

## Draft PBA 2050 Comment Form submission

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Submitted on June 11, 2021 Submitted values are: \*Name\* Joseph Piper \*Email\* [REDACTED]  
[1] \*Zip\* [REDACTED] \*Topic\* Housing \*Comment\* Building affordable housing while maintaining rent control is counter productive to making housing affordable. Properties that maintain controlled rent essentially don't exist on the housing market, what I mean by this is, people who have controlled rent can't afford to move out, therefore these properties will never be profitable and will also never go back on the market. What that means in regard to the housing market is that the supply stays the same as the demand continues to grow. So how about instead of being more lenient on the types of homes built in transport rich areas, you house the money from your affordable housing and rent control plans to build high quality and spacious high density housing, ideally at 10-15 floors each (maybe even taller due to the insane land cost). With that money you could easily build at least 600 buildings for around 36,000 new homes with enough space for 3 bedrooms each turning land that would of only been able to house 4 families of 4, into land that would be able to house 60 families of 4. For real, build up. It would actually add to the supply, lowering land cost and property values meaning more homes become affordable to lower income families. The apartments don't have to be shit in order to help lower income families, investing in high quantity quality has a more impactful effect in the long run. [1] mailto:[REDACTED]