

ACCESSORY DWELLING UNIT OWNER SURVEY

INSIGHTS INTO USAGE, RENTAL DYNAMICS, AND
DEVELOPMENT CHALLENGES IN SANTA BARBARA COUNTY

PREPARED BY THE SANTA BARBARA COUNTY
ASSOCIATION OF GOVERNMENTS

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EXECUTIVE SUMMARY

This report presents the results of a survey of Accessory Dwelling Unit (ADU) owners in Santa Barbara County. The survey, commissioned by the Santa Barbara County Association of Governments (SBCAG) and survey conducted by Robert D. Niehaus, Inc. (RDN), provides a comprehensive analysis of Accessory Dwelling Units (ADUs) across Santa Barbara County. Based on a sample of 252 ADU owners, this report delves into ADU usage, rental pricing, occupant relationships, development challenges, and highlighting the role ADUs play in addressing Santa Barbara County's housing needs.

KEY FINDINGS

ADUS AS HOUSING SOLUTIONS

- 67% of ADUs are currently being used for long-term housing. This trend is particularly strong in North County, where 77% of ADUs are used as rental housing.
- In contrast, South County and the City of Santa Barbara exhibit more varied uses, including short-term rentals (8%) and personal spaces like home offices or gyms (24% in the City of Santa Barbara).

OCCUPANT RELATIONSHIPS AND DEMOGRAPHICS

- A noteworthy 42% of ADU occupants were initially unknown to the owners, showing the role of ADUs in expanding the rental market to new tenants rather than just family or friends.

- Family members occupy 28% of ADUs, especially in North County, where these arrangements are more common and often come with lower rental rates.
- ADUs tend to house young adults (18-29 years) and middle-aged adults (30-44 years), with the City of Santa Maria showing a particularly high concentration of younger occupants.
- However, South County and the City of Santa Barbara, older adults (65+ years) make up a larger share of ADU occupants, at 27% and 32%, respectively.

RENTAL MARKET DYNAMICS

- City of Santa Barbara and South County hold the highest average ADU rents, at \$2,667 and \$2,657 per month, respectively.
- North County and the City of Santa Maria offer more affordable rental options, with average rents of \$1,904 and \$1,814.
 - ADUs rented to family members typically have lower rents, especially in North County, where family rents average \$1,139.
- Detached ADUs generally have higher rents than attached units, with countywide averages of \$2,568 for detached units compared to \$1,948 for attached units.

UNIT SIZE AND TYPE

- ADUs across Santa Barbara County vary in size, with an average of 630 square feet.

EXECUTIVE SUMMARY

- Studios and one-bedroom units are the most common, particularly in South County and the City of Santa Barbara.
- In North County and the City of Santa Maria, two-bedroom units make up a larger percentage of ADUs.

DEVELOPMENT CHALLENGES

- South County faces longer permitting and construction times, and higher costs. North County and the City of Santa Maria had shorter development timelines and lower costs.
- ADU owners in South County and the City Santa Barbara relied more on personal savings, while North County and the City of Santa Maria owners turn more to bank and personal loans.

OVERALL SATISFACTION

- Despite the challenges associated with ADU development, satisfaction among ADU owners is notably high. An overwhelming 87% of respondents across the county would recommend building an ADU to others.

OVERVIEW, PURPOSE, AND NEED

Accessory Dwelling Units (ADUs) are an increasingly important component of housing strategies across the State of California. These living spaces can serve various purposes, such as providing housing for family members, generating rental income, and increasing the stock of affordable housing. As the demand for affordable housing options grows, ADUs hold significant potential for addressing these needs in Santa Barbara County. The Santa Barbara County Association of Governments (SBCAG) prepared this report to better understand ADUs throughout the county, including ADU usage, ownership, and their impact on the regional housing markets. This report summarizes the findings of a survey of ADU owners in Santa Barbara County which was commissioned by SBCAG and performed by Robert D. Niehaus, Inc. from January through March 2024.

Ultimately, this project was conducted to determine how ADUs are being used and what role they fill in the overall housing picture.

WHAT IS AN ADU?

ADUs are housing units that are built on a property that includes a primary housing unit, such as a single-family home. ADUs are also known as granny flats, guest homes, and other colloquial names. They may be stand-alone structures, an addition to a primary home, or built within the existing footprint of a home, such as a garage conversion or splitting of a home from one to two (or more) units. In any case, the ADU is the accessory to the primary unit.

Accessory Dwelling Units (ADUs) have a long and evolving history in California, reflecting broader trends in housing policy and development.

Initially popular in the early 20th century as "granny flats" or "in-law units," ADUs provided affordable housing options and allowed families to accommodate multiple generations under one roof. As California faces

increasing housing shortages and rising prices, ADUs offer potential solution to expand housing capacity and address affordability concerns. Because ADUs are added to existing properties, they can increase density without requiring extensive new development.

AN ADU BUILDING BOOM

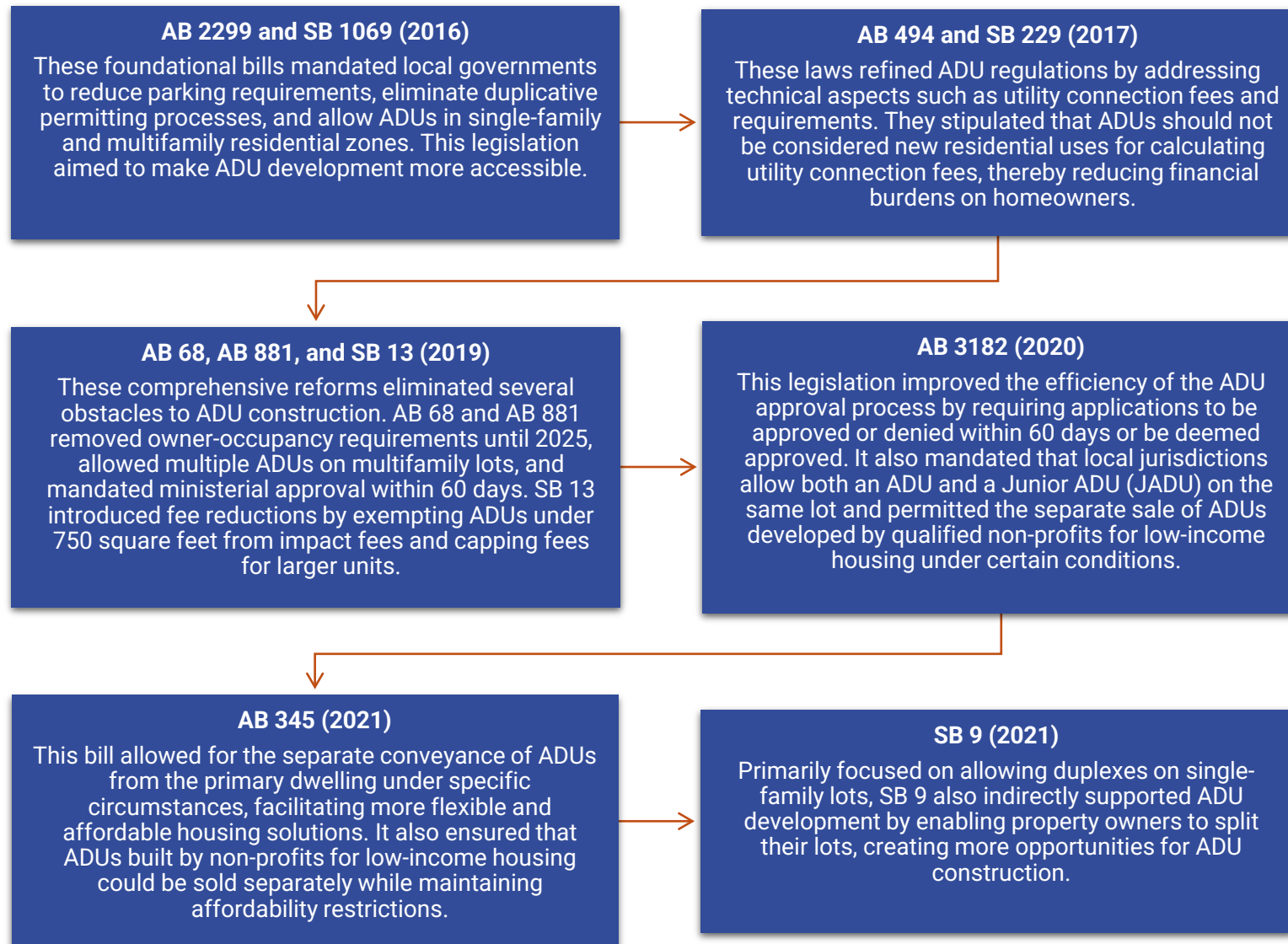
In recent years, California has seen a resurgence of interest in ADUs as a viable solution to the state's housing crisis. Legislative changes, such as the passage of several state laws in 2017 and 2019, have significantly eased the regulatory barriers to building ADUs. These laws aim to encourage the development of ADUs by simplifying the approval process, reducing fees, allowing for more flexible designs, and requiring ministerial approval.

Figure 1: ADU Example – Garage Conversion



CHAPTER 1: OVERVIEW, PURPOSE, NEED

Figure 2: Major ADU Legislation Flowchart



The above flow chart, *Figure 2*, highlights major legislative changes related to the production of ADUs (California Department of Housing and Community Development Accessory Dwelling Unit Handbook, 2022).

SURVEY BACKGROUND

Robert D. Niehaus Inc. (RDN) was contracted by the SBCAG to conduct a comprehensive survey on ADUs within Santa Barbara County. The survey encompassed the eight incorporated cities and the unincorporated areas of the county, aiming to provide SBCAG with the necessary data to understand the role and benefits of ADUs in the region.

RDN, in collaboration with the SBCAG's Technical Planning and Advisory Committee (TPAC), a staff-level planning advisory committee of the SBCAG Board of Directors, designed a questionnaire to capture various aspects of ADU ownership and usage. The final questionnaire was programmed as a web-based survey using SurveyMonkey, incorporating a variety of question types. To maximize respondent participation, RDN employed a mixed-mode approach, offering the survey both online and via physical mail. Respondents also had the option to request a paper version or complete the survey by phone.

RDN received contact data for ADU owners from each jurisdiction in Santa Barbara County, which was then standardized and cleaned to create a comprehensive sampling frame comprising 2,907 unique owners associated with 3,286 ADUs. These ADUs were either completed, under construction, or approved. There may be ADUs in Santa Barbara County which were built without a building permit. This likely subset of the

overall ADU inventory were not included in the survey. Owners were initially invited to participate via custom-tailored letters in both English and Spanish, containing a URL and QR code for survey access. To enhance response rates, subsequent outreach efforts included emails, text messages, and phone calls. RDN also provided incentives to encourage participation.

PRIVACY

RDN is a professional services firm specializing in surveying, and they use privacy protocols to protect the privacy of respondents. Survey results were provided to SBCAG with the ADU zip code as the only identifying indicator. There is no way for SBCAG or any local government in Santa Barbara County to link any survey response to any individual ADU or owner.

DATA LIMITATIONS AND DISCLAIMERS

CONFIDENCE INTERVALS AND RESPONSE RATES

The confidence interval represents the range within which the true value of the survey results is expected to fall given sample size and response rate. For this survey, an 8.4% response rate was achieved. This provides statistically significant insights on a countywide level. Confidence intervals were calculated to account for the response rates of each jurisdiction. Table 1 provides confidence intervals for all jurisdictions as well as the north and south county subregions.

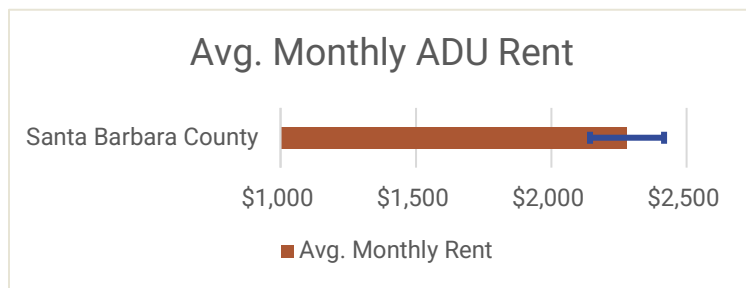
CHAPTER 1: OVERVIEW, PURPOSE, NEED

Table 1: Surveyed ADU Inventory

Jurisdiction	Sample Size	Pop. Size (# of ADUs)	Margin of Error
Buellton	3	7	+/- 46.2%
Carpinteria	7	12	+/- 25.0%
Goleta	11	78	+/- 27.6%
Guadalupe	6	55	+/- 38.1%
Lompoc	2	11	+/- 65.7%
Santa Barbara	90	738	+/- 9.7%
Santa Maria	61	1268	+/- 12.3%
Solvang	1	13	+/- 98.0%
Unincorporated County	62	725	+/- 11.9%
North County	105	-	+/- 9.5%
South County	147	-	+/- 8.0%
Total (All County)	243	2907	+/- 6.0%

For example, the average monthly rent charge for an ADU in Santa Barbara County is \$2,280. A +/-6% margin of error at the 95% level of confidence means there a 95% chance that any response is plus or minus 6% of the average. In this case, we can be 95% sure that the true average of ADU rent prices countywide is between \$2143.2 and \$2416.8. This is represented in Figure 3, with the margin of error at 95% confidence in blue.

Figure 3: Average Monthly ADU Rent with Margin of Error



AGGREGATION OF DATA

To provide a clearer picture of ADU dynamics across Santa Barbara County, the survey data was disaggregated and analyzed at several geographies in addition to Countywide: North County (inclusive of the cities of Buellton, Guadalupe, Lompoc, Santa Maria, and Solvang, and unincorporated areas north of the Santa Ynez Mountain range), South County (inclusive of the cities of Carpinteria, Goleta, and Santa Barbara, and unincorporated areas south of the Santa Ynez Mountain range), and separately for the cities of Santa Barbara, Santa Maria. The margin of error for these specific regions were deemed within or adjacent to the ideal MOE (+/-6%+/-8%). The presentation of data for other cities or subregions would provide for unreasonable confidence intervals.

- *North County* has +/- 9.5% margin of error, indicating a moderate level of precision in the results from this region.
- *South County* has a +/- 8.0% margin of error, suggesting a slightly higher precision compared to North County.
- *City of Santa Barbara* has a +/- 9.7% margin of error, which indicates a moderate level of precision in this data.
- *City of Santa Maria* has +/-12.3% margin of error, indicating a broader range of potential variability in the data.

SELECTIVE RESPONSES

Respondents had the option to choose which questions to answer. This means that some data points may have higher non-response rates, potentially impacting the completeness of

certain analyses. However, the overall dataset remains robust and indicative of general trends and patterns in ADU usage and ownership. Allowing respondents to selectively answer questions helped to gather more honest and accurate data, as participants could share the information which they were comfortable providing.

DATA SOURCING AND CALCULATION

The initial survey data and confidence assessments were provided by RDN. SBCAG produced the remaining statistical calculations presented in this report, including the confidence intervals for North and South County. All efforts were made to standardize and clean the data to ensure consistency and reliability. Survey data including counts, questions, and consultant materials are available upon request.

GENERAL RESULTS

NUMBER OF ADUS SURVEYED

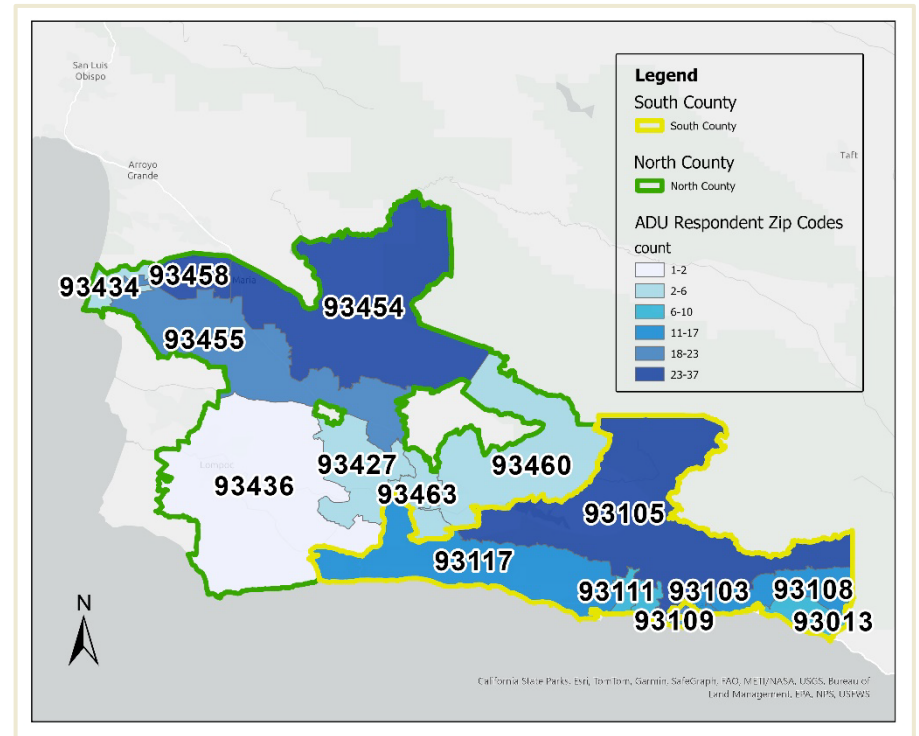
A total of 252 responses were collected after data cleaning. The majority of zip code responses were in the City of Santa Barbara (90), unincorporated areas (62), and the City of Santa Maria (61). The table below displays the percentage of responses by each jurisdiction.

Table 2: Percentages of ADU Survey Respondents by Geography

CITY OR UNINCORPORATED AREA	(%) OF ALL RESPONDENTS
Buellton	1%
Carpinteria	3%
Goleta	5%
Guadalupe	2%
Lompoc	1%
Santa Barbara	37%
Santa Maria	25%
Solvang	0%
Unincorporated County	26%

The following map displays the number of respondents by zip code location.

Figure 4: Map of ADU Respondents by Zip Code



AVERAGE SIZE OF ADUS

The average size of ADUs surveyed is approximately 600 square feet, with variations across different regions. The South County, City of Santa Barbara, and the City of Santa Maria had smaller units on average. The following table displays average and median square foot measurements, and percentages by size.

Table 3: Percentages by Square Feet

Q: What Is the Approximate Square Footage of the ADU?					
	All County	North County	South County	Santa Maria	Santa Barbara
Average	630	642	620	562	593
< 400 sq ft	18%	15%	21%	9%	20%
400-600	40%	41%	39%	45%	20%
601-1000	32%	34%	30%	27%	36%
> 1000 sq ft	10%	11%	10%	18%	23%

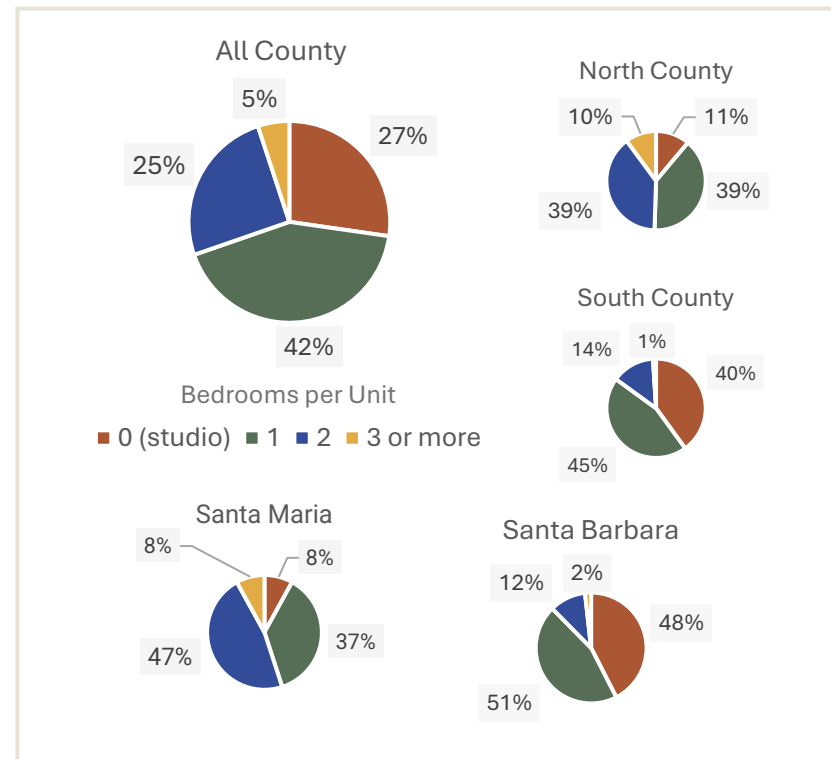
NUMBER OF BEDROOMS IN ADUS

One-bedroom ADUs are the most common bedroom size across all geographies except for the City of Santa Maria, where two-bedroom ADUs are most common. ADUs in South County and the City of Santa Barbara are more likely to be studio apartments compared to other geographies, whereas North County and the City of Santa Maria has higher percentages of two-bedroom units. The above table and chart show the percentages of ADUs by bedroom size and geography.

Table 4: Percentages by Number of Bedrooms

Q: How many bedrooms does/will the ADU have?					
	All County	North County	South County	Santa Maria	Santa Barbara
0 (studio)	27%	11%	40%	8%	48%
1	42%	39%	45%	37%	42%
2	25%	39%	14%	47%	9%
3 or more	5%	10%	1%	8%	1%

Figure 5: Pie chart of ADU sizes by bedroom



TYPE OF ADUS

A significant proportion of ADUs are *detached units*, particularly in South County and in the City of Santa Barbara. The below table displays percentages of attached and detached ADUs.

CHAPTER 2: GENERAL FINDINGS

Table 5: Percentages of Attached and Detached ADUs

Q: Is the ADU attached or detached from the main house?					
	All County	North County	South County	Santa Maria	Santa Barbara
Attached	43%	50%	37%	55%	39%
Detached	57%	50%	63%	45%	61%

Among *attached ADUs*, garage conversions are the most common type, especially in North County, while South County has a higher proportion of converted internal spaces.

Table 6: Attached ADU Types by Percentage

Q: Which of the following best describes your attached ADU type?					
	All County	North County	South County	Santa Maria	Santa Barbara
Garage Conversion	49%	55%	43%	67%	34%
Addition to the House	31%	35%	27%	31%	34%
Converted Internal Space	20%	11%	31%	3%	31%

Detached ADUs are predominantly new stand-alone units, with North County and in the City of Santa Maria leading in this category, reflecting a trend towards independent, self-contained living spaces. These figures are shown in the charts above.

Table 7: Detached ADU Types by Percentage

Q: Which of the following best describes your detached ADU type?					
	All County	North County	South County	Santa Maria	Santa Barbara
Garage Conversion	15%	10%	19%	13%	24%
Addition to the House	12%	6%	15%	8%	19%
Converted Space	22%	21%	22%	13%	19%
New Stand-Alone Unit	51%	63%	44%	67%	38%

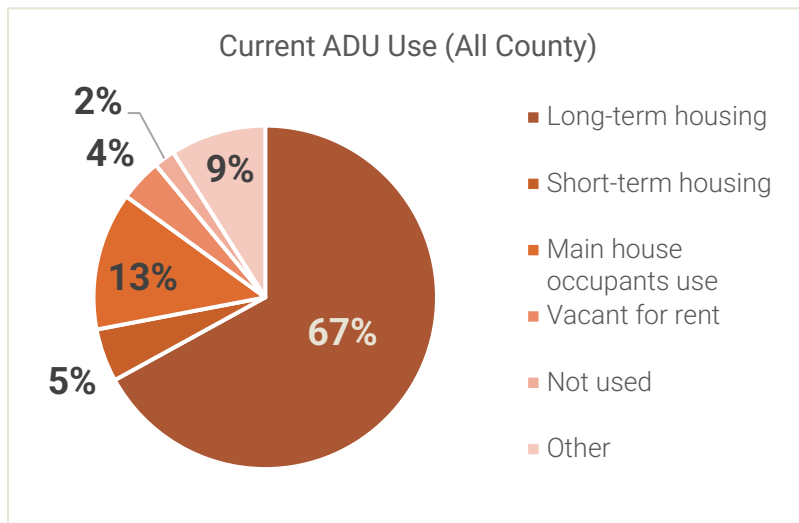
ADU USE

CURRENT USES OF ADUS

The majority of ADUs (67%) in Santa Barbara County are used for long-term housing, either rented or occupied by the owner with or without charging rent. North County has the highest percentage of ADUs used for long-term housing at 77%, while South County has the lowest at 59%. This is depicted in the chart below.

A smaller portion of ADUs (5%) are used for short-term housing. This usage is most prevalent in South County (8%) and the City of Santa Barbara (6%) compared to North County (1%) and the City of Santa Maria (2%). Countywide 13% of ADUs are utilized

Figure 6: ADU Uses (All County)



by the main house occupants as workspaces, gyms, or other personal uses, with this usage being more common in South County (18%) and the City of Santa Barbara (24%). Some ADUs (4%) are vacant and available for rent, while a minimal number (2%) are not used for any specific purpose. An additional 9% fall into the "Other" category. The below table displays these figures.

Table 8: ADU Uses Percentages

Q: How is the ADU currently being used?					
Current Use	All County	North County	South County	Santa Maria	Santa Barbara
Long-term housing	67%	77%	59%	74%	59%
Short-term housing	5%	1%	8%	2%	6%
Main house occupants use	13%	7%	18%	7%	24%
Vacant for rent	4%	5%	2%	5%	1%
Not used	2%	3%	1%	5%	1%
Other	9%	7%	12%	7%	9%

FUTURE USES OF ADUS

Looking ahead, 60% of ADU owners plan to use their units as long-term housing. This future use is especially prominent in North County (74%) and the City of Santa Maria (79%). There is also a significant interest in using ADUs for short-term housing (15%), particularly in South County (17%).

CHAPTER 3: ADU USE

Some owners plan to use their ADUs for personal use, such as workspaces or gyms. Additionally, a considerable proportion of respondents (19%) indicated "Other" future uses, with South County (29%) and the City of Santa Barbara (22%) showing the highest percentages. Survey respondents reported a wide range of "other" planned uses including housing family members, a mix of (long-term) rental and personal uses and moving into the ADU to rent the main house on site. The below table displays planned ADU uses for each geography.

Table 9: Planned ADU Use Percentages

Q: How is the ADU planned to be used in the future?					
Future Use	All County	North County	South County	Santa Maria	Santa Barbara
Long-term housing	60%	74%	49%	79%	67%
Short-term housing	15%	11%	17%	14%	6%
Main house occupants use	6%	7%	6%	7%	6%
Not used	0%	0%	0%	0%	0%
Other	19%	7%	29%	0%	22%

RELATIONSHIP TO OCCUPANTS

The survey revealed that 42% of ADU occupants were initially unknown to the owners, and 28% were family members or relatives. Many ADUs are also occupied or utilized by the main property owner (13%), with South County (19%) and the City of Santa Barbara (21%) having the highest percentages. Friends and acquaintances occupy smaller but notable percentages of ADUs countywide. The table below shows the distribution of ADU owner and occupant relationships.

Table 10: Relationship to Occupant Percentages

Q: Which best describes your relationship to the current occupant(s) when they first moved into the ADU?					
Relationship to Occupant	All County	North County	South County	Santa Maria	Santa Barbara
Main property owner	13%	6%	19%	5%	20%
Family member/Relative	28%	34%	23%	35%	22%
Acquaintance	4%	6%	1%	3%	2%
Friend	6%	6%	7%	5%	8%
Unknown	42%	45%	40%	49%	42%
Other	7%	3%	11%	3%	6%

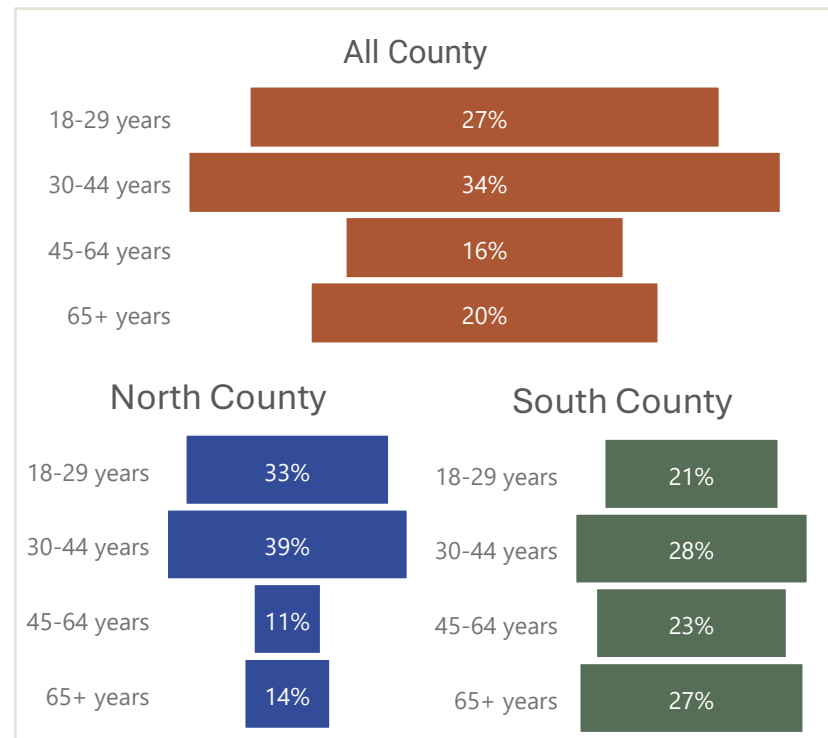
ADULT OCCUPANT AGE GROUPS

Young adults (18-29 years) make up 27% of ADU adult occupants, with the City of Santa Maria having the highest percentage in this age group (37%). Adults aged 30-44 comprise 34% of occupants, with higher percentages in North County (39%) and the City of Santa Maria (37%). Countywide, occupants aged 45-65 made up 16% of occupants, with the highest percentages in South County (23%) and the City of Santa Barbara (21%). South County (27%) and the City of Santa Barbara (32%) also had higher percentages of those over 65, as compared to the county average (20%). The below table and figure show the percentages of each age group across adult ADU occupants.

Table 11: Adult Occupant Age Group Percentages

Occupant Age Group	All County	North County	South County	Santa Maria	Santa Barbara
18-29 years	27%	33%	21%	37%	19%
30-44 years	34%	39%	28%	37%	28%
45-64 years	16%	11%	23%	9%	21%
65+ years	20%	14%	27%	11%	32%
Respondent Unsure of Age	3%	4%	2%	6%	1%

Figure 7: Age group percentages of ADU occupants



NUMBER OF ADULT OCCUPANTS BY UNIT SIZE (BEDROOMS)

The number of adult occupants per unit significantly varies by the size of the ADU. Countywide, studios typically house 1.3 occupants on average, while one-bedroom units average 1.9 occupants. Two-bedroom units also average 1.9 occupants, and three-bedroom units house an average of 3.2 occupants. The following table displays the average number of adult occupants by unit size. North County and the City of Santa Maria have higher rates of adult occupancy on average.

Table 12: Average Number of Adult Occupants by Unit Size

Bedrooms	All County	North County	South County	Santa Maria	Santa Barbara
0 (Studio)	1.3	1.4	1.2	2.2	1.0
1	1.9	2.2	1.7	2.6	2.0
2	1.9	2.0	1.8	1.9	2.0
3 or more	3.2	3.4	2.0	3.6	2.0

DURATION OF OCCUPANCY

The survey data shows that most current ADU occupancies are relatively recent. 42% of ADU occupants have lived in their units for less than one year, and 31% have been occupants for 1-2 years.

CHAPTER 3: ADU USE

Table 13: Percentages of Occupant Tenancy

Q: How long has the current occupant(s) been living in the ADU?					
Duration of Occupancy	All County	North County	South County	Santa Maria	Santa Barbara
Less than 1 year	42%	43%	40%	37%	19%
1 - 2 years	31%	40%	22%	37%	28%
2 - 3 years	10%	4%	14%	9%	21%
3+ years	8%	4%	12%	11%	32%
Never been occupied	10%	7%	12%	6%	1%

The above table details this trend towards newer tenancies.

ADU RENTAL PRICING

RENT BY REGION

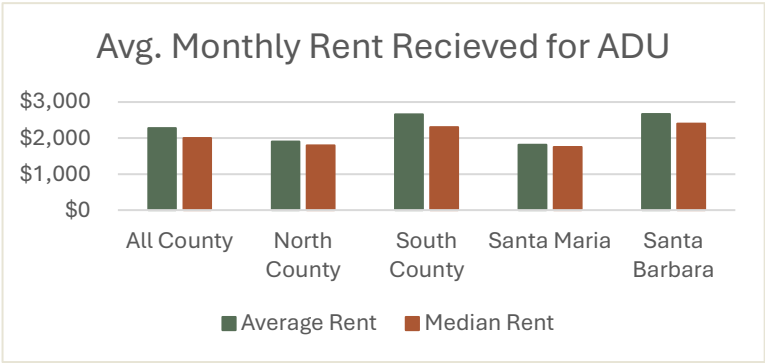
The average rent for ADUs in Santa Barbara County varies significantly across its different regions. Countywide, the average rent is \$2,280, with the median at \$2,000. Santa Barbara has the highest average rent at \$2,667, and South County follows closely at \$2,657. In contrast, the City of Santa Maria (\$1,814) and North County (\$1,904) have lower average rents.

The below table and chart show these regional differences in ADU rent prices.

Table 14: Monthly Rents Received

Q: How much rent do you receive monthly for your ADU? (0 values excluded)		
Region	Average Rent	Median Rent
All County	\$2,280	\$2,000
North County	\$1,904	\$1,800
South County	\$2,657	\$2,300
Santa Maria	\$1,814	\$1,750
Santa Barbara	\$2,667	\$2,400

Figure 8: Bar Graph of Monthly Rents Received



RENT BY OCCUPANT

CLOSED MARKET

Rents for ADUs occupied by family members, acquaintances, and friends (closed market) are generally lower than those rented to strangers (open market). As displayed in the following table, family members pay the least, averaging \$1,261 countywide. Acquaintances and friends pay higher rents, averaging \$2,063 and \$2,006, respectively.

Table 15: Rent prices by occupant type, closed market

Occupant Type	All County	North County	South County	Santa Maria	Santa Barbara
Family member/Relative	\$1,261	\$1,139	\$1,530	\$1,003	\$1,716
Acquaintance	\$2,063	\$2,083	\$2,000	\$1,705	\$2,000
Friend	\$2,006	\$1,773	\$2,240	\$2,125	\$2,680

CHAPTER 4: ADU PRICING

OPEN MARKET

ADUs rented on the open market have higher rents, averaging \$2,481 countywide. The City of Santa Barbara has the highest open market rent (\$2,832), followed by South County (\$2,732). The below table shows open market rents for each geography.

Table 16: Rent prices by occupant type, open market

Occupant Type	All County	North County	South County	Santa Maria	Santa Barbara
We didn't know each other	\$2,481	\$2,198	\$2,732	\$2,136	\$2,832

RENT BY UNIT SIZE (LONG TERM ONLY)

Long-term rent prices vary by the size of the ADU, with studios averaging \$1,952 countywide. Two-bedroom units have an average rent of \$3,245, with South County reaching an average of \$4,588 and the City of Santa Maria averaging \$1,967. The following table displays rental prices for each geographic area and unit size (in bedrooms).

Table 17: Rent prices by bedroom sizes

Bedrooms	All County	North County	South County	Santa Maria	Santa Barbara
0 (studio)	\$1,952	\$1,840	\$2,012	\$1,570	\$2,036
1	\$1,911	\$1,400	\$2,532	\$1,310	\$2,830
2	\$3,245	\$2,093	\$4,588	\$1,967	\$3,733
3 or more	\$3,283	\$3,150	\$3,550	\$3,100	\$3,500

RENT BY TYPE

ADUs that are detached from the main house generally have higher rents compared to attached units. Countywide, detached ADUs average \$2,568, whereas attached units average \$1,948.

Table 18: Rent by ADU Type

Type	All County	North County	South County	Santa Maria	Santa Barbara
Attached	\$1,948	\$1,617	\$2,454	\$1,575	\$2,571
Detached	\$2,568	\$2,271	\$2,774	\$2,186	\$2,721

The above table shows the differing rents associated with attached and detached ADUs.

RENT PAYMENT AND SERVICES

A majority of ADU occupants (67%) pay rent, with the highest percentage in the City of Santa Maria (74%) and the lowest in South County (61%). Additionally, 9% of occupants provide services in exchange for part or all of the rent. The below tables detail these statistics.

Table 19: Percentages of occupants paying rent

Q: Does the current occupant(s) of the ADU pay rent?					
Rent Payment	All County	North County	South County	Santa Maria	Santa Barbara
Yes	67%	75%	61%	74%	65%
No	33%	25%	39%	26%	35%

Table 20: Percentages of occupants exchanging service for rent

Q: Does the ADU occupant(s) provide any services in exchange for all or part of the rent?					
Service Exchange	All County	North County	South County	Santa Maria	Santa Barbara
Yes	9%	8%	10%	9%	10%
No	91%	92%	90%	91%	90%

FUTURE RENT EXPECTATIONS

When asked if they would charge more, less, or the same amount of rent if the ADU was occupied by someone other than the current occupant, 48% of owners indicated they would charge more, and 49% would charge the same amount. The average amount owners would charge a different tenant is \$2,382, with the highest in the City of Santa Barbara (\$2,935) and the lowest in North County (\$1,955), as seen in Table 4.7 below.

The average future rent expectation is higher than the current average rent (\$2,280), indicating that ADU owners anticipate charging more in the future. As shown in the following tables and figure, this potential increase is more pronounced in South County and the City of Santa Barbara.

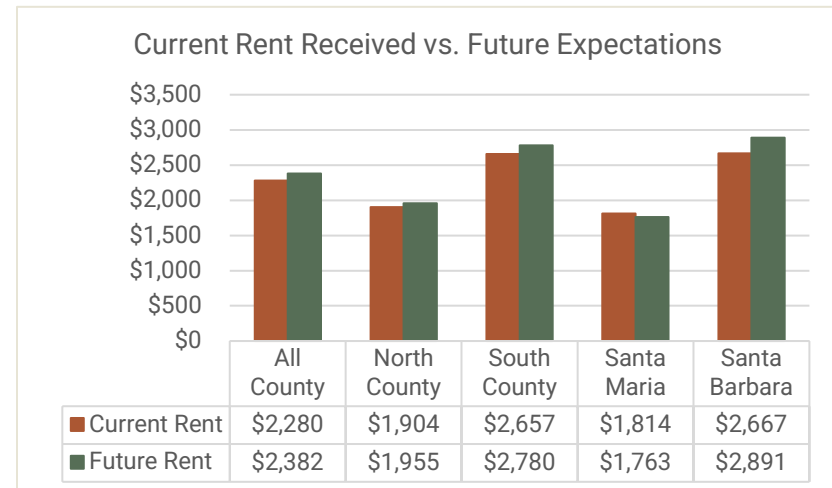
Table 21: Percentages of Rent Amounts to Future Occupants

Q: If the ADU was occupied by someone other than the current occupant, please indicate whether you would charge more, less or the same rent.					
Future Rent Expectation	All County	North County	South County	Santa Maria	Santa Barbara
More rent	48%	49%	48%	41%	51%
Less rent	3%	0%	5%	0%	4%
Same amount	49%	51%	48%	59%	44%

Table 22: Amount Would Charge a Different Tenant

Q: Indicate the total dollar amount you would charge a tenant other than the current occupant.					
	All County	North County	South County	Santa Maria	Santa Barbara
Average	\$2,382	\$1,955	\$2,780	\$1,763	\$2,891
Median	\$2,300	\$1,925	\$2,800	\$1,800	\$2,800

Figure 9: Current Rent Received vs. Future Expectations (Avg.)



RENT BURDEN AND AFFORDABILITY

This section evaluates the affordability of ADU units across Santa Barbara County by assessing rent burden across Regional Housing Needs Assessment (RHNA) income categories.

Widely used as a threshold for housing affordability, rent burden is defined as households spending more than 30% of their income on housing costs, including rent and utilities. Rent burden can limit a household's ability to afford other essentials such as transportation, food, and healthcare (hud.gov).

While this report provides an overall analysis of affordability across RHNA income categories, it does not disaggregate ADU affordability by household or unit size (e.g., number of bedrooms). Our current analysis aggregates across unit types, which may differ from the processes local governments utilize for their housing needs assessments. We use ACS (American communities survey) data because it offers recent and comprehensive estimates of household incomes and housing costs at the county level.

As shown in the table below, the Median Income in Santa Barbara County is \$92,332 (ACS 5-year Estimates, 2022), making the monthly amount this household could spend on rent with facing rent burden \$2,308.

Table 23: 2024 HCD Income Limits

2022 ACS Median Household Income	
Santa Barbara County Annual Income	\$92,332
Max Monthly Affordable Rent Amt.	\$2,308

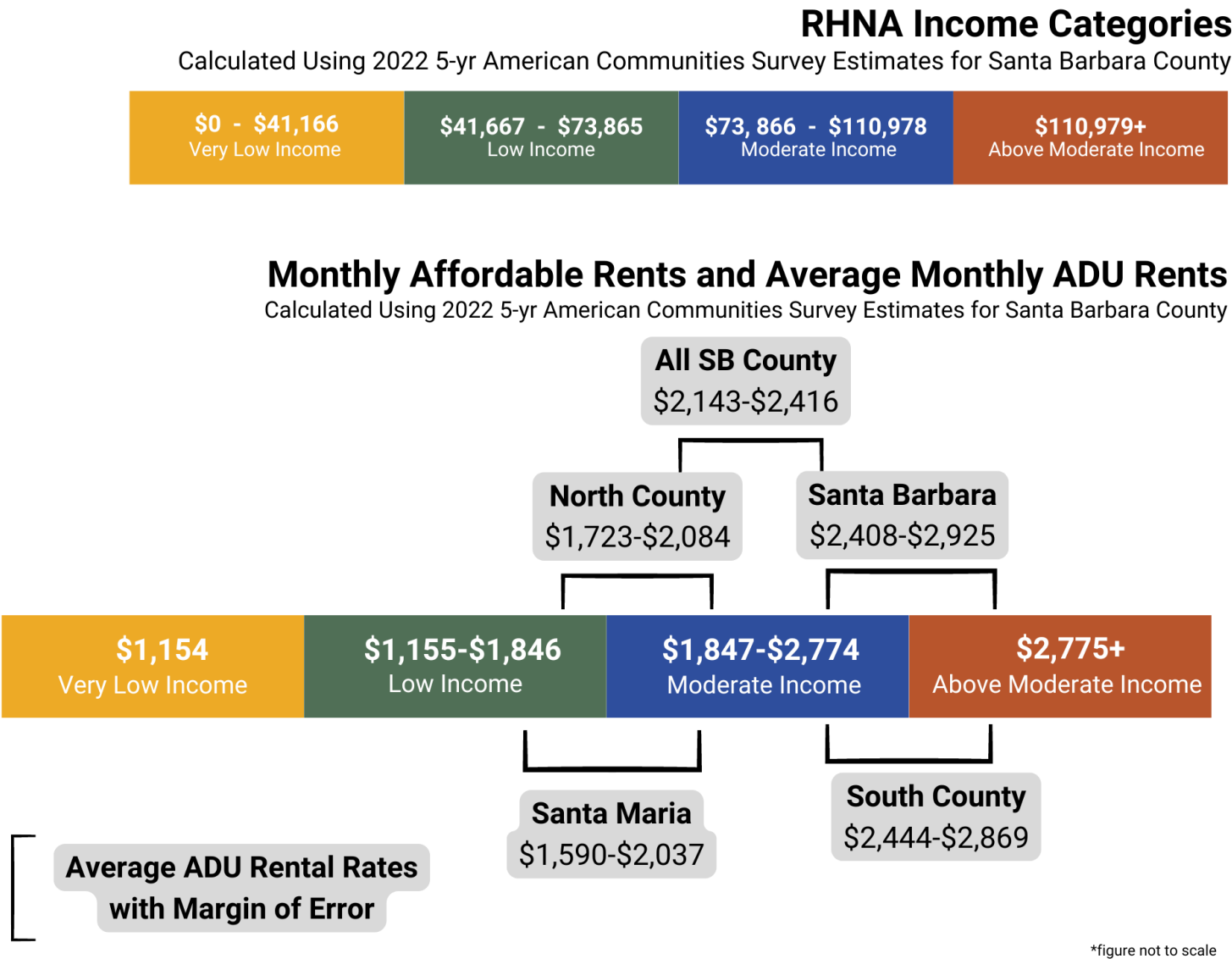
When comparing average ADU rents to incomes across the various RHNA Categories, it is evident that ADUs are still largely unaffordable to low income and many moderate-income households.

Table 24: RHNA Income Categories, Based on 2022 Median Household Income

RHNA Income Categories			
Very Low Income (<50% AMI)	Low Income (<50-80% AMI)	Moderate Income (<80-120% AMI)	Above Moderate Income (> 120% AMI)
\$46,166	<\$73,865	<\$110,978	>\$110,979
\$1,154	\$1,846	\$2,774	>\$2,775

The graphic on the following page depicts these income ranges compared to average ADUs rents across Santa Barbara County.

Figure 10: RHNA Income Categories, Affordable Rent Rates, ADU Pricing



ADU Construction and Development

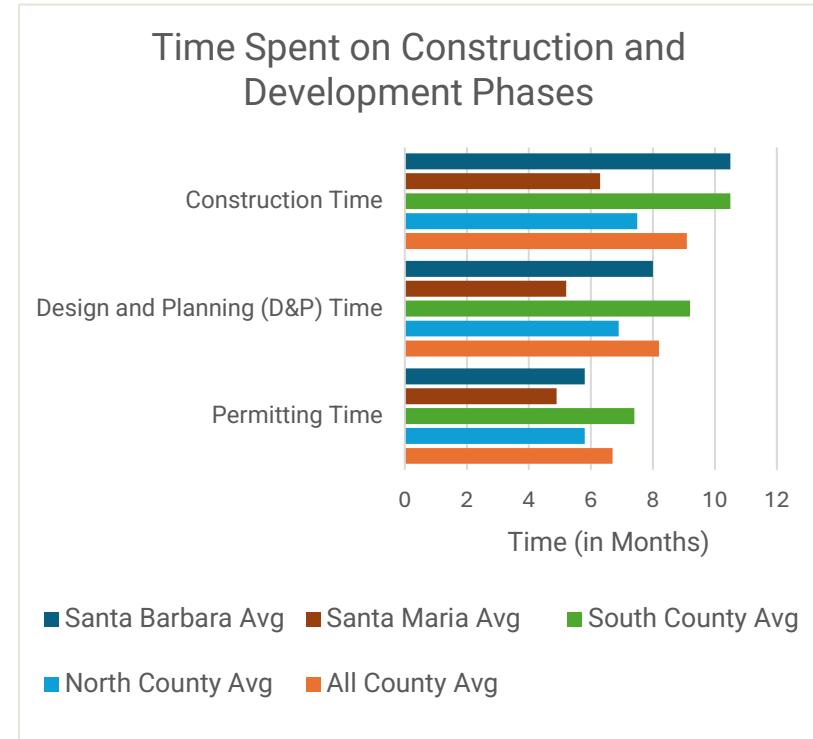
TIME SPENT ON EACH PROCESS PHASE

The construction and development of ADUs in Santa Barbara County involves three key phases: permitting, design and planning (D&P), and construction. South County experiences the longest durations across all phases. In contrast, North County and the City of Santa Maria report shorter times. The below table shows the median and average times, in months, for each phase.

Table 25: Construction Process Phases

Q: How long did each phase of the ADU construction process take (in months)?			
	Construction Time (Avg)	Permitting Time (Avg)	Design and Planning Time (Avg)
All County	6.7	8.2	9.1
North County	5.8	6.9	7.5
South County	7.4	9.2	10.5
Santa Maria	4.9	5.2	6.3
Santa Barbara	5.8	8.0	10.5

Figure 11: Time Spent on Construction and Development Phases



COSTS OF ADU CONSTRUCTION

ADU construction costs in Santa Barbara County vary widely, with South County and the City of Santa Barbara being the most expensive across each phase. In the North County and the City of Santa Maria total costs were significantly lower, as shown in the following table.

Table 26: ADU Construction Phase Costs

Q: What was/is the (anticipated) cost of each phase of the ADU construction process?					
	All County	North County	South County	Santa Maria	Santa Barbara
Total cost to construct the ADU	\$201,072	\$141,056	\$242,193	\$120,181	\$228,949
Cost of planning and design	\$15,207	\$7,267	\$20,586	\$4,369	\$22,269
Cost of permitting	\$9,447	\$7,495	\$10,713	\$6,475	\$9,833

PRIMARY FUNDING SOURCES FOR ADU CONSTRUCTION

Funding for ADU construction predominantly comes from personal savings (56%), particularly in South County and the City of Santa Barbara, where 64% and 63% of respondents, respectively, used this source. North County and the City of Santa Maria show a slightly higher reliance on bank loans, used by 33% and 37% of respondents. The below table displays the percentages of funding sources used by owners.

Table 27: ADU Funding Sources

Q: How was/is the ADU construction primarily paid for?					
	All County	North County	South County	Santa Maria	Santa Barbara
Cash savings	56%	43%	64%	39%	63%
Credit card(s)	3%	4%	2%	6%	2%
Loan from family member(s)	6%	10%	4%	13%	5%
Trade of services	0%	0%	1%	0%	1%
Loan from bank	26%	33%	21%	37%	22%
Other	9%	10%	8%	6%	7%

TYPES OF BANK LOANS USED

For those who utilized bank loans to finance their ADUs, home equity lines of credit are the most common, especially in South County and the City of Santa Barbara. Refinancing based on the main house value is another popular method, used by 34% of respondents countywide.

CHAPTER 5: ADU CONSTRUCTION AND DEVELOPMENT

Table 28: ADU Financing Utilized

Q: If you recall, please specify if the bank loan(s) was...					
	All County	North County	South County	Santa Maria	Santa Barbara
A home equity line for credit	47%	33%	62%	35%	65%
Refinancing with cash-out based on main house value	34%	43%	24%	30%	25%
Refinancing with cash-out based on future property value	2%	3%	0%	5%	0%
A construction loan	3%	0%	7%	0%	5%
A personal loan	8%	13%	3%	20%	5%
Other	5%	7%	3%	10%	0%

As shown in the above table, other types of loans, such as construction loans and personal loans, are less common but still play a significant role, particularly in North County and the City of Santa Maria.

BIGGEST CHALLENGES IN ADU DEVELOPMENT

The biggest challenges faced by respondents in planning, permitting, and constructing ADUs include obtaining necessary permits (39%) and paying for the ADU (23%). Building according to city/county development requirements was also selected as a significant challenge. The following chart displays these challenges.

Table 29: Biggest Challenges Faced

Q: What are the two biggest challenges faced in planning, permitting, and constructing an ADU?					
	All County	North County	South County	Santa Maria	Santa Barbara
Obtaining the necessary permits	39%	37%	40%	31%	40%
Paying for the ADU	23%	27%	21%	35%	19%
Building the ADU according to the city/county's development requirements	23%	23%	22%	19%	25%
Navigating the ADU construction process	10%	9%	11%	10%	11%
I have not encountered any barriers	5%	4%	6%	4%	5%

OPINIONS ON LOCAL GOVERNMENT ASSISTANCE

Respondents provided varied opinions on local government assistance, with some forms of support being more valued than others. Fee waivers received mixed reviews but are viewed positively by a significant portion of respondents, particularly in North County, where 42% found fee waivers helpful.

Pre-approved building plans also received mixed reviews. While 38% of respondents countywide found them helpful, a notable 19% did not. North County and the City of Santa Maria respondents were the most supportive of pre-approved plans,

CHAPTER 5: ADU CONSTRUCTION AND DEVELOPMENT

with 48% and 50% finding them helpful, compared to just 29% in South County.

Information or assistance from local government also drew mixed responses. While 38% of respondents found it helpful, 35% found it not helpful, particularly in the South County.

Respondents across all jurisdictions were largely supportive of local government zoning and policy reform. The below charts display their responses by percentage.

Table 30: Fee Waivers

Q: What is your opinion on fee waivers from local government?					
	All County	North County	South County	Santa Maria	Santa Barbara
Helpful	35%	42%	30%	35%	29%
NOT helpful	24%	26%	22%	28%	21%
Neither/Does not apply	41%	32%	48%	37%	49%

Table 31: Pre-Approved Building Plans

Q: What is your opinion on use of pre-approved building plans?					
	All County	North County	South County	Santa Maria	Santa Barbara
Helpful	38%	48%	29%	50%	23%
NOT helpful	19%	15%	22%	10%	20%
Neither/Does not apply	43%	37%	48%	40%	57%

Table 32: Local Government Assistance

Q: What is your opinion on information or assistance from local government?					
	All County	North County	South County	Santa Maria	Santa Barbara
Helpful	38%	40%	36%	37%	40%
NOT helpful	35%	26%	42%	30%	39%
Neither/Does not apply	27%	34%	22%	33%	21%

Table 33: Local Government Zoning and Policy Reform

Q: What is your opinion on local government zoning or policy reform?					
	All County	North County	South County	Santa Maria	Santa Barbara
Helpful	51%	47%	54%	44%	55%
NOT helpful	18%	16%	19%	19%	21%
Neither/Does not apply	31%	37%	27%	37%	24%

RECOMMENDATION FOR BUILDING AN ADU

Despite the challenges associated with ADU construction, a strong majority of respondents (87%) across Santa Barbara County would recommend building an ADU to others in a similar situation. The following table shows this trend consistently across all geographies.

Table 34: Building Recommendation

Q: Based on your experience, would you recommend building an ADU to someone in a similar situation to you?					
	All County	North County	South County	Santa Maria	Santa Barbara
Yes	87%	90%	85%	89%	85%
No	13%	10%	15%	11%	15%

ADU Owner Information

This section offers a closer look at the demographics and backgrounds of ADU owners in Santa Barbara County.

MAIN HOUSEHOLD SIZE

The City of Santa Maria has the largest main household sizes, with an average of 4.1 people, and North County also shows a higher household size at 3.7. In contrast, South County and the City of Santa Barbara have smaller main household sizes, with averages of 2.9 and 2.8 people, respectively, as detailed in the table below.

Table 35: Main House Occupants

Q: How many people, including children, live in the main house on the property?					
	All County	North County	South County	Santa Maria	Santa Barbara
Average	3.2	3.7	2.9	4.1	2.8
Median	3	4	3	4	3

HOUSEHOLD INCOME

Household income among ADU owners varies widely across Santa Barbara County. South County and the City of Santa Barbara have a larger proportion of high-income households, with 43% and 42% of respondents earning \$200,000 or more annually. In contrast, North County and the City of Santa Maria have higher proportions of households with incomes below

\$100,000, particularly between \$35,000 and \$74,999. The table below displays percentages for each income bracket.

Table 36: Owner Annual Household Income

Q: What was your approximate annual household income in 2023? Your best estimate is fine.					
Income Range	All County	North County	South County	Santa Maria	Santa Barbara
Less than \$14,999	1%	0%	1%	0%	1%
\$15,000 to \$24,999	2%	3%	1%	4%	1%
\$25,000 to \$34,999	2%	5%	0%	4%	0%
\$35,000 to \$49,999	7%	16%	1%	17%	1%
\$50,000 to \$74,999	11%	21%	5%	26%	6%
\$75,000 to \$99,000	15%	18%	12%	24%	11%
\$100,000 to \$149,999	17%	17%	17%	13%	17%
\$150,000 to \$199,999	0%	0%	0%	0%	0%
\$200,000 or more	28%	8%	43%	0%	42%
Prefer not to answer	17%	13%	20%	11%	21%

ETHNICITY

Ethnicity data shows a significant variation across regions. In South County and the City of Santa Barbara, a large majority of ADU owners (80% and 79%, respectively) are not of Hispanic, Latino, or Spanish origin. However, in North County and the City of Santa Maria, there is a substantial representation of owners who identify as Mexican, Mexican American, or Chicano, comprising 42% and 55% of owners, respectively.

Table 37: Ethnicity

Q: Are you of Hispanic, Latino, or Spanish origin?					
Ethnicity	All County	North County	South County	Santa Maria	Santa Barbara
No, not of Hispanic, Latino, or Spanish origin	61%	34%	80%	24%	79%
Yes, Mexican, Mexican American, Chicano	20%	42%	4%	55%	5%
Yes, other Hispanic, Latino, or Spanish origin	5%	7%	3%	10%	3%
Prefer not to answer	15%	17%	13%	12%	13%

PREVIOUS LANDLORD EXPERIENCE

Previous experience as a landlord varies widely among ADU owners. In North County and the City of Santa Maria, a significant portion of respondents had no prior landlord experience. Whereas in South County and the City of Santa Barbara, more

owners had previous experience renting their homes to long-term tenants. As displayed in the following table, over 30% of respondents in each geography had previously rented a separate property to a long-term tenant.

Table 38: Previous Landlord Experience

Q: Did you have any previous experience as a landlord before owning the ADU?					
	All County	North County	South County	Santa Maria	Santa Barbara
No previous experience	29%	39%	23%	47%	20%
Previously rented own home to a long-term tenant	19%	12%	24%	12%	27%
Previously rented a separate property to a long-term tenant	36%	38%	35%	32%	35%
Previously rented own home to a short-term tenant	9%	8%	10%	5%	13%
Previously rented a separate property to a short-term tenant	6%	3%	7%	4%	6%

CHAPTER 6: ADU OWNER INFORMATION

SITUATION WHEN PURCHASED THE PROPERTY

When purchasing their property, most respondents (69%) did not initially plan to build an ADU but decided to do so later. As shown in the table below, this trend is consistent across all regions. A smaller percentage of respondents, particularly in North County, purchased their property with the specific intent to build an ADU.

Table 39: Situation When Purchased Main Property

Q: Which of the following best describes your situation when you purchased the main property?					
	All County	North County	South County	Santa Maria	Santa Barbara
ADU was already complete	4%	3%	5%	4%	7%
Had the specific intent to build an ADU	18%	21%	16%	18%	13%
No intent to build the ADU, but decided to build it later	69%	72%	67%	78%	70%
Other	8%	4%	11%	0%	10%

PRIMARY REASONS FOR GETTING AN ADU

The primary reasons for getting an ADU vary, with rental income being the most common motivation (38%). This is followed by the need for living space for family members or loved ones (32%) and increasing home value (8%). The following table displays these owner motivations behind ADU development.

Table 40: Primary reasons for obtaining an ADU

Q: Regardless of current or future use, what was/is the primary reason for getting the ADU?					
	All County	North County	South County	Santa Maria	Santa Barbara
Rental income	38%	43%	34%	45%	32%
Living space for family	32%	34%	30%	31%	28%
Extra space for owner	7%	3%	9%	4%	13%
Living space to rent out main house	5%	1%	8%	0%	9%
Increase home value	8%	7%	9%	11%	9%
Provide affordable housing	6%	7%	5%	7%	7%
Existing ADU	0%	1%	0%	0%	0%
Other	4%	3%	5%	2%	2%

CONCLUSION

This report on Accessory Dwelling Units (ADUs) in Santa Barbara County offers insights into their growing role in addressing the county's housing needs. Regional distinctions reveal variations in ADU development costs, usage patterns, and affordability.

Countywide, a significant percentage of ADUs are used as long-term rentals, many of which were rented on the open market, highlighting the role ADUs play in meeting housing demand. Rental and development costs, usage, and unit sizes vary significantly by region.

Despite challenges such as rising costs and development timelines, ADU owners report high levels of satisfaction. An overwhelming majority stated they would recommend ADU development to others.

As Santa Barbara County continues to navigate its housing challenges, ADUs remain a valuable resource in expanding the rental market and providing more diverse housing options.

ADU TECHNICAL FACTS

ADU Status

- Are you the owner of the property (ADU or JADU)? If you are not the owner, please specify your relationship to the dwelling unit and answer all questions to the best of your knowledge.
 - Yes
 - No. Specify: _____
- Please indicate which phases of construction have been completed and how long it took to complete each phase.

Phase	Completed	Duration
Planning and design	<input type="checkbox"/>	
Permitting	<input type="checkbox"/>	
Construction (incl. final inspection, Certificate of Occupancy)	<input type="checkbox"/>	

ADU Type and Size

- What is the approximate square footage of the ADU? [Slider]
 - _____ square feet
- How many bedrooms does the ADU have?
 - 0 (studio)
 - 1
 - 2
 - 3 or more
- Which of the following best describes the ADU type?

<u>Attached</u> to main house as a/an...	<u>Detached</u> from main house as a/an...
a. Garage conversion	a. Detached Garage conversion
b. Addition to the house	b. Addition above or beside a detached garage
c. Converted internal space (e.g. attic or basement)	c. Conversion of existing stand-alone unit
	d. New stand-alone detached unit

ADU USE

General Use

- How is the ADU currently being used? If the ADU is still under construction, please respond what the intended use is once the ADU is complete.
 - As someone's long-term housing (primary residence), with or without charging rent
 - For short-term housing (less than 1 month stays), as a guest house
 - By the main house occupants (workspace, gym, etc.)
 - Vacant for rent
 - Not currently being used for anything
 Comment: _____

- In the table below, please indicate how the ADU was used in the past and how it is intended to be used in the future. (*If the ADU is still under construction, skip this question.*) [Select all that apply]

	Past	Future
As someone's long-term housing (primary residence), with or without charging rent	<input type="checkbox"/>	<input type="checkbox"/>
For short-term housing (less than 1 month stays), as a guest house	<input type="checkbox"/>	<input type="checkbox"/>
By the main house occupants (workspace, gym, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
Not used for anything	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

- Regardless of current use, in the past 12 months, how many months has the ADU been occupied as either someone's primary or short-term residence? (*If the ADU is still under construction, skip this question.*) [Select all that apply]
 - Primary residence: _____ months
 - Short-term residence: _____ months
 - The ADU has not been a residence in the past 12 months

Residential Use

- Before owning the ADU, have you ever been a landlord in any of the following contexts? [Select all that apply]
 - Rented my house or room in my house to a long-term tenant
 - Rented a separate property to a long-term tenant
 - Rented my house or a room in my house to a short-term tenant
 - Rented a separate property to a short-term tenant
 - Never rented out space for residential purposes

ADU OCCUPANCY INFORMATION

Occupant Data

10. Which of the following options best describes your relationship to the current occupant(s) when they first moved into the ADU? *(If the ADU is still under construction, skip this question.)*
- ADU is occupied by main property owner
 - Family member/Relative
 - Acquaintance
 - Friend
 - We didn't know each other
 - Other: _____

11. In the table below, please fill in how many of the current ADU occupants fall within each age group: *(If the ADU is still under construction, skip this question)*

	Under 18	18-29	30-44	45-64	Over 65	Not Sure
Number of occupants						

12. How long has/have the current occupant(s) been living in the ADU? If there is more than one occupant, please think about the person who has lived there the longest. If the ADU is currently vacant, please think about the person who lived there last.
- Less than 1 year
 - 1 - 2 years
 - 2 - 3 years
 - 3+ years
 - Never been occupied

Rental Cost Data

If the ADU is currently vacant, answer based on the last time the ADU was occupied. *(If the ADU is still under construction, skip this question.)*

13. Does the current occupant(s) of the ADU pay rent?
- Yes
 - If yes, how much rent do you receive monthly for your ADU? \$ _____
 - Are any of the following utilities included in rent? [Select all that apply]
 - Electricity
 - Gas
 - Water
 - Sewer

- Trash
- Internet/WiFi
- Other: _____

b. No

14. If the ADU was rented to someone other than the current occupant, please indicate whether you would charge more, less or the same rent. Please specify the amount. *(If the ADU is still under construction, skip this question.)*
- More rent. \$ _____
 - Less rent. \$ _____
 - Same amount
15. Does the ADU occupant(s) provide any services in exchange for all or part of the rent (e.g. childcare, yard maintenance, caregiving)? *(If the ADU is still under construction, skip this question.)*
- Yes
 - No
 - If yes, what service(s) are provided? _____

ADU CONSTRUCTION / OWNERSHIP

Ownership experience and motivation

16. Which of the following best describes how you acquired your ADU? I purchased the property...
- With the ADU already complete
 - With the specific intent to build an ADU
 - Without any intent to build the ADU, but decided to build it later
 - Other: _____
17. Regardless of current use, what was the primary reason for building the ADU or purchasing the property with an existing ADU? [Select one]
- Rental income
 - Living space for family member, loved one, or aide (e.g., nanny)
 - Adding extra space for owner's use
 - Living space for owner to rent out main house
 - To increase home value
 - To provide affordable housing in the community

- g. ADU existed prior to purchasing the property and was not a factor in the purchasing decision
- h. Other: _____

18. Before building your ADU, had you ever done or commissioned major renovations or additions to a property you owned?
- a. Yes
 - b. No

Cost and Financing

19. What was/is the total cost to construct the ADU? Your best estimate is fine. If you don't know select N/A. [Optional: Cost per phase]

- a. \$ _____
 - i. If you recall, please also provide the cost per phase:
 - 1. Planning and design: \$ _____
 - 2. Permitting: \$ _____
 - 3. Construction: \$ _____
- b. N/A

20. How was/is the ADU construction primarily paid for?

- a. Cash savings
- b. Credit card(s)
- c. Loan from family member(s)
- d. Trade of services
- e. Loan from bank (if so, please specify type of loan)
 - i. Home equity line for credit
 - ii. Refinancing
 - 1. Cash-out based on main house value
 - 2. Cash-out based on future property value (main house and ADU)
 - iii. Construction loan
 - iv. Personal Loan
- f. Other: _____

Personal Experience with the ADU construction process

21. What were the two biggest challenges faced in planning, permitting, and constructing the ADU? [Select two]

- a. Obtaining financing
- b. Construction cost
- c. Fees (e.g., permitting or impact)

- d. Approval/permitting process
- e. Development standards [Select all that apply]
 - i. Lot setbacks
 - ii. Height limits
 - iii. Size limits
 - iv. Minimum parking requirements
 - v. Material requirements
- f. Existing infrastructure problems (e.g. utility connections)
- g. Opposition from neighbors
- h. Increased property taxes
- i. I have not encountered any barriers
- j. Other: _____

22. Which two factors were/are most helpful in building the ADU? Which two factors could be improved? [Matrix table; Select two per column]

	Most helpful	Could be improved
a. Fee waivers	<input type="checkbox"/>	<input type="checkbox"/>
b. Relaxing owner-occupancy requirement	<input type="checkbox"/>	<input type="checkbox"/>
c. Use of pre-approved building plans	<input type="checkbox"/>	<input type="checkbox"/>
d. Information or assistance from local government	<input type="checkbox"/>	<input type="checkbox"/>
e. Financing options	<input type="checkbox"/>	<input type="checkbox"/>
f. Zoning or policy reform	<input type="checkbox"/>	<input type="checkbox"/>
g. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>

23. Based on your experience, would you recommend building an ADU to someone in a similar situation to you?

- a. Yes
- b. No

24. We would like to learn more about your experience with the ADU process. Please indicate how difficult or easy the following things were. [Matrix Table]

Very Easy	Somewhat Easy	Neither Easy nor Difficult	Somewhat Difficult	Very Difficult
1	2	3	4	5

- A. Obtaining the necessary permits (includes zoning counter issues, level of transparency of requirements, duration of permitting timelines, number of plan revisions, code changes mid-review)
- B. Building the ADU according to the city/county's development requirements (includes local height requirements, lot setbacks, parking, zones where ADUs are allowed)

- C. Navigating the ADU construction process (includes issues with architects and contractors)
- D. Paying for the ADU (includes construction cost, permitting fees, accessing financing options, hiring professionals)

29. While we tried to be comprehensive in selecting the questions to include in this survey, there surely are issues that we have not considered. If there is anything else about your experience building and owning an ADU that you would like to tell us about, please write it below.

DEMOGRAPHICS

25. How many people, including children, live in the main house on the property?
- a. _____ people
26. What was your approximate annual household income in 2023? Your best estimate is fine.
- a. Less than \$14,999
 - b. \$15,000 to \$24,999
 - c. \$25,000 to \$34,999
 - d. \$35,000 to \$49,999
 - e. \$50,000 to \$74,999
 - f. \$75,000 to \$99,999
 - g. \$100,000 to \$149,000
 - h. \$150,000 to \$199,999
 - i. \$200,000 or more
 - j. Prefer not to answer
27. Are you of Hispanic, Latino or Spanish origin?
- a. No, not of Hispanic, Latino or Spanish origin
 - b. Yes, Mexican, Mexican-American, Chicano
 - c. Yes, other Hispanic, Latino or Spanish origin
 - d. Prefer not to answer
28. How would you best describe yourself?
- a. American Indian or Alaska Native
 - b. Asian
 - c. Black or African American
 - d. Native Hawaiian or Other Pacific Islander
 - e. White
 - f. Prefer not to answer

COMMENTS