

HOUSING

- We have a severe shortage of housing. The economy has recovered as has employment, but the home construction rate since '08 has been a fraction (less than 2,000 a year) of what it was in the years from '97 – 07 (4,950 homes per year). As a result, we've got a substantial deficit to make up.
- The shortage produces multiple problems:
 - Spiking home prices
 - Spiking rents
 - Residents living in hotels
 - Increasing homelessness
- The best solution is to build high-density mixed-use housing in the urban core and more affordable homes in the existing development areas near the industrial parks, to provide affordable housing for workers in convenient locations. These plans should support pedestrian and bicycle traffic where possible, so that residents are less dependent on their cars.
- These mixed-use housing plans are coming too late to address the unsustainable situation we're in now. In the meantime, we need to build more affordable homes, while limiting urban sprawl as much as possible.
- We do not need more luxury McMansions.

GROWTH

- Growth will hit natural limits. The Great Basin is surrounded by BLM land which will likely never be available to develop. 87% of Nevada's land is owned by the federal government; the highest percentage of any state. Water availability in the metro area is adequate for the next 20 years but outside of TM Water Authority controlled area, there is a limit of available water which will ultimately limit the growth.
- We need to keep bringing in new companies just to maintain employment numbers. Companies may fail, shrink due to outsourcing or as they implement automation over time, so there is a certain attrition rate we must address, as well as the need to add jobs for our kids and grandkids, which we may want to have live and work nearby.
- EDAWN has reduced their job attraction target for 2018 with the goal of bringing more higher-paying jobs. Companies locating here should plan to pay more than \$20/hour for their workers and the goal is to attract companies that pay over \$30 an hour. We are no longer a low-cost economy.
- EDAWN has made entrepreneurial start-up or organic growth a priority. Creating a new company and growing it slowly has less impact on the community and provides quality jobs that are more sustainable in the long run.

GOVERNANCE

The county and the city need to be governed to the highest professional and ethical standards to achieve a strong economy while maintaining the area's appeal. We can't go to the next level with a "good-old-boy" culture that characterized some of the governance in the past.