

**DOCKETED**

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## **2019\_01\_10 comments pertaining to CEC staff suggested next EPIC Challenge- low income mixed use development project**

I attended the 10am meeting today at the CEC re: low-income and/or disadvantaged community, mixed-use development projects. I am not a developer, or anyone that has attempted any project like this. I have project managed construction projects at SMUD though, listened to AutoCAD classes online and in-person, and have lived in a townhouse community since late 1993.

I suggest:

1. To perhaps gather more feedback by reviewing this solicitation with
  - 1a. Bigwigs at Autodesk. Autodesk University 2019, online, detailed projects which were meant to be installed quickly and with modern conveniences. They may have good experienced contacts to share and or may be able to suggest a way of sharing with developers who are interested in this type of project focus.
  - 1b. Design and construction departments at utilities. They typically have developers who consistently make subdivisions. Some likely specialize in other construction
  - 1c. The people at SMUD who planned the college and university Tiny House competition at Cosumnes River College a couple years ago. These tiny houses were judged for zero energy use. They may be able to share the participant list.
2. Adding technical points for reduction of HVAC machine and other white noise. New subdivision owners often have small backyards. New apartment complexes have large machines, sometimes placed right next to a residential unit. All of these make substantial white noise. I learned that as a newly installed 2005 heat pump and air conditioning unit probably would never have cleared county noise ordinances. This problem is not unusual. Plus, low costing, low noise heat pumps, have been quoted to be expensive.
3. Adding technical points for use of a grey water system and or rain gathering system. Even though we currently seem to be bathing in a rich rainy season, CA has had droughts on and off typically. Some areas remain green all year only because of irrigation systems. When we have more dry seasons, there seems more risk for CA's growing population. Water usage does impact energy usage. I would suggest something like using laundry water to fill toilet bowls and or something else not risky to public health.
4. Adding technical points for preventing potential electromagnetic frequency, EMF, problems that might be associated with all new IoT and SMART devices that are being pushed on today's market. For example, it might be prudent not to place pulsing SMART meters, routers and thermostats next to where a resident or worker might typically remain stationary.

Thanks for sharing, what seemed to me to be, very complicated, but ultimately probably satisfying project goals.

Sincerely,

Claire Warshaw