SBCAG Housing Data Dashboard User Guide

Last Updated: 4/14/2025

A. Overview

The Santa Barbara County Housing Data Dashboard is an interactive platform developed by the Santa Barbara County Association of Governments (SBCAG). Its purpose is to centralize and visualize data related to housing development, affordability, availability, and demographic conditions across Santa Barbara County, its jurisdictions, and unincorporated communities. The dashboard integrates multiple datasets from federal, state, and local sources and presents them through interactive visualization, filters, and downloadable datasets.
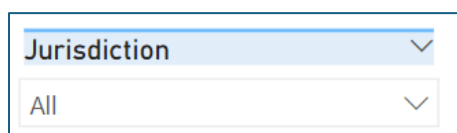
All dashboard visualizations are built using Microsoft Power BI and are updated annually based on the most current available datasets.
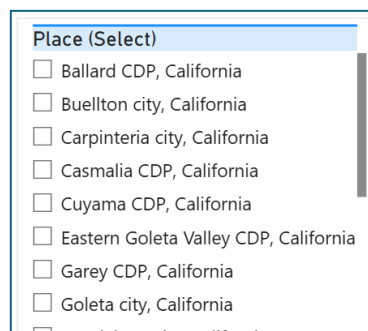

B. Navigating the Dashboard

The dashboard is structured into nine sections. Each section is designed to display interactive, filterable visualizations tied to a specific data source and/or area of interest. Visuals allow users to select by geography (e.g., incorporated cities, Census Designated Places, countywide, or North/South subregions). Some sections are filterable by time, tenure (renter/owner), income level, and other variables.

- **Filter Panels** (indicated with blue headers) enable multi-select toggles, dropdowns, and filter boxes to refine results across all visuals within a page.
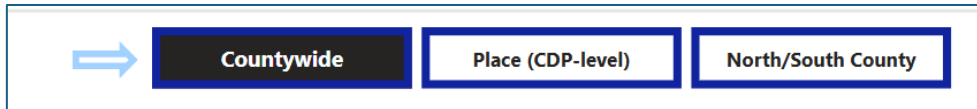
- **Geographic Navigation Buttons** (outlined in blue) toggle between place-level (CDPs and cities), North/South County, and full countywide views.

- **Data Export Buttons** (purple) are embedded throughout the tool and allow users to download Excel (.xlsx) files containing raw data, calculated fields, and specific source information.
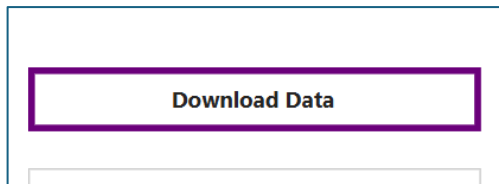
- **Hover over any figure** (bar charts, pie slices, etc.) **to view exact counts.** Additionally, you can right click any feature to pull it up in a **table view.**
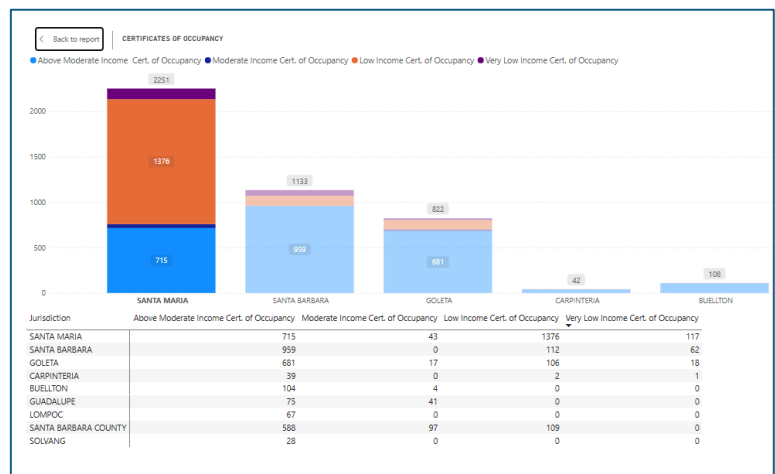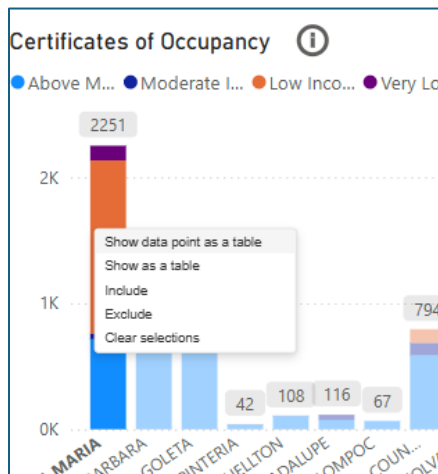
For more detailed documentation of field definitions and key terms, refer to the Glossary.

C. Dashboard Sections

1. Housing, Supply, Production, and Type

Data Download: https://github.com/mlewis-sbcag/Housing-Dashboard-Data/raw/refs/heads/main/APR_download.xlsx

Data Years: 2018–2023
Primary Source(s): California Department of Housing and Community Development (HCD) Annual Progress Reports, submitted by local jurisdictions

Filtering Capabilities:

- **Geography(s):** Jurisdiction/CDP (Census Designated Place), Countywide, North County/South County, Unincorporated County
- **Tenure:** Owner vs. Renter
- **Project Income Level:** Very Low, Low, Moderate, Above Moderate
- **Project Attributes:** SB 35-eligible, deed-restricted, infill designation, presence of extremely low-income units, type of dwelling (Single-family, ADU, mobile home, etc.)

This section prominently visualizes the housing development pipeline across three major project delivery milestones:

- **Entitlements:** Residential units approved through local land use authorities (e.g., Planning Commission or City Council), including discretionary and ministerial approvals.
- **Building Permits Issued:** Units that have obtained formal approval for vertical construction under local building codes.
- **Certificates of Occupancy (COO):** Units deemed habitable and code-compliant, representing final project delivery.

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2. Regional Targets for Housing Growth/RHNA

Data Download: https://github.com/mlewis-sbcag/Housing-Dashboard-Data/raw/refs/heads/main/RHNA_download.xlsx
Data Years: 2013–2031
Primary Source(s): California Department of Housing and Community Development (HCD) Annual Progress Reports, Cycle 5 and 6 SBCAG RHNA Allocations
ACS Table References: N/A
Geography(s): Jurisdiction, Countywide, or North/South County (6th Cycle only)

This section tracks progress toward meeting jurisdictional housing production obligations as outlined in the Regional Housing Needs Allocation (RHNA):

- **5th Cycle Results:** Cumulative permitted units (by income level) compared to RHNA allocations.
- **6th Cycle Progress:** Ongoing tracking of permitted units. Visuals display completion by income category: Very Low, Low, Moderate, and Above Moderate.

3. Housing Affordability

Data Download: https://github.com/mlewis-sbcag/Housing-Dashboard-Data/raw/refs/heads/main/Affordability_download.xlsx
Data Years: ACS 2023 5-Year Estimates, HUD CHAS 2017–2021
Primary Source(s): U.S. Census Bureau (ACS); U.S. Department of Housing and Urban Development (CHAS)
ACS Table References: B25064, B25088, B19013
Geography(s): CDP/City, Countywide, North/South Subregions (CHAS not available)

This section analyzes affordability based on local income thresholds and housing costs:

- **Median Rent & Owner Costs:** Monthly housing costs for renters and homeowners with a mortgage.
- **Cost Burden Analysis:** Percentage of households spending more than 30% or 50% of their income on housing, disaggregated by income bracket (based on % of HUD Area Median Family Income (HAMFI)).
    - Spending more than 30% of income on housing is considered "cost burdened," while spending over 50% is categorized as "severely cost burdened."
- **Income Thresholds:** Defined using SBCAG-calculated thresholds based on countywide Area Median Income (AMI) ($96,000 in 2023). Mimicking the RHNA calculation process using the most recently available census data, this visual classifies households:
    - Very Low Income: ≤50% AMI
    - Low Income: 51–80% AMI
    - Moderate Income: 81–120% AMI
    - Above Moderate Income: >120% AMI
- **Median Incomes (ACS-based):** Displays place-level median household income as reported in the 2023 ACS 5-Year Estimates, used to benchmark affordability thresholds and calculate RHNA income categories.

4. Housing Availability & Tenure

Data Download: https://github.com/mlewis-sbcag/Housing-Dashboard-Data/raw/refs/heads/main/Availability_download.xlsx
Data Years: ACS 2023 5-Year Estimates
Primary Source(s): U.S. Census Bureau
ACS Table References: B25002, B25003, B25004, B25014, B26001
Geography(s): CDP/City, Countywide, or Regional (North/South County) views

This section evaluates residential unit availability and household density conditions:

- **Housing Tenure:** Distribution of owner-occupied vs. renter-occupied units by geography.
- **Group Housing Population:** Includes populations living in group quarters such as college dormitories, nursing facilities, correctional institutions, and other non-household living arrangements.
- **Vacancy Rates:** Share of housing units that are unoccupied and available for rent/sale.
- **Vacancy Types:** Breaks down vacant housing units by classification—such as for rent, for sale, seasonal, or other vacant, based on ACS definitions.
- **Overcrowding Metrics:** Renter, owner, and overall housing units with occupancy ratios exceeding:
  - 1.01 persons per room (overcrowded)
  - 1.51 persons per room (severely overcrowded)

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5. General Demographics

Data Download: https://github.com/mlewis-sbcag/Housing-Dashboard-Data/raw/refs/heads/main/Demographics_download.xlsx
Data Years: 1970–2020 (Decennial Census only)
Primary Source(s): U.S. Census Bureau (Decennial Census); National Historical Geographic Information System (NHGIS)
Geography(s): Countywide

This section provides countywide longitudinal demographic and housing development trends:

- **Population Growth:** Countywide population totals by decade from 1970 to 2020.
- **Population Pyramid:** Age-sex distribution for the most recent census year.
- **Urban vs. Rural Housing Units:** Comparison of unit growth in urban-designated vs. rural-designated census tracts over time.

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6. Reference Map

Data Download: https://github.com/mlewis-sbcag/Housing-Dashboard-Data/raw/refs/heads/main/MapData_download.xlsx
Data Years: ACS 2023 5-Year Estimates
Primary Source(s): IPUMS NHGIS (boundaries), U.S. Census Bureau (ACS figures)
ACS Table References: B11005, B11007, B25010, B01003

This section provides a spatial reference for interpreting the dashboard. It displays:

- Incorporated Cities
- Census Designated Places (CDPs)
- North County / South County regional delineations (as based on PUMAs)
- Santa Barbara County Boundary

Key Features:

- Boundary layers sourced from IPUMS NHGIS
- Interactive map supports zooming and panning for detailed exploration
- Labels for all Incorporated Cities, PUMAs, and CDPs
- Color-coded boundaries distinguishing incorporated vs. unincorporated areas
- Reference figures (population, household count, average household size) from ACS 2023 5-year estimates.

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7. Regional Economy & Workforce

Data Download: https://github.com/mlewis-sbcag/Housing-Dashboard-Data/raw/refs/heads/main/employment_economy_download.xlsx
Data Years: ACS 2023 5-Year Estimates
Primary Source(s): U.S. Census Bureau (American Community Survey)
ACS Table References: DP03
Geography(s): Countywide, CDP/City-level, or North/South County aggregation

This section provides a labor force and industry profile for Santa Barbara County residents:

- **Labor Force Participation Rate:** Civilian population age 16+ that is employed or seeking work
- **Employment Status:** Employed vs. unemployed individuals
- **Worker Type:** Private wage and salary workers, government employees, self-employed, unpaid family workers
- **Household Income Ranges:** Distribution of households across income bands (<$15,000 to $200,000+)
- **Industries of Employment:** 13 standard NAICS-based sectors (e.g., construction, manufacturing, public administration etc.)

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8. Commuting

Data Download: https://github.com/mlewis-sbcag/Housing-Dashboard-Data/raw/refs/heads/main/commuting_download.xlsx

Data Years: ACS 2023 5-Year Estimates
Primary Source(s): U.S. Census Bureau (American Community Survey)
ACS Table References: B08141
Geography(s): CDP/City-level, countywide, or North/South County aggregation

This section evaluates commuting behaviors and transportation access:

- **Methods of Commuting:** Percentage of workers who drive alone, carpool/vanpool, utilize public transportation, walking, bicycle/motorcycle/other, or work from home
- **Work-from-Home Rate:** Percentage of workers reporting work from home
- **Vehicle Availability per Household:** Number of vehicles by household
- **Mean Travel Time to Work:** Average one-way commute duration in minutes

9. Homelessness

Data Download: https://github.com/mlewis-sbcag/Housing-Dashboard-Data/raw/refs/heads/main/homelessness_data_download.xlsx
Data Years: 2020, 2022–2024 (no data for 2021)
Primary Source(s): Santa Barbara County Point-in-Time (PIT) Count, conducted by the Santa Maria/Santa Barbara County Continuum of Care
Geography(s): Countywide, City/Area (Page 3 Only), North/South County (Page 3 Only)

This section visualizes unsheltered and sheltered homelessness trends:

- **Total Persons Experiencing Homelessness** (by PIT count year)
- **Homeless Subpopulations:** Unaccompanied youth, families with children, veterans
- **Shelter Status:** Sheltered, unsheltered, vehicular homelessness
- **Housing Interventions:** Permanent Housing Placements, Interim Housing, Rapid Re-Housing
- **First Time Homelessness:** % of Individuals Experiencing Homelessness for First Time (Page 2, *2023-2024 Only*)
- **Length of Time Spent in Santa Barbara County:** Time (housed or unhoused) spent in Santa Barbara County (Page 2, *2024 Only*)
- **Location of Most Recent Permanent Address:** Location of the respondent's most recent permanent home address (Page 2, *2024 Only*)
- **Initial Location of Homelessness:** Where the respondent was living when they first became homeless (Page 2, *2024 only*)

- **Homelessness Counts by City/Area:** PIT Counts by "City/Area" including all SBCAG jurisdictions, a selection of place, and the North/South County (Page 3, *2020, 2022-2024* available).