

## High-Density Low-Income Housing on the MTD Property?

The GVPAC Committee is developing a Plan that will determine how land will be used in our area for the next 20 years. They propose that the MTD property be REZONED from Agricultural to Residential.

We are concerned that if this happens, the County and dozens of non-profit agencies could see this as an ideal location and opportunity to serve social welfare needs. Many non-profits' sole purpose is to serve the homeless and end chronic homelessness.

There is a Westward shift of transient services; police records reveal an upswing in corresponding crime.

- The City of Santa Barbara's goal to remove chronic transients from downtown.
- Upper State Street apartment purchased for homeless & mentally ill at 2904 State Street.
- St. Vincent's transitional housing and services for welfare recipients at 4200 Calle Real.
- Next, the MTD property could seem ideal, so close to County services for the indigent population.
  - County Dept. of Alcohol, Drug & Mental Health Services      \* County Jail discharges

These days, there are few loans for market rate homes or workforce homes. But there still is State and Federal redevelopment and grant money for social welfare projects. If the MTD is rezoned to Residential, that opens the door for building units to serve the indigent. For example --

- Permanent housing for the homeless      \* Transitional housing for the mentally ill
- Detox center housing units      \* Drug-rehab center units

State housing programs encourage building very-low income homes at high densities, substantially higher than the actual zoning. Once MTD is rezoned, our community will have no control over the density.

Housing needs for the chronic homeless, substance abusers and unsupervised mentally ill are legitimate community concerns. We sympathize with these needs. But to utilize the MTD property, or even part of it, to provide housing for this problematic population --

- eliminates needed urban agricultural lands
- invites an unhealthy and radical change in the character of the entire area
- negatively impacts homeowners who have a substantial investment in their properties

We feel strongly that our community needs agricultural land. We believe that food security, now an issue of national concern, is an overriding community priority.

- Drastic increases in food prices: 90% of price from fuel costs, 10% from the food itself
- Worldwide droughts & storms creating food shortages
- Increased recalls of contaminated foods

We want local food, produced by local farmers on local lands! Keep the MTD property in Agriculture!

The GVPAC will decide about rezoning the MTD property this Tuesday, March 22. Please come and let them know your thoughts.

WHAT:            GVPAC Meeting (last, or next-to-last meeting)

WHEN:           6PM Tuesday, March 22

WHERE:           County Admin Building, Anapamu and Anacapa; first floor; park in County lot in back

From your neighbors, the Coalition For Sensible Planning    Questions, call 967-3684