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City of Goleta, California
March 3, 2004
BACKGROUND REPORT NO. 11

Housing Conditions And Related Neighborhood Character
City of Goleta, California

INTRODUCTION

This General Plan background report presents the preliminary results of a comprehensive survey of housing conditions in the City of Goleta conducted in October of 2003. The report supplements several other General Plan background reports that address various aspects of housing supply and conditions in the City of Goleta. While previous reports reported data from the US Census of Population, this report is the result of original research conducted by City personnel. While the survey is comprehensive in its review of major dwelling types, single family and multiple family rental units, it does not include condominiums and mobile homes in mobile home parks.

The main body of this report is divided into two sections. The first section, Single Family Housing Style, tabulates the characteristics of just single family neighborhoods to provide a view of the character of single family neighborhoods. The second section of the report, Housing Conditions, addresses the quality of existing housing structures—both single family and multiple family structures.

The data summarized in this report will not only support the general plan process, but will also provide a wealth of information on detailed housing characteristics for current planning activities. This data will be particularly useful in addressing both long range and current planning issues related to neighborhood quality.

PLANNING IMPLICATIONS

Housing conditions are a key consideration in general planning. The conservation, protection and enhancement of housing quality is one of the basic objectives of land use planning and regulation. An assessment of housing characteristics, along with its condition, is one of the data elements that should be included in the housing element of the general plan. Such an assessment is needed in meeting state guidelines for housing elements.

Where housing conditions are poor, leading to blighted conditions, the general plan may consider measures programs and regulations intended to remove or reduce blight and it's causes.

The type and style of housing determines the physical character of a community's neighborhoods.

METHODOLOGY AND DATA LIMITATION

In October of 2003 City personnel conducted a survey of housing units in the City of Goleta. This survey consisted of a "windshield survey" of each single family unit and apartment structure in the city. This survey counted housing units, inventoried basic characteristics such as architectural styles, material of construction, number of stories and rated the condition of each structures external walls, roof and yard. This report presents preliminary findings of that survey.

The survey database includes 5,454 entries, which represent different single family or multiple family rental properties in the city.

The initial data base was generated from assessor information and initially included all structures identified by the assessor as being a "SINGLE FAMILY RESIDENCE," "RESIDENTIAL INCOME, 2-4 UNITS" or "APARTMENTS, 5 OR MORE UNITS." This designation was field verified by address. The report at this stage includes only single family dwellings and multiple family structures. It does not include units classified by the Santa Barbara Assessor's office as condominiums. It also excludes mobile homes in mobile home parks.

The survey rated a number of criteria within several categories. The main categories and their rating criteria included in the report are presented below.

Category	Style	Yard Condition	Evidence of Remodel	Garage Type	Wall Type	Wall Condition	Roof Type	Roof Condition
Rating	Craftsman, Bungalow	Good	None	None	Brick or Stone	Needs Patching or Has Warping	Composition	Missing Parts, Discolored, Growth
	Ranch	Moderate	Some Remodeling	1-Car	Other	Needs Repairing	Other	Needs Re-roofing
	Spanish Colonial, Mediterranean, Mission	Poor	Substantial Remodeling	2-Car	Siding	Needs to Be Replaced	No Repair	No Repair
	Suburban		Unclear	3 or More Car		Stucco-Plaster		Shingles
	Other			Converted to other Use			Tiles	Roof Structure needs replacing
				Converted to Housing Unit				

In addition, the number of units, stories and parking spaces (for single family units only) were recorded for each property listed in the database. It was also noted whether the unit structure was occupied, for sale and a detached unit.

In some cases, a particular characteristic may not have been identified or rated in the field. At this time the total number for any particular characteristic may be slightly less than the actual total for the entire city.¹ The fieldwork has identified a few addresses that are not now in the assessor's database. In contrast, the surveyors did not rate 116 properties listed in the assessor data base due to difficulties in clearly identifying the correct address. These inconsistencies will be reconciled in future refinements of the information.

While more work will be conducted, this data base is essentially complete. This report is prepared on the basis of this preliminary data now, rather than delay the planning process to await further refinement. Although additional refinement will improve data at the detailed level, the results of the survey have been sufficiently reviewed to provide confidence that it does reasonably portray overall patterns. The current information represents a very large sampling of units. However, further field verification will be needed before this information can be used at the neighborhood level in addressing current planning questions.

The data base summarized here includes 8,704 units, 5338 units in single family structures and 3,366 multiple family units in 270 properties. (In addition, there are an estimated 2,441 other units including mobile homes, condominiums, mixed uses, assisted care units and single family units in non-residential zones).²

This survey is based on a "from the street" review of properties. No attempt was made to enter private properties.³ The survey provides no information regarding the basic structural quality of the building which can not be observed from the street. It may possible that well maintained exteriors could mask more significant structural issues.

Not all categories of information can be equally assessed. Some, such as the presence of a second unit, are more difficult to determine. This report does not discuss the more difficult aspects of evaluating various criteria. These considerations will be subject to further field work, evaluation and reporting.

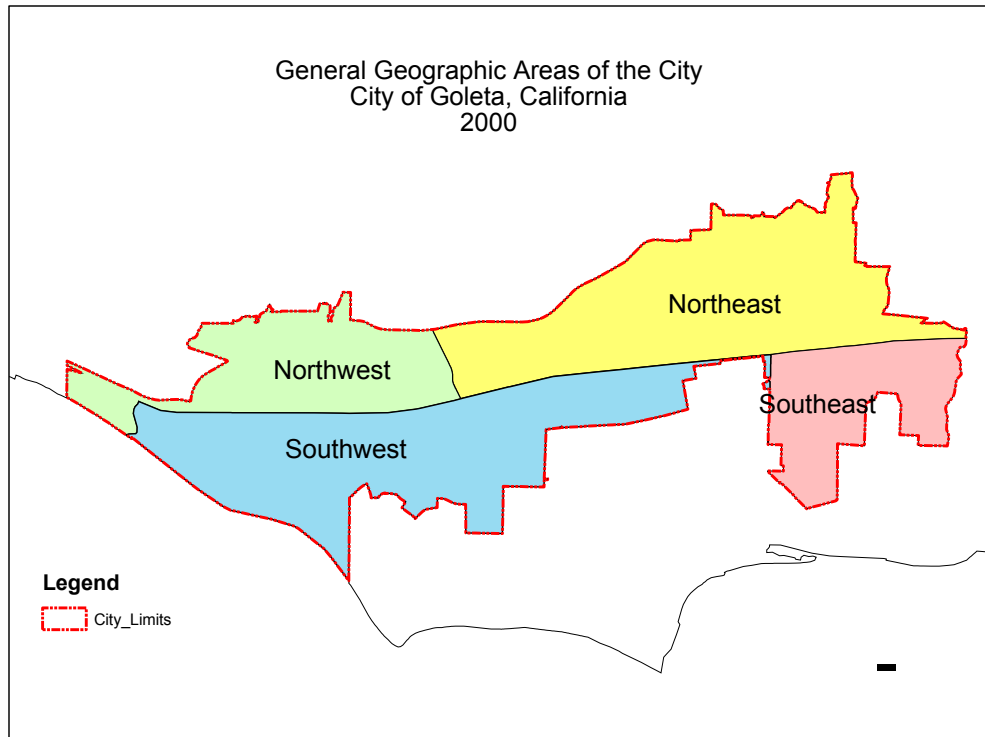
Four broad areas of the City, shown on Map 1, are used to present the results of this survey.

¹ The tables in this report do not include units that were not rated in a particular category. Consequently the total units, structures or properties will vary between tables.

² This includes two large developments developed since the 2000 census, Maravilla—271 units, and Willows Springs—235 units

³ This was one of the reasons that mobile home and condominium complexes were excluded from this survey. It is difficult to assess the individual character of these separate units without entering private common areas.

Map 1



City of Goleta, August 2003

Source: 2000 US Census of Population

SINGLE FAMILY HOUSING STYLE

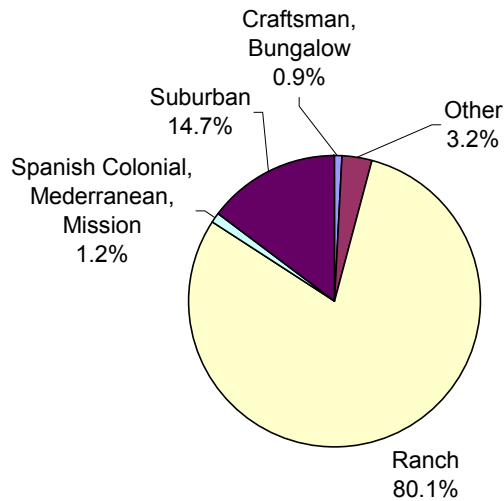
Architectural Style

While there are variety of housing styles in the city, the predominate style of single family housing is ranch style. This style was the most popular suburban architectural style in vogue at the time most of the residential structures of the city were built in the 1960's and 70's. 80% of the 5,085 single family structures whose style was categorized in in the survey are ranch style homes. This style particularly dominates in the northern areas of the city.

There are two exceptions to this predominate style. Residential structures in the Old Town area (the Southeast) consist of various styles classified here as "other." Only 16% of the residential structures in Old Town were classified as ranch. Newer developments in other areas of the city are typical of more recent developments in California in a style referred to here as "suburban."

Count of Number of Single Family Structures	Area				
	Northeast	Northwest	Southeast	Southwest	Grand Total
Style					
Craftsman, Bungalow	5	3	25	14	47
Other	12	5	138	6	161
Ranch	1,868	1,488	34	683	4,073
Spanish Colonial, Mediterranean, Mission	25	16	8	10	59
Suburban	306	283	10	146	745
Grand Total	2216	1795	215	859	5085
Percent by Area	Area				
Style	Northeast	Northwest	Southeast	Southwest	Grand Total
Craftsman, Bungalow	0.2%	0.2%	11.6%	1.6%	0.9%
Other	0.5%	0.3%	64.2%	0.7%	3.2%
Ranch	84.3%	82.9%	15.8%	79.5%	80.1%
Spanish Colonial, Mediterranean, Mission	1.1%	0.9%	3.7%	1.2%	1.2%
Suburban	13.8%	15.8%	4.7%	17.0%	14.7%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%

City of Goleta, California
Number of Single Family Structures
2003





Ranch



Other



Spanish, Mission, Mediterranean



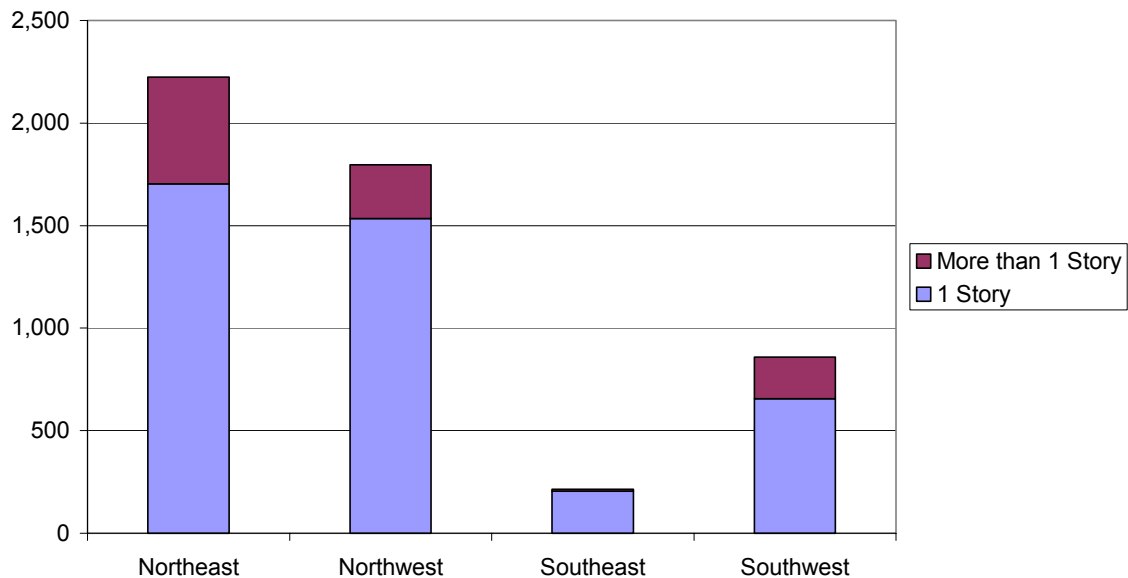
Suburban

Number of Stories

While over 80% of the 5,095 structures classified “single family” in the survey are one story, this proportion does vary by area, ranging from nearly 95% in the Old Town area in the Southeast to 77% in the Northeast. Generally, two or more story structures are associated with newer developed neighborhoods in each of the four areas.

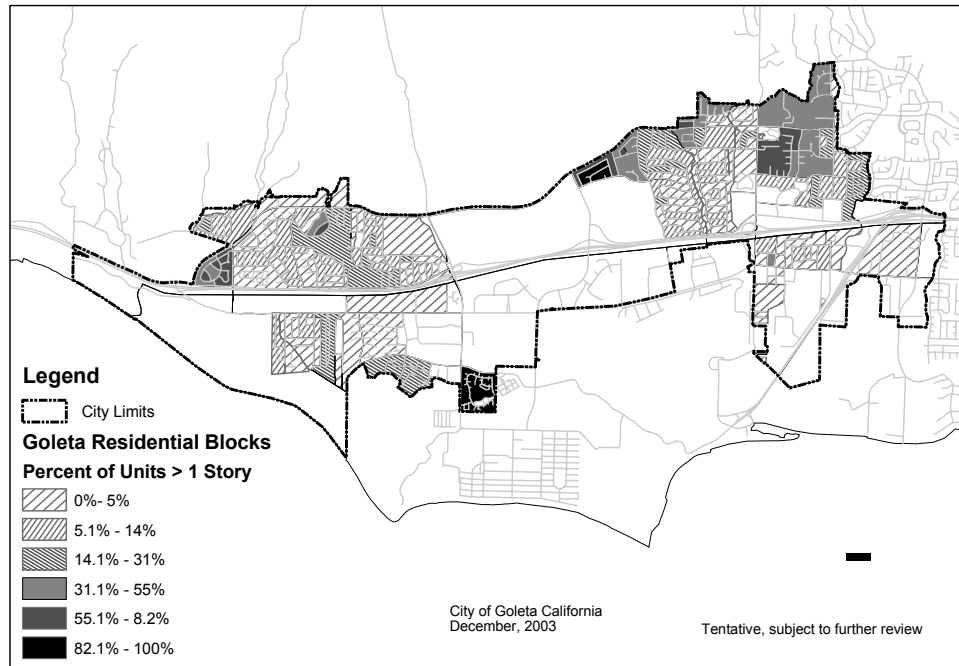
Sum of Single Family Structures	Area				
Number of Stories	Northeast	Northwest	Southeast	Southwest	Grand Total
1 Story	1,704	1,534	204	656	4,098
More than 1 Story	520	263	11	203	997
Grand Total	2,224	1,797	215	859	5,095
Percent of Structures by Area	Area				
Number of Stories	Northeast	Northwest	Southeast	Southwest	Grand Total
1 Story	76.6%	85.4%	94.9%	76.4%	80.4%
More than 1 Story	23.4%	14.6%	5.1%	23.6%	19.6%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%

City of Goleta, California
Number of Single Family Structures by Number of Stories
2003



Map 1

Percent of Single Family Dwellings with More Than One Story
By Adjusted Census Block
2003



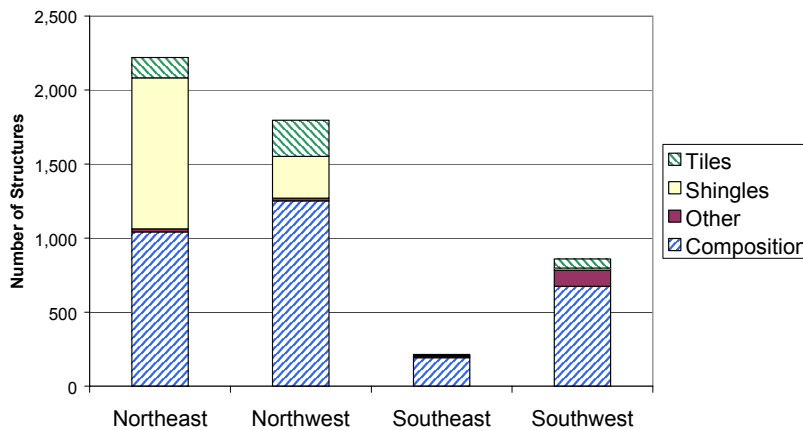
Map 1 portrays the distribution of single family dwellings with more than one story by Census blocks. There is relatively higher proportion of these types of units in the Northeastern most part of the city. Clusters of this type of larger homes are located in various places associated primarily with newer developments. Some clusters (such as Crown Collection) do not stand out on the map since they may be included in a large block with many single story structures.

Roof Type

The type of material used for roofs was classified in the survey. City wide, 62% of the 5,090 single family homes where roofs types was identified had composition roofs. In most neighborhoods the predominate type of roof was composition, making up over 80% of the units in the southern part of the city and over two out of three in the Northwest. The exception is the Northeast where less than half of the units use this material. Nearly half of the units (45%) in this area use shingles.⁴ Tiles are most common in the Northwest which are commonly found in new developments.

Sum of Single Family Structures	Area				
Roof Condition	Northeast	Northwest	Southeast	Southwest	Grand Total
Composition	1,042	1,251	193	675	3,161
Other	20	19	8	108	155
Shingles	1,021	282	6	15	1,324
Tiles	137	244	8	61	450
Grand Total	2,220	1,796	215	859	5,090
Percent of Structures by Area	Area				
Roof Condition	Northeast	Northwest	Southeast	Southwest	Grand Total
Composition	46.9%	69.7%	89.8%	78.6%	62.1%
Other	0.9%	1.1%	3.7%	12.6%	3.0%
Shingles	46.0%	15.7%	2.8%	1.7%	26.0%
Tiles	6.2%	13.6%	3.7%	7.1%	8.8%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%

City of Goleta, California
**Type of Roof in Single Family Structures by Area
 2003**



⁴ Including both traditional cedar shingles and newer materials that simulate a shingle appearance.

HOUSING CONDITION

The remainder of this report will examine the results of the survey of housing conditions. While the preceding analysis described housing character just for single family units, this section includes the condition for both single family units and multiple family units. Except for yard condition, housing condition is reported by number of units.

Wall Condition

Sum of Number of Units	Area				
Wall Condition	Northeast	Northwest	Southeast	Southwest	Grand Total
Needs Patching or Has Warping	21	20	69	39	149
Needs Repairing	100	160	156	103	519
Needs to Be Replaced	1	6	5	3	15
No Repair	2,674	1,740	1,201	2,392	8,007
Grand Total	2,796	1,926	1,431	2,537	8,690
Percent of Units by Area	Area				
Wall Condition	Northeast	Northwest	Southeast	Southwest	Grand Total
Needs Patching or Has Warping	0.8%	1.0%	4.8%	1.5%	1.7%
Needs Repairing	3.6%	8.3%	10.9%	4.1%	6.0%
Needs to Be Replaced	0.0%	0.3%	0.3%	0.1%	0.2%
No Repair	95.6%	90.3%	83.9%	94.3%	92.1%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%

The quality of exterior walls is generally very good for the city, with almost 92% of the 8,690 units rated as requiring no repair. About 6% require some work, and nearly two percent exhibit some warping or need for patching. Only 15 units were identified as needing the walls to be replaced.

There is some variation between areas of the city, with a somewhat higher proportion of units in the Southeast requiring attention than the rest of the city. This information should generate some potential for concern that blighting conditions may be developing in this area.

Roof Condition

The quality of roofs is also very high, with nearly 90% of the 8,686 units, which had roof condition rated in the survey, had roofs requiring no repairs. The highest percent of units that need some work is in the Southeast where 16% of the units (mostly in a few multiple family structures) exhibit discoloring or have missing parts. As in the case of the condition of walls, the higher proportion of units displaying need for improvement in the Southeastern portion of the city does reflect some potential for concern that blighting conditions may be developing. The next area needing the most attention is in the Southwest, also associated with a few multiple family structures.

Roof Condition					
Sum of Number of Units	Area				
Roof Condition	Northeast	Northwest	Southeast	Southwest	Grand Total
Missing Parts, Discolored, Growth	109	110	229	233	681
Needs Re-roofing	42	37	4	94	177
No Repair	2,638	1,775	1,193	2,206	7,812
Roof Structure needs replacing	2	2	5	7	16
Grand Total	2,791	1,924	1,431	2,540	8,686
Percent of Units by Area	Area				
Roof Condition	Northeast	Northwest	Southeast	Southwest	Grand Total
Missing Parts, Discolored, Growth	3.9%	5.7%	16.0%	9.2%	7.8%
Needs Re-roofing	1.5%	1.9%	0.3%	3.7%	2.0%
No Repair	94.5%	92.3%	83.4%	86.9%	89.9%
Roof Structure needs replacing	0.1%	0.1%	0.3%	0.3%	0.2%
Grand Total	100%	100%	100%	100%	100%

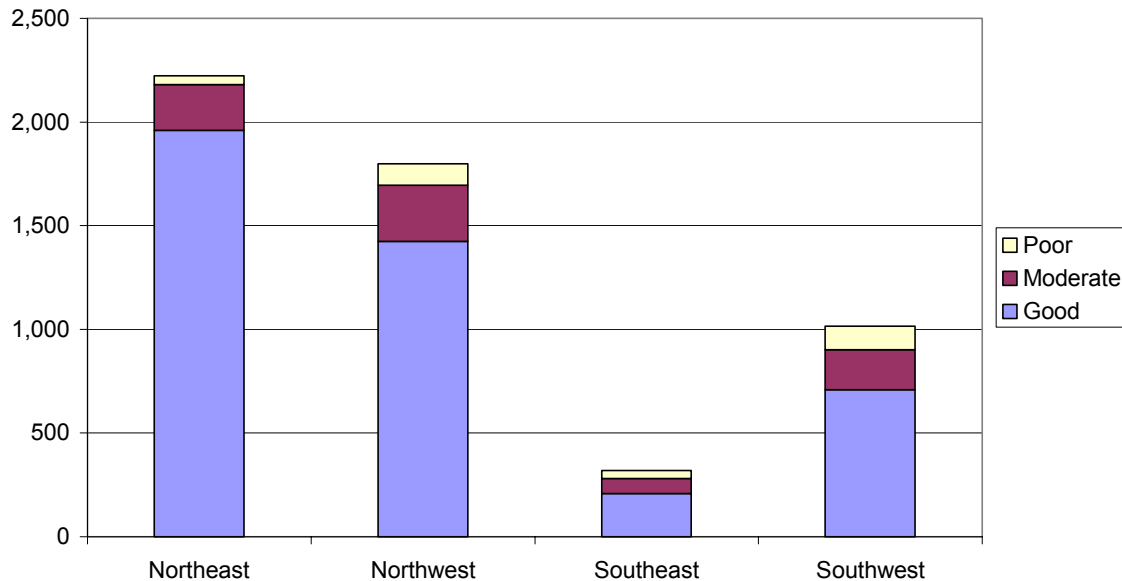
Yard Condition

The condition of yards is often considered an early warning sign of deteriorating neighborhood quality. 80% of the 5,358 properties rated in the survey had yards in good condition. The pattern for the condition of yards is similar as for the other housing quality considerations, with the Southeast having the highest number of properties requiring some attention, followed by the Southwest. Again conditions tend to be very good in the Northeast.

Count of Number of Properties	Area				
Yard	Northeast	Northwest	Southeast	Southwest	Grand Total
Good	1,961	1,424	209	710	4,304
Moderate	219	271	72	192	754
Poor	43	104	38	113	298
Grand Total	2,223	1,799	319	1,015	5,356
Percent of Properties by Area	Area				
Yard	Northeast	Northwest	Southeast	Southwest	Grand Total
Good	88%	79%	66%	70%	80%
Moderate	10%	15%	23%	19%	14%
Poor	2%	6%	12%	11%	6%
Grand Total	100%	100%	100%	100%	100%

City of Goleta, California

Yard Condition by Number of Properties 2003



Overall Condition

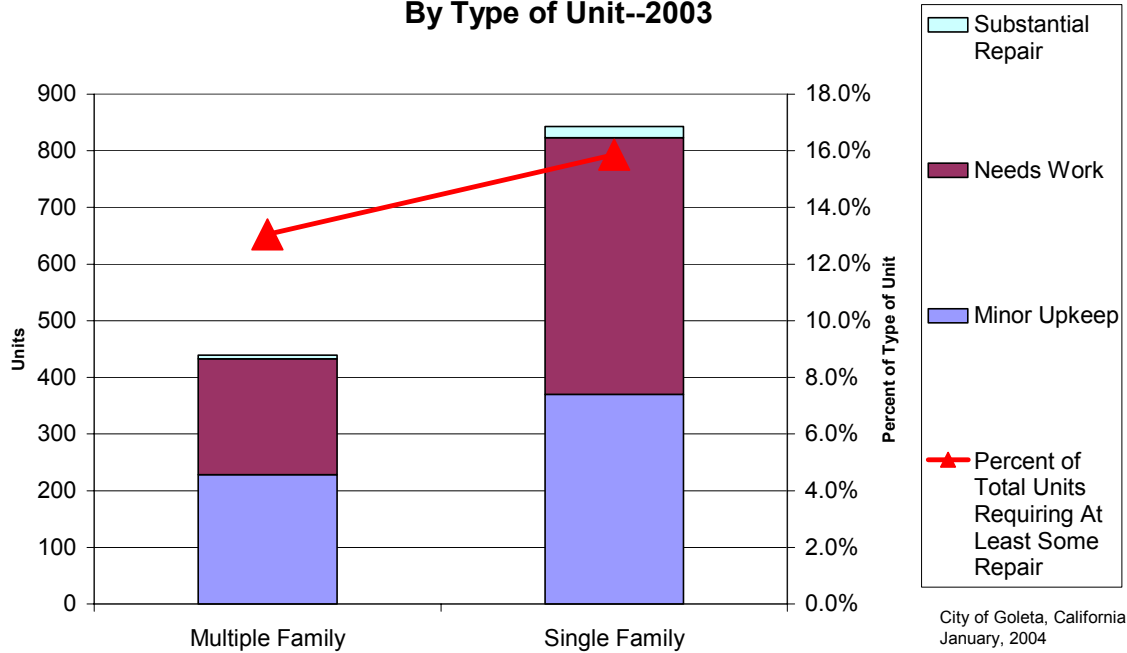
This section of the report combines the wall condition rating with the roof condition rating to produce an overall rating of housing condition. If no repair need is noted for either walls or roof, the unit is classified as no repair. If minor repair is identified for either or both, the unit is rated as needing minor repair. If more than minor repair is indicated but no major repair (roof structure or wall replacing) the unit is rated as needing work. If either the roof or wall requires replacement the unit is rated as needing substantial repair.

Overall Condition by Type of Unit			
Number of Units	Multiple Family	Single Family	Total
Minor Upkeep	228	370	598
Needs Work	205	453	658
No Repair	2,923	4,472	7,395
Substantial Repair	6	20	26
Total	3,362	5,315	8,677
Percent of Total	Multiple Family	Single Family	Total
Minor Upkeep	2.6%	4.3%	6.9%
Needs Work	2.4%	5.2%	7.6%
No Repair	33.7%	51.5%	85.2%
Substantial Repair	0.1%	0.2%	0.3%
Total	38.7%	61.3%	100.0%
Percent of Type	Multiple Family	Single Family	Total
Minor Upkeep	6.8%	7.0%	6.9%
Needs Work	6.1%	8.5%	7.6%
No Repair	86.9%	84.1%	85.2%
Substantial Repair	0.2%	0.4%	0.3%
Total	100.0%	100.0%	100.0%

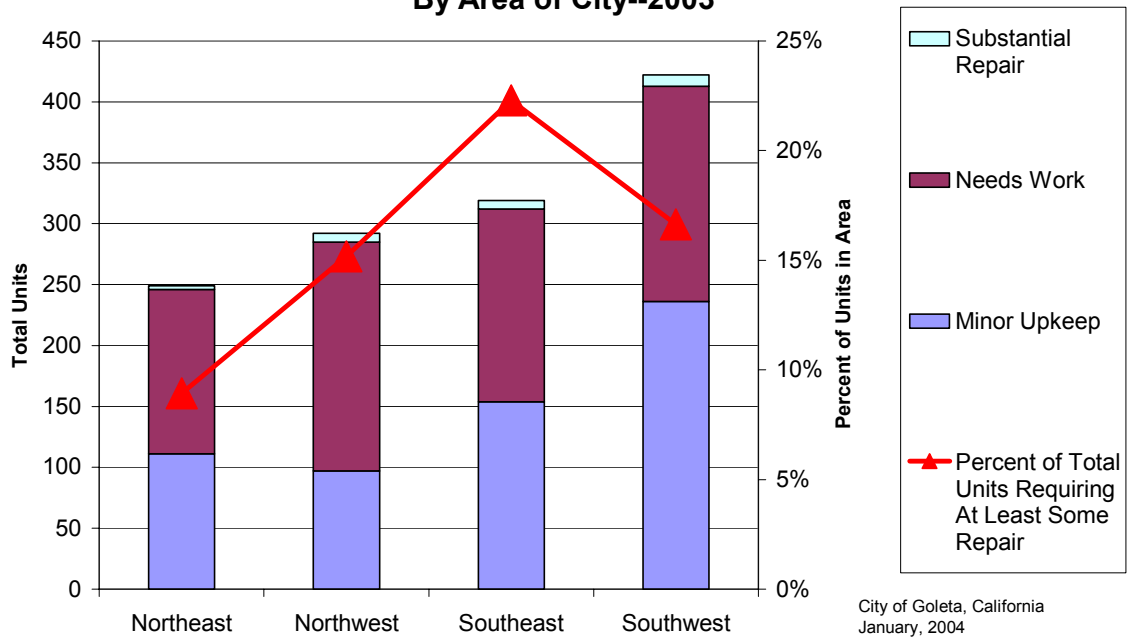
As noted the bulk (85% of the 8,677 units rated for both wall and roof condition) of all units are in very good condition requiring no repair and very few units need substantial repair for either multiple family or single family units. Only about 8% of all units need any repair other than minor upkeep. There is very little variation in the quality of housing by type of unit.

Not only are the percentage of units needing attention very low, so is the absolute number of units. Only 690 units need more than just minor upkeep.

City of Goleta, California
**Distribution of Housing Units Requiring Repair
 By Type of Unit--2003**



City of Goleta, California
**Distribution of Housing Units Requiring Repair
 By Area of City--2003**



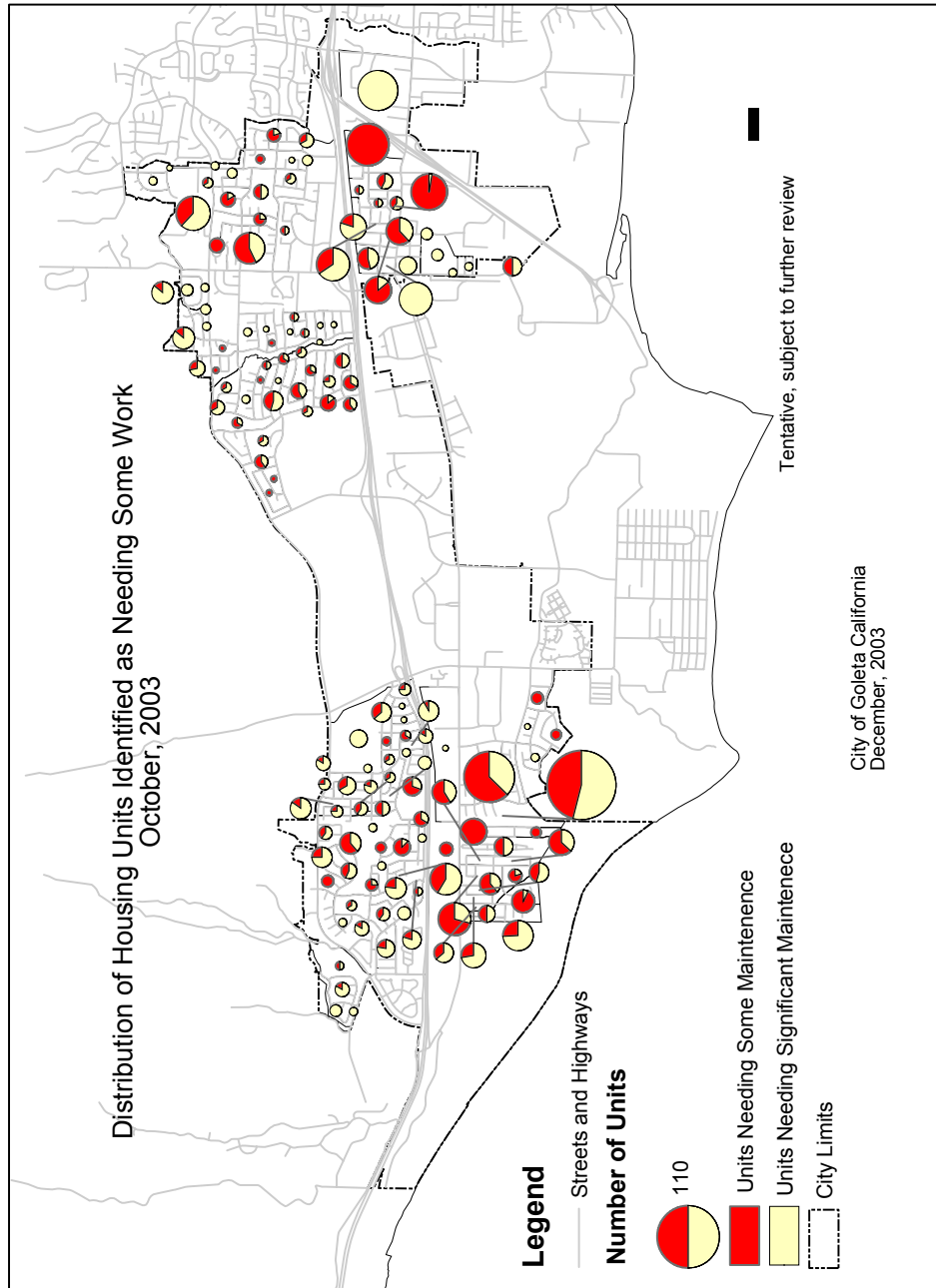
While the overall quality of housing is good in all four areas, there is some variation of housing quality between areas. The best quality, with over 90% of all units needing no repair in the Northeast, and while in the southeast 23% of the units require some attention.

While the proportion of units needing attention varies between areas, the absolute number of units is relatively evenly distributed between the areas.

Sum of Number of Units	Area				
Combined	Northeast	Northwest	Southeast	Southwest	Grand Total
Minor Upkeep	111	97	154	236	598
Needs Work	135	188	158	177	658
No Repair	2,537	1,632	1,112	2,114	7,395
Substantial Repair	3	7	7	9	26
Total	2,786	1,924	1,431	2,536	8,677
Sum of Number of Units	Area				
Combined	Northeast	Northwest	Southeast	Southwest	Grand Total
Minor Upkeep	4.0%	5.0%	10.8%	9.3%	6.9%
Needs Work	4.8%	9.8%	11.0%	7.0%	7.6%
No Repair	91.1%	84.8%	77.7%	83.4%	85.2%
Substantial Repair	0.1%	0.4%	0.5%	0.4%	0.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

The map on the next page presents a detailed distribution of units requiring some attention by census block. Among those that require some attention, there is some variation from neighborhood to neighborhood between the number of units that require only minor repairs and those requiring more attention. The proportion of those requiring more attention tends to be greater in the Southeast.

Map 2



PLANNING IMPLICATIONS FOR GOLETA

The preliminary results of the City's housing conditions indicate that the housing in the City of Goleta is in very good condition. However, there are areas of concern that might need attention when addressing the city's housing needs.

Old Town: Although the overall condition of housing is less high in the Old Town area than in other areas of the city, most structures are in relative good condition. The quality of infrastructure in the area is poor, some nonresidential structures are blighted and a number of units will become blighted if corrective action is not taken. These conditions could gradually affect the overall quality of housing in an area. While this survey did not attempt to analyze the quality of the infrastructure and other buildings, there is a number of heavy commercial and industrial operations in the area that could induce blight in their vicinity.. Also, the area is served by inadequate streets, sidewalks, parks and other services. These conditions led to the designation of the area as a redevelopment area.

The presence of poorer quality housing, along with a higher proportion of poorly maintained property, combined with these other characteristics of the area does indicate a potential for blight to occur in the housing stock. The fact that a high proportion of units in the area are, nonetheless, of good quality indicates that potential measures to address blighting conditions, such as improving infrastructure and removing inappropriate uses, could be successful in this area. This pattern also suggests that housing conditions should be closely monitored and programs considered to provide preventative maintenance to head of incipient blight before it can take hold.

Multiple family Structures: There are a number of multiple family structures that exhibit some deterioration. While the number of these structures is low, they do tend to be concentrated in a few areas, particularly in the Southwestern section of the city. This could indicate potential for blighting conditions to start in the vicinity of these structures.

This report notes that there is significant variation in housing styles and structures between single family neighborhoods. This creates a difference in the character of neighborhoods that will need be considered in any plans or programs designed to protect or enhance the quality of the city's neighborhoods.