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Memorandum

January 20, 2021

- From: Michael Becker, Director of Planning
- To: Tom Brinkhuis, HCD

Re: HCD COMPARABLE REGIONS' CONSULTATION

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 13th conversation. We attempted to use similar demographic factors as other regional agencies that preceded SBCAG in the 6th 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 6th RHNA cycle, SBCAG suggests using the provided comparable regions in calculating SBCAG's final 6th 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 (<u>bbresolin@sbcag.org</u>) should additional information be required.

Overcrowding Comparable Regions' Analysis

Overcrowding	Comparable Factors
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Metro Area	Average household size of owner- occupied unit	Average household size of renter- occupied unit	YEAR HOUSEHOL DER 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
Beaumont-Port Arthur	2.68	2.40	4.6	8.9	60.7%	24.2%	15.1%	16.7%	0.48	392,563	2.3%
Lafayette, LA	2.72	2.55	5.1	7.9	60.9%	24.5%	14.7%	18.5%	0.48	489,207	2.9%
Mobile, AL	2.65	2.51	4.7	8.8	60.1%	23.7%	14.8%	17.1%	0.47	428,039	2.7%
Salem, OR	2.77	2.75	5.6	9.5	59.4%	24.0%	16.6%	15.0%	0.43	433,903	4.3%
Reno, NV	2.56	2.41	6.4	9.2	61.7%	21.4%	16.9%	12.1%	0.46	475,290	4.5%
Corpus Christi, TX	2.82	2.62	6.5	9.6	60.3%	24.6%	15.1%	16.6%	0.47	429,024	5.1%
Average	2.7	2.54	5.5	9.0	60.7%	23.7%	15.5%	16.0%	0.47	441,338	3.50%
Santa Maria-Santa Barbara, CA	2.8	3.06	5.3	9.7	62.2%	22.0%	15.8%	14.8%	0.48	446,499	10.63%
National	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

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
Beaumont-Port Arthur	22.6%	53.6%	23.8%	11.5%	3.3%	12.4%
Lafayette, LA	24.5%	53.4%	22.1%	13.5%	2.4%	11.3%
Mobile, AL	24.2%	53.5%	22.3%	12.7%	3.0%	10.3%
Salem, OR	22.3%	52.9%	24.8%	10.6%	4.0%	11.0%
Reno, NV	25.0%	51.5%	23.5%	10.3%	2.6%	11.5%
Corpus Christi, TX	24.2%	53.6%	22.3%	10.3%	2.6%	16.6%
Average	23.8%	53.1%	23.1%	11.5%	3.0%	12.2%
Santa Maria-Santa Barbara, CA	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

			%							
	Average	Average	Occupied							
	household	household	units							
	size of	size of	paying							
	owner-	renter-	rent >	%					Lower	Higher
	occupied	occupied	30.0	Age	% Age	% Age	Gini		Cost	Cost
County	unit	unit	percent	<18	18-64	65+	Index	Population	Burden	Burden
Cameron County, Texas	3.0	3.3	14.7	31.1	56.0	12.8	0.49	421,750	49.4%	5.8%
Washoe County, Nevada	2.6	2.4	12.2	22.1	62.0	15.5	0.47	450,486	65.6%	11.6%
Richmond County, New York	3.0	2.4	25.0	22.0	60.2	15.5	0.44	474,101	68.8%	15.0%
Passaic County, New Jersey	3.1	3.0	31.5	24.0	62.0	13.9	0.45	504,041	75.5%	18.2%
Nueces County, Texas	2.9	2.6	13.2	25.0	61.0	13.7	0.47	360,486	59.1%	8.2%
Prince William County,					60.0					
Virginia	3.3	3.1	9.1	27.6	63.0	9.2	0.38	456,749	73.2%	13.3%
Comparable Regions		2.0	47.0		64.0	40.4	0.45		65 970/	42.040/
Average	3.0	2.8	17.6	25.3	61.0	13.4	0.45	444,602	65.27%	12.01%
Santa Barbara County,										
California	2.8	3.1	17.1	22.3	62.0	14.6	0.48	446,499	68.71%	19.59%
National	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
Cameron County, Texas	24.4%	55.9%	19.7%	12.3%	1.8%	24.2%
Washoe County, Nevada	24.2%	52.2%	23.6%	10.7%	2.6%	11.5%
Richmond County, New York	21.9%	54.3%	23.8%	9.9%	3.9%	8.9%
Passaic County, New Jersey	22.9%	52.4%	24.6%	12.5%	3.5%	11.7%
Nueces County, Texas	24.1%	53.8%	22.1%	11.3%	3.0%	16.4%
Prince William County, Virginia	22.9%	57.3%	19.8%	12.0%	4.5%	11.8%
Average	20.0%	46.6%	19.1%	9.8%	2.8%	12.1%
Santa Barbara County, California	24.3%	50.8%	24.9%	9.2%	3.5%	15.3%

Source: Census LEHD

Cost Burden LEHD Comparative Factors Illustration

