

2021 AUD Tenant Survey Summary

In 2013, the Santa Barbara City Council adopted the AUD Program on a trial basis, to see whether increased densities and certain incentives would encourage private developers to build new, smaller, more affordable housing in the portions of the City best able to accommodate additional housing. Although the AUD Program has increased housing supply, the below data shows that rental rates of the newly constructed AUD Program projects are only affordable to households that earn approximately 160 percent to 190 percent of the Area Median Income (AMI). Which means that these units are affordable to Middle Income (120 percent to 160 percent of AMI) to Upper Middle Income (160 percent to 200 percent of AMI), but not Moderate Income (80 to 120 percent of AMI) households.

The below information is a compilation of data on AUD Program Projects and information gathered from the AUD Program Surveys completed by the projects that have had their certificates of occupancy for a year or more. The rental companies for the completed projects are finding that obtaining personal information from their tenants is very challenging. Staff have analyzed the limited information provided by the owners/property managers, but it does not include 100 percent of the residents at these properties.

Studio			
Year	AUD Median Rent	Citywide Median Rent	AUD vs Citywide
2018	\$1,750 (18 units)	\$1,563 (58 units)	+12.0%
2019	\$1,800 (18 units)	\$1,540 (25 units)	+16.9%
2020	\$2,009 (44 units)	\$1,675 (7 units)	+19.9%
1 bedroom			
Year	AUD Median Rent	Citywide Median Rent	AUD vs Citywide
2018	\$2,675 (28 units)	\$1,800 (126 units)	+48.6%

2019	\$2,675 (33 units)	\$1,875 (83 units)	+42.7%
2020	\$2,775 (31 units)	\$1,925 (42 units)	+44.2%
2 bedroom			
Year	AUD Median Rent	Citywide Median Rent	AUD vs Citywide
2018	\$3,350 (96 units)	\$2,450 (88 units)	+36.7%
2019	\$3,556 (105 units)	\$2,685 (70 units)	+32.4%
2020	\$3,653 (41 units)	\$2,698 (38 units)	+35.4%
3 bedroom			
Year	AUD Median Rent	Citywide Median Rent	AUD vs Citywide
2018	\$3,850 (9 units)	\$3,325 (12 units)	+15.8%
2019	\$4,095 (9 units)	\$3,925 (12 units)	+4.3%
2020	\$4,889 (3 units)	\$4,800 (18 units)	+1.9%

AUD 2020 Parking Statistics

AUD 2020 Location Statistics