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# Memorandum

January 20, 2021

**From:** Michael Becker, Director of Planning  
**To:** Tom Brinkhuis, HCD  
**Re:** HCD COMPARABLE REGIONS' CONSULTATION

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Dear Tom:

SBCAG has completed its comparable regions' analysis. For overcrowding, the process began with your suggested use of Metropolitan Statistical Areas as the primary geographic component based on our October 13<sup>th</sup> conversation. We attempted to use similar demographic factors as other regional agencies that preceded SBCAG in the 6<sup>th</sup> RHNA cycle have used in their analyses.

Over 900 Micro and Metropolitan Statistical Areas were first sorted by population (between 300K-600K) to determine which MSAs were within a range of the Santa Barbara County population of 450,000 as that is a primary comparative factor and applied by other regional agencies in their similar efforts. This resulted in 60 MSA's for further analysis.

Additional demographic factors were considered to further refine the 60 comparable MSA's. These included household size by tenure, year householder moved into unit, rent as a percentage of household income, age distribution, poverty, and GINI index. The MSA's with the most similar indicator value as the Santa Barbara MSA were identified. These MSAs were then scored for how many indicators that were similar (closest to the Santa Barbara MSA value) and the MSA's were further reduced to 17. As a final determining factor population was selected to reduce the 17 to the following 6 MSA's that were selected for comparable regions as their population estimate is closest to the Santa Barbara MSA.

- Beaumont-Port Arthur, TX Metro Area
- Lafayette, LA Metro Area
- Mobile, AL Metro Area
- Salem, OR Metro Area
- Reno, NV Metro Area
- Corpus Christi, TX Metro Area

For the cost burden analysis, as directed by your December 9th e-mail, a county-to-county comparison was suggested so as to utilize CHAZ county level data. A similar population-based county level sorting process as was used beginning with 3,200 counties and sorting for population (between 300K-600K). This resulted in 150 counties selected for further analysis. Additional demographic factors were considered to further refine the 150 comparable counties. These included household size by tenure, rent as a percentage of household income, age distribution, and GINI index. The counties with the most similar indicator value as the Santa Barbara County were identified. These counties were then scored for how many indicators that were similar (closest to the Santa Barbara County value) and the counties were further reduced to 24. As a final determining factor population was selected to reduce the 24 to the following 6 counties that were selected for comparable regions as their population estimate is closest to Santa Barbara County.

This process resulted in the following six counties to be selected for the cost burden comparable regions' analysis.

- Cameron County, TX
- Washoe County, NV
- Richmond County, NY
- Passaic County, NJ
- Nueces County, TX
- Prince William County, VA

A series of tables and graphs on the following pages provide additional detail on the comparable regions' analysis.

In summary, based on direction from HCD, and consistent with region's preceding SBCAG in the 6<sup>th</sup> RHNA cycle, SBCAG suggests using the provided comparable regions in calculating SBCAG's final 6<sup>th</sup> cycle determination.

- Overcrowding:  
3.50 percent for comparable regions vs. 3.35 percent for the national average
- Cost Burden:  
Lower Cost Burden: 65.27 percent for comparable regions vs. 59.00 percent for the national average.  
Higher Cost Burden: 12.01 percent for comparable regions vs. 10.00 percent for the national average.

Please do not hesitate to reach out to myself or Brian Bresolin ([bbresolin@sbcag.org](mailto:bbresolin@sbcag.org)) should additional information be required.

## Overcrowding Comparable Regions' Analysis

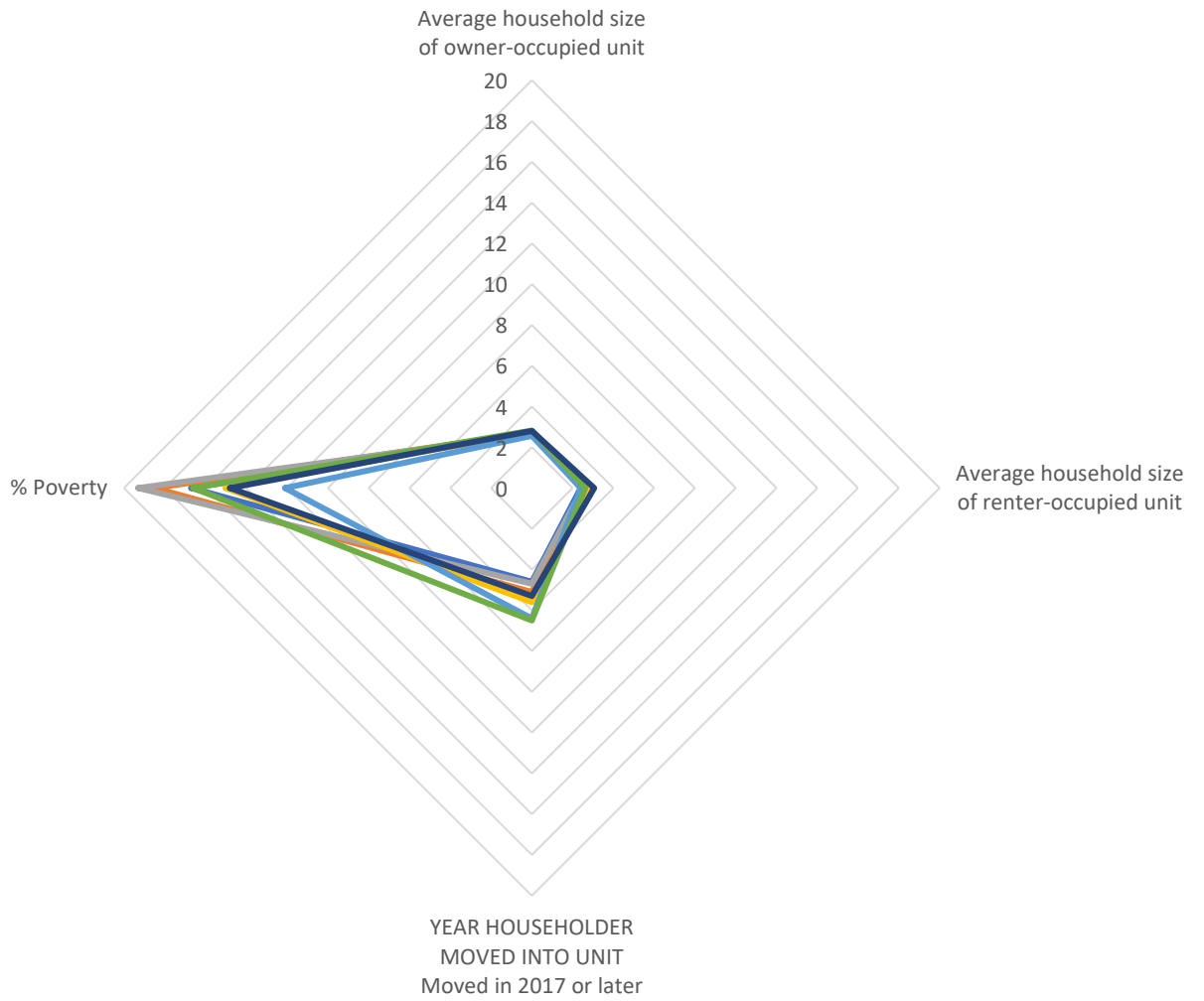
### Overcrowding Comparable Factors

Metro Area	Average household size of owner-occupied unit	Average household size of renter-occupied unit	YEAR HOUSEHOLDER MOVED INTO UNIT Moved in 2017 or later	GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI) Occupied units paying rent 30.0 to 34.9 percent	% Age 18 to 64	% Age Under 18 years	% Age 65 years and over	% Poverty	Gini Index	Population	Owner Renter over 1.01
<b>Beaumont-Port Arthur</b>	2.68	2.40	4.6	8.9	60.7%	24.2%	15.1%	16.7%	0.48	392,563	2.3%
<b>Lafayette, LA</b>	2.72	2.55	5.1	7.9	60.9%	24.5%	14.7%	18.5%	0.48	489,207	2.9%
<b>Mobile, AL</b>	2.65	2.51	4.7	8.8	60.1%	23.7%	14.8%	17.1%	0.47	428,039	2.7%
<b>Salem, OR</b>	2.77	2.75	5.6	9.5	59.4%	24.0%	16.6%	15.0%	0.43	433,903	4.3%
<b>Reno, NV</b>	2.56	2.41	6.4	9.2	61.7%	21.4%	16.9%	12.1%	0.46	475,290	4.5%
<b>Corpus Christi, TX</b>	2.82	2.62	6.5	9.6	60.3%	24.6%	15.1%	16.6%	0.47	429,024	5.1%
<b>Average</b>	2.7	2.54	5.5	9.0	60.7%	23.7%	15.5%	16.0%	0.47	441,338	3.50%
<b>Santa Maria-Santa Barbara, CA</b>	2.8	3.06	5.3	9.7	62.2%	22.0%	15.8%	14.8%	0.48	446,499	10.63%
<b>National</b>	2.7	2.51	4.9	9.1	61.6%	22.4%	16.0%	14.1%	0.48		3.35%

Source: 2018 5-Year ACS

### Overcrowding Comparable Factors Illustration

- Beaumont-Port Arthur
- Lafayette, LA
- Mobile, AL
- Salem, OR
- Reno, NV
- Corpus Christi, TX
- Santa Maria-Santa Barbara, CA



### Overcrowding Comparable Factors Illustration

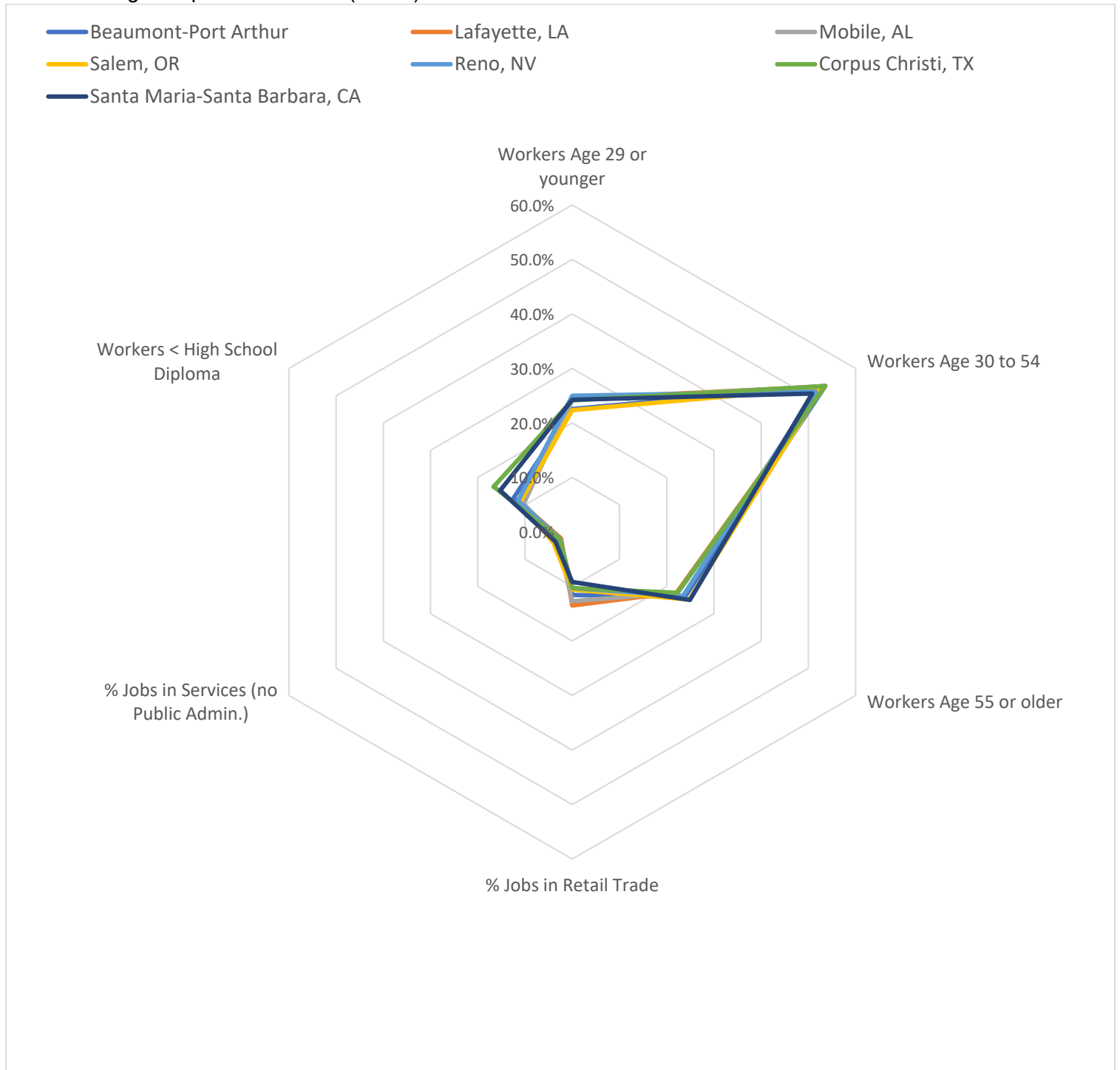


Overcrowding Comparable Factors (LEHD), Cont.

Metro Area	Workers Age 29 or younger	Workers Age 30 to 54	Workers Age 55 or older	% Jobs in Retail Trade	% Jobs in Services (no Public Admin.)	Workers < High School Diploma
<b>Beaumont-Port Arthur</b>	22.6%	53.6%	23.8%	11.5%	3.3%	12.4%
<b>Lafayette, LA</b>	24.5%	53.4%	22.1%	13.5%	2.4%	11.3%
<b>Mobile, AL</b>	24.2%	53.5%	22.3%	12.7%	3.0%	10.3%
<b>Salem, OR</b>	22.3%	52.9%	24.8%	10.6%	4.0%	11.0%
<b>Reno, NV</b>	25.0%	51.5%	23.5%	10.3%	2.6%	11.5%
<b>Corpus Christi, TX</b>	24.2%	53.6%	22.3%	10.3%	2.6%	16.6%
<b>Average</b>	23.8%	53.1%	23.1%	11.5%	3.0%	12.2%
<b>Santa Maria-Santa Barbara, CA</b>	24.3%	50.8%	24.9%	9.2%	3.5%	15.3%

Source: Census LEHD

### Overcrowding Comparable Factors (LEHD) Illustration



## Cost Burden Comparable Regions' Analysis

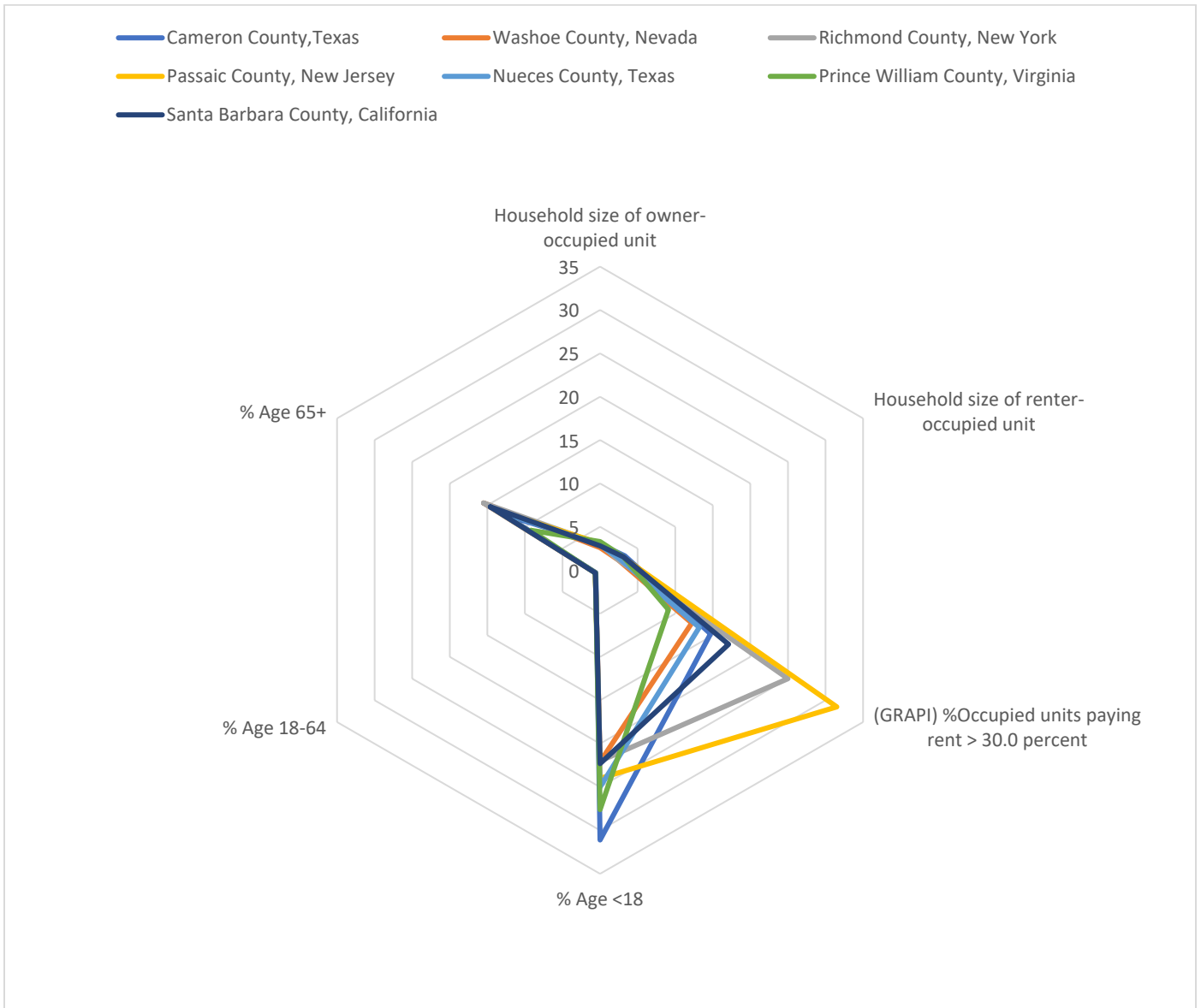
### Cost Burden Comparable Factors

County	Average household size of owner-occupied unit	Average household size of renter-occupied unit	% Occupied units paying rent > 30.0 percent	% Age <18	% Age 18-64	% Age 65+	Gini Index	Population	Lower Cost Burden	Higher Cost Burden
<b>Cameron County, Texas</b>	3.0	3.3	14.7	31.1	56.0	12.8	0.49	421,750	49.4%	5.8%
<b>Washoe County, Nevada</b>	2.6	2.4	12.2	22.1	62.0	15.5	0.47	450,486	65.6%	11.6%
<b>Richmond County, New York</b>	3.0	2.4	25.0	22.0	60.2	15.5	0.44	474,101	68.8%	15.0%
<b>Passaic County, New Jersey</b>	3.1	3.0	31.5	24.0	62.0	13.9	0.45	504,041	75.5%	18.2%
<b>Nueces County, Texas</b>	2.9	2.6	13.2	25.0	61.0	13.7	0.47	360,486	59.1%	8.2%
<b>Prince William County, Virginia</b>	3.3	3.1	9.1	27.6	63.0	9.2	0.38	456,749	73.2%	13.3%
<b>Comparable Regions Average</b>	3.0	2.8	17.6	25.3	61.0	13.4	0.45	444,602	65.27%	12.01%
<b>Santa Barbara County, California</b>	2.8	3.1	17.1	22.3	62.0	14.6	0.48	446,499	68.71%	19.59%
<b>National</b>	2.51	2.7	13.9	22.4	61.6	16.0	0.48		59.00%	10.00%

Source: 2018 5-Year ACS



# Cost Burden Comparable Factors Illustration



Cost Burden LEHD Comparative Factors, Cont.

	Workers Age 29 or younger	Workers Age 30 to 54	Workers Age 55 or older	% Jobs in Retail Trade	% Jobs in Services (no Public Admin.)	Workers < High School Diploma
<b>Cameron County, Texas</b>	24.4%	55.9%	19.7%	12.3%	1.8%	24.2%
<b>Washoe County, Nevada</b>	24.2%	52.2%	23.6%	10.7%	2.6%	11.5%
<b>Richmond County, New York</b>	21.9%	54.3%	23.8%	9.9%	3.9%	8.9%
<b>Passaic County, New Jersey</b>	22.9%	52.4%	24.6%	12.5%	3.5%	11.7%
<b>Nueces County, Texas</b>	24.1%	53.8%	22.1%	11.3%	3.0%	16.4%
<b>Prince William County, Virginia</b>	22.9%	57.3%	19.8%	12.0%	4.5%	11.8%
<b>Average</b>	20.0%	46.6%	19.1%	9.8%	2.8%	12.1%
<b>Santa Barbara County, California</b>	24.3%	50.8%	24.9%	9.2%	3.5%	15.3%

Source: Census LEHD

## Cost Burden LEHD Comparative Factors Illustration

