportion (10%).

Figure 10

City of Goleta, California
Age of Structure
City of Goleta Compared to Other Areas
2000

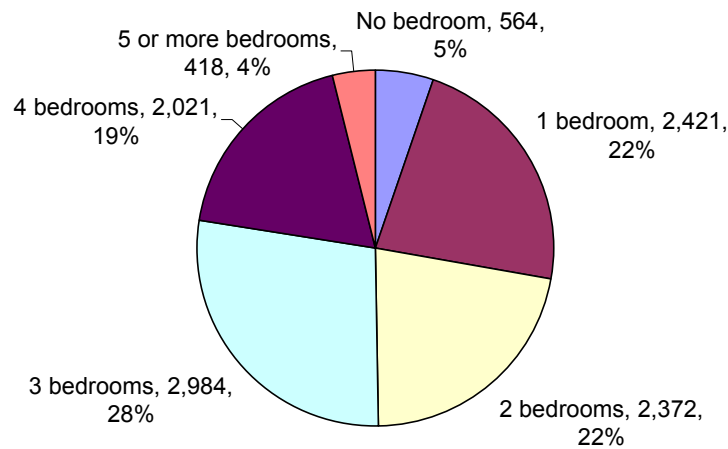


HOUSING BY NUMBER OF BEDROOMS IN UNITS

The distribution of units by number of bedrooms is fairly evenly divided into quarters, as can be seen on Figure 11. One-quarter (or 2,421) of the units are represented by one bedroom units, two bedroom units, and three bedroom units each. Units with four or more bedrooms compose almost another quarter of the units (2,439), with units with no bedrooms comprising just 5% (or 564) of the units. Approximately three-quarters of the units in the City of Goleta are “family sized” units with two or more bedrooms,

Figure 11

City of Goleta, California
**Housing Units in Goleta by Number of Bedrooms
2000**



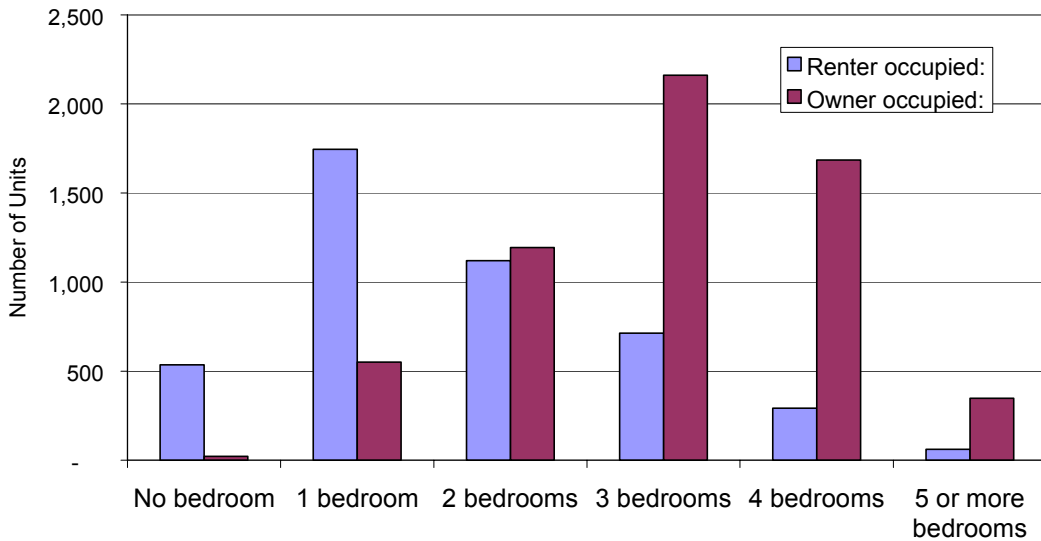
City of Goleta, California September, 2003

Source: Estimated from US Census of Population Tape SF3

Figure 12 reveals a dramatic difference in the number of bedrooms between rental units and owner units. Rental units consist of relatively smaller housing units, while owner units tend to be significantly larger. Virtually all studios (no bedroom units) are rental units, while almost all units with four or more bedrooms are owner units.

Figure 12

**City of Goleta, California
Housing Units by Tenure and Number of Bedrooms
2000**



City of Goleta, California September, 2003

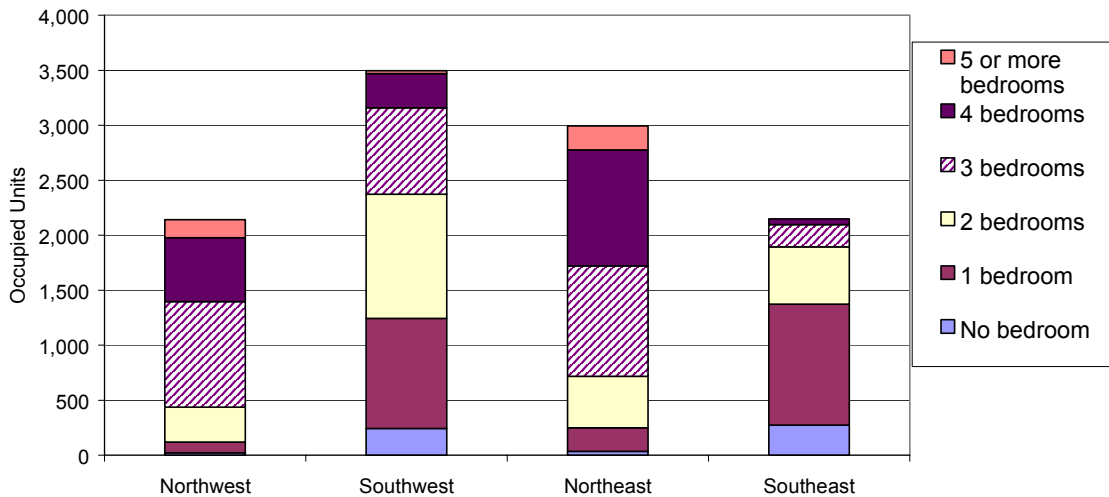
Source: Estimated from US Census of Population Tape SF3

As might be expected from Figure 12, Figure 13 shows that the distribution of units by number of bedrooms between different areas follows the same distribution as by tenure (or type of occupancy).² Areas with a high share of rental units (in the southern portions of the city) also have higher shares of smaller units. The larger units are found in areas that are characterized by a high percentage of owner units (northern areas). Smaller units dominate the character of the units in Old Town (the Southeast).



Figure 13

City of Goleta, California
Housing by Number of Bedrooms by Area
2000



City of Goleta, California September, 2003

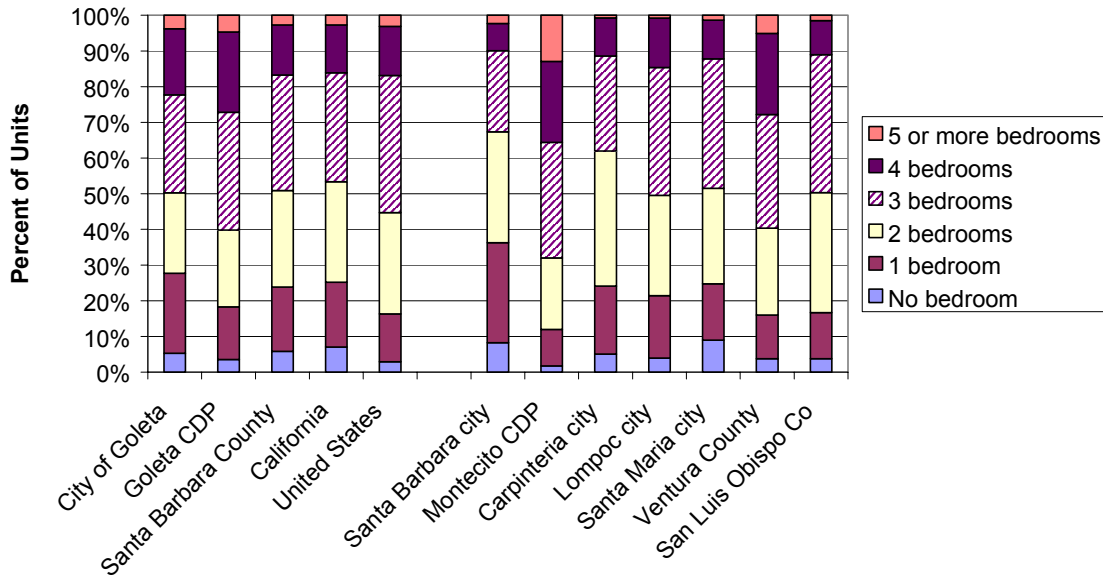
Source: Estimated from US Census of Population Tape SF3

² Somewhat different than common usage, the census uses tenure to mean type of occupancy, renter or owner.

Santa Barbara County and the state have very similar distributions of housing units by number of bedrooms. In contrast, the nation as a whole has higher proportions of larger units, notably 3 bedroom units, than the state average. The City of Goleta has both more of the smaller units of one bedroom and more of the larger four bedroom units than the county or state averages. There is a marked contrast between the area of the City of Goleta and the rest of the Goleta Census Place, with the city having significantly more of the smaller units than the surrounding area. The City of Santa Barbara has a particularly high proportion of its units composed of one bedroom or smaller units.

Figure 14

City of Goleta, California
Units by Number of Bedrooms
City of Goleta Compared to other Areas
2000



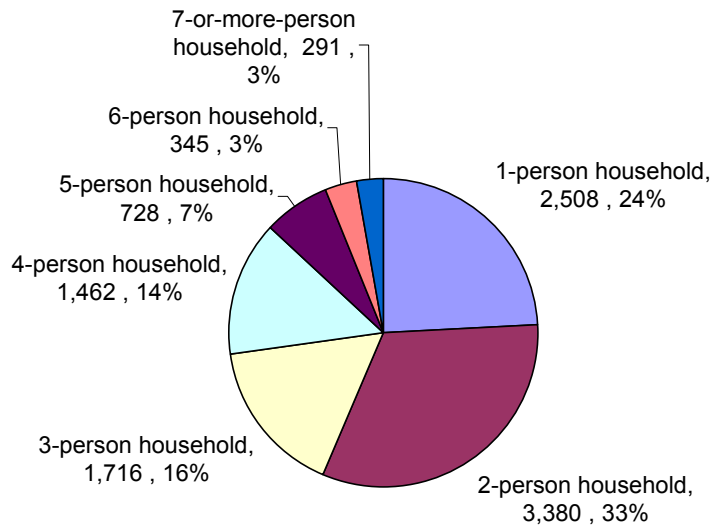
SIZE OF HOUSEHOLDS

One-quarter or 2,508 of all Goleta housing units are occupied by a single person household. Just over a quarter (27% or 2,862) of the units are occupied by households consisting of four or more people. Two person households occupied one-third of the units.



Figure 15

City of Goleta, California
**Household Size in City of Goleta by Number of Units
 2000**



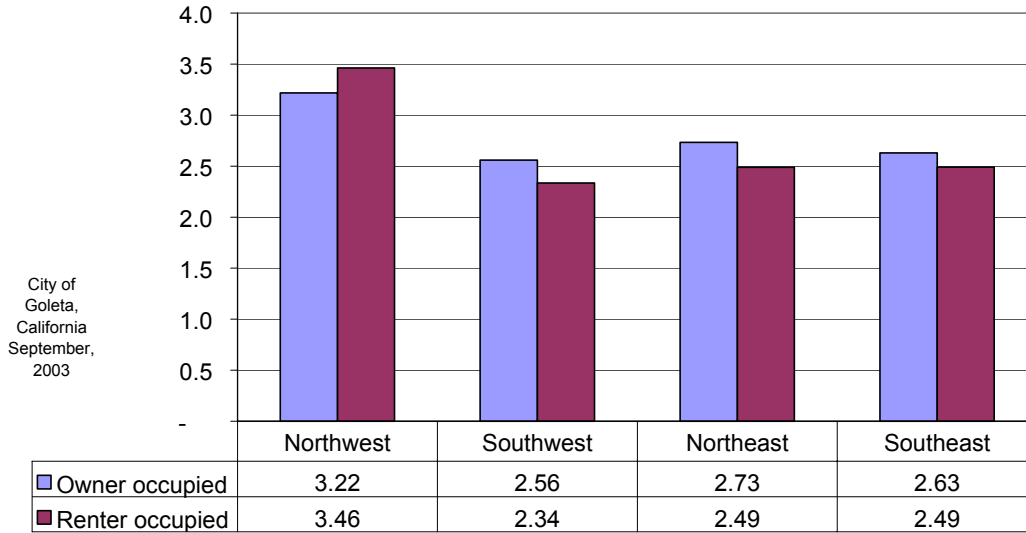
City of Goleta, California
 September, 2003

Source: From US Census
 of Population Tape SF3

The Northwest has the largest average number of persons per unit among the four areas of the city shown on Figure 16. This is true for both owner occupied units and renter occupied. Only in this same area are renter occupied units occupied by more persons on the average than owner occupied units.

Figure 16

City of Goleta, California
Average Persons Per Unit By Tenure
City of Goleta
2000



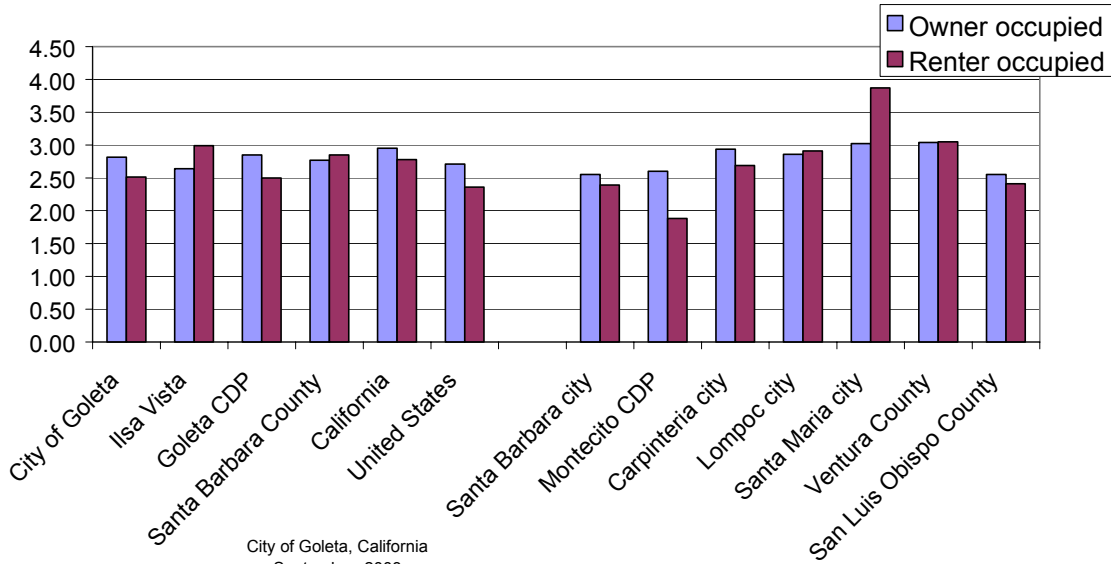
Source: From US Census of Population Tape SF3

While Figure 16 shows a high average household size for renters, the number of rental units in this area (422) is relatively (see Figure 2 above) small and this high ratio has minimal affect on the over all household size for the city as a whole, as illustrated in Figure 17 below.

The average number of people per unit in Goleta is under the state average for both owner and renter occupied units, although this average is higher than the City of Santa Barbara. The City of Santa Maria has a particularly high average occupancy for either type of unit. While Ventura County has a higher average than the state and national average, as well as Santa Barbara County, the average for San Luis Obispo is lower than these benchmarks.

Figure 17

City of Goleta, California
Persons Per Unit by Tenure
City of Goleta Compared to Other Areas
2000



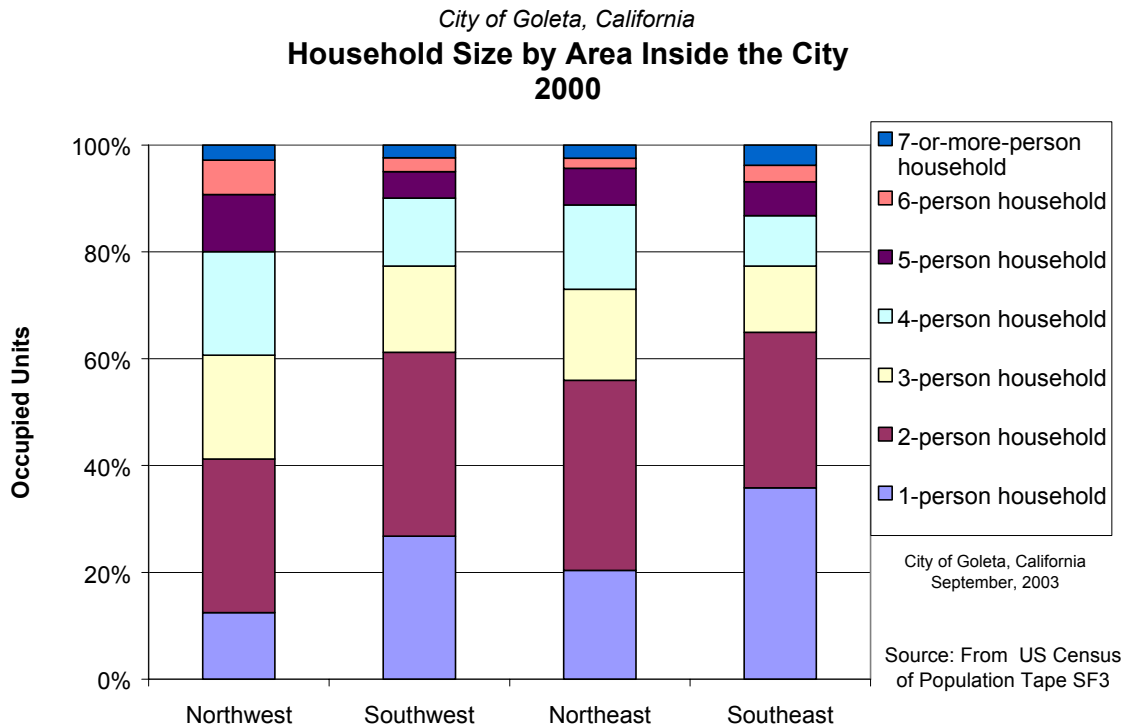
City of Goleta, California
 September, 2003

Source: From US Census of Population Tape SF3

Figure 18 looks at housing occupancy from a different perspective. It compares the household composition by size between the geographic areas of the city.

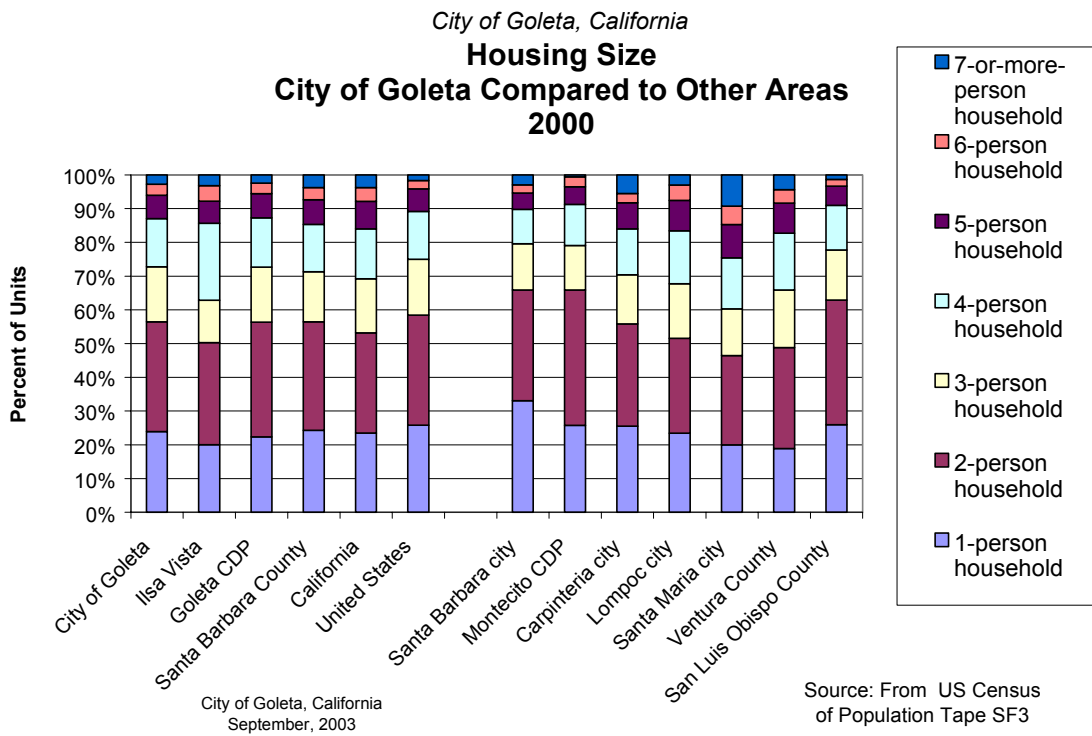
The Southeast has the highest share of housing units consisting of single person units (35% or 751), perhaps reflecting the high number of multiple family structures in that area. Similarly the Southeast has the next highest proportion of these households (26% or 907). Larger households (more than 4 persons) consist of nearly 40% (or 827) of all households in the Northwest, considerably higher than the other three areas, contributing to the high average occupancy of units there. The area also has a relatively low percentage of single occupancy housing units.

Figure 18



The composition of households by size in Goleta is consistent with the national average (Figure 19). However, on average the state has somewhat more of the larger households (four or more people) than the city. Relative to other areas Isla Vista has a high proportion of 4 person households, perhaps reflecting unrelated students sharing a unit (and perhaps with some larger lower income households as well). Both Lompoc and Santa Maria have relatively large households, while both the City of Santa Barbara and Montecito have proportionately smaller households as compared to state, county, and national averages.

Figure 19

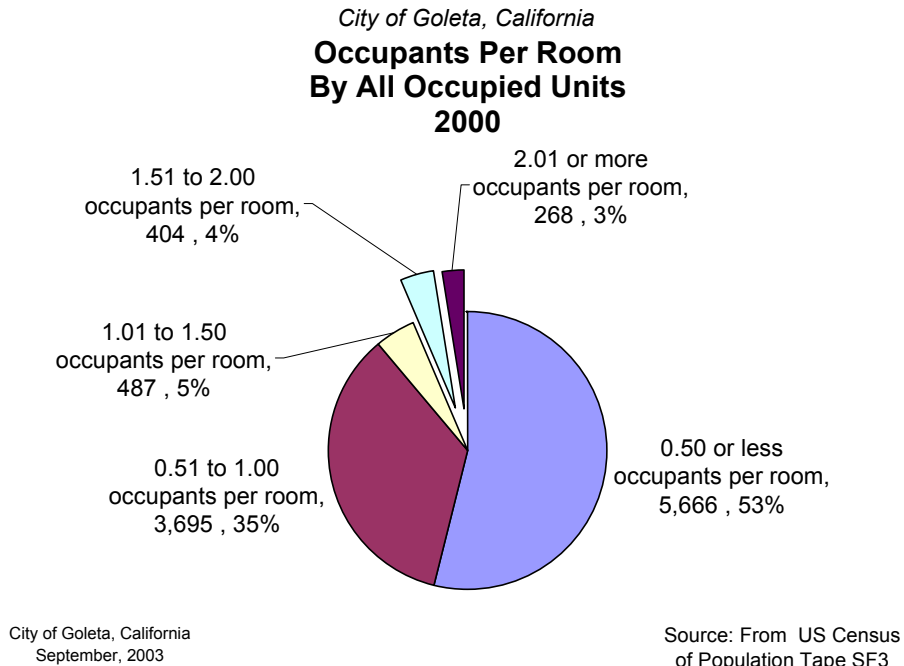


PERSONS PER ROOM

Overcrowding of housing units is considered a key element of the adequacy of housing in an area. State guidelines for general plans note that the Census defines “overcrowded” when occupancy exceeds more than one person per room.³ Households are considered “severely overcrowded” by the guidelines when more than 1.5 persons per room occupy the unit.

As shown on Figure 20, about 11% (or 1,159) of all units average more than one person per unit and are therefore considered overcrowded. 6% (or 672) of the units in the city are severely overcrowded with more than 1.5 persons per room. In contrast over 50% (or 5,666) of all units have less than .5 people per room.

Figure 20



³ Governor’s Office of Planning and Research, State of California General Plan Guidelines, 2003, July 2003, page 64.

State guidelines for developing general plans suggest localities assess overcrowding by tenure. Figure 21 does this by comparing the average number of occupants per room of housing units by tenure. As shown, most owner occupied units have less than 0.5 people per unit. While the number of renter occupied units with less than 0.5 people per unit is less than owner occupied, most of these units do have less than 1 person per unit. However, most of the units that have more than one person per room are renter units. (The number of renter units with more than one person per room may be influenced by the number of students in the area who tend to tolerate more overcrowded conditions.)

Figure 21

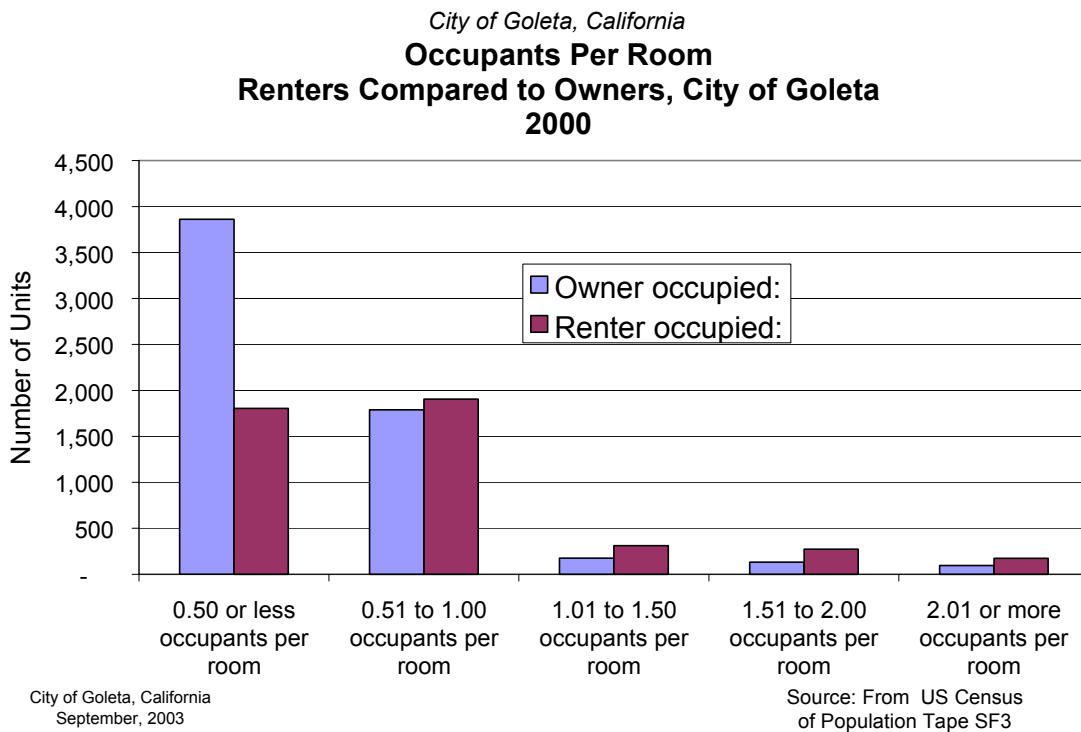


Figure 22 shows the distribution of potentially overcrowded units relative to other units by area within the city. As noted, most of the overcrowding is found in the south, even though the larger households (Figure 18) are found in the Northwest. This indicates that there are proportionately larger housing units in the Northeast (relative to the south) that can accommodate larger average household sizes without overcrowding. The Southeast has a particularly higher proportion of units with more than 2 people per unit. According to this Census data, overcrowding is relatively rare in the northern part of the city.



Figure 22

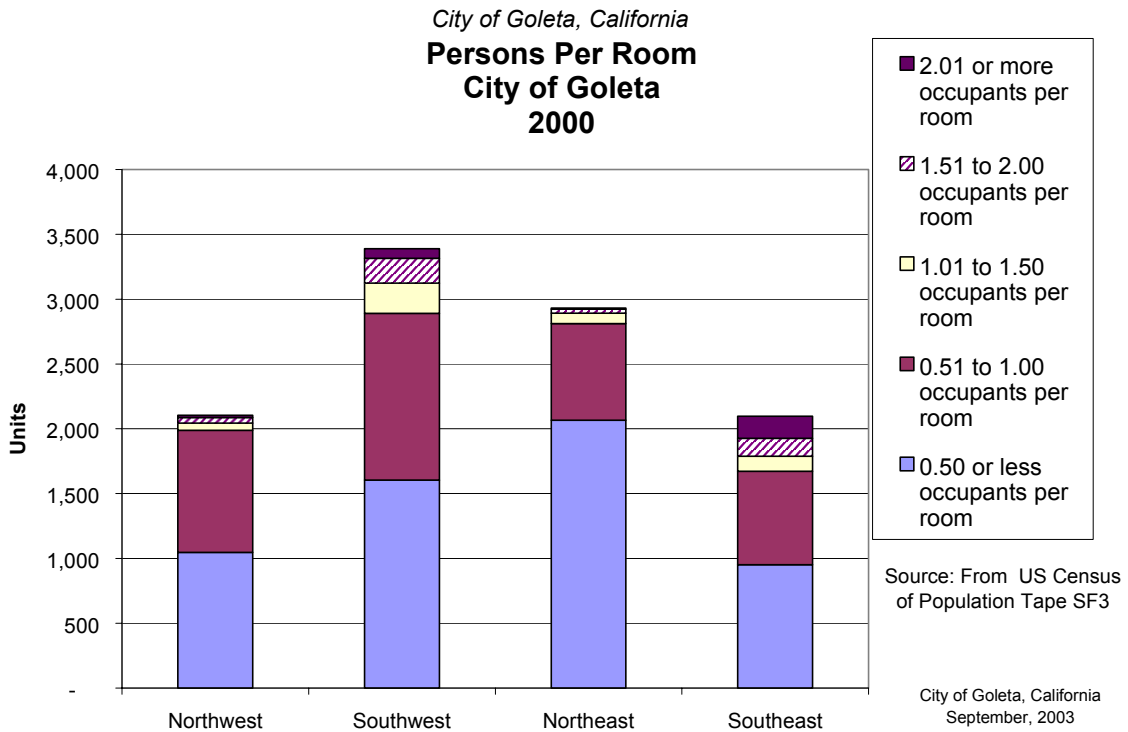
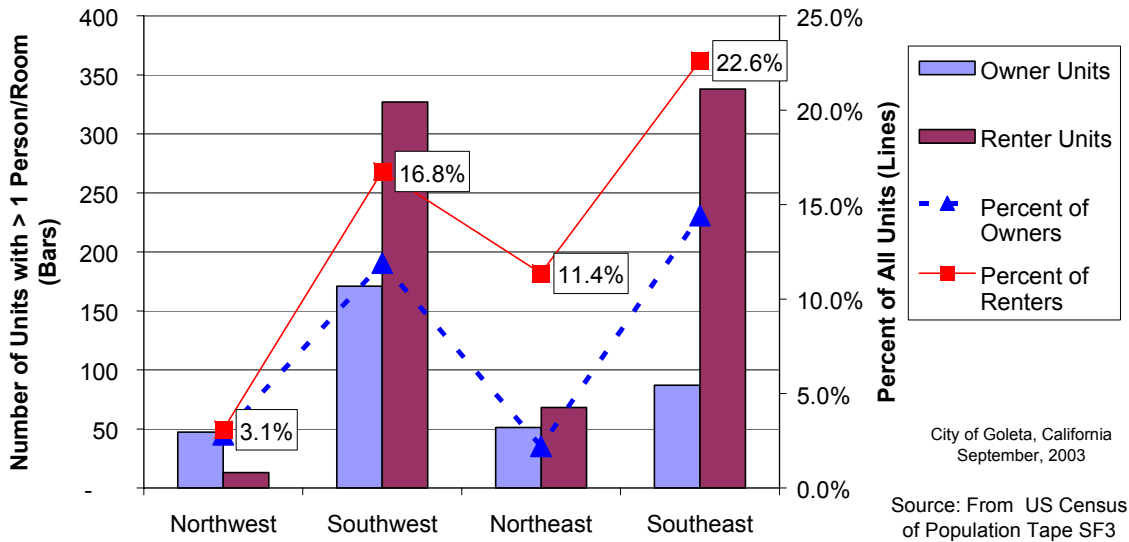


Figure 23 shows in detail the incidence of “severely overcrowded” (as defined by state guidelines) units by area of the city and by type of occupancy or tenure. It compares the number of units in each area by tenure with the percent of total units severely overcrowded. The largest number of “severely crowded” units is found in the southern half of the city (573 units out of a total of 672).

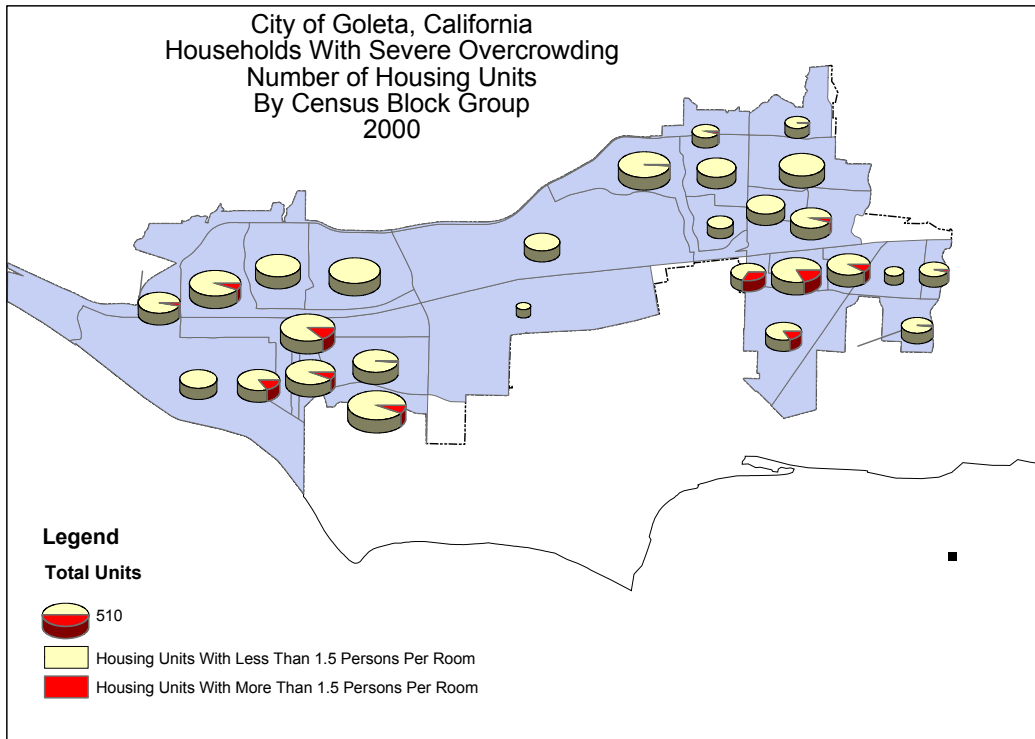
Figure 23

City of Goleta, California
**Housing Units with More Than 1.5 Person Per Room
 In City of Goleta by Area
 2000**



Map 4 shows in more geographic detail the general location of severely overcrowded units. In comparing this map with maps 1 and 2, overcrowding tends to be found in the same areas as both higher proportions of renter occupied units and multiple family structures.

Map 4



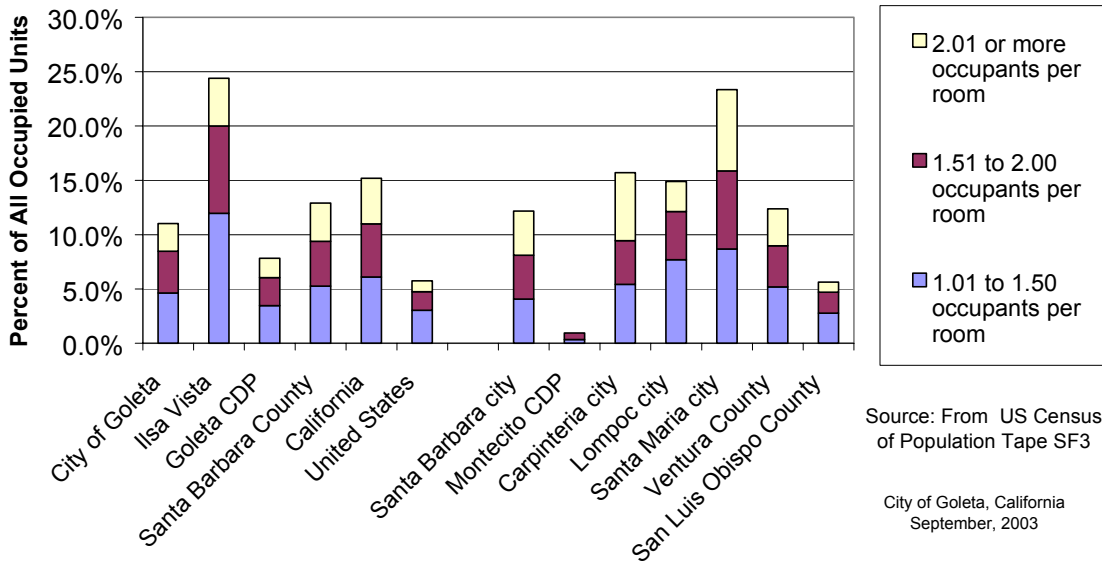
City of Goleta, August 2003

Source: 2000 US Census of Population--Tape SF3

The prevalence of overcrowding is less in the City of Goleta than the county or state averages, but higher than the national average (Figure 24).⁴ Over crowding is particularly low in Montecito, probably related to the higher incomes found in that area. (Similarly, the lower average for all of the Goleta CDP relative to the city of Goleta is probably due to the inclusion of Hope Ranch). In contrast, the Isla Vista area has a high proportion, likely reflecting a large number of student households. Overcrowding in Goleta is less common compared to the other cities in Santa Barbara County.

Figure 24

City of Goleta, California
Occupants Per Room
City of Goleta Compared to Other Areas
2000



⁴ Since students frequently reside in units that might be considered overcrowded, the relatively low amount of over crowding compared to other areas of the county is noteworthy, particularly because of the presence of a large number of students in the City of Goleta.

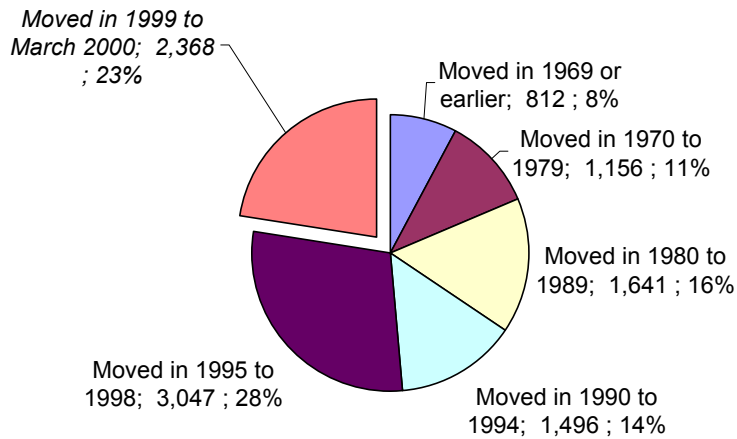
YEAR MOVED INTO UNIT

Figure 20 examines housing units by the year the units were occupied by the current occupants. As noted, the current tenants occupied over half the units since 1995. In contrast almost one in five (1,968) of the current occupants have resided in the same unit for 20 years or more.



Figure 25

City of Goleta, California
 Year Moved into Structure
 City of Goleta
 All Housing Units; 2000



There is a significant difference in how long people have lived in their homes between renters and owners. As shown on Figure 26, most renters have recently occupied their homes, with most of them moving in since 1995 (75% or 3,343). In contrast half the homeowners (3,128 out of 6,053) have resided in their homes since 1990, although a large number (2,073) did move in between 1995 and 1998.

Figure 26

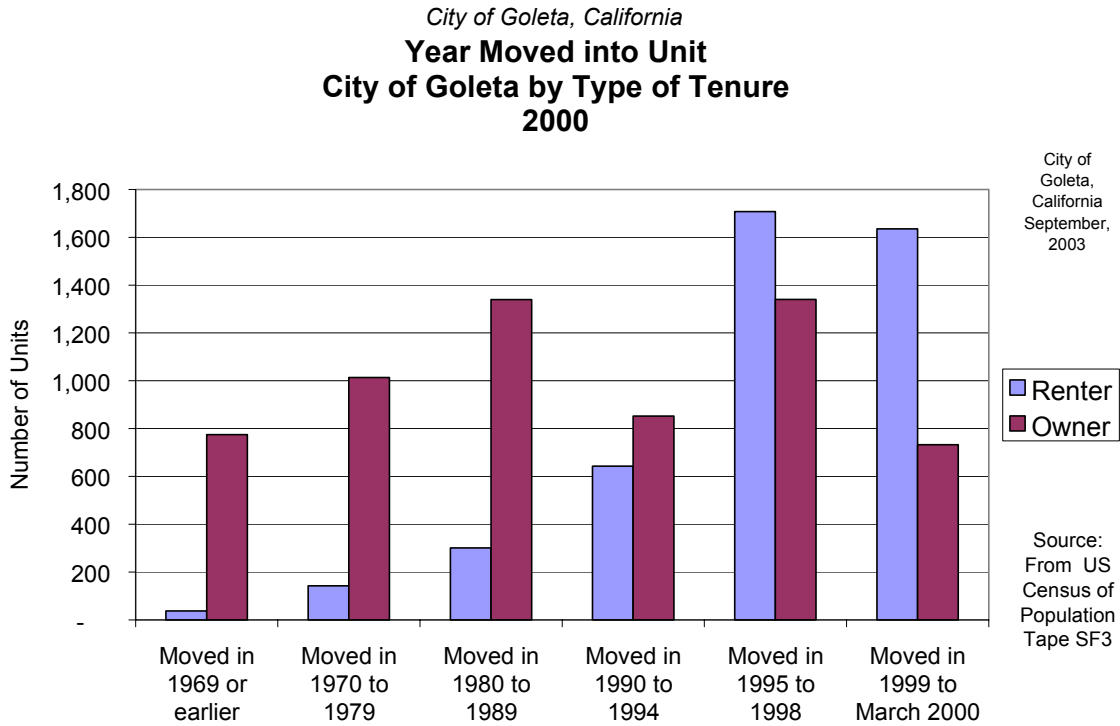


Figure 27 examines the length of occupancy by area of the city. As noted a relatively high number of the current occupants moved in their homes since 1995 in the south, related to the higher proportion of renters in those areas. The Northeast has the highest proportion of long term residents (moved in before 1980) of the four areas of the city.

Figure 27

City of Goleta, California
Year Current Residents Moved Into Unit
City of Goleta by Area
2000

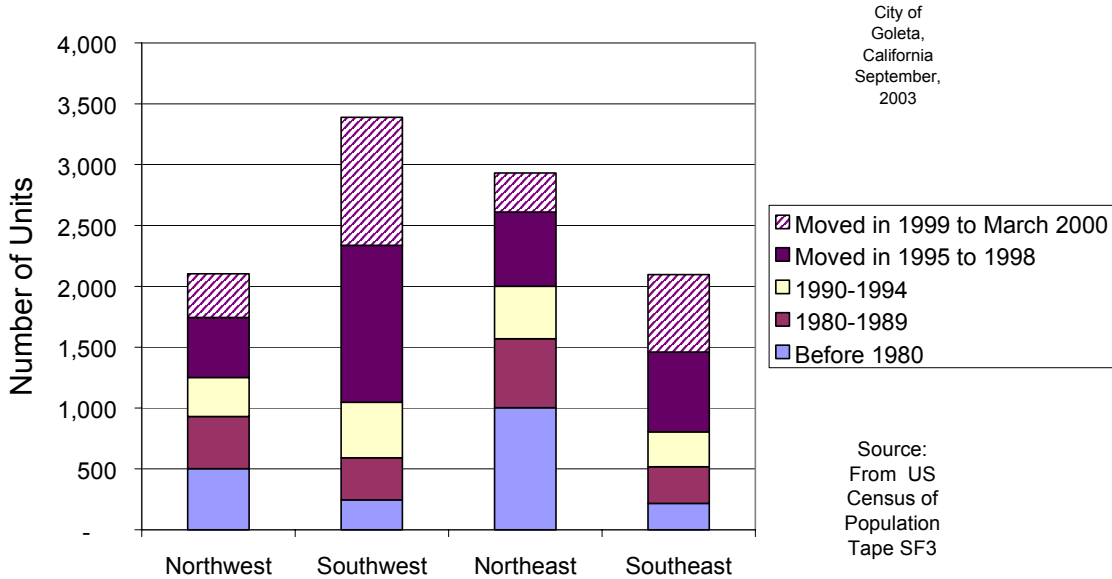


Figure 28 takes a closer look at the recent movers by area, examining those who have moved into the area since 1999. As noted the proportion of renters who moved into their homes in this time period is fairly consistent in each of the four areas. However, there is a wide variation among home owners. A relatively high proportion (almost 22% or 636 owners) of the owners has moved into the Southeastern area (Old Town), during the year preceding the census. In contrast a relatively low percentage of the owners (5.2% or 320 owners) in the Northeast did so.



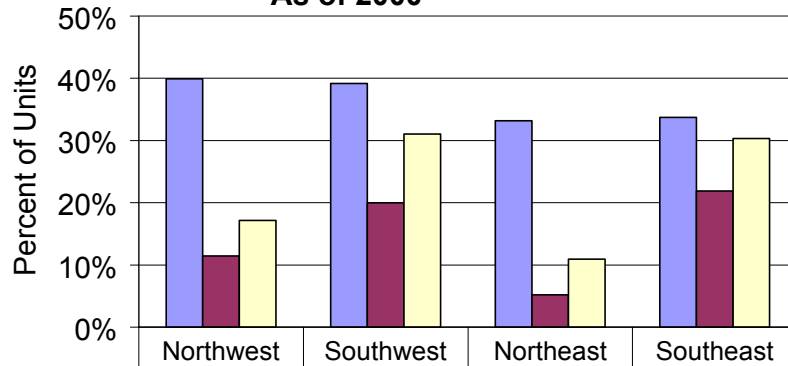
Figure 28

City of Goleta, California

**Households That Moved Into Current Housing Since 1999
By Percent of Units by Area in City of Goleta
As of 2000**

Source:
From US
Census of
Population
Tape SF3

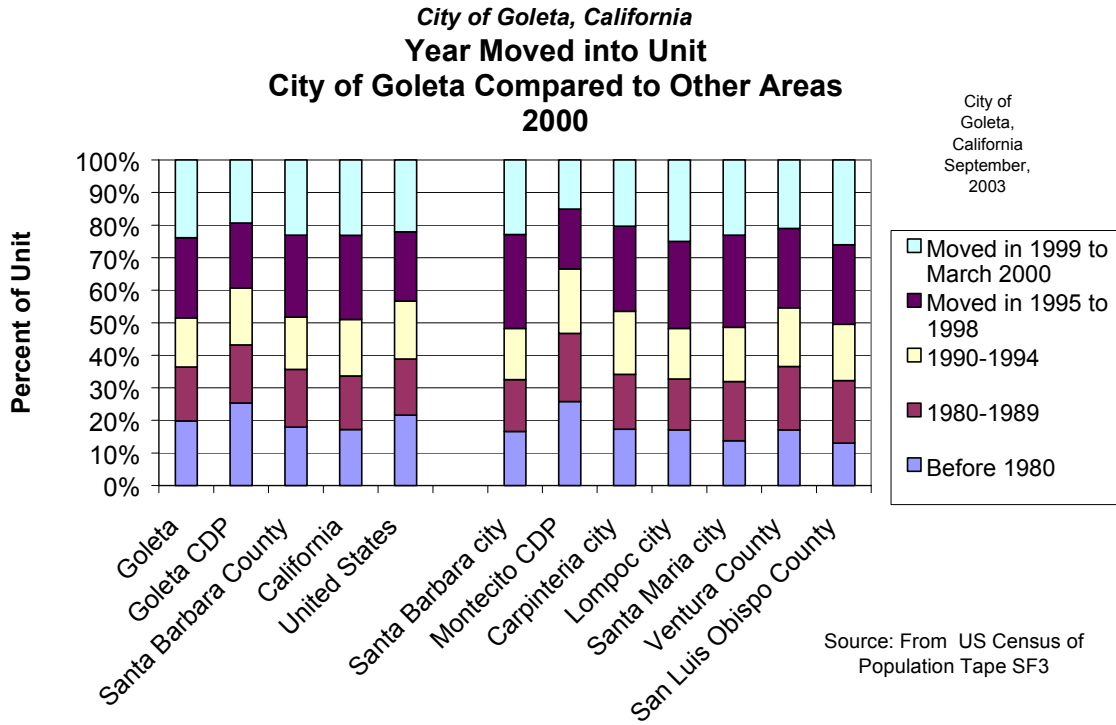
City of Goleta,
California
September, 2003



| | Northwest | Southwest | Northeast | Southeast |
|---|-----------|-----------|-----------|-----------|
| ■ Renters Who Moved in 1999 to March 2000 | 39.9% | 39.2% | 33.2% | 33.7% |
| ■ Owners Who Moved in 1999 to March 2000 | 11.4% | 20.0% | 5.2% | 21.9% |
| ■ All Occupiers Who Moved in 1999 to March 2000 | 17.1% | 31.0% | 10.9% | 30.3% |

Figure 29 examines occupancy patterns between areas. The occupancy pattern is very similar to that of the nation, but the area has somewhat more long term residents than the state. The larger Goleta area is higher than the county, state or national averages for long term residents.

Figure 29



PLANNING IMPLICATIONS FOR GOLETA

There is a wide variety of housing choices by tenure, structure type, size, number of bedrooms and other basic characteristics. This variety creates the varying physical character of existing residential areas.

Over two-thirds of the housing stock was built over two decades from 1960 to 1980 (68% or 7,331 of the 10,781 units). This is true for both the multiple family units and single family units. The units constructed were generally quality units for the time period constructed, developed as a part of tracts of homes in new subdivisions.



The city housing stock is roughly divided equally between multiple family and single family structures. Many of the single family units are owner occupied homes, occupied by people who have lived here for many years. The neighborhoods in the northern half of the city are predominately single family neighborhoods .

About 35% or 3,806 of the 10,781 units in the city, are multiple family units largely located in the southern part of the city. Multiple family units are evenly divided between larger complexes and smaller structures. The renters in these units are more mobile than those in the owner occupied units, with most of the owners occupying their units since 1995. Consequently the rental neighborhoods tend to be less stable with more turnover of residents.



About 6% or 693 of the total units are mobile homes found in a few, long established, mobile home parks.

Most single family homes are structures with three or more bedrooms while rental units are generally smaller.

The vast bulk of residential units experience no overcrowding, with only about 11% (or 1,159) of units are potentially overcrowded. Of these, 6% (or 672 units) are severely overcrowded as defined by state standards. These ratios of overcrowding are below county (13%) and state (15%) averages. Other communities in the area experience more overcrowding as well.

Most single family neighborhoods in the city are well established since the 1980s. Current residents have resided in these neighborhoods for a long periods of time, creating very stable neighborhoods. Such neighborhoods usually expect planning to protect and conserve the qualities of those areas that make them desirable for long term residence.



Approximately half of the city's households live in multiple family structures that tend to have residents that are more mobile in the housing market. These areas provide much of the community's more affordable housing opportunities. Planning measures that maintain and enhance the quality of these neighborhoods will be important to ensure housing for the residents who depend on these areas for residential opportunities.