

STAFF REPORT

SUBJECT: Regional Growth Forecast (RGF)

MEETING DATE: September 6, 2007

AGENDA ITEM: 5

STAFF CONTACTS: Michael Powers, Brian Bresolin

RECOMMENDATION:

Review and comment on proposed final editorial changes to final Regional Growth Forecast.

DISCUSSION:

At the August 16th SBCAG meeting the board adopted the Regional Growth Forecast and authorized staff to make technical changes identified in the staff report including changes requested by the City of Goleta peer review as feasible and revisions to the water supply language in appendix 1, page four. The following material reflects changes to the final adopted RGF. Included are changes due to input from public workshops, a new Appendix that provides a description of the public input process, a summary of the EPS comments, and editorial changes based on the EPS report.

SBCAG staff appreciates all the time and effort TPAC and others have put into the review and final adoption of the RGF. Thank You

Final Changes to the Regional Growth Forecast

Report Location: Page 22 Executive Summary

Public Input

Following a year of review and comment on technical reports on the various parts of the growth forecast by planning agency staff and others, in January 2007 an administrative draft of the RGF was sent to TPAC representatives for their review and comment. TPAC approved the draft for consideration by the SBCAG Board and the public. A briefing was held for the SBCAG Board on April 19 and the Board authorized the draft forecast report for release on that date. To solicit public input, workshops were held in five county locations during the month of May. The public workshops were advertised in local newspaper ads countywide, on the SBCAG website, and through direct e-mail to over 3,000 SBCAG contacts. The Goleta workshop was a live broadcast on Channel 19 that was rebroadcast throughout the month of June.

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 the potential for additional employment growth 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.

Forecast Sensitivity

The consulting firm Economic and Planning Systems (EPS) was retained by the City of Goleta to review the SBCAG April Draft Regional Growth Forecast. One of their comments suggested that a sensitivity analysis be provided that helps describe the implications of significant changes in labor force, household size, land use plans and other major forecasting inputs.

Household Size: The forecast is very sensitive to this assumption as a greater (or lower population) is accommodated in the same number of housing units as the household size input changes. In general, a lower household size in the south coast has implications for a declining population growth rate over time. A more complete description of this factors impacting household size and how sensitivity is included in Appendix 7 Table 1.

Labor Force: Resident workers provide the majority of labor in the county. Due to aging of the population and increasing housing costs there may be fewer resident workers in the future. The forecast anticipates increased labor force participation rates by females and increased commuting to provide additional workers over time. Appendix 4 Page 47 has a more detailed discussion of the future workforce.

Land Use Capacity: The assessment of land use capacity of local general plans provides the forecast with inputs that simulates long term growth potential. This capacity changes as land use plans are updated, cities annex additional land, and parcels are rezoned. As development proceeds less capacity is available for future growth. Appendix 5 Tables 1,2 and 3 provide the land use capacity inputs for the forecast. Any significant changes in the local plans may impact the amount and distribution of future growth

Migration and Immigration: The forecast is sensitive to migration assumptions as they drive population

growth or decline. The forecast assumes that as certain segments of the population change migration will fluctuate as available housing and employment growth dictate. The forecast does not address undocumented migration as the impact is difficult to determine. Appendix 3 Page 25 provides additional migration assumptions.

Resource Constraints: The forecast is not sensitive to resource decline unless their consumption is regulated by established local policies such as water moratoriums or growth limits for a local jurisdiction. The forecast assumes that adequate water, sewer, and other public services will be provided to accommodate future growth requirements. This capacity assumption was generally verified by local planners and is consistent with current environmental

Report Location: Appendix 3 Page 41

The following Figures 35 to 37 represent the most recent 2007 Department of Finance forecasts of changes in age distribution Santa Barbara, Ventura and San Luis Obispo Counties. The comparison shows that Ventura County is forecast to have an increase in all age groups both young and old. This helps ensure a workforce that can replace the retiring baby boomers for Ventura and, to some extent, commuting workers into Santa Barbara County. San Luis Obispo County shows a stable working age group while the younger under 30 and over 55 age groups increase. Santa Barbara County shows an increase in the older age groups that could have an impact on potential availability of younger workers as the baby boomer retire.

**Figure 35
Department of Finance
Ventura County Age Distribution,
2000-2040**

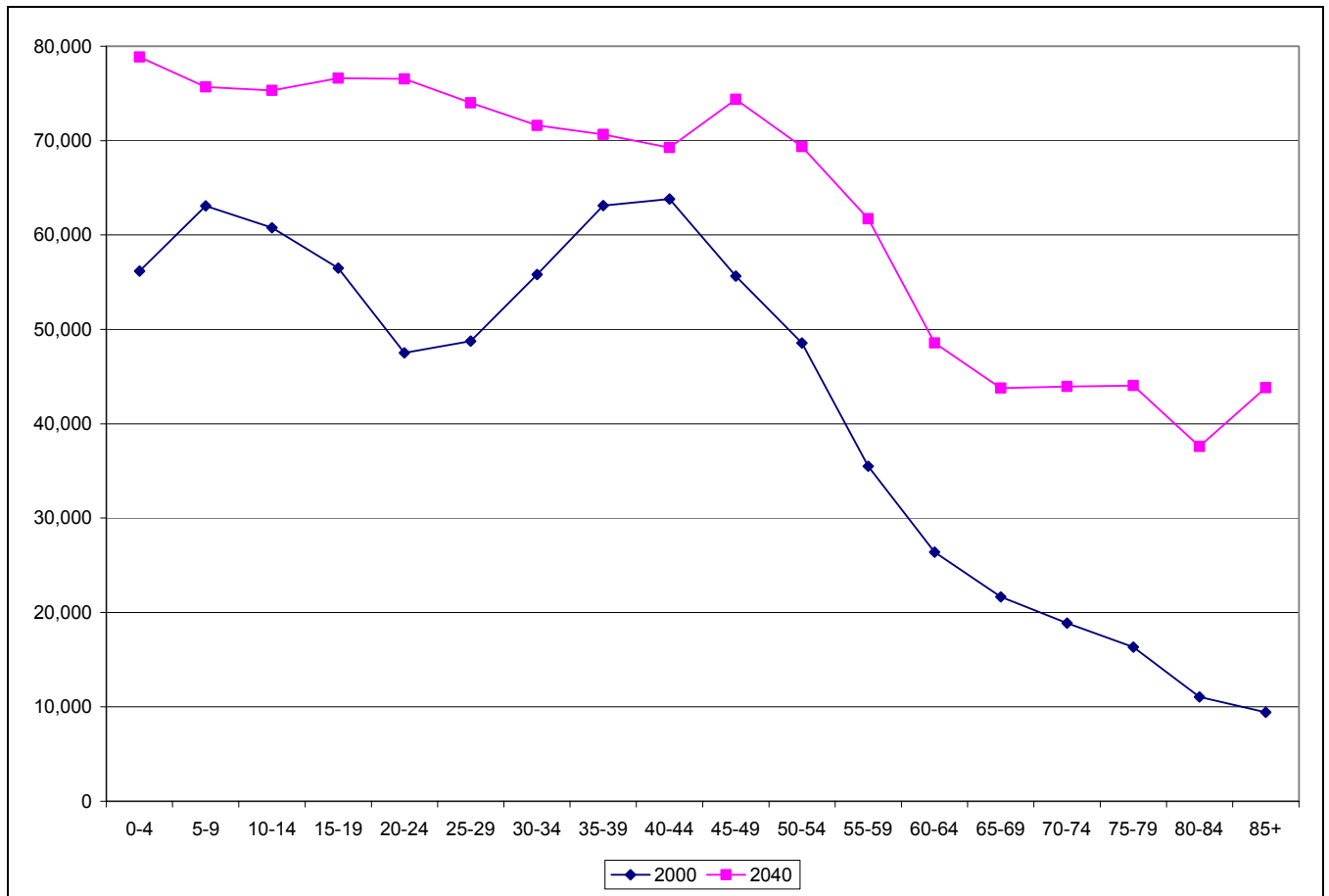


Figure 36
Department of Finance
San Luis Obispo County Age Distribution,
2000-2040

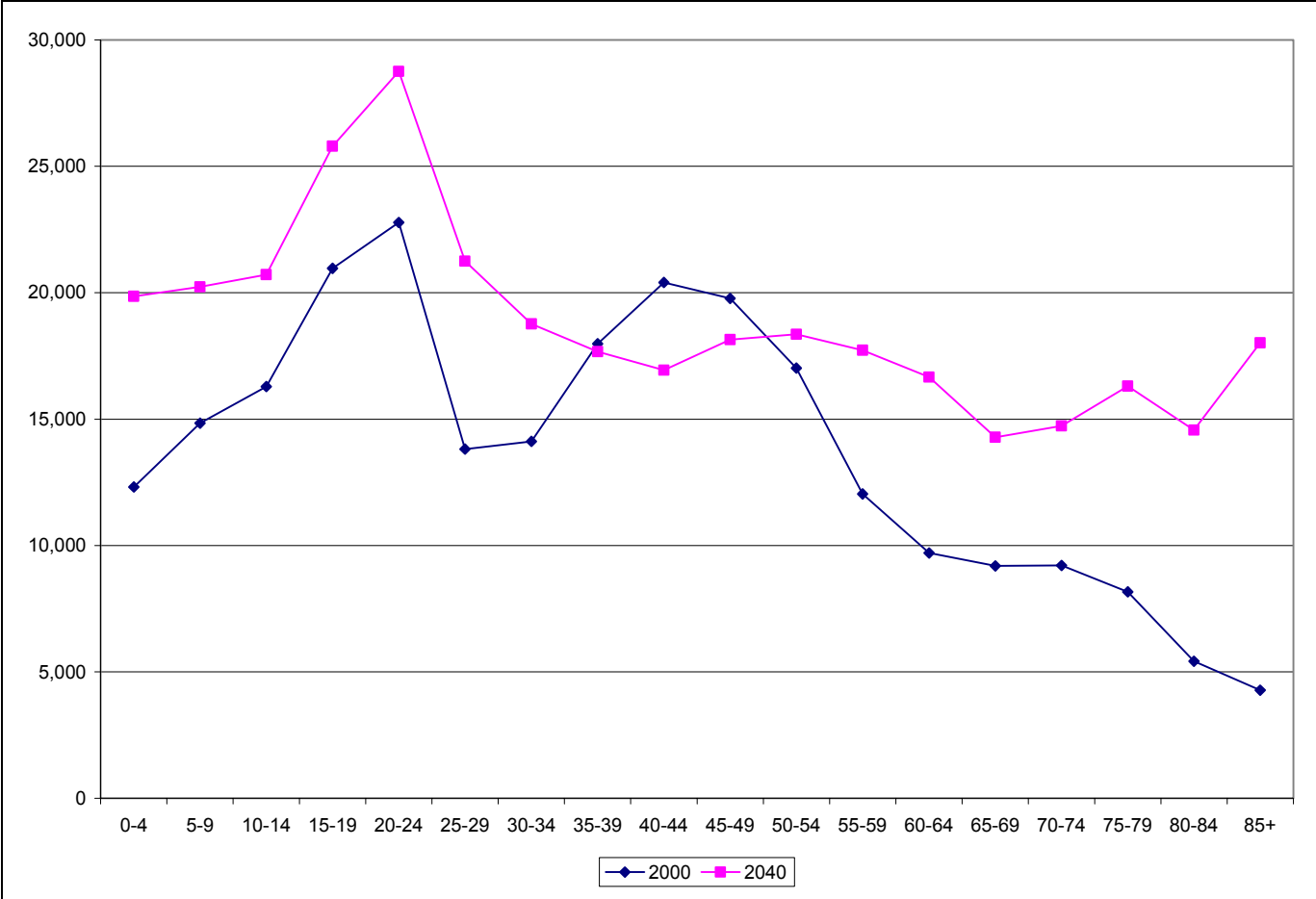


Figure 37
Department of Finance
Santa Barbara County Age Distribution,
2000-2040

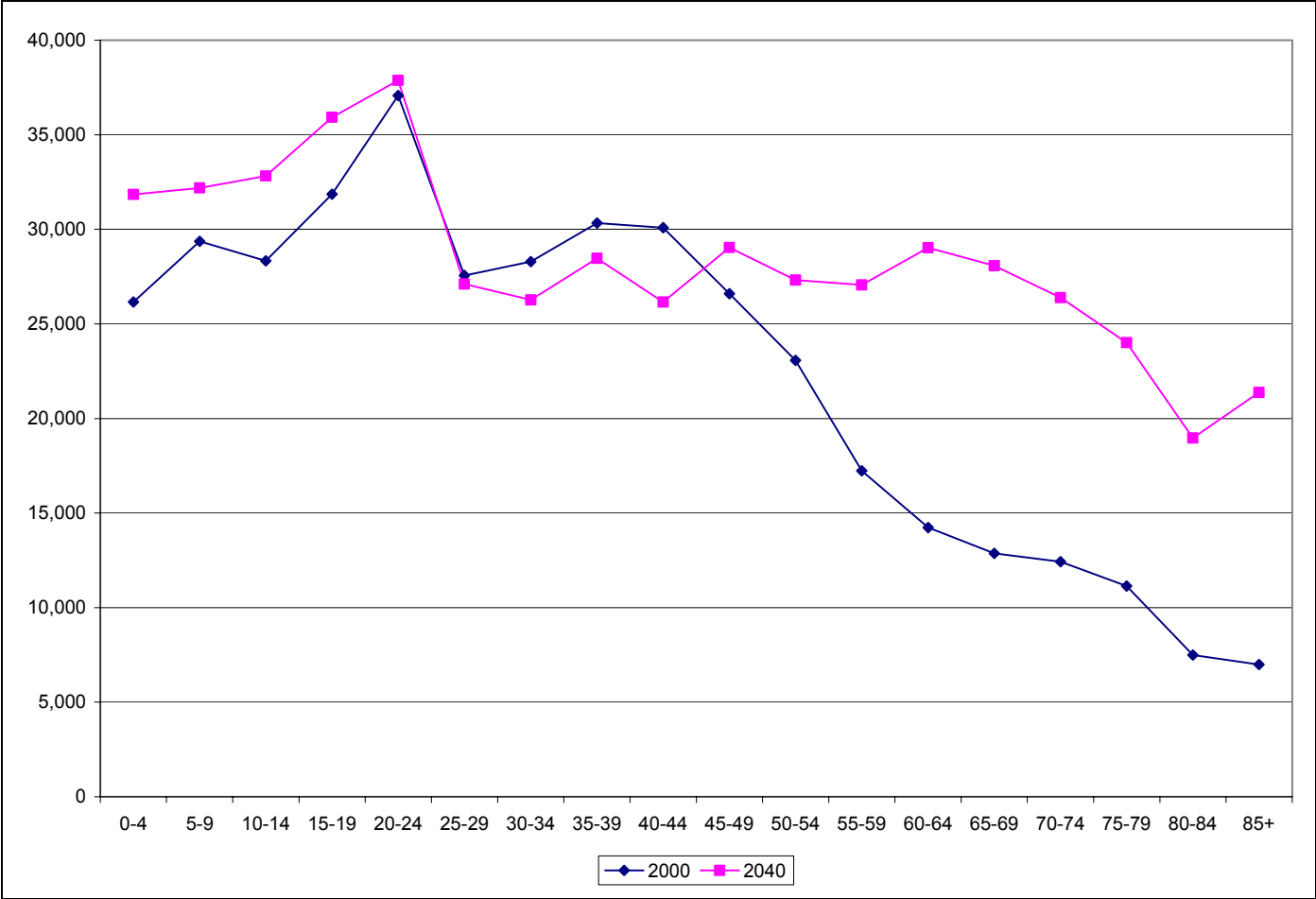
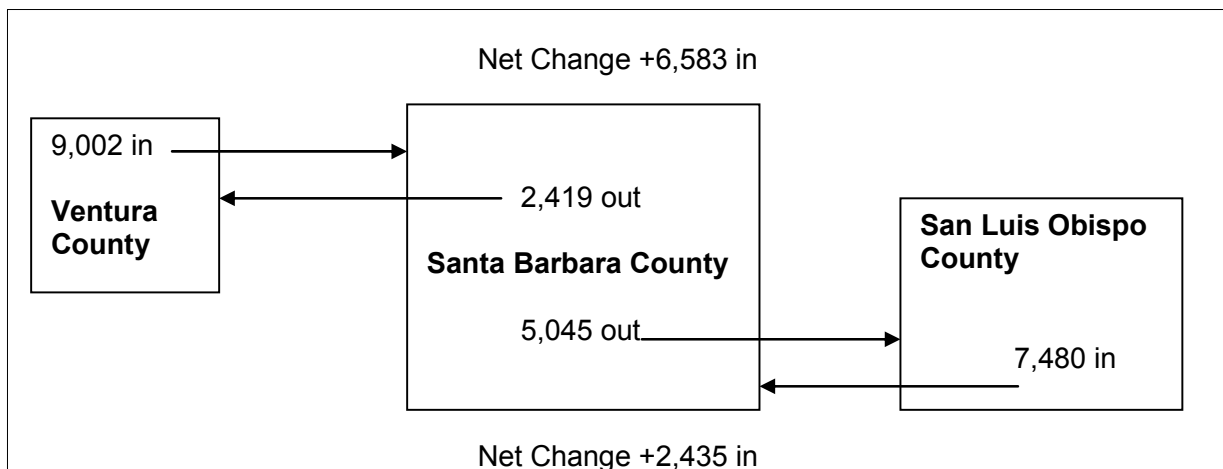


Table 11
2010-2040 Employment Allocation Distribution,
Based on Average of 2000-2010 Non-Residential Development

Jurisdiction	Total S.F.	% of Total	New Jobs
South Coast Area	2,052,116	100.00%	7,442
City of Carpinteria	104,878	5.11%	380
City of Santa Barbara	1,183,359	57.67%	4,291
City of Goleta	717,637	34.97%	2,602
Unincorporated	46,242	2.25%	168
Lompoc Area	569,804	100.00%	3,251
City of Lompoc	542,835	95.27%	3,097
Unincorporated	26,969	4.73%	154
Santa Maria Area	4,337,184	100.00%	26,879
City of Santa Maria	3,998,641	92.19%	24,780
City of Guadalupe	6,000	0.14%	37
Unincorporated	332,543	7.67%	2,061
Santa Ynez Area	962,980	100.00%	2,430
City of Solvang	86,944	9.03%	219
City of Buellton	745,036	77.36%	1,880
Unincorporated	131,000	13.60%	330
County Total	7,922,083	100%	40,000

Report Location: Appendix 4 Page 57

The 2000 Census Transportation Planning Package (CTPP) provides an estimate of commuters from the adjacent counties of San Luis Obispo County to the north and Ventura County to the south. The estimates show 9,000 commuting into Santa Barbara County from Ventura and 7,480 from San Luis Obispo County. An examination of peak hour traffic volumes at the County line indicates there are now approximately 15,000 daily commuters from Western Ventura County into the South Coast of Santa Barbara.



Report Location: Appendix 5 Page 15

A more detailed description of the connection between employment and land use may be useful in understanding the method in which commercial, retail and industrial land is utilized in the forecast process. The following tables are extracted from the employment forecast model that combine employment forecasts for regions, by economic sectors, and estimates the resulting land use buildout for the Santa Maria Region over the 2005 to 2010 period. **Table 11** shows job growth by sector between 2005 and 2010. In order to estimate land use consumption **Table 12** shows job growth for the major commercial, industrial and retail categories that require space and the unallocated jobs that do not require any space. **Table 13** shows commercial job growth, the percent of commercial jobs that have a need for space (100%) and the employee density of 25 employees per acre. The required acres and square feet are then calculated based on the employment by major economic category and the appropriate employee density. **Tables 14 and 15** provide this calculation for the retail and industrial categories that have different employee densities. Note that negative values in the following tables represent a employment decline in the associated economic sector. This results in a negative square footage requirement or, in other words, there is an increase in the vacancy of existing capacity.

Table 11
Santa Maria Region Job Growth 2005-2010

Employment Sector	Jobs 2005	Growth Rate 2005-2010	Jobs 2010
Agriculture	10,451	5.6%	11,040
Mining	234	0.0%	234
Construction	2,424	5.2%	2,550
Manufacturing	3,378	-0.8%	3,350
Transportation	1,037	3.3%	1,071
Wholesale Trade	1,034	6.4%	1,100
Retail Trade	5,226	5.9%	5,535
Finance, Insurance, and Real Estate	1,198	-6.5%	1,120
Services	17,856	18.6%	21,175
Government	4,914	16.1%	5,704
	-----		-----
Total	47,752		52,879

Table 12
Santa Maria Region 2005-2010 Job Growth Allocation by Economic Category

Employment Sector	Job Growth 2005-2010	Commercial Jobs	Retail Jobs	Industrial Jobs	Unallo- cated Jobs
Agriculture	589	-	-	88	500
Mining	-	-	-	-	-
Construction	126	6	-	6	113
Manufacturing	(28)	(1)	-	(26)	-
Transportation	34	9	7	10	9
Wholesale Trade	66	-	-	66	-
Retail Trade	309	-	309	-	-
Finance, Insurance, and Real Estate	(78)	(78)	-	-	-
Services	3,319	1,991	-	1,328	-
Government	790	790	-	-	-
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Total	5,127	2,716	316	1,472	622

Table 13
Santa Maria Region Commercial Land Consumption, 2005-2010

Employment Sector	Commercial Job Growth 2005-2010	Percent Using Land	Density (Employees per Acre)	Required Acreage	Required Sq. Ft.
Agriculture	-	1	25	-	0
Mining	-	1	25	-	0
Construction	6	1	25	0	3,260
Manufacturing	(1)	1	25	(0)	(712)
Transportation	9	1	25	0	4,399
Wholesale Trade	-	1	25	-	0
Retail Trade	-	1	25	-	0
Finance, Insurance, and Real Estate	(78)	1	25	(3)	(40,571)
Services	1,991	1	25	72	1,030,535
Government	790	1	25	28	408,819
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Total	2,716			98	1,405,730

Table 14
Santa Maria Region Retail Land Consumption, 2005-2010

Employment Sector	Retail Job Growth 2005-2010	Percent Using Land	Density (Employees per Acre)	Required Acreage	Required Sq. Ft.
Agriculture	0	90%	27	0	0
Mining	0	90%	27	0	0
Construction	0	90%	27	0	0
Manufacturing	0	90%	27	0	0
Transportation	7	90%	27	0	3,258
Wholesale Trade	0	90%	27	0	0
Retail Trade	309	90%	27	10	148,060
Finance, Insurance, and Real Estate	0	90%	27	0	0
Services	0	90%	27	0	0
Government	0	90%	27	0	0
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Total	316			11	151,319

Table 15
Santa Maria Region Industrial Land Consumption, 2005-2010

Employment Sector	Industrial Job Growth 2005-2010	Percent Using Land	Density (Employees per Acre)	Required Acreage	Required Sq. Ft.
Agriculture	88	90%	20	4	57,131
Mining	-	90%	20	0	0
Construction	6	90%	20	0	4,075
Manufacturing	(26)	90%	20	-1	(16,899)
Transportation	10	90%	20	0	6,598
Wholesale Trade	66	90%	20	3	42,693
Retail Trade	-	90%	20	0	0
Finance, Insurance, and Real Estate	-		20		0
Services	1,328	90%	20	60	858,779
Government	-	90%	20	0	0
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Total	1,472			66	952,378

New Appendix

Appendix 10
Summary of Public Outreach and Comments

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Public Outreach Process

Following a year of review and comment on technical reports on the various parts of the growth forecast, in January 2007 an administrative draft of the RGF was sent to TPAC representatives for their review and comment. TPAC approved the draft for consideration by the SBCAG Board and the public. A briefing was held for the SBCAG Board on April 19 and the Board authorized the draft forecast report for release on that date. To solicit public input, workshops were held in

five county locations during the month of May. The public workshops were advertised in local newspaper ads countywide, on the SBCAG website, and through direct e-mail to over 3,000 SBCAG contacts. The Goleta workshop was a live broadcast on Channel 19 that was rebroadcast throughout the month of June.

In summary, comments from the workshops included local references to the economy, housing markets and demographic issues. In addition, there were discussions regarding the validity of the SBCAG population forecast relative to Census and Department of Finance estimates, and an opportunity to discuss the forecast relationship to the Regional Housing Needs Assessment.

The SBCAG board held a public hearing on June 21 which was noticed on the SBCAG website and referenced at all the public workshops. In addition, a press release was sent to media outlets in Santa Barbara County. The Minutes from that board meeting are presented below:

Bob Fields said it was difficult to project the future and did not think that the Regional Growth Forecast accurately portrayed the current population and other data. He stated the existing Santa Ynez Community Plan was off by 1,200-1,300 homes.

Michael Bennett, Councilmember for City of Goleta, stated the area was in a population decline and requested accurate figures since this would affect the Goleta's RHNA numbers.

Steve Chase, City of Goleta, stated too much growth was assigned to Goleta, noted concerns about the methodology on how the numbers were derived and said the model needed a sensitivity analysis and was flawed.

Supervisor Gray asked what would be his remedy.

Mr. Chase recommended it go back to TPAC for another round of analysis and requested that this discussion include the cities.

Motion to remand the RGF to TPAC for further analysis, to include examination of migration. Motion: Carbajal; Second: Lavagnino. Motion carried unanimously.

The Technical Planning Advisory Committee of SBCAG reviewed the report and comments at their meetings in June, July, and August. The City of Goleta expressed concerns about the report during July and at the August adoption hearing; the SBCAG adopted the forecast at its meeting on August 21. The Minutes from that board meeting are presented below

Jerry Bunin, Homebuilders Association requested more aggressive public outreach in development of the RGF.

Bill Shipsey, TPAC Chair, stated TPAC supported board adoption of the forecast report.

Dan Singer, City Manager, City of Goleta, stated that the board remanded the RGF back to TPAC approximately two months ago because of concerns with the document. The City of Goleta still has concerns which are outlined in a letter distributed to the board. Further review by SBCAG staff is needed. He stated that the city does not have data they are proposing to replace what is contained in the RGF, but contends that the methodology used in the report is flawed and needs to be revised.

Michael Bennett, Mayor Pro Tempore, City of Goleta, stated that current population for the city of 31,000 in the RGF differs from figures reported from other sources. The city is not opposed and they know that they have an obligation to provide housing. They would just like to start from a factual base with honest and accurate information.

Bob Field, Santa Ynez, thanked Michael Powers and Brian Bresolin for working through the issues he had raised at a prior meeting. His concerns have been addressed.

Motion to delete language from pages 7 and 9 of the staff report citing estimates of the number of illegal immigrants in county population:

Motion: Carbajal, Second Blum

Motion fails 5-8 Ayes: Carbajal, Centeno, Wolf, Blum, and Wallis Noes: Firestone, Gray, Alvarez, DeWees, Lavagnino, Armendariz, Hicks, and Richardson

Motion to adopt the Regional Growth Forecast and authorize staff to make technical changes identified in the staff report including changes requested by the City of Goleta peer review as feasible and revisions to the water supply language in appendix 1, page four

Motion :DeWees; Second: Gray.

Motion approved 12-1, Ayes: Carbajal, Centeno, Firestone, Gray, Wolf, Alvarez, Blum, DeWees, Lavagnino, Armendariz, Hicks, and Richardson Noes: Wallis

Structure and Timing of Public Workshops

The draft forecast was presented in a workshop format in five county locations during the month of May. 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

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 21. 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.

Summary of Public Workshop Comments

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 the potential for additional employment growth 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.

Detailed Comments and Responses (responses are in shaded text)

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.

Report Change Location: Appendix 9 Page 11. Response to Brooks Firestone to add State Growth Comparison.

**Table 7
Department of Finance Numerical\Percent Population Change
For Tri-Counties and State of California**

Previous

Year	Santa Barbara	Ventura	San Luis Obispo	California
2000	399,347	753,197	246,681	33,871,648
2000-2010	*56(13.5%)	*101(13.0%)	*70(27.0%)	5,300(14.0%)
2010-2020	84(18.0%)	127(15.0%)	68(20.0%)	5,500(13.7%)
2020-2030	106(18.9%)	146(14.8%)	69(18.0%)	6,300(14.0%)
2030-2040	121(18.3%)	151(13.0%)	74(16.0%)	6,900(13.0%)
2000-2040	367(89.0%)	525(69.0%)	281(110.0%)	24,000(69.0%)

*Numerical increase is in thousands.

Revised

Year	Santa Barbara	Ventura	San Luis Obispo	California
DOF 2000	400,778	757,172	248,327	34,043,198
2000-2010	*39(9.8%)	*103(13.6%)	*29(11.0%)	5,200(15.0%)
2010-2020	23(5.3%)	64(7.4%)	28(10.0%)	4,600(11.7%)
2020-2030	3(.70%)	58(6.3%)	26(8.4%)	4,260(9.7%)

2030-2040	10(2.2%)	42(4.3%)	6(1.9%)	3,430(7.0%)
2040-2050	4(.80%)	46(4.5%)	6(1.8%)	3,240(6.2%)
2000-2040	77(19%)	269(35.4%)	89(35.8%)	17,500(51.0%)
2000-2050	81(20%)	315(41%)	95(38.3%)	20,700(61.0%)

*Numerical increase is in thousands.

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.

Report Change Location: Appendix 1 Page 8. Response to Bob Fields to clarify geography.

The following map of Santa Barbara County identifies the boundaries of each area. The area names are as follows;

South Coast Subregion

City of Carpinteria
 City of Santa Barbara
 Carp. Valley – Uninc.
 SB–Uninc.
 City of Goleta

Santa Maria Subregion

City of Santa Maria
 City of Guadalupe
 SM Valley - Uninc.
 Quad. Valley - Uninc.

Cuyama Subregion

Lompoc Subregion

City of Lompoc
 Lompoc Valley – Uninc.

Santa Ynez Subregion

City of Solvang
 SY Valley – Uninc.
 City of Buellton
 Los Alamos

North County refers to the area west and north of Gaviota and includes the Lompoc, Santa Maria, and Cuyama valleys. The South Coast refers to the Goleta, Santa Barbara, Carpinteria coastal plain and the Santa Ynez Valley refers to the Cities of Buellton, Solvang, the unincorporated valley including Los Alamos and Los Olivos.

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

- Response – The table results have been rounded.

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.

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.

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.

Report Change Location: Executive Summary, pg. 21, end of bullet 4, add: “...capacity estimates and agricultural worker housing can be developed on agricultural land that is still in agricultural use.”

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.

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.

Report Change Location: Appendix 4 Page 46. Response to Bob Fields to revise employment forecast. There is an overall reduction in employment for SY Valley unincorporated.

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: Tables are reconciled.

- 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.

Response: Staff did a follow-up windshield survey and did not find any significant amount of commercial vacancies.

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.

Report Change Location: Appendix 4 Page 27. In addition, there are increases in mechanization of the wine grape harvest that would reduce the overall demand for agricultural workers. However, the higher quality grapes may still require hand picking to ensure quality. Some picking jobs will be replaced by wine room tasting and retail jobs.

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.

Report Change Location: Appendix 4 Page 27 Vandenberg will increase its housing by approximately 600 units.

- Response – Other variables that may influence the forecast will be noted.

Report Change Location: Appendix 1 Page 5. In addition, no major terrorist act or pandemic is assumed to impact the County population nor are any medical breakthroughs assumed that would significantly extend life expectancy. Immigration policy is assumed to remain the same but there have been attempts to introduce new legislation that could change the status quo. It is not possible to determine the impacts of policy change on county immigration patterns.

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.

Report Change Location: Appendix 4 Page 46. Response to Bob Fields to revise employment forecast. There is an overall reduction in employment for SY Valley unincorporated.

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.

Issue was resolved between County representatives and Bob Fields.

How do you address mixed use and 2nd units in the build out estimates?

- 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 did talk to the local planners about these issues following the workshops and overall the planners believe these factors are incorporated into the build out estimates.

Report Change Location: Appendix 5 Page 3. Potential units resulting from density bonus policies are not factored into the buildout assessment. Density bonus ordinances permit developers to increase the number of units allowed on a piece of property if they agree to restrict the rents or sales prices on some of the units. Developers can use the additional cash flow from these bonus units to offset the reduced revenue from the affordable units. Density bonus policies are often addressed in Housing Elements that consider the addition of units affordable by lower income households. An increase in the allowable number of residences is granted by the city or county in return for the project's providing low- or moderate-income housing. It is not known on a project by project basis the number of potential density bonus units and as a result they are not factored in. According to representatives of local jurisdictions it is a small percentage of the total units permitted. However, potential units resulting from mixed use zoning are factored in. Mixed use describes a mixed residential-commercial project on a parcel. It can also include a mix of residential, industrial or other uses as well. The housing element provides an inventory of the potential units resulting from mixed use zoning.

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.

Report Change Location: Appendix 4 Page 27. Vandenberg AFB is also expected to be the recipient of additional personnel and programs as a result of continued nationwide realignments of defense programs that began in the early 1990's. VAFB may be the recipient of additional defense programs such as the Airborne Laser Program that could add 500 additional personnel for a few years after 2005.

- 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.

Report Location: Appendix 6 Page 6. This is useful especially since the Carpinteria and Lompoc District has recently been experiencing enrollment declines, so the additional detail helps to determine what schools are declining in enrollment.

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.

Report Location: Appendix 4 Page 27. The Lompoc Federal Correctional Facility expansion is currently on hold but has the potential to add 300 employees with the development of a 1,000 inmate facility that may occur sometime in the future. However, the facility has downgraded its security from maximum to minimum security and reduced its workforce by 100.

Other recent economic developments include a significant number of approximately 400 local Lompoc workers that work at the Chumash Casino. In addition, the wine industry continues to develop in the area with tasting rooms and new wineries established in the surrounding valley. Also of interest is the fiber optic cable installation for every residence and business in the city and the fact that many of the homes being purchased are by existing residents that are upgrading not new residents in the city.

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,

Report Location: Appendix 4 Page 27. fact that many of the homes being purchased are by existing residents that are upgrading, not new residents in the city.

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.

Report Location: Appendix 4 Page 26. The airport has received 2 million dollars from the FAA to extend the runway. Overall another 10 million square feet of industrial square feet are anticipated. Higher paying jobs have recently been developed in the city and include Café FX, an commercial production animation facility.

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.

Report Location: Appendix 4 Page 25. . An expanded Veterans Administration clinic is also anticipated as well as the Marion Medical Center as medical facilities have closed in souther San Luis Obispo County.

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. Contract 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.

Data does not substantiate this comment. An examination of peak AM traffic across the Santa Maria River Bridge indicates 55% of the traffic is coming from SLO to SB County and 45% going the other direction. The volume between 2001 and 2005 has increased slightly in both directions with the percentages probably the same.

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.

Report Location: Appendix 4 Page 26 Additional environmental constraints include the Tiger Salamander and Red Legged Frog habitats that exist in the Santa Maria Valley.

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.

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..

Report Location: This will be added to the caveats.

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 an increase in 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 is a nexus for new high tech jobs to be 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.

Ed 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.

Ed 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.

Ed 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.

Ed 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.

Economic Planning Systems (EPS) Summary

The consulting firm Economic and Planning Systems (EPS) was retained by the City of Goleta to review the SBCAG April Draft Regional Growth Forecast. The August 7th summary and detailed reports are available upon request from SBCAG. A table summarizing the major points and the SBCAG responses is provided below.

EPS Comment	SBCAG Response
Compare aging trends with adjoining counties	Will add a table to Appendix 3
Compare labor force rates with adjoining counties	This method is not used in the forecast, SBCAG uses workers per household
Add county to county worker flows from 2000 Census	Will add a table to Appendix 4
Clarify assignment methodology of non-res. Growth	Will add clarifying text 4
Prepare alternative scenarios that test alternative vacancy scenarios, shortfall in resident workers, alternative land use allocations	Housing vacancy not part of forecast Alternative scenarios considered early on in process, but too late now.
Job growth inconsistent with aging of population And fewer resident workers	Increase in commuters indicated in forecast, aging of population recognized
Inconsistencies between tables	Will make corrections or clarifications as needed
Allocations of employment and population are Arbitrary	Allocations based on job growth, pending projects, land use plans developed in conjunction with TPAC
Assumptions of commuters unrealistic	Census data indicates commuters have doubled every ten years, housing stock in Western Ventura County increasing.
Housing Costs with reduce job growth	Clearly a big issue in the south coast, most of job growth therefore in north county
Conversion factors between jobs and land use too generic	Factors based on prior studies. TPAC reviewed and did not have concerns.
Lack of sensitivity analysis of factors subject to change	Will add a summary table in Executive Summary that outlines the implications of significant changes in labor force, household size, vacancy rates, and land use plans to the forecast