

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
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**Agenda Number:**

**Prepared on:** 5/12/99  
**Department Name:** Treasurer-Tax Collector  
**Department No.:** 065  
**Agenda Date:** 5/25/99  
**Placement:** Administrative  
**Estimate Time:** NA  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:**

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**TO:** Board of Supervisors

**FROM:** Gary L. Feramisco  
Treasurer-Tax Collector

**STAFF CONTACT:** Ken Knight  
568-3515

**SUBJECT:** Goleta Old Town Housing Implementation Strategy

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## **Recommendation(s):**

That the Board of Supervisors:

Accept the Old Town Goleta Housing Implementation Strategy as the basis for future Goleta Housing and Community Development Plans.

## **Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with Goal No. 7. A Community that Fosters the Safety and Well-Being of Families and Children.

## **Executive Summary and Discussion:**

The purposes of the Goleta Old Town Housing Implementation Strategy include providing direction to Treasurer-Tax Collector staff in the following areas;

- Implementing the \$500,000 1998 Community Development Block Grant
- Identifying potential uses for the 20% Affordable Housing Tax Increment from the Goleta Old Town Redevelopment Project Area
- Reviewing the possible use of HOME funds in Old Town Goleta

- Identification of issues for future study in the Goleta Old Town Redevelopment Area Affordable Housing Production Plan to be initiated in FY 99-00.

The Goleta Old Town Housing Implementation Strategy is based on a housing condition survey of 1,422 units, and a sample demographic survey of 300 households. The housing condition survey identified that 96.2%, or 1,368 of the 1,422 units surveyed are rated in less than sound condition. A significant number of these units are more than 30 years old. These units are candidates for a housing rehabilitation program.

The demographic survey revealed that only 21% of the units in Old Town are owner-occupied, and that the mean household income is approximately \$28,524. These figures indicate that a substantial number of households have income below 80% of the County median income, which is the minimum qualification for CDBG housing rehabilitation loans.

Other findings in this report include:

- The area south of Hollister Avenue is not eligible for the CDBG housing rehabilitation loan program due to a combination of land use, housing condition and flood plain issues.
- A separate market study will be prepared to determine the level of subsidy required for affordable residential units in mixed-use projects.
- Privately funded rehabilitation could result in substantial displacement of existing residents due to higher rents and lower density after rehabilitation occurs.
- New affordable housing development in Old Town is limited due to lack of open space, environmental contamination, and high development costs. One exception is the area adjacent to the current county Housing Authority facilities on Armitos Rd.
- Public infrastructure investment is needed for such items as roads, sidewalks, drainage, streetlights, street trees and parks.
- A fair housing plan should be incorporated into future public planning efforts.

### **Mandates and Service Levels:**

There are no changes to mandates or service levels as a result of this report

### **Fiscal and Facilities Impacts:**

This report was funded with a \$35,000 Planning and Technical Assistance grant from the California Department of Housing and Community Development. Future implementation of these findings will depend upon the timing and availability of various local, state and federal housing program funding.

cc John Patton, Planning and Development  
Brian Richard, Auditor-Controller  
June Pujo, Planning and Development  
Frank Breckinridge, Planning & Development  
Karen Weitzel, County of Santa Barbara Housing Authority