



March 16, 2011

Chair Olson & Members of the GVPAC  
County of Santa Barbara  
30 E Figueroa St, 2nd Floor  
Santa Barbara, CA 93101

Dear Chair Olson & Members of the GVPAC:

The Coastal Housing Coalition represents thousands of local workers and is concerned about the lack of housing on the South Coast and in Eastern Goleta Valley that is affordable for our local workforce.

Even with the housing slump caused by the Great Recession, home prices remain out of reach for the vast majority of local workers. This shortage affects our local economy as companies struggle to recruit and retain workers, our local environment as a large percentage of our local workforce has to commute long distances to and from work, and our civic life as many South Coast workers contribute their volunteer and community service to the cities where they live, rather than locally. (Attached are two charts reflecting home prices and commuting patterns over time on the South Coast that might be helpful.)

The Coastal Housing Coalition supports the GVPAC's goals, including providing a wide range of housing options at various price points and reducing vehicle-generated pollution, in part by providing more opportunities to live near jobs.

We support a number of the recommendations that have been incorporated into the draft community development and land use section of the Goleta Valley Community Plan, such as including agriculture-worker housing in the expanded allowable uses for urban agriculture and prioritizing in-fill development in areas within Valley Junction – specifically along Calle Real and Hollister Avenue where appropriate.

We are also pleased to see that Small Town Neighborhoods are being recommended for the MTD-owned properties on Calle Real, as residential development in this location is highly consistent with GVPAC's goals of concentrating new housing development close to transportation and existing services.

**We are concerned, however, about the densities being discussed for the MTD and Tatum properties in particular, and urge you to ensure the maximum densities on these sites are sufficient to build housing for our local workforce.**

There is broad community consensus that any new development should be targeted for our local workforce. For the middle class – teachers, nurses, non-profit managers, engineers, etc – who make too much money to qualify for traditional, subsidized affordable housing, we need to

use design and density in order to build market rate units that are within financial reach of those workers. There is a direct correlation between density and affordability; by spreading the cost of building over more units, the per unit cost comes down. It would be a missed opportunity – as well as counter to GVPAC’s stated goals - if two of the very few properties targeted for limited residential growth over the next twenty years in Eastern Goleta Valley wind up with large, expensive homes that are out of financial reach for local workers.

The 12.3 units/acre currently proposed in the draft land use map is less than we would have liked to see on these properties, and we urge you to not go below that number in your final recommendations.

Again, thank you for the opportunity to comment, and for all of your efforts in crafting a blueprint for Eastern Goleta Valley.

Sincerely,

A handwritten signature in black ink that reads "Debbie Cox Bultan". The signature is written in a cursive, flowing style.

Debbie Cox Bultan  
Executive Director

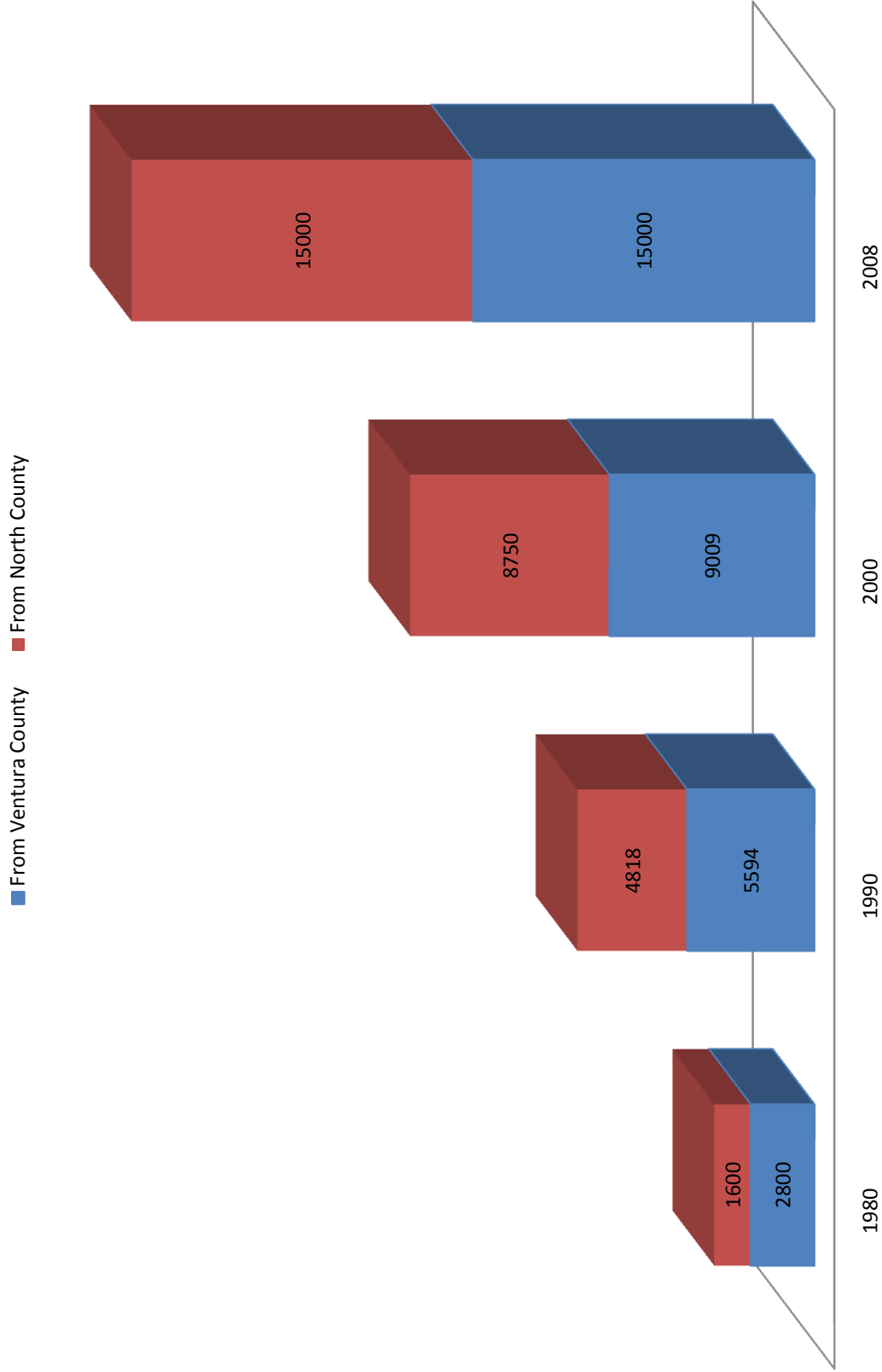
Cc: Erika Leachman

## Median Home Prices & Incomes on the South Coast



\*\* Median Household Income and Home Price data provided by the Housing Trust Fund and the California Economic Forecast \*\*

### South Coast Commuters Over Time



\*\* Data from the Santa Barbara County Association of Governments \*\*