

The 1990 Census identified approximately 2,038 individuals living in the City who were employed in the agriculture, forestry, fishing and mining industries. The 2000 Census reported only 282 employed in these industries, a drop of over 1,700 jobs. Recent information reported by the 2006-2008 American Community Survey estimates that individuals employed in these industries declined further to 168. Because Santa Barbara has a working harbor, those employed in the fishing industry are estimated to comprise a major portion of those employed in this category.

For Santa Barbara County as a whole, the number of people reporting jobs in the fishing, forestry, farming occupations dropped from 11,394 in 1990 to 8,818 in 2000, a loss of 2,576 jobs, of these 1,756 were people who lived in the City of Santa Barbara. The 2006-2008 American Community Survey reports 9,652 jobs in the farming, fishing and forestry industries in the County, an increase of 834 jobs since 2000.

Homeless

In recent years, homelessness has become increasingly prevalent in all parts of the nation, including Santa Barbara. In 1990 the U.S. Census attempted to quantify the homeless population. Although the results of the Census survey cannot be described as definitive, the fact that the Census Bureau tried to count the homeless indicates that homelessness has become a problem nationwide.

Census Bureau Homeless Counts (1990, 2000)

In Santa Barbara, the 1990 Census counted 312 homeless people in emergency shelters for the homeless and 46 homeless people visible in street locations. Providers of shelter and assistance for the homeless population have stated that the Census figures were understated and that numbers alone do not reflect the extent of the problem.

In 2000 the Census Bureau again counted the homeless, but due to political reasons the Census Bureau refused to release the numbers. Instead the Census Bureau released a special report that surveyed emergency and transition shelter populations. In this report, populations in metropolitan areas in the Country with 100 or more people in emergency and transitional shelters were counted by the Census Bureau, including Santa Barbara County.

The total population enumerated in emergency and transitional shelters in Santa Barbara County was estimated at 608 people. However, the special report cautions that the information provided should not be used as a count of the population experiencing homeless due to limitations with the data. For instance, shelters may not have been operating at capacity on the day of the count, shelter beds vary from season to season and weather conditions, the count included only emergency and transitions shelters that were open on March 27, 2000 and therefore does not reflect shelter usage over time, some shelters open on March 27 were not counted, etc.

Local Agency Survey (2003)

Updated estimates based on a 2003 survey conducted with local homeless social service agencies indicate that the number of homeless living in Santa Barbara at any one time is approximately 1,000 to 1,300. The total number of homeless including those staying a few days and passing through the City is approximately 2,000. The survey estimated that Santa Barbara's homeless population is 28 percent female and 72 percent male; 60 percent are 18-45 years of age; 66 percent Non-Hispanic White; 21 percent Hispanic and 13 percent other.

National statistics indicate that 30 percent of the homeless are families; 30-50 percent are substance abusers; 30 percent are mentally ill; and 20 percent are the working poor. Other homeless are seniors, veterans and youth. These groups are often overlooked because little information is available. As the numbers reflect, the

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homeless population consists of people of all ages and races. With the high cost of housing in Santa Barbara and the recent economic downturn, homeless service providers confirmed many families are becoming homeless.

National Coalition for the Homeless

The National Coalition for the Homeless projects that approximately 3.5 million people experience homelessness during any one year. In California, over 400,000 people are homeless at any one time in the course of the year. Based on the national estimate for homeless (an average of 1.5 percent of the 2009 population estimate of 90,308), the City of Santa Barbara would have approximately 1,355 homeless people.

Point-In-Time Count (2009)

The most recent point-in-time count was undertaken on January 27, 2009. The count included individuals sleeping outside and in emergency shelters/transitional housing units. Approximately 992 homeless persons were counted in the South Coast area of Santa Barbara County (primarily in the City of Santa Barbara and some in Isla Vista). However, it must be recognized that this one day count only includes homeless individuals in shelters on that given day. Therefore, it is assumed that the number of homeless persons is significantly higher than the point-in-time count.

Homeless Need

Given the difficulty in estimating the number of homeless individuals living in Santa Barbara, the estimate (1,355) provided by the National Coalition for the Homeless will be used to plan for the City's homeless need. Currently, the City provides 934 total beds/rooms/units during December-March and 834 total beds/rooms/units during April-November (Table H-31). Based on this, the unmet homeless need would range between 421 in the winter months and 521 the remaining months of the year.

**Table H-31: Homeless Facilities/Housing
City of Santa Barbara (2009)**

Facility Type	Current Capacity December-March	Current Capacity April-November
Emergency Shelter	385 Beds	185 Beds
Transitional Housing		
Transitional Units/Rooms	98 Units/Rooms	98 Units/Rooms
Transitional Beds	167 Beds	267 Beds
Emergency RV Parking	42 Spaces	42 Spaces
Permanent Units/Rooms/Beds	242 Units/Rooms/Spaces	242 Units/Rooms/Spaces
Total Capacity	934 Beds/Rooms/Units	834 Beds/Rooms/Units
Total Need*	1,355 Beds/Rooms/Units	1,355 Beds/Rooms/Units
Total Unmet Need	421 Beds/Rooms/Units	521 Beds/Rooms/Units
<i>Source: City of Santa Barbara 2009</i>		
<i>*Based on National Coalition for the Homeless average of 1.5% of population</i>		

In 1998, in response to the growing problem of homeless people on State Street, meetings with the homeless and homeless service providers have been held to determine the most pressing needs facing the homeless. The need for a homeless day center with a full array of services was identified as a high priority. Through a broad based community effort a facility was purchased and remodeled into a comprehensive homeless day center.

Other needs identified included: a continuing need for emergency, transitional and permanent housing for the homeless; funds to help people get into housing; more Section 8 certificates; job training and child care facilities for homeless, additional Single Room Occupancy hotels. Also identified due to the high cost of housing, are places where the working poor who are homeless can go to live and save money in order to be able to pay the rent and security deposit fees.

Unfortunately, only a limited amount of these identified needs may be addressed through a Housing Element. Needs that may be addressed are those of providing opportunities for, and encouraging, emergency shelters and transitional housing; reviewing the rules and regulation affecting affordable housing to make it easier and cost effective for developers to provide affordable housing; providing flexibility in development standards to encourage the broad range of housing opportunities needed; and providing education and public outreach to address concerns of neighbors in areas where these facilities may be located.

Although the County is the public entity responsible for attending to the homeless, the City is deeply involved in helping the homeless. The City implements an effective multi-pronged effort to provide adequate housing and social services to this population. The City has crafted a continuum of care that provides prevention programs, emergency shelter, transitional programs and permanent supportive housing.

On January 13, 2006, Santa Barbara City Council agreed to participate in the development of the Ten-Year Plan to End Chronic Homelessness throughout Santa Barbara County. The primary goal of the Ten-Year Plan is to focus on getting chronically homeless persons into "permanent supportive housing", which consists of comprehensive, integrated, individualized case management to help them achieve residential stability, increase their skill levels and/or incomes, and obtain greater self-determination (i.e., more influence over decisions that affect their lives). The plan was approved by jurisdictions countywide in October 2006.

The City's major contribution to the Ten-Year Plan is the development of permanent supportive housing units. Since the approval of the Plan, five projects have been completed consisting of 177 units, including the three supportive housing projects listed in Table H-32. These projects provide an additional 116 units. Of these, 44-62 units serve the chronic homeless. With these projects, the City now has available a maximum 1050 beds/rooms/units during December-March and 950 beds/rooms/units during April-November. Despite these additional units, the City still does not meet the needs of the homeless population (1,355) estimated by the National Coalition for the Homeless average of 1.5 percent of the population. The City's unmet need ranges between 305 - 405 beds/rooms/units.

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**Table H-32: Supportive Housing Projects
City of Santa Barbara (2010)**

Project Applicant	Facility Type	Number of Units
Transition House/Housing Authority (Mom's Property)	Permanent Supportive Housing	8 new units for the chronic homeless
Artisan Court/Housing Authority (Haagan Property)	Permanent Supportive Housing	55 new units 1/3-1/2 for the chronic homeless or youth aging out of foster care
Housing Authority (Bradley Property)	Permanent Supportive Housing	53 new units 1/3-1/2 for the chronic homeless
Total Proposed Units		116 units (44-62 for the chronic homeless)
<i>Source: City of Santa Barbara 2010</i>		

Effective 2008, State Senate Bill 2 (SB2) considerably strengthened the requirements on zoning for emergency shelters. This new legislation requires that jurisdictions address the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without discretionary review.

Regardless of the homeless housing need, SB2 requires that jurisdictions have a zone in place to permit at least one year-round emergency shelter without a Conditional Use Permit (CUP) or any discretionary permit requirements. This can be accomplished by amending an existing zone district, establishing a new zone district, or creating an overlay zone for an existing zone district(s) to allow emergency shelters as a permitted use. In addition, the identified zone(s) must have sufficient land capacity to encourage emergency shelters consistent with SB2.

Facilities that provide overnight shelter to the homeless are considered short-term, transitional housing, similar to hotel use. Existing zones that allow overnight shelter include R-4 (Hotel-Motel-Multiple Residence), C-P (Restricted Commercial), C-L/C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial Manufacturing), M-1 (Light Manufacturing) and HRC-1/HRC-2 (Hotel and Related Commerce) zone districts.

The two major emergency shelter facilities, Casa Esperanza Homeless Shelter zoned M-1/C-2/S-D-3 and Santa Barbara Rescue Mission zoned OM-1/S-D-3, are currently permitted with a CUP and are both located in the Coastal Zone. Amending their respective zones to allow these facilities by right would comply with SB2. However, the M-1 and OM-1 zones discourage residential uses and therefore could be considered incompatible with the use. Additionally, the Coastal Commission has opposed residential uses in certain areas of the Coastal Zone due to concerns that residential uses may become the dominant use in these areas.

To satisfy the requirements of SB2, the C-M zoning district will be amended to allow emergency shelters as a permitted use. Implementation Action H4.1 directs that the C-M zone district be amended within one-year of adoption of the Housing Element to allow emergency shelters as a permitted use. The C-M zone allows the development of residential uses, including mixed-use development and other related uses that encourage emergency shelters.

Identified opportunity sites in the C-M zone district demonstrate sufficient capacity to support the development of an emergency shelter. The City's Available Land Inventory Summary (Appendix G) lists approximately 123 vacant or underutilized C-M zoned properties ranging in size from .08 acres to 1.56 acres. In total, the C-M zoned properties make up 30 acres of available land. These parcels either separately (larger parcels) or in combination (smaller parcels) could accommodate the development of an emergency shelter facility. The consolidation of smaller and underutilized parcels is supported by Implementation Action H11.19, which is intended to encourage the development of affordable residential units, including special needs housing.

Transitional and Supportive Housing

Transitional housing is intended to facilitate the transition of homeless individuals and families to permanent housing. This type of housing limits the length of stay and re-circulates the assisted unit to another eligible individual or family. Supportive housing is defined as permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing.

As reflected in Tables H-31 and H-32, the City continues its commitment to the production of transitional and supportive housing opportunities, with approximately 365 transitional units/rooms/beds, and 358 supportive units/rooms/beds currently available for eligible individuals and families.

As mandated by State law these housing units have been subjected to the same permitting processes as other residential development in the zone without undue special regulatory requirements. All the identified transitional and supportive units/room/beds are located on sites within City boundaries and are accessible to public services and facilities, including transit.

Housing Challenges

Overcrowding

A housing unit that is occupied by more than one person per room (excluding kitchens, bathrooms, hallways and porches) is defined by the Census as being overcrowded. A housing unit with more than 1.5 persons per room is considered severely overcrowded. Overcrowding can serve as an indicator that a community does not have an adequate supply of affordable housing and/or lacks housing units of adequate size to meet the need of large households. Overcrowding can also result when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can accelerate deterioration of the housing stock and associated infrastructure.

Figure 6 shows how overcrowding has increased over time for both renter and owner occupied housing units in the City. In 2000, 4,346 housing units or 12.2 percent of all households in the City were considered overcrowded. This is an increase from 1990 when 3,646 households were reported overcrowded.

The most significant increase in overcrowding occurred in renter households, which were up from 3,041 in 1990 to 3,697 in 2000, an increase of 656 units. Overcrowding in owner occupied units increased by 44 units from 605 in 1990 to 649 in 2000.