

Saturday, April 18, 2009 (file cac208)

To: Dan Breedon

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Subj: Random thoughts on the housing element

Ref A: J. Trulove, Townhouses, Collins Design 2006

Townhouses: Given that in the short term, demographics and environments considerations may favor walkable environments for stakeholders, Ref A provides a good overview of high end townhouses that can drive development. Trulove has written books on sustainable homes and new sustainable homes and carries these themes into the townhouse arena. Barnes and Noble have a good selection of this class material in their architectural section. Recognizing that there are different strokes for different folks we don't want to neglect marginal stakeholders in areas like Concow that are rebuilding minimalist structures in accord with title 25 using low cost such options such as sleeping lofts over living rooms, on-site trees and salvaged materials for construction.

Ref B: G. Will, One Man's America, The Pleasures and Provocations of Our Singular Nation, Crown-Random House 2008

Different social organizations: When you are up to your neck in alligators based on reimagining socialism/capitalism/populism ...it is difficult to envision a general plan that will be durable. Ref B provides a good overview of political forces that can be used as a basis for civil debate. Curbing the excesses associated with dispersion of income and wealth in any direct way may not be the highest priority BOS game plan yet direction from Sacramento and Washington needs to be recognized. At the low end, Inclusionary housing appears to be the most controversial approach to providing affordable housing aid for breadwinner housing payments more than 30% of total income. Public housing experience suggests that some degree of homogenization is necessary for maintaining peace or providing for constructive feedback associated with resolving common problems. This principle may apply to transitory tent cities, transition communities and high end communities based on demonstrated affinity. Ownership may range from the German approach with a small dedicated in-perpetuity housing element surrounded by government or independent entity control of the environment to various types of hybrid organizations under full or leased ownership arrangements. Options can range from short-term tent cities, reworking defunct outlying malls to create rural enclaves dedicated to vegetation management sustained by enhanced communication and cooperative transport.

Candidate for utilizing 20 acre minimum parcels for HUD defined low cost housing subsidization: the high vegetation density portions of Forest Ranch needs to be economically thinned to minimize the threat of wildland fire. The major cost and investment risk factor is availability of potable water and management of waste water. Historically stakeholders in this area have managed with 5 acre parcel sizes and a 100 foot well-septic system separation. In a cracked rock aquifer region, changes in the earth

heat balance (function of GHG); demands on the aquifer are factors that need to be recognized. Undeveloped property owners may be amused/enraged by the migratory deer derived "white" parcel zoning but at the same time recognize the need to slow growth in many frontier regions of Butte County. Hopefully, owners of a 20 acre minimum parcel can be allowed the option of creating some form of cooperative ownership. I believe that the key to a graceful approach to minimal cost housing, in the absence of utility districts, should be based on allowing joint ownership of a 20 acre parcels by 4-6 stakeholders with a demonstrated capability to extract ground water under worst case or 50 year conditions without severely impacting nearby well users by depletion or contamination. In some cases the "proof" will need to be established progressively to allow expansion of residential occupancy. Government monitored conditional maintenance of vegetation management will need to be established to assure conformity with government mandated wildland fire protection standards and avoidance of catastrophic loss of timber associated with drought and excess ground water pumping. In the absence of development, incentivitation for vegetation management remains an issue that needs to be resolved. Creative models for private ownership of residence associated structures and amenities embedded in larger parcels under the control of government or industrial forestry organizations need to be examined from the viewpoint of sustainability.