

UCSB Expansion and Enrollment Plans

By Brian Bailey
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I had a meeting on January 10 with Marc Fisher, Senior Associate Vice Chancellor and Campus Architect at UCSB. The purpose of my meeting was to follow up on a presentation he gave to the Santa Barbara Multiple Listing Service on November 12, 2013 concerning current and planned UCSB residential expansion.

I had not had an opportunity to ask Mr. Fisher questions at the prior MLS meeting. Having brokered close to 250 transactions in Isla Vista I have had a lot of feedback concerning the impact of UCSB residential plans on the privately-owned Isla Vista rental market. The Isla Vista rental market has been challenging for several years. In the last five years there have been six private projects built in Isla Vista with around 200 new units in addition to previously approved UCSB projects.

Common perception has been that, with substantial new supply and flat enrollment, the private rental market has suffered. It has also been perceived that UCSB needs the approval of the California Coastal Commission (CCC) for their planned enrollment increase from 20,000 students to 25,000 students by the year 2025.

Mr. Fisher stated that UCSB has been increasing enrollment, most recently by around 800 students and in fact does not need the approval of the CCC to increase enrollment. However he added "...the growth cannot happen without approval of additional housing projects." He did say that UCSB does not require further input from the CCC concerning any planned building projects that have been previously approved.

Previously approved projects include:

- **The Sierra Madre Apartments** – 115 units of student housing with 515 residents on the old Ocean Meadows Golf Course site on Storke Rd. It also includes an additional 36 units of housing for faculty and staff.
- **Oceanwalk** – 156 faculty homes on the North Campus site (the old Devereux site)

Pending projects include:

- **San Joaquin Village** – a 1,000 student resident new tower on the Santa Catalina (Francisco Torres) site
- **41-55 Units** for visiting scholars to be developed by The Kavli Institute of Theoretical Physics on El Colegio Rd. near the San Clemente project

Plans for existing and future projects may be found here: <http://www.housing.ucsb.edu>

Plans for the UCSB Long Range Development Plan and agreements between UCSB and the county of Santa Barbara, the City of Goleta and Sustainable University Now (an environmental group's consortium) governing enrollment increases and development of housing can be found here: <http://lrpd.id.ucsb.edu/>

UCSB will continue their residential expansion in prior approved projects and there will be accompanying enrollment increases. Once the Coastal Commission approves of the proposed additional housing projects, UCSB enrollment will continue to increase towards the target enrollment cap of 25,000 by the year 2025.

Hopefully, residential expansion and accompanying enrollment increases will occur somewhat in tandem. Challenges occur when these are out of sync.

Brian Bailey is the broker-owner of Central Coast Investments. He is one of the leading multifamily brokers on the Central Coast covering Santa Barbara, Ventura and San Luis Obispo counties. He has a 35 year history of success and has been a member of the SBRPA since 1983.