

Progressive Housing

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Affordable Housing

- Perennial election issue
- Housing huge household expense
- Getting worse over the years

Some Background

- Real income static over decades for most people
- Houses got bigger
- Housing costs greatly increased
- Wealth increasingly concentrated
- Buying your own house more difficult
- Adults live at home longer
- Less wealth to pass on
- Lack of affordable housing is no accident

Mobile Home Parks

- Provide denser more affordable housing
- Allowed by zoning
- Not very common, hidden
- Low cost via no curb, gutter, sidewalk, garage
- Renters subject to increased rent, loss of house
- Lot rent increase should be legally limited
- Lots should be owned, not rented

Typical Government Approach

- With drama, feign interest
- Create a little subsidized housing
- Protect status quo
- Allow increasing wealth inequality
- Allow increasing real estate prices, bubble

Zoning

- Encourages economic segregation
- Economic integration better for democracy
- New developments mostly RS – residential suburban – expensive
- Very profitable, props up housing market
- Very little new RT – residential traditional – smaller
- Create new zone RC – residential compact – tiny houses

Low Impact Development

- Water permeable pavement for road gutter, driveway
- Keep (or move) as many trees as possible
- Maintain existing earth contours
- Solar panels on rooftops
- Small lots adjacent to small parks for nature, yard, community
- Reserve 100 and 500 year floodplains for floods

My Development Project

- Incorporates ideas presented here
- Profitable, no subsidy needed
- Requires new zoning classification for tiny houses
- Mixes development zones for better democracy
- Single family homes of various sizes (with a duplex or two)
- Promotes home ownership across economic strata
- Lots of parks, beauty, trees

Where There Is Junk ...



There Is Opportunity



Zoning

Mostly RD-1
(residential
duplex),
some REC
(recreation)



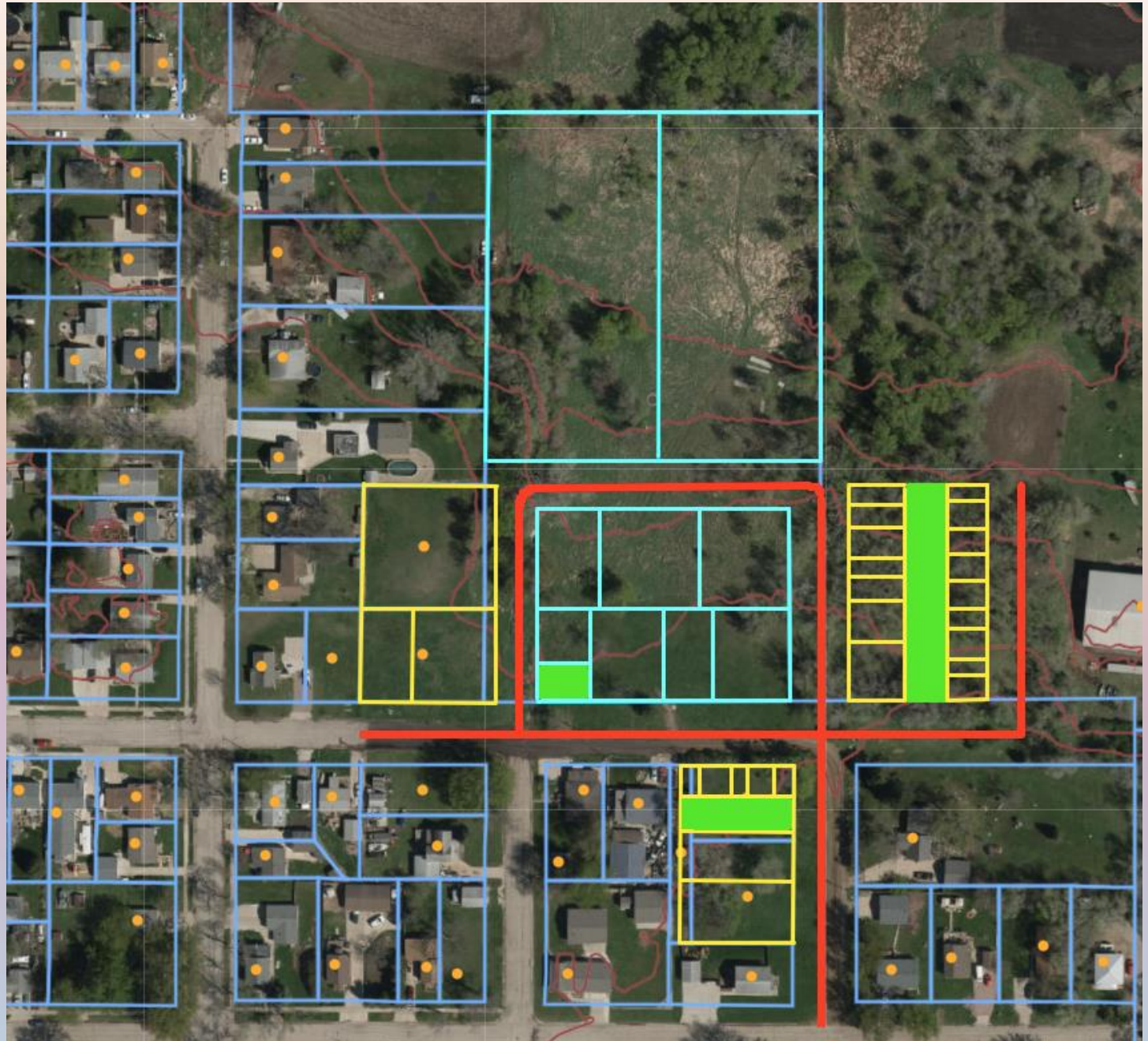
Plain Map

100 year
floodplain
in cyan,
500 year
in tan



Plat Plan

New roads
in red,
main plan
cyan,
side plans
yellow,
parks
green



Enjoy Nature (in the lot)

