

Thursday, December 28, 2023 at 14:25:52 Eastern Standard Time

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**Subject:** housing  
**Date:** Sunday, November 12, 2023 at 2:35:46 PM Eastern Standard Time  
**From:** azukerman@rcn.com  
**To:** buildingbridgesph@gmail.com  
**Attachments:** Housing Plymouth Independent.docx

Greetings,

I was pleasantly surprised by an apparent near-consensus of our Building Bridges group on the American Safety Nets. Ten people representing the ideological specter of Pinehills agreed that the current healthcare, food, housing and education need a major restructuring. We agreed that that restructuring must be implemented by federal, state and municipal authorities. As their constituents, we should present to them our proposals and comments, so Building Bridges will not be only an exercise in social diplomacy, but also a concrete improvement of American life.

I'm working on a housing reform with Massachusetts Society of Architect and would like to discuss it with our elected officials. In order to implement this reform, the following current prescriptions and proposals must become mandatory:

- Massachusetts Smart Growth;
- Inclusionary Zoning;
- Municipal opt-in specialized stretch energy code;
- New Triple Decker proposals by Boston Society of Architects;
- Increase mandatory minimum of affordable units per development to 20%;
- Build affordable housing on municipal land.

All of the above prescriptions were trumpeted but not practiced in Massachusetts and beyond. Every town in this country resists inclusionary zoning despite governmental subsidies. For example, the Pinehills LLC paid Plymouth "in lieu" of building affordable housing, as did many other developers. Meanwhile, Plymouth Planning Department resists the Transit Oriented Development that demands building housing near transportation nodes.

Enclosed if my article to be published soon by Independent Plymouth. Please let

me know your opinions. I seek your endorsement.

Anatol