



AFFORDABLE HOUSING INDEX

*(Neahcasa
Innovations
Index)*

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OVERVIEWS:

[IT'S TIME TO RETHINK AFFORDABLE HOUSING.](#)

A summary of some of the root causes of housing problems that are not being fully addressed.

[THE FIVE HORSEMEN OF OUR APOCALYPSE.](#) Some of the pressures towards collapse of our existing economy.

[A NEW HOUSING PARADIGM.](#) Redoing our whole housing paradigm so homeowners rather than financial institutions and energy companies benefit, reducing total costs by 80%.

[FREE HOMES.](#) All the elements that we can easily shift to make ALL housing affordable, and much of it "free"!

[THE ECONOMICS OF TRUE SUSTAINABILITY,](#) March, 2012. Downloadable digital second edition of LEARNING TO COUNT WHAT REALLY COUNTS: The Economics of Wholeness. The true interactions that need to underlie all our actions – from the sacred, ecology, life-force energy, and wholeness. Ten times as effective as what we've been doing!

MOVING OUTSIDE THE MONEY BOX:

[NEAHCASA FREE LAND.](#) Use of existing tax credits with moving land into UGBs for affordable housing to get the land available at no cost.

[NEAHCASA FREE HOUSING.](#) Strategy for permanently paying off CLT housing in 25 years.

[FINANCE-FREE HOUSING.](#) More details on how a CLT can permanently pay off its housing in 25 years by market-rate rental of 1/4 of its units, and next steps.

MONEY:

[NEAHCASA FINANCING](#). Locally-available options for funding construction/acquisition.

[NEAHCASA COMMUNITY INVESTMENT](#). Strategy using Self-Directed IRAs for people to shift retirement savings from stock market into support of local community housing.

[NEAHCASA TAX MEASURES](#). Some sources of local public investment for affordable housing.

[NEAHCASA PUBLIC POLICY](#). Some public policy options to help affordable housing.

ENERGY:

[NEAHCASA NET-ZERO-ENERGY](#). The concept of building/retrofitting homes to eliminate need for heating systems and bringing them close to eliminating the energy costs that are greater than construction costs.

[OUR HOMES ARE A GOLDMINE](#). Daily Astorian article on NZE retrofits of existing homes to reduce energy use by 80%.

[TILLAWATTS](#). Overview of combining NZE retrofits with Accessory Dwelling Unit ordinances for multiple benefits from today's existing homes

["TILLAWATTS – Presentation"](#), 2009. Details of future energy costs and integrated actions to make our lives safer, more affordable, and more comfortable.

[FLEXPLEX ENERGY](#). Yes, here's a way to reduce the energy use of a home by 95%, and overall family home energy use by c.80% from U.S. averages. Put through Passivhaus analysis, it is a super-insulated, 1.5 story duplex, passive solar, solar roof orientation, etc. See "Flexplex" (below) for more details on design. Plans available at low cost.

SMALLER AND BETTER HOMES:

[BEYOND AN OVERSTUFFED WORLD](#). Some of the real costs of our oversized homes, and an intro to how wonderful small homes can be if done right.

[TWO FROM ONE](#). Report on an executed conversion of a ranch home into a flexible shared housing/workplace with major energy upgrades.

[FLEXPLEX](#). A new concept of (duplex) home design based on ability to shift its organization and use over time from multi-generational to up/down duplex to ADU to home occupation to rentable guestroom. Passive solar, 1.5 story, set up for NZE and modular construction.

[NEAHCASA PLANBOOK](#). Some well-functioning (sometimes "tweaked") plans, with passive solar potentials, etc. Gives a sense of sources, purchase costs, minimizing design costs.

[NEAHCASA MODULAR HOMES](#). This, with "FlexPlex" and NC's Plan Book, show what is "possible" with factory construction. There are downsides also.

[NEAHCASA SOUL](#). Reminder of the ease and importance of having soul in our homes.

RELATED "TIE-INS":

[NEAHCASA TRANSPORTATION](#). Everything is connected. A brief touch on rural non-profit carshare systems and their potential benefits for housing affordability.

[ADUs](#) - presentation to Tillamook PUD. 2009. Joining land use rules and deep energy retrofits to create affordable housing at pennies on the dollar.

LINKS TO RELATED ITEMS:

[ENERGETICS OF PLACE INDEX](#)

[GLOBAL WARMING INDEX](#)

[OCCUPY EARTH INDEX](#)

[SOCIETY WORTH LIVING FOR INDEX](#)

[SUSTAINABLE ECONOMICS INDEX](#)

[ALPHABETICAL ARTICLE INDEX](#)

[CHRONOLOGICAL ARTICLE INDEX](#)