

The basic solution to the housing problem is the development of infrastructure

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Housing has never been just a question of living conditions, let alone a simple question of welfare distribution.

Housing is one of the most basic, typical and irreplaceable institutional carriers of civilization in modern society, which simultaneously involves property rights, contracts, construction, investment, credit, urban structure and social order.

When a society cannot properly solve its housing problem, what really fails is not a single policy, but the distress of the community's residents and the functioning of civilization as a whole.

I. Housing is a litmus test of whether the rules of civilization are effective.

In human society, there is a civilization bottom line that has never changed:

The continued supply of any scarce resource must be based on clear property rights, enforceable contracts, and predictable returns.

This is particularly true of housing.

If a society is:

- Builders cannot be sure whether their investment will pay off
- Homeowners cannot confirm whether their property is usable for normal use
- The lessor cannot confirm whether the legal rent can be recovered

Then there is only one rational choice - stop building, stop investing, stop maintaining, and stop using.

It's not the market's "greed,"

It is the inevitable result of civilization's rationality.

II. The substitution of "distribution of scarcity" for "creation of supply" is the beginning of the degradation of civilization

New York's housing woes today do not stem from a "lack of capital," or from a lack of technology, let alone from a poor society.

The real problem in New York is a fundamental mistake in the direction of the system:

Increasingly complex laws are used to "distribute scarcity," to replace supply itself with increasing regulation, and even to try to address structural shortages by supporting housing without paying for its use.

This appears to "protect the weak" in the short term, but in the long term, at the systemic level, It directly destroys the supply mechanism itself.

When construction loses momentum,
When maintenance loses its reward,
When property rights lose certainty,
The housing problem goes from a "shortage,"
It turned into an institutional collapse.

III. Once the housing order collapses, the social order will inevitably collapse.

Housing is the spatial basis of all productive activities and social life.

When housing order fails:

- Industry does not have access to affordable production space
- Families cannot form stable expectations
- Community structures continue to deteriorate
- Residents' lives continue to deteriorate
- Long-term investment flight
- Cities start to live off of "consuming stock"

The end result is only one:

Cities are still functioning on the surface, but society is structurally declining.

This is not a "problem of wealth and poverty," but a problem of civilization's self-negation.

IV. The starting point for "the immortality of sociology": giving the institution itself a life again

The so-called "sociological immortality" is not an infinite extension of life by individuals, nor is it an infinite bailout by governments for all the consequences.

The sociology of immortality refers to:

People are not eliminated and destroyed for institutional and structural social reasons.

The premise of this goal is that society must first make the rules live.

In the area of housing, this means:

- Clear protection of property rights
- Firmly enforce the contract
- Ensure a reasonable return
- Eliminating the "legal but unrealizable" institutional paradox

Only when construction becomes a rational choice,
When maintenance has definite rewards,
When investments are established and beneficial again,
Only when the supply of housing really increases,
The quality will continue to improve,
Only then will cities regain their ability to grow.

V. What New York needs is not repair, but institutional reconstruction

There's no shortage of money in New York,
It's not a shortage of people,
It's not a lack of technology.

What New York lacks is an institutional system that recognizes the bottom line of civilization.

Housing is just the most intuitive and inescapable entry point. What it exposes is a deeper institutional logical disorder.

Only by completing institutional reconstruction can New York return to the positive cycle of building-rewarding-rebuilding and truly move toward a stable, prosperous and sustainable future.

A truly progressive society requires not only that people live, but that the rules themselves live.

This is the beginning of the "eternal life of sociology" and the true meaning of New York's infrastructure.

解决住房问题的根本，是发展基础建设

住房，从来不只是一个居住条件问题，更不是一个简单的福利分配问题。

住房，是现代社会最基础、最典型、最不可替代的文明性制度载体之一，它同时涉及产权、契约、建设、投资、信用、城市结构与社会秩序。

当一个社会无法正常解决住房问题时，真正失效的，并不是某一项政策，而是此社区居民的生活受困及整个文明运行的问题。

一、住房，是文明规则是否有效的“试金石”

在人类社会中，有一个从未改变的文明底线：

任何稀缺资源的持续供给，必须建立在清晰的产权、可执行的契约与可预期的回报之上。

住房尤其如此。

如果一个社会：

- 建房者无法确认投入能否得到回报
- 拥房者无法确认其财产是否可以正常使用
- 出租者无法确认合法租金是否能够收回

那么理性选择只有一个——停止建设、停止投入、停止维护、停止使用。

这并不是市场的“贪婪”，
而是文明理性的必然结果。

二、用“分配稀缺”替代“创造供给”，是文明退化的开始

纽约今天的住房困境，并非源于“资本不足”，也并非源于“技术不够”，更不是因为“社会不富有”。

纽约真正的问题，在于制度方向的根本性错误：

用越来越复杂的法律去“分配稀缺”，用越来越强的管制去替代供给本身，甚至以支持用房不支付使用费用的方式，来试图解决结构性短缺。

这在短期内看似“保护了弱者”，但在长期、系统层面，
它直接摧毁了供给机制本身。

当建设失去动力，
当维护失去回报，
当产权失去确定性，
住房问题就从“短缺”，
演变为制度性塌陷。

三、住房秩序一旦崩溃，社会秩序必然随之瓦解

住房是所有生产活动与社会生活的空间基础。

当住房秩序失效：

- 产业无法获得可负担的生产空间

- 家庭无法形成稳定预期
- 社区结构持续恶化
- 居民生活持续恶化
- 投资长期外逃
- 城市开始以“消耗存量”为生

最终结果只有一个：

城市表面仍在运转，社会却在结构性衰亡。

这不是“贫富问题”，而是文明自我否定的问题。

四、“社会学永生”的起点：让制度本身重新具备生命力

所谓“社会学永生”，并不是个体无限延长生命，也不是政府无限兜底一切后果。

社会学永生，指的是：

人不因制度性、结构性的社会原因而被淘汰、被摧毁。

而这一目标的前提，是社会必须首先让规则活得下去。

在住房领域，这意味着：

- 明确保护产权
- 坚决执行契约
- 确保合理回报
- 消除“合法却不可实现”的制度悖论

只有当建设成为理性选择，

当维护具有确定回报，

当投入再次成立、有利，

住房供给才会真正增加，

质量才会持续提升，

城市才会恢复生长能力。

五、纽约需要的不是修补，而是制度级重建

纽约不是缺钱，

不是缺人，

不是缺技术。

纽约缺的，是一个承认文明底线的制度体系。

住房问题只是最直观、最无法回避的入口。它暴露的，是更深层的制度逻辑失序。

只有完成制度级重建，纽约才能重新进入“建设—回报—再建设”的正循环，才能真正走向稳定、繁荣与可持续的未来。

一个真正进步的社会，不仅要让人活得下去，更要让规则本身活得下去。

这，正是“社会学永生”的起点，也是纽约基础建设的真正含义。

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