

Response letter to the JMA Matriarchive in Resistance Project

A question asked on the letter is: What else now?

Now: we are facing dire social development challenges and our urgent attention is a must. Sustainability is no longer a choice, rather a responsibility. I understand sustainable development as a comprehensive approach that is not limited to environmental good practices but integrated to a topological comprehensive infrastructure development solution. One that integrates environmental, economic, and social plans as Borromean rings linked and impossible to separate. The program is predicated on a very basic concept of what defines a community, what is the key for the collective efforts that secures a long-term sustainable homeownership incentivizing the forging of a patrimonial based class, key to upward social mobility.

According to a recent IDB report, the housing deficit in Latin-American countries reach out to 50 million homes and disproportionately affects the lower income quintiles of demographics. Not only the lack of economic opportunities and equitable care of the population could be responsible but the scarce access to financial models that efficiently address the housing deficit. While there are multiple initiatives at hand, most present partial solutions with small scale impact.

An integral and disruptive approach in designing solutions is critically needed and a goal to ensure affordability of housing services with social and environmental impact, alongside robust business feasibility to project development.

A project designed to address the housing challenges by focusing first on the design of resilient vibrant communities; inclusive, diverse, and with minimum environmental footprint. New developments should approach resilience from three core aspects. The first one is urban and environmental; focused on distributed low-carbon infrastructure that includes energy, water, sanitation, mobility, and agroecology. The second is social and economic; ensuring the communities provide ample job opportunities and maximize synergy between the local workforce, including a path to a sustainable maintenance model to cope with the operating expenses of decent standards of living. The third is financial and political; having a self-generating infrastructure that minimizes operating costs allows sources of revenue to drive stable models as well as zero-cost solutions for the local government.

Following below is the mission, goals, and criteria we are currently developing and hope to implement:

MISSION: Social Impact Sustainable Development with Self Sufficient Communities aligned with the UN SDGs, LEED and NET Zero standards goal.

GOAL: Promote upward social mobility through community sustainable models

7 Key Criteria Guidelines:

LOCATION:

Resilience compliance site selection/ 45 min radius of good paying jobs accessible by public transportation and Proximity to social infrastructure support

INTEGRATED ZONING:

Integrated land use **for mixed uses and promoting** Low rise–high density driven by market and programmatic need

PARTICIPATORY PLANNING: Community participation on all decisions regarding: Commercial ventures/ Community amenities

ENHANCED SENSE OF PLACE

Cluster housing organizational models limited to 30 families

Enhancement the collective space

Communal farming deeded to each homeowner such as access to Greenhouses and Agricultural land Landscaped and Safe environments

Community and SMART MOBILITY

Walkability: 5 minutes to amenities and public transportation

Accessibility to public transportation to infrastructure

HOUSING STANDARDS AND TYPOLOGY

80 M2 minimum interior unit area

Outdoor access: patio or terraces

Optional Integration and expansion–ready for: Mother–daughter apartment/ Workshop/ Rental unit

POLY–NODAL NETWORK OF COMMUNITIES

Integration of community exchange benefiting from a larger network of communities

Hope the brief description of programs is found of interest and hope to have the opportunity to elaborate more.

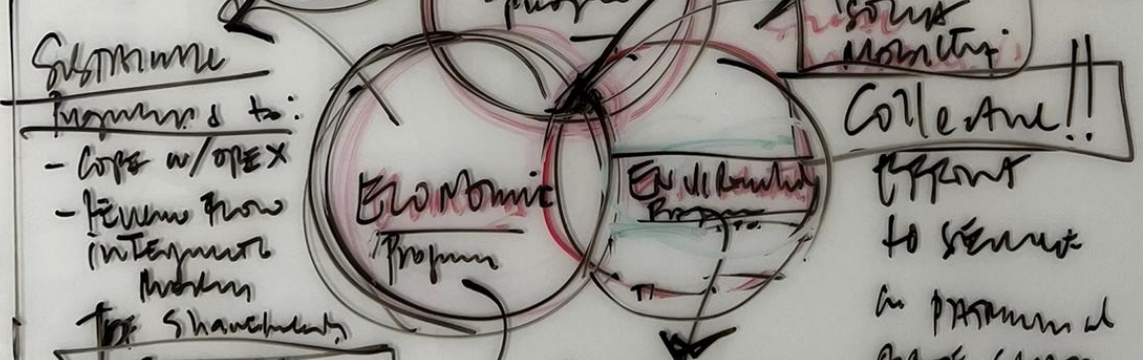
Iair Rosenkranz

Social Impact Sustainable Development Entrepreneur

New York, 2022

the hunt for ~~the~~ Sustainable Social Impact Entrepreneur

Topical Approach to
CONTRIBUTING TO SOCIAL



Sustainable
Programs to:

- cope w/ OPEX
- Revenue from integrated models

for Shareholders

Structure

- each Shareholder benefits from the profits generated by the Revenue Model

Lean Sustainable
 Criteria
 for Community
 Development
 Structures

Collective!!
 Effort
 to secure
 in financial
 phase even

Agreement made
 on Collective
 Effort

Implementation