

## Draft PBA 2050 Comment Form submission

Plan Bay Area <info@planbayarea.org>

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To: info@planbayarea.org <info@planbayarea.org>

**\*External Email\***

Submitted on May 26, 2021 Submitted values are: \*Name\* Mark Fernwood \*Email\*

[REDACTED] [1] \*Zip\* [REDACTED] \*Affiliation\* Contra Costa Taxpayers Assoc. \*Topic\* Housing  
\*Comment\* Fake "Housing Crisis" We keep hearing that California has a "housing crisis," and that there is an acute shortage. If one goes to an apartment locating web site (like hotpads.com, apartments.com or apartmentfinder.com) one will find many hundreds of empty Bay Area apartments. In an actual shortage crisis, I would expect only long waiting lists. Also claimed is that housing is "too expensive." Highly desirable areas have always been expensive. Building Industry Associates, which represents contractors and developers states "it costs an average of \$500K to develop a new Bay Area housing unit", so we cannot build our way to "cheap housing!" Further, it is claimed more housing near jobs will relieve traffic. Why then are massive apartment blocks being forced into suburban communities, like Danville, where there are few if any jobs? Some believe that those that work in and serve a community should be able to afford to live there. Should those that service the pools and yards of Beverly Hills have an expectation of being able to afford to live there? Some areas have much more affordable housing. Others have median priced housing. There are a few areas with premium housing. Premium and ultra-premium housing is by nature unaffordable to all but the few. The "Crisis" is being used to justify the reorganizing and compressing of our society. Local zoning control is being taken by the State and unelected regional governments. Historically, local zoning allowed communities to control their future. This will forever ruin many premium communities. Mark [REDACTED]

[1] mailto: [REDACTED]