

;;;BOSTON CITY COUNCIL  
;;;TUES 11.13.2018 5:30 - 8:30 PM

AND

DESPITE AN ECONOMIC BOOM TOO MANY RESIDENTS IN OUR CITY ARE BEING LEFT OUT AND PUSHED OUT. INCOMES HAVE NOT KEPT PACE WITH HOUSING COSTS, FORCING RESIDENTS TO LOOK ELSEWHERE FOR HOUSING. AND LIKE EVERYWHERE ELSE IN THE COUNTRY BOSTON IS GENTRIFYING. WE SEE IT IN EAST BOSTON, SOUTH BOSTON, CHINATOWN, AND IN THE SOUTH ENDS.

AS SOME OF YOU KNOW MY GREAT GRANT PARENTS ON MY MOTHER'S SIDE, MY MOTHER IS HERE THIS EVENING, I CERTAINLY WANT TO SHOW HER RESPECT AND SAY HELLO TO HER MOM.

BUT HER PARENTS MY GREAT GRANDPARENTS BOUGHT THEY'RE HOME IN THE SOUTH END IN THE 1920s FOR \$2,000.

JUST TWO YEARS AGO, 2016, ONE CONDOMINIUM IN THAT BROWN STONE SOLD FOR 1.6 MILLION.

THIS WOULD HAVE BEEN AN OPPORTUNITIES FOR RESIDENTS OF COLOR LIVING IN THE SOUTH INDEPENDENT AT THAT TIME, TO BUILD A GENERATION OF WEAMENT BUT LIKE MY FAMILY THEY WERE DISPLACED AS THE SOUTH END BECAME GENTRIFIED.

IN ROXBURY, THE SAME THING IS HAPPENING.

THE AMERICAN DREAM OF BUYING A HOME RAISING A FAMILY AND BUILDING A STRONG STABLE FAMILY IS BECOMING OUT OF REACH.

ACCORDING TO 2016, HOUSING PRICES INCREASED 70% 15 TO 2016, 70% VERSUS 36% ALMOST DOUBLE.

ACCORDING TO THE GREATER BOSTON REAL ESTATE BOARD, THE AVERAGE HOME PRICE IN ROXBURY IS \$680,000.

ROXBURY FAMILIES ARE RENT-BURDENED WITH THEIR HOUSING COSTS EXCEEDING MORE THAN 30% OF THEIR INCOME, PAYING MORE THAN

HALF OF THEIR INCOME ON HOUSING.  
AND 80% RENTER OCCUPIED BEING  
RESIDENTS MORE VULNERABLE TO  
DISPLACEMENT.

THE POPULATION IN ROXBURY IS  
GROWING, NEW HOUSING IS BEING  
BUILT AND NEW RESIDENTS ARE  
BEING MOVED IN.

AS A PROUD RESIDENT REPRESENTING  
DISTRICT 7 I WELCOME EVERYONE,  
WHETHER THEY MOVE FROM A  
DIFFERENT NEIGHBORHOOD OR A  
DIFFERENT COUNTRY.

AS THE POPULATION GROWS HOWEVER,  
IT IS VERY IMPORTANT THAT LONG  
TERM RESIDENTS WHO GREW UP IN  
THIS COMMUNITIES CAN CONTINUE TO  
CALL ROXBURY THEIR HOME.

SO MANY RESIDENTS CANNOT AFFORD  
TO STAY.

I THINK OF ALL THE CONSTITUENTS  
WHO ARE CALLED MY OFFICE LOOKING  
FOR SUPPORT AND HOUSING  
RESOURCES.

WHETHER THEY ARE EVICTED OR  
DISPLACED BY FIRE, WHETHER THEY  
CAN BUY A HOME OR CANNOT AFFORD  
TO DID SO AND HAVE TO LOOK  
ELSEWHERE.

WHETHER YOU RENT, WHETHER YOU  
OWN, WHEN YOU WANTS TO BUY, I  
WANT TO MAKE SURE THAT YOU CAN  
CONTINUE TO CALL ROX BRING A  
HOME.

I WANT TO FOCUS ON SOLUTIONS  
THAT WILL HELP US MOVE FORWARD  
AS A COMMUNITY.

JUST LAST WEEK THE CITY COUNCIL  
PASSED AN ORDINANCE PASSED BY  
COUNCILOR EDWARDS AND COUNSELOR  
FLYNN.

FM SEVERAL OPTION HE INCLUDING  
UPDATING AND STRINGT THING CONDO  
CONVERSION ORDINANCE SET TO  
EXPIRE TO HIDE WEALTH IN LUXURY  
CONDOS, BY DISCLOSE OWNERS,  
DISCOURAGE FLIPPING OF VACANCY  
TAX, RAISING THE IDP, NEARBY  
CITIES HAVE DONE THAT AND WE CAN  
LOOK AT THAT HERE IN BOSTON AS  
WELL.

WE CAN ALSO LOOK AT BETTER  
UTILIZING LINKAGE OR THE TAX  
FROM LUXURY CONDOS, TO BUILD AND

MAINTAIN AFFORDABLE HOUSING,  
EXPANDING OPPORTUNITIES FOR  
HOUSING, THESE ARE A FEW  
OPTIONS.

TONIGHT WE CAN ADD MORE.  
WE WANT TO MAKE SURE THAT  
EVERYONE WHO WANTS TO SPEAK HAS  
THE OPPORTUNITY OSPEAK AND OFFER  
THEIR IDEAS AND TO OFFER THEIR  
SOLUTIONS.

I WANT TO THANK THE MAYOR'S  
TEAM, SHEILA DLON, JOHN BAY AREA  
ROAST, SARAH AND JOHN  
McGONIGLE, THANK YOU FOR  
TONIGHT'S PRESENTATION, THANK  
YOU FOR ALL THE WORK YOU DO.  
AS I CLOSE I WANT TO OFFER A  
SPECIAL THANK YOU TO BOB  
TERRELL.

AS WE USUALLY BEGIN EACH MEETING  
WITH PRESENTATIONS, OFFERING  
CONTEXT FOR THE INFORMATION WE  
ARE DISCUSSING, WHILE OUR CITY  
HAS FEES, PEOPLE WHO REPRESENT  
THE CITY HAVE EXPERTISE THAT IS  
NOT THE ONLY EXPERTISE IN THIS  
ROOM.

IT IS IMPORTANT THAT WE ALSO  
RECOGNIZE THAT THERE ARE  
COMMUNITY MEMBERS HERE WHO HAVE  
REAL LIVED EXPERIENCE, AND IT'S  
IMPORTANT THAT THEY OFFER SOME  
CONTEXT AS WELL.

SO TO THAT END WE'RE GOING TO  
SHAKE THINGS UP WITH THIS  
HEARING AND WE'RE GOING TO OPEN  
UP WITH A PANEL THAT CAN PROVIDE  
SOME COMMUNITY CONTEXT IN THEIR  
PRESENTATION AS THEY OFFER  
SOLUTIONS.

WE WANT TO HEAR YOUR IDEAS, WE  
WANT TO HEAR YOUR SOLUTIONS TO  
THIS CRISIS.

SO AGAIN I WANT TO THANK  
EVERYONE FOR BEING HERE.  
THANK YOU FOR YOUR ADVOCACY.  
THANK YOU FOR YOUR PARTNERSHIP.  
AND THANK YOU FOR YOUR  
COMMITMENT TO ROXBURY.  
THANK YOU.

>> AND SO JUST VERY QUICKLY FOR  
SOME FOLKS AND THE AUDIENCE,  
THERE'S ACTUALLY A LOT OF SEATS  
AVAILABLE FOR THOSE OF YOU WITH

STANDING UP.

SO FOR THOSE SITTING DOWN COULD YOU RAISE YOUR HAND IF THERE'S AN EMPTY SEAT NEAR YOU TO ALLOW FOR FOLKS WHO ARE STANDING TO HAVE A PLACE TO SIT DOWN.

THANK YOU.

BP BEFORE WE BEGIN WE'RE ALSO GOING TO HEAR FROM OUR AT LAR CITY COUNCILOR, MICHAEL FLAHERTY.

>> GOOD EVENING EVERYBODY, IT'S GREAT TO SEE SO MANY FOLKS WHO ARE CONCERNED ABOUT THIS ISSUE. I CAN SPEAK FROM THE MEN AND WOMEN I GREW UP WITH WHO WERE BASICALLY PRICED IDENTITY OF THEIR COMMUNITIES.

THEY'RE MAKE JUST A LITTLE TOO MUCH TO QUALIFY FOR WHAT BHA AND BRA AND ISD AND D ANDD ARE OFFERING NOT ENOUGH TO LIVE IN THE CITY.

WE'RE LOSING A LOT IN THE NEIGHBORHOODS.

THERE IS A GOOD NEWS-BAD NEWS STORY TO THIS.

SPEAKING TO OUR MAYOR TODAY A LOT OF FOLKS, WE BOTH SAID THE BEST COLLEGES AND UNIVERSITIES, BEST HEALTH CARE, ALL THE INNOVATION TECHNOLOGY AND LIFE SCIENCES COMPANIES WANT TO COME TO BOSTON, WHICH IS GREAT.

IT'S A THRIVING CITY THAT IS WITH RESPECT TO OTHER MAJOR CITIES OF LIKE BOSTON NO ONE REALLY CAN COMPETE WITH OUR CITY.

SO THAT'S THE GOOD NEWS.

THE BAD NEWS IS, THE FOLKS THAT LIVE HERE AND HAVE MADE THE GREAT CITY IT IS AND NEIGHBORHOODS CANNOT AFFORD TO LIVE HERE.

THAT'S VERY FRUSTRATING.

I WANT TO BE PART OF THE SOLUTION WITH ALL THE FOLKS IN THIS ROOM AS WELL AS THE PANEL. AND NEVER THOUGHT I WOULD SAY THIS BUT I HAVE TO SAY THIS AS A FATHER WITH FOUR CHILDREN WHO WERE BORN AND RAISED IN THE CITY WANT TO STAY IN THE CITY, IF

THIS TREND CONTINUES, I THINK WE NEED TO REVISIT AND HAVE A VERY FRANK CONVERSATION ABOUT RENT CONTROL IN THE CITY OF BOSTON.

[APPLAUSE]

AND I DON'T SAY IT LIGHTLY.

WHETHER IT'S LIFELONG RESIDENTS, YOUNG FAMILIES, FIXED INCOME SENIORS, VETERANS, PEOPLE WHO HAVE MADE OUR CITY, GREAT NEIGHBORHOODS THAT THEY ARE NO LONGER CAN AFFORD THE LIVE HERE.

WHEN YOU START SEEING YOUR FAMILY AND FRIENDS PRICED OUT, AGAIN IF THEY QUALIFY FOR SOME OF THE PROGRAMS THAT BHA ARE OFFERING, THEY HAVE A SHOT.

IF THEY MAKE JUST A LITTLE TOO MUCH TO QUALIFY, WE LOSE THEM. WE LOSE THE COMMUNITY ACTIVISM, THE BRAIN POWER THAT GOES WITH IT.

SO WHILE AGAIN LOTS OF STUFF IS HAPPENING, LOT OF SHOVELS GOING TO IN THE GROUND LOTS OF INVESTMENT LOTS OF COMPANIES WANT TO COME HERE.

THAT'S ALL GOOD STUFF.

BUT AT THE PRICE OF LOSING OUR FOLKS.

SO I KNOW WE'RE ALSO BY THE SAME TOKEN, JOHN BORROWS CAN ALSO DO A GOOD JOB OF EXPLAINING, SHARING PROJECTS THAT ARE UNDERWAY AND ALSO WE HAVE DONE MORE TO CREATE AFFORDABLE HOUSING OPPORTUNITIES, WE NEED TO CONTINUE TO DO THAT.

I DON'T SAY WHAT I SAID LIGHTLY BUT LOOKING AT THE HORIZON IN THE FUTURE, HAVING CHILDREN, BORN AND RAISED WANT TO STAY HERE, NOT QUITE SURE THEY'RE GOING TO BE ABLE TO UNTIL WE LOOK AT CLEAN CLEAR CUT HARD FOUGHT DECISIONS TO MAKE THAT HAPPEN.

JUST WANT TO APOLOGIZE IN ADVANCE, THERE ARE TWO OTHER COMMUNITY MEETINGS THAT I HAVE ATTEND AND I'LL STEP OUT AFTER ABOUT AN HOUR.

I'LL TRY THE WORK WITH THE FOLKS THAT ARE IN THE AUDIENCE TO TRY

FIND A SOLUTION, APPRECIATE YOUR TIME AND ATTENTION, THANK YOU.

>> WE STILL HAVE SEATING IN THE FRONT ESPECIALLY FOR SENIORS WHO ARE STILL STANDING.

IF THE SENIORS WANT TO COME FORWARD, THERE ARE SEATS IN THE FRONT AS WELL.

THERE ARE SEATS STILL AVAILABLE.

WANT TO RECOGNIZE WHO OTHER PEOPLE WHO HAVE COME IN.

I BELIEVE FUTURE CITY COUNCILOR ALTHIA GARRISON IS HERE TONIGHT.

I WANT MAKE SURE, I APOLOGIZE IF I GET THIS CORRECT, I THOUGHT I SAW JUDGE HINES ALSO HERE, I COULD BE WRONG IF SHE WASN'T HERE.

FORMER STATE REPRESENTATIVE MARK DRAYSON IS HERE ALSO.

THANK YOU VERY MUCH, LET'S BEGIN.

FIRST PANEL BOB TERRELL AND MR. ARMANI WHITE.

EACH PANELIST WILL HAVE FIVE MINUTES TO SPEAK.

AND THEN WE'LL GO TO ELECTED OFFICIALS.

>> THANK YOU VERY MUCH, MADAM CHAIR.

FOR THE RECORD MY NAME IS ROBERT TERRELL, I'M A 40 YEAR RESIDENT OF ROXBURY, AND I HAVE A GREAT HONOR AND PRIVILEGE OF SERVING ON THE ROXBURY NEIGHBORHOOD COUNCIL.

BEFORE I READ FROM MY WRITTEN REMARKS I WOULD LIKE TO THANK COUNCIL FOR ACTING SO SWIFTLY TO HOLD THIS HEARING.

WE REALLY APPRECIATE IT.

CAN FOLKS HEAR ME?

NO?

CAN FOLKS HEAR ME NOW?

OKAY.

OVER MANY YEARS, THE RESIDENTS OF ROXBURY HAVE WORKED HARD TO IMPROVE THE QUALITY OF LIFE IN OUR NEIGHBORHOOD.

AND ON EVERY OCCASION, AND IN EVERY VENUE, ROXBURY RESIDENTS VOTERS AND TAXPAYERS HAVE MADE IT CLEAR THAT WE UPHOLD THE PRINCIPLE OF DEVELOPMENT WITHOUT

DISPLACEMENT.

HOWEVER, OUR COMMUNITY HAS NOT ONLY STATED WHAT WE OPPOSE BUT HAS CREATED THOUGHTFUL AND VIABLE ALTERNATIVES TO THE CURRENT PATTERN OF DEVELOPMENT. IN FACT, AS OUR BIBLIOGRAPHY SHOWS, THE NEIGHBORHOOD COUNCIL SUBMITS TO THIS COMMUNITIES ITS COMMUNITY STANDARDS FOR ROXBURY DEVELOPMENT, I REALIZE MY TIME IS SHORT BEFORE YOU, SO I ONLY POINT OUT A FEW OF ITS HIGHLIGHTS.

I HAVE COPIES FOR EVERYBODY ON THE COUNCIL.

AND JUST A QUICK PROGRAM NOTE, IT CONTAINS ABOUT 32 RECOMMENDATIONS FOR FIGHTING GENTRIFICATION, DISPLACEMENT IN THIS COMMUNITY.

WITH REGARD TO HOUSING AFFORDABILITY, THE CITY OF BOSTON SHOULD NO LONGER USE THE AREA MEDIAN INCOME TO CALCULATE ITS AFFORDABLE HOUSING SCALES. WE SHOULD BE USING THE BOSTON MEDIAN INCOME OR THE ROXBURY OR LOCAL MEDIAN INCOME WHICHEVER IS LOWER.

THAT WILL ALLOW US TO REACH MORE PEOPLE WHO REALLY NEED OUR HELP.

WE NEED TO CREATE A NONSPECULATIVE SECTION OF OUR HOUSING MARKET, THROUGH A SECTION OF COMMUNITY HOUSING DEED RESTRICTED HOUSING.

THE FREE MARKET WORKS. THE TROUBLE IS IT ONLY WORKS FOR ABOUT A QUARTER OF US.

WHAT ABOUT THE OTHER 75%? INSTEAD OF THE CITY DISPOSING OF VACANT LAND ONE PARCEL AT A TIME, IT WOULD BE BETTER IF THE CITY AWARDED A SUBSTANTIAL NUMBER OF PARCELS TO ONE DEVELOPER.

THIS WOULD PRODUCE A BETTER ECONOMY OF SCALE, AND GENERATE MAJOR COST SAVINGS RESULTING IN LOWER RENTS AND SALES PRICES.

THE CITY'S CURRENT LAND DISPOSITION PROCESS NEEDS TO BE AMENDED SO THAT NO RFPS, I

REPEAT NO RFPs WILL BE ISSUED  
UNLESS THERE IS BROAD COMMUNITY  
SUPPORT AND DEMONSTRATED  
CONSENSUS.

WITH REGARD TO ZONING, THE  
PRACTICE OF UP ZONING IN ROXBURY  
MUST BE STOPPED IMMEDIATELY.  
THIS CAN BE ACCOMPLISHED BY  
AMENDING ARTICLE 50 SO THAT  
VARIANCES WOULD NOT BE ALLOWED  
TO EXCEED THE CURRENT FLOOR AREA  
RATIO OF ARTICLE 50.

RIGHT NOW WE HAVE A LOT OF  
DEVELOPERS BUILDING FAR TOO MANY  
UNITS ON SMALL PARCELS OF LAND.  
OUR INTENTION IS TO ENSURE THAT  
MULTIFAMILY BUILDINGS BE WOULD  
BE BUILT ONLY IN MULTIFAMILY  
SUBDISTRICTS WHICH IS WHAT  
THEY'RE ZONED FOR.

THE ZBA HAS RECENTLY GRANTED A  
SERIES OF VARIANCES THAT ALLOW  
SUCH UPZONING IN VARIOUS PARTS  
OF THE NEIGHBORHOOD.

WE'RE HERE TO REQUEST THAT THE  
CITY COUNCIL HELP US IN GETTING  
THESE VARIANCES RESCINDED.

THERE NEEDS TO BE A MAJOR  
OVERHAUL THE WAY THE ZBA  
OPERATES, ABUTTERS, IMPACTED  
RESIDENTS AND NEIGHBORHOOD  
ASSOCIATIONS MUST BE GIVEN MORE  
LEGAL STANDING AND  
REPRESENTATION IN THE ZBA  
PROCESS.

WE ALSO NEED TO REQUIRE THAT ALL  
DEVELOPERS, WHETHER COMMERCIAL  
OR RESIDENTIAL, FILE A  
DISPLACEMENT IMPACT ANALYSIS  
THAT WILL HELP US TO ASSESS THE  
FULL IMPACT OF THEIR DEVELOPMENT  
PROJECTS.

THIS CAN BE ACCOMPLISHED BY  
AMENDING ARTICLE 80 OF OUR  
ZONING CODE.

BUT MOST IMPORTANTLY, WHILE ALL  
OF THESE STANDARDS AND ALL OF  
THE RECOMMENDATIONS AND IDEAS  
THAT MY FRIENDS AND NEIGHBORS  
ARE GOING TO SUBMIT THIS  
EVENING, WE HAVE A SERIOUS  
PROBLEM.

THE PROBLEM IS TIME.

THE PROBLEM IS TIME.

BY THE TIME WE GET ALL OF THIS  
IN PLACE AND IMPLEMENTED, MANY  
OF US WON'T BE HERE.

[APPLAUSE]

>> TO ROXBURY NEIGHBORHOOD  
COUNCIL RECOMMENDS THAT WE  
INSTITUTE IMMEDIATELY A  
MORATORIUM ON ALL DEVELOPMENT  
PROCESSES IN ROXBURY THAT HAVE  
TO DO WITH THE DISPOSITION OF  
PUBLIC LAND, THE ISSUANCE OF  
RFPs, ZONING RELIEF, BUILDING  
AND OCCUPANCY PERMITS.

WE NEED TO STOP THIS PROCESS IN  
ITS TRACKS SO WE HAVE A CHANCE  
TO NEGOTIATE WITH THE CITY OF  
BOSTON AROUND THE  
ANTI-DISPLACEMENT POLICIES WE  
NEED TO PROTECT OUR  
NEIGHBORHOOD.

THE LAST THING I'LL SAY IN  
CLOSING MADAM CHAIR, THIS IS A  
VERY COMPLEX ISSUE.

FOLKS WHO PUT NOT ONLY YEARS BUT  
DECADES INTO THIS ISSUE, I WOULD  
RESPECTFULLY REQUEST THAT AT THE  
END OF THIS, THAT YOU NOT  
ADJOURN THE MEETING, THAT YOU  
HOLD THIS COMMITTEE HEARING IN  
RECESS, SUBJECT TO RECALL BY THE  
CHAIR, SO WE MAY RECONVENE THIS  
DISCUSSION AT A FUTURE DATE.  
THANK YOU VERY MUCH.

[APPLAUSE]

>> BEFORE WE GO ON TO OUR NEXT  
SPEAKER, AGAIN, WE HAVE TWO  
THINGS.

WE HAVE AN OVERFLOW ROOM WHICH  
IS OUTSIDE, AND TO THE LEFT, FOR  
FOLKS WHO ARE STANDING.

WE MAY HAVE STILL SOME SEATS.  
I DON'T KNOW IF WE WANT TO PUT  
HANDS UP AGAIN IF THERE ARE SOME  
EMPTY SEATS AROUND YOU FOR THOSE  
WHO ARE STANDING.

ESPECIALLY OUR SENIORS.

AND ALSO, WE ARE COMMITTED TO  
HAVING THIS ROBUST CONVERSATION.

BUT AS I MENTIONED BEFORE THE  
CLAPPING IN BETWEEN IS GOING TO  
MAKE IT HARDER FOR EVERYONE TO  
BE HEARD BEFORE MIDNIGHT.

SO FOR THOSE OF YOU -- NO, I  
KNOW, HIS REMARKS WERE INSPIRING

AND EXCITING.

BUT AGAIN, EVERYONE SHOULD HAVE THE OPPORTUNITY TO HAVE THOSE REMARKS AND TO HAVE A FULL ROOM WHEN THEY MAKE THOSE REMARKS. SO THE LATER WE GO THE THINNER THIS ROOM IS, THE HARDER IT IS FOR PEOPLE THE FEEL HEARD AND RESPECTED.

SO WE'RE GOING TO GO AHEAD AND GO ON TO OUR NEXT SPEAKER. THANKYOU VERY MUCH.

>> CAN FOLKS HEAR ME OKAY?

THANK YOU FOR THE OPPORTUNITY TO SUBMIT TESTIMONY AT THIS HEARING.

MY NAME IS ARMANI, I'M AN ORGANIZER WITH RECLAIM ROXBURY. I'M A 27 YEAR RESIDENT OF ROXBURY.

I'VE BEEN HERE MY WHOLE LIFE. RECLAIM ROXBURY IS A GRASS ROOTS EFFORT, WE'VE BEEN AROUND FOR ABOUT TWO AND A HALF YEARS, WANT TO TAKE A SECOND AND JUST HONOR ALL THE PEOPLE WHO HAVE PARTICIPATED.

IF YOU RAISE YOUR HAND IN A RECLAIM ROXBURY EFFORT, RAISE YOUR HAND, SO WE CAN SEE TALL PEOPLE.

I'M GOING TO ABBREVIATE WHAT I HAVE TO SAY HERE TODAY BECAUSE WE ALL WANT A CHANCE TO SPEAK. RECLAIM ROXBURY IS A GROUP THAT HAS BEEN IS FOWKED A LOT ON ONE OF THE CITY'S PLANS AND PROCESSES FOR HOW TO DEVELOP LAND IN ROXBURY, PLAN DUD LIZ SQUARE.

PART OF MAYOR MARTY WALSH'S ARE PLAN, THE CITY HAS HELD A NUMBER OF MEETINGS TO SHARE PARTS OF THEIR PLANS AND HAS DON'T SOME INPUT FROM COMMUNITY MEMBERS. RECLAIM ROXBURY MEMBERS HAVE SHOWN UP FOR EVERY MEETING, VAND SHOWN THE NEED FOR MORE TRANSPARENCY AND MORE TRUTH FOR THE CITY'S PLAN IN THE COMMUNITY.

THE BPDA RUNS THE PROCESS AND PLAN AND HAS RECENTLY RELEASED GUIDELINES FOR HOW FOUR MAJOR

PARCELS OF PLANNED ROXBURY SHOULD BE DEVELOPED.  
SO IF YOU DON'T KNOW ALL OF THE PUBLIC LAND IF DUDLEY IS GOING TO BE SOLD SOON WHICH IS POACIALG NOT A GOOD THING.  
FOLKS HAVE BETTER THAN SHARING SUGGESTIONS ABOUT HOW THE AMOUNT OF AFFORDABLE HOUSING AND WHO DEVELOPERS SHOULD HIRE ON THE BUILD -- EXCUSE ME ABOUT THE AMOUNT OF AFFORDABLE HOUSING AND WHO DEVELOPERS SHOULD HIRE TO BUILD ON THE LAND.  
THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT CO-OWN THESE PARCELS AND DEVELOPER APPLICATIONS ARE OPEN, HAD AN OPEN HOUSE RECENTLY TO SHARE THE PROCESS OF WHAT IT MEANS TO BUILD ON THIS LAND IN DUDLEY.  
WE HAVE CONCERNS ABOUT THE CURRENT DEADLINES BECAUSE ALMOST ALL THE HOUSING IS UNAFFORDABLE FOR MOST ROXBURY RESIDENTS.  
I'VE ACTUALLY GIVEN TO THE COUNCILORS A COPY OF THE DIAGRAM.  
A NUMBER OF YOU MIGHT HAVE IT. IT'S A COLOR DOCUMENT THAT LOOKS LIKE THIS.  
ACTUALLY I DON'T HAVE IT ON ME. BUT IT'S A COLOR DOCUMENT.  
THIS GUY'S HOLDING IT UP.  
THERE YOU GO.  
AND ON THAT DOCUMENT YOU'LL SEE THAT THE BREAKDOWN RIGHT NOW IS NOT AFFORDABLE FOR CURRENT ROXBURY RESIDENTS.  
WE'RE WORRIED IF THINGS GO AS THEY ARE GOING RIGHT NOW THAT ROXBURY RESIDENTS WILL NOT BE ABLE TO AFFORD TO LIVE ON THE LAND THAT WE FOUGHT SO HARD TO PROTECT.  
TODAY THE NEIGHBORHOOD OF ROXBURY IS AT THE INTEREST OF HOUSING SPECULATORS.  
MOST OF WHAT WE SAY AT COMMUNITY MEETINGS IS NOT LISTENED TO OR FOLLOWED UP ON, AS MANY OF YOU HAVE EXPERIENCED.  
SO TRUE RIGHT?  
AND THE IDEA OF THE COMMUNITIES

LAND TRUST AND THE COALITION OF OCCUPIED HOMES IN FORECLOSURE, WHO HELPED REESTABLISH IN THE 08 HOUSING FORECLOSURE CRISIS, THE SUPPLY AND DEMAND, THE LOGIC IS THING ECONOMY IS GOING GOOD, WE DON'T HAVE ENOUGH HOUSING TO HOUSE THE EXISTING RESIDENTS, THE NEW PEOPLE, SO SCREW THE OLD PEOPLE.

WE ARE SAYING WE'RE NOT GOING TO LET THAT HAPPEN, WE REFUSE TO LET THAT HAPPEN ACTUALLY. AND WE HAVE THREE MAIN WAYS THAT THE CITY CAN ACT TODAY TO STOP WHAT WE SEE COMING ON THE HORIZON.

AND SIMILAR TO THINGS THAT THE RNC HAS LAID OUT, THESE ARE THINGS THAT THE COMMUNITY HAS BEEN TALKING ABOUT FOR A WHILE. ONE OF THE THINGS THAT WE'RE ASKING THAT THE CITY AND THE BPDA AND ROXBURY CITIZENS, TO INTEGRATE ARE ADHERE TO NEIGHBORHOOD GOVERNANCE OVERDEVELOPMENT STANDARDS, A LOT OF STANDARDS HAVE BEEN CREATED ALREADY IN CITIES, SO LISTENING TO THE NEIGHBORS THAT LIVE IN THE COMMUNITY FIRST IS THE THING THAT NEEDS TO HAPPEN AND IS NOT HAPPENING.

AND WE ALSO THINK THAT THERE NEEDS TO BE A PAUSE TO PLAN DUDLEY.

THE SELLING OFF OF 13 MAJOR PARCELS OF LAND WITHOUT ANY PROTECTIONS FOR RENT OR SERIOUS SUBSIDIES FOR VOUCHERS FOR RENT OR A NUMBER OF OTHER THINGS, NEED TO BE IN PLACE BEFORE WE SELL THIS LAND OFF.

SO WE'RE ASKING THE CITY COUNCIL TO CALL ON THE CITY AND THE MAYOR TO PAUSE PLAN DUDLEY TO CEASE AS BOB TERRELL SAID, POSITION OF LAND FOR STOPPING WHAT'S GOING TO HAPPEN TODAY.

WE STAND TODAY TO THANK COUNCILOR JANEY, WE STAND READY TO ENGAGE POLICY AND PROTECTION HE THAT PROVIDE HOMES FOR ALL ROXBURY RESIDENTS.

WE REFUSE TO LET ROXBURY BE SOLD OFF AND AS A YOUNG PERSON THAT WAS BORN HERE I AM COMMITTED TO THAT AND WE ARE FIGHTING TO RECLAIM IT.

THANK YOU.

>> THANK YOU VERY MUCH, THANK YOU FOR YOUR COMMENTS.

[APPLAUSE]

>> ALSO I'D LIKE TO READ INTO THE RECORD I LETTER FROM COUNCILOR AT LARGE, NOW CONGRESSWOMAN ELECT AYANNA PRESSLEY.

I WILL NOT BE ABLE TO ATTEND TODAY'S HEARING, I WANT TO THANK CHAIR AND AUTHOR OF THIS LETTER FOR ELEVATING THIS CRITICAL CONVERSATION.

MY OFFICE RECEIVES CALLS AND E-MAILS DAILY FROM EVERY NEIGHBORHOOD ACROSS THE CITY, REGARDING HOUSING ESTABLISHED AND LACK OF CLARITY FOR WHICH CITY RESOURCE HE TO TURN TO FOR HELP.

THESE INSTANCES ARE BOTH HEARTBREAKING AND INDICATIVE THE LARGER CRISIS THAT IS ACCESS TO SAFE AND AFFORDABLE HOUSING. AS A CITY WE HAVE TO MAKE SURE THAT BONTIANS HAVE TO AGE IN COMMUNITIES THEY HAVE FOR DECADES CALLED HOME.

I THANKS THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT FOR THEIR WORK AND PRIORITIZING SAFE CLEAN AND AFFORDABLE HOUSING.

I LOOK FORWARD TO REVIEWING THE RECORDING, THANK YOU, AYANNA PRESSLEY CXG BOSTON CITY COUNCILOR AT LARGE.

WE WOULD LIKE TO HAVE REPRESENTATIVE CHINA TALLER TO MAKE A STATEMENT.

>> I'M STATE REPRESENTATIVE CHINA TYLER, FRESHMAN SITTING MEMBER OF THE JOINT COMMITTEE ON HOUSING AND THE STATE LEGISLATURE FOR THE COMMONWEALTH OF MASSACHUSETTS.

AT FIRST I WOULD LIKE TO THANK YOU CHAIRWOMAN EDWARDS AND COUNCILOR FLAHERTY AND JANEY FOR

THIS ISSUE.

THE ISSUE THAT CONTINUES TO THREATEN THE COMMUNITY WE CALL HOME, ROXBURY.

I RECOGNIZE THERE ARE MANY COMPLEXITIES TO THE SITUATION THAT LED TO THE SITUATION IN THIS NEIGHBORHOOD.

ROW BUZZ INFRASTRUCTURE IT IS CRITICAL THAT WE STRIFE THE RIMP IDENTITY FOR OUR HISTORIC ROXBURY NEIGHBORHOOD WHILE TRANSITIONING THE CITY INTO THE FUTURE.

THEREFORE INCORPORATING AGREED UPON COMMUNITIES STANDARDS AND THE PLANNING AND DEVELOPMENT PROCESS IS VITAL.

MY HOPE IS THAT MY WORK WITH YOUR COMMITTEE, THE CITY COUNCIL, CITY OF BOSTON AS A WHOLE WILL BE A LEADING EXAMPLE FOR OTHER COMMUNITIES TO FOLLOW HOW TO EFFECTIVELY PLAN WHILE ENSURING THIS NEIGHBORHOOD SUCCESSFULLY REACHES ITS FULLEST POTENTIAL.

FOR OVER A YEAR NOW MY OFFICE HAS CONTINUED TO RECEIVE AN OVERWHELMING AMOUNT OF INQUIRIES FROM CONSTITUENTS OF ROXBURY CONCERNING THE PLANNING AND DEVELOPMENT PROCESS AS IT PERTAINS TO PUBLICLY OWNED LAND, ZONING VARIANCES, BUILDING PERMITS, OCCUPANCY PERMITS, DESIGNATIONS, FINAL DESIGNATIONS.

AS YOU ARE ALL FAMILIAR WITH. THIS LEGISLATION, I FILED TWO PIECE OF LEGISLATION INCLUDING HOUSE BILL 4142, THE JIM BERG STABILIZATION AACT, AND HOUSE BILL 968, PREVENTING HOMELESSNESS IN MASSACHUSETTS. I LOOK FORWARD TO CONTINUING TO PUSH THESE IDEAS AT THE STATE LEVEL.

IN MY WORK WITH THE CONSTITUENTS IT BECAME CLEAR TO ME THAT MORE NEED TO BE DONE IN THE IMMEDIATE TO ADDRESS ISSUES WITH THE DEVELOPMENT AND PROCESS ITSELF. THESE CONCERNS LED ME TO CONVENE

A SMALL COMMUNITY MEETING WITH  
BE NEIGHBORHOOD REPRESENTATIVES  
IN EACH OF MY NEIGHBORHOOD  
GROUPS, THE ROXBURY, GARRISON  
TROTTER, PLEASANT STREET FORCE  
AND VINE STREET NEIGHBORHOOD  
ASSOCIATION, TOMMIES APRIL, ROCK  
NEIGHBORHOOD ASSOCIATION, THE  
FLINT STREET NEIGHBORHOOD  
ASSOCIATION AND UNITED NEIGHBORS  
OF LOWER ROXBURY.

THE CONSENSUS OF THIS MEETING  
CONFIRMED THAT THE ROXBURY  
COMMUNITY AT LARGE IS CONCERNED  
WITH THE FOLLOWING THREE THINGS.  
THE ADHERENCE OF DESIGNATED  
REPRESENTATION TO THE COMMUNITY  
PARTICIPATION PROWSHZ SPELLED  
OUT IN BOTH ARMS 50 AND 80 OF  
THE BOSTON ZONING CODE.

THE REVIEW PROCESS FOR  
DEVELOPMENT PROJECTS IN ROXBURY  
BY THE BPDA AND THE DND AND  
THIRD, THE INTERCEPTION AND  
REPRESENTATION OF COMMUNITY  
FEEDBACK BY CITY  
REPRESENTATIVES.

SINCE THEN, I WORKED HARD  
ALONGSIDE THE ROXBURY  
NEIGHBORHOOD COUNCIL AND OTHER  
NEIGHBORHOOD GROUPS TO HELP  
REVIVE THE ROXBURY NEIGHBORHOOD  
COUNCIL.

I ENCOURAGE ALL NEIGHBORS TO  
MEET AND ABUTTING NEIGHBORHOOD  
ASSOCIATIONS AND RESIDENTS TO  
ENSURE THAT THEIR CONCERNS ARE  
AT THE FOREFRONT OF ALL PROPOSED  
HOUSING IN ROXBURY.

IT IS CLEAR TO ME THAT THE  
CURRENTS PROCESS OF WHICH THE  
CITY OF BOSTON FOSTERS NEW  
DEVELOPMENT IN ROXBURY HAS  
COMPLETELY MOVED AWAY FROM THE  
BODY AND INTENT OF ARTICLE 80 OF  
THE BOSTON ZONE CODE.

WITH THAT I'M REQUESTING THE  
FOLLOWING, ONE A MORATORIUM OF  
ALL ADDITION POSITION OF  
PUBLICLY OWNED LAND IN ROXBURY,  
ZONING VARIANCES, BUILDING  
OCCUPANCIES AND PERMITS,  
TENTATIVE AND FINAL, AND DURING  
THIS ACTUAL TIME WOULD LIKE FOR

THE CITY AND THE ROXBURY  
NEIGHBORHOOD COUNCIL TO CONDUCT  
A COLLABORATIVE STUDY AND A  
COMPREHENSIVE UPDATE ON THE  
ROXBURY STRATEGIC MASTER PLAN TO  
ADDRESS THE MOST PRESSING  
HOUSING DEVELOPMENT ISSUES,  
INCLUDING NOT LIMITED TO  
DIVERSITY AND INCLUSION,  
ANTIDISPLACEMENT, HOUSING  
AFFORDABILITY, TRANSPORTATION,  
CLIMATE RESILIENCY AND  
GOVERNANCE.

THANK YOU GUYS SO MUCH FOR YOUR  
ATTENTION ON THIS MATTER AND I  
LOOK FORWARD TO BEING A PARTNER  
IN THE FIGHT TO MAKE SURE WE ALL  
CAN REMAIN ARE RESIDENTS IN THE  
COMMUNITY WE ALL CALL ROXBURY.

>> WANT TO RECOGNIZE THAT  
SENATOR MARKEY HAS SENT A  
REPRESENTATIVE AND MAY STILL  
HAVE THAT REPRESENTATIVE IN THE  
ROOM.

WE WANT TO ACKNOWLEDGE THAT  
PRESENCE.

WE'RE GOING TO GO ON TO OUR  
SECOND PANEL.

THANK YOU SO MUCH FOR JOINING.  
BOB ALL THE COPIES YOU CAN DROP  
OFF WITH, AND ALL THE CITY  
COUNCILORS WILL BE GIVEN A COPY.  
OUR NEXT PANEL FROM THE CITY.

I HAVE JOHN BARREIROS, SARAH  
MEYERS, WE HAVE BILL  
McGONAGLE, HEAD OF THE BOSTON  
HOUSING AUTHORITY AND I BELIEVE  
SHEILA DILLON CHIEF HOUSING FOR  
DEPARTMENT OF NEIGHBORHOOD  
DEVELOPMENT.

JUST A QUIX REMINDER WE'LL DO  
THE FIVE MUNICIPALS AGAIN FOR  
EACH OF YOU SO THAT WE CAN GET  
HERE AND ALSO WHATEVER RESPONSE  
YOU HAVE TO SOME OF THE  
TESTIMONY YOU'VE HEARD SO FAR.  
WHOEVER WOULD LIKE TO GO FIRST.

>> MY NAME IS JOHN BARROWS,  
CHIEF ECONOMIC DEVELOPMENT FOR  
THE CITY OF BOSTON.

ON BEHALF OF MAYOR WALSH, I  
WOULD LIKE TO THANK YOU FOR THE  
OPPORTUNITY TO TESTIFY IN THIS  
EVENT IN ONE OF THE MOST

CHALLENGING THING WE HAVE HERE  
IN BOSTON, THE ISSUE OF  
DISPLACEMENT AND GENTRIFICATION.  
IT FACES THE OTHER CITY  
NEIGHBORHOODS AS WELL, AN ISSUE  
THAT FACES ALL OF ROXBURY AND  
ONE THAT WE ARE EXCITED TO WORK  
CLOSELY WITH THE COUNCIL TO HELP  
ADDRESS YOUR PARTNERSHIP AND  
ACTIVISM ON YEN TRIFER CASE  
IMPORTANT TO BOSTON'S FUTURE.  
THE CITY OF BOSTON HAS SEENT  
TEAM AND WE SEE THE ISSUES OF  
GENTRIFICATION AND DISPLACEMENT  
BEING ADDRESSED IN TWO MATTERS.  
ONE IS IN THE FORM OF ACCESS OR  
AFFORDABILITY, PARTICULARLY AS  
IT RELATES TO HOUSING FOR OUR  
RESIDENTS.  
THE SECOND MATTER THOUGH IS IN  
ECONOMIC MOBILITY.  
THAT WE NEED TO CREATE THE  
OPPORTUNITIES FOR OUR RESIDENTS  
TO FRANKLY MAKE MORE MONEY AND  
BUILD MORE WEALTH IN ORDER TO  
CONTINUE TO KEEP UP WITH THE  
EXPENSES OF LIVING IN YOU'RE  
CITY.  
WE HAVE THE DIRECTOR OF  
PLANNING, THE CHIEF OF HOUSING  
FOR THE CITY OF BOSTON, AND WE  
HAVE THE ADMINISTRATOR OF THE  
BOSTON HOUSING AUTHORITY, BILL  
McGONAGLE WHO WILL FOLLOW ME.  
I'LL BE QUICK.  
WITH THE MOUNTING PRESSURES EVER  
GENTRIFICATION IN EVERY  
NEIGHBORHOOD THERE IS PLENTY OF  
WORK TO DO AND FOR US IT'S  
IMPORTANT THAT WE RECOGNIZE THAT  
SOME TRENDS ARE MOVING IN THE  
RIGHT DIRECTION, BUT THERE'S A  
LOT MORE THAT WE NEED TO DO TO  
MAKE SURE THAT BOSTON CONTINUES  
TO BE ACCESSIBLE TO -- BY  
BOSTONIANS.  
THAT ROXBURY CONTINUES TO BE  
ACCESSIBLE TO RESIDENTS OF  
ROXBURY.  
LARGEST INCOME GAP AMONG LARGE  
CITIES IN THE UNITED STATES.  
WE'RE HEADING IN THE RIGHT  
DIRECTION AS AN UPDATE TO THE  
REPORTS EARLIER THIS YEAR SHOWS

THAT BOSTON IS RANKED 7 BUT 7 IS DEPLORABLE AND 7 IS NOT THE RANKING THAT BOSTON HAS. THOSE OF LOWER INCOME BRACKETS MAKING MORE MONEY THAN THEY DID BEFORE WHILE THE TOP INCOME IS S DIDNOT MOVE. BOSTON UNEMPLOYMENT IS AT 3%, WHILE MASSACHUSETTS AT 3.2%, MONTHLY UNEMPLOYMENT RATES FOR BOSTON HAVE REMAINED UNDER 5% SINCE AUGUST OF 2015, AND BELOW 4% SINCE JULY 2017. AND WE ARE AT HISTORIC LOWS IN ROXBURY AT 4.8%, DORCHESTER, AT 5%, MATTAPAN AS 4.8%. BUT WE ALL KNOW THAT SECTIONS OF OUR NEIGHBORHOODS, WHEN YOU START TO SECTION OUT EMPLOYMENT FOR BLACK MALES ARE DOUBLE DIGITS. WE KNOW OTHER FACTORS IN OUR NEIGHBORHOODS WHEN YOU START TO CORDON OFF WHO YOU'RE LOOK AT THAT THE PERCENTAGE CONTINUES TO GROW AND ARE DISPROPORTION AT TOOT PERCENTAGES OF THE CITY OF BOSTON. WE ARE HEADING IN THE RIGHT DIRECTION BUT WE HAVE A LOT OF WORK TO DO BECAUSE BOSTON CONTINUES TO GROW AND A LOT OF PEOPLE ARE LEFT BEHIND AND THIS IS A PRIORITY FOR THE MAYOR AND A PRIORITY FOR HIS ADMINISTRATION. WE KNOW THAT OVER 9.3 BILLION OF ACTIVE DEVELOPMENT IS UNDER CONSTRUCTION RIGHT NOW IN THE CITY OF BOSTON. WE KNOW THERE IS MILLION PL 672,000 RESIDENTS IN THE CITY OF BOSTON AND OUR GROWTH CONTINUES TO EXCEED PROJECTIONS. THIS IS NOT A TREND THAT IS UNIQUE TO BOSTON AS URBAN CENTERS ARE GROWING ALL ACROSS THE WORLD AND ALL ACROSS THE COUNTRY AND PEOPLE FACE THE SAME ISSUES, WE ARE TRA TRYING THE MITIGATE THE PAINS OF GENTRIFICATION WITH THE FOCUS ON HOUSING AND ECONOMIC DEVELOPMENT.

ON ECONOMIC DEVELOPMENT  
SPECIFICALLY, ECONOMIC MOBILITY  
WE'RE FOCUSING ON INCREASED JOBS  
AND WAGE GROWTH.

AND THE THINGS WE'RE WORKING ON  
RIGHT NOW INCLUDE THE INCREASING  
IN STANDARDS AND THE MONITORING  
AND ENFORCEMENT OF THE NEW BRJP.  
DIVERSITY AND INCLUSION LANGUAGE  
AND YOU'RE GOING TO HEAR A  
LITTLE BIT MORE ABOUT THAT.

THE GOOD JOBS LANGUAGE ON ALL  
CITY RFPs THAT GO OUT, THE  
OFFICE OF FINANCIAL EMPOWERMENT,  
CITY ACADEMY, AND TUITION FREE  
COMMUNITY COLLEGE.

AT THIS POINT, RECOGNIZING THAT  
MY TIME IS OUT, I'M GOING TO  
YIELD TO MY COLLEAGUES SO YOU  
CAN HEAR MORE ABOUT THESE  
EFFORTS IN DETAIL.

THANK YOU.

>> THANK YOU VERY MUCH.

>> CAN YOU HEAR KNEE?

THANK YOU, MADAM CHAIR,  
COUNCILOR EDWARDS, COUNCILOR  
FLAHERTY, TO SPEAK ABOUT  
GENTRIFICATION AND DISPLACEMENT  
IN ROXBURY.

I'M SARAH MEYERSON, DIRECTOR OF  
PLANNING FOR THE BPDA, I'M  
JOINED BY OTHER PLANNERS AS WELL  
WHO WILL CONTINUE TO LISTEN TO  
THE CONVERSATION THROUGHOUT THE  
EVENING.

AS WE ALL KNOW, THROUGHOUT  
BOSTON AND OTHER MAJOR CITIES IN  
THE NATION, ROXBURY IS  
EXPERIENCING A PERIOD OF RAPID  
CHANGE.

IT IJTH PRESENTS CHALLENGES  
PARTICULARLY IF NOT WELL  
PLANNED.

INCREASE YOUINGLY, WE HAVE HEARD  
RESIDENTS THROUGHOUT THE CITY,  
CONCERNING THE PRESSURES THIS  
PLACES ON THE COMMUNITY AND WE  
SHARE THOSE CONCERNS.

WORK ACROSS THE THE CITY  
DEPARTMENTS, THE TO GUIDE  
DEVELOPMENT THAT IS CONTEXTUALLY  
SENSITIVE WHILE IMPROVING  
QUALITIES OF LIFE AND INCREASING  
ACCESS TO OPPORTUNITIES.

IN ROXBURY EXPHIFL A NUMBER --  
SPECIFICALLY A NUMBER OF  
QUESTIONS WERE IDENTIFIED IN THE  
BEGINNING OF THE WALSH  
MAYORSHIP.

BOSTON'S ECONOMIC BOOM FIT  
WITHIN THE HISTORIC CONTEXT, TO  
IMPROVE LIVING CNS IN THIS  
NEIGHBORHOOD.

ASK DS CONDITIONS IN THIS  
NEIGHBORHOOD.

ASK C PUBLICLY OWN LAND IN  
DUDLEY SQUARE BE MUTT TO THIS  
USE, MALAYSIA LAUNCHED PLAN  
DUDLEY SQUARE IN 2016.

THE ORIGINAL GOALS OF THE  
ROXBURY STRATEGIC MASTER PLAN,  
FOR DEVELOPMENT OPPORTUNITIES  
AND STREAMLINE IMPLEMENTATION  
PLAN FOR PUBLICLY OWNED PARCELS  
IN DUDLEY SQUARE.

THE GOAL OF PLAN DUDLEY, MEANS  
CREATING ADDITIONAL AFFORDABLE  
AND MIDDLE INCOME HOUSING, GOOD  
JOBS AND SUSTAINABLE ECONOMIC  
DEVELOPMENT.

SINCE THE KICKOFF IN FEBRUARY  
2016 WE'VE WORKED WITH CHIEF  
DILLON AND CHIEF BARROWS, THIS  
IS INCLUDED WORKSHOPS, TABLE  
EXERCISES, WALKING TOURS,  
REPORT-BACKS AND LIVE  
TRANSCRIPTION TO ENSURE  
TRANSPARENCY.

OUR WORKSHOPS HAVE ADDRESSED THE  
ISSUES WE HAVE HEARD ARE MOST  
IMPORTANT.

THE COST OF HOUSING, ECONOMIC  
DEVELOPMENT, JOB TRAINING,  
EDUCATION AND EMPLOYMENT,  
NEIGHBORHOOD EXPERIENCE AND  
CULTURAL IDENTITY,  
TRANSPORTATION, URBAN DESIGN,  
OPEN SPACE AND CLIMATE  
RESILIENCY.

THIS COMMUNITY ENGAGEMENT,  
RESPONSES TO THOSE RFPs ARE  
EXPECTED TODAY.

PLAN DUDLEY IS ABOUT MORE THAN  
JUST REAL ESTATE DEVELOPMENT.

IT'S ABOUT CREATING  
OPPORTUNITIES FOR COMMUNITY AND  
NEIGHBORHOOD DEVELOPMENT.

AND WE ARE CONFIDENT THAT THE

CRITERIA WITHIN THESE RFPs  
WILL HELP US MEET OUR SHARED  
GOAL OF SHARED AND EQUITABLE  
GROWTH FOR ROXBURY.  
AFFORDABLE HOUSING IS CENTRAL TO  
THESE GOALS OF THESE SPARLTS.  
THE RFPs'S DND DEDICATED TO  
INCOME RESTRICTAFFORDABLE  
HOUSING.  
WITH ONE-THIRD TARGETING LOW AND  
MODERATE INCOME HOUSEHOLDS AND  
ONE-THIRD TARGETING MIDDLE  
INCOME HOUSEHOLDS.  
THE GOAL WITHIN THE STUDY AS A  
WHOLE IS TO PROVIDE AT LEAST  
TWO-THIRDS DEDICATED TO INCOME  
RESTRICTED AFFORDABLE HOUSING.  
AS IT IS ACROSS THE CITY OUR  
GOAL IS TO DEVELOP THESE PARCELS  
WITHOUT DISPLACEMENT.  
DEVELOPERS ARE REQUIRED TO  
DISMISS AN ANTIDISMAIVMENT PLAN  
AND MUST EXPLAIN HOW THEIR  
PROPOSAL SUPPORTS THIS GOAL.  
HOW THE PROPOSAL ASSISTS THE  
RESIDENTS OF ROXBURY TO REMAIN  
IN THEIR COMMUNITY IN THE  
FUTURE, FIND PATEL WAYS TO  
ECONOMIC DEVELOPMENT.  
NEXT THE RFPs ASKS  
RESPONSIBILITIES, AS PROPOSED  
DEVELOPMENT PROJECTS LOOK FOR  
WAYS TO FURTHER OTHER  
COMMUNITIES PRIORITIES,  
INCLUDING ARTS AND CULTURE,  
ENTREPRENEURSHIP, AND LOCAL  
NONPROFIT ORGANIZATION HE, IN  
ADDITION, THE RFP ASKED  
RESPONDENTS TO ESTABLISH A  
DIVERSITY PLAN AIMED AT CREATING  
INCREASED OPPORTUNITIES FOR  
PEOPLE OF COLOR AND WOMEN TO  
PARTICIPATE IN THE PROPOSED  
DEVELOPMENT PROJECT.  
PROPOSAL SHOULD INCLUDE THE  
MEANINGFUL PARTICIPATION IN THE  
FIELDS OF CONSTRUCTION DESIGN  
DEVELOPMENT FINANCING OPERATIONS  
AND OWNERSHIP.  
FINALLY THESE PARCELS MUST  
CREATE GOOD PERMANENT JOBS AND  
ENGAGE IN FAIR HIRING PRACTICES  
TO SUPPORT THE PEOPLE OF RO  
ROXBURY, RESPONDENTS MUST

EXPLAIN HOW THEY SUPPORT THE COMMUNITY'S EXPRESS PRIORITIES, INCLUDING GOOD PERMANENT JOBS IN ALL PHASES OF THE DEVELOPMENT! AND IN PARTICULAR, END USER JOBS.

THE DIVERSITY AND ANTIDISPLACEMENT CRITERIA USED IN THESE CRITERIA WILL NOW BE USED IN ALL RFPs FOR ALL PUBLIC LAND ACROSS THE CITY. FINALLY IN CLOSING AS WE CONTINUE BOTH THIS CONVERSATION CAN A AND THE PLAN DUD LIVE PROCESS, FOCUSES ON DEVELOPING A SHARED VERSION FOR THE COMMUNITY AND IS GROUNDED TO LISTENING TO STAKEHOLDERS AND ENGAGING IN PRODUCTIVE DIALOGUE.

PRODUCING A FRAMEWORK OF THE NEIGHBORHOOD CLEFNL BUT ALWAYS, PLANNING INCLUDES TRADEOFFS AND COMPROMISE.

THE ISSUES OF THE INITIAL RFPs IN PLAN DUDLEY IS THE NEXT STOP IN THE PROCESS.

THROUGH THE OVERSIGHT COMMITTEE, PROJECT REVIEW COMMITTEES AND ULTIMATELY ARTICLE 80 THE COMMUNITY WILL CONTINUE TO BE INVOLVED IN THE DISCUSSION OF THE FUTURE OF PUBLIC LAND IN DUDLEY SQUARE.

THANK YOU FOR FACILITATING THIS IMPORTANT DISCUSSION TONIGHT AND WE LOOK FORWARD TO WORKING IN PARTNERSHIP WITH THE COMMUNITY TO ENSURE THAT IN ROXBURY WE ENHANCE AND GROW CLUIVEL.

>> BEFORE YOU START JUST FOR -- DO YOU HAVE A LIST OF SOME FOLKS WHO ARE INTERESTIN TESTIFYING? OKAY SOME?

SO WHEN YOU CAN IF YOU BRING THAT UP, GO AHEAD SHEILA.

>> MADAM CHAIR, COUNCILOR EDWARDS, COUNCILOR FLAHERTY THANK YOU FOR HAVING US TONIGHT. YOU ARE CORRECT, GENTRIFICATION, DISPLACEMENT IS ONE OF BOSTON'S MOST GHANT PROBLEMS. SIGNIFICANT PROGRAMS.

I KNOW I WORKED VERY CLOSELY WITH YOU ALL AND REMAIN

COMMITTED.

AND I REALLY WANT TO HEAR  
PEOPLE'S TESTIMONY TONIGHT.  
WE ARE HERE TO LIVE BUT I WANT  
TO OUTLINE A FEW THINGS THAT I  
THINK ARE IMPACTFUL.

FIRST I THINK IT'S REALLY WORTH  
FLOATING THAT THE HIGHEST  
PERCENTAGE OF AFFORDABLE HOUSING IS  
IN ROXBURY.

IT IS BECAUSE OF THE CAMERON AND  
ACTIVISM, LIKEWISE IN THE SOUTH END LOWER  
ROXBURY, 48% OF ALL THE HOUSING  
UNITS ARE DEED RESTRICTED  
AFFORDABLE AROUND THOSE NUMBERS  
ARE REALLY A TESTING CONTAMINANT  
TO YOUR HARD WORK.

BUT EVEN WITH THE HIGH  
PERCENTAGE OF AFFORDABLE HOUSING  
WE KNOW THAT WE NEED TO BUILD  
MORE.

IN THE LAST FOUR YEARS THE CITY  
HAS MADE \$20 MILLION AVAILABLE  
TO CREATE MORE AFFORDABLE  
HOUSING IN ROXBURY.

THIS FUNDING WILL CREATE ALMOST  
ANOTHER 900 UNITS OF DEED  
RESTRICTED AFFORDABLE HOUSING.  
RECENT EXAMPLES ARE BARTLET,  
MADISON AND WHITTIER STREET  
APARTMENTS.

IN ADDITION TO THE FUNDING, DND  
IS MAKING, LAND AFFORDABLE.  
WE ALWAYS WANT TO KNOW HOW WE  
CAN DO IT BETTER BUT THE VAST  
MAJORITY OF DND LAND IS GOING TO  
OPEN SPACE COMMUNITIES GARDENS  
AND DEED RESTRICTED AFFORDABLE  
HOUSING.

WHILE WE HAVE A LOT OF  
AFFORDABLE HOUSING IN BROM AND  
LOWER ROXBURY AND THE SOUTH  
ENDING EALWAYS HAVE TO LOOK IN A  
REARVIEW MIRROR TO MAKE SURE  
THAT HOUSING IS PRESERVED.  
MICHAEL KANE AND OTHERS ARE HERE  
TONIGHT.

AT THE SAME TIME WE'RE TRYING TO  
FUND NEW UNITS OF AFFORDABLE  
HOUSING, WE'RE ALWAYS TRYING TO  
MAKE SURE THAT THE AFFORDABLE  
HOUSING THAT WE HAVE REMAINS  
AFFORDABLE AND IN GOOD WORK  
ORDER.

SO THAT IS ALSO A BIG CHUNK OF WORK THAT WE'RE WORKING WITH MANY OF YOU ON.

WE MOST RECENTLY UPDATED OUR HOUSING PLAN AND ONE THING WE REALLY WANT TO FOCUS ON IN THE NEXT SEVERAL YEARS IS TAKING MORE UNITS OUT OF THE BUCKET OF MARKET.

WHILE WE'RE DEVELOPING NEW UNITS OF HOUSING FROM THE GROUND UP AND NEW CONSTRUCTION WE REALLY WANT NONPROFITS AND BENEVOLENT FOR PROFITS TO WORK WITH US ON TAKING UNITS OUT OF THE MARKET, BUYING APARTMENT BUILDINGS AND PUTTING LONG TERM DEED RESTRICTIONS ON THOSE.

WE ALSO WANT TO LOOK AT WHETHER WE CAN WORK WITH TENANTS IN THOSE SITUATION HE.

BECAUSE TOO MANY TENANTS IN THOSE SITUATIONS ARE GETTING HARMED.

THE MORE WE CAN TAKE OUT OF THE MARKET IS BETTER OFF WE WILL BE.

ONE OF THE THINGS I HEAR A LOT OF AND I THINK IT IS ABSOLUTELY RIGHT, THE HOME OWNERSHIP RATES IN ROXBURY ARE TOO LOW.

WE NEED TO WORK WITH THE PEOPLE THAT LIVE HERE AND HELP THEM BUY THEIR HOMES.

IT IS VERY, VERY EXPENSIVE HERE BUT WE ARE WORKING ON BETTER CLOSING COST ASSISTANCE TO SEE IF WE CAN CRACK THAT NUT.

BECAUSE HOME OWNERSHIP DOES TWO THINGS.

IT INCREASES ONE ANSWER OWN PERSONAL WEALTH AND IT DEALS WITH RENTS CONTROL.

GETTING MORE PEOPLE INTO HOME OWNERSHIP, IT'S DIFFICULT, PEOPLE ARE OUT THERE TRYING TO BUY HOMES AND THEY'RE COMPETING WITH INVESTORS AND THEY ARE COMPETING ON VERY, VERY HIGH COST.

BUT WE WILL BE COMING FORTH VERY, VERY SOON WITH MORE ROBUST HOME OWNERSHIP PRODUCTS.

FINALLY AS WE BUILD OUR WAY OUT OF IT AND WE TAKE UNITS OUT OF

THE SPECULATIVE MARKETS, WE  
CREATED THE OFFICE OF HOUSING  
STABILITY BECAUSE PEOPLE ARE  
BEING DISPLACED.

THAT IS A FACT.

SO WE GET ABOUT 100 CALLS A  
WEEK.

WE'RE PROVIDING LEGAL ADVICE,  
WE'RE PROVIDING -- WE'RE  
CONNECTING THEM TO RENT AREAR  
AN.

WE'RE HELPING THEM IN COURTS,  
ABOUT TO MAKE \$250 MILLION  
AVAILABLE TO HELP MORE, WE ARE  
LOOKING AT THE EVICTION RATES  
VERY, VERY CAREFULLY BUT THE  
ONLY DATA WE HAVE ON CONVICTION  
GO TO COURTS, A LOT OF PEOPLE  
ARE LEAVING BEFORE THEY GO TO  
COURT, WE KNOW THAT.

REST ASSURED I KNOW IT'S  
HAPPENING.

IN 2016, GOING THROUGH 2017,  
THERE WERE 1100 EVICTION CASES  
IN ROXBURY, 395 OF THOSE  
RESULTED IN PEOPLE BEING ASKED  
TO LEAVE THEIR HOMES.

AND THAT IS 395 TOO MANY.  
SO IN SUMMARY, I'M HERE TO  
LISTEN.

I CARE DEEPLY ABOUT THIS ISSUE,  
PEOPLE SHOULD BE ABLE TO STAY IN  
THEIR NEIGHBORHOODS.

I KNOW YOU ARE WORK VERY, VERY  
HARD ON THIS ISSUE.

THERE'S ALWAYS MORE TO DO,  
ALWAYS MORE TO LEARN.

THANK YOU FOR YOUR TIME.

>> MADAM CHAIR MEMBERS OF THE  
COMMITTEE.

I'M BILL McGONAGLE, THE  
ADMINISTRATOR OF THE BOSTON  
HOUSING AUTHORITY.

I'M PLEASED TO BE HERE TODAY TO  
DISCUSS THIS IMPORTANT ISSUE  
WITH YOU.

AS YOU KNOW, THE BHA PROVIDES  
SUBSIDIZED HOUSING FOR TENS OF  
THOUSANDS OF LOW INCOME  
RESIDENTS, OUR MISSION IS QUITE  
SIMPLY TO PROVIDE QUALITY  
AFFORDABLE HOUSING, FOR LOW  
INCOME FAMILIES IN BOTH OUR  
PUBLIC HOUSING AND OUR LEASED

HOUSING PROGRAMS.

AS YOU MAY ALSO KNOW, THE BHA HAS STRUGGLED PARTICULARLY IN RECENT YEARS WITH INADEQUATE FUNDING FROM THE FEDERAL GOVERNMENT TO OPERATE AND MAINTAIN MUCH OF OUR PUBLIC HOUSING PORTFOLIO.

AS A RESULT WE HAVE EMBARKED ON SOME CREATIVE STRATEGIES FOR OUR DEVELOPMENTS THAT INCLUDE LONG TERM PRESERVATION THROUGH UPGRADES AND REDEVELOPMENT AS WELL AS ONE FOR ONE REPLACEMENT IN EACH OF OUR PUBLIC HOUSING COMMUNITIES.

FOR EXAMPLE, AT OUR WHITTIER STREET CHOICE NEIGHBORHOODS REVITALIZATION WE ARE REBUILDING AND PRESERVING ALL 200 EXISTING PUBLIC HOUSING APARTMENTS WHILE EXPANDING HOUSING OPPORTUNITIES WITH A TOTAL OF 509 UNITS OF MIXED INCOME REGISTER HOUSING. THAT INCLUDES THE -- RENTAL HOUSING.

THAT INCLUDES THE ADDITION OF 104 UNITS DESIGNATED FOR FAMILIES AT OR BELOW 60% OF AREA MEDIAN INCOME.

AT OUR AMERY STREET PROPERTY AT JAMAICA PLAIN, AS WELL AS UTILIZING VACANT BUILDABLE LAND ON THE SITE TO CREATE 362 ADDITIONAL AFFORDABLE AND MARKET RATE UNITS.

IN ADDITION, WE HAVE RECENTLY BEGUN PHASE 2 REDEVELOPMENT AT THE ORIENT HEIGHTS PUBLIC HOUSING DEVELOPMENT IN EAST BOSTON WHICH WILL BRING 88 NEW STATE ASSISTED PUBLIC HOUSING UNITS TO THAT SITE IN ADDITION TO THE 120 ALREADY REBUILT FOR PHASE 1.

IN LOCATIONS WHERE IT'S NOT POSSIBLE TO ADD AFFORDABLE UNITS DUE THE FINANCIAL CONSTRAINTS SUCH AS THE LENNOX CAMDEN HOUSING DEVELOPMENT, OR AT THE BUNKER HILL HOUSING DEVELOPMENT, WE ARE REQUIRING THAT DEVELOPERS MODERNIZE OR REPLACE ONE FOR ONE EACH DEEPLY AFFORDABLE APARTMENT

THAT EXISTS TODAY WHILE  
LEVERAGING THE MARKET TO ASSIST  
WITH THE CROSS SUBSIDIZATION OF  
THESE PUBLIC HOUSING UNITS.  
WE HAVE ALSO UTILIZED OUR VACANT  
LAND AND OUR HOUSING CHOICE  
VOUCHER PROGRAM TO ASSIST IN THE  
CREATION OF AFFORDABLE  
APARTMENTS.

IN THE VERY NEAR FUTURE AT 5  
O'CONNOR WAY, THERE WILL BE A  
NEW 46-UNIT BUILDING OF  
AFFORDABLE HOUSING FOR SENIORS  
BUILT BY THE SOUTH BOSTON  
NEIGHBORHOOD DEVELOPMENT  
CORPORATION AND CARITAS  
COMMUNITIES.

THESE OPPORTUNITIES ARE BEING  
MADE POSSIBLE BY THE BHA'S USING  
OF VACANT LAND AND 22 BHA  
VOUCHER SUBSIDIES TO PROVIDE  
HOUSING FOR SENIORS WHOSE  
INCOMES ARE AT OR BELOW 30% OF  
THE AREA MEDIANS.

THESE ARE A FEW EXAMPLES OF THE  
WORK THAT THE BHA IS DOING AND  
WE WILL CONTINUE TO DO TO  
PRESERVE EVERY SINGLE DEEPLY  
AFFORDABLE APARTMENT THAT WE  
HAVE AND TO UTILIZE OUR EXISTING  
LAND AND VOUCHER PROGRAM TO  
ASSISTANT IN THE CREATION OF  
INFLUENCE UNITS FOR CURRENTS AND  
FUTURE GENERATIONS OF BELOW  
INCOME HOUSING.

THANK YOU.

>> I ALSO WANTED TO RECOGNIZE  
STATE REPRESENTATIVE ELECT JOHN  
SANTIAGO WAS HERE OR IS HERE.  
HE IS ALSO HERE.

WE'RE GOING TO ACTUALLY START  
WITH SOME PUBLIC TESTIMONY TO  
COME UP.

BEFORE WE DO THAT I HAVE SOME  
VERY FEW QUESTIONS.

I WANTS TO THANK AGAIN AT LARGE  
CITY COUNCILOR MICHAEL FLAHERTY  
FOR COMING TONIGHT, THANK YOU.  
AND THEN COUNCILOR JANEY WILL  
HAVE SOME ADDITIONAL QUESTIONS.  
WE'LL THEN CALL FROM PUBLIC  
TESTIMONY THOSE WHO CHECKED THE  
BOX AND SAID THEY WANTED TO  
TESTIFY.

WE'LL HAVE YOU COME UP AND THEY WILL BE HERE FOR SOME OF THAT ON THE PANEL TO RESPOND AND HEAR. SO JUST VERY QUICKLY, I WANTED TO FIRST RECOGNIZE AND THANK YOU ALL FOR COMING HERE TONIGHT, AND I DO REALLY THINK IT WAS VERY IMPORTANT THAT FOLKS HEARD FROM YOU, BILL, ABOUT HOW THE ONE FOR ONE REPLACEMENT WORKS BUT ALSO I WANTED YOU TO REITERATE IT WORKS BECAUSE IN CASES WHERE WE DO NOT HAVE FEDERAL GOVERNMENT AND WHERE WE DO NOT HAVE THE STATE MONEY, HOW IS IT WORKING THEN IN CHARLESTOWN WHEN WE'RE TRYING TO DO ONE FOR ONE HOW WILL IT HAVE TO WORK?

>> VERY CLEARLY WITH THE DEVELOPMENT TEAM AT THE BUNKER HILL HOUSING DEVELOPMENT IN CHARLESTOWN I'VE DRAWN A LINE IN THE SAND.

I'VE ABSOLUTELY INSISTED I WOULD NOT SIGN ON THE DOTTED LINE, THAT THEY AGREE TO REPLACE EACH AND EVERY ONE OF THE DEEPLY AFFORDABLE UNITS, THE LARGEST PUBLIC HOUSING DEVELOPMENT IN NEW ENGLAND, 1110 UNITS, AND ALL THOSE DEEPLY AFFORDABLE UNITS WILL BE REPLACED AS PART OF OUR REDEVELOPMENT EFFORT THERE.

>> I THINK WHAT'S IMPORTANT ALSO THOUGH IS THIS CONVERSATION'S CHANGED THE INVESTMENT OF THE FEDERAL GOVERNMENT AND AFFORDABLE HOUSING HAS CHANGED. SO IN ORDER TO DO THAT WHAT ARE WE LOOKING NOW TO MORE MARKET FORCES?

>> YES.

WHAT I'M BASICALLY TRYING TO DO AT BUNKER HILL AND QUITE FRANKLY AT THE MARY ELLEN McCORMICK HOUSING DEVELOPMENT IN SOUTH BOSTON AND THE HOUSING DEVELOPMENT IN JAMAICA PLAIN, IS TO LEVERAGE THE VALUE OF OUR LAND, THE LAND THAT THE PUBLIC HOUSING COMMUNITIES SIT ON RIGHT NOW WHICH IS QUITE FRANKLY VERY VALUABLE NOW, TO LEVERAGE THE COST OF THAT LAND AND COUPLE IT

WITH THE MARKET RATE HOUSING TO CROSS SUBSIDIZE, IN ESSENCE TO PAY FOR THE REDEVELOPMENT AND REHABILITATION OF THE UNITS. IT IS A RESPONSE TO WHAT I BELIEVE IS A CREATIVE RESPONSE TO THE RAPID RETREAT, LACK OF COMMITMENT FROM THE FEDERAL GOVERNMENT TO PROVIDING ADEQUATE OPERATING AND CAPITAL SUBSIDIES FOR PUBLIC HOUSING HERE IN BOSTON AND THROUGHOUT THE COUNTRY.

>> THANK YOU.

SHEILA, YOU ALSO TESTIFIED RECENTLY AT A WORKING SESSION ON SPECULATION, AND I THINK IT'S REALLY IMPORTANT THAT YOU HIGHLIGHT.

I THINK YOU STATED ALMOST 1,000 UNITS THAT YOU WANTED, THAT THE CITY WAS COMMITTED TO, IF YOU COULD --

>> LIKE I MENTIONED A LOT OF WHAT WE DO -- MOST OF WHAT WE DO IS TO FUND AND PROVIDE LAND FOR THE CREATION OF AFFORDABLE HOUSING.

BUT WHAT WE REALLY NOTICED IS THAT A LOT OF THE PAIN, A LOT OF THE CALLS WE'RE GETTING ARE FROM OCCUPIED BUILDINGS THAT ARE BEING FLIPPED OR BEING OWNED BY SPECULATORS, SO IF WE COULD TAKE SOME OF THE RESOURCES THAT WE USUALLY SPEND TO CREATE NEW AFFORDABLE HOUSING AND GET THAT MONEY IN THE RIGHT HANDS SO THAT CORRECT OWNERSHIP CAN BUY BUILDINGS AND WORK WITH THE TENANTS IN THEM IT WOULD BE A GREATLY, A VERY GOOD WAY TO INVEST OUR AFFORDABLE HOUSING RESOURCES.

ONCE WE PUT MONEY INTO THOSE BUILDINGS, THOSE BUILDINGS WOULD BECOME PERMANENTLY AFFORDABLE HOUSING.

SO WE GET NEW AFFORDABLE HOUSING, IT'S JUST NOT BRAND-NEW, PHYSICALLY.

>> RIGHT.

SO THE QUESTION I THINK, SO I KNOW THAT AS ONE OF THOSE

EXAMPLES IS THE REQUISITION  
OPPORTUNITY FUND WHERE THE CITY  
ACTUALLY HELPS CDC'S BUY TRIBUTE  
DICKERS AND KEEP THEM  
PERMANENTLY AFFORDABLE.

AND THAT'S BEEN VERY SUCCESSFUL  
IN EAST BOSTON.

TELL US ABOUT SOME EFFORTS TO  
MAKE IT FLOURISH HERE.

>> WE'RE STARTING TO PUT  
TOGETHER FUNDERS THAT FUND  
AFFORDABLE HOUSING.

BECAUSE THE CITY FUNDS ABOUT 15  
TO 20 PERCENTS OF THE TOTAL  
DEVELOPMENT COST OF A DEAL IN  
CITY, BUT WE NEED STATE AND  
QUASIPUBLIC SO WE'RE BRINGING  
THOSE FOLKS TOGETHER.

WE'RE ALSO TRYING TO -- NOT  
TRYING BUT TO OUTREACH TO  
BROKERS WHO KNOW OF THESE  
PROPERTIES AND STARTING TO LINE  
THOSE UP.

AND THEN WE HAVE TO GET OUR  
TRADITIONAL AFFORDABLE HOUSING  
DEVELOPERS USED TO THE IDEA OF  
BUYING SOMETHING THAT IS  
OCCUPIED THAT ISN'T PERFECT THAT  
MIGHT NEED ONGOING MAINTENANCE.  
SO IT IS A REEDUCATION OF A  
WHOLE INDUSTRY.

SO THAT WORK RIGHT NOW IS  
ONGOING BUT EVERY DEAL THAT WE  
HEAR ABOUT RIGHT NOW WE ARE  
TRYING TO GET SOMEONE TO BUY.  
AND OUR GOAL IS A THOUSAND  
UNITED NATIONS.

IF WE CAN DO NEERN I'D BE VERY  
PLEASED.

>> OKAY.

I GUESS TO THE WHOLE PANEL  
WHOEVER WOULD WANT TO RESPOND TO  
THIS, YOU HEARD THE WORDS  
MORATORIUM, YOU HEARD THE WORDS  
STOP PLANNING.

YOU LAYERED THE REAL CONCERN IS  
THAT THE PROCESS AND THE TRAIN  
IS LEFT WITHOUT COMMUNITIES AND  
THE COMMUNITIES FOLLOWING.

SO PLEASE RESPOND TO THAT, THOSE  
CONCERNS, AS I'M PRETTY SURE IT  
WILL COME UP MANY, MANY TIMES  
TONIGHT.

WELL, PLANNING ITSELF IS A PROAG

P SO WHAT WE WOULD REALLY LOVE TO HEAR IS THAT THE COMMUNITY PARTNERSHIP THINKING ABOUT THE PROCESS FOR PLANNING.

SO HOW CAN WE BETTER ENGAGE, HOW CAN WE HAVE A MORE PRODUCTIVE DIALOGUE, WHAT ARE THE WAYS WE CAN BROADEN THAT CONVERSATION? PLAN ITSELF, DOESN'T START AND END, AND SO I THINK INSTEAD OF A MORATORIUM LET'S FOCUS TON PROCESS AND HOW WE CAN MORE PRODUCTIVELY SHAPE THAT PROCESS.

WITH PLAN DUDLEY ITSELF AS A INITIATIVE, IT WAS FOCUSED ON REVISITING OF THE EXISTING PLANNING THAT WAS IN PLACE AND USING THAT TO INFORM RFPs.

ISSUANCE OF THE RFPs ISN'T THE END OF THIS PROCESS EITHER, SHEILA CAN SPEAK TO THAT ALSO, BUT IF WE WERE TO LOOK AT PRIVATE DEVELOPMENT ON THESE SITES WHAT DOES THAT PRIVATE DEVELOPMENT LOOK LIKE AND THEN CONTINUING THE COMMUNITY DIALOGUE AROUND SHAPING THAT. SO I THINK WITH PLANNING ITSELF, A MORATORIUM IS CERTAINLY SOMETHING THAT WE HEAR CALLED FOR.

BUT INSTEAD WHAT WE WOULD LOVE TO DO IS THINK ABOUT HOW DO WE CONTINUE TO HAVE MORE PRODUCTIVE DIALOGUE AND MORE PRODUCTIVE PROCESS.

AND TRULY AS SHEILA SET WE ARE HERE TO LISTEN AND REALLY WANT IDEAS ON THAT.

WITH DEVELOPMENT MORATORIUM, DO YOU WANT TO TAKE THAT?

>> I THINK IT'S IMPORTANT, I THINK WE HEARD THE CALL TO NOT SELL CITY LAND.

IN FACT WE ARE NOT SELLING CITY LAND.

THAT NEEDS TO BE IMPORTANTLY STATED, WE ARE LEASING LAND, SO WE REMAIN IN CONTROL OF WHAT HAPPENS THERE.

THE ONLY WAY WE CAN ENSURE TO MONITOR AND HAVE TRANSPARENCY AROUND THE GOOD JOBS PORTION OF OUR RFPs IS TO MAKE SURE WE

MAINTAIN OWNERSHIP OF THAT LAND.  
THE CITY WILL MAINTAIN THE  
PARTICIPATE WITH THE COMMUNITIES  
TO MAKE SURE THAT THE VISION  
LAND WE HAVE PLANNED FOR AND  
PEOPLE HAVE ASKED FOR IS GOOD  
FOR ROXBURY.

>> WHAT ARE THOSE LEASES, TERMS,  
40 YEARS, 99 YEARS?

>> THOSE TERMS ARE 99 YEARS  
RENEWABLE, SO THEY ARE IN  
PERPETUITY.

WHOEVER LET'S SAY THE PROPOSALS  
ARE IN TODAY.

>> THEY ARE.

>> DEADLINE WAS TODAY.

>> I HAVEN'T GOT A LIST SO I  
DON'T KNOW ANYTHING.

>> WHOEVER THEN IS TENTATIVE  
DESIGNATED GOES TO THE COMMUNITY  
PROS MEETS IN FRONT OF THE  
COMMUNITY DOES ARTICLE 8  
ET CETERA WILL THEN SIGN 99 YEAR  
LEASE AND THE LEASE WILL BE  
RENEWABLE AT THEIR OPTION, AND  
ESSENTIALLY IS IN PERPETUITY.

AS LONG AS THEY ARE ON CITY LAND  
THEY WILL HAVE TO ADHERE TO WHAT  
THE RFP STATED AND WHAT THEY  
STATED BACK TO THE COMMUNITY  
THAT THEY'RE GOING TO DO.

>> TALK TO ME ABOUT ENFORCEMENT  
THEN IF THEY DON'T.

IF WE FIND THAT WE HAVE PUT IN  
COMMUNITY SUCH COMMUNITY WORK  
AND EFFORT TO DESIGN AN RFP THAT  
ENSURES THOSE WONDERFUL THINGS  
YOU WERE TALKING ABOUT, THE  
DISPLACEMENT, THE ANALYSIS OF  
THE DIVERSITY OF THE PEOPLE WHO  
GET THE JOBS TO BUILD IT, ALL OF  
THOSE THINGS HAVE BEEN SIGNED  
SEALED DELIVERED 99 YEARS YOU'RE  
THE LESSEE AND LET'S SEE THAT  
PERSON DOESN'T FALL THROUGH TALK  
TO ME ABOUT HOW THE CITY WILL  
ENFORCE.

>> RIGHT.

THE OVERSIGHT OF MANY OF THE  
ITEMS IN THE RFP WILL BE  
OPPORTUNITY BOSTON EMPLOYMENT  
COMMISSION.

SOME OF THEM DND WILL DIMINISH  
THE HOUSING COUGH PLANTS AND

OTHER THINGS OF THE LIKE.  
ONE EXAMPLE WOULD BE THE MOU  
THAT WE'VE SIGNED WITH WINTHROP  
SQUARE.

MILLENIUM PARTNERS WHEN THEY  
WERE AWARDED THE CONTRACT WITH  
THE CITY, SIGNED AN INCLUSION  
AND EQUITY MOU WITH THE CITY  
THAT PROMISED A NUMBER OF  
DIFFERENT THINGS FROM PERMANENT  
HIRING TO CONTRACTORS, TO PEOPLE  
OF COLOR AND WOMEN BEING ABLE TO  
INVEST IN THE PROPERTY,  
ET CETERA, ET CETERA ET CETERA.  
ALL OF THAT RIGHT NOW IS BEING  
MONITORED BY THE TBK, THE  
BOSTON EMPLOYMENT COMMISSION SO  
THIS WOULD FOLLOW A VERY SIMILAR  
TRAJECTORY.

>> WITH THE IS FINES AND SO  
FORTH?

>> YES, THE BRJP HAS FINES TIED  
TO IT.

THIS IS VERY DIFFERENT.  
WE HAVE IN FACT MORE LEGAL  
LEVERAGE BECAUSE WE'RE THE LAND  
OWNERS AND THEY'RE RENTING AND  
THERE'S A LEASE TIED TO IT.  
SO YOU DON'T WANT TO BE IN  
DEFAULT TO A LEASE.  
RIGHT?

>> DO YOU HAVE, I APOLOGIZE IF  
I'M GETTING TOO MUCH INTO THE  
DETAILS BUT DO YOU HAVE  
CLAW-BACK PROVISIONS SAYING  
WE'RE GOING TO TAKE THIS BACK  
FROM YOU?

WHAT WOULD YOU DO TO SAY YOU'RE  
IN VIOLATION IF YOU ARE NOT  
GOING TO BE FINING THEM FOR  
VIOLATION, WHAT WILL YOU DO?

>> IF YOU ARE IN VIOLATION OF  
ANY LAND LEASE YOU CAN BE IN  
TROUBLE WITH YOUR BANKER.  
YOU CAN BE IN TROUBLE OF BEING  
FORECLOSED UPON.

YOU CAN SAY I'M NOT GOING TO  
FOLLOW THE AFFORDABLE HOUSING  
COVENANTS, I'M NOT GOING TO  
PROVIDE AFFORDABLE HOUSING,  
ONE-THIRD ONE-THIRD ONE-THIRD, I  
DON'T AGREE WITH THAT FIVE YEARS  
LATER, WE CAN ESSENTIALLY KICK  
YOU OFF OUR LAND.

THERE IS A LEGAL PROCESS, I DON'T WANT TO OVERSIMPLIFY, WE CAN'T JUST SAY YOU GOT OLEAVE, BUT ULTIMATELY WE HAVE THE LEGAL LEVERAGE TO DO THAT WITH THE LEASE.

>> DID YOU WANT TO ADD?

>> I GUESS I JUST WARRANTED TO ADD ON THE MORATORIUM, I THINK THE LAST TIME I LOOKED IT WAS SKEWED A LITTLE BIT BECAUSE OF SOME EARLY DEVELOPMENTS THAT WERE STALLED IN THE RECESSION BEFORE I WAS IN THIS ROLE AND THE MAYOR WAS ELECTED. BUT WELL OVER 70% OF DND LAND IS GOING TO CREATE DEEPLY AFFORDABLE WITH LONG TERM AFFORDABILITY RESTRICTIONS. QUALITY HOUSING IS BEING BUILT AND THERE ARE THOUSANDS OF PEOPLE IN THE LOTTERY TO GET THOSE UNITS.

WHEN I HEAR OF THE MORATORIUM, I HEAR ABOUT THE ISSUE OF LOTTERIES AND THE PEOPLE THAT REALLY WANT TO LIVE IN THE HOUSING THAT'S BEING BUILT. I THINK WE NEED TO MOVE CITY LAND AS QUICKLY AS WE HAVE BEEN WITH A LOT OF COMMUNITY INPUT WHICH WE'RE GETTING AND DEEP AFFORDABILITY.

I GET WORRIED BECAUSE THERE ARE SO MANY PEOPLE THAT NEED HOUSING AND SHOWING UP TO LOTTERIES. AS YOU ALL KNOW THERE HAVE BEEN A THOUSAND PEOPLE FOR 50 UNITS HERE AND A THOUSAND PEOPLE IN THE LOTTERY FOR 60 UNITS THERE. WE CAN'T SLOW DOWN AND STOP WE ACTUALLY HAVE TO KEEP GOING.

>> JUST ONE OF THE EXAMPLES I THOUGHT WAS A VERY CREATIVE WAY OF ASSURING AT A AS THE LAND HOLDER YOU ALSO -- THAT AS THE LAND HOLDER, WAS IN THE BUNKER HILL HOUSING DEVELOPMENT, I'M GOING TO QUICKLY SUMMARIZE THAT? MY UNDERSTANDING IS IN THAT EXAMPLE WITH THE BHA STILL HOLDING ON TO THE LAND AND BE BEING ABLE TO DEVELOP ON TOP OF IT, IF THERE WAS SO MUCH MONEY

TO BE MADE THE DEVELOPER HAD TO BUILD MORE AFFORDABLE UNITS. THEY CAPPED HOW MUCH MONEY YOU'RE GOING TO BE MAKING OFF OF THAT.

ALSO WITH RESPECT TO THE MARKET AND THE FACT THAT WE ARE ENGAGING IN MARKET NEGOTIATIONS KATY, IF THE DEVELOPER FOUND ONE DAY IT'S TOO HARD DO THIS, THEY WOULD STILL HAVE TO DO THE 1100 UNITS BUT WE WOULD UNDERSTAND HOW THEY COULDN'T DO MORE.

THERE ARE BASELINES THAT WE AS A CITY SHOULD REPLICATE.

WHAT BHA HAS DONE, IT'S VERY IMPORTANT THAT WE SET THOSE STANDARDS VERY CLEAR IN HOW TO MAKE SURE WIND FALLS HAPPEN, BAD ECONOMIES HAPPEN BUT YOU ARE GOING TO BUILD THIS HOUSING AND IT'S GOING TO BE FOR US.

I THINK IT'S IMPORTANT WE DO THAT.

I DON'T FEEL I GOT A VERY CLEAR UNDERSTANDING OF HOW THAT HAPPENS AND HOW IT WILL HAPPEN WITH THE FOUR PARCELS CONSUME PARCELS IN ROXBURY.

I WOULD LIKE YOU TO INVITE YOU TO SEND THAT OVER ABOUT THE LEGAL PROTECTIONS YOU HAVE TO MAKE SURE THERE AREN'T WINDFALLS ON PUBLIC LAND, IF SOMEONE DOESN'T DO IT HOW DO WE MAKE SURE THAT WE GET OUR LAND BACK OR WE GET OUR MONEY BACK OR WE GET THE HOUSING FROM SOMEBODY ELSE.

I JUST THINK THAT THAT SHOULD BE A LITTLE BIT MORE CLEAR ABOUT THAT.

AND ONLY BECAUSE I HAD THE EXAMPLE FROM THE BHA WITH THE BUNKER HILL DEVELOPMENT.

>> IF WE ARE PUTTING IN MONEY WHICH WE PROBABLY WILL TO CREATE AFFORDABLE HOUSING, AND PEOPLE DON'T PERFORM, WE FORECLOSE.

, I THINK WE DO NEED TO GIVE YOU SOME ADDITIONAL, WE'RE WORKING ON THE LEASE AROUND GLAD TO GIVE YOU MORE INFORMATION ON THAT. BUT GENERALLY IF PEOPLE AREN'T

KEEPING THE UNITS AND SELLING OR RENTING THEM FOR WHAT THEY SHOULD, WE WILL FORECLOSE.

>> PART THAT YOU EVOLVE INVOLVE THE FOLKS HERE, AND NOT ONLY IN THE BURDENS THAT WE SHOULD PLACE ON THEM TO CAP TO ASSURE TO MAKE SURE THAT THEY DO WHAT THEY PROMISED TO DO FOR US AND TO INVOLVE THE COMMUNITY IN THAT AS WELL.

I THINK THAT'S A WONDERFUL OPPORTUNITY INVOLVING THE NONPROFITS IN PART OF THE STEWARDSHIP.

I KNOW THAT SOME OF THEM ARE ALREADY MONITORING, GOING TO JOB SITES RIGHT NOW ON A REGULAR BASIS TO MAKE SURE THE CITY IS AWARE.

THEY'RE PUTTING ALREADY A LOT OF EFFORT AND WORK INTO THOSE THINGS.

SO I WANTED TO MAKE SURE THAT WAS AN OPPORTUNITY NOT LOSS.

AS YOU MENTIONED SAIR R THIS IS A PROCESS, ONE SUGGESTION IS COMMUNITY STEWARDSHIP IN THE LEASES AS WELL.

I'M GOING TO TURN IT OVER TO MY COLLEAGUE.

>> THANK YOU SO MUCH.

BEFORE I ASK A COUPLE OF QUESTIONS, AND I KNOW WE WANT TO OPEN IT UP FOR PEOPLE WHO WANT TO GIVE SOME MORE PUBLIC TESTIMONY, I JUST WANTED TO ACKNOWLEDGE SOMEONE ELSE IN THE ROOM, JOYCE FAIRBOW BOLIN IMRVETION, THE WIFE OF THE FORMER CITY COUNCILOR BRUCE BOLING, WE APPRECIATE THE APPLAUSE BUT IT IS EATING INTO OUR TIME.

I WANT TO MAKE SURE ARE THAT WE GIVE TIME FOR FOLKS THAT ARE HERE.

I WANTED TO FOLLOW UP, YOU HEARD IN THE EARLIER PANEL, ZONING, ZBA, ARTICLE A, CAN ANY OF YOU RESPOND TO PROPOSED CHANGES TO ZONING?

>> SPECIFICALLY, I THINK WHEN SOME OF THE PROPOSED WE CAN HAVE

A CONVERSATION ABOUT PROPOSED CHANGES TO THIS ZONING AND TO ARTICLE 50.

CURRENTLY WHEN THERE IS A DEVIATION FROM WHAT'S IN THE ZONING ORING DEVIATION TO THE F.A.R, THAT VARIANCE HAS TO BE SOUGHT, VARIANCES SOUGHT BY THE ZBA ULTIMATELY THAT IS A BODY THAT IS NOT DIRECTLY CONTROLLED BY ANY CITY DEPARTMENT, IT IS COMPRISED OF COMMISSIONERS WHO ARE VOTING.

CERTAINLY THE CITY PROVIDES THEIR OWN REPRESENTATION, BPDA PROVIDES A RECOMMENDATION, THOSE ARE INFORMED BY WHAT WE KNOW AS CONTEXTUALLY SENSITIVE, COMMUNITY INPUT IS DEFINITELY FACTORED INTO THOSE ZBA DECISIONS.

WE WELCOME THE CONVERSATION. WELCOME THE CONVERSATION AROUND ZONING, WELCOME THE CONVERSATION ABOUT WHERE EXISTING ZONING ISN'T WORKING EFFECTIVELY AND WHAT CHANGES NEED TO BE PUT IN PLACE SO WE CAN INSTRUMENTAL PRESERVE NEIGHBORHOODS AND THINK ABOUT WHERE WE'RE ENHANCING EQUITABLY.

I THINK ALL THE ROXBURY PLANNING TEAM IS VERY OPEN TO HAVING THAT DIALOGUE.

>> THIS IS A CITY COUNCIL HEARING, THE RESIDENTS WILL HAVE AN OPPORTUNITY OSPEAK.

WE'RE TRYING TO MAKE THE PRESENTATIONS BRIEF.

WE HAVE TRIED THE HAVE THE FIRST PANEL TO BE FROM THE COMMUNITY. PLEASE BE PATIENT.

THERE ARE A LOT OF PEOPLE HERE WHO WANT TO SPEAK.

WE ARE WEAVING PUBLIC TESTIMONY INTO PANELS SO PEOPLE DON'T HAVE TO WAIT UNTIL THE END.

SO WE HAVE ADDITIONAL QUESTIONS.

--

>> THE PEOPLE WHO WILL BE SPEAKING FIRST ARE THE ONES THAT SIGNED OFF AND CLICKED OFF THAT THEY WILL BE TESTIFYING.

THAT LIST IS WITH MY AND WE WILL

SHORTLY CALL THAT LIST TO  
TESTIFY WHILE THE CITY IS HERE  
TO LISTEN.

ARE.

>> CHIEF DILLON I WANT TO COME  
BACK TO YOUR POINT AROUND  
INVESTING RESOURCES INTO HOME  
OWNERSHIP.

CAN ANYONE ON THE PANEL TELL US  
HOW MUCH WE CAN EXPECT IN  
PROPERTY TAX REVENUE, GIVING  
WHAT'S HAPPENING IN TERMS OF  
THIS BUILDING BOOM, HOW MUCH  
MONEY DO WE ANTICIPATE?

AN EXAMPLE I ANTICIPATED, WAS  
LOOKING AT 1 DALTON PLACE AND  
THAT ONE LUXURY TOWER BUILDING  
ALONE IS EXPECTED TO GENERATE  
\$10 MILLION.

DO WE HAVE A SENSE OF HOW MUCH,  
OVER A THREE YEAR PERIOD, WE CAN  
EXPECT TO GENERATE WITH TAX  
REVENUE, AND HOW MUCH OF THAT WE  
WILL THEN REINVEST AS A CITY  
INTO AFFORDABLE HOUSING?

>> I DON'T HAVE THE -- HOW MUCH  
IS BEING RAISED FOR THE NEW  
DEVELOPMENT.

I CAN GET THAT EASILY FOR YOU  
COUNCILOR, YOU WILL HAVE IT THIS  
WEEK.

WE GET FUNDING FOR AFFORDABLE  
HOUSING THROUGH MANY RESOURCE  
HE, THROUGH THE CITY COUNCIL,  
THE BUDGET PROCESS, WE GET SOME  
FEDERAL FUNDS, WE GET MONEY FROM  
COMMERCIAL DEVELOPERS AND  
RESIDENTIAL DEVELOPERS AND OTHER  
THINGS AS WELL.

SO WE'RE ALWAYS LOOKING FOR NEW  
RESOURCES BUT I CAN GET YOU  
THAT.

>> ALL RIGHT.

I WANT TO -- I KNOW FOLKS HERE  
ARE ARRANGES TO SPEAK.

-- ARE ANXIOUS TOSPEAK.

RATHER THAN ME ASKING MORE  
QUESTIONS, AGAIN WITH THE  
APPLAUSE, EVERYONE APPRECIATES  
THE APPLAUSE BUT IT IS EATING  
INTO OUR TIME.

OKAY?

SO EXCUSE US.

>> THE FIRST PERSON THAT I WILL

CALL UP THE FIRST THREE PEOPLE.  
THEY CAN STAND AT THE PODIUM  
ABOUT I HAVE CLIFTON  
BRAITHWHITE, SYLVIA LATIMOR, AND  
PHYLLIS FCC McQUARY.

McQUARY.

>> HOW ARE YOU DOING EVERYBODY,  
COMMUNITY, I'LL BE BRIEF.

ARE WE WORRIED ABOUT THE  
OVERLOAD OF PEOPLE COMING FROM  
OUT OF BOSTON.

WE'RE TALKING REALLY GREAT ABOUT  
THIS HOUSING, YOU GUYS KNOW THAT  
I'M DILIGENT IN DOING WORK THAT  
I DO.

ARE WE GOING TO GET OVERLOADED  
FROM THE SUBURBS COMING INTO OUR  
TOWN WHEN WE CAN LOOK IN ROXBURY  
ANYWHERE FROM MATTAPAN WITH THE  
HOMELESS RATE.

I'M CONCERNED ABOUT MY ELDERS  
BUT ABOUT THE TEENAGERS, 16 INTO  
THE 20 AREA, YOUNG FAMILIES  
DEVELOPING.

I HAVEN'T HEARD 9 TALK ABOUT  
THAT.

ASHMONT THAT WAS DEVELOPED AS  
AFFORDABLE HOUSING, I REALLY  
DON'T LIKE THAT TERM AFFORDABLE,  
BECAUSE IT IS THE OPPORTUNITY  
THAT WE ARE NOT GETTING OUR  
COMMUNITIES TO BE ABLE TO  
PROVIDE FOR OUR FAMILIES.

I'D LIKE LATER ON FOR US TO FIND  
ANOTHER WAY TO CALL IT THAT.  
BUT ARE WE TAKING MEASURES TO  
LOOK AT THE OVERLOAD COMING INTO  
THE COMMUNITY, THE RESIDENTS I  
HEAR SPEAK OF FIRST, WE DESERVE  
FIRST, NOTHING WRONG WITH OTHER  
PEOPLE DMOMG BUT IT IS OUR TURN,  
MATTAPAN, TO THE SOUTH END, WE  
LOST THE SOUTH END A LONG TIME  
AGO.

STOP THE APPLAUSE EVERYBODY.  
HOW ARE WE GOING TO PROTECT OUR  
COMMUNITY, OUR FAMILIES, REALLY  
PROTECT THEM?

BECAUSE AT ASHMONT STATION I  
KNOW OF MANY PEOPLE ONCE THEY  
GOT EVICTED THAT SAME UNIT  
BECAME REGULAR MARKET RENT TALKING ABOUT HAS  
NOT HAPPENED ON THE UNDER CUT.  
I'M NOT TALKING ABOUT ON PAPER,

I'M TALKING ABOUT ACTUALLY WHAT I KNOW.

IF I HAVE TO GET THOSE PEOPLE TO BRING IT BEFORE THE COUNCIL -- WHOO --

>> I'LL RECOGNIZE THEM SHORTLY.

>> WE HAVE TO HAVE A DEFINED PLANT AND WHAT ABOUT THE ART AND CULTURE WORLD, ONE FOR HOUSING BECAUSE A LOT OF US HERE, NOT LIKE PHILADELPHIA WHERE THE COUNCILORS SUPPORT ART AND CULTURE.

THERE'S A FEW UP HERE THAT SUPPORT WHAT WE DO IN THE COMMUNITY BUT WE NEED IT TO BE ALL THE WAY AROUND.

AND WHAT ABOUT THE MEN AND WOMEN BECAUSE IT'S NO LONGER EPIDEMIC JUST BLACK MEN GETTING LOCKED UP.

WHAT ABOUT THE WOMEN GETTING LOCKED UP THAT CAN'T GET PUBLIC HOUSING, WHERE ARE THEY GOING TO GO AND WE GOING TO GO?

I'M HERE TO HELP Y'ALL AND FIGURE IT OUT BUT I'M NOT

AGAINST WHAT YOU'RE SAYING BUT I DON'T BELIEVE IT BECAUSE I'VE SEEN IT HAPPENED TIME AND TIME DOWNTOWN IN MY COMMUNITY.

HOW WE'LL BE ACCOUNTABLE AND STAY ON TOP OF THEM BECAUSE WE HAVE ENOUGH POLICE RIGHT NOW THAT WILL WATCH THAT AND SMARTER THAN ME.

HOW ARE WE GOING MAKE THAT HAPPEN?

THANK YOU.

>> ON THAT NOTE WE TALKED ABOUT HOW MANY ARE REGISTERED VOTERS IN THE LAST ELECTION.

CAN WE HAVE A RAISE OF HAND?

>> EVERYBODY WHO VOTED RIGHT THERE -- RENT CONTROL.

WE ALL NEED TO BRING IT BACK.

LET'S START IT RIGHT NOW.

CAN YOU SPEAK INTO THE MICROPHONE?

>> I'M FROM THE CANDID PROJECTS I'M TALKING FOR A LOT OF OF THE TENANTS IN OUR BUILDING RIGHT NOW THAT ARE KIND OF NERVOUS ABOUT WHAT'S GOING ON.

WE'RE UNDERGOING MANAGEMENT AND WE'RE CONCERNED ABOUT RENOVATION TO TAKE PLACE OVER THERE IN TERMS OF A LOT OF US DON'T UNDERSTAND A LOT OF THE TALK ABOUT LEVERAGING THE LAND EXACTLY WHAT DOES THAT MEAN IN TERMS OF HOW DOES IT GET PROMISES THE DEVELOPERS ARE GOING TO CONTINUE TO LIVE UP TO THEIR PROMISES IN TERMS OF RETURNING PEOPLE TO THEIR APARTMENTS AFTER THE APARTMENTS HAVE BEEN RENOVATED.

WILL THEY BE ABLE TO COME BACK TO THEIR SAME APARTMENTS?

WE'RE WORRIED ABOUT THE HARD NUMBERS THERE.

WE'RE WORRIED ABOUT HOUSING AND THE 99 YEAR THING SIT A 40-YEAR THING WHERE AFTER A CERTAIN TIME PERIOD THEN EVERYTHING EXPIRES AT THE V.H.A. AND I'VE LIVED THERE 14 YEARS AND WATCHED THE CONDITIONS DETERIORATE AND I HEAR WORDS LIKE WINDFALL AND EVERYTHING.

I DON'T SEE HOW ANY PRIVATE DEVELOPER'S GOING TO GET A WINDFALL.

IT'S ROACH-INFESTED, DELAPIDATED CRUMBLING BUILDINGS.

I'M CURIOUS HOW THE MANAGEMENT COMPANIES ARE SO INTERESTED IN TAKING OVER THE PUBLIC HOUSING.

HOW ARE THEY GOING TO GET A WINDFALL OFF THAT, YOU KNOW?

THESE ARE JUST QUESTIONS THAT I HAVE AND I WANT TO MAKE SURE THE GUARANTEES WILL BE ENFORCED IN A FEW YEARS FROM NOW WILL EVERYTHING LOOK DIFFERENT AT THE PROJECTS?

>> WE'LL TRY TO GET MORE PUBLIC TESTIMONY.

BY THE WAY, EACH ONE OF THE PANELISTS REPRESENT AGENCIES HAVE REPRESENTATIVES HERE AS WELL WILL BE STAYING THROUGH OUT.

>> I'MX! GLORIA AND WITH ECONOMIC DEVELOPMENT MY NAME I'M HERE BECAUSE I LOST MY HOUSING BECAUSE OF THE PROGRAM AND

THEY'RE THE ONES THAT PUT  
HOMELESS PEOPLE OUT AND THE  
ECONOMIC DEVELOPMENT I'M SUMMON  
THE PEOPLE THAT COME THERE.  
I GOT BEAT UP.  
I'VE BEEN PUT IN THE STREET FOR  
TELLING [INDISCERNIBLE] AND I'M  
IN THE STREET HOUSE.  
THE PROGRAM DID THIS TO ME.  
IT DOESN'T MAKE NO SENSE.  
MY STORAGE IS THE SAME STORAGE  
THAT PUT THE HOMELESS AND I'VE  
NEVER HAD SO MANY GUNS PULLED ON  
ME IN MY LIFE.  
GETTING BEAT UP AND GETTING  
ASSAULTED AND BROUGHT TO HOUSE  
COURT AND THE LAWYER TALKING TO  
THE JUDGE AND I'M HOMELESS AND  
LISTENING TO YOU ALL.  
I REACHED OUT TO KIM JANEY'S  
OFFICE.  
MAYOR MENINO'S NAME IS ON THAT  
PLAQUE AND GOVERNOR PATRICK AND  
I'VE BEEN ON TVX  
WHAT I'M GOING THROUGH.  
I'M 61 YEARS OLD AND I SHOULDN'T  
BE IN THE STREET.  
WHEN YOU GO FROM POLITICIAN  
THEY'RE SUPPOSED TO DO SOMETHING  
FOR YOU.  
I SHOULDN'T BE IN THE STREET AND  
TALKING ABOUT RECOVERY.  
THERE'S NO RECOVERY THERE.  
I NEVER HAD SO MANY GUNS PULLED  
ON ME.  
WHO IS SUPPOSED TO BE GETTING  
RAPED AND BEAT UP AND HERE I AM,  
MY GRANDCHILDREN AND ME, LOOK  
HOW I'M LIVING.  
SOMEBODY NEEDS TO DO SOMETHING  
ABOUT THAT.  
HE WORKS WITH THE MAYOR'S OFFICE  
AND I NEED SOME HELP HERE.  
THEY NEED TO DOiN SOMETHING ABOUT  
THE DIRECTOR TAMMY, SHE ALLOWED  
THIS.  
SHE GOT A RELATIVE LIVING  
PASSING OUT OPIATES.  
THEY CALLED POLICE AND PULLED  
THEIR GUNS ON ME.  
THEY COULD HAVE KILLED ME.  
DO YOU HEAR ME?  
I'M 61 YEARS OLD.  
I VOTED FOR YOU.

I VOTED FOR ALL THESE  
POLITICIANS BUT I'M 61 YEARS OLD  
A WOMAN OF COLOR.  
I SHOULDN'T BE IN THE STREETS.  
I'VE BEEN WAITING ALL THESE  
HOURS.  
I'M SICK.  
NOBODY SHOULD BE TREATED LIKE  
THIS.  
YOU NEED TO INVESTIGATE AND SEE  
WHAT THEY'RE DOING TO PEOPLE  
LIKE MYSELF.  
THEY JUMPED ON MY BED AND PUT  
THEIR HAND ON MY GRAND KID ONE  
STAFF KICKED THE DOOR TO MY  
KNEE.  
THEY HAD ME SIGN A PAPER THAT  
SAID 2009 THEY'RE COOKING THE  
BOOKS.  
THEY'RE DOING EVERYTHING THEY  
CAN BUT I SHOULDN'T AND I HAD A  
NEIGHBOR OVER+Y MY HEAD AND THEY  
NEVER LET ME GET NO SLEEP.  
AS SOON AS I REPORT TO CITY  
HALL, TAMMY, YOU SHOULDN'T DO  
THAT, NEXT THING YOU KNOW I'M  
BEING PUT IN THE STREET.  
I COMPLAINED TO METROPOLITAN  
HOUSE, I'M STILL LOST BUT YET  
THE HOUSE OFFICER, MICHELLE BEAL  
SHE DID NOTHING.  
NOW I'M IN THE STREET AND NOW I  
HAVE TO GO SOON BECAUSE I HAVE  
TO GET A BED AT ROSE'S.  
BUT EVERYBODY'S SUPPOSED TO FEEL  
SAFE.  
WE'RE NOT SUPPOSED TO HAVE GUNS  
PULLED ON YOU BUT THIS VICTORY  
PROGRAM THEY PUT THE HOMELESS  
PEOPLE OUT IN THE STORAGE AND I c  
IT, I HAD TO SEE TAMMY THE  
DIRECTOR WHEN I GO TO THE  
HOMELESS CLINIC TO TRY TO GET MY  
MEDICINE, THERE SHE.  
THEY NEED TO FIRE HER.  
WE DON'T SERVE THIS KIND OF  
STUFF.  
I'M 61 YEARS OLD.  
I CAN'T EVEN HAVE MY GRANDKIDS  
NO MORE.  
I DESERVE TO BE TREATED LIKE A  
PERSON.  
YOU'RE SUPPOSED TO HAVE FAITH IN  
THE JUSTICE SYSTEM.

>> MA'AM, I WANT TO MAKE SURE --  
>> I UNDERSTAND BUT I HAVE TO  
GET MY POINT ACROSS.  
I'M A DIABETIC I'M GETTING SICK.  
I JUST WANT Y'ALL TO HEAR MY  
STORY.

>> THANK YOU.  
NEXT THREE STEVEN JONES, MELINDA  
STEWART, CALVIN MACK.÷O  
STEVEN JONES, MELINDA STEWART,  
CALVIN MACK.

>> I DIDN'T KNOW WE COULD RUN UP  
HERE BECAUSE I WANTED TO GET UP  
HERE AND BE ABLE TO SPEAK.  
I'M LISTENING AND I HEAR WHAT  
THEY'RE SAYING.

I HEAR WHAT MS. GLORIA WHAT  
YOU'RE SAYING AND I GOT TO SAY  
WHAT MS. GLORIA EXPERIENCED IS  
ONE HAVE DONE AND THAT'S  
NOTHING.

WATCHED ONE SUFFER.

GO THROUGH

WATCH ONE BE DRAGGED THROUGH THE  
COURTS TO REPRESENT THEMSELVES  
TO SAFE A ROOF OVER THEIR HEADS  
AND AT WHAT COST.

THIS, WHATEVER YOU CALL THIS, I  
DON'T KNOW WHEN IT STARTED BUT  
PEOPLE KEEP TELLING ME THIS HAS  
BEEN GOING ON FOR YEARS, I SAID  
WHERE HAVE I BEEN?

THEN I THOUGHT ABOUT IT.

1999 I LOST MY MOTHER BEHIND THE  
SAME THING AND IT'S REPEATING  
ITSELF.

I'M ON MY FOURTH EVICTION.

TWO EVICTIONS IN THE S.J.C.

COURT.

I FOUGHT FOR TWO WHOLE YEARS  
BACK AND FORTH EVERY WEEK IN THE  
COURTS.

BOSTON ÷SHOUSING, NO ONE WAS IN MY  
BEST INTEREST.

AND I AM NOT JUST A VOICE FOR  
MYSELF BUT MANY MORE BECAUSE I  
HAVE TO TAKE ON THE  
RESPONSIBILITY TO INTERVENE AND  
DO INVENTIONS IN ONE THAT IS  
ALSO EXPERIENCING THE SAME THING  
SO SOMETIMES AT NIGHT I HAVE TO  
STAY UP ALL NIGHT TRYING TO CALM  
DOWN ONE READY TO TAKE THEIR  
LIVES OVER A ROOF OVER THEIR

HEADS AND ONES NOT CARING.  
YOU CAN TELL US TO BANG ON EVERY  
DOORS AND EVERY DOOR WE'RE SENT  
TO CLOSED OR NEVER OPENED.  
I WANT TO STATE THIS, THIS IS  
JUST THE BEGINNING BECAUSE WE  
ARE NO LONGER GOING SIT DOWN ON  
THIS ANYMORE.  
WE APPRECIATE THIS MEETING AND  
WE ARE LOOKING FORWARD FOR MORE  
LEADERS SO NOT JUST YOU ALL.  
THANK YOU ALL.

>> BEFORE YOU SPEAK AGAIN IF YOU  
CAN STATE YOUR NAME.

>> MELINDA STEWART I RAN FOR  
STATE AND THEN WENT UNDER  
ATTACK.

ROOF TAKEN OVER MY HEAD.  
EIGHT YEARS BEING THE BEST  
TENANT.

;;;MODEM DROP

SO WE MAY BE PROTECTED FOR 40  
YEAR BUT AFTER 30 YEARS THEN  
WHAT?

I'M SAYING IN THE AREA WHERE I  
LIVE A LOT OF PEOPLE ARE MOVING  
IN AND WHEN THEY'RE MOVING IN  
FROM OUTSIDE THESE BUILDINGS ARE  
BECOMING CONDOMINIUMS.

CONDOMINIUMS ARE ON THE RISE.

IT'S ON BROOK LEDGE AND

CONDOMINIUMS ARE COMING.

CONDOMINIUMS ARE COMING.

THEY'RE ON HUMBOLDT AVE AND

BEING BUILT AND WE'RE BEING

PUSHED OUT BUT WE NEED TO

REMAIN.

I'VE BEEN LIVING IN THIS AREA --

I'M 60 YEARS OLD.

I'VE BEEN LIVING HERE -- I WAS

BROUGHT HERE WHEN I WAS 3.

I'VE BEEN HERE 57 YEARS BUT

WE'RE BEING SLOWLY PUSHED OUT

AND WE NEED TO REMAIN PROTECT.

THANK YOU VERY MUCH AND GOD

BLESS ALL Y'ALL AND THANK YOU

FOT COMMUNITY FOR LETTING US

SPEAK.

>> THANK YOU, JUANITA.

>> I BACK TO ACKNOWLEDGE

COUNCILOR AT-LARGE HAS JOINED

US.

>> WE'RE LOOKING AT NEW WE

ALWAYS HAVE TO LOOK IN THE REARVIEW MIRROR TO ENSURE THE AFFORDABLE HOUSING.

>> I WANT TO BRIEFLY RESPOND FIRST AND FOREMOST [INDISCERNIBLE] WE CONTINUE TO MEET WITH THE RESIDENTS AND THE TASK FORCE TO GET ACCURATE INFORMATION.

[INDISCERNIBLE] OUR APPROPRIATELY SIZED FOR THEIR FAMILIES.

IF THEY ARE OVER HOUSED NOW, FOR EXAMPLE AND THEY'RE IN A FOUR-BEDROOM AND ONLY NEED A TWO-BEDROOM THEY'LL BE MOVED BACK TO A TWO-BEDROOM TO MAKE AVAILABLE A FOUR-BEDROOM UNIT FOR A FAMILY ON OUR WAITING LIST OR IS IN THAT DEVELOPMENT THAT IS UNDER HOUSED.

BUT WE HAVE A COMMITMENT TO MAKING SURE EVERYBODY THERE STAYS ON SITE EVEN DURING THE RENOVATION AND CAN MOVE BACK TO THEIR SPECIFIC UNIT IF THEY'RE APPROPRIATELY HOUSED.

THE 357 UNITS NOW WILL CONTINUE TO BE DEEPLY AFFORDABLE.

FOLKS WILL CONTINUE TO PAY 30% OF THEIR INCOME FOR RENT AS ESTABLISHED BY FEDERAL LAW.

THEY'LL CONTINUE TO HAVE THE APPROPRIATE GRIEVANCE PROCEDURES THEY HAVE NOW BASED ON FEDERAL LAWS SO IN MY VIEW, WHAT WE'RE DOING THERE IS UPGRADING A COMMUNITY BADLY IN NEED OF INVESTMENT AND WE WILL DO THAT AND PRESERVE THE UNITS FOR EXISTING -- EXISTING RESIDENTS AND I'LL LEAVE A CARD AND SPEAK WITH THE WOMAN, I DON'T KNOW WHERE SHE WENT I'LL GIVE YOU MY CARD. WE MET BEFORE.

I'LL GIVE HER MY CARD AND WE'LL BE ABLE TO TALK TO HER ON AN INDIVIDUAL BASIS.

>> CAN ANY OF YOU TALK ABOUT HOW MANY UNITS PARTICULARLY IN ROXBURY ARE IN EXPIRING USE? WHAT ARE WE IN DANGER OF LOSING IN HOUSING STOCK AND WHAT AFFORDABLE ACTIONS BECAUSE WE

WANT TO MAKE SURE IS THIS BASED  
ON SOLUTIONS AN WHAT ACTIONS DO  
WE NEED TO MAKE SURE WE TAKE TO  
MAKE SURE THEY STAY AFFORDABLE.

>> I DO HAVE THAT.

I CAN COME BACK TO THAT BUT I  
WANT TO MAKE SURE I HAVE MY  
NUMBERS RIGHT BUT I DID BRING  
THAT TONIGHT.

>> MOVING ON THE LIST I HAVE  
RACHEL BURK, DANIEL MAN DOV --  
MANDOLA, CORINA ANDREWS.  
I'M GOING TO KEEP GOING THROUGH  
THE LIST UNTIL WE HAVE THREE  
STAND AT THE MIC.

>> HELLO I'M CORINA ANDREWS.

>> BEFORE YOU START I'M GOING TO  
CALL UP TO MAKE SURE I HAVE  
THREE PEOPLE.

>> RACHEL MENDOLA IS NOT HERE?  
I HAVE SHERYL SPENCE AND MARK  
DRASDEN.

McANDREWS.

>> HELLO.

I'M CORINA ANDREWS.

I'D LIKE TO THANK COUNCILOR  
JENNING FOR COMING ONE OF OUR  
MEETINGS.

I'M A STABILIZATION WORKER IN  
THE BOSTON AREA.

IDEAL WITH CLIENTS WHO WERE IN  
SHELTER PROGRAMS THAT MOVED INTO  
THE APARTMENTS AND MY JOB IS TO  
MAKE SURE THEY STAY PERMANENTLY  
HOUSED.

SO IT'S JUST GOING TO BE BRIEF.

I WANT YOU TO TAKE INTO  
CONSIDERATION THE TWO BARRIERS  
THE CLIENTS ARE NOW HAVING THE  
FIRST ONE IS THE RENT THAT IS  
BEING INCREASED EVERY OTHER YEAR  
FOR LANDLORDS AND THE SECOND IS  
BACKGROUND CHECKS AND CREDIT  
CHECKS.

IT'S MAKING IT VERY DIFFICULT  
FOR SOME PEOPLE WHO HAVE BAD  
CREDITS AND THAT MEANS YOU'RE  
UNABLE TO BE HOUSED BECAUSE OF  
BAD CREDITS I'D LIKE TO TAKE  
THAT INTO CONSIDERATION AND  
THAT'S IT.

THANK YOU VERY MUCH.

>> SHERYL SPENCE, 33 MONTBURT

STREET IN ROXBURY.

I'LL BE TALKING ABOUT THE  
UPZONING AND THE LACK OF THE  
VOICES TO BE HEARD IN FRONT OF  
THE ZBA DURING THE APPEAL  
PROCESS.

SO THIS IS REGARDING 33 COPELAND  
STREET.

THE PLANS SCHMIDT BY THE  
DEVELOPER FOR THE VACANT PARCEL  
NEEDED SIGNIFICANT ZONING RELIEF  
CONSISTING OF NINE VARIANTS  
BECAUSE THE PLAN IS OUT OF SCALE  
WITH THE EXISTING NEIGHBORHOOD.  
THE MORE LAND STREET DISTRICT IS  
WITH A PROJECT EIGHT UNITS  
MAKING THE PROJECT OVERCROWDED  
ON THE LOT AND REMOVING MOST THE  
TREES.

MULTI-FAMILY HOMES ARE FORBIDDEN  
USE ON THE HISTORIC DIRECT.

WHEN THE DEVELOPER BOUGHT THE  
PROPERTY IT CONSISTS OF TWO LOTS  
AND THE COPELAND ADDRESS DOES  
NOT MEET THE MINIMUM FRONTAGE  
REQUIREMENTS TO BE APPROVED IT  
WOULD MEAN ALLOWING EIGHT UNITS  
TO BE BUILT BEYOND SOMEONE  
ELSE'S HOME.

IT'S LIKE PUTTING A HOME IN THE  
MIDDLE OF A BASEBALL DIAMOND IS  
BASICALLY WHAT IT IS AND WE SENT  
PHOTOS TO THE CITY TO SEE WHY  
THE ABUTTERS WERE DESIGNED AND  
PLANS FOR EYE MULTI-FAMILY HOME  
SHOULD HAVE ENDED THERE.

INSTEAD OF GRANTING THE ABUTTERS  
THE ZBA APPROVED A PLAN FOR  
LUXURY CONDOS.

THE DEVELOPER HAS SAID THE  
SELLING PRICE WILL BE BETWEEN  
\$600,000 TO \$700,000.

MANY RESIDENTS LIVING AROUND THE  
RESIDENTS COULD BE DISPLACED.  
A MORE REASONABLE DESIGN WAS  
NEEDED HERE.

ONE THAT TAKE INTO ACCOUNT THE  
EXISTING NEIGHBORHOOD.

COUNCILORS FLAHERTY AND WU BOTH  
OPPOSED THE PROJECT SUPPORTING  
THE ABUTTERS IN ASKING FOR AN  
AER ARE.

ONE MEMBER OF ZBA AOPPOSED.

THREE NEIGHBORHOOD ASSOCIATIONS

AN NINE NEIGHBORHOOD  
ASSOCIATIONS AN ROXBURY PATH  
FORWARD NEIGHBORHOOD ASSOCIATION  
ALL OPPOSE THE PROJECT ASKING  
FOR MORE TIME TO RESOLVE THE  
ABUTTER CONCERNS.  
ALL OUR LETTERS WERE IGNORED OR  
NOT ACKNOWLEDGED.  
NO MATERIAL CHANGES WERE MADE BY  
THE DEVELOPER.  
IT WAS A PROCESS WITHOUT SUPPORT  
FOR RESIDENTS BECAUSE THE  
PROJECT KEPT MOVING FORWARD.  
THAT WILL ALWAYS BE PROCESS

WITHOUT ACCOUNTABILITY UNTIL  
THEY SUPPORT RESIDENTS.  
THIS PROPOSAL FLIES IN THE FACE  
OF THE TYPE OF NEIGHBORHOOD WE  
ARE TRYING TO RETAIN IN ROXBURY.  
ONE WHERE THE OWNER OF A SINGLE  
CONDOMINIUM APARTMENT IS TREAT  
WITH THE SAME FAIRNESS AND  
RESPECT GIVEN TO A DEVELOPER  
GIVEN PROPERTIES AND THE  
DEVELOPER STATED PUBLICLY HIS  
PLANS TO MAKE EXTENSIVE REPAIRS  
TO A RETAINING WALL.

>> YOUR TWO MINUTES HAVE GONE.  
IF IT'S WRITTEN TESTIMONY YOU  
CAN SUBMIT --

>> AT THE ZBA I GET THE SAME  
THING, SHUT UP AND MOVE ON.

>> I DID NOT SAY THAT.

I APOLOGIZE IF YOU TOOK IT THAT  
WAY.

>> MY VOICE IS NEVER HEARD.  
IT'S CUT OFF.

>> IF HAVE YOU WRITTEN TESTIMONY  
AND I ENCOURAGE ANYONE BECAUSE  
OF TIME CONSTRAINTS TO SUBMIT  
THE ACTUAL WRITTEN PRODUCT TO  
THE CITY COUNCIL.

MARK.

>> THANK YOU VERY MUCH  
COUNCILORS.

IT'S A PLEASURE TO SEE YOU.

THANK YOU FOR HOLDING THIS  
HEARING ON THIS EXTRAORDINARILY  
IMPORTANT ISSUE.

I'M MARK DRASDEN A RESIDENT OF  
ROSLINDALE I'VE LIVED THE LAST  
47 YEARS AND DIRECTOR OF THE  
REGIONAL PLANNING AGENCY FOR THE

METROPOLITAN PLANNING COUNCIL.  
BECAUSE TIME IS SHORT I'M ONLY  
GOING HIT A FEW POINTS.

WE HAVE A SUBSTANTIAL HOUSING  
PRACTICE AND IT'S ONE OF THE  
MOST IMPORTANT ISSUES FACING THE  
CITY, INNER CORE AND THE ENTIRE  
REGION.

WE WORK ON ANTI-DISPLACEMENT  
ISSUES THROUGH RESEARCH AND  
PUBLIC POLICY ON A MUNICIPAL  
LEVEL AND AT THE STATE LEVEL AS  
WELL.

OUR FOCUS IS IN THE HOUSE ARENA  
ON DEVELOPING ADDITIONAL HOUSING  
TO MEET THE NEED TO MAKE SURE AS  
HIGH A PERCENTAGE IS AFFORDABLE  
AND I MEAN REALLY AFFORDABLE.  
MAKING SURE WE PRESERVE EXISTING  
AFFORDABLE UNITS WHICH HAS BEEN  
MENTIONED A FEW TIMES IT'S  
CRITICAL.

AND WE HAVE A SPECIAL CONCERN  
ABOUT -- IT WAS FAST BUT I  
DIDN'T THINK IT WAS THAT FAST.

>> AND SORRY.

>> AND A CONCERN FOR PEOPLE WITH  
DISABILITIES.

CRITICAL THINGS TO KEEP IN MIND.

EVERYONE NEEDS TO BUILD  
ADDITIONAL HOUSING AND  
ESPECIALLY AFFORDABLE HOUSING.

EVERY NEIGHBORHOOD IN BOSTON.  
EVERY CITY AND TOWN IN THE INNER  
CORE, EVERY SUBURB.

BOSTON CAN'T DO IT ALONE.

NO ONE CAN DO IT ALONE.

WE NEED TO DO IT REGIONALLY.

WE WERE PLEASED THE METRO  
MAYOR'S COALITION AGREED TO  
COMMIT THEMSELVES TO 185,000  
UNITS OF PRODUCTION UNTIL 2030

BUT I WON'T BE SATISFIED WITH  
THAT UNTIL EVERY COMMUNITY MAKES  
A LOCAL COMMITMENT.

THERE'S MANY IMPORTANT PIECES OF  
LEGISLATION AND THE MOST  
IMPORTANT IS RIGHT OF COUNCIL ON  
EVICTION AND THAT'S A MEANINGFUL  
IMPACT WHETHER PEOPLE LOSE THEIR  
HOMES SO WE ALL HAVE TO WORK ON  
THAT AND I WOULD END BY SAYING  
SOMETHING COUNCILOR FLAHERTY  
SAID ALMOST TOOK THE WORDS OUT

OF MY MOUTH, WE NEED AN ADULT CONVERSATION ON RENT CONTROL, EVICTION CONTROL AND CONDOMINIUM CONVERSION CONTROL.

I WAS A MEMBER OF THE LEGISLATURE WHEN THE REFERENDUM TOOK PLACE THAT STRIPPED US OF THAT.

WHATEVER FALLS DIFFICULTIES OR LIMITATIONS THERE WAS IN THE SYSTEM WE HAVE ARE TRYING TO FIGHT THAT WITH THE REGULATORY HAND TIED BEHIND OUR BACKS AND WE MUST PRODUCE.

I'M GOING TO HAND OUT MATERIAL ON EVICTIONS.

>> YOU HAD A QUICK RESPONSE AND WE'LL CALL THE NEXT PANEL.

>> I WANT TO THANK MARK FOR HIS WORK.

I WANT TO GET BACK TO THE ON THE EXPIRING USE ISSUE, COUNCILOR.

I CAN GIVE YOU A FULL REPORT ON THE UNITS BUT GENERALLY THERE'S OVER 10,000 AFFORDABLE UNITS, 8,000 ARE PRIVATELY OWNED.

WE ALWAYS WATCH THOSE.

WE MONITOR THOSE WITH THE ALLIANCE AND OTHERS.

4700 ARE AT LIMITED RISK BECAUSE THEY'RE OWNED BY NONPROFITS BUT WE MONITOR THOSE AS WELL.

3200 ARE PRESERVED FOR LONG PERIOD OF TIME PAST 2030.

66 ARE AT ELEVATED RISK.

I THINK I NEED TO GIVE COUNCIL AND ANYONE WHO WANTS THE REPORT MORE DETAILED INFORMATION ON THE PROJECTS AN WHO THE OWNERS ARE AND I'LL COMMIT TO DOING THAT THISD WHO THE OWNERS ARE AND I'LL COMMIT TO DOING THAT THIS WEEK.

>> YOU HEARD THE LAST SPEAKER OFFERING CONCRETE SOLUTIONS ON THINGS TO WATCH AND ONE THING HE SAID AND I HEARD PEOPLE IN THE ADMINISTRATION SAY BOSTON CAN'T DO IT ALONE.

WE HAVE TO MAKE SURE OTHER TOWNS DO THEIR SHARE IN AFFORDABLE HOUSING.

HOW DO WE DO THAT AND MAKE SURE AS PEOPLE FLOOD INTO BOSTON THEY

DON'T LOOK LIKE THE RESIDENTS WHO ARE ALREADY IN OUR COMMUNITY WHICH IS VERY DIVERSE AND THAT THAT HOUSING OUT IN THE SUBURBS OR SURROUNDING TOWNS IS WHERE FOLKS FROM ROXBURY END UP GETTING PUSHED OUT?

JUST BRIEFLY, I KNOW YOU ALL HAVE TO GO AND I APPRECIATE YOUR FLEXIBILITY.

YOU CAN SPEAK TO THAT PIECE.

>> I WANT FOLKS TO KNOW WHEN WE DO BUILD NEW AFFORDABLE HOUSING IN THE CITY, BOSTON RESIDENTS WE CAN'T GIVE NEIGHBORHOOD PREFERENCE BUT BOSTON RESIDENTS GET PREFERENCE FOR THE UNITS WHICH IS REALLY IMPORTANT.

I AGREE, AS OTHER CITIES AND TOWNS DON'T BUILD AFFORDABLE HOUSING MORE AND MORE PEOPLE ARE COMING TO BOSTON AND IT'S NO FAULT OF THEIR OWN, THEY'RE DESPERATE ALSO TO HOUSE THEIR FAMILIES.

RIGHT NOW IN OUR INDIVIDUAL SHELTERS BETWEEN 50% AND 60% OF INDIVIDUALS COMING INTO SHELTER ARE FROM OUTSIDE OF BOSTON.

SO WE REALLY DO NEED OTHER CITIES AND TOWNS TO STEP UP AND CREATE -- BOSTON'S ABOUT 20% AFFORDABLE OVERALL, ROXBURY'S 50%, BUT THERE'S CITIES AND TOWNS WITH 2% AND 3% AND IT'S NOT RIGHT.

>> THE NEXT PANEL IS RICHARD LONG FOR THE STAFF SENIOR FOR THE COMMUNITIES ENVIRONMENT. JANET KALAHAN AND DONNA KING FROM THE MASS AFFORDABLE HOUSE ALLIANCE AND JESSICA PEARCE FROM THE INSTITUTE FOR POLICY STUDIES.

WHILE THEY'RE COMING UP WE'RE GOING KEEP MOVING DOWN THE LIST. I HAVE LAUREN THOMPSON, KIMBERLY ISLES AND ROBERT PITTS.

ARE YOU LAUREN THOMPSON?

OKAY.

SHE'S DEFERRED HER TIME, I-Y-L-E-S.

AND ROBERT PITTS.

FOR LAUREN THOMPSON THERE'S

GOING TO BE A TESTIMONY -- I'M  
SORRY, WHAT'S YOUR NAME?  
WE'RE NOT GOING TO HAVE PEOPLE  
REPEAT BEFORE SOMEONE HAS SPOKEN  
AT ALL.

I HAVE 50 PEOPLE SIGNED UP TO  
SPEAK WHO HAVE NOT BEEN HEARD AT  
ALL.

50 PEOPLE PLUS THIS.

I'M SORRY, IF YOU'RE GOING TO  
DEFER YOUR TIME I'M GOING TO  
DEFER IT TO SOMEONE TO SPEAK WHO  
HAS NOT SPOKEN YET.

LAUREN THOMPSON IF YOU'RE GOING  
TO MOVE ON YOUR TIME, I'LL CALL  
KIMBERLY LYLES.

I HAVE I-Y-L-E-S.

ROBERT PITTS, IF HE'S NOT HERE  
WE'RE MOVING ON.

I HAVE LUCILLE JONES.

AMANDA GOVIN.

AND THEN WILL JUSTICE.

IS WILL JUSTICE HERE?

>> HI, I'M KIMBERLY LYLE AND I  
LIVE ON CLIFF ORDER STREET AND I  
WANT TO TALK A LITTLE BIT ABOUT  
THE PERSPECTIVE OF BEING A  
YOUNGER ROXBURY RESIDENT BECAUSE  
I FEEL WE GET LEFT OUT OF THE  
CONVERSATION SO I'LL READ MY  
PREPARED REMARKS.

EVERYONE KNOWS THAT BOSTON NEEDS  
MORE HOUSING BUT BOSTON'S NEED  
FOR HOUSE WILL NOT CONTINUE TO  
COME AT THE EXPENSE OF THE  
ROXBURY RESIDENTS.

IF THE CURRENT PACE OF PREDATORY  
AND EXCLUSIONARY DEVELOPMENT  
THAT PRIORITIZES THE DESIRES OF  
NEWER WEALTHIER AND QUITE  
FRANKLY WHITER RESIDENTS OVER  
THE NEEDS OF BLACKER, LESSER  
MONEYED, LESSER PRIVILEGED FOLKS  
WHO HAVE MADE ROXBURY A PLACE  
THAT PEOPLE WOULD WANT TO FLOCK  
TO, IF THIS CONTINUES IT POSES A  
GREAT THREAT TO THE ESSENCE OF  
THE ROXBURY COMMUNITY AND WE  
KNOW WHAT IS HAPPENING TO US.

TWO MONTHS AGO ONE OF MY YOUNGER  
COUSINS MOVED TO TAUNTON.  
SHE AND HER SPOUSE COULD NO  
LONGER AFFORD TO LIVE HERE WITH  
THEIR YOUNG CHILD.

EARLIER THIS YEAR, A SINGLE MOTHER WENT TO MOVE TO AN AFFORDABLE AREA. WHERE IS THE HOUSING THAT ALLOWS ROXBURY'S OWN TO REMAIN IN ROXBURY? ROXBURY'S YOUNG PEOPLE CANNOT BENEFIT FROM THE GAINS OUR FOREMOTHERS AND FOREFATHERS OBTAINED FOR US. OUR GRANDPARENT AND GREAT GRANDPARENTS SURVIVED RED LINING, WHITE FLIGHT, BUSING, DISINVESTMENT TO MAKE A PLACE FOR US HERE AND THAT'S DESPITE STRONG RESIDENT OPPOSITION. IT'S BEING THREATENED BY EVERY MICROUNIT AND EVERY STUDIO APARTMENT BEING SHOVED DOWN OUR THROAT THAT IS LEAD FOR AS MUCH AS \$3,000 A MONTH. HERE'S A FEW WAYS TO SUPPORT ROXBURY'S YOUNG PEOPLE AND BUILDING FUTURES HERE. SUPPORT AND HELP TO IMPLEMENT A MORATORIUM ON THE DISPOSITION OF PUBLIC LAND IN ROXBURY. LISTEN TO THE COMMUNITY TO HEAR, UNDERSTAND AND APPLY WHAT WE'RE SAYING AND NOT JUST WHEN YOU'RE RUNNING FOR ELECTION. WE SAID WE WANT A MORATORIUM. DO NOT DISMISS US. STOP IGNORING ABUTTERS AND STOP BEING DUPLICITOUS. TAKE ACTION TO RESCIND QUESTIONABLE VARIANCES. STOP UP ZONING AND AMEND ARTICLE 50 TO SET LIMITS FOR UP ZONING AND SUPPORT HOME OWNERSHIP PROGRAM AND BASED ON ROXBURY INCOMES FOR AFFORDABILITY NOT JUST THE A.M.I. THANK YOU AND WE EXPECT TO HAVE YOUR SUPPORT.

>> AMANDA.  
>> GOOD EVENING, COUNCILORS, CONSTITUENTS OF ROXBURY. I'M MS. GOLVAN. I LIVED ALL OVER THE CITY OF BOSTON, GREATER BOSTON AREA AND METRO WEST. I'VE LIVED IN OTHER PARTS OF THE

COUNTRY BUT ROXBURY IS MY HOME  
AND I AM NATIVE TO THIS AREA.  
ROXBURY RAISED ME.

I HAVE MANY GOOD TIMES GROWING  
UP AND REMEMBER BLOCK PARTIES  
FROM LENNOX STREET TO WEST  
NEWTON STREET AND AS A YOUNG  
GIRL I FELT WELCOME AND SAFE  
AND.

DURING THE 11 YEARS I LIVED AWAY  
FROM BOSTON I USED TO DREAM  
ABOUT THE ELEVATED ORANGE LINE  
AND TRE MONT STREET AND I MISSED  
THE SENSE OF COMMUNITY I HAD AND  
HOW CLOSE EVERYTHING WAS.

I USED TO LIVE IN SOUTH CAROLINA  
A GOOD FOUR YEARS AND EVERYBODY  
DOWN SOUTH KNOWS THE CORNER  
STORE IS NOT AT THE CORNER, IT'S  
FIVE MILES DOWN THE ROAD.

.  
IN EARLY 2000 I MADE IT BACK TO  
MY BELOVED ROXBURY AND LIVE ON  
LENNOX STREET WITH MY DAUGHTERS.  
SINCE I'VE BEEN BACK I'VE BEEN  
BUILDING A FUTURE FOR THEM BUT I  
CAN'T HELP TO FEEL UNEASY  
BECAUSE I DON'T FEEL  
GENERATIONAL SECURITY IS  
SOMETHING I CAN GIVE THEM LIKE I  
ONCE HAD.

I WORRY IN A FEW YEARS BECAUSE  
OF ALL THE DEVELOPMENTS COMING  
INTO ROXBURY AND THE RISING COST  
OF RENT I'LL BE PRICED OUT.

I LOVE ROXBURY.

THANK YOU.

>> WILL JUSTICE.

>> I'M RECLAIMING ROXBURY AND AN  
ORGANIZER FOR THE UNION AND YOU  
DON'T WANT IT HEAR FROM US AND  
YOU'RE NOT EVEN LETTING THEM  
SPEAK.

WE ARE FEELING A LITTLE BIT  
DISRESPECTED AND YOU'RE IN OUR  
NEIGHBORHOOD.

DON'T FORGET THAT, YOU'RE IN OUR  
NEIGHBORHOOD.

WE FEEL AS THOUGH WE'RE TAKING  
OWNERSHIP OF OUR NEIGHBORHOOD  
AND THE PEOPLE COMING IN ARE  
LITERALLY TELLING US YOU CAN'T  
SPEAK WHEN IT IS OUR  
NEIGHBORHOOD.

THIS IS LIKE THE NEW WHITE TRAIN  
HIGHWAY SYSTEM COMING THROUGH  
BECAUSE WE HAD TO FIGHT WITH THE  
HIGHWAYS HISTORICALLY OUR HOUSE  
SITUATION IF YOU GO TO ON  
THURSDAY YOU GO TO THE HOUSING  
COURT IT'S FULL OF PEOPLE THAT  
LOOK LIKE ME THOUGH YOU HAVE  
PEOPLE THAT DON'T LOOK LIKE ME  
WILLING TO PAY THAT CAPITAL.  
IT'S LIKE MONEY RULES.  
BASICALLY WHAT YOU'RE TELLING US  
IS YOU VALUE THE MONEY COMING  
IN.  
SO WE'RE SEEING WHEN YOU TALK  
ABOUT NOT REALLY SELLING THE  
PARCEL AND THE PEOPLE  
MISREPRESENT THE A.M.I. I DON'T  
KNOW ANYBODY THAT FILLS OUT THE  
CENSUS THAT ANSWERS THAT AND  
WE'RE LOOKING AT MONEY BEING  
DEFERRED TO PLACES THAT ALREADY  
HAVE THEM.  
WE HAVE 30,000 PEOPLE A DAY  
COMING THROUGH DUDLEY AND WE ARE  
SEEING NO IMPROVEMENTS  
WHATSOEVER.  
SINCE THAT L AND WE HAVE THE  
SILVER LINE TALKING ABOUT --  
WHAT WAS THAT SAME, EQUAL OR  
BETTER TRANSIT AND WE'RE NOT  
GETTING NONE OF THAT.  
WE'RE NOT SEEING THE

EFFECTIVENESS.  
WE NEED TO YOU STEP UP AND STOP  
WITH THE LIES FOR REAL.  
>> NOW WE'RE GOING TURN TO OUR  
PANEL TESTIMONY TO ALLOW FOR THE  
PANEL TO SPEAK.  
EACH ONE GETTING FIVE MINUTES TO  
SPEAK.  
>> THANK YOU, COUNCILOR.  
GENTRIFICATION IS A CRISIS  
ISSUE.  
I'M THE STAFF ATTORNEY FOR  
ALTERNATIVES FOR COMMUNITY  
ENVIRONMENT.  
WE WORK OR THE HEALTH OF  
ROXBURY.  
NORMALLY AS A STAFF ATTORNEY I  
TALK ABOUT [INDISCERNIBLE] BUT  
I'M AN ASIAN AMERICAN LAWYER  
WORKING FOR A PERSON OF COLOR IN

THAT ORGANIZATION DEEP IN THE HEART OF THE AFRICAN AMERICAN COMMUNITY OF ROXBURY.

IT'S A PLEASURE AND HONOR TO SERVE THE AFRICAN AMERICAN COMMUNITY OF ROXBURY BECAUSE IT'S A COMMUNITY OF RACIAL INCLUSIVE AND THAT HISTORY IS SOMETHING THAT SHOULD BE CHERISHED AND PRESERVED FOR GENERATIONS TO COME.

IT'S IN THAT LIGHT I'D LIKE TO REFRAIN THE DISCUSSION IN TERMS OF RACIAL JUSTICE, CIVIL RIGHTS AND PUBLIC HEALTH WITH CLEARLY RACIALIZED DIMENSIONS.

THE CURRENT PROPOSALS TO IMPROVE THE QUANT OF -- QUANTITY ARE WELCOME BUT INEFFICIENT AND I WANT TO POINT TO THE TOOLS AT THE COUNCIL'S PROPOSAL TO MITIGATE THE DISPLACEMENT IN OUR COMMUNITY.

IN AUGUST 2016 COMMUNITY LEADERS ISSUED A STUDY THAT SUGGESTED THERE'S A DISPROPORTIONATE DISPLACEMENT OF AFRICAN AMERICANS AND OTHER MINORITIES COMPARED TO OTHER STUDIED AND IN 2018 A STUDY FROM BOSTON MEDICAL CENTER INDICATED THAT THE MENTAL AND PHYSICAL HEALTH OF CHILDREN IS ADVERSELY AFFECTED WHEN THERE'S A FAMILY EXPERIENCE OF TWO OR MORE INSTANCES OF DISPLACEMENT OF ONE YEAR AND WHEN A FAMILY EXPERIENCES UNDUE FINANCIAL STRAIN DUE TO NOT BEING ABLE TO MAKE RENT.

IN 2018 AN ECONOMIC STUDY UNDER THE AUSPICES OF THE FEDERAL GOVERNMENT INDICATED RENTS DO NOT TEND TO DECLINE IN URBAN CENTERS SUCH AS BOSTON DESPITE MODEST INCREASES IN HOUSING SUPPLY SO RENTS TEND TO RATCHET UP AND STAY UP.

IN SPORT WE HAVE AT OUR DISPOSAL RESEARCH THAT UNDER SCORES PEOPLE'S LIVED EXPERIENCES OF GENTRIFICATION AND DISPLACEMENT. THERE'S RESEARCH THAT TELLS US THERE IS INDEED A RACIAL BIAS IN DISPLACEMENT AND THERE IS INDEED

ADVERSE HEALTH CONSEQUENCES THAT ARISE FROM DISPLACEMENT AND IT IS IN FACT NOT THE CASE THAT SIMPLY BUILDING NEW APARTMENTS WILL REDUCE FINANCIAL STRESS AND VULNERABILITY BECAUSE OF RISING RENTS.

IN LIGHT OF THIS WELL-DOCUMENTED CRISIS THEN THERE'S A SET OF RECOMMENDATIONS WE BELIEVE ARE SQUARELY WITHIN THE CITY'S AND BPDA'S POWER TO ADDRESS CRITICAL JUSTICE ISSUES AND RIGHTS.

WE SUPPORT THE MORATORIUM MANY PEOPLE HAVE MENTIONED AND WE SUPPORT IT AT A MINIMUM FOR THE DURATION OF TIME THAT IT TAKE FOR DND TO COMPLETE ITS AFFIRMATIVELY FAIR HOUSING STUDY UNDER THE HUD AND OBAMA ADMINISTRATION AND THE TRUMP ADMINISTRATION HAS ESSENTIALLY DISCONTINUED IT BUT DND HAS COMMITTED TO COMPLETING IT TO ITS CREDIT.

WE WISH TO NOTE HOWEVER, THAT THAT STUDY SHOULD BE CONDUCTED WITH THE INVOLVEMENT NOT IN ISOLATION FROM BPDA AND SHOULD LOOK AT THE IN THE DISCIPLINARY AND CROSS-SECTIONAL ISSUES WITH THE NEED TO IMPROVE TRANSIT AND

TRANSIT CONDITIONS AND ACCESS IN THE CITY.

THE CITY HAS TAKEN AN IMPORTANT STEP BY ADOPTING SOME PATHS AND WE SUGGEST IT MOVE ITS FOCUS AWAY FROM TRAFFIC CONGESTION TO ACTUALLY ECONOMIC MOBILITY. FURTHERMORE, WE SUPPORT THE MANY OTHER PROPOSALS THAT HAVE BEEN STATED RECALCULATING THE AFFORDABILITY RESTRICTION AND LAND TRUSTS AND MOST IMPORTANTLY WE THINK THE CITY MUST CREATE AND FUND A MECHANISM FOR ONGOING MONITORING AND COMPLIANCE OF ANTI-DISPLACEMENT AND INCLUSION PLANS THAT SHOULD BE CONDUCTED NOT BY BPDA ALONE BUT BY THIRD PARTY OR DEDICATED CITY AGENCIES.

THE BOTTOM LINE IS THIS,

GENTRIFICATION DISPLACEMENT AS THEY CURRENTLY MANIFEST IN BOSTON HAVE CLEARLY RACIAL IMPLICATIONS AND LUCKILY BOSTON KNOWS THE TOOLS AT ITS DISPOSAL TO ADDRESS THOSE RACIAL DISPARITIES.

THANK YOU.

>> HI, MY NAME IS JESSICA PIERRE.

I AM A LOCAL RESIDENT OFF DUDLEY STREET AND REPRESENT THE INSTITUTE FOR POLICY STUDIES LOCATED IN JAMAICA CLAIM. THIS PAST SUMMER WE LAUNCHED OUR LUXURY REALITY PROJECT TO MAP THE TRENDS AT THE INTERSECTION OF GLOBAL HIDDEN WEALTH AND ARREST -- REAL ESTATE AND WE KNOW BOSTON IS EXPERIENCING A HOUSING BOOM BUT WITH A MEDIAN HOUSEHOLD INCOME OF \$58,000 WE AT THE INSTITUTE AT POLICY STUDIES DECIDED TO LOOK INTO THE LUXURY CONDOS TO SEE WHOSE -- WHO'S BOSTON WE LAUNCHED A REPORT AND OUR RESEARCH BEGAN BY LOOKING AT 12 OF THE HIGHEST PRICED AND PRESENTLY OCCUPIED LUXURY HOUSING DEVELOPMENTS CONSTRUCTED IN BOSTON OVER THE LAST DECADE.

THIS TO THEED ABOUT 1800 UNITS WITH THE AVERAGE PRICE OF \$3 MILLION.

A PRICE 50 TIMES HIGHER THAN BOSTON'S MEDIAN HOUSEHOLD INCOME.

WE FOUND THAT OF THESE 18,000 LUXURY UNITS, 64% DO NOT CLAIM A RESIDENTIAL EXEMPTION.

THIS IS AN INDICATION THEY'RE NOT USING THEM AS THEIR PRIMARY RESIDENCE BUT LLCs.

40% HAVE ORGANIZED THEMSELVES IN THE STATE OF DELAWARE, THE

PREMIER SECRECY JURISDICTION IN THE UNITED STATES AND A LARGE NUMBER OF THE PROPERTIES ARE PURCHASED THROUGH CASH TRANSACTIONS.

GREATLY INCREASING THE RISK THE PROPERTIES ARE BEING USE TO

LAUNDER MONEY AND SPEED CAPITAL FLIGHT.  
THESE RED FLAG TRANSACTIONS DEMONSTRATE HOW BOSTON'S LUXURY HOUSING MARKET IS PLAYING A KEY ROLE IN THE GLOBAL HIDDEN WEDGE INFRASTRUCTURE A SHADOWY SYSTEM THAT'S MASKING OWNERSHIP TO HELP AVOID TAXES AN OVERSIGHT OF ELICIT ACTIVITIES.  
I'M HERE TO MAKE IT CLEAR IT'S NOT YOUR LOCAL GENTRIFICATION. THIS IS SUPER CHARGED GENTRIFICATION AND WE HAVE GLOBAL WITH A -- WEALTH HITTING THE CITY OF BOSTON.  
THE CITY HAS PERMITTED THIS AND WHILE THERE'S OBVIOUS BENEFITS SUCH AS PROVIDING JOBS AND INCREASING TAX REVENUE FOR THE CITY OUR REPORT HAS IDENTIFIED A NUMBER OF PERILS THE CITY HAS YET TO LOOK IN TO.  
THESE INCLUDE DRIVING UP THE COST OF LAND AND CENTRAL NEIGHBORHOODS, EXACERBATING BOSTON'S INEQUALITY OF INCOME WEALTH AND OPPORTUNITY AND IMPLICATIONS OR OUR CLIMATE AND CORRUPTION BETWEEN OVERSIGHT BODIES AND LUXURY DEVELOPERS AND MORE.  
BOSTON CAN DO MORE TO PROTECT THE PUBLIC INTEREST AND IN THE PROCESS CAPTURE THE WEALTH FLOW TO SUPPORT AFFORDABLE HOUSING FOR RESIDENTS.  
OUR RECOMMENDATIONS INCLUDE A REAL ESTATE AND BOSTON CAN PASS THE VACANCY TAX.  
THIS CITY COULD DISCOURAGE HIGH-END VACANT PROPERTIES BY TAXING BUILDINGS THAT SIT EMPTY MORE THAN SIX MONTHS A YEAR AND THEY SHOULD DISCLOSE THE HUMAN BEING WHO OWNS THE PROPERTY.  
WE SHOULD EXPLORE WHAT WE CALL THE BOSTON PUBLIC LIBRARY TEST. IN ORDER TO GET A BOSTON PUBLIC LIBRARY CARD YOU HAVE TO PROVIDE PROOF OF WHO YOU ARE AND WHERE YOU LIVE.  
WE SHOULD HAVE THE SAME STANDARD FOR BUYING REAL ESTATE IN

BOSTON.

THANK YOU.

>> MY NAME IS JANET CALLAHAN. I'M A RESIDENT OF ROXBURY AND AFTER LIVING AND RAISING A FAMILY OF FOUR CHILDREN AND GOING TO ABOUT 12 APARTMENTS BEFORE I FINALLY BOUGHT MY OWN HOME, I'M TELLING YOU WE NEED AN OPTION FOR ALL AND OWNERSHIP WAY MORE THAN IT IS NOW.

I'M ALSO A PEDIATRICIAN SO I UNDERSTAND THE IMPACT OF RESIDENTIAL INSTABILITY ON CHILDREN AND IT'S SOMETHING THAT THEY LIVE WITH.

IT ADJUSTS THEIR GENETICS.

IT'S NOT JUST THAT THEY HAVE TO MOVE AND PACK THEIR THINGS.

IT ADJUSTS THEIR GENETICS AND IF WE LOOK AT THE STUDIES WE'RE GENERATIONALLY IMPACTING OUR YOUNG BY NOT HAVING THE STABILITY IN OUR NEIGHBORHOOD WE DESERVE.

I THANK YOU ALL FOR ACTUALLY CALLING THIS MEETING AND CALLING IT AT NIGHT SO WE CAN GET HERE AND ACTUALLY HEAR WHAT THE PEOPLE OF ROXBURY HAVE TO SAY. I WELCOME ALL OF THE COMMENTS I'VE HEARD THUS FAR FROM MY NEIGHBORS AND I'M REPRESENTING A CITIZENS POWER ORGANIZATION WITH ABOUT 33 ORGANIZATIONS THROUGHOUT BOSTON PRIMARILY INTERFAITH AND CHURCHES AND SOME UNIONS AS WELL AS AND OTHER C.D.C.s AND WE REPRESENT ABOUT 35,000 PLUS IN OUR MEMBERSHIP. WE HAVE BEEN WORKING REALLY HARD TO ADDRESS THIS CRISIS.

BOSTON IS THE MOST UNEQUAL CITY IN THE U.S.

THE TOP 5% AVERAGE \$233,666 COMPARED TO THE \$225,000 EARNED BY THOSE IN THE BOTTOM 20%.

THIS DISPARITY IS STARK ALONG THE RACIAL LINE.

WHITE HOUSEHOLDS IN THE BOSTON METROPOLITAN AREA HAVE A MEDIAN NET WORTH OF OVER \$250,000 WHILE BLACK HOUSEHOLDS HAVE A MEDIAN NET WORTH OF JUST \$8.

AND IF YOU COMBINE THE LATINO COMMUNITY WITH THE BLACK, WE'RE TALKING ZERO IN TERMS OF OVERALL NET WORTH.

BOSTON'S BEING TRANSFORMED TO A CITY FOR THE WEALTHY WHERE NOT ONLY WORKING POOR BUT MIDDLE-CLASS FAMILIES CAN NO LONGER AFFORD TO LIVE HERE.

WORKFORCE, THE FOLKS THAT MAKE THE CITY RUN, SCHOOL TEACHERS, CAN'T LIVE HERE.

THE TRENDS ARE RADIATING OUTWARD TO THE WHOLE METROPOLITAN AREA.

WITH THE GROWING INEQUALITY OF INCOME AND WEALTH COMES A PARALLELED INEQUALITY OF ACCESS, INFLUENCE AND DECISION-MAKING POWER.

SO PART OF WHAT G.B.I.O. IS DOING, ONE MAIN THING IS TO SHIFT THE POWER AND SHIFT THE BALANCE SO THAT BOSTON CAN ACTUALLY REMAIN VIBRANT, DIVERSE.

THE WAY WE NEED IT TO BE TO MAKE BOSTON A PLACE THAT'S LIVABLE AND THAT'S SAFE AND HEALTHY. DURING THIS ECONOMIC BOOM WE'RE FACING THIS.

THERE'S OFTEN A CONFLICT A LITTLE BIT BETWEEN WHETHER WE HAVE MORE RENTAL UNITS OR PUSH FOR HOME OWNERSHIP.

I RESPECT EVERY BATTLE THAT GETS THIS PLACE AFFORDABLE AND RESPECT THE WAYS TO DO IT.

HOWEVER, WE BELIEVE IF WE CAN MOVE FOLKS FROM RENTING TO HOME OWNERSHIP IT WILL FREE UP MORE AFFORDABLE POTENTIALLY AFFORDABLE RENTAL UNITS.

SO WHAT WE'RE TRYING TO DO AT G.B.I.O. IS FOCUS OUR EFFORTS ON

INCREASING AFFORDABLE HOME OWNERSHIP.

UNFORTUNATELY IT'S WAY OUT OF THE REACH FOR TOO MANY.

THIS IS A DIAGNOSIS, I HATE WHEN PEOPLE DIAGNOSIS AND DON'T HAVE A SUBSCRIPTION AS A DOCTOR AND WE HEARD THE DIAGNOSIS IT'S UNAFFORDABLE BUT I WANT TO NOTE

THE RACIAL DISPARITY PEOPLE  
DON'T WANT TO TALK ABOUT IT  
FRANKLY BUT IT'S REAL.  
THE RACIAL HOME OWNERSHIP GAP  
TELLS US THAT 44% OF WHITE FOLKS  
WHO ARE LIVING IN THEIR  
RESIDENCE OWN THAT.  
ONLY 29% FOR BLACK HOUSEHOLDS AN  
16% FOR LATINO HOUSEHOLDS.  
SO IF YOU'RE BLACK OR LATINO,  
ACHIEVING HOME OWNERSHIP IS  
SIMULTANEOUSLY IS MORE  
DIFFICULT.  
HOW MUCH TIME DO I HAVE?  
30 SECONDS?  
ARE YOU KIDDING ME?  
SO WE'VE BEEN WORKING ALONG WITH

D.N.D. AND WE HAVE A GOOD  
PARTNERSHIP AND HAVE BEEN  
TALKING ABOUT THE PROBLEM AND  
COMMITTED TO SEEING 200 NEW  
HOMEOWNERS A YEAR OVER THE NEXT  
FIVE YEARS AND THE IDEA IS TO  
BUY DOWN THE MORTGAGE INTEREST  
RATES TO 2% AND WE'RE ACTUALLY  
GLAD TO SEE THIS IS IN THE 2030  
HOUSING PLAN AZ TWO OF THE TOP  
ACTION STEPS.  
I'M SORRY, THEY HAD A LOT OF TO  
DO WITH THE CONVERSATION NOT ON  
THE TABLE BEFORE AND IN  
PARTNERSHIP WITH LENDERS LIKE  
MASS HOUSING AND MASS HOUSING  
PARTNERSHIP WE WANT TO PRODUCE  
MORE PRODUCTS PEOPLE CAN AFFORD.  
WE ALSO WANT TO ENCOURAGE THE  
CITY TO GO AFTER LINKAGE AND  
PILOT THE UNIVERSITIES THAT  
CHARGE UMPTEEN DOLLARS TOWARDS  
THAT AND LET'S PUT IT TO  
AFFORDABLE OWNERSHIP.  
AS A WHOLE WE THINK WE'LL NEED  
ABOUT \$50 MILLION OVER THE  
COURSE OF FIVE YEARS TO PUT  
1,000 FOLKS INTO HOMES OVER THE  
NEXT FIVE YEARS.  
NOW, THAT DOESN'T MEAN IT WILL  
ALL COME FROM BOSTON.  
I KNOW MY TIME'S UP, HOWEVER, WE  
NEED TO HIT THE STATE.  
THE STATE FUNDING.  
WE NEED TO BE AGGRESSIVE AND  
LOOK FOR ADDITIONAL RESOURCES.

MAHA WE'RE WORKING WITH CLOSELY  
AND THEY'LL TALK ABOUT SPECIFICS  
BUT GBIO FOUGHT FOR \$3 MILLION  
FROM THE BIG DEVELOPER BUILDING  
ON TOP OF THE BACK BAY AND  
BOSTON PROPERTIES AND WE SAID  
LOOK, YOU CAN'T BUILD IT WE'RE  
NOT GOING TO STOP MEETING WITH  
YOU UNTIL YOU PAY BACK THE  
COMMUNITY.

SO \$3 MILLION SITS IN A FUND  
GOING TOWARDS HOME OWNERSHIP  
BECAUSE WE FOUGHT AND I KNOW YOU  
AND I CAN FIGHT TOGETHER TO MAKE  
THIS HAPPEN.

>> THANK YOU.

>> GOOD EVENING.

THANK YOU FOR HOLDING THIS  
HEARING AND FOR ALLOWING ME TO  
SPEAK.

I'M DONNA KING.

I AM RENTING ON PARKING STREET.  
I WOULD LOVE TO PURCHASE MY OWN  
HOME.

I AM REPRESENTING MANY -- MAHA  
THE MASS AFFORDABLE HOUSING  
ALLIANCE IN THE EXPAND THE PIE  
CAMPAIGN IN BOSTON.

MAHA WORKS WITH A BROD --  
BROOD NETWORK AND WE BRAKE DOWN  
BARRIERS FOR LOW  
BREAK DOWN BARRIERS FOR LOW AND  
MODERATE INCOME HOME BUYERS AND  
FIRST-GENERATION HOME BUYERS.

WE'VE BEEN SERVING ROUGHLY 900  
PEOPLE PER YEAR IN OUR HOME  
OWNERSHIP CLASS AND EXPECT IT TO  
GROW TO 1300 IN THE COMING YEAR.  
AND IN 2017, 74% OF OUR CLASS  
PARTICIPANTS WERE PEOPLE OF  
COLOR.

THAT PERCENTAGE HAS BEEN  
CONSISTENT OVER MANY YEARS.  
WE HAVE HELPED BLACK, LOO LA  
TEENO AND -- LATINO AND ASIAN  
PEOPLE TO OWN THEIR HOME.

STOPPING GENTRIFICATION AND  
DISPLACEMENT IS ONE OF THEM.  
ROXBURY, A NEIGHBORHOOD WHO  
ONLY, 22% OF THE HOUSEHOLD OWN  
THEIR HOUSING.

IS ESPECIALLY VULNERABLE TO  
FORCES OF GENTRIFICATION AND  
MASS EVICTION.

INCREASING THE NUMBER OF LOW,  
MODERATE AND MIDDLE INCOME AND

BLACK AND LATINOS SHOULD PART OF  
THE CHANGE.

WE WANT TO THANK COUNCILOR JANEY  
AND EDWARDS AND SEVEN OTHER WHO  
ATTENDED IN JUNE WHERE WE ALL  
COMMITTED TO A GOAL OF 1,000  
TRULY AFFORDABLE HOME OWNERSHIP  
OPPORTUNITIES IN BOSTON.

MY TESTIMONY WILL UPDATE YOU ON  
THE DIFFERENT PIECES OF THAT  
CAMPAIGN STAND AND WHAT WE ARE  
ASKING THE COUNCILOR AND MAYOR  
TO PARTNER WITH US TO DO.

WE DO NOT HAVE ANYWHERE CLOSE TO  
THE AMOUNT OF PUBLIC MONEY IT  
WOULD TAKE TO STOP WIDE-SCALED  
DISPLACEMENT IN ROXBURY IN OTHER  
NEIGHBORHOODS.

WE WANT TO INCREASE PUBLIC  
SECTOR INVESTMENT AND CAPTURE  
THE MAXIMUM AMOUNT OF PROFIT  
FROM LUXURY DEVELOPMENT AND USE  
IT FOR AFFORDABLE HOUSING.

YOU GET THREE STEPS IN THE CITY,  
AND FIRST IS LINKAGE.

AND WE HAVE FEES ON LARGE-SCALE  
COMMERCIAL DEVELOPMENTS SUCH AS  
OFFICE BUILDINGS AND HOTELS.

THE CURRENT FEE IS \$10.81 PER  
SQUARE FOOT BUT EACH ONE ABOVE  
100,000 THRESHOLD.

WE WANT TO INCREASE IT TO \$24  
PER SQUARE FOOT.

WE VERY MUCH APPRECIATE  
COUNCILOR JANEY COMING TO MAHA TO  
DISCUSS THIS IN THE NEXUS STUDY  
COMMISSIONED.

THIS WOULD BRING ADDITIONAL  
DOLLARS TO AFFORDABLE HOUSING.

AND THE STUDIES SHOW THAT THE  
PROJECTED IMPACTS ON THE GROUPS  
WOULD BE EXTREMELY SMALL AND  
WOULD NOT REDUCE BOSTON'S  
COMPETITIVENESS RELATIVE TO  
NEARBY DEVELOPMENTAL LOCATIONS.

WE HOPE THE COUNCIL AND OTHER  
STAKEHOLDERS AND CHANGE  
IMMEDIATELY.

RIGHT NOW WE HAVE ALL --  
SECONDLY, WE ARE TALKING ABOUT  
THE IDP.

THE DEVELOPMENT SHOULD BENEFIT EVERYBODY IN BOSTON.

ALL?

YOU HOUSING SHOULD INCLUDE AFFORDABLE HOUSING AND CASH PAYMENTS TO THE NEIGHBORHOOD HOUSING TRUST.

THANK YOU COUNCILOR JANEY FOR TALKING ABOUT THIS WITH MAHA AND CONSTITUENTS AND A LETTER FOR CITY COUNCILOR THOSE BPDA

DIRECTOR GOLDEN AND MAHA IS PART OF THE ACTION GROUP BEP BELIEVE UNIVERSITIES AND HOSPITALS SHOULD PAY THEIR FAIR SHARE.

HERE IN ROXBURY, NORTH KINGSTON KEEPS GROWING AND TO THIS DAY, THERE'S MILLIONS BEHIND IN THEIR PILOT PAYMENT.

WHAT WE WOULD LIKE THE CITY TO DO IS WE WOULD LIKE THEM TO WORK WITH COMMUNITY RESIDENTS TO GET A NORTHEAST AND PAY THEIR BACK PAYMENTS SINCE IT'S OWN PRESIDENT JOSEPH AYUN LED THE TASK FORCE THAT PROMULGATED THE POLICY IN 2012 AND STRENGTHENED THE PILOT PROGRAM AS OUTLINED IN THE MEMO.

PROVIDED TO THE COUNCILORS IN THE MEETING IN AUGUST.

AND ONE ADDITIONAL PROPOSAL WE HAVE IS THE LUXURY REAL ESTATE TAX AND WE ADD MA HA SUPPORT THAT AND ARE THANKFUL TO COUNCILOR EDWARDS FOR BRINGING THAT UP IN HER WORKSHOP LAST WEEK.

TO SUM UP QUICKLY, LET'S MOVE ON LINKAGE NOW.

LET'S MOVE QUICKLY TO DETERMINE THE MAXIMUM LEVEL OF AFFORDABLE ACHIEVABLE AND NEW CONSTRUCTION IN HOUSING AND DIFFERENT NEIGHBORHOODS AND GET A STUDY DONE THAT'S TRANSPARENT FOR ALL OF NOT ONLY THE COUNCILOR BUT THE RESIDENTS OF BOSTON TO KNOW THAT SO WE CAN HAVE FAITH IN IT. AND WE STRONGLY SUPPORT THE LUXURY TAX.

THANK YOU.

>> THANK YOU, COUNCILOR.

I'M MICHAEL CAINE I'M A TENANT ORGANIZER I LIVE NEXT TO FRANKLIN PARK.  
AND WE'VE ORGANIZED TENANTS. I WORK AT THE MISALLIANCE OF HUD TENANTS YOU HEARD SEVERAL OF THEM AND WE LOOK AT TENANT ORGANIZING AND OVERALL WE SAVED ABOUT 12,500 STATEWIDE AND I ADDED IT UP WE HAVE A LIST WE GOT FROM CDAC OF THE UNITS IN YOUR DIRECT A LITTLE BIGGER THAN THE ONE SHEILA MENTIONED.  
ACCORDING TO CDAC IN DISTRICT SEVEN THERE'S 7,739 APARTMENTS SUBSIDIZED BY THE FEDERAL GOVERNMENT AND STATE GOVERNMENT BUT PRIVATELY OWNED.  
AND THE CONTRACTS IN THOSE BUILDINGS HAVE TERM LIMITS AND AT CERTAIN POINTS THEY CAN GET OUT OF THOSE CONTRACTS.  
SO WE HAVE LOST IN THE LAST 20 YEARS ABOUT 12,032 APARTMENTS IN DISTRICT SEVEN CONVERTED TO MARKET.  
THOSE ARE THE ONES WE LOST BUT WE SAVED THROUGH OUR EFFORTS ABOUT 4,100 BUILDING AT A TIME SINCE 1983.  
THE PROBLEM IS SOME OF THOSE EXTENSIONS LIKE JUANITA McCOY FROM ELTON HILL AND NEXT TO IT IS BLUE MOUNTAIN WE'RE TALKING 600 APARTMENTS, WHILE WE GOT THOSE EXTENDED IN 1985 FOR 20 YEARS AND THEN ANOTHER 20 -- SORRY, 15 AND TEN ANOTHER 15 YEARS AND THEY'RE COMING UP IN ANOTHER FOUR OR FIVE MORE YEARS.  
WE STOPPED HERALD BROWN. HIS BANK WAS GOING TO FINANCE THE PURCHASE OF 4,000 APARTMENTS IN THE '80s.  
WE STOPPED THAT BUT HERE WE ARE 40 YEARS LATER AND SAID THEN, IF BROWN HAD GOTTEN HOLD OF IT, FORGET AFFORDABLE HOUSING IN ROXBURY.  
WE STOPPED THAT BUT NOW HERE WE ARE AGAIN.  
AND I GOT A CALL YESTERDAY FROM A TENANT AT BLUE MOUNTAIN AND SHE SAID THE BANK HAS FORECLOSED

ON THE PROPERTY SO THE BANK  
HOLDS IT.  
WE DON'T EVEN KNOW WHAT THAT  
MEANS YET.  
THAT'S 230 APARTMENTS.  
IT'S ONE BUILDING AT A TIME.  
WE'RE ABOUT TO SAY WE BELIEVE  
CONCORDE HOUSE IN THE SOUTH END  
180 APARTMENTS ON TREMONT STREET  
IS PERMANENTLY AFFORDABLE  
HOUSING, WE'RE PRETTY SURE AND  
WHERE CORINA LIVES THERE'S SOME  
AT RISK AND THERE'S A  
PRESERVATION BUYER BUT IT'S KIND  
OF ONE BUILDING AT A TIME.  
WHAT WOULD BE HELPFUL IS IF WE  
COULD GET LEGISLATION PASSED  
THAT THE CITY COUNCILOR HAS  
SUPPORTED FOR 20 YEARS A HOME  
RULE PETITION AT THE STATE HOUSE  
WHICH IF PASSED WOULD ALLOW THE  
CITY TO REQUIRE OWNERS TO RENEW  
THEIR CONTRACTS AN RENT  
CONTROLLED BUILDINGS WHERE THE  
MORTGAGE -- THERE'S TWO IN YOUR  
DISTRICT, COUNCILOR, SARANAK AND  
CHESTER WHERE IF WE DON'T GET  
SOMETHING THOSE TENANTS WILL BE  
OUT IN THE STREETS AND THAT HOME  
RULE PETITION WOULD BE HELPFUL.  
THE CITY OF BOSTON HAS FILED IT  
OR ACTUALLY I SHOULDN'T SAY  
FILED IT BUT THE MAYOR SIGNED IT  
BUT HASN'T LOBBIED.  
IN FACT THEY UNDER CUT THE  
EFFORT AND IT WOULD BE NICE IF  
THEY FIGHT FOR THE STATE HOUSE.  
THAT'S ONE THING I WANTED TO  
TALK ABOUT.  
THE OTHER IS THE NEED FOR A NEW  
INCOME SUDDEN -- SUBSIDY AND  
THEY STABILIZED IT BUT TRUMP  
WANTS TO PHASE IT OUT OVER THE  
NEXT 10 YEARS.  
SO THAT SAY PROBLEM.  
THAT'S 13,500 APARTMENTS IN  
BOSTON.  
SO WE JOINED FORCES WITH PEACE  
GROUPS TO FIGHT THOSE CUTS AND  
TO SAY THEY SHOULD CUT THE  
MILITARY BUDGET AND TAX THE RICH  
AND EXPAND THAT BUT THAT'S GOING  
TO BE A HARD FIGHT.  
WHAT WE CAN DO IS SUPPLEMENT IT

HERE IN BOSTON.

I WANT TO CITE A FEW NUMBERS ON THIS.

THE CITY'S HOUSING PLAN THE MAYOR'S HOUSING PLAN CALLS FOR 69,000 NEW APARTMENTS BY 2030 AND OF THOSE THEY IDENTIFY 21,000 EXTREMELY LOW INCOME PEOPLE, PEOPLE LESS THAN 30% OF THE MEDIAN WHICH IS MORE THAN HALF THE RENTER -- RENTERS. MORE THAN HALF IN ROXBURY MAKE LESS THAN \$25,000 A YEAR.

THE CITY OF BOSTON IN THE LAST FOUR YEARS IS BUILT ONLY 639 APARTMENTS IN THE MAYOR'S HOUSING PLAN FOR THOSE FAMILIES. 639 OUT OF A NEED THEY IDENTIFY AS 21,000.

THOSE ARE LOW-INCOME PEOPLE THAT ARE NOT IN SUBSIDIZED HOUSING BUT OUT IN THE CITY.

>> FINISH YOUR THOUGHTS ON THIS. THERE'S A BIG GAP THERE AND IN CONTRAST THE CITY HAS RUSHED TO BUILD THE LUXURY CONDOS SOLD FOR PEOPLE IN FOREIGN COUNTRIES. THEY BUILD THE \$3 MILLION CONDOS AND WE RESEARCHED IT, THERE'S ANOTHER 5100 LUXURY CONDOS THAT ARE IDENTIFIED IN THE I.P.S. REPORT AND OTHERS WE FOUND IN THE PIPELINE.

THESE ARE GOING TO SELL FOR AN AVERAGE OF \$3 MILLION.

THEY'RE NOT FOR US.

THEY'RE NOT FOR US.

WE'D BE BETTER OFF WITHOUT THEM BECAUSE THEY DRIVE UP THE RENTS AND THE HOUSING PRICES, RIGHT? EVERYBODY SEES THAT EXCEPT THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT.

THEY THAT IS A PROBLEM.

THE POSITIVE SIDE IS THEY ARE GENERATING \$67 MILLION IS WHAT THE 1800 APARTMENT ALREADY GENERATING.

THE 5100 ARE GENERATING \$101 MILLION IN PROPERTY.

THAT'S ENOUGH TO SUBSIDIZE 10,000 EXTREMELY LOW INCOME PEOPLE LIKE THE PEOPLE IN ROXBURY.

AND NEW CONSTRUCTION DOUBLED THE  
AMOUNT OF HOUSING IN THE  
RECLAIMED ROXBURY GOALS.  
YOU CAN SAVE THE EXPIRING USE  
BUILDING.  
WE CAN HELP THE BHA SAVE THE  
APARTMENTS BILL WAS TALKING  
ABOUT AND SAVE LOW-INCOME  
APARTMENT.  
THIS IS NOT TAKING ANYTHING FROM  
A CITY AGENCY NOW.  
WE'RE LOOKING AT THE NEW FUTURE  
PROPERTY TAX REVENUE.  
THE MAYOR CAN DO THIS.  
DOES NOT NEED AN ORDINANCE.  
DOES NOT NEED A STATE  
LEGISLATIVE APPROVAL.  
IT'S UP TO THE MAYOR.  
WE HAVE PROPOSED AN ORDINANCE  
WE'D LIKE THE COUNCIL TO  
CONSIDER TO CREATE A PROGRAM  
THAT THE MAYOR WOULD THEN HAVE  
TO DECIDE ABOUT FUNDING.  
AND WE REALLY APPRECIATE THE  
LEADERSHIP OF COUNCILOR WU AND  
ZAKIM AND COUNCILOR JANEY IN  
SUPPORT LETTER 10 COUNCILORS  
HAVE SIGNED SUPPORTING AT LEAST  
A PILOT PROGRAM TO THIS END.  
WE TRIED IT THREE YEARS AND IT  
HASN'T GONE ANYWHERE.  
LET'S FILE AN ORDINANCE, GET A  
VOTE AND ALL OF YOU SHOULD COME  
AND DEMAND THESE LUXURY CONDOS  
PAY SOMETHING BACK TO KEEP US IN  
OUR HOMES RATHER THAN SIMPLY  
POCKETING THE MONEY AND PAYING  
THIS MONEY TO THE CITY WE AREN'T  
SEEING IN NEW LOW-INCOME  
HOUSING.  
>> THANK YOU.  
>> GOING BACK TO PUBLIC  
TESTIMONY.  
I HAVE BRIDGETTE [INDISCERNIBLE]  
AND SHERYL CANTONE.  
>> BRIDGETTE BEFORE YOU GO, I  
WANT TO ACKNOWLEDGE AIRPORT LIZ  
MIRANDA WAS HERE OR IS HERE.  
HI.  
SO I HAVE BRIDGETTE, JOE -- IS  
JOE HERE?  
AND CHERYL.  
I'M GOING TO GO AND CALL LINDA  
FREEMAN.

>> GOOD EVENING.

I'M BRIDGETTE WALLACE AND A PURCHASED A HOME AND I AM FAMILIAR ON WHAT IS HAPPENING AND TAKING PLACE IN OUR COMMUNITY AND A WANT TO HIGHLIGHT TWO THINGS. ONE, WHAT COMES WITH GENTRIFICATION SAY -- IS A REBRANDING OF COMMUNITIES AN NEIGHBORHOODS AND THIS WAS DISCUSSED AT THE RECENT OVERSIGHT COMMITTEE MEETING IN WHICH THE NEW HOTEL WAS ADVERTISED AS AN EXTENSION OF DOWNTOWN.

AN EXTENSION OF THE SOUTH END. THE HOTEL IS FIGHTING THE NAME PLACED ON THE HOTEL. THESE ARE THE TYPES OF THINGS THAT REINFORCE THEY'RE MOVING US OUT BECAUSE WE ARE DISPOSALABLE BUT WE'RE HERE TO TELL THEM WE'RE NOT BECAUSE WE'RE NOT LEAVING AND I WANT TO ENCOURAGE FOLKS IN THE AUDIENCE TO NOT SELL AND NOT BE FORCED OUT AND NOT BUY INTO THE MARKETING MESSAGES THAT TELL US OUR COMMUNITY IS UNSAFE BUT FOR OTHER PEOPLE THIS IS A GROWING COMMUNITY AND YOU SHOULD BE HERE.

THE SECOND POINT IS AROUND COMMUNITY BENEFITS AND I THINK YOU, COUNCILOR JANEY, TALKED ABOUT THE WINDFALL DEVELOPERS GET AND TO LOOK AT COMMUNITY BENEFITS AND MAYBE WE CAN PUT IN THE ASK THAT WE ASK FOR A FLOOR OF THE MARKET RATE RENTS TO GO INTO THE ROXBURY TRUST WHERE WE HAVE A GOVERNING OVER GIVING THE FUNDS TO HELPING PEOPLE PURCHASE HOMES, START SMALL BUSINESSES AN REINVEST THE FUNDS BACK TO THE COMMUNITY.

THANK YOU.

>> GOOD EVENING.

CAN YOU HEAR ME.

I'M CHERYL ANTOINE.

I'M A RESIDENT OF ROXBURY AND A MEMBER OF RECLAIM ROXBURY. I'M GRATEFUL FOR THE OPPORTUNITY

TO SHARE MY CONCERN ON  
GENTRIFICATION AND DISPLACEMENT  
IN ROXBURY.

I WANT TO THANK COUNCILOR JANEY  
FOR INITIATING THIS AND FOR ALL  
THOSE THAT SUPPORTED AND STOOD  
BY COMING TOGETHER TO HAVE THIS  
THIS EVENING.

AS A RESIDENT OF ROXBURY, I AM  
WITNESSING NUMBERS OF MY FRIENDS  
BEING FORCED OUT OF THEIR UNITS.  
A PROMISE BY LANDLORDS AND  
OTHERS THAT ONCE THEIR UNITS ARE  
DONE OVER THEY'LL BE ABLE TO  
MOVE BACK IN.

THAT'S NOT HAPPENING.

THEY ARE NOT BEING ABLE TO MOVE  
BACK IN TO THEIR HOMES.

AS A MEMBER OF RECLAIM, I AM  
ALSO SHARING THE CONCERN AROUND  
GUIDELINES FOR THE DEVELOPMENT  
AND THE FIRST COMMITTEE THAT WAS  
HERE THE GENTLEMEN SAID HOMES IN  
ROXBURY ARE AFFORDABLE.

ABSOLUTELY NOT.

UNAFFORDABLE FOR MOST OF ALL  
ROXBURY RESIDENTS AND THAT'S  
PEOPLE THAT ARE BROWN AND PEOPLE  
THAT ARE BLACK.

WE ARE NOT BEING ABLE TO LIVE IN  
OUR COMMUNITY.

I'M LOOKING AROUND AND SEEING  
MOM AND POP BUSINESSES BEING  
FORCED OUT OF THE NEIGHBORHOOD.

RECLAIM ROXBURY HAVE BEEN  
ENGAGING WITH OTHER COMMUNITY  
GROUPS AND SOME OF WHICH  
MENTIONED AND MANY WE MET OVER  
THE LAST YEAR AND A HALF  
INCLUDING THE PEOPLE'S  
PROGRESSIVE MOVEMENT OF  
CHINATOWN AND WHAT WE'RE ASKING  
THE CITY DO AND I'M ONLY GOING  
TO LIST A FEW TO HAVE A REAL  
TRANSPARENCY AROUND MODELS THAT  
SHOW HOW 100% AFFORDABILITY CAN  
BE ATTAINED.

MODEL WITH DIFFERENT ASSUMPTIONS  
OF THE SAME AFFORDABILITY.

MODELS OF HOW DEVELOPERS ARE  
GETTING MONEY BACK.

YOU CAN'T JUST SAY IT'S A NUMBER  
HERE AND THERE.

WE ALSO WANT TO SEE MODEL THAT

INCLUDE FUNDING AND MRVP811  
SECTION 8 CITY WIDE VOUCHERS,  
FINANCING AND ADDITIONAL  
FUNDING.

SHOW US.

DON'T TELL US YOU'RE DOING THIS.

WE WANT TO SEE IT.

WE WANT TO SEE HOW IT'S BEING  
DONE.

MODELS OF RENT TO OWN PROGRAMS.  
POLICIES THAT SUPPORT PEOPLE  
MOVING IN FROM RENTAL UNITS INTO  
HOME OWNERSHIP WHICH ALREADY HAS  
BEEN STATED.

MODELS OF COMMUNITY LAND TRUST  
AND CO-OP AND TRANSFERRING  
OWNERSHIP BACK TO RESIDENTS.

WE LIVE IN THE CITY.

IT'S PUBLIC LAND.

IT BELONGS TO THE RESIDENT AND  
MODELS OF DEVELOPMENT THAT ARE  
ENVIRONMENTALLY SUSTAINABILITY  
AND THAT'S A WHOLE OTHER  
CONVERSATION.

THE CONVERSATION HAS TO INCLUDE  
THE PEOPLE THAT ARE IN THIS  
ROOM.

HOW WE CAN DOIT -- DO IT  
TOGETHER.

YOU HAVE TO INCLUDE US.

WE'RE MEETING AT NEIGHBORHOOD,  
NEIGHBORHOOD ASSOCIATIONS  
TALKING ABOUT SOLUTIONS.

WE HAVE THE SOLUTIONS.

THEY CAN'T JUST MAKE THE  
DECISION AND WE ARE NOT A PART  
OF THAT DECISION.

WE LIVE IN THE CITY.

THANK YOU.

>> MS. FREEMAN.

>> GOOD EVENING.

THANK YOU FOR GIVING ME THE  
OPPORTUNITY, COUNCILOR JANEY AND  
EDWARDS AND WU AND OUR PANEL.

I AM A RESIDENT IN ROXBURY IN  
THE HIGHLAND PARK SECTION.

SURPRISE FOR SOME AND NOT FOR  
OTHERS WHO ARE QUITE FAMILIAR OF  
ME ADVOCATING THROUGHOUT  
ROXBURY, DORCHESTER, MATTAPAN.

AT TIMES I'M IN J.P. AS WELL.

SO EVERYONE HAS REITERATED TIME  
AND TIME AGAIN OF THE NEED FOR  
THE AFFORDABLE HOUSING.

ME TOO.

I WATCH IN DESPAIR LISTENING TO SENIORS WITH ANXIETY LEVEL OF WHETHER THEY'LL BE ABLE TO STAY IN THEIR HOMES OR GET PUT OUT BECAUSE OF THE RISING COSTS. WHY DO THEY HAVE TO MAKE A CHOICE BETWEEN PRESCRIPTIONS, THE UTILITIES AND HOW THEY'RE GOING TO FEED THEMSELVES? WHEN HAVE YOU THAT ANXIETY LEVEL YOU'RE HURTING A LOT OF PEOPLE THAT ARE THE BACKBONE OF ROXBURY AND THROUGHOUT ALL OF OUR NEIGHBORHOODS.

THEY'RE OUR ADVOCATES, THEY'RE OUR ACTIVISTS.

THEY BUILT THIS PLACE.

THEY BUILT EVERY BIT OF IT.

ALL I CAN SAY TO THEM IS THANK YOU BECAUSE I WOULDN'T EVEN BE ABLE TO BE HERE AT ALL.

THANK YOU.

>> SHANNON BOOKER, LAVETTE BONETTE AND CONNIE FORBES.

>> DID YOU CALL JOE?

>> I DID CALL JOE.

>> IF YOU COULD BE A LITTLE FASTER BECAUSE WE'RE TRYING TO GET THROUGH FOLKS.

>> SO MY NAME IS JOE.

I'M A RESIDENT OF ROXBURY AND I ALSO ORGANIZE FREE CLAIM ROXBURY.

OVER THE PAST TWO YEARS I'VE ATTENDED A LOT OF BPDA PUBLIC MEETINGS FOR DEVELOPMENT PROCESSES IN DORCHESTER AND

APPROXIMATELY -- ROXBURY WHICH ARE AREAS OF PREDATORY HOUSING AND REPRESENTATIVES REFERENCED THE FANCY ECONOMIC CALCULATIONS AN SAY WE CAN REQUIRE 13% OF HOUSING TO BE QUOTE, UNQUOTA FORDABLE OR 20% IF WE BUILD TINY UNITS OR TALL BUILDINGS BUT ANYTHING MORE IS FEASIBLE.

THEY MISLEAD PEOPLE BECAUSE THEY PRETEND IT'S BECAUSE OF UNBENDABLE ECONOMIC LAW BUT THE REAL PROBLEM IS THE TOP PRIORITY IS GUARANTEES DEVELOPERS MAKE A CERTAIN LEVEL OF PROFIT AND TOO

MUCH AFFORDABLE HOUSING MAKES IT INFEASIBLE.

EVERYTHING ELSE INCLUDING ENSURING EVERYBODY HAS A ROOF OVER THEIR HEAD IS SECONDARY AND THEY'RE NOT TRANSPARENT ABOUT THAT.

ULTIMATELY WORKING CLASS PEOPLE, POOR PEOPLE, PEOPLE OF COLOR ARE ASKED TO MAKE THE GREATEST SACRIFICES BUT DEVELOPERS AREN'T ASKED TO MAKE THOSE SACRIFICES. THEY MAKE MILLIONS OFF OUR STRUGGLES.

THE BOSTON POLICE AND THEIR ENORMOUS BUDGET AREN'T ASKED TO MAKE THOSE KINDS OF SACRIFICES. CORPORATIONS, UNIVERSITIES AN OTHER POWERFUL INSTITUTIONS AREN'T ASKED TO MAKE THOSE KINDS OF SACRIFICES AN THAT NEEDS TO CHANGE.

COMBATTING GENTRIFICATION NEEDS TO BE THE TOP PRIORITY AND ONCE THAT HAPPENS WE'LL START SEEING MORE CREATIVE PROPOSAL.

WE NEED TO ORGANIZE WITHIN OUR COMMUNITY TO MAKE THAT HAPPEN. BECAUSE DEVELOPERS WON'T SACRIFICE THEIR PROFITS HAPPILY AND THE CITY INSTITUTIONS WON'T WORK IN OUR FAVOR.

THE CITY IMPROVEMENTS ARE RESPONSE TO COMMUNITY ORGANIZING BUT IT'S NOT GOOD ENOUGH YET.

WE NEED TO KEEP BUILDING COMMUNITY POWER AND PUSHING HARDER.

THANK YOU.

>> WE HAVE SHANNON BOOKER.

>> HOW ARE YOU.

YES, MY NAME IS SHANNON BOOKER ALSO KNOWN AS CADIJA MOHAMED. I HAD A SECTION 8 FOR A YEARS BECAUSE I HAD A DISABLED SON. I ORIGINALLY PAID \$2600 A MONTH IN HYDE PARK.

WHAT HAPPENED IS RACISM, RACISM, RACISM.

I HAD THINGS PUT ON MY DOOR, AND [BLEEP] HAD TO GO AND MY SON'S WHEELCHAIR HAD TO GO AND I REPORTED TO EVERYONE AND CALLED THE MAYOR'S OFFICE ON IT AND

BECAUSE OUT OF FEAR AND I AM A  
SURVIVOR OF DOMESTIC VIOLENCE I  
PACKED UP AND MY HOUSING  
ADVOCATE FIRST TOLD KNOW LEAVE  
SO I PACKED UP AND PUT MY STUFF  
IN STORAGE THINKING ME AND MY  
DISABLED SON WOULD BE SAFE AND  
WE WOULD HAVE OUR SECTION 8.  
WELL, I'VE HAD TO DISPLACE MY  
SON ALL THE WAY DOWN TO  
FALLRIVER WHICH COSTS ME ALMOST  
\$200 EVERY TIME I GO TO VISIT  
HIM IN A BRAIN INSTITUTION.  
EVERY TIME I GO TO VISIT HIM AND  
THEN I'M TRYING TO FIND HOUSING  
AND I'VE BEEN DISPLACED INTO  
BROCKTON.  
THEY CALL IT BROKETON BECAUSE  
IT'S BROKE.  
I DON'T KNOW A DAMN SOUL THERE.  
AND I'M AFRAID.  
I'M FROM ROXBURY.  
MY GRANDMOTHER'S HERE WHO HAS  
JUST GONE BLIND.  
SHE'S A PIONEER OF THIS  
COMMUNITY.  
SHE WALKED TO HER SOLES WORE OFF  
ON THE BOTTOM OF HER SHOES,  
SONYA BOOKER, MANY OF YOU KNOW  
HER.  
I HAVE TO GO TO BROCKTON WITH  
THE HOPES SHE'LL BE OKAY BECAUSE  
SHE JUST LOST HER VISION.  
SOMEBODY'S GOT TO TAKE CARE OF  
HER AND I COME FROM A FAMILY  
THAT'S CLOSE KNIT.  
I DON'T WANT TO BE IN BROCKTON.  
I'M HOPING THE PLACE GETS TAKEN  
CARE OF BUT I'M NOT GOING  
NOWHERE.  
THEY CAN HAVE THEIR PLACE SO I  
DON'T LOSE MY SECTION 8.  
I'M GOING REMAIN HERE FIGHTING  
FOR THE FIGHT.  
THANK YOU.  
>> THANK YOU.  
LAVETTE.  
>> HELLO, MY NAME'S LAVETTE.  
I'M THE PRESIDENT OF THE MOUNT  
PLEASANT INSTITUTION AND STAND  
WITH RECLAIM ROXBURY AND THE  
OTHER NEIGHBORHOOD ASSOCIATIONS  
INCLUDING PATH FORWARD.  
I WANT TO SAY THE FORMAT, I

THANK YOU FOR HAVING IT IN  
ROXBURY BUT THE FORMAT HAS TO  
CHANGE BECAUSE I FEEL LIKE THE  
CITY AGENCY SHOULD SPEAK LAST OR  
EITHER RESPOND IN WRITING  
AFTERWARDS BECAUSE THIS -- THIS  
ENSURES YOU'RE NOT GOING TO HEAR  
EVERYONE'S VOICE WHEN YOU DO IT  
IN THIS FORMAT.

SO MY TESTIMONY I'LL START WITH  
NOW.

THE FEEDING FRENZY AND  
INSATIABLE GREED WILL BE A FIGHT  
OF GOOD OVER EVIL.

WE IN ROXBURY ARE WITNESSING A  
SIMILAR SET OFFIN  
OF INJUSTICES.

IN 2018 WE'RE STILL DEALING WITH  
THE IDEOLOGICAL INSTITUTIONAL,  
INTERPERSONAL AND IMPACTS OF  
RACISM AS MADE EVIDENT IN THE  
STUD COMPLIED BY NEIGHBORHOOD  
ASSOCIATIONS AND I HAVE 15  
COPIES FOR YOU.