

BEYOND THE GILDED GATE

California is trying to tackle its housing crisis by rethinking the traditional single-family home. Why isn't Massachusetts?

AN AMERICAN IDEAL, REIMAGINED

This series was reported by Andrew Brinker, Mark Arsenault, Stephanie Ebbert, Diti Kohli, and Rebecca Ostriker, and edited by Tim Logan and Patricia Wen. Today's story was reported and written by Andrew Brinker.



It doesn't take much for a life to fall apart. Tim Taylor can attest to that.

Taylor's last eight or so years have gone like this: He got divorced and was forced to sell his home. He got sick and lost his job. He nearly died of congestive heart failure and blew through his savings to pay off medical bills. He found himself, entering his 50s, suddenly needing a fresh start, some space to turn his life around.

And he found it, in a friend of a friend's converted garage, tucked into the rolling hills of La Mesa, Calif., just outside San Diego.

The apartment is just 400 square feet, with a modern kitchen big enough for one person to stand, and space, barely, for a full bed, a small dining room table made of imitation marble, and a medium-sized flatscreen TV on a shelf. From outside, the place looks like an addition to the low-slung, brown-paneled single-family it was built onto. From the road you wouldn't even notice it.

But it's charming, even if the noise from the freeway nearby never quite subsides. Taylor has hung shelves in the corners for extra storage space, and he proudly displays keepsakes from his time in the Navy. A pair of windows reveal the San Diego sun as it sets into the hills each evening.

And for \$1,695 a month — far less than the typical rent for a one-bedroom around here — it's a rare affordable slice of suburbia that has helped Taylor get back on his feet in the community where he's lived for over a decade. It's cheap enough that the 53-year-old can sock away savings from his two jobs and hope to buy a condo where he can eventually retire and rest his heart.

"It is a blessing," Taylor said on a recent morning. "And trust me, I'm not particularly religious, but I needed a blessing."

Accessory dwelling units, more commonly known as ADUs or granny flats, have become an essential strand of the fabric in this suburban city of 60,000. Tucked among the single-family houses that pepper the landscape here, they house col-

ADU, Page A12

Across the country, cities and states are rethinking the concept of single-family zoning by allowing moderate-density housing types to be built on lots traditionally reserved for suburban-style homes. Policymakers hope those units will be cheaper than traditional single-family homes.

SINGLE-FAMILY



Single-family homes have been the predominant form of housing across most of the country for more than a century. Zoning rules in many places generally encourage the construction of these homes, while banning most apartment buildings.

SINGLE-FAMILY + ADU



California in 2016 became one of the first states to broadly legalize Accessory Dwelling Units, sometimes known as granny flats. A number of other states, including Oregon and Vermont, now allow these units, which generally are built in a separate smaller structure in the backyard or attached to an existing home.

TOWNHOUSE



Arlington County, Va., earlier this year legalized the construction of townhouses — multistory units built in connected rows with two or more other homes — in neighborhoods that were formerly zoned as single-family. The county also now allows duplexes, triplexes, and six plexes in those same neighborhoods, with some design limits.

FOURPLEX



Oregon in 2019 became the first state to relax building restrictions on fourplexes, smaller apartment buildings containing four units, on single-family lots in cities with over 25,000 residents.

TRIPLEX



After much debate, Charlotte, N.C., earlier this year legalized triplexes in single-family neighborhoods. These buildings contain three units, and sometimes can be stacked like Boston's famous triple-decker.

ILLUSTRATIONS BY GUILLAUME KURKDJIAN

Second set of hostages freed as truce holds

With cease-fire at halfway point, many wondering about Israel's next move

By Patrick Kingsley and Aaron Boxerman
NEW YORK TIMES

JERUSALEM — As Israel and Hamas completed the second exchange of hostages and prisoners Saturday evening, Israeli leaders faced a dilemma over whether to restart their military campaign in the Gaza Strip once the four-day truce ends Tuesday morning.

By early Sunday morning, Israel said it had received 13 Israeli hostages — eight children and five women — and four foreign nationals who had been held in Gaza, and had in turn released 39 Palestinians from Israeli prisons.

The exchange was the latest part of agreement that allows for a pause in fighting to be extended. Israel has said it is prepared to grant another day's pause for every 10 hostages that Hamas releases beyond the 50 outlined in the agreement, but Hamas has not responded to the offer.

"The question is Day 5," said Alon Pinkas, an Israeli. **HOSTAGES, Page A16**



IDF VIA AP

Ohad Munder, 9, was among those released.

Among Harvard students, a sea change on Israel

Solidarity for Palestinians reflects generational divide

By Hilary Burns and Mike Damiano
GLOBE STAFF

The shift was startling even to those who welcomed it.

In the space of just a few years, pro-Palestinian advocacy at Harvard University had transformed from a niche campus pursuit into something that felt like a cause célèbre within the student body.

When Hossam Nasr Maged, a 2021 graduate, visited a fair for student groups as a freshman, he recalled, the booth for the Palestine Solidarity Committee was a lonely outpost flying a solitary Palestinian flag.

By the time he graduated, PSC was one of the most visible student groups at Harvard. "Now, for Keffiyeh Thursdays, they fill the Widener Library

HARVARD, Page A17

For RFK Jr., echoes of familiar family playbook

Kennedys often bucked the party line as candidates

By David M. Shribman
GLOBE CORRESPONDENT

His uncle did it, and became president. His father did it, and helped force a sitting president out of office while almost winning the Democratic presidential nomination. Then his young-

er uncle did it, and nearly topped a sitting president of his own party.

That's not all. His brother did it, overcoming a strong Democratic field to capture a House seat. His sister did it, winning a tough lieutenant governor race

and positioning herself to win a gubernatorial nomination. His nephew did it, challenging a Democratic veteran for a Senate seat but falling short. And his grandfather thought about it, and gave Franklin Delano Roosevelt sufficient reason to ap-

point him World War II-era ambassador to Great Britain and get him out of the country.

So who is to say that independent presidential candidate Robert F. Kennedy Jr. — onetime environmental crusader turned antivaccine activist, bearing a name that time has not tar-

RFK, Page A11

New England plus winter. What could be better? We have a list of 30 tiny, perfect things to try this season, in the **Globe Magazine**.

Sun spotted

Sunday: Sun and clouds. High: 46-51. Low: 40-45.

Monday: Rainy morning. High: 50-55. Low: 31-36.

Comics and Weather, **A26**.

Mass. has a right-to-shelter law, but many families find that to be an empty promise, writes columnist Yvonne Abraham. **Metro, B1.**

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