



■ 260 North San Antonio Road., Suite B ■ Santa Barbara, CA ■ 93110
■ Phone: 805/961-8900 ■ Fax: 805/961-8901 ■ www.sbcag.org

STAFF REPORT

SUBJECT: Draft Regional Growth Forecast Public Workshops

MEETING DATE: June 7, 2007 **AGENDA ITEM:** 4

STAFF CONTACT: Brian Bresolin

RECOMMENDATION:

Receive report on Draft Regional Growth Forecast workshop comments and responses

DISCUSSION:

The draft forecast was presented in a workshop format in five county locations during the month of May. The next step in the forecast development process is a public hearing at the June SBCAG Board meeting providing the results of the workshops and additional opportunity for public input. The forecast is scheduled to be adopted at the August SBCAG Board meeting.

The workshop format included a PowerPoint summary of the draft forecast presented in three sections, including population, employment, and land use, allowing a break between each section for public input, questions, or comments. Staff prompted public input with a list of questions that solicited local information on regional trends. This presentation format was very well received in all areas. Poster boards showing material from the executive summary were displayed at the workshops, copies of the full report, Executive Summary, and CD-ROMS were also available. A copy of the presentation, tailored for each geographical area, is located on the SBCAG homepage; <http://www.sbcag.org/>. The location and date for each of the workshops, conducted at 7:00 in the evening, is shown in the table below.

| LOCATION | DATE |
|---|--------|
| Solvang City Council Chambers 1644 Oak Street, Solvang | May 15 |
| Lompoc City Council Chambers 100 Civic Center Plaza, Lompoc | May 16 |
| Santa Barbara County Board of Supervisors Hearing Room 511 East Lakeside Parkway, Santa Maria | May 17 |
| Santa Barbara County Board of Supervisors Hearing Room 105 East Anapamu St., 4th Floor, Santa Barbara | May 23 |
| Goleta City Council Chambers 130 Cremona Drive, Goleta | May 24 |

Public notices for the workshops were published in the following publications:

- Santa Maria Times - Sunday, May 13
- Lompoc Record - Friday, May 11
- Santa Ynez Valley Times - Tuesday, May 8 & Thursday, May 10
- Goleta Valley Voice - Friday, May 18
- Santa Barbara News Press - Sunday, May 20

The following e-mail press release was sent to all of the media outlets in Santa Barbara County on 5/8/07 and an e-mail of the same announcement to all the 3,000 contacts in the SBCAG database.

PRESS ADVISORY CONTACT: Gregg Hart (805) 961-8905

How much will the population of Santa Barbara County grow by 2040? What about each of the cities?

Learn about SBCAG's 2040 Regional Growth Forecast at a workshop near you.

- The Santa Barbara County Association of Governments would like you to hear about the recently completed draft forecast of 2040 population, employment and housing for each of the eight incorporated cities and the County of Santa Barbara. The public is encouraged to attend any of the upcoming workshops to hear a presentation and answer any questions about the draft forecast. The workshops will be held in Solvang, Lompoc, Santa Maria, Goleta and Santa Barbara in the month of May.
- Digital copies of the report and the Executive Summary can be downloaded from the SBCAG web site.
- Public comments on the report are due by June 15. Comments can be submitted at www.sbcag.org or mailed to SBCAG, 260 North San Antonio Rd., Suite B, Santa Barbara, CA 93110.

The Solvang Workshop was videotaped by a private individual and the Goleta workshop was taped by the City of Goleta.

Comments from the workshops varied and included local references to the economy, housing markets and demographic issues. More specifically the Solvang workshop discussion revolved around the validity of the SBCAG forecast relative to Census and DOF estimates and provided an opportunity to discuss the forecast relationship to the RHNA allocation. The Lompoc workshop provided some input regarding the potential of VAFB adding additional personnel and several hundred workers commuting from Lompoc to the Chumash Casino. The Santa Maria workshop provided comments related to potential additional employment growth potential as the Airport Specific Plan is implemented and the increasing number of retirees moving to the area. The Santa Barbara workshop yielded a discussion of the issues related to worker availability due to high housing costs and highlights of the demographic differences between the North County and South Coast in terms of household density and forecasted growth. The Goleta workshop provided yet another discussion of the RHNA allocation process and the method used by HCD to determine each counties fair share of housing need. Also discussed was the issue of service worker availability with high housing costs and the potential for high tech jobs in the South Coast.

The next section provides detailed comments from each of the public workshops, the SBCAG responses, and a list of the attendees.

Solvang Regional Growth Forecast Workshop, 5/15/07

Attendees: Santa Barbara County Supervisor Brooks Firestone, Solvang City Councilmember Jim Richardson, Solvang City Councilmember Linda Jackson, Bob Field, John Bowen (POSY), Bruce Thyron, Susan deWit (LAPAC), Doreen Farr (Santa Ynez Valley Alliance), Glen Wallace (SY Valley News, SM Times), Steve Pappas

Household Size

Councilman Jim Richardson - How does Santa Barbara County population growth compare with state population growth?

- Response- Growth is less in Santa Barbara County and other coastal areas compared to areas in the central valley, and Riverside/San Bernardino Counties and on par with SLO County.

Councilwoman Linda Jackson – Did you factor granny units into increasing household size?

Response- Granny units are considered separate housing units if they have independent cooking facilities and a separate entrance to the unit so they are not considered part of the existing household.

Supervisor Brooks Firestone – What is state growth forecast?

- Response – The State forecast and growth rate will be added to the report.

Bob Fields – You show the current population of Santa Barbara County at 419,000 but the Census Bureau and the UCSB Economic Forecast only show 400,000 people. How can the two starting place numbers be different?

- Response – The UCSB Economic Forecast shows a population of 418,000 in 2005, increasing to 434,700 by 2010. The RGF countywide 2010 estimate is 430,000. Other estimate comparisons are shown in the following table.

Difference Between UCSB Economic Forecast
and RGF 2010 Estimates (negative number is higher RGF)
%

| | Difference | Difference |
|----------------|------------|------------|
| | | % |
| Countywide | 4,500 | 1.0% |
| Buellton | - | 0.0% |
| Carpinteria | (400) | -2.9% |
| Goleta | (2,200) | -7.5% |
| Guadalupe | (100) | -1.4% |
| Lompoc | (100) | -0.2% |
| Santa Barbara | (2,600) | -3.0% |
| Santa Maria | 3,600 | 3.7% |
| Solvang | (400) | -7.7% |
| Unincorporated | 6,800 | 4.7% |

- The Census Bureau estimates program is relatively new and uses a different methodology than the Department of Finance estimate. The DOF estimate is incorporated into the RGF and also used by the UCSB Economic Forecast. The Census Bureau uses migration estimates based on income tax data vs. the DOF which uses drivers license change of address data. That is why the two estimates are different. The DOF estimates have been accurate to within a few percent when compared to the actual census counts in 2000. The Census Bureau and DOF are attempting to reconcile their methods.

Clarify what is Santa Ynez, is it the community, the Valley, does it include Los Alamos?

- Response - The Santa Ynez Valley includes the community of Los Alamos. The geography will be clarified in the final report.

On page 4 Appendix 2, Tables 1&2 don't match regarding Santa Ynez Valley

- Response – The table results have been rounded.

The forecast will drive the RHNA process; you should stop forecasting growth because it becomes a self-fulfilling prophecy.

- Response – The State Department of HCD provides the proportion of statewide housing need for each county regardless of what the local forecast is.

Supervisor Brooks Firestone – If an error is to be made – let’s make it on the conservative side. The UCSB Economic Forecast and the Census Bureau forecasts are lower, why not conform the SBCAG Regional Forecast to these lower projections?

- Response – The UCSB Forecast is 4,500 higher in countywide population for 2010. The Census does not provide a 2010 forecast. Staff believes the SBCAG forecast is conservative but will assess all public comments before finalizing the forecast.

Susan deWit – No one wants agricultural lands converted to housing. What is meant by no agricultural lands are assumed for housing, what about housing for agricultural workers that is permitted?

- Response – No Agricultural lands are assumed to be converted or rezoned for housing beyond that permitted in the local jurisdiction’s land use plan. Agricultural worker housing can be developed on agricultural land that is still in agricultural use. If permitted by the local land use plan, agricultural lands now in production may be converted to other uses.

Doreen Farr – State forecasts don’t factor in limitations on growth like limited water supply. Water basins have been adjudicated in Santa Barbara County and you should factor that reality into your growth forecast.

There is a general lack of water to support new development. Two basins, Goleta and Santa Maria have been adjudicated and this must be considered.

- Response – According to Rob Almy of the County Water Agency, the South Coast water rights are no longer being adjudicated while in North County some of these rights are close to being determined. According to a water supply and demand forecast Mr. Almy stated that there was adequate supplies to meet forecast demand as illustrated in the SBCAG RGF.

Employment

John Bowen – The RHNA process will penalize the entire Santa Ynez Valley by requiring new zoning for housing required by employment growth generated by the City of Buellton.

- Response – The upcoming RHNA methodology has not been developed so we don’t know how the jobs factor will play into the allocation at this time.

Councilwoman Linda Jackson – More Santa Ynez Valley residents are working from home and this intensification creates more spin off jobs.

- Response – A large proportion of new jobs are the result of small business development in the service sector of the economy.

Councilman Jim Richardson – Many more employees also telecommute from home part of the time.

Bob Fields – The forecast for unincorporated Santa Ynez Valley Growth is front-loaded, Why? For example, the Dunn School renovation project is large but does not necessarily result in new employment

- Response – Employment estimates for local areas are the result of new projects proposed, permitted or under construction and there are some notable projects in Los Alamos and SY. Staff will reassess the Dunn school and other projects on the employment forecast.

Your previous forecast showed significant job growth but reality was a decline in jobs.

- Response - There are no actual job counts (other than year 2000) for the smaller jurisdictions. Retail sales increased in Buellton while it dropped slightly in Solvang. There is a lack of data for SY unincorporated area. New projects, wine industry tourism and the Chumash Casino are expected to stimulate future job growth.
- Response - Comments in the UCSB Economic forecast confirm employment growth in the valley. “Total Valley employment growth was slightly negative in 2005 after a really strong year in 2004. Based on incomplete sources, we estimate 2006 total employment growth as a small positive number. Complete source data for 2006 will not be available until much later in the year. Our long term outlook for job growth in the Valley is for steady and gradual growth; not spectacular growth.”

John Bowen – Why not show reduced short-term job growth?

- Response - The employment forecast methodology interpreted the Dunn School project as a large employment generator but in reality the work is renovations with a constant employment. This project and its implications will be re-examined.

Steve Pappas - Why do you do a 35 year projection? Can't you do a shorter term forecast?

- Response – A 20 year long term forecast is a minimum requirement of the Federal Highway Administration for long range transportation planning. SBCAG does forecast in five year increments.

Bob Field – Page 47, Appendix 4, Table 29, There are two different employment growth figures for the Santa Ynez Valley and the County total differs from information presented elsewhere.

- Response – Noted. The final report will reconcile these differences.

Steve Pappas - There are a number of vacancies in commercial building in the Valley. You should factor in this declining commercial activity in your employment growth projections.

- Response – We will confirm our employment assumptions for the valley area. As noted in a previous comment the UCSB Economic Forecast assumes continued (albeit modest) employment growth in the valley.

Supervisor Brooks Firestone – I expect there will be a reduced growth in the need for farm laborers due to mechanical planting and harvesting.

- Response – According to the County Agricultural Commissioners Office mechanical harvesting may be more common in the future however not all grapes lend themselves to this type of harvesting. High end grapes are still selected and picked by hand so the influence on employment may not be dramatic.

Land Use

Supervisor Brooks Firestone – Vandenberg Air Force Base is planning to add 600 new housing units.

The forecast should include a section describing the many variables that could change forecast assumptions like a pandemic, major employers leaving the area, the weak dollar and illegal immigration reform.

- Response - Vandenberg narrative in the forecast will be modified accordingly.
- Response – Other variables that may influence the forecast will be noted.

Bob Field – Dunn school development is largely refurbishing existing classrooms and modernizing facilities over a ten year period and will not result in significant new employment opportunities.

- Response – Comment noted and modifications to the employment forecast will be assessed.

The table on page 9 has a discrepancy between the numbers of potential residential housing units in the unincorporated Santa Ynez Valley. The Santa Ynez community plan estimates 1,538 units. Community Plan allows mixed use and up to 4 houses per each agricultural parcel for farm employees.

- Response – The potential housing capacity was provided by County representative David Matson and is the result of a more refined GIS based assessment of environmental, and infrastructure constraints. He is aware of the discrepancy. Further discussion with the county about this matter is necessary.

How do you address mixed use in the build out estimates? What about 2nd units, ag., housing?

- Response – Generally mixed use and second unit potential is incorporated in the residential buildout assessments provided by local jurisdictions, and described in their recent Housing Elements. These buildout estimates are then incorporated into the forecast assumptions. Staff will talk to the local planners about these issues and describe how these issues are addressed in more detail.

Lompoc Regional Growth Forecast Workshop 5/16/07

Attendees: Lompoc Mayor Dick DeWees, Carol Josh, Bea Merwin

Population

Carol Josh_- Does your population estimates include residents of convalescent hospitals?

- Response – The total population does include the population of convalescent hospitals. They fall into the group quarters category of the forecast population.

Mayor Dick DeWees – Have you included new growth planned at Vandenberg? I have heard some of the personnel from bases closed through the most recent BRAC process, e.g., China Mtn., Pacific NW, Onazuka (Bay Area), Cheyenne Mtn., will be relocated to VAFB. In the hundred's not thousands.

- Response – The narrative regarding Vandenberg will include the reference noted above. Modest growth at VAFB does account for increase in growth due to the BRAC process.

Mayor Dick DeWees - School enrollment is declining. Schools being closed are Los Padres, Maple, El Camino Middle School

- Response – Noted and reference will be incorporated.

Mayor Dick DeWees - Denny Anderson – Lompoc Chamber of Commerce 736-4567 might have good information on changes at Vandenberg.

- Response – Comment noted and contact will be made.

Employment

Mayor Dick DeWees – The Chumash Casino has had a significant impact on housing in the Lompoc Valley. There are currently 400 local residents employed by the Casino.

- Response – Comment noted and will be incorporated into the report narrative.

The wine industry will continue to grow in the Lompoc Valley adding service sector jobs.

- Response – Comment noted and will be incorporated into the report narrative.

The City is planning to install fiber-optic cable to every business and residence in Lompoc. This will deliver high speed internet to every house and attract more telecommuters to Lompoc.

The penitentiary has reduced its status from high security facility to only medium security and as a result they have lost some jobs (about 100). It's not likely to expand in the future.

Spaceport Museum a few years away

- Response – Comments noted and will be incorporated into the report narrative.

Land Use

Mayor Dick DeWees – Many of the new homes in town are being purchased by Lompoc residents who want to upgrade. (80% of the purchasers of La Purisima were folks in Lompoc who were upgrading). There is not as much migration from South County as many thought would occur.

- Response – Comment noted and incorporated into report narrative,

Santa Maria Regional Growth Forecast Workshop 5/17/07

Attendees: Laurie Tamura and David Swaink UPC, Joyce Ellen Lippmann AAA, Diane McCue and partner, RHA , and Joseph Mendez.

Population

Diane McCue – Is job growth in north county constrained by housing?

- Response – To the extent that growth in the local resident workforce is limited by housing. Other workers could commute into the north county from south San Luis Obispo County.

Employment

Laurie Tamura – Santa Maria will continue to experience growth in services, what is included in that category. The airport specific plan is targeted for higher paying jobs. There is another 10,000,000 square feet of industrial square footage planned in Santa Maria. I hope the forecast recognizes the growth in higher paying industries in Santa Maria, its not just ag and services anymore. An example is Cafe FX, video animation that has upwards of 200 employees. The South Coast commuter population will demand that industry move north as gas prices become unbearable. Value added agricultural services is a growth industry.

The airport specific plan is the key to Santa Maria's future economic growth. The airport just received \$2,000,000 from the FAA to extend the runway. This area will become the service area for corporate jets in California because the other areas in the state are at capacity.

- Response – Comments noted and will be included in the narrative.

David Swenk – There is also significant expansion in medical services, e.g. VA Clinic, Marian Hospital expansion, occurring in the Santa Maria area because there have been facility closures in southern San Luis Obispo County.

- Response – Comments noted and will be included in the report narrative.

Land Use

Laurie Tamura – make sure you are considering all the land Santa Maria has recently annexed.

- Response – The forecast includes currently annexed land, however if it’s not yet annexed it is not considered.

Clarify if buildout includes agricultural land currently vacant but designated residential and if ag. lands in urban areas designated ag. is assumed to convert to residential.

- Response – Ag land designated residential would be considered in the buildout assessment. Ag land in urban areas designated ag are not considered in the buildout assessment.

The number of pending or approved residential units in Orcutt is more like 1,200 units (vs. 3,000).

- Response – The assessment also includes units currently under construction. The presentation shows 2,000 units not 3,000. The specific projects include the following;

| | |
|-------------------|----------------|
| Ranco Maria | 203 |
| Orcutt Gateway | 66 |
| Bradley Village | 280 |
| Orcutt Plaza | 6 |
| Centex | 6 |
| Stonegate | 44 |
| Old Mill Run | 60 |
| Orcutt Creek | 16 |
| Knollwood Meadows | 32 |
| Centex Homes | 141 Single Fam |
| Rice Ranch | 494 Single |
| Rice Ranch | 231 Condos |
| Centex Homes | 160 Townhomes |
| Vintage Ranch | 52 |
| Harp Springs | 44 |
| Cobblestone | 57 |
| Mesa Verde | 64 |
| Jemspms Cross | 55 |
| Total | 2,011 |

North Hills should not be considered part of Orcutt – it’s in its own universe.

- Response – Comment noted and reference changed.

David Swenk - DJ Farms has 980 units, not the number you have listed.

- Response – Comment noted

Laure Tamura – The growth in jobs you have estimated for Santa Maria does not accurately reflect the potential for growth.

- Response – The jobs forecast for Santa Maria is the highest in the county. When compared to the land use buildout assessment all the potential land is in theory, utilized.

David Swenk – What percentage of job growth is farm worker jobs?

- Response – Farmworkers are in the agricultural sector or the employment forecast that increases from 10,400 in 2005 to 15,000 in 2040 for the Santa Maria Region.

Joyce Lippmann – Do you project a constant rate of retirees moving into the area? The growth in Orcutt is being fueled by people cashing out and retiring in the central coast. There is a bank on every corner that reflects this income growth.

- Response – We do not track retirees specifically due to lack of data. Medicare enrollment by area and DMV Drivers license change of address data by age is no longer available.

Laurie Tamura - 50% of the homes sold in Orcutt are sold to retirees. Contact Marian Medical Center and the Senior Center for numbers and trends on seniors. Seniors are younger and buying large, not small, houses.

- Response – Noted and references will be contacted.

David Swenk – The Orcutt School District is dealing with declining enrollment right now.

- Response – There are student transfers affecting the Orcutt district enrollment but the total number of students is increasing in the area.

Joyce Lippmann – Marian Medical Center may have a good statistics on the aging population they serve. The demand for transit is from SLO to Santa Maria.

- Response – Comment noted and reference will be contacted.

Laurie Tamura – My perception is there are a lot of people commuting from Santa Maria homes to San Luis Obispo jobs.

- Response – Comment noted and additional traffic count data will be reviewed.

Growth in Nipomo is severely constrained by inadequate water supply. They are looking at not issuing any new water permits. They are even considering desalination facilities.

- Response – Comment noted.

David Swenk – Orcutt has the same problem – they didn't buy into state water project. They need outside users agreements for water and Santa Maria does not sell water to commercial users, unless they annex. Orcutt Plaza (Quail Run) a 200,000 sq. ft. shopping center annexed to the City of Santa Maria.

- Response – Comment noted.

Laurie Tamura – The environmental constraints that may be required to protect the tiger salamander could reduce growth potential.

- Response – Comment noted. The environmental constraints are not known until project specific review is made. That's why we refer to the buildout as theoretical.

David Swenk – The agricultural community is also facing the same issues pertaining to fairy shrimp, red-legged frogs and tiger salamanders. Mahoney Ranch requires a habitat plan. Bradley Ranch potential impacted by Tiger Salamander.

- Response – Comment noted.

Laurie Tamura – What is the explanation for the reduction in growth from the previous forecast?

- Response – A reduced household size forecast as well as revised employment and land used assessments.

Joyce Lippmann – The DOF consistently under estimates growth in the older population.

- Response – Comment noted.

Will the forecast influence future SBCAG Board decisions regarding transit service increases?

- Response – The forecast is used for inputs to traffic modeling that results in information that can influence transit service decisions.

Diane McCue – when you look at the housing jobs balance do you look at that for every region of the county?

Response – Yes, there is a table that estimates jobs housing ratio's for every area of the county.

Santa Barbara Regional Growth Forecast Workshop 5/23/07

Attendees: Ted Tedesco (Montecito Association), Adam Engstrom, Darren Greve (Solimar Research), Chris Rich, Mike Hackett (SB County Planning & Development), James Kyriaco (Supervisor Janet Wolf's office), Pat Mickelson (Caltrans), Sherrie Fisher (MTD), Lauren Hanson, David Landecker (CPA), Barry Siegel

Population

Ted Tedesco – This forecast is 39,000 less than the previous forecast what factors changed?

- Response – This is due to change in the trend of household density from increasing to decreasing and reduced birth rates and lower land use buildout

Barry Siegel – Do you have any information on numbers of employed by households?

- Response – Yes, there is a table showing workers per household assumptions for all areas of the county.

Ted Tedesco – You show a large increase in population in the county. Is there a county general plan? Perhaps you should specify County unincorporated area? Shouldn't population growth occur in cities.

- Response – There is a county general plan and a number of community plans that provide growth policy for the unincorporated areas. The majority of unincorporated area growth is in the Orcutt area adjacent to the more urbanized City of Santa Maria. The final report will be more clear about County Unincorporated areas.

David Landecker – One slide said there was a decrease in household size and another showed an increase in household size, which is it?

- Response – Its both, the south coast has a declining household size while the north county has an increasing household size so over all the countywide average shows a small increase.

Why does the aging baby boomers impact the population of south county but not north.

- Response – The population in the north county is much younger overall so the aging of the population is not as much of a significant factor.

Unidentifiable Woman - How do you capture in-migration of retirees? Could there be a large population not captured in the forecast?

- Response – We do not capture retirees specifically due to lack of appropriate data to track their movement. The population is constrained by housing capacity so regardless of the age distribution they are captured in the forecast. The final report will more closely examine retirees as an in-migrant trend.

Sherrie Fisher – Employers are having a difficult time retaining and attracting employees. We are seeing employees commuting longer distances.

- Response – Comment noted

Adam Engstrom – What about a major medical breakthrough like curing cancer – how would that change the forecast?

- Response – Yes that would require a revision of the mortality assumptions in the forecast.

Chris Rich – The model for in-migration is impacted by employment, how does that account for increasing number of commuters? So is housing the constraint?

- Response – The resident workers are constrained by potential new housing with the remainder of workers for new jobs filled by commuters.

Employment

David Landecker – Why does Lompoc have trouble attracting employers?

- Response - A comment from the Lompoc workshop suggested the distance from the 101 freeway may be a contributing factor.

James Kyriaco – Won't growth in the wine industry cause more employment growth in the Santa Ynez Valley?

- Response – Yes but, many of the wine industry workers are seasonal and only in the area during the picking season and there is increased mechanization of the harvesting process.

David Landecker – With the shifting population to north county have you looked at the growth in the number of commuters?

- Response – Yes, there is a table comparing workers with jobs on Page 51 of the Employment Appendix. In addition, commuting was compared with the potential for future housing potential in adjacent counties and found have adequate capacity.

Ted Tedesco – There is a growing backlash against increasing density. Doubtful the local plan residential capacity will be realized.

- Response – The residential capacity is considered theoretical. The building rate limit does reflect historical limits in some areas due to objections about growth.

David Landecker – As housing gets increasingly expensive the people are moving here with portable jobs or are already wealthy. Therefore new housing creates economic growth. They are not coming here to get a job, but are creating jobs – the need for maids, gardeners, restaurant employees, etc. Where will these lower income workers live?

- Response – They may be commuters, renters in the local rental market or potentially lower wage student workers.

Chris Rich – One of the biggest economic assets the south coast has is UCSB. The entrepreneurial dynamism of spin-offs from UCSB will have a big effect on future economic growth

- Response – With the approval of the Cabrillo Business Park, airport expansion, and the research capability at UCSB there could be some new high tech jobs created in the area.

Sherrie Fisher – While we have more people moving in with money the jobs we need to fill will be harder to fill in time because housing is unaffordable to anyone without wealth.

- Response – Comment noted

Barry Siegel – Do your employment figures include the self-employed?

- Response – Wage and salary employment from the State Employment Development Department does not track self-employed, however the number of self employed is referenced in the report. It should be noted that in all California there was a significant growth in businesses without employees, just the owner.

Chris Rich – Mark Schneipp’s latest forecast included a small study to relate new housing purchases to the percentage of self-employed and found an increasing rate of correlation.

- Response – Comment noted.

Land Use

Ted Tedesco – There is not enough discussion of public employers increasing compensation to get and retain employees, there is a lot of hand wringing and complaining occurring in the public dialogue. The private sector recognizes this reality and pays people more to live in expensive locations. Successful enterprises need to understand they have to do what it takes to stay in business.

- Response – Comment noted. Public sectors do not have the flexibility the private sector has.

Barry Siegel – UCSB and Cottage hospital both understand this reality and are building housing for their employees. If land is expensive, density will increase. I’m surprised there aren’t even more high density projects occurring.

- Response – Comment noted.

James Kyriaco – Where is the eastern Goleta Valley located in your tables?

- Response – It would be included in the unincorporated Santa Barbara area.

David Landecker – does the Santa Maria Valley growth include the North Hills project.

- Response – No, it has not gone through the development review process nor has a development plan been submitted.

Barry Siegel – Why do you show the south coast with more jobs than north county even 30 years in the future?

- Response – The South Coast has some of the largest employers such as UCSB and an existing larger proportion of jobs.

David Landecker – Is there a common measure for number of houses required for employees?

- Response – Yes, there is a workers per household density factor noted in the Employment Appendix.

Ted Tedesco – What sort of counts do you have regarding commuting across county lines?

- Response – The figure in the presentation shows inter- county commuting from year 2000 Census data and updated based on more recent traffic counts of 15,000 from Ventura and 10,000 from SLO.

Chris Rich – Are those cross county commuting figures workers or cars?

- Response - Those are workers in the 2000 Census.

Barry Siegel – Most residents of Ventura County commute to Los Angeles County not Santa Barbara County. How will these forecast results be used to select projects for Measure D? Are you planning to run a new traffic model based on this forecast?

- Response – The Ventura county data is for Western Ventura whose commuters also commute north to Santa Barbara County.
- New traffic modeling will be completed as staff time is available.

Adam Engstrom – Do you assume the number of acres of agricultural lands will stay the same over time?

- Response – We assume currently zoned agricultural land continues to be agricultural.

Ted Tedesco – Your forecast doesn't factor in the rate of build out over time. My belief is it will slow over time.

- Response – The forecast does assume a cap on the rate of residential development based on a historical average. Some areas will run out of residential land and slow overall county growth.

Adam Engstrom – Which one reaches build out first, commercial, residential?

- Response – Depending on the region the residential may buildout first or the commercial, retail, industrial.

Chris Rich – Your forecast does look at change in five year increments, right?

- Response – The forecast is in five year increments.

David Landecker – How often do you update the forecast?

- Response – The forecast is updated approximately every five years.

Adam Engstrom – Does the rate of growth decreasing over time reflect the demographic changes north and south county?

- Response – It reflects a decrease in household density and more limited residentially zoned land.

Goleta Regional Growth Forecast Workshop 5/24/07

Attendees: Goleta City Councilmembers Michael Bennett and Jonny Wallis, Bill Gilbert, John Fox (Goleta Sanitary District), Pat Kistler (SB Association of Realtors), Cecilia Brown, Bob Easton (Goleta Planning Commission?) Steve Chase (City of Goleta), Jennifer Stroh & Nicole Cerra (Friends of Coal Oil Point Reserve), , Jessica Grant (Penfield & Smith), Margaret Connell, Tucker Franklin, Gilbert Perleberg

Population

Cecilia Brown – How do you define households?

- Response – A household is an occupied housing unit so no vacant units are included or are group quarters such as the dorms at UCSB.

Bob Easton – To what degree is it possible for local agencies to enact policies to counter some of the trends you forecast? How much variation is there in your forecast for those policy changes? So, the current local general plan constraints are what you forecast? If local agencies change policies how would it affect your forecast? I'm concerned that if you forecast it – it will come – at least in the form of the RHNA allocations from Sacramento.

- Response - The current policies are incorporated into the forecast subject to revisions when the forecast is updated. The RGF is a 35 year forecast vs. the RHNA a 7.5 year forecast provided by HCD. The RHNA is more than the growth forecast as it also includes a requirement for vacant units and demolitions increasing the overall allocation and looks at housing by income level.

Margaret Connell – Your population projections for Goleta include all of the residential units contained in the general plan?

- Response – The forecast uses the Housing Element assessment of residential capacity for the City of Goleta.

Employment

Cecilia Brown – Is UCSB’s new Long Range Development Plan factored into your forecast?

- Response – Since it has not gone through Coastal Commission review and formally approved it has not been included. However these large projects will be described in the forecast and notes as potentially increasing the population if approved.

Land Use

Pat Kistler – How do you measure the unexpected consequences of mixed use? Many people are moving into the area from southern California into mixed use condominiums and using them as vacation homes.

- Response – The mixed use is evaluated in the recently updated housing elements and so addressed in the buildout capacity referenced in the Land Use Appendix of the forecast. Mixed use and the other variations will be discussed with the local planners to assess its impact on the forecast

Cecilia Brown – How does your housing growth forecast numbers relate to the RHNA process? If the RHNA process required local agencies to rezone for 17,000 additional housing units for a five year period and the next five year increment will likely add another large number won’t we quickly exceed your projections?

- Response – The RGF buildout capacity countywide is greater than the HCD allocation. The previous 17,000 total units were never built so that there is a remaining capacity. Our expectation is that the next RHNA allocation will be lower than before since the DOF forecast is much less than before.

Steve Chase – How do environmental constraints or quality of life factors relate to your forecast? What if the general plan merely forecast the potential for build-out without considering limitations created by environmental constraints?

- Response – The RGF considers commuting and jobs housing factors and integrates the communities growth policies as described in the general plan and housing elements buildout estimates. The RGF is also used by the APCD in their air quality planning.

Cecilia Brown - How are the RHNA numbers generated from this forecast? What is the greatest use for this forecast. Is there a discrepancy between your forecast and the State's forecast?

- Response – The countywide RHNA numbers are generated by HCD not SBCAG. The RGF is used for traffic forecasts in the SBCAG traffic model. The state forecast also included a requirement for a 4 percent vacancy rate and replacement housing for demolitions so several thousand additional units are added to the forecasted household growth.

Bob Easton – You allocate the RHNA numbers within the County of Santa Barbara, is that done through a dickering process? Did anyone get less than they wanted? If there is more allocated to the County than the community says it wants, how does local planning affect the process? How do the different attitudes toward growth around the state become integrated into the RHNA process statewide? Is there a need for more market rate housing in this community? Does the state focus its effort toward creating more affordable housing?

- Response – The allocation process uses an agreed upon methodology and we don't recall anyone getting less than they wanted. Depending on if the allocation surpasses the capacity of the jurisdiction there may have to be some adjustment to the zoning capacity through the local planning process. The state is attempting to allocate a fair share of statewide housing need to each county so every jurisdiction plays a part in providing housing. The HCD allocation has market rate as well as an affordability requirement. The SBCAG board makes the final allocation to jurisdictions and the City is represented on the Board by Councilwoman Jonny Wallis, current board chair

Margaret Connell – Do you look at the potential for additional commercial and job growth and integrate those forecasts into the RHNA process?

- Response – In the previous RHNA allocation existing not forecast job were used in the allocation since we did not have a forecast of jobs by local jurisdiction.

Bob Easton – Your forecast shows service jobs will increase, employees in the service sector will need affordable housing opportunities - not market housing.

- Response – There is a large potential supply of service type workers with the 20,000 University students.

Cecilia Brown – I commonly see three families living in the same house. Household size will continue to increase in the future as the price of housing continues to outpace income growth.

- Response – To some extent the high cost of housing has driven some families away and decreased household size. However, the cost may create overcrowding as well.

Bob Easton – What is the employment impact of each \$1,000,000 grant UCSB receives?

- Response – The multiplier affect should be addressed in the Long Range Development Plan and EIR when released for public review.

Conclusion

TPAC members should all reflect on this input and provide recommendations to staff on how we might address some of the more challenging issues such as, impacts of housing costs on workforce retention and future commuting, impact of mixed use and new forms of condominium housing developments on population growth and buildout potential, and the implications of short term growth trends to the RHNA allocation are a few of the issues staff would benefit from your counsel. A public hearing on the draft forecast will be held on June 21.