

Minority Viewpoint on Management of Growth and Related Portions of the Vision Statement, Eva Inbar and Michael S. Brown

We support much of the majority's Vision Document—the need for safeguarding open space, improving transportation, and protecting urban agriculture in the Eastern Goleta Valley. However, we cannot support the “Management of Growth” section and related portions of other sections. Our experience, knowledge, and interactions with our constituencies lead us to disagree with the section's vision statements, goals, and action steps because we believe they:

- favor maintenance of the status quo for existing neighborhoods over genuine improvements in housing opportunities for middle and lower income households;
- ignore trends identified by GVC guest speakers and the Regional Impacts of Growth Study that our community is evolving toward an older, wealthier, and mostly child-free community, one that is leading to ever increasing traffic from commuters living outside the South Coast and increased crowding among the remaining middle and lower-income households in the Eastern Goleta Valley;
- promote sprawl elsewhere which consigns a growing legion of commuters to time on the road that would otherwise be spent with family and community;
- require tax revenues generated outside the Eastern Goleta Valley to fund services within the Valley;
- reinforce declining enrollment trends at local schools;
- ignore civic benefits that come from committed middle income volunteers; and
- contain provisions under Goal #1 that make it nearly impossible to provide *realistic* opportunities for additional affordable housing.

We support an alternative approach that makes more efficient use of existing services and available land using the following guiding principles in the Vision Document:

- Encourage compact mixed use development along transportation corridors and in proximity to jobs, schools, and other urban services, especially along Hollister.
- Substantially strengthen the Urban Limit Line (ULL) to limit conversions of rural agricultural land and open space outside it.
- Integrate planning for land use, transportation, and open space preservation.
- Use a portion of agriculturally zoned parcels for housing workers in agricultural jobs.
- Strategically rezone key areas adjacent to transportation corridors at densities that enhance the use and effectiveness of public transportation.
- Allow on a case-by-case basis higher densities for rental and affordable housing projects as well as employer-provided housing.
- Create a specific plan for permanently preserving agriculturally zoned properties within the ULL that are away from transportation corridors and consider some affordable residential development on agriculturally zoned parcels along major roads.

We believe our approach provides a better balance for pursuing the goals of the Eastern Goleta Valley community. It will increase housing opportunities for a socio-economically diverse population, while allowing existing neighborhoods to thrive alongside newer, more compact ones. Transportation corridors will be able to support increased transit opportunities. Schools will continue their standard of excellence and the community will enjoy strong participation in civic life. Our rural areas will be protected from development. And we will contribute to a more sustainable community where the natural beauty of the Eastern Goleta Valley will be enjoyed by young families and old and the well-off and those getting by, all of whom call this area home.