

I live in a Title 1 Pyramid school district, in a neighborhood of modest homes. We are demographically varied - in age, color, gender orientation, ethnicity, political orientation, religious affiliation, in size and type and structure of the term, 'family'. Most of our long-term residents have enjoyed decades of storied social events, and all have been givers and beneficiaries of neighbors always at the ready to lend a hand. Some neighbors have renters. Many have chosen to grey and stay. This is the type of community you're aiming for with zMOD, right?

The cruel irony of zMOD is that it will ruin our 7 decades-long community, in its pursuit of California-trendy social engineering that has yet to be vetted for long-term sustainability.

An alarming number of issues in zMOD are short-sighted. They are not ready to be written into law. They have not been sufficiently vetted, and they are not sufficiently understood by your constituents. 100 meetings notwithstanding, to a person no one I asked had even heard of zMOD until community activists, against all odds, during a pandemic, worked tirelessly to raise the awareness of what was going on.

The proposals in zMOD will hasten the flips in our neighborhood, because they will incentivize bigger buildings. You've tied shed size to percent of primary structure - increase the main house, you get to increase your shed. You also get to increase your basement, which gives you a larger ALU to rent. At market rate. You've loosened the zoning regulations on ALUs and HBBs, which incentivizes folks to start building these where they currently don't exist. So what zMOD really does is incentivize McMansions, and that not only changes the fabric of a modest scaled neighborhood, but it sets in motion an overwhelming degradation in the environment. It lacks transparency to suggest otherwise.

We've heard from realtors, and from young residents. When I was young, I too would've preferred to live in a neighborhood of single family homes but I couldn't afford to. So I hunkered down and saved. And because my chosen profession was not lucrative, it took me decades longer than my peers to own a home. But I never promoted double density in the very neighborhoods I hoped to one day live in, just because it would've served me in the moment to do so. I took a longer term view.

That's what's missing in zMOD in its current state: the long term view. Please hit the pause button until multiple issues in zMOD can be more thoroughly vetted for their negative impact to existing, established neighborhoods, and so that we can bring the environment to the table. This document is just not ready to serve everyone. It is a nibble at some low-hanging fruit, and it tastes bitter indeed.