

COLAB SAN LUIS OBISPO COUNTY

WEEK OF JULY 13-19, 2014

JULY 8TH MEETING “RESULTS”

**WATER AND LAND USE POLICIES HAUNTED BY THE
PASO WATER MORATORIUM**



GIBSON:

**KEY PASO BASIN WATER, AG, AND
DEVELOPMENT MORATORIUM PROVISIONS TO
BECOME PERMANENT AND IMPOSED ON
OTHER BASINS WITH LEVEL III SEVERITY**

**BOARD FRACTURED ON HOW TO PROCEED ON
PASO BASIN WATER DISTRICT AND WATER
POLICY IN GENERAL**

JULY 15TH MEETING “HIGHLIGHTS”

**EVC HOUSING STUDY SHOWS BOARD OUT OF SYNC
WITH THE CITIZEN CUSTOMERS
AND
HOUSING SCARCITY ECONOMIC RISK**

**WORKFORCE HOUSING RECOMMENDATION:
ADMISSION OF FAILURE OF COUNTY POLICY**

Board of Supervisors Meeting of Tuesday, July 8, 2014 (Completed)

Non-Agendized Item - AB 2453 and Management of the Paso Basin: Water Policy

Fractures. Like a malevolent demon, the Paso Robles Water Basin Moratorium haunts the public policy discussion. By adopting the moratorium last August, the Board embraced panic and magnified suspicion. It portrayed the action as a “time out,” but as will be demonstrated in the discussion of item 45 below, the reckless and overreaching moratorium is to be made permanent. Effective management and enhancement of the basin is just one victim. With the moratorium in force for almost a year, nothing has been done to help the people with dry wells, which were the ostensible cause for its adoption in the first place. (We still don’t even know how many dry wells exist.) As Hill admitted, “My view all along is we really haven’t done much...” Mecham stated that he read the bill 4 times and “...I cannot support some of the amendments...we need to go back to solutions.”

Well, what did they expect? The Legislature is responsive to a vast array of remote control interests and forces that have nothing to do with the provincial niceties in San Luis Obispo County. Once you step into the jungle, be prepared to meet some big predators. They are lucky that amendments didn’t include a branch Chumash Casino at the Avila Beach Resort (actually if it came with a piece of the handle, they could use the money to fix roads). In the meantime citizens have had to undertake expensive organizing and legal steps to protect their Constitutional rights. Why hasn’t the Board of Supervisors endorsed and supported the quiet title approach as an adjunct to other approaches?

After about 30 minutes of wrangling over a motion to place the issue of AB 2453 on a future agenda (it failed), County Counsel reminded the Board that they were having an unnoticed protracted discussion in violation of the Brown Act.

The latest version of AB 2453 includes 17 pages of new provisions which were never vetted publicly in San Luis Obispo County (plus by reference most of Division 6 of the Water Code). In part and as result, Supervisor Mecham has moved further from support. Concurrently, the legislation’s original local proposers, PRAAGS/Pro Water Equity, indicate that they are no longer pushing it. A PRAAGS spokesman stated, “... on June 17th you (the Board) decided to take control of this bill.” It is not clear if the recent changes have caused their concern and /or if they are caused by the Board’s stipulation of June 17, 2014 that it would not support a district for which the threshold formation vote was not a 1-person 1-vote (as opposed to a property interest vote). A letter from PRAAGS to Board Chair Gibson states that it’s now in the Supervisors hands to provide leadership on the legislation:

PLEASE SEE NEXT PAGE



July 7, 2014

Supervisor Bruce Gibson
Chair, Board of Supervisors
County of San Luis Obispo
1005 Monterey Room D 430
San Luis Obispo, California 93408

Re: AB2453

Dear Supervisor Gibson,

The PRAAGS board and its members sincerely appreciate the continued efforts of the Board of Supervisors in working with us and PRO Water Equity to form a water district for the Paso Robles Basin. Our two groups have worked in the true spirit of compromise to develop a hybrid governing structure that no individual group can dominate and which fairly represents the interests of everyone.

PRAAGS supports the original AB 2453 legislation as it passed the Assembly. We cannot support the bill as currently amended in the Senate Committees. We remain hopeful that the Senate will return this legislation to the original bill as passed by the Assembly.

During the last few months we have been actively involved with our State representatives in assisting Assemblyman Katcho Achadjian, his staff, various committee members and their staffs and Senator Monning to move AB 2453 through the Assembly and two Senate Committees. However, the amendments made in the Senate have taken the bill well beyond its original intent which was strictly crafted to address the governing structure of a California Water District. Most of the language regarding the proposed district's supplemental powers is complex and difficult to review, to say the least. We understand this language is derived from a special act district that was designed for the unique characteristics of another basin, with no discussion of whether it is appropriate for our Paso Robles basin. We also believe that it is totally inappropriate to insert this level of detail into the legislation without the opportunity for the public to understand the impact of the powers on the proposed district. At this juncture, not only does PRAAGS not have resources for an exhaustive legal review of these amendments, it is felt that we are not the appropriate entity to do this.

Throughout the legislative process, Assemblyman Achadjian has made it clear that his principle concern is to implement the wishes of the County Board of Supervisors through its Legislative Platform. On June 17, the Board voted to support AB 2453 only with the inclusion of several

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amendments to the bill. These amendments are reflected in your letter to Assemblyman Achadjian of the same date.

As a result of the Board's decision, it is our view that the County is now better suited to lead this effort than our group. From the perspective of time, manpower and economic resources the County is better equipped to deal with the complexities of the amended legislation and the much larger majority required to form the District. PRAAGS has volunteered thousands of hours and raised hundreds of thousands of dollars to educate the public about the need for a water district.

PRAAGS will continue to be engaged with the County and the public at all stages of the process as it remains clear that we need this District to balance the basin with management and supplemental water sources. In our view, a water district with the proposed hybrid board and the authority provided it by the State Water Code is still the best solution. Many supporters including but not limited to the City of Paso Robles, the Blue Ribbon Committee, Water Resources Advisory Committee, Wine Institute and the California Association of Winegrape Growers, Family Winemakers of California, plus many individual agricultural and resident landowners have expressed their support as well. Our focus now turns to representing the interests of our members as the County decides how it will provide local control to the overlayers of the Basin.

We are confident that any resultant governing structure will be compatible with the interests of our agricultural community as it will be asked to bear the most of the cost. We, along with other stakeholders will now look to Supervisors Mecham and Arnold for their guidance in unifying the diverse interests in the North County.

Sincerely,

Jerry Reaugh
Chairman, PRAAGS

cc: Assemblyman Achadjian; Senator Monning; all other County Supervisors

Item 45 - Staff Report on the Status of the Implementation of the Paso Robles Groundwater Basin Urgency Water Use and Development Moratorium. The Board received the report from the Planning Department on “progress” to date on implementing the urgency ordinance Paso Basin water and development moratorium. The Board also received a report on the draft design of an agricultural 1:1 offset program from the Upper Salinas Las Tablas Resource Conservation District (RCD). The County contracted with the District to develop the program. District staff and Planning staff are now about to launch visits and workshops for impacted groups. They expect to bring the final plan to the Board for approval in October. The proposed procedures are highly technical and complex. See last week’s **Weekly Update** for the details (too lengthy to repeat here).

http://www.colabslo.org/prior_actions/WEEKLY_UPDATE_JULY_6-12_2014.pdf

The Board Snowed: The Board seemed pretty overwhelmed by the complexity of the proposal. In fact the members actually appeared to be fairly snowed by it and lavished praise on the RCD staffers. Other than some concerns about the use of deed restrictions (where people would be forced to use only a fixed amount of water) and the related impact on property values and mortgageability, there was little comment. For example, Mecham stated, “Great work you have done on this...you have my head spinning” Gibson said that there is a lot more work to be

done on it by the WRAC and other groups. In any case, the Board gave little substantive direction and did not seem bothered by the many requirements in buying or selling credits. In addition to the deed restrictions, there are mandatory metering, well separation requirements, strata separation requirements, neighbor notification requirements, record keeping, inspections, and so forth.

COLAB suggested that the staff and consultants conduct their planned meetings with the impacted groups, including property owners, farmers, ranchers, realtors, bankers, etc. They should then take stock and report to the Board on what they hear prior to developing a finished product for adoption in October. Silence.

But: Then the discussion morphed into the larger policy issue related to the moratorium:

1. **Arnold:** What happens to this Ag. Offset program when the moratorium ends in August 2015? Won't it have to end too?

Planning staff: "No," we are working on amending various Plan elements and ordinances to make it separately legal (*sort of de novo*) as part of the regular process.

County Counsel jumps in: "Yes," it will technically end. It would have to be replaced through the normal Plan amendment process via staff work, CEQA, Planning Commission hearings, and Board hearings.

2. **Gibson to Planning staff:** Can you get all that done by August 2015 when the urgency ordinance expires?

Planning staff: "No"

County Administrative Officer jumps in: "Yes," if we revise other priority work in Planning.

3. **Gibson takes control of the meeting:** At this point Gibson pointed out that the Board on February 25th already gave approval for staff work on the permanent offset program. He insisted that the policy cover not only the Paso basin but all basins with a Certified Level of Service III. He then marshaled the votes to set it as a priority (4-1/Arnold dissenting). It is not clear if Ray actually supported the policy on its own "merits," because she insisted that for her support, the Work Force Housing project would also have to be a priority. (See item 21 for the July 15th meeting below).

The meeting was recessed for closed session and lunch. Reportedly Gibson and Hill had good laugh as they walked out.

Water Neutrality for all new Development: Essentially what this means is that Gibson got 4 votes to make the heart (1:1 offset ratio/water neutrality for all new development permanent) of the Paso basin moratorium permanent and to spread it to other basins with a level III designation.

COLAB never believed the “time out “theory and warned back on August 27, 2013 that the Moratorium would be made permanent. Our write up stated in part:

The County Intends to Make the Moratorium Permanent: The wording in Section H of the Findings section the ordinance strongly suggests that the “time out” will be used to develop permanent plans and ordinances:

Section H states: *In order to address these urgent water needs within the Paso Robles Groundwater Basin, the County is contemplating amendments to its general plan and/or zoning ordinance and intends to study those potential amendments within a reasonable time. In the meantime, the approval of additional subdivisions, land use permits, variances, building permits, construction permits, grading permits, well permits, or any other applicable entitlement for use required to comply with the Land Use Ordinance within the Paso Robles Groundwater Basin would threaten the public health, safety, and welfare by exacerbating the declining water levels of the Basin and contributing the failure of additional residential and agricultural wells. This urgency and interim zoning ordinance will allow County staff time to complete necessary studies and reports for the contemplated amendments to its general plan and/or zoning ordinance while preserving the resources of the Basin.*

COLAB also warned that the Moratorium would not save water:

The Moratorium Will Not Have a Meaningful Impact on the Problem: Attachment 2C of the staff report, Estimate of Groundwater Demand and Savings, purports to demonstrate the water savings that would occur if the moratorium is adopted. The attachment presents 3 calculation methodologies, which are summarized in the chart below:

Method 1 (detailed on page 7) is a false analysis because it assumes that all projected applicants for vineyards will agree to the 2:1 offset requirement. This is unlikely to impossible because it assumes that these applicants can find other property (and obtain control) on which they would extinguish the water rights on a ratio of 2 acres for every one-acre of new irrigation on their new proposed vineyards. At “best” this methodology would result in the planting of no new vineyards, which would save only 2000-2500 acre feet per year.

Methods 2 and 3 (detailed on page 7) purport to save only 1,066 acre-feet per year (AFY) and 2,146 AFY respectively.

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Method/Scenario	Agricultural Pumping	Rural Residential/Small System
Method 1: Vineyard Acreage, 2011-2013	4,000-5,000 afy	
Method 2: Average Irrigated Water Demand - 15-year Projection (Set 1 Assumptions)	1,066 afy	
Method 3: Average Irrigated Water Demand - 15-year Projection (Set 2 Assumptions)	2,416 afy	
Method 1: Average Rural Residential Water Demand - 1997-2009		185 afy
Method 2: Average Rural Residential Water Demand - 15-year Projection (Set 1 Assumptions)		230 afy
Method 3: Average Rural Residential Water Demand - 15-year Projection (Set 2 Assumptions)		135 afy

Last week the staff reported that so far 1,853 new acres of irrigated crops have been approved under the vesting provision. At 1 acre-foot per acre of irrigated crop (some are more); this is over 1800 acre-feet annually.

NEW IRRIGATED CROP TYPE	ACREAGE OF NEW IRRIGATED CROP TYPE
Vineyard	1,712.48 acres
Olive Orchard	25 acres
Pistachio Orchard	80 acres
Alfalfa	26 acres
Oak Tree Orchard (Truffles)	10 acres
All Crop Types (total)	1,853.48 acres

Can staff show that any of its projections for agricultural water saving have come true? For example have they turned down permits that would have used new water if approved? If so, how many acre-feet?

Board of Supervisors Meeting of Tuesday, July 15, 2014 (Scheduled)

Item 2 - Grand Jury Report Recommending That the County Health Department Implement a Restaurant Placard (in the front window) Rating System and Also Place the Ratings on Social Media. The Health Department staff correctly recommends that the Board of Supervisors reject the Grand Jury’s recommendation because it will result in more inspections, more staff time, and higher fees. Moreover, such ratings are a one-inspection snapshot and do not accurately cover ongoing conditions.

COLAB staffers are connoisseurs of fast food, casual dining, lunch wagons, and back road establishments and have encountered no gastronomic problems in San Luis Obispo County.

Item 18 - Monthly Drought Management Report Again. The County has applied to the State Water Resources Department for grants to construct inter-ties, send Naci water south, and assist

several coastal villages with their supply problems. The County is changing out fixtures in various buildings.

County Facilities

General Services Agency continues to lead water conservation efforts at county facilities. To date, Facility Services has replaced 143 fixtures in 24 buildings to low-flow fixtures, saving an estimated 1500 gallons per week. In addition, water efficiency measures for County facilities, parks, and golf are being evaluated through PG&E's Sustainable Turnkey Solutions program. A report is expected to be available by mid-July.

- a. Why doesn't the Board subject the County government properties to the same irrigation standards it is proposing for residential lawns and gardens in the Paso Basin?
- b. Where is the contingency/feasibility analysis on large-scale desalination in case the drought is not a short-term cyclical event but instead represents a climatic major shift? You would think all the global warming mavens would understand this potential risk mitigation (resiliency) strategy.

STIMULATING WORKFORCE HOMES - IS ANYTHING BETTER THAN NOTHING?

Items 20 and 21 Are Companion Pieces Designed to 1) Make it Appear that the Board of Supervisors is Doing Something About Housing and 2) Provide Supervisor Ray with What May Appear to be a Tangible Pro-Business Policy Initiative on Which to Campaign.

Fundamentally, these two Board items constitute an admission that the County's land use policies are a failure. The bolded statement below is reproduced from the County's recently adopted General Plan Housing Element.

The county is the 8th least affordable housing market in the United States, according to the National Home Builders Association – Wells Fargo Bank Housing Opportunity Index

Item 20 - Presentation of Results of Workforce Housing Survey by Members of Building Design & Construction Cluster (Of the Economic Vitality Corporation).

Item 21 - Request to Authorize Processing of Amendments to the Land Use Ordinance and the Coastal Zone Land Use Ordinance Regarding Workforce Housing.

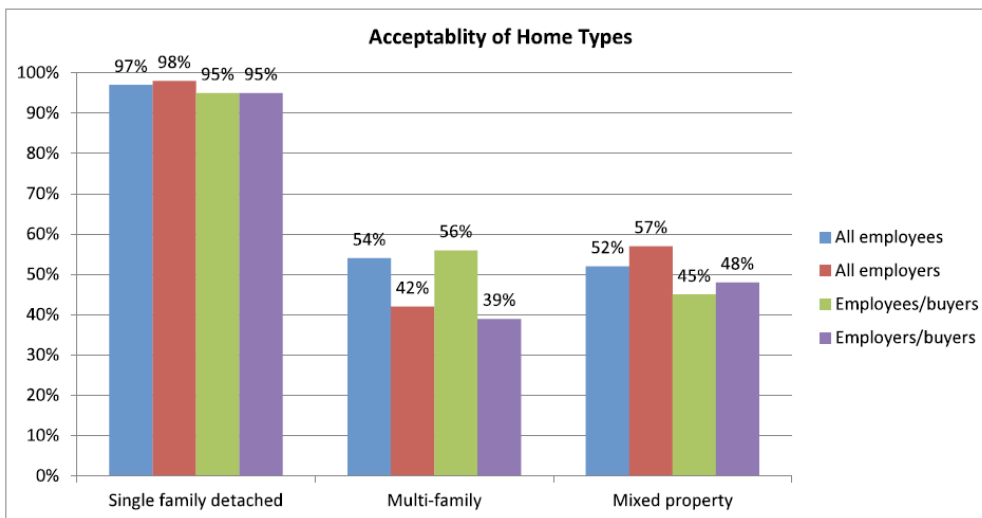
To fully understand the background factors underlying these items, readers should refer back to the COLAB May 2014 Monthly Newsletter articles (starting on page 5) on housing, which can be directly accessed at:

http://www.colabslo.org/newsletter/COLAB_SLO_Newsletter_May_2014.pdf

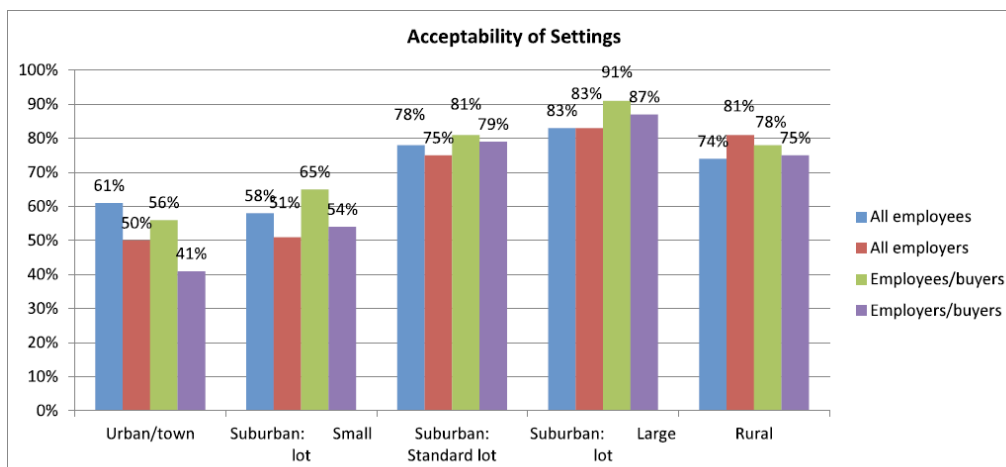
Item 20 - The EVC Report:

Background: Back in 2010 the Economic Vitality Corporation, EVC (the County’s not-for-profit Economic Development arm), conducted a very comprehensive and professional survey of how the housing situation impacts businesses and their employees within the county. For whatever reason the survey, which was ready by at least 2012, was not released until September 2013, when it was posted on EVC’s website. There is speculation that some members of the Board of Supervisors did not like the survey because its findings run counter to the ideology of the County’s overall so called ‘smart growth’ policies. In particular, it found that both employers and employees overwhelmingly would prefer to live a single-family freestanding home, with a garage, yard, and privacy. Indeed, a very large majority would prefer to ultimately live in a large lot semi-rural setting. COLAB has previously published this information and has shared some of the charts that confirm it. These charts will be presented for the first time officially in a County setting on Tuesday. **Note:** Readers of COLAB publications have seen these charts previously.

The Charts speak for themselves:



Check out the green bar for the section on the chart below for actual homebuyers. They overwhelmingly prefer suburban and rural settings.



The survey also identifies barriers to developing workforce homes:

BARRIERS TO DEVELOPING WORKFORCE HOUSING	
Average # of barriers checked	4.62
Building codes	97%
Environmental regulations	96%
Zoning regulations	95%
Cost of land	91%
Availability of financing	88%
Cost of building materials	81%
Public attitude toward workforce housing	77%
Attitude of local officials	74%
Profit margins	68%
Availability of land	57%
Availability of affordable housing builders/developers	57%
Availability of credit worthy home buyers	56%
Cost of labor	45%
Market demand	25%
Availability of labor	18%
Interest rates	7%

The full EVC Report can be accessed at:

<http://agenda.slocounty.ca.gov/agenda/sanluisobispo/3566/V29ya2ZvcnNIIehvdXNpbmcgU3VydmV5IFJlcG9ydCBTZXB0IDIwMTNfQS5wZGY=/12/n/31014.doc>

Item 21 - The Ad Hoc Housing Taskforce Recommendations:

Background: In November of 2013 Supervisor Ray started talking about the need for workforce housing. This may have been prompted by her appointment by her colleagues to the EVC Board of Directors, where she would have become acquainted with the severe workforce housing problem and its detrimental impact on business retention and recruitment. It may also be because she is concerned that other forms of subsidized low-income housing may not be popular in her district and/or she feels that with all the manufactured homes in the district, they have done their share. She has taken pains to suggest that workforce housing is not “affordable” housing in the traditional sense. She asked to have a committee created, and Supervisor Mecham requested to serve on the Committee, which also includes Home Builders, EVC members, and County Planning staffers.

The Taskforce’s recommendations include:

*Create ordinance provisions to allow housing projects in which all units will be affordable and available to **owner occupant households** within the County’s “workforce” housing income and sale price definitions. The new ordinance provisions might be treated as a “pilot project” with a sunset date. During the time the ordinance is in place, the effectiveness would be monitored and,*

if judged to be effective, the ordinance could be extended or further amended to increase effectiveness. The provisions would apply primarily to projects comprised of single family Dwellings, whether on a site zoned by the County as Residential Single Family or Residential Multi Family?

a. What is the County’s actual quantified target for the number of units to be produced?

b. Over what timeframe is this to take place?

1. Workforce housing projects would be comprised of units affordable to households earning no more than 160% of median income and the developer would commit to selling the units at or below the County’s price limits for workforce housing and only to qualified workforce income households who will use those units as their primary residences. (Note: the developer may work with local employers to provide financial assistance to workforce households purchasing the units and may enter into equity sharing arrangements with those households, but this will not affect compliance with County ordinances).

a. 160% of county 2010 median income (\$50,046¹) is actually \$80,073. The Planning Department is using a slightly different number and extrapolates the 160% formula by family size. Thus this Board item alone does not convey the full import of the meaning of median income as applied here. The chart below is how it is defined in the recently adopted General Plan Housing Element update:

Table 1.1: Income Definitions

Persons in Household	Extremely Low Income (30% County Median Income)	Very Low Income (50% County Median Income)	Lower Income (80% County Median Income)	Median Income	Moderate Income (120% County Median Income)	Workforce Income (160% County Median Income)
1	\$15,850	\$26,400	\$42,250	\$53,900	\$64,700	\$86,240
2	\$18,100	\$30,200	\$48,250	\$61,600	\$73,900	\$98,560
3	\$20,350	\$33,950	\$54,300	\$69,300	\$83,150	\$110,880
4	\$22,600	\$37,700	\$60,300	\$77,000	\$92,400	\$123,200
5	\$24,450	\$40,750	\$65,150	\$83,150	\$99,800	\$133,040
6	\$26,250	\$43,750	\$69,950	\$89,300	\$107,200	\$142,880
7	\$28,050	\$46,750	\$74,800	\$95,500	\$114,600	\$152,800
8	\$29,850	\$49,800	\$79,600	\$101,650	\$121,950	\$162,640

Source: County Planning and Building Department

¹ Source: 2014-15 County of San Luis Obispo Proposed Budget.

Household Size Matters: Thus a family with 2 adults and 2 children with an income up to \$123, 200 would meet program criteria. It's not clear, if grandmamma moves in, if it goes to \$133,040. By way of perspective, the Housing Element indicates that the median price of a home in 2014, in SLO County, is \$443,000.

b. How will the County monitor and enforce the affordability covenant on the homebuilders?

c. What is the policy upon resale of the home by the first owner? Must it remain affordable (as defined) to the next buyer? How will this requirement be monitored and enforced? What if the home becomes much more valuable over time? Does the owner get to keep the growth in value (equity) when it sells?

d. What if the owner is transferred to Austin by his/her employer and wants to keep the house as an investment and/or possible retirement home some day? Will there be rent control? Or under prospective covenants, must he/she sell? What if this occurs during the next recession and the home is upside down?

e. Will a buyer be required to have been a County resident for some stipulated period prior to being eligible? How will the marketing be controlled to prevent outside retirees from coming in and snapping up the houses? How will the County monitor and enforce the controls on this aspect of the program? Will there be income limits imposed on the buyers?

f. Will County employees (and other government employees) be eligible to purchase these homes? Since the program is designed to promote retention and recruitment of economy boosting private sector firms, what happens if "smart growth" water planners, State prison guards, and Obama Care Medi-Cal eligibility managers suck them up? Government is the biggest "industry" in San Luis Obispo County.²

2. Workforce housing projects would qualify for a reduced, but not eliminated, amount of required affordable housing for very low, low and moderate-income households under the County's existing Inclusionary Housing Ordinance. These required very low, low and moderate income housing units could be provided on site as secondary dwellings without long term affordability restrictions, in addition to the other existing options for compliance with the Inclusionary Housing Ordinance (in-lieu fees, off site units, off site residential land).

a. Will the secondary units be eligible to receive Federal, State, and County subsidies such as Section 8 Rental Assistance payments, CDBG and Home infrastructure subsidies, etc.? If they do, will they not be required to have long-term affordability restrictions?

b. If they do not receive these subsidies, how will they pencil out (be financed)? Since the price of the primary workforce house is capped, it is unlikely that the secondary unit can be financed from the internal flows of the project?

² It's possible that some of these folks (especially with overtime) may exceed the workforce income salary ceiling.

c. If the Board is serious, it should rescind the Housing-in-Lieu Tax program. Are they going to pick and choose which projects are subject to it? Might be illegal.

3. Development standards could be adjusted and a density bonus could be granted for workforce housing projects to enable the project to accommodate the affordable units provided on site, whether as secondary dwellings or freestanding single-family homes. Reductions in parking requirements would be similar to those applicable under state law to density bonus projects.

4. The ordinance should be written to enable options for maintaining commonly owned areas without the need for homeowners associations to the degree possible. Also, required open space should be limited to a lower amount (for example 10%) and project parks eliminated if a public park is located within ¼ mile.

5. The County's Land Use Ordinance (and Land Use Element if necessary) should be amended to use a site coverage ratio as a residential density limit for workforce housing projects instead of minimum parcel size or units per acre in order to encourage smaller housing units.

In addition to the amendments described above to facilitate housing for the workforce, amendments to the Land Use Element to designate more residential land (primarily to the Residential Multi Family land use category) should also be considered. This effort should be focused on creating five to ten acre residential sites suitable for master planning to accommodate a variety of housing types and densities. It may be accomplished through rezoning of land in other urban zones or by expanding the urban reserve for an existing community. Opportunities to rezone much larger areas (100+ acres) should be sought as well in order to provide economies of scale for diverse, high quality neighborhoods. It is recognized that the success of such rezoning efforts will depend upon availability of water supply and other services.

a. COLAB has been advocating for this policy for years.

b. The County needs to do an explicit inventory of currently zoned sites and zoneable sites which meet this goal.

c. While this is the most powerful and practical recommendation within the proposal, the very last sentence of the paragraph could render it DOA. Again and as we have repeatedly pointed out, the County's overall resource based architecture of land use ("Smart Growth"/Strategic Growth) is fundamentally flawed because it is based on an ideology of fixed resources and no human, scientific, technological, or other progress. Moreover it is based on the current California State and local government political paradigm in which so-called progressive majorities feed most of the revenues into the salaries and benefits of public employees. This "political deal" starves public investment in maintaining existing infrastructure and investing in new infrastructure, which is necessary to support home development.

d. It is the job of the elected officials to develop policies which overcome apparent "resource limitations" and meet the needs of the citizens rather than the needs of the so-called "county family" and ideological elites. How about a ballot measure that requires that

20% of the growth accumulatively of the general property tax, general sales tax, and TOT go to infrastructure?

Big Picture: While the proposal seems to throw some crumbs (anything is better than nothing but maybe only for the short term) to homebuilders and provide some minor relaxation of the County's overbearing and obsolete regulations, it then adds all the paraphernalia of income restrictions, covenants, and economic controls, which are so typical of the statist approach. The government creates artificial economic scarcity by means of its land use and environmental regulatory scheme, which benefit established elites. It then discovers the inevitable problems with tampering with the market and attempts to correct by further tampering, a statist policy death spiral.

A parable:

Fidel Castro, after seizing power, asks a question at a meeting: Is anyone here an economista?

Che Guevara, on mishearing the question as comunista, raises his hand.

All housing in Cuba is affordable. Why does every Cuban who can escape live in Miami or Manhattan, where no housing is affordable?

