

State Senator Dylan Fernandes (dylan.fernandes@masenate.gov)
State Representative Michelle Badger (Michelle.Badger@mahouse.gov) and State
Representative Kathy LaNatra (kathleen.lanatra@mahouse.gov)

Re: H3934 – A Bill to Create a Plymouth Land Bank

Dear Senator and Representatives:

As you are aware, currently pending before the Joint Housing Committee is a home rule petition to allow the Town of Plymouth to create the Plymouth Land Bank. This legislation would afford the Town of Plymouth to address its most crucial needs; preservation of critical open space for aquifer protection, creation of genuinely affordable housing, and planning for future municipal facilities and infrastructure without putting a further financial burden on Plymouth residents.

As with many communities, Plymouth is facing an affordability crisis. Over half of our renters (51.4%) and nearly one-third (30.8%) of our homeowners are considered cost-burdened by their housing. These numbers increase when applied to those age 60 and older, a demographic which represents over a third of Plymouth residents, representing a significant hurdle to those seeking to age in place. Addressing this issue is even more challenging in Plymouth as we continue to be the fastest growing Town in the Commonwealth, resulting in more development, increased housing costs, and greater need for municipal services.

The Plymouth Land Bank would be funded through a single transfer fee on the sale of higher cost and second homes, as well as income generating properties. This fee would be subject to numerous exceptions included in the legislation. As a result, unlike a general tax which often disproportionately impacts those already facing affordability challenges, the Plymouth Land Bank transfer fee would only apply to those able to afford it.

The Plymouth Land Bank proposal presents a unique opportunity to address critical needs in our community without exacerbating growing affordability challenges. Given the current fiscal conditions, this need is greater than ever. For these reasons, I urge you to make all efforts to advance this proposal out of committee and advocate for its passage by the Legislature.

Thank you for your consideration.

Steven J. Bolotin
Chair, Plymouth Planning Board