

### **The right spot**

- Stretch the dollar
- Safer, more secluded
- Freedom-minded
- Fresh water source
- Proximity to healthy food & good growing zone
- Proximity to family and friends
- Work or business opportunities – CAF reminds us to provide value to people
- Yearly social calendar – what's it like all 4 seasons? All times of the day/night? Can you rent an Airbnb or VRBO to get a better feel of what it's like?
- Wild edibles in the area
- Property taxes, sales taxes, home prices
- Future plans for the neighborhood/town
- Town with history of integrity – what happened there in 2020?
- Sheriff, bank, local newspaper, cell tower locations
- Proximity to Amish, farmers, skilled people
- Can you bike to grocery stores, farmers markets, friends' houses, etc.?

### **The right neighborhood**

- Yards: lack of consensus, non-HOA
- Geodesic domes, solar panels, rain barrels, grow lights, generators, chicken coops, gardens, variety of political signs, dark sky
- Evidence of tangible skills (car mechanic, handyman, arborist): "Labor is worth more than currency."

### **The right home**

- Under budget — can you own outright?
- Consider something smaller
- A home to grow older in — final home?
- Flat surfaces for rainwater collection (shed, garage)
- Proximity to alternate bugout location
- Nearby water source
- Construction material & year built
- High/low point in neighborhood
- Basement (flooding)
- Age of appliances and roof
- Wood burning stove or functional fireplace
- Deep pantry space
- Insulated (R40 in walls, R60 in attic)
- Area to process food and do canning (multipurpose rooms)
- South-facing growing space, front yard potential

- Neighboring trees: how big are they now? How big will they get? Will these shade out your crops?
- Where else can I grow food? (easement, neighbor's yard, abandoned lot)
- If you're growing in the front yard, start slow, keep it cute
- Gutters for rain barrels
- Flat surfaces for rainwater collection (shed, garage)
- Ability to keep chickens or ducks

### **Selling your current property**

- You are one in a long line of stewards; you can select the next steward (Let's say NO to "You'll own nothing and you'll be happy.")

### **Downsizing, rightsizing**

- Smaller home means lower energy costs
- Selling items on OfferUp or FBM
- Estate sale – Pamela can help
- Redefine "nice house"
- By lowering or eliminating a mortgage, surplus \$ is for you and the people you support

### **Advice for newcomers**

- Be giving and generous
- Be on your best behavior
- Keep the weird yard aesthetically pleasing
- Be apolitical until appropriate
- Wave to everybody
- Walk a friendly dog multiple times a day
- Listen instead of talk
- Determine what you can offer this new place

### **Relationships are future currency — CAF**

- Attend seasonal events & be generous with your time, food, and belongings
- Share vegetables and homemade processed foods
- Offer to help neighbors with repairs, lifting, etc.
- Target awake people
- Other suggestions: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### **Last thoughts**

- Would I regret this change if this crisis is imagined?
- "Conservative" can mean multiple things (religious, libertarian, Constitutionalist, voluntarist)
- Expand tolerance, especially toward freedom minded people adhering to the non-aggression principle