

Communication from Public

Name: Jay Ross WLA
Date Submitted: 04/17/2026 06:50 AM
Council File No: 25-1083

Comments for Public Posting: It is important that those who continue to press for rezoning of single-family properties as the necessary solution to housing affordability review the following academic research papers that indicate otherwise: 1) "Supply Constraints do not Explain House Price and Quantity Growth Across U.S. Cities," by Schuyler Louie, John A. Mondragon & Johannes Wieland which can be read at: <https://www.nber.org/papers/w33576>. The abstract follows: "The standard view of housing markets holds that differences in the flexibility of local housing supply—shaped by factors like geography and regulation—explain differences in how house price and quantity growth respond to rising demand across U.S. cities. However, from 2000 to 2020, we find that higher income growth predicts the same growth in house prices, housing quantity, and population regardless of a city’s estimated housing supply elasticity. We find the same results when we examine rents, expand the sample to 1980 to 2020, use different elasticity measures, use per capita income or population growth instead of total income growth, and when exploiting a variety of plausibly exogenous variation in local housing demand. Using a general demand-and-supply framework, we show that these results imply that estimated housing supply constraints are unimportant in explaining differences in rising house prices among U.S. cities. Our conclusions challenge the prevailing view of local housing and labor markets and suggest that relaxing regulatory housing supply constraints may not materially affect housing affordability." The second article is: "Inequality, not regulation, drives America's housing affordability crisis," from the London School of Economics by Buchholz, M., Kemeny, T., Randolph, G. F. & Storper, M. found at: <https://researchonline.lse.ac.uk/id/eprint/131070/>. The abstract: A popular view holds that declining housing affordability stems from regulations that restrict new supply, and that deregulation will spur sufficient market-rate construction to meaningfully improve affordability. We argue that this ‘deregulationist’ view rests upon flawed assumptions. Through empirical simulation, we show that even a dramatic, deregulation-driven supply expansion would take decades to generate widespread affordability in high-cost U.S. markets. We advance an alternative explanation of declining affordability grounded in demand structure and

geography: uneven demand growth – driven by rising interpersonal and interregional inequality – is the primary driver of declining affordability in recent decades. For cost-burdened households, trickle-down benefits from deregulation will be insufficient and too slow. 3) 'No Amount of Housing We Build Is Going to Make Prices Drop'

<https://hellgatenyc.com/take-that-ezra-klein/>

image.png-----