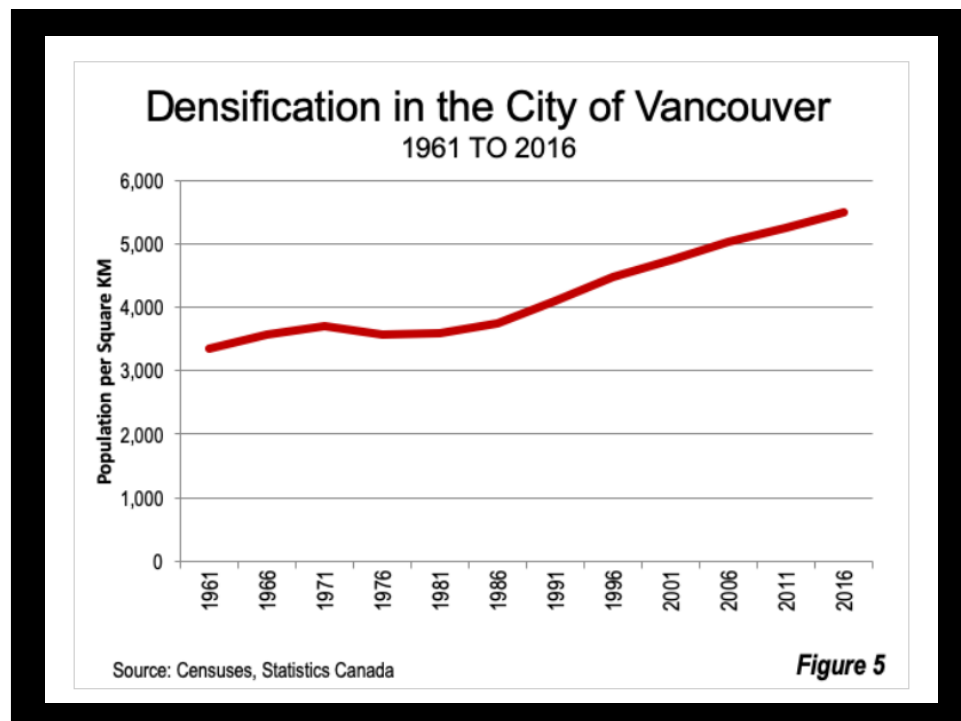
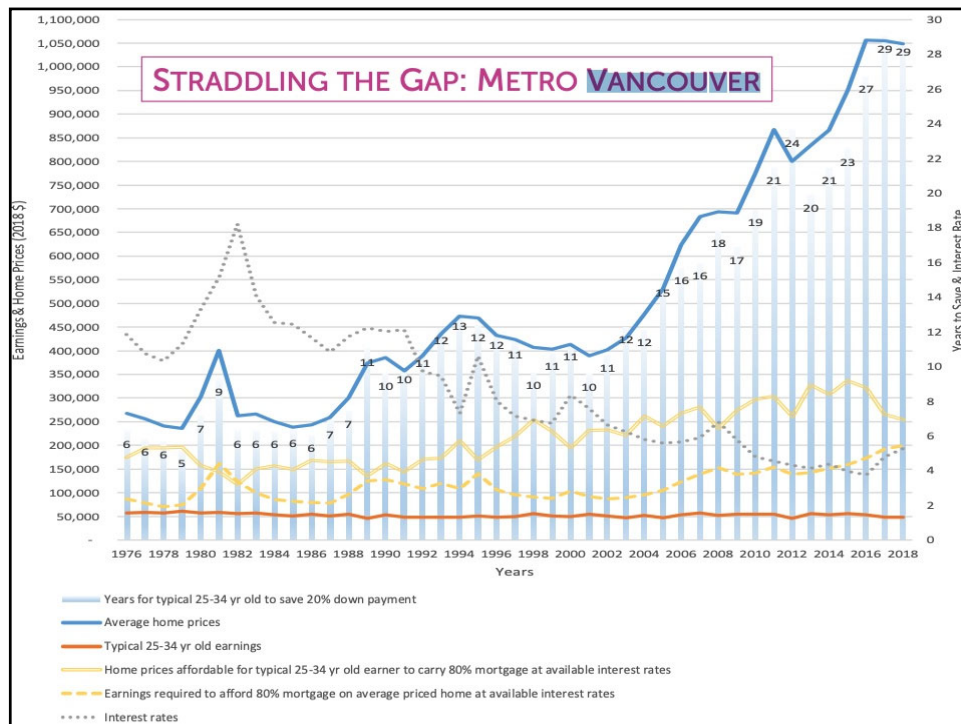




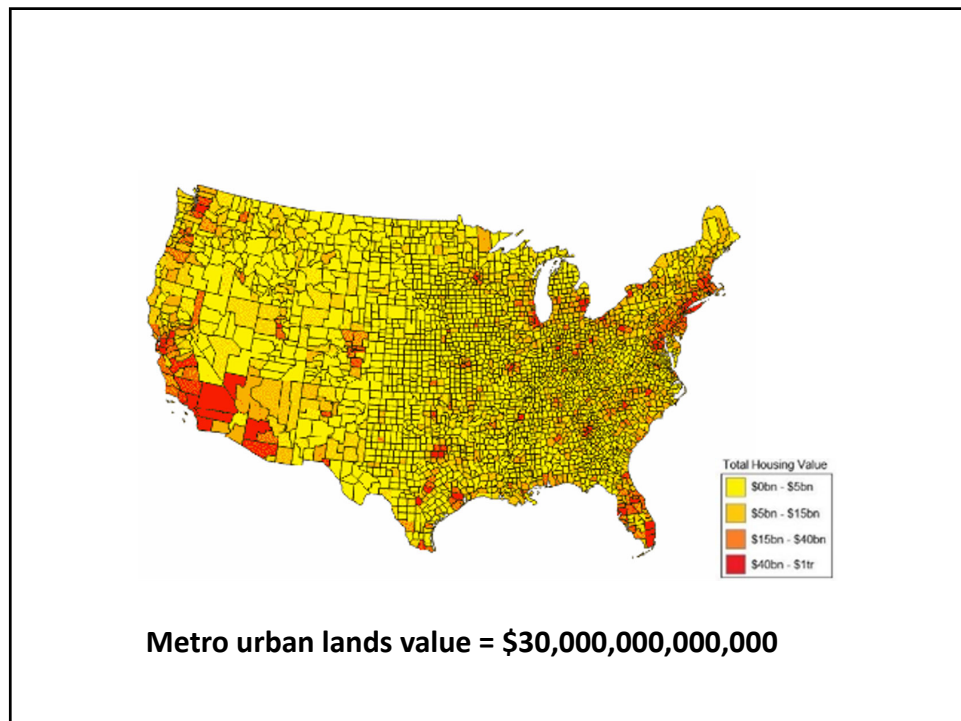
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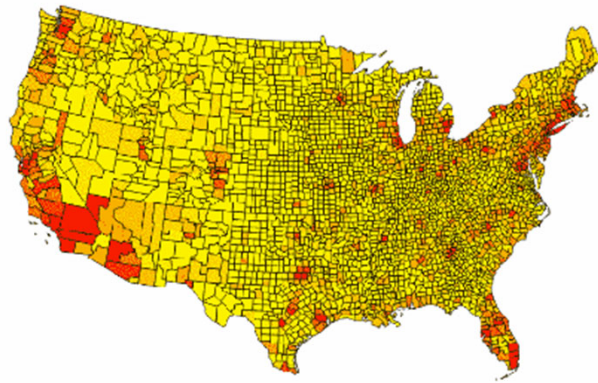
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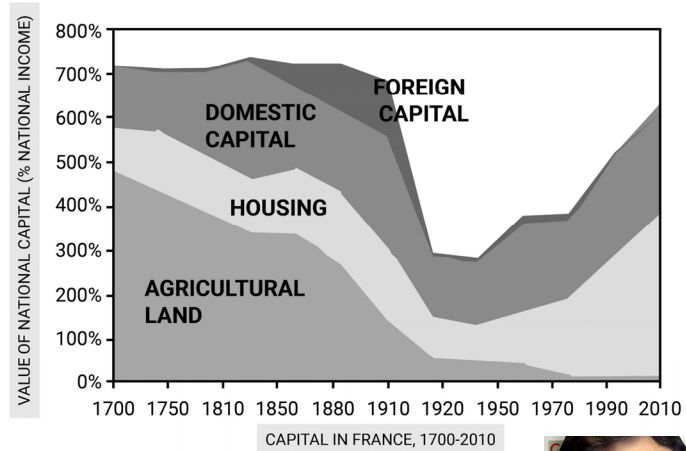


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**Metro urban lands value = \$30,000,000,000,000**

5

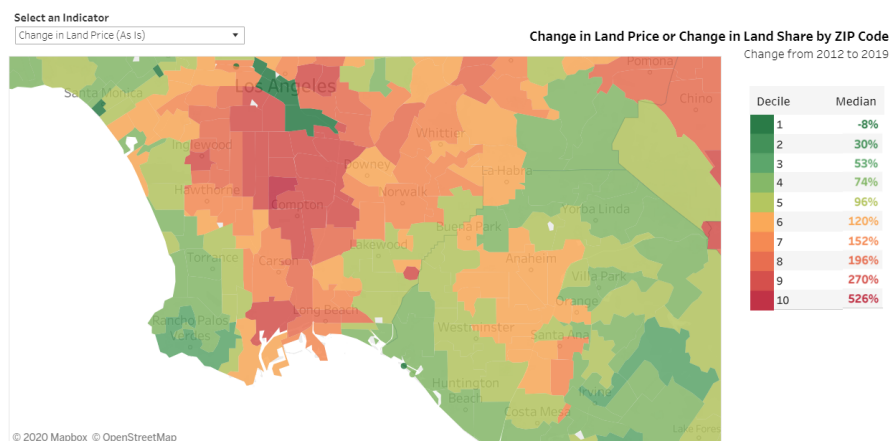


6



Adding new housing supply expecting prices to drop is like.....

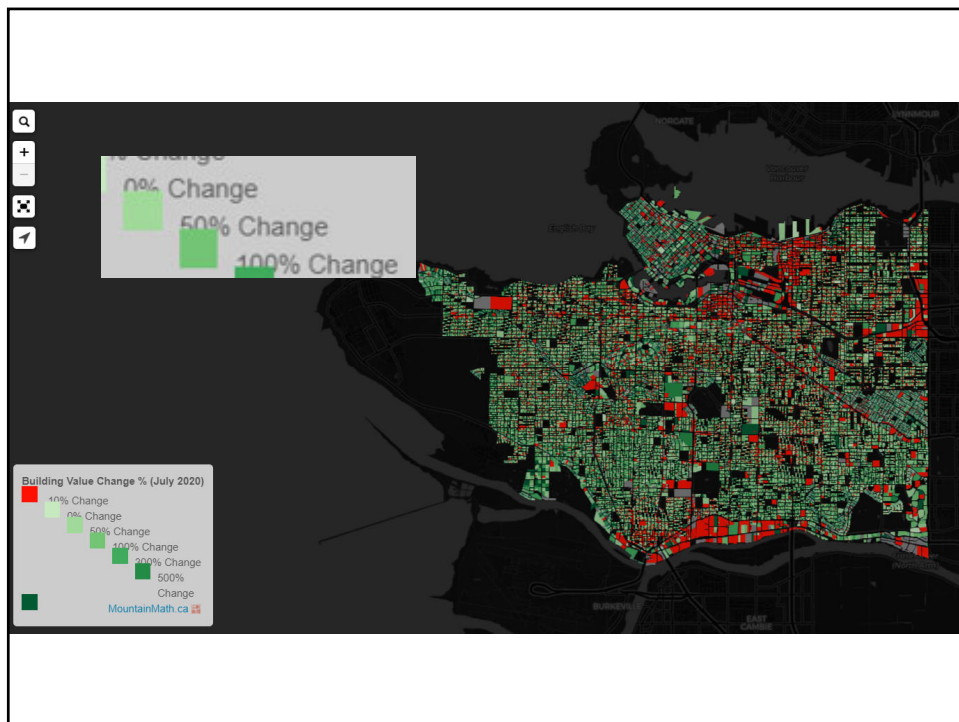
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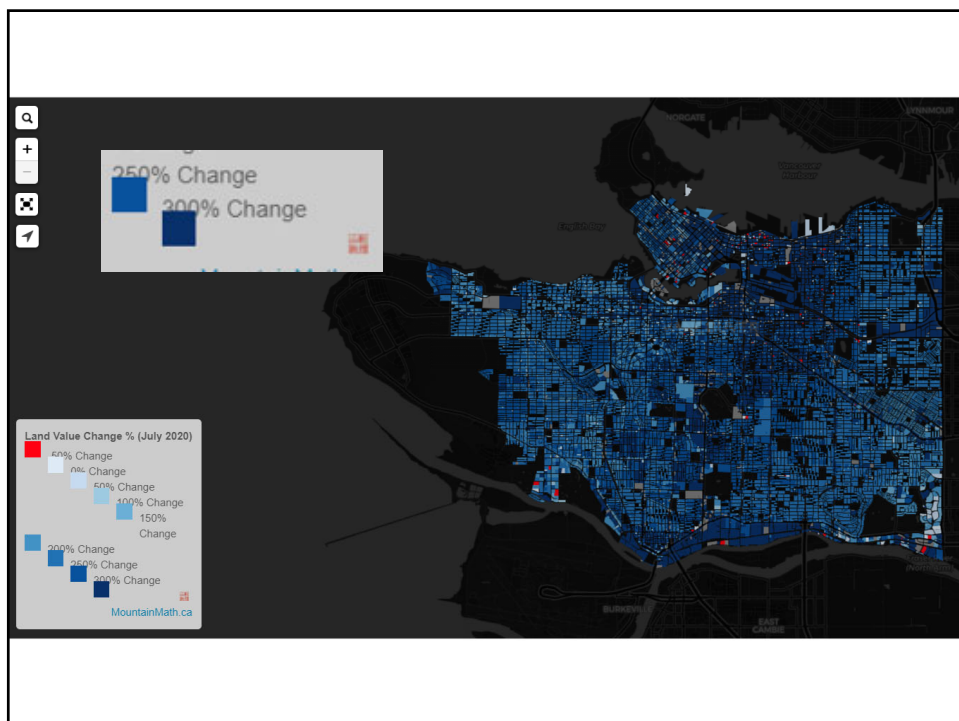
Note: Land Price (As Is) is the value of land per-acre, without any adjustments or corrections. Land Price (Standardized) is an estimate of the price of land per quarter-acre, after adjusting for the fact that the price of land per acre tends to fall as acreage increases. Land Share is the share of house value attributable to land.

The issue is land price inflation.

8

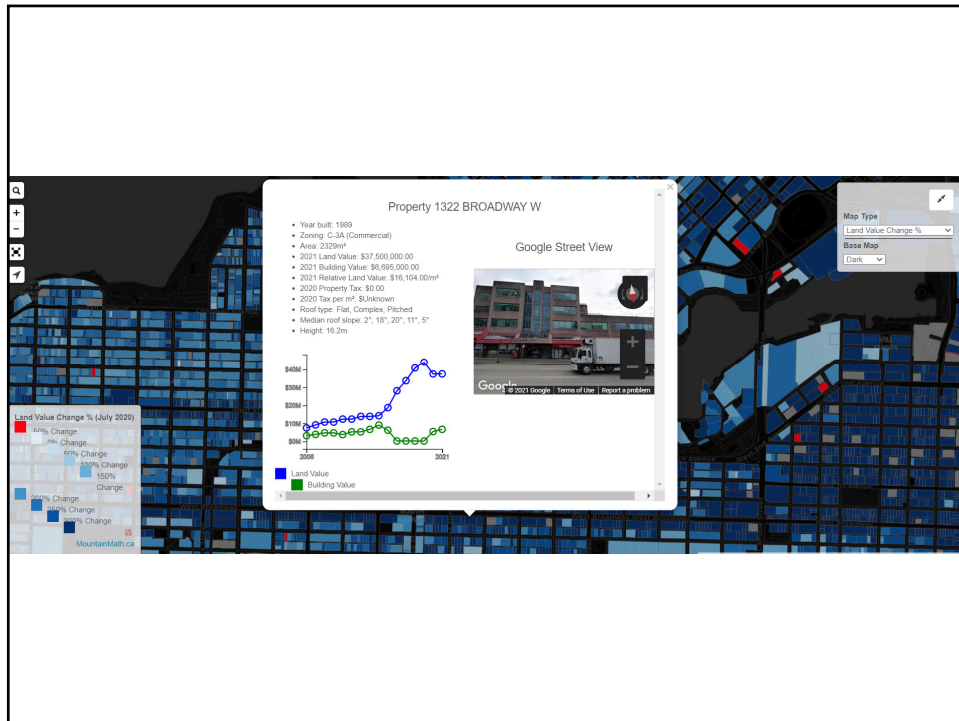


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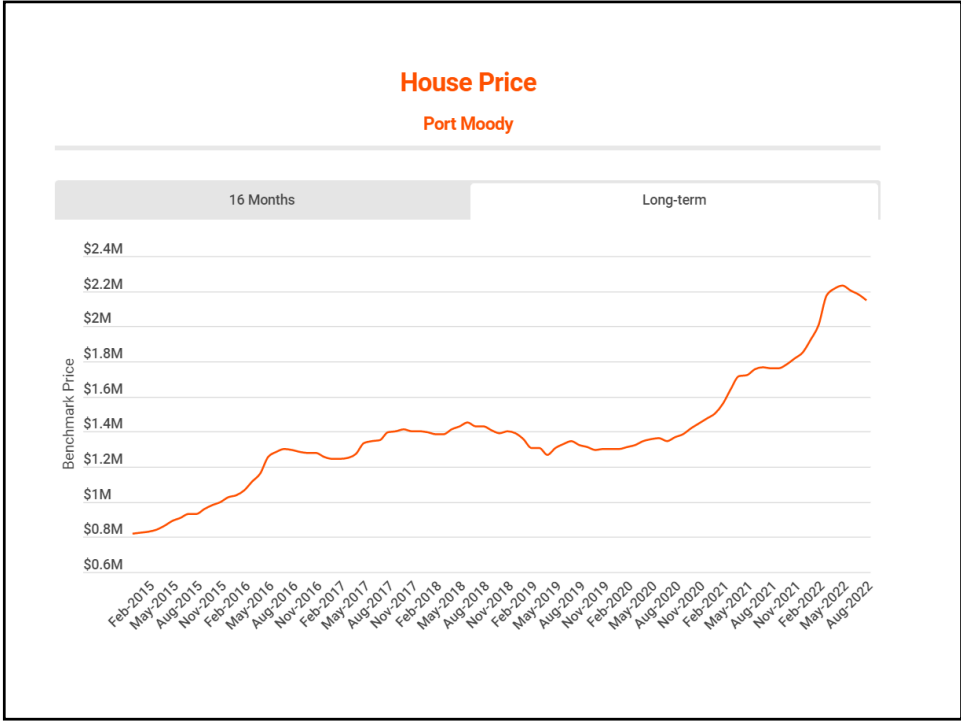




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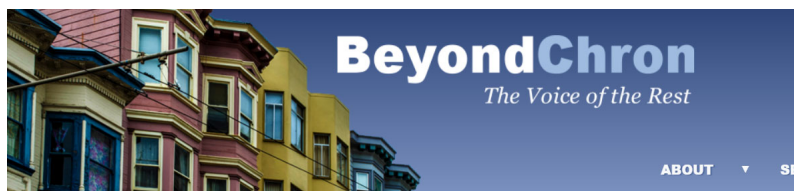


14



**Cambridge Mass. 100% non-market housing in return for additional density. Pegged to median incomes.**

15



## **CAMBRIDGE PASSES CITYWIDE AFFORDABLE HOUSING OVERLAY: A NEW NATIONAL MODEL**

by Randy Shaw on October 6, 2020

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**Cambridge Boosts Affordability, Ends Exclusionary Zoning**

Cambridge, Massachusetts made history last night. The City Council enacted a 100% citywide affordable housing overlay (AHO) that should become a new national model for high-rent cities.

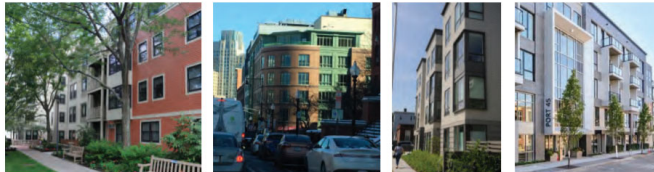
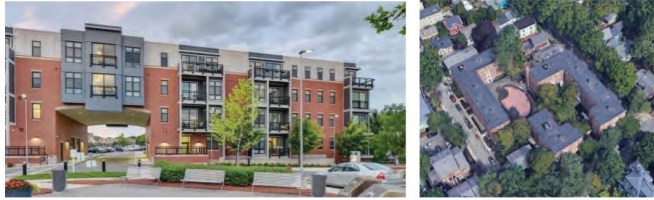
The AHO opens up four story affordable apartments to all neighborhoods. Six and seven stories are allowed in business districts. The plan can be used across the nation to stop cities from their longstanding practice of using zoning laws to ban low-income housing from affluent,

**No new density unless 100% affordable. Permanently.**

16



BREAKING DOWN THE SCALE OF LARGE BUILDINGS

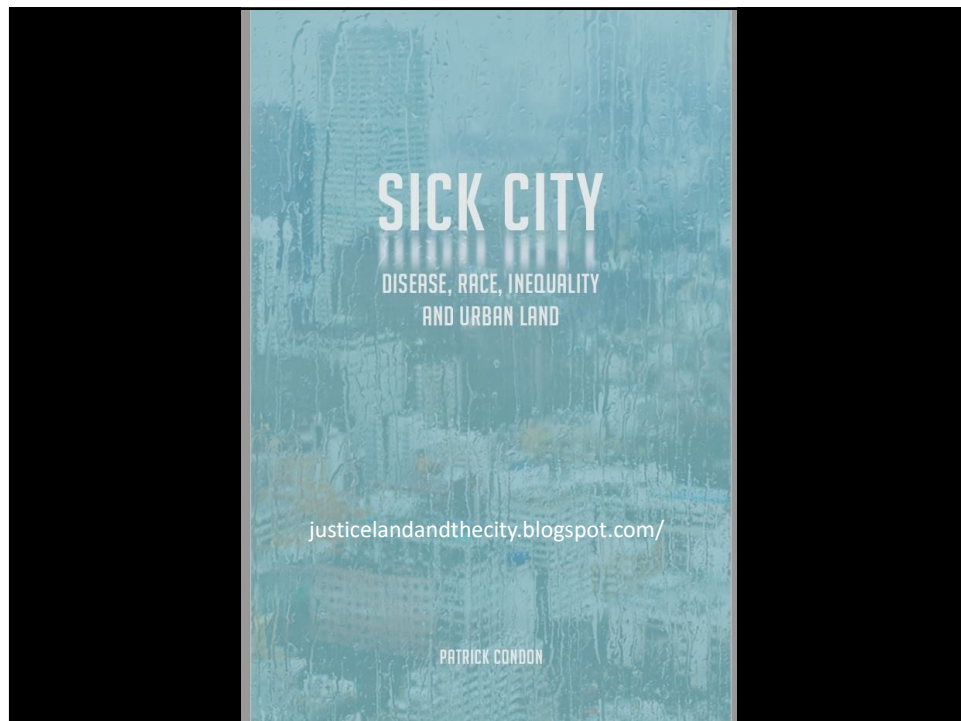


REDUCING THE BULK OF UPPER FLOORS



**No new density unless 100% affordable. Permanently.**

17



18

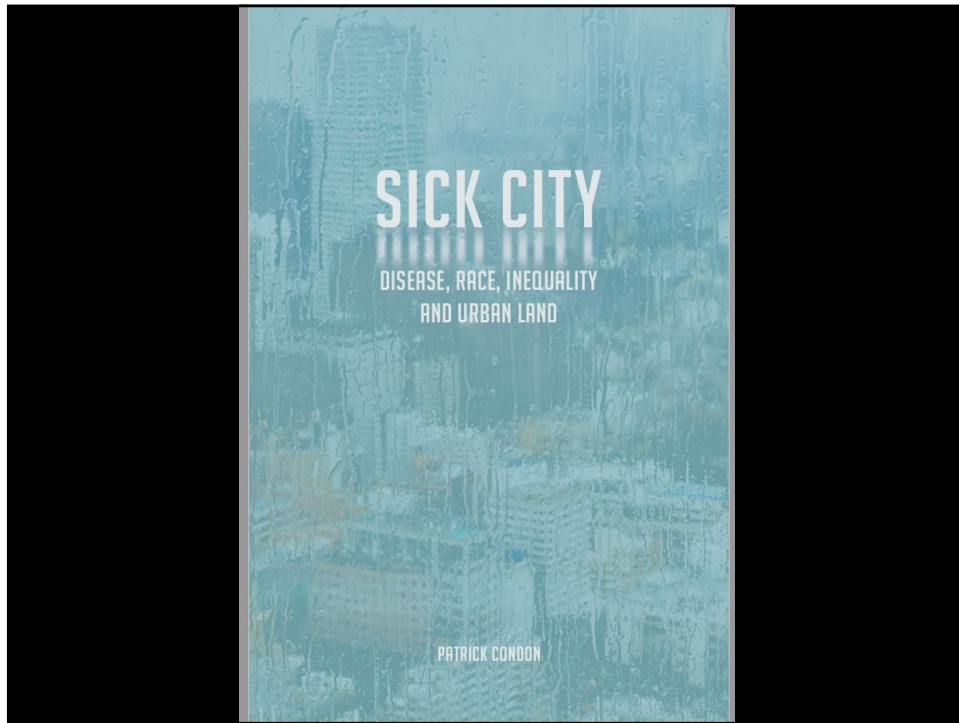
**Fini.**

19

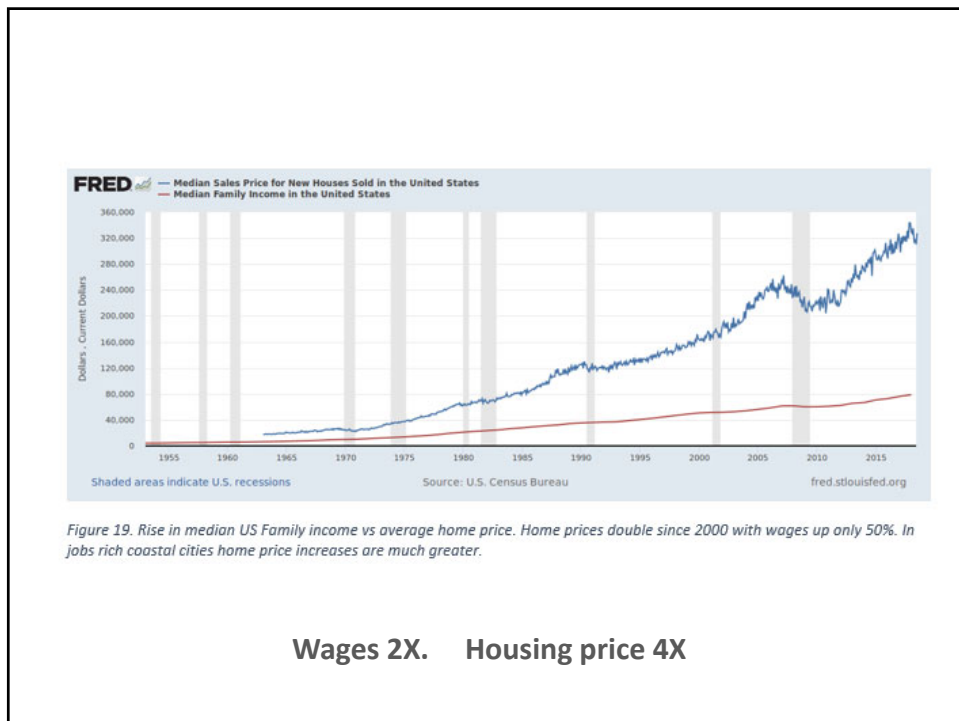


**Portland Oregon. Density increases in return for 50% non-market housing**

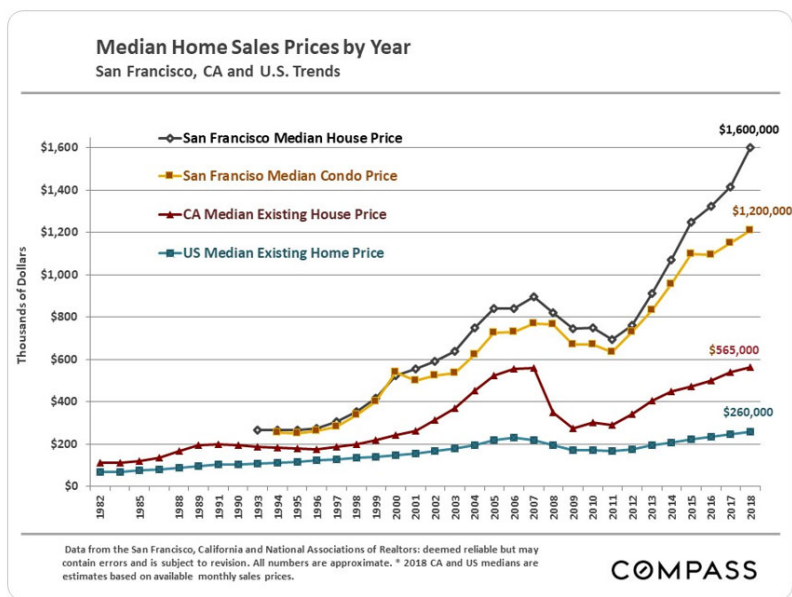
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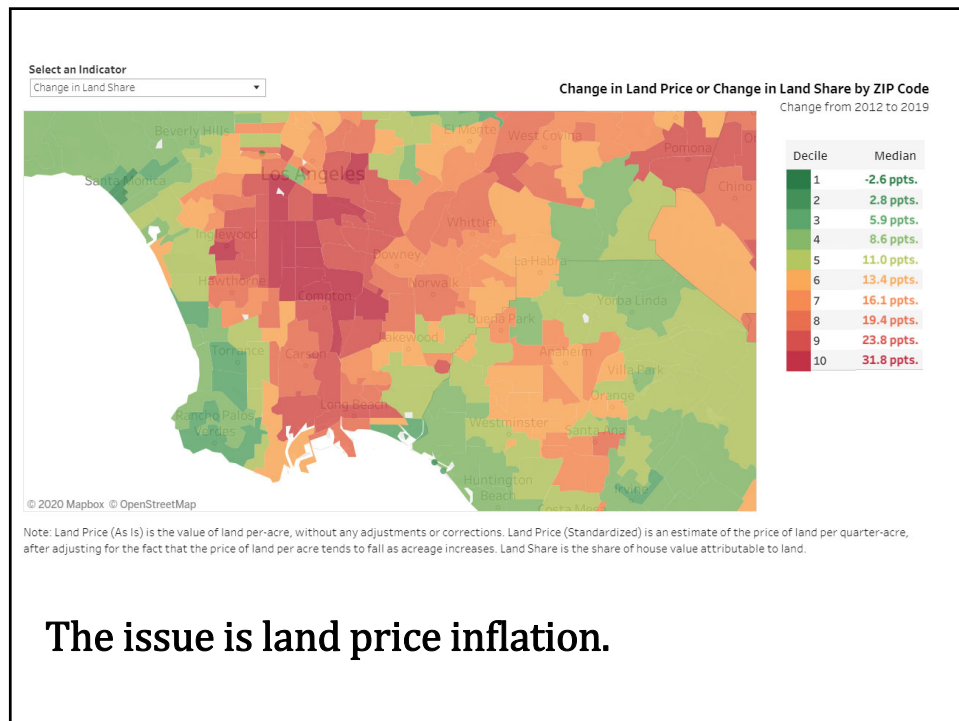


22



Jobs rich coastal cities vs. the rest.

23



The issue is land price inflation.

24



Figure 40 Hunderwasser housing complex. Corner of Kegelgasse / Lovengasse of the Hunderwasserhaus in Vienna's 3rd district, Landstrasse. The residential complex of the municipality of Vienna with 50 residential units was built as an eco-house from 1983 to 1985. It was designed by the artist Friedensreich Hundertwasser, in collaboration with architect Josef Krawina and Peter Pelikan. Image © Bwag/Wikimedia

**Vienna: Over 50% non-market housing**

25

**Metro urban lands value  
= \$30,000,000,000**

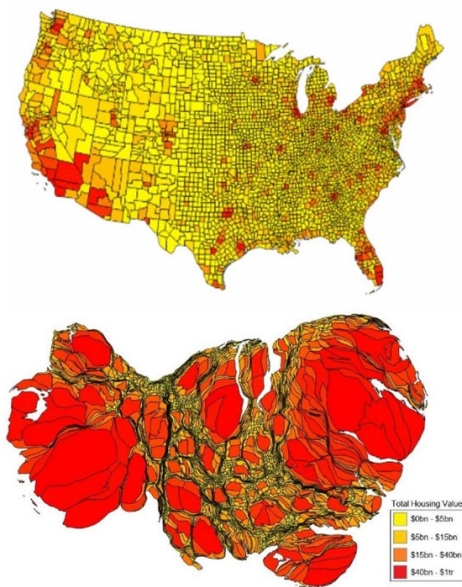


Figure 2. The concentration of housing value by location (top view) disguises the overwhelming land wealth in urban areas. The concentration of housing value is revealed in its actual dollar values (bottom view) showing how dramatically urban land outprices rural land in America. Illustration by [Metacoccol](#), based on data from US Census and Lincoln Institute of Land Policy

26





Metro urban lands value = \$30,000,000,000,000

27

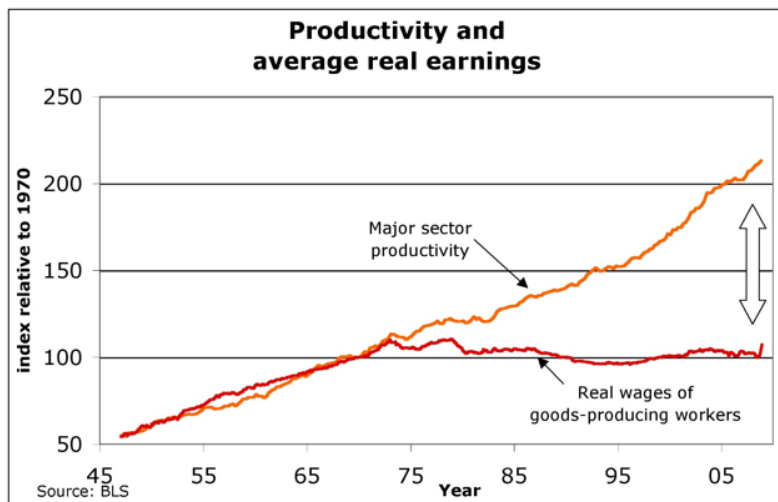


Figure 18. Digression between hourly wages and productivity gains. At the end of the 60s you see that productivity and wages, previously growing in tandem, split, with all future gains going to capital. Information Bureau of Labor Statistics. Image Wikipedia Commons.

**Wage earners falling way behind.**

28

