



Jack &lt;jackbotein@gmail.com&gt;

---

**High School Student's Planning Question (big fan of City Beautiful!)**

3 messages

---

**Jack Botein** <jackbotein@gmail.com>  
To: daveamos@gmail.com

Tue, Oct 26, 2021 at 12:26 PM

Hi Dave,

My name's Jack Botein, and I'm a longtime fan of your channel *City Beautiful*! Your ability to bring complex planning topics like parking ratios understandable to an interested person like me is incredible.

I'm participating in a Model-UN conference on the future of Hong Kong, and my goal is to find a way to create 200,000 new housing units over the coming decade to replace the 200,000 'cage homes' that serve as the last truly affordable housing solution for low-income Hongkongers. I have an idea of remediating 300 hectares of disused Brownfield sites to construct affordable high density housing, surrounded by parklands.

My question is: is there planning precedent globally for a city government granting real estate developers disused land, in exchange for a commitment to charge affordable (AMI defined) rents? If not, what are some other strategies municipal planners employed to ensure robust affordable housing?

I look forward to your reply, and truly enjoy watching your interesting and affordable *City Beautiful* videos!

Thank You,  
Jack Botein

---

**Dave Amos** <daveamos@gmail.com>  
To: Jack Botein <jackbotein@gmail.com>

Thu, Oct 28, 2021 at 5:25 PM

Hi Jack,

I see that you found my office hours, but I don't see you on Zoom! The link is at the top of the sign-up sheet. Unfortunately I have a meeting that starts in 9 minutes, so I'm going to try and write out a response to your question.

In the Urban Renewal era of the US, cities would use the power of eminent domain to seize parcels, assemble them, and give them to developers to build housing, or give them to public housing authorities to build public housing. Eminent domain is rarely used these days, and the US doesn't really build public housing anymore either. I'm not sure how other countries do housing policy, unfortunately. We usually encourage the construction of affordable housing through inclusionary housing policies, which give developers incentives like density bonuses (they can build taller) if they set aside some units to be affordable. We also use the Low Income Housing Tax Credit (LIHTC) program to fund the construction of new affordable housing.

I hope this helps! Bet of luck with Model-UN!

Dave  
[Quoted text hidden]

10/28/21, 8:50 PM

Gmail - High School Student's Planning Question (big fan of City Beautiful!)

Thu, Oct 28, 2021 at 8:45 PM

**Jack Botein** <jackbotein@gmail.com>  
To: Dave Amos <daveamos@gmail.com>

Hi Dave,

I messed up the time zones and had it in my calendar for 6:10pm EST not 5:10pm EST, sorry for wasting your time.

Thank you so much for giving me a written answer to my question about whether there's planning precedent for governments granting land to developers in exchange for building affordable housing, this is a huge help for my Model-UN committee!

Also: I just subscribed to your Patreon!

Thanks Again,  
Jack Botein

[Quoted text hidden]