

## Equitism: Telosa Land Value Survey

### Survey Background

Given Telosa’s values of being open, fair and inclusive, we are using surveys as one mechanism to engage, learn, and co-create with our community. We are using a leading community engagement firm, Polco, to lead our survey efforts and leverage work that they have done on a national level with existing cities. This gives us access to a wider set of ideas and perspectives to benchmark our community’s response.

This was our second survey working with the Telosa community to design the new city. This survey focused on a basic premise of Telosa -- Equitism. The survey was administered with the intent to understand people’s knowledge and support for the economic model as well as provide opinions on some of the potential trade-offs of the new model.

### Survey Methods

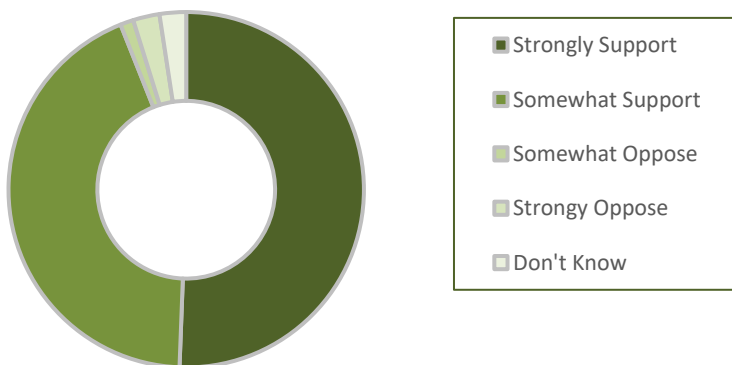
Respondents were recruited through a non-probabilistic, multi-contact method employing online invitations and social media campaigns. Respondents to the survey were self-selected people who expressed an interest in Telosa and learned about Telosa primarily through traditional media coverage.

The survey was administered on the Polco platform during the time period of September 12 to October 14, 2022. The outreach resulted in a total of 272 completed surveys. The intent is to build the representation of the Telosa panel over time so future surveys will bring not only a larger number of respondents but greater inclusivity to the survey results.

### Highlights

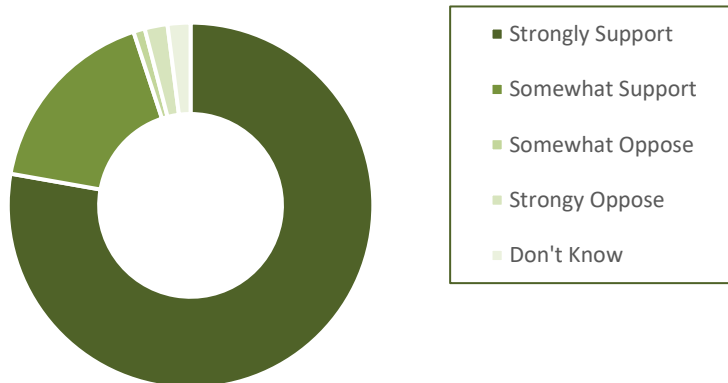
Highlights of the survey are presented on the following pages. A full set of results is presented in a separate report.

Given your current knowledge of equitism, to what extent do you support or oppose the economic model as a basis for Telosa?



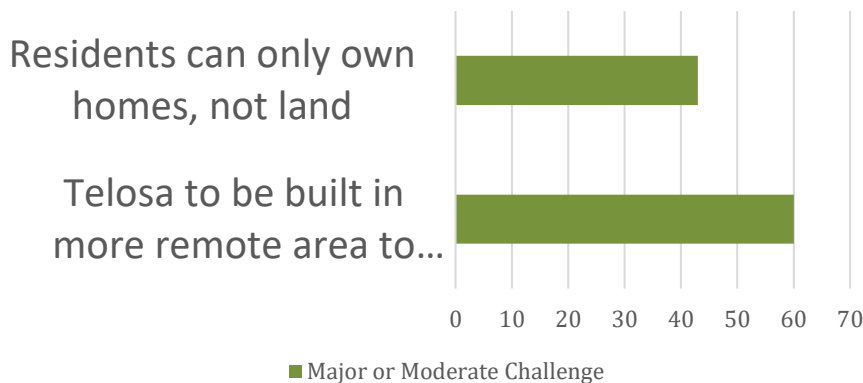
**Most Telosa followers completing the survey were in general support of the Equitism model.** Considering this is a new concept based on an older economic model of land value return that is not well or widely understood in the United States, these results were encouraging.

### Support for Telosa using the money generated through land rents to fund enhanced social services



There was strong support for the use of land rents to pay for enhanced social services. When asked for other ideas on how to best use the land rents, respondents provided a significant list of uses with most related to social services or the environment. **The one area of constant agreement across the responses was the importance of a social mission and using the land rent funds to benefit the community.**

### Potential Challenges Related to the Equitism Economic Model



When asked about a number of challenges related to the implementation of Equitism, about 4 in 10 people viewed not owning the land as a challenge. Respondents felt that building **Telosa in a more remote area to increase land appreciation was a bigger challenge. About 6 in 10 felt a remote location would be a major or moderate challenge.**

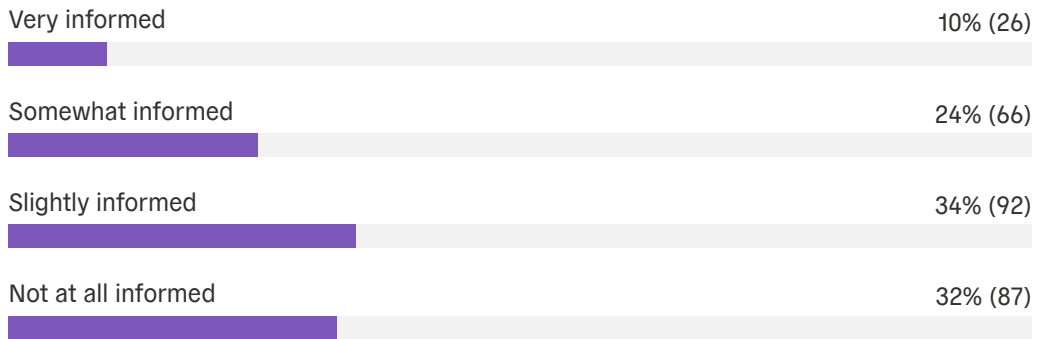


## Telosa Land Value Survey

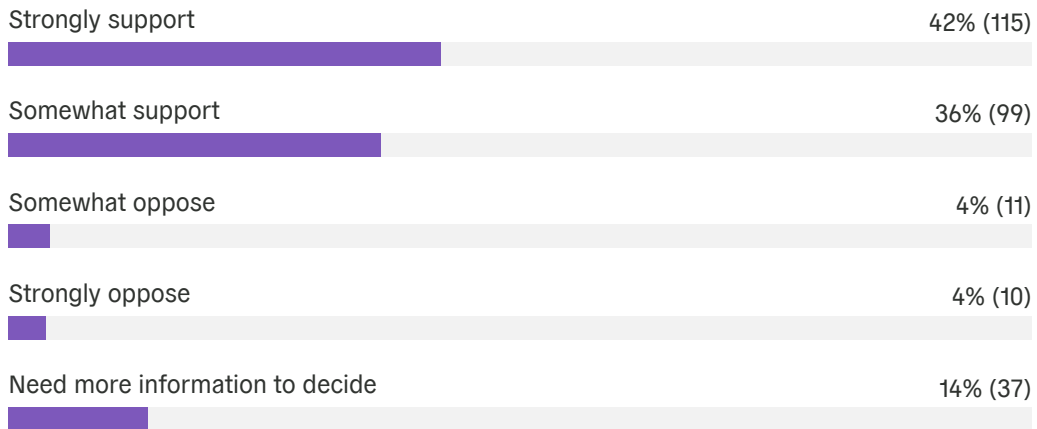
Survey Results  
FINAL

12/07/2022

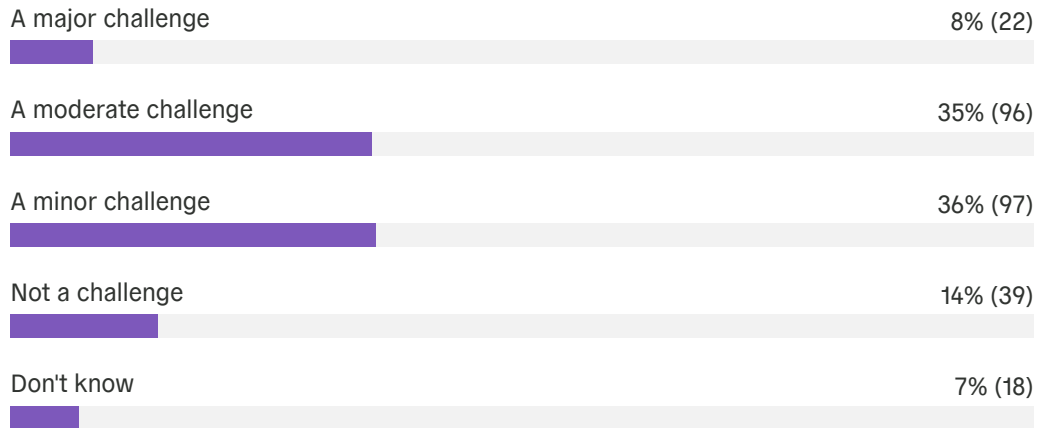
**Prior to this survey, how would you rate your knowledge of Equitism?**



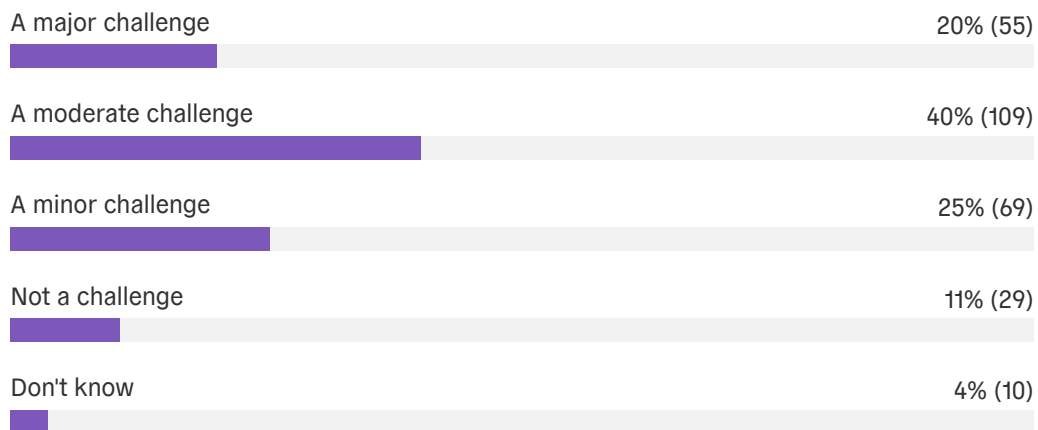
**Given your knowledge of Equitism now, to what extent do you support or oppose the economic model as a basis for Telosa?**



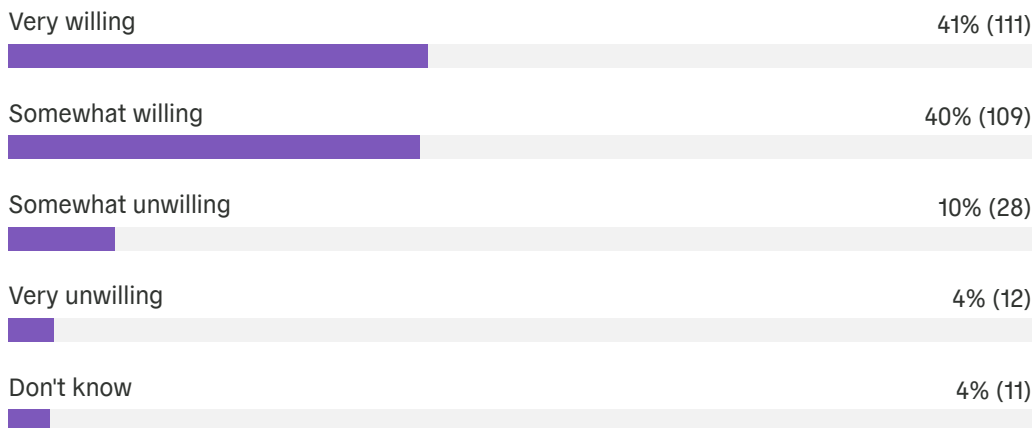
**Assuming the rent paid for land in Telosa will cost less than the taxes that would be paid for the same land, how much of a problem do you think it will be to attract residents if they can only own the homes and not the land?**



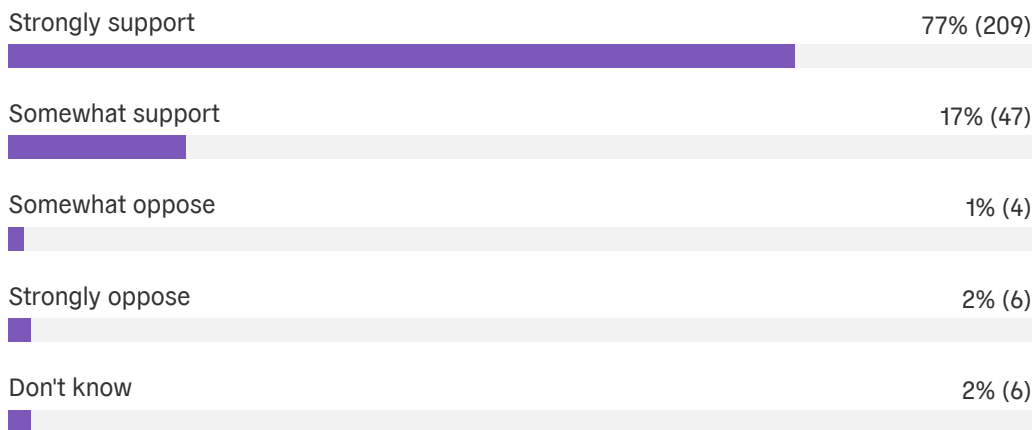
**To produce the largest appreciation of land (and therefore provide more funding for social services), Telosa could be built on land of lower value. Less expensive land tends to be located in areas more remote. How much of a challenge do you think it will be to attract residents if the city is located in a remote area?**



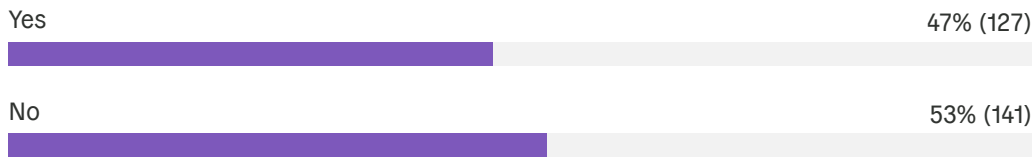
**It may take time for the land in Telosa to appreciate so it can reach its full potential. How willing are you to wait 10+ years to see the full extent of the higher social benefits?**



**In Telosa, we are proposing that the money generated through land rents would be used to fund a higher level of social services such as education, healthcare, and housing. To what extent do you support or oppose the rent money being used for this purpose?**



### Do you have other ideas on how the money raised could be spent?



#### If yes, please describe:

Incubating small business enterprises with mixed use property. Urban planning needs to take into account local business, which also produces jobs.

incubation hubs, transportation, decentralized energy production, regenerative contained environment agriculture, arts & culture

Subsidy for artist working space, which builds culture. Because the land belongs to the city, this protects artists access to working space and career stability

Support education and health systems

A portion of the money could be conservatively invested to realize modest returns and interest, and those profits go into social services. As the funds grow, so does the amount of money being returned to the citizens. Examples include interest bearing IOLTA accounts that channel interest to providing legal services for people who cannot afford them; and also HMO models that return profits into improving patient care.

Some revenue generated after c years could be spent if needed to pay a bonus (per day) to the first residents. Could be used to attract the first initial wave of residents. Bonuses could be things in the form of currency or even a "promotion" of their home. (Assuming the initial homes are not as equipped as the homes in x years). Social benefits and more jobs of city jobs to upkeep the city. Such as landscaping upkeep and upgrades, trash cleanup around, could even fund community service. Anything that gives back to the city and it's residents.

security, transportation, general city maintenance, Infrastructure

To support residents who may temporarily have difficulties with the paying the rent - medical reasons, job loss, etc.

Fundraisers.

Collective funding

Neighborhood produce gardens and investing in ecological projects to combat climate change

Environmental advancements. Technological advancements.

Give a small pecentage to the people renting the land in the form if check or decrease of rent

Hyperloop, Spaceport, Aquaculture, Underground housing, Space Solar Farm, Hi rise Urban farms

Human well being

Public Safety

Enhanced public transportation

Fund all forms of mass transit and fund community events

UBI

Social programs now

Lower prices

Putting money back into the community. Programs for youth, young adults, adults, and seniors that are low costs to free. Something that they can use as a side note or extra curricular on a job or college application. Programs to help people develop more skills for job training (certifications, etc.) without having to pay an exorbitant fee to better themselves.

I think the money raised after the 10+ years is up and its reached its potential in phase one could be used to help people start their own businesses to help further their own potential, in return the city would gain a portion of the profits to regenerate further opportunities to help its residents in other ways.

High quality infrastructure (roads, parks, sustainable landscaping, social spaces, etc.), arts,

1). This may fall under education (I tend to think of that as "schools") but I'd want public education to be part of that too. An extensive library system with a rich collection of books and reference resources, an extension system for public education with lectures and public classes, etc. 2). Security. I'd want a strong and community-orienting police force. 3). Maintenance. I'd want a strong workforce making sure the plumbing worked, landscapes were kept maintained, etc.

Energy, Transportation, Renovation, Smart Infrastructure

Toward building "food autonomy" -- that is, the funding of the production of healthy, local basic foodstuffs to be made available outside of market relations. Rent money could be used to employ gardeners and farmers to produce for the city. Just as the principle of equitism is based on a transformation in our concept of ownership of land, food autonomy is oriented toward a partial transformation in our concept of food production, conceiving it as a public good alongside education, healthcare, etc.

I just want to say that I support the idea of have basically a tribal-like community that is supported with fair & just housing systems. The Earth belongs to everyone, it should not be so important for one homeowner to capture the land/housing value while so many ppl around us struggle. I hope to see critical thinking & common sense PSAs within our educational system so that we can have a supportive community but also work to heal the outside of the community so the entire Earth is well, so that humanity is well.

Technology Infrastructure

Parks, community-sponsored cultural events, bike and walking paths.

Recruiting - Doctors, Educators, Small Bus Owners, Chef's, finance pros to manage the fund, counselors, Maint crews, so a great diverse representation of good people.

Financial gain from the appreciation of land should be divided equally amongst all telosa



residents, with a fraction being held back social services. 65% to residents, 35% for services.

I think the land appreciation should support social programs that are not based on the traditional dichotomy of helper/helped. This creates dependence and lack of agency. I would hope instead these programs support agency and mutual assistance.

I still find a lot of value in land. We plan on buying land when we can so I do think that should still be an option. We like our privacy & being able to do what we want with our space. Would you be able to have a pool in your backyard? That's the main thing I'm concerned about

Transit costs - reduced fares/subsidization (mostly throughout the city but if being in a remote area is a concern contributing to the funding of a high speed rail to the nearest big city).

#### Youth, Adult, & Senior Accesible and Adaptive Sports

Food security, alternative energy

The money could also be used for clean and streamlined transportation and free community recreational activities.

Free transportation...Free utilities

I think it would be amazing if the money could fund community centers where people can go to learn how to do various hobbies for free (paint, sculpt, sew, ect) and sports teams for both genders, as well as things like libraries and other community services to improve quality of life for residents.

build and share the ongoing benefits and challenges with this...being open and positive so this process can help other similar cities grow.

#### Education and job training

The money generated should not be limited to social services, but rather invested in any projects which can be shown to provide a better quality of living in Telosa, as determined by the residents. Truly, the sky's the limit!

Travel. I think exposure to different cultures is important in order to give people a realistic perspective and broader understanding of the world. If we're to pioneer a more inclusive society, traveling (not to be mistaken for vacationing) and interacting with cultures that are different from our own can help foster a sense of empathy and creative problem solving here at home. If it can't be mandated that Telosians travel, then there should be an yearly incentive or allowance for residents to visit a country outside of the Western Cultural Sphere of Influence. A portion of the money raised can go towards that.

#### Transportation, community groundskeeping

infrastructure, public safety, public health, environmental stewardship

land maintenance and "rainy day funds" are good options as well. I know there is a backlog of food available for the united states to use, and if telosa wants to be self sufficient, then it would be beneficial to have, not only a backlog of food and PPE for healthcare, but of money as well in case of natural disaster or other event.

On public transit; to expand fast, reliable transit and keep equipment up to date.

Maybe something like an association fee (but not) that everyone pays that would support lower income housing. Also look at alternative building models that banks usually don't

finance - such as kit homes/etc. Also using technology for transportation like Flightrail.com could make transportation costs lower.

1-Multiple city transportation systems where there would be multiple layers from a single person shuttle/ people mover traveling short distances to electric/maglev trains running outer circuits, 2-city-wide environmental systems to heat and cool all buildings and residences eliminating or at least minimizing stress related to extreme temperature swings, 3-spoke and hub system outside the city that interfaces with city systems. These spokes/hubs would require inbound transport of goods and people be cross docked to transporting methods supported within the city limits. It would also allow for the travel of outbound goods and people using the same infrastructures (reversed). Not only would these spoke/hub be used for transporting good/people but also for incoming/outgoing fuels, water, maintenance items, etc.

The money raised from rent in the city could also go to constantly updating the infrastructure in Telosa.

Free beer. Swimsuit models.

\$1 = 1 share of equity toward ownership of land/home ( process of ownership until full value is met ensures that you cannot be hijacked in the process at a low fixed cost even if it takes you a lifetime to pay for complete payment ). Just starting an equity based payment plan protects you from anyone taking your land/home as an ideology and monthly payments can be anything from \$1 to full payment until completion. Just making a payment without interest ensures safety to live in/on land/home. City cannot operate based on a profit motive that reduces or destroys land/home ownership start to end completion activity.

To acquire more land to expand and make Telosa larger. Or to acquire more air rights to build parts of Telosa off land ground.

Invest in community parks, sidewalks, trees, gardens. These things will increase quality of life.

Any public transport or utility that can drive down the cost of living. Create and abundance economy. Also create dense housing in condos and mixed use zones and NO single family housing lots.

1. Use some of the money to purchase seeds and materials to grow food. Food is a commodity that will potentially also bring in money. 2. Use some of the money to add geothermal systems and/ or air catchers to many structures so that people can gather somewhere to escape deadly weather without having to rely 100% upon electricity.

Creating an endowment much like Harvard does. At this point, Harvard is a asset fund that uses education for financial gain. The same principle could be applied here.

Infrastructure, business development

Cash grants to lower income workers employed on property.

Money should also be spent on public transportation and network connectivity. These items are becoming a gateway to both a productive work and home life.

Money could also be spent on jobs within the community and/or a discount on rents for volunteer time giving back service into the community, which could then turn into savings on labor and materials cost.

Arts and arts education

no

### Free/low-cost public transportation

I work for Well Med Charitable Foundation - they have FREE Community Centers for Seniors to be sociable and active. Taking care of Seniors would be a valuable direction to spend money or ask the Well Med Foundation to bring a facility to Telosa???

### Safety

Support and subsidies for marginalized and underserved communities. Transparent and accountable law enforcement.

Either as funding for a universal basic income for residents or to enable basic necessities to be available for free to everyone.

Everyone should receive benefit through lower cost. Example: In current cities, most people living in residences that they own within multi-unit dwellings don't own the land. In Telosa, that dwelling (no matter the price point, rented or owned) should cost less in order for people to see benefit. A portion of the money from the land income should defray some of the dwelling cost.

environment and civic engagement opportunities

Voted upon by the citizens

Create an investment fund and use a portion of the returns to fund services

Connected communities, people need to know each other to make a strong community, I assume transportation would be part of social services

Integration of sustainable systems including agriculture, wastewater treatment, renewable energy, not to mention human resources. Contact me at rick@OrganicForces.com for consulting and additional ideas.

If you created a Community Creation Center where people can come and give workshops as well as build or produce products (organic foods, clothing, sculptures, jewelry) so that they can be sold through the City's website where you take a percentage of sales for rent free workspace as well as promotion & shipping costs. If you provide the community with investment opportunities in the Land so that they can be able to purchase the land along with house. Who will own the land? Will it be a governing body or private investors that will still create a power struggle if that land is sold to another person? Nobody wants to live on land that is owned by just one man. The first thing to go in educational budgets is art, music and drama. Which is what everyone is obsessed with through social media when they get older. Netflix, Playlist and drama. If there is a committee created where you rotate residents based on their investment in their city's community (Volunteer work, clean-up projects, creative projects, criminal & financial records, training certs created by city). This way people will feel like they have a say in what is done with the land that there supposed to buy their house on. They won't worry that if that land appreciates and it's sold to another where they want to build a coffee shop, they won't be out on the street. You can create a relocation assistance program where if that land is sold, you have 6 months to 1 year to move with financial help for movers and maybe a \$5,000 tax free cash assistance (paid with by website products) and a home of equal or better value. I have a lot of ideas because I used to own a marketing company at 22 years old before selling it. I worked on the First Coachella's and knew that it was going to be a big festival the first year. Thank you for taking the time to read this. Best Regards Israel. RocLAUndergroundMusicSound@gmail.com

maintenance programs, and recycling programs, clean up programs (people litter)

The creation of virtual spaces for citizens to meet, discuss and create citizen research projects about problems of the city could become a key success factor for the future. Investing in the creation and maintenance of such virtual communities, while also investing in the active propagation of those as valued assets of the city, could help generate creative solutions to the problems the city may face today and in the future, without depending exclusively on the few, uncoordinated and usually ego-driven hired specialists (not that they will not have their place, but the city should not depend exclusively on their views, insights and creativity).

While I am sure the communication end is being discussed but creating a communication service (internet, apps, phone services) that is free for all, increases access to materials for education but also access to the social services. Creating platforms and websites that are user friendly for all ages as well.

Arts, police, judicial, religious participation, support media and news that offers different views, including views majority would find offensive, this city will benefit immensely from protection from the United States military for safety and protection-how will the citizens ensure they enlist or are commissioned to serve in the military? It is unethical to expect the benefits of a safe, secure nation and not be contributing to the security.

#### Vertical Farms

Interested in an eventual UBI, and some sort of tax rebate system, let's say for income tax or sales tax.

Use the money to buy more land

reinvestment for economic potential that fits community values, eg social enterprises, innovation seed grants

Conservational areas & possibly if land is unappreciated turn it into a park of some sort. A dog park etc.

We can use the rent money to bring people, like promoter, to show the "outside world" how our model works. Evenmore, the rent money have to be spend in improve our lifestyle

Food supply. Regardless of final location of Telosa, the most promising means of large scale food supply is indoor greenhouses or underground grow labs. Either way, the same principals of Equitism could be a circular loop from the business POV owning the food supply facilities and in essence act as a buffer to price volatility for food stuffs.

Infrastructure, mass transit, public spaces

Security measures, infrastructure and utilities, much more but need time to fully evolve my thoughts.

Child care, UBI, food security, public transportation

Utilities/Power generation

Every neighborhood has a Resilience Hub where residents can access to a wide variety of goods and services. These could include coworking and office services, bike sharing, car sharing, tool sharing, a makerspace, a general lending library, and emergency equipment and supplies. They could also be centers for all kinds of classes and training. Resilience Hubs could be standalone or combined with public libraries and schools . Resilience hubs would be tailored to the needs of each neighborhood (an apartment community with lots of singles need different things than a community with lots of young families). Resilience hubs would help lower Telosa's cost of living and environmental footprint while preparing

neighborhoods for emergencies. The hubs would also greatly reduce the need for private storage freeing up more space for housing people and lowering housing costs. Note, however, that this isn't meant to replace private ownership of goods, but to greatly expand access to a wide variety of goods and services. Taxes could pay for initial setup and then partly or completely self fund through service fees. This isn't a new idea. Public libraries in North America and Europe are already doing similar things and standalone Resilience Hubs are on the rise too. Telosa has a chance to take the existing models and improve on them for a more fully realized version of Resilience Hubs. See this book for a similar vision plus real life case studies and model policies: <https://www.shareable.net/sharing-cities>

I will send more detail in another email.

#### Development of the city

Alcoholism/addiction treatment & prevention and mental health included in the Healthcare model.

This Will depend upon the mindset of the community u r generating. Without Unconditional Love directing the Narrative no matter how u plan it will eventually fail through lack of Unity Consciousness. Building on the Foundation of Love is the Rock U Need. Kudos 2 Ur 4ward movement 🧡 Many r seeking change & communities that support the change but understand Many humans have been wounded, lack Trust & Need Healing before any Community can b successfully develop. Godspeed Lovelies. We wish u success 🙏🧡

Renewable energy, public transport, social services.

#### Research

We could also use these funds to help support the use of alternative energy throughout the city.

Public gathering spaces; public bike lanes; public walking paths; public parks and maintenance of these.

Use it for indoor farming, climate change is going to force us to grow our food in a controlled environment. It also is better for urban areas since you can build up, and the crops don't require pesticides. Bowery Farms is an indoor farming company that I recently discovered and like what they're doing (I don't work for them).

#### Supporting investments in sustainable development

##### Low-cost local mobility

equal distribution among the residents once. a year, find a non profit that the residents agree on. make giving a common beliefs and cause.

##### Kickstarter style projects

Every residents should be micro farming contribution system for the City of Telosa. Also help the residence of Telosa have new find appreciation being farmers plus make money.

How will other services like security, fire, and other basic services be funded? Will enough money be generated to run the city?

#### arts and entertainment

Social issues is still the priority, it's more of a question of how it's allocated (social programs) and how it is spent. In our capitalistic society, we tend to have high prices, pay a CEO 100s times more than everyday workers. I would like to make sure the community is getting a good value for the investment.

It could also be spent on food security, safety and for special purpose needs based on each area, such as environmental improvements.

Some sort of citizens dividend, based on a nominal share of landrants.

Infrastructure, maintenance, security, cash distributions... Rents on property for social services is another form of tax.

Continually used for maintenance and upkeep, and further division of labor, as city gets more complex. It is illogical to talk about "land taking 10 years to reach its full value" because it will have reached a sufficient value for the development that exists at any one time, so in 10 years you would hope that the value is as high as it needs to be for what is being offered.

Public art and municipally sponsored social engagements. Block parties, potlucks, social mixers. Things that proactively build communities.

Project exclusive banking

The system has to be self-sustaining. The first goal should always be posterity. Social services are good, but not if they stretch the society to the point of potential collapse.

Civic training, cultural training, job training

innovation centers, social services, community services, arts funding, reinvested to grow the city and start an equitism research hub

Reinvest in development of housing units.

Public Safety - Policing

Transportation and Well-being

skill development, entrepreneurship programs, mental health, families and parenting programs

Climate change adaptation

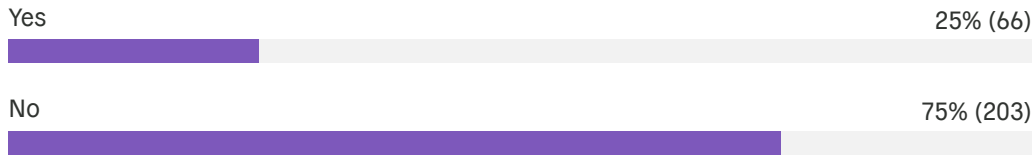
public transit

For an equitable society, I believe that a council should be formed to make sure that apprenticeship programs/ training programs are a part of the norm in corporations and business in Telosa to give people the chance to foster a growth plan for themselves. Making sure that everyone has a chance in the market place to grow. In addition, Telosa should provide affordable market demanding certification programs to ensure that people can keep growing in knowledge and in skill sets.

I want to establish a new type of cemetery. One that uses only natural biodegradable resources for coffins. The cemetery itself develops into a Forest Garden of tomorrow and eventually converts into an animal preserve in the future. Lots could still be purchased but will require some vegetation to be planted shortly after burial. The entire cemetery would be returned to the community after one hundred and fifty years have passed since the last lot gets filled with a burial. In the mean time, a new cemetery can be established and the plan can be repeated. Money from the lots + can be used for land upkeep, parking, park facilities, etc...

Development of agriculture and manufacturing, to become more independent of sourcing outwards.

### Do you have any further questions about Equitism?



### If yes, please describe:

- Does the city control what type of housing is built on the land?
- How to deal with commercial and farm land needed? What about drilling and mineral rights?
- Nothing specific but excited to continue the discussion and learn more of equitism at telosa.
- I'd like to understand the range of proposed rents and how they are calculated and the cost compared to the housing itself. Also, what restrictions are on the land?
- Has any other community done this? Coop buildings?
- What is the fate of a resident who is unable to pay the land rent? In other words, how will Telosa deal with issues such as homelessness and mental illness?
- Will the land rent for each home be the same?
- How much funding is needed from citizens of Telosa for the community endowment at initial phase of this plan?
- What kinds of checks and balance systems would be in place to prevent abuse or misappropriation of funds?
- How is rent price valued. Can it be income based
- How are the issues of population density addressed? If Telosa is located in a remote area, how can the city assure sufficient diversity, both in population and in employment?
- Is there another danger in the people who live in houses on plats of land feeling they are supporting the people who live in multi-dwelling units like assisted living facilities or apartments--because there's more "house" per plat of land than "apartment"? Are the homeowners contributing more to the. cost of social services than the non-homeowners?
- Who comprises the board of the community endowment? What are the conditions by which it can be dissolved or sold?
- Towns hire property assessors to value properties. Who will set the land value and the rent to be paid? How will the land value be assessed?

Would rent be proportional to land use? Would the rent constantly increase? How would the original value of the land be determined? I need to learn more about equitism.

Will there be transparency reporting on the fund to the people? Who decides how much goes to what social services?

I'm still unclear how this works. The trust owns the land and owners rent? Where does the money to buy land in the first place come from? Is that the philanthropy? And then you say the appreciating value of the land is what pays for things. By what mechanism? Do land rents go up? If so, how often and by how much? Fundamentally, how is this different from being a condo owner and paying property taxes for social services?

Just would like to know more

I think equitism is very attractive to young people and getting that demographic to move to Telosa wouldn't be hard. How do you entice older, financially successful people who may currently own land in other cities to give that up? Is there anything else they could invest in besides land?

The city of Irvine, CA uses a similar model but the houses are not any more affordable, in fact they are more expensive due to the economics of supply and demand. How can Telosa insulate itself from capitalism and supply and demand? If Telosa is successful and people want to come there, the price will be driven up. Or, the land and weather are bad enough that folks don't want to move there?

Initially...will there need to be a monthly/yearly fee of some sort for the first residents of the City of Telosa...???

The only way money comes in is from land rents, as I understand from this description. I question whether that will be enough money to fund roads, schools, medical facilities, bureaucratic staff, police, libraries, etc. Plus, I'm assuming that there will be a substantial percent of the population that will be subsidized. I don't think this pencils out, and not seeing any projected numbers just furthers my caution.

When land value goes up, rent goes up, yes? So what keeps rent from becoming unaffordable?

to promote equity many public schools give more funding to schools in lower income communities. would Telosa allow for additional spending to support specific schools that need to address educational gaps?

If residents can purchase homes, will they be purchased for life or will they be for a predetermined amount of time? Will residents have to pay into anything to become residents? Will there be a membership or will there just be residents.

I would like to receive a "walkthru" of the land and house rental model and monies raised. Follow-on questions would be based on that. The "walkthru" should consider items such as uneven residence and building valuation increase as favorable enclaves are created over time.

My only hesitation is who are those officials that are choosing where the social services money is spend. Do they get voted in? With so much corruption around us it is hard to trust politicians to keep to their word of what they say they are going to do. Gaining the peoples trust that this committee is truly going to put the money towards good social services to help everyone

Can this Equitism also be used in utilities? Water, electricity, sanitation bills should also be



collected and used to pay for city programs that benefit more people than just the few stockholders?

While I'm certainly willing to do my homework as a bookworm, by what means will the organization help to educate the citizenry?

Is equitism the only way to generate income for enhanced social services?

Will you support a higher minimum wage on property than state minimum? Will you support passage of progressive local income taxes? What if any stance does it take on unions. Do you support real estate transfer taxes?

Since I have never owned a home and didn't want to. I've lived in condos or apartments. If most of the first housing complexes in Telosa are like apartments - how does rent of land come into play? Aren't we just renting space and facilities in the complex? I won't be around to fully enjoy equitism to provide fuller experience of benefits, but I want Telosa to succeed for the larger community still to come, so that makes no difference for me.

I mostly just want more concrete timelines, estimates, etc. Examples of mid- to large-scale, similar developments (land banks, community land trusts, other?) would be great for comparison. In concept I'm fully supportive, but you know, reality...

What are your plans to ensure equitable access to resources?

What will life in Telosa be like during the initial 10+ years before we can rely on the endowment for funding? How will it differ from the ultimate goal? Could the social services still be better during that time than what we have now in the US?

Social services are generally targeted to provide support/ assistance towards specific groups. Will everyone receive the higher level of of services in the areas of education, healthcare, housing, etc.?

Would developers be restricted in what type of housing? Also, what would keep this from becoming a place where only rich people could afford it because investors buy the land, and Telosa becomes so popular most can't afford it?

It can look great on paper and everything is thought out what about coming to the city. How do you keep crime and drugs out. Personally do not believe that can be done. It not possible. When a person can take there on wife and children's life just because they fell in love with someone else and instead of just getting a divorce he decided to kill them instead. In a manner that so sickening. So there would have to some kind of laws.

How are you going to deal with the white supremacy mindset?

How will you police the people who commit crimes? Would you allow people with serious criminal records (Murder, Rape or Identity theft) ? Would there be an incarceration system, or would you outsource this?

Equitism is very new to me but the land rent sounds similar to a HOA but the money goes back to ed, hc, and homes. So does that mean no school tax, etc...? And is this new city an apartments only city? Different random question: Why build on new land? New development on raw land (my opinion) is not a go green path. Why couldn't this be done on a city that already exists and needs a revamp? And save more space for wildlife even if this is the desert. (yes tree or cactus hugger my apologies.) That would be a challenge!

Are the total initional costs a donation without any payback? If so will this agreement be in the Legal Charter of the enterprise? Do the citizens have any control of the Endowlment? Who manages the Land Endowlmwnt? What is the civil model for the city? Who determines

the Diversity of the population and how is it managed? Are there any limits to retirees, indigents or vagrants in the population? Are there any limits to any classification of population?

My main concern about Equitism: since the system depends on the value of one single asset (land) that must be evaluated with a certain level of subjectivity, what happens if that particular asset is subjected to an evaluation bias that takes its value too high or too low? The entire economy could be in jeopardy from such event and there is nothing we can do to completely eliminate this possibility, even if we can minimize its probability.

A more thorough description of the finer details of each aspect of equitism needs to be made available. Many peer-reviewed articles based on this social and economic model could be put on your website and advertised so people may know where to find them? The American Dream has been sold for years as buying a small plot of land to call your own, building a home, raising a family, practicing your religion and beliefs on your own piece of the planet. Many will have a very hard time letting go of this idea without seeing how the finer workings are presented, and how the benefits can be experienced by all. Facts need to be spelled out. Are there any social experiments or anthropological research that can potentially illustrate how this could work?

Your city does not show families and seniors, or churches. Your equitism is narrow minded and prejudicial. To be truly equal views and peoples with views you may not like have to be encouraged to take part in your city. Will you allow MEGA supporters? Conservatives? Those opposing abortion and ensure they are respected and supported? Encouraged to share their beliefs?

How will the government work? What power will the government have to handle residents who are not good community members who share the same values?

Do you know the work of Paolo Soleri's arcology? If so, what do you think of that model?

Will there be other Pigouvian taxes such as a carbon tax, pollution tax, or resource extraction tax (e.g. Norway's Oil fund) to limit other forms of rent-seeking besides land?

how does the model fit with existing state and national legislation? how will the city governance work?

How do we insure that elderly and disabled people are not more impacted than others? What about single parents living on fixed incomes? I want assurance that all potentially marginalized groups are able to afford rent prices and are able to join the community. The price of rent has historically left so many with terrible choices to make such as paying for their home and feeding families. How do we ensure that doesn't occur in Telosa? Also, what provisions will we have in place for people who suddenly find themselves in an emergency situation such as the death of a loved one or a newly emergent disability or sustained illness? These are concerns with a rental system that home ownership can cushion. As long as there are provisions in place to ensure that people have robust safety nets, however, I'm all in.

What would be some governance policies for income/rent distribution?

Has anything like this, in whole or in part, been tried before, and if so, what were the results?

When & where .. we can start investing in Telosa

If we are looking to capitalize on the value of land appreciation. How do we actually monetize that? I get that we do it through land rent, but will we also be looking for grants (private or public), or to borrow against the appreciated property value?

How is paying "rent" for the land to a foundation any different from paying taxes to a government entity that then provides the services?

How is the land rent calculated?

What role and influence will special interests have in influencing how the money is spent? The need for status has been a part of life possibly since before the human species evolved (e.g. alpha male). Money and material goods equals status in our society. How will the need for status be satisfied? Can a system that provides status to those who serve the community the most be set up so that there is less pressure to use money and material goods as a status symbol.

How is the healthcare model separate/different than the current one in the US?

How can equitism promote/ensure diversity and also respect for differing views.

Please specify exactly how land will be bought, sold to community foundation and terms for any sales of developed or undeveloped land. Please describe exact process for determining rents (by property value, income, per capita or what?) and any caps or lack thereof on rent increases and what the process is for legal action / property confiscation is rent is late or disputed because of increases, poor management or otherwise.

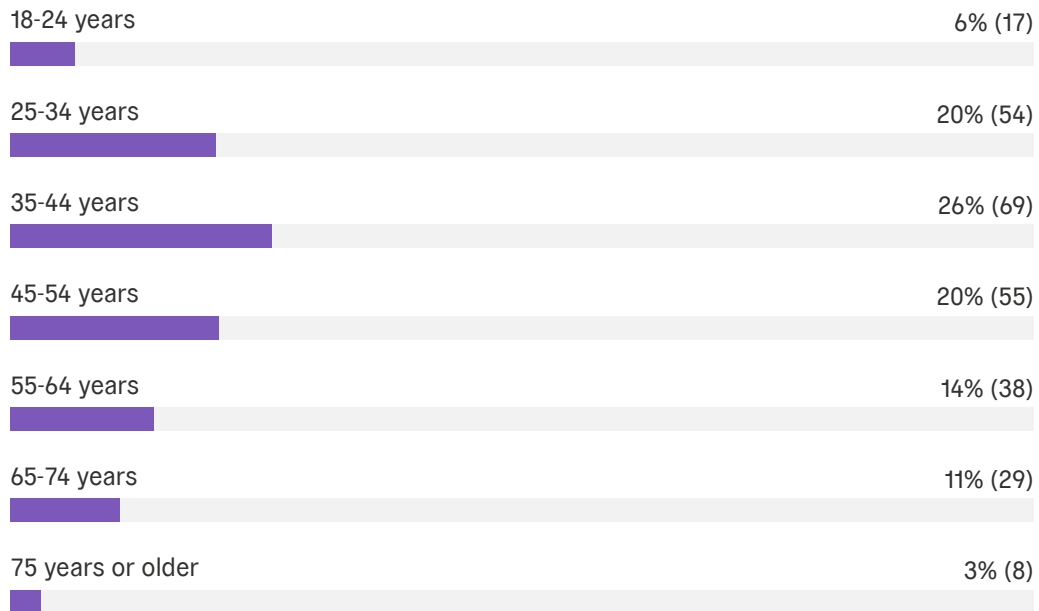
Please answer the question about locating the sewage treatment plant, and verify there's a source of water for the future 5 million people of Telosa. I think northern Mississippi is a good location because there is an unlimited supply of groundwater beneath the Mississippi River. Maybe east of Memphis, TN? They use same source of water.

Where's the whitepaper

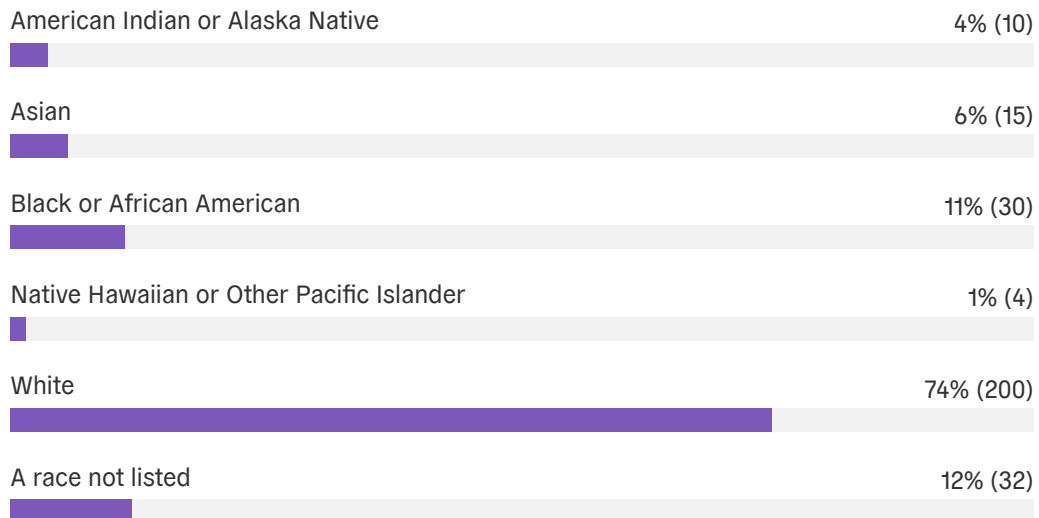
Yes--- if I only own the property on land and not the underlying property: 1. what rights do I lose that I would have if I don't own the underlying land below? 2. what kind of easements would people who live on the property have to get and maintain? 3. What legal liability would the city of telosa have for crimes or issues that occur on the land they own in property that someone else owns? 4. How are you going to produce cashflows from the land owned by the city and not the citizens? Will you offer sales of that land in different increment to finance other projects? 5. Will your city raise bonds and other municipal financing besides land sales (which are finite?) 6. Will you still charge property taxes for folks who own property but not land in Telosa?

1. Are city planners planning on using bridges and tunnels to remove pedestrian traffic (Specifically Greenway Trails) away from street vehicles? 2. Are there any plans for community exercise locations? If kinetic energy is being expanded why not design some kind of equipment that would recharge a neighborhood battery supply from that exertion? Free gym memberships! This could also work with in-home running equipment for dogs. And an exercise recliner could be invented for people to use while watching television.

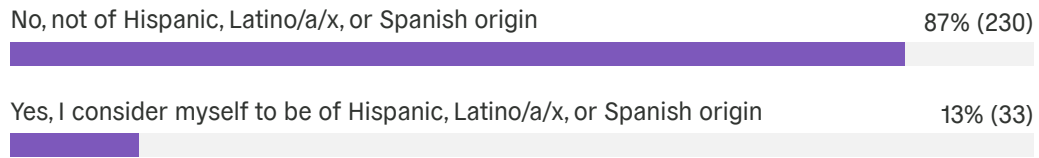
**In which category is your age?**



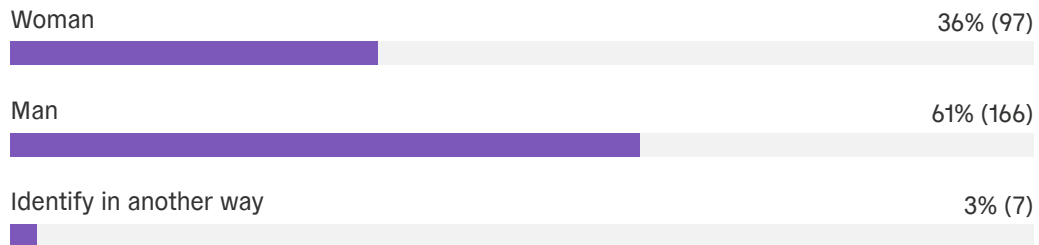
**What is your race? (Mark one or more races to indicate what race you consider yourself to be.)**



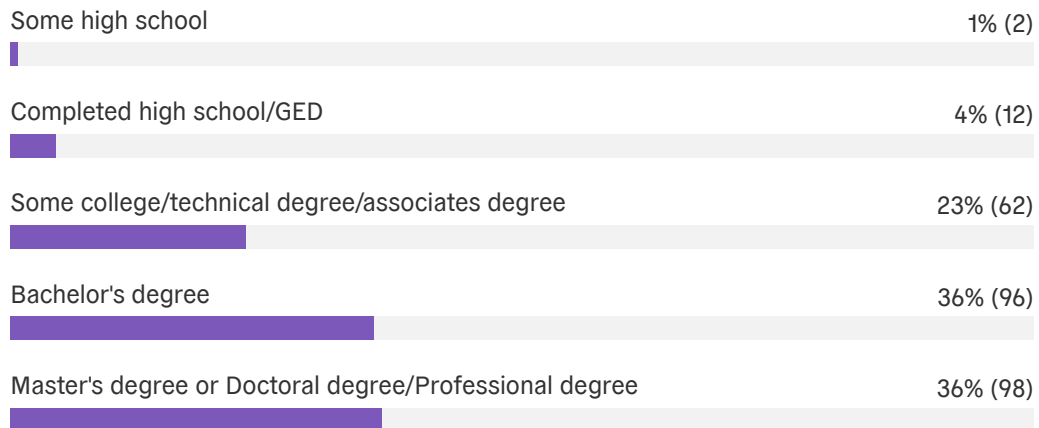
### Are you of Hispanic, Latino/a/x, or Spanish origin?



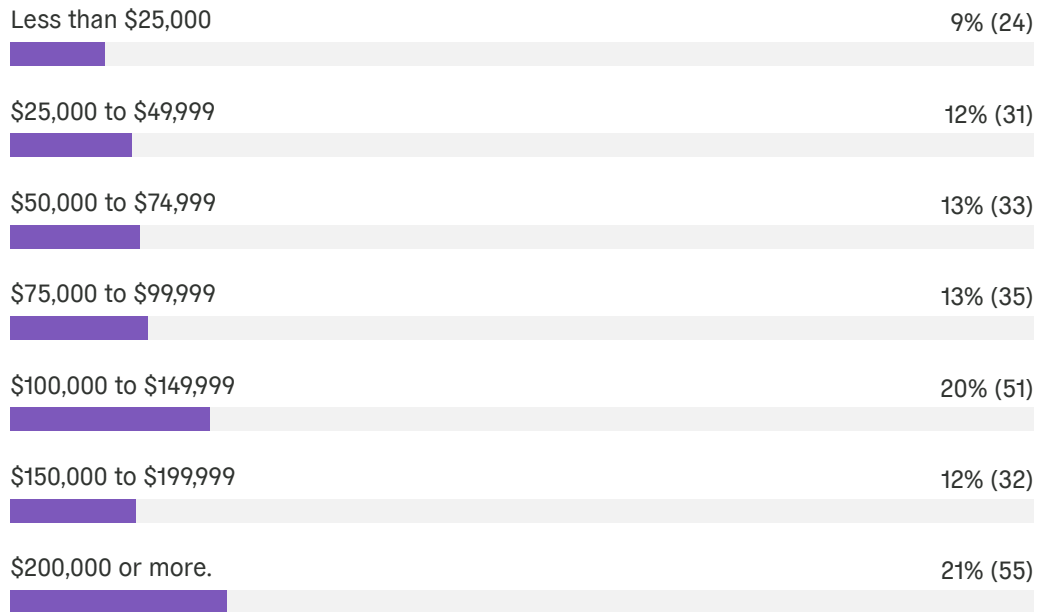
### What is your gender?



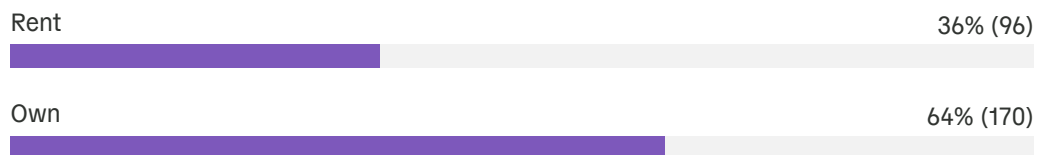
### What is your highest completed level of education?



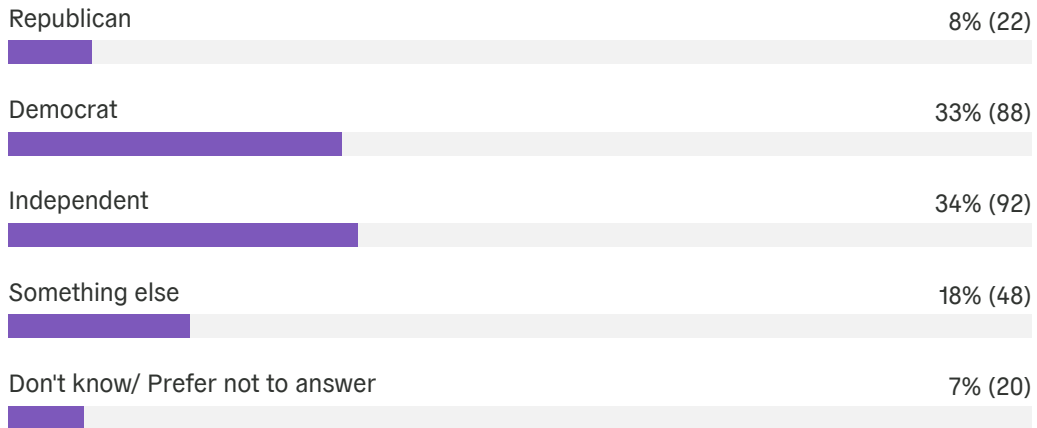
**How much do you anticipate your household’s total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)**



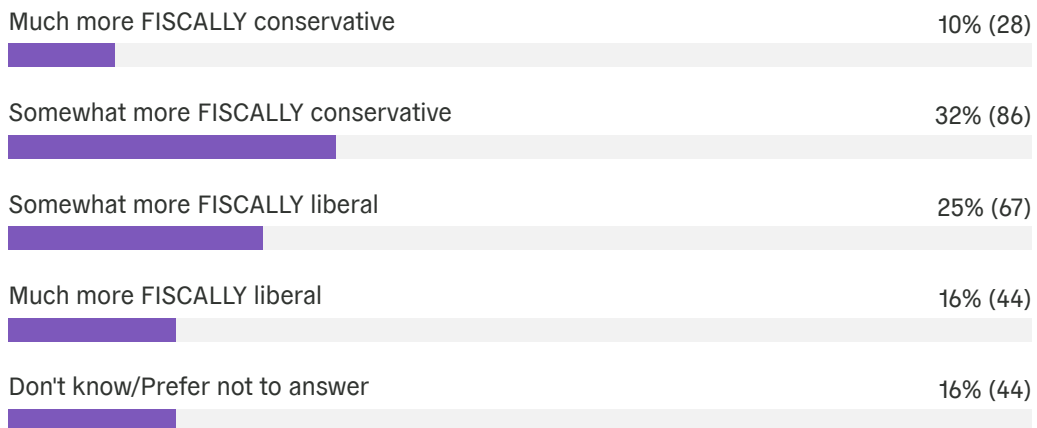
**Do you rent or own your home?**



**Generally speaking, do you usually think of yourself as a Republican, a Democrat, an Independent, or something else?**



**Would you say you tend to lean more FISCALLY conservative or liberal?**



### Would you say you tend to lean more SOCIALLY conservative or liberal?

