

; 05/21/19 4:51 AM

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>> THE DISTRICT NINE CITY
COUNCILOR.

TODAY IS TUESDAY, MAY 21st.
WE ARE HERE WITH OUR GOOD
FRIENDS FROM THE BOSTON PLANNING
AND DEVELOPMENT AGENCY.
LIKE TO REMIND FOLKS THIS IS A
PUBLIC HEARING BROADCAST LIVE
AND RECORDED ON COMCAST CHANNEL
8, RCN82, VERIZON 1964.

I'VE ASKED FOLKS IN THE CHAMBER
TO SILENCE THEIR CELL PHONES AND
ELECTRONIC DEVICES.
WE WILL TAKE PUBLIC TESTIMONY AT
VARIOUS TIMES THROUGHOUT THE
HEARING.

THERE ARE SIGN-IN SHEETS TO MY
LEFT BY THE DOOR.

I ASK THAT YOU SIGN IN.

STATE YOUR NAME, AFFILIATION,
RESIDENTS AND PLEASE CHECK THE
BOX, YES, IF YOU WISH TO
TESTIFY.

THERE ARE SEVERAL WAYS TO
TESTIFY.

YOU CAN ATTEND A PUBLIC HEARING
LIKE THIS ONE AND SIGN UP FOR
PUBLIC TESTIMONY.

YOU CAN COME TO THE HEARING
DEDICATED TO PUBLIC TESTIMONY ON
TUESDAY JUNE 4th BETWEEN THE
HOURS OF 2:00 AND 6:00 P.M.

HOWEVER WE WILL STAY AS LATE AS
NECESSARY TO HEAR ALL THAT WOULD
LIKE TO SPEAK ON THE BUDGET.

YOU CAN SEND YOUR TESTIMONY TO
THE COMMITTEE ON WAYS AND MEANS,
BOSTON CITY COUNCIL, FIFTH
FLOOR, BOSTON CITY HALL, BOSTON,
MASS, 0 201.

OR E-MAIL THE COMMITTEE AT
CCC.WM@BOSTON.GOV AS I STATED
THE BEGINNING HERE WITH FOLKS
FROM THE PLANNING AND
DEVELOPMENT AGENCY AS THEY
PERTAIN TO DOCKETS 06 2 THROUGH
0625 ORDER FOR FY20 OPERATING
BUDGET INCLUDING ANNUAL
APPROPRIATION FOR DEPARTMENTAL

OPERATIONS.

ANNUAL APPROPRIATIONS FOR THE
SCHOOL DEPARTMENT.

APPROPRIATION FOR OTHER POST
EMPLOYMENT BENEFITS AND
APPROPRIATION FOR CERTAIN
TRANSPORTATION AND PUBLIC
IMPROVEMENTS AS WELL AS DOCKETS
0626 THROUGH 0628 CAPITAL BUDGET
APPROPRIATIONS INCLUDING LOAN
ORDERS AND LEASE PURCHASE
AGREEMENTS.

READ A COUPLE OF LETTERS INTO
THE RECORD FROM COLLEAGUES WHO
ARE UNABLE TO MAKE IT TODAY.

DEAR MR. CHAIR DUE TO WORK
RELATED TRAVEL I REGRET THAT I'M
UP ABLE TO ATTEND TODAY'S
HEARING OF THE COMMITTEE ON WAYS
AND MEANS ON DOCKET 0622 THROUGH
0628, FY20 BUDGET FOR PLANNING
AND DEVELOPMENT AGENCY.

MY STAFF WILL BE IN ATTENDANCE I
LOOK FORWARD TO REVIEWING THE
RECORDING OF THIS HEARING.

PLEASE READ THIS INTO THE
RECORD, SINCERELY, KIM JANEY,
DISTRICT 6, BOSTON CITY
COUNCILOR.

THANK YOU FOR OVERSIGHT OF THE
BUDGETARY PROCESS, I REGRET THAT
I AM UNABLE TO ATTEND THE BOSTON
PLANNING AND DEVELOPMENT AGENCY
HEARING ON MAY 21st, 2019 DUE
TO TRAVEL.

I LOOK FORWARD TO REVIEWING THE
TAPE.

REGARDS, LYDIA EDWARDS, DISTRICT
1, BOSTON CITY COUNCILOR.

IN ORDER OF THEIR ARRIVAL TO MY
FAR LEFT COUNCILOR TIM
McCARTHY.

STEPPING OUT FOR A MOMENT
COUNCILOR MICHAEL FLAHERTY TO MY
RIGHT.

TO MY IMMEDIATE LEFT COUNCILOR
AT WRONG, ANNISSA
ESSAIBI-GEORGE.

AND COUNCILOR ANDREA CAMPBELL
OFF TO MY FAR RIGHT WITH THAT I
WILL HAND IT OVER TO DIRECTOR
GOLDEN.

>> IT'S A PLEASURE TO BE BACK.
CHAIRMAN CIOMMO.

MEMBERS OF THE COUNCIL AND COMMITTEE MAY NAME IS BRIAN GOLDEN I'M DIRECTOR OF THE BOSTON PLANNING AND DEVELOPMENT AGENCY.

WE APPRECIATE THE OPPORTUNITY TO DISCUSS OUR WORK AND OUR BUDGET. WITH YOU THIS AFTERNOON.

I'M JOINED TODAY BY DEVIN TO MY LEFT, DIRECTOR OF REAL ESTATE, LAUREN TO MY RIGHT.

INTERIM DIRECTOR OF PLANNING AND DIRECTOR OF THE MAYOR'S OFFICE OF WORKFORCE DEVELOPMENT.

WHICH FALLS UNDER BPDA ALSO LIKE TO BRIEFLY INTRODUCE BRIAN, BRAND NEW TO THE AGENCY HE'S THE NEW DIRECTOR OF FINANCE FOR THE BPDA.

BRIAN IS RESIDENT OF EAST BO BOSTON.

HE WAS -- WE RECRUITED HIM OUT OF HIS POSITION AS DIRECTOR OF ADMINISTRATION AND FINANCE FOR THE CITY OF WEYMOUTH.

WE'RE MAKING HIS COMMUTE MUCH EASIER BUT WE WELCOME BRIAN TO THE AGENCY AND LOOK FORWARD TO WORKING WITH HIM.

THE BPDA WORKS CLOSELY WITH THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT THROUGH OUR INCLUSIONARY DEPARTMENT POLICY, IDP.

WE ALSO WORK WITH THE ASSESSING DEPARTMENT ON CHAPTER 121A IN LIEU OF TAX AGREEMENTS AS WELL AS THE TRANSPORTATION, PUBLIC WORKS AND PARKS DEPARTMENT ON IMPACTS OF DEVELOPMENT IN THE CITY NEIGHBORHOODS.

THIS PAST YEAR MARKED PRODUCTIVE YEAR ACROSS THE BPDA.

WE CONTINUE TO DO OUR WORK TO CREATE ROBUST ECONOMIC ACTIVITY THROUGHOUT THE CITY OF BOSTON WHILE BETTER ENGAGING IN COLLABORATING WITH THE CITY'S NEIGHBORHOODS AND COMMUNITIES.

WE EXPERIENCED ANOTHER VERY STRONG YEAR FOR REAL ESTATE DEVELOPMENT, CONSTRUCTION, PLANNING AND OVERALL ECONOMIC ACTIVITY.

WE ARE WELCOMING BOTH NEW RESIDENTS AND NEW EMPLOYERS WHO SEE THE TREMENDOUS BENEFITS OF CHOOSING BOSTON AS THEIR HOME. WE'RE IN THE MIDST OF THE BIGGEST BUILDING BOOM IN BOSTON'S HISTORY. THIS HAS BEEN A RECURRING THEME FOR THE PAST SEVERAL YEARS. NEW DEVELOPMENT IS MOVING FORWARD AND CREATING LOCAL ECONOMIC DEVELOPMENT IN JOBS IN EVERY NEIGHBORHOOD IN BOSTON. WE APPROVED OVER 12.1 MILLION SQUARE FEET OF NEW DEVELOPMENT IN 2018 IN NEARLY 4,400 NEW RESIDENTIAL UNITS. OF WHICH 20% ARE INCOME RESTRICTED. HELPING US MAKE SIGNIFICANT PROGRESS TOWARDS REACHING MAYOR WALSH'S GOAL OF 69,000 NEW HOUSING UNITS BY 2030 TO MEET OUR GROWING POPULATION. THE 2018 APPROVED PROJECTS WILL GENERATE OVER 37 MILLION DOLLARS IN LINKAGE FUNDING FOR AFFORDABLE HOUSING IN JOB TRAINING THIS YEAR. 31 MILLION FOR HOUSING AND MORE THAN SIX MILLION FOR JOBS TRAINING. DEVELOPMENT IN SUPPORTING THE GROWTH OF THE CITY'S TAX BASE ALLOWING FOR CRITICAL FUNDING FOR CITY SERVICES LIKE OUR SCHOOLS, STREETS, PARKS AND PUBLIC SAFETY. FOR FISCAL YEAR '19 THE CITY OF BOSTON IS EXPECTED TO RECEIVE \$133 MILLION IN NEW PROPERTY TAX REVENUE. 77 MILLION RESULTS FROM NEW DEVELOPMENT BEING TAXED FOR THE FIRST TIME. DEVELOPMENT IS ALSO CREATING THOUSANDS OF NEW JOBS SINCE 2014. PROJECTS APPROVED BY THE BPDA BOARD HAVE CREATED 48,403 CONSTRUCTION JOBS, 48,622 PERMANENT NONCONSTRUCTION JOBS. WE PUT CLIMATE RESILIENCY AT THE FOREFRONT OF OUR WORK.

WE'VE UPDATED OUR ZONING CODE TO REQUIRE NEW PROJECTS TO DEMONSTRATE RESILIENCE TO SEA LEVEL RISE AND OTHER IMPACTS OF CLIMATE CHANGE.

A PUBLIC PROCESS IS OPPORTUNITILY UNDERWAY, BEGAN THIS MONTH TO CREATE A FLOOD RESILIENCY ZONING OVERLAY DISTRICT WHICH WILL GIVE US A TOOL TO PROTECT AGAINST RISK TO LIFE, SAFETY AND PROPERTY DAMAGE AND CONSERVE THE VALUE OF LAND AND BUILDINGS.

OUR ECONOMY IN BOSTON IS STRONG BUT WE KNOW THERE IS MORE WE MUST DO.

WE WILL ONLY TRULY SUCCEED AS A CITY IF EVERY SINGLE PERSON HAS A FAIR SHOT AT THE OPPORTUNITIES WE ARE CREATING THROUGH OUR WORK.

I'M PLEASED TO REPORT WE HAVE TAKEN SEVERAL STEPS THIS YEAR TO INCREASE OUR DIVERSITY AND INCLUSION EFFORTS.

THIS PAST FALL, WE ROLLED OUT NEW DIVERSITY CRITERIA AS A REQUIREMENT FOR ALL RESPONSES TO REQUEST FOR PROPOSALS FOR PUBLIC LAND.

RESPONDENTS MUST NOW INCLUDE A DIVERSITY AND INCLUSION PLAN ARTICULATING A COMMITMENT TO MEANINGFUL PARTICIPATION BY PEOPLE OF COLOR, WOMEN IN THE BUSINESSES THEY OWN IN CONSTRUCTION DESIGN, DEVELOPMENT, FINANCING, OPERATIONS AND OWNERSHIP.

THIS POLICY WILL FOSTER A MORE INCLUSIVE WORKFORCE WHILE CREATING MORE OPPORTUNITY FOR BUILDING LONG TERM WEALTH AND ECONOMIC PROSPERITY FOR ALL. IT'S STILL EARLY BUT THE IMPACT OF THE NEW POLICY IS PROMISING. WE ARE SEEING NEW PARTNERSHIPS BEING FORMED IN NEW OUTREACH HAPPENING THAT SIMPLY HAD NOT TAKEN PLACE BEFORE.

IN THE NEXT FEW YEARS, THE POLICY WILL APPLY TO UP TO TWO MILLION SQUARE FEET OF PUBLIC

LAND THAT IS LIKELY TO BE DEVELOPED.

WE'RE EXPLORING WAYS TO STRENGTHEN OUR TOOLS FOR ENFORCING THIS POLICY IN CREATING NEW ONES.

WE WORKED WITH THE MAYOR'S OFFICE OF ECONOMIC DEVELOPMENT TO LAUNCH A DISPARATE STUDY THAT WILL PROVIDE THE DATA WE NEED TO STRENGTHEN OUR EQUITY POLICIES. THE RESULTS OF THAT STUDY WILL GIVE US A LEGAL TOOLS WE NEED TO ENFORCE THIS POLICY, FURTHER DIVERSIFY THE BPDA'S PROCUREMENT PRACTICES AND PROVIDE MORE OPPORTUNITIES FOR GROWING SMALL BUSINESSES, GETTING GOOD JOBS AND BUILDING WEALTH.

AT THE SAME TIME, WE'RE SERIOUS ABOUT RECRUITING A DIVERSE WORKFORCE TO REFLECT THE NEIGHBORHOODS THAT WE SERVE. WE'RE IN THE PROCESS OF THE BPDA RIGHT NOW OF HIRING A TALENT RECRUITER WHO WILL BE SPECIFICALLY CHARGED WITH IMPLEMENTING A HIRING DIVERSITY STRATEGY.

THIS PAST WINTER OUR ENTIRE STAFF PARTICIPATED IN A FULL DAY OFF SITE IMPLICIT BIAS TRAINING DISCUSSION.

THAT'S BEING FOLLOWED UP BY A SMALLER GROUP TRAINING THAT WILL FURTHER DIALOGUE AROUND RACE AND ETHNICITY.

THESE SECTIONS WILL DEVELOP A PROPOSED ACTION PLAN WITH GOAL OF FOSTERING INCLUSIVITY AND EQUITY-MINDED PERSPECTIVES AT THE BPDA.

CONCURRENTLY, SENIOR LEADERSHIP AT THE ORGANIZATION IS PARTICIPATING IN DIVERSITY WORKSHOPS THAT ASSIST IN BUILDING INCREASED CAPACITY TO SUPPORT STAFF AND FUTURE STAFF RECOMMENDATIONS.

WITHIN OUR PLANNING DEPARTMENT WE'VE LAUNCHED A COMMUNITY ENGAGEMENT TEAM TO SERVE AS LIAISONS BETWEEN STAFF AND COMMUNITY MEMBERS.

THEIR ROLE IS ABOVE AND BEYOND
ARTICLE 80 PROCEEDINGS AND
COMMUNITY PLANNING EFFORTS.
THESE ARE OUR EYES, OUR EARS AND
OUR PRIMARY MEANS OF
COMMUNICATING WITH COMMUNITY
LEADERS AND ACTIVISTS AND
COMMUNITY MEMBERS AS INDIVIDUALS
AND GROUPS IN OUR NEIGHBORHOODS.
WE'VE ALSO INCREASED
INTERPRETATION AND TRANSLATION
SERVICES AT OUR PUBLIC MEETINGS,
ESPECIALLY FOR THE VARIOUS
NEIGHBORHOOD PLANNING STUDIES
UNDERWAY.

LAUREN, WITH OUR INTERIM
DIRECTOR OF PLANNING CAN SPEAK
IN MORE DETAIL ABOUT THIS WORK.
FINALLY, OUR BUDGET WHICH WE ARE
HERE TODAY TO DISCUSS, I'M HAPPY
TO REPORT THAT DUE TO SEVERAL
REFORMS MADE OVER THE PAST FEW
YEARS TO IMPROVE THE WAY WE
OPERATE, THE BPDA IS SEEING
FAVORABLE TRENDS IN BOTH REVENUE
AND OPERATING EXPENSES.

THIS IS FURTHER EXPLAINED IN THE
QUESTIONNAIRE RESPONSES YOU
RECEIVED WITH OUR FISCAL YEAR
2019 BUDGET SUMMARY.

THIS DOCUMENT HELPS DESCRIBE IN
DETAIL OUR OPERATING BUDGET AND
EXPENSES.

IN OCTOBER, THE BPDA TOOK
ANOTHER STEP TOWARD ADDRESSING
OUR INFRASTRUCTURE NEEDS BY
ESTABLISHING A CAPITAL RESERVE
FUND AS MECHANISM TO SET ASIDE
FUNDING FOR CRITICAL PROJECTS
OUTLINED IN OUR TEN-YEAR CAPITAL
IMPROVEMENT PLAN.

THIS WILL ENSURE THAT ANY
POSITIVE FINANCIAL PERFORMANCE
WE SEE GOES DIRECTLY TO
SUPPORTING OUR CAPITAL NEEDS.
CURRENTLY THAT FUND HAS \$18
MILLION IN IT.

LAST WEEK WE PROVIDED AN UPDATE
TO OUR BOARD OF DIRECTORS AND
EXPLAINED THAT WE HAVE
IDENTIFIED OVER \$10 MILLION IN
CAPITAL PROJECTS THAT WILL BEGIN
IN FISCAL YEAR 2020.
ALONG WITH OVER \$9 MILLION OF

EXPENSES FROM ONGOING PROJECTS.
WE'RE GRATEFUL FOR THE 2.4
MILLION INCLUDED IN THE CITY
CAPITAL BUDGET FOR RESILIENCE
PROJECTS IN THE RAYMOND L. FLYNN
MARINE PARK AND PLANNING
PROJECTS.

NEVERTHELESS, OUR COMPREHENSIVE
CAPITAL NEEDS ASSESSMENT WHICH
IDENTIFIES AND PRIORITIZES OVER
\$200 MILLION IN LONG TERM
INVESTMENTS IN INFRASTRUCTURE
PROJECTS TO SUPPORT FUTURE
ECONOMIC GROWTH IN THE RAYMOND
L. FLYNN MARINE PARK, THE
CHARLESTOWN NAVY YARD, LONG
WHARF, CHINA TRADE BUILDING AT 2
BOYLSTON STREET.

AND BPDA'S OTHER PHYSICAL ASSETS
IS PROVIDING THE ROADMAP FOR THE
PRIORITIZATION OF PROJECTS.

WE ARE NOW WORKING TO ESTABLISH
A STRATEGIC AND SUSTAINABLE
FUNDING PLAN TO SUPPORT THIS
CRITICAL WORK ASSOCIATED WITH
OUR PROPERTY.

IN CLOSING, WE AT THE BPDA ARE
COMMITTED TO CONTINUING TO
EVOLVE INTO AN AGENCY THAT
BETTER SERVES OUR COMMUNITY AND
CREATES AN INCLUSIVE BOSTON WITH
OPPORTUNITY FOR ALL.

IT'S NOW MY PLEASURE TO TURN IT
OVER TO TRIN LYNN FOR DISCUSSION
OF THE MAYOR'S OFFICE OF
WORKFORCE DEVELOPMENT ACTIVITY.

>> THANK YOU.

THANK YOU SO MUCH DIRECTOR
GOLDEN, THANK YOU COUNCILMEMBERS
WHO ARE PRESENT, THANK YOU
MR. CHAIRMAN AND VICE CHAIRMAN
COUNCILOR McCARTHY.

MY NAME IS TRIN I HAVE THE
PLEASURE OF SERVING AS THE
DIRECTOR OF THE OFFICE OF
WORKFORCE DEVELOPMENT.
AWD IS INNOVATIVE AGENCY WITHIN
THE BOSTON PLANNING AND
DEVELOPMENT AGENCY AS YOU HEARD
BPDA.

WE SEEK TO ASSURE THE FULL
PARTICIPATION OF ALL BOSTON
RESIDENTS IN THE CITY'S ECONOMIC
VITALITY AND FUTURE, OWD FUNDS

AND OVERSEES PROGRAMS THAT PROMOTE WORKFORCE DEVELOPMENT THROUGH EDUCATION, JOB TRAINING, APPRENTICESHIPS, FINANCIAL COACHING, CAREER PATHWAYS AND THE LIKE.

SUPPORT FROM THE BPDA ALLOWS OUR OFFICE TO LEVERAGE FEDERAL AND STATE DOLLARS AND SUCCESSFULLY CARRY OUT OUR PROGRAMS AND GOALS FOR WORKFORCE DEVELOPMENT.

FOR EXAMPLE, LAST YEAR WE CHanneled 14 MILLION DOLLARS TO OVER 100 COMMUNITY-BASED ORGANIZATIONS IN THE CITY OF BOSTON.

SERVING THOUSANDS OF RESIDENTS. SUPPORTED THE MASS HIRE CAREER CENTERS ONE IN DOWNTOWN AND ONE IN ROXBURY, WHICH SERVED 15,500 JOB SEEKERS AND 761 EMPLOYERS. THE CENTER PLACED WORKERS IN JOBS THAT EARNED AN AVERAGE OF \$21.61 AN HOUR.

WE ALSO SUPPORTED YOUTH PROGRAMS THAT SERVED OVER 1600 YOUNG PEOPLE DURING THE SUMMER AND THROUGHOUT THE SCHOOL YEAR INCLUDING 1400 PLACEMENT JOBS AND 146 WHO MADE EDUCATIONAL ADVANCEMENTS IN POST-SECONDARY EDUCATION.

IN OUR LAST FUNDING ROUND WITH THE NEIGHBORHOODS JOBS TRUST WHICH I ALSO WANT TO ACKNOWLEDGE COUNCILOR CIOMMO WHO WAS THE PREVIOUS TRUSTEE AND NOW THE NEW TRUSTEE, COUNCILOR BAKER, THANK YOU, WELCOME ON BOARD AS TRUSTEE AT THE NEIGHBORHOOD JOBS TRUST.

LAST YEAR, THE NYT WHICH IS FUNDED BY LINKAGE FEES AS YOU HEARD DIRECTOR TALK ABOUT THROUGH DEVELOPMENTS THROUGHOUT THE CITY.

WE TRAINED EDUCATED OVER 2300 BOSTON RESIDENTS ALONE WITH THOSE LINKAGE FEES.

THIS INVESTMENT POSITIONS WORKERS FOR CAREER PATHWAYS AND LIVING WAGE JOBS AND EMPLOYERS THAT WE BROUGHT THROUGH THE DEVELOPMENT THROUGH THE BPDA. FOR EXAMPLE, WE ALSO PLACED

GRADUATES OF THESE PROGRAMS INTO CAREER PATHWAYS IN GROWTH INDUSTRIES NOW EARNING AN AVERAGE WAGE OF \$15.23 WITH 72% OF THESE PARTICIPANTS AND WORKERS HAVING BENEFITS AND CAREER PATHWAYS.

OUR OFFICE WITH OUR FUNDING ALSO SUPPORTS BOSTON TAX HELP COALITION AND COALITION JUST COMPLETED ITS ANNUAL YEAR OF FREE TAX PREPARATION FOR BOSTON RESIDENTS SERVING APPROXIMATELY 13,000 RESIDENTS AND HOUSEHOLDS RETURNING 2.6 MILLION TAXES BACK TO THE COMMUNITY AND HOUSEHOLDS THEN IT IS RECYCLED BACK INTO THE ECONOMIC VITALITY OF THE BOSTON'S NEIGHBORHOODS.

A NEW COMPONENT OF OUR BOSTON'S WEALTH BUILDING EFFORT IS ALSO LAUNCHED WITHIN OUR BOSTON BUILDS CREDIT.

IT'S A CITY WIDE PARTNERSHIP WITH THE UNITED WAY, WITHIN OWD AND WE'VE COMPLETED OUR FIRST YEAR OF ASSISTING BOSTON RESIDENTS TO IMPROVE FINANCIAL WELL BEING THROUGH CREDIT BUILDING.

HIGHLIGHTS OF THE FIRST YEAR INCLUDED REACHING 1600 RESIDENTS FOR COACHING AND PERFORMING 2400 FINANCIAL CHECK UPS WITH CREDIT ADVISING.

THE RESULT IS THAT OVER HALF OF THESE BOSTON RESIDENTS INCREASE THEIR SCORES BY 30 POINTS OB OBTAINING LOW DEBT AND LOW INTEREST LOANS FOR BOTH THEIR CARS, HOMES AND STUDENT EDUCATION AT THE SAME TIME.

LASTLY THROUGH THE MAYOR'S TUITION FREE COMMUNITY COLLEGE WHICH IS ALSO FUNDED BY LINKAGE FEES, AND THE NEIGHBORHOODS JOBS TRUST WE CURRENTLY ENROLL OVER 300 BOSTON PUBLIC SCHOOL GRADUATES IN OUR PLAN.

STUDENTS ENROLLED HAVE AVERAGE GRADUATION RATE OF 70% OVER THREE YEARS AND THAT'S ABOVE INDUSTRY RATE NATIONALLY AND THROUGHOUT THE STATE.

AND THE MAJORITY OF THE TUITION FREE COMMUNITY COLLEGE STUDENTS ARE STUDENTS OF COLOR. WOMEN AND SINGLE WOMEN THROUGHOUT THE NEIGHBORHOODS OF BOSTON.

MAYOR WALSH'S TUITION FREE COMMUNITY COLLEGE PLAN NOW EXPANDED TO INCLUDE FOUR HIGHER EDUCATION INSTITUTIONS, BECK MIN FRANKLIN INSTITUTE OF TECHNOLOGY, BUNKER HILL COMMUNITY COLLEGE, MASS BAY, COMMUNITY COLLEGE AND ROXBURY COMMUNITY COLLEGE ALL THIS IS MADE POSSIBLE BY LINKAGE FEES AND NEIGHBORHOODS JOBS TRUST AND DEVELOPMENT AROUND THE CITY OF BOSTON.

THANK YOU FOR THE OPPORTUNITY TO SPEAK ABOUT OUR OFFICE AND I'M HAPPY TO FOLLOW UP WITH ANY QUESTIONS YOU MAY HAVE.

>> THANK YOU, TRINH.

>> I WANT TO THANK THE CHAIR AND MEMBERS OF COUNCIL FOR HAVING US HERE TODAY.

I AM THE DIRECTOR OF REAL ESTATE FOR THE AGENCY IN THIS ROLE I'M RESPONSIBLE FOR OVER 11 MILLION SQUARE FEET OF REAL ESTATE. OUR MAJOR CONTIGUOUS LAND HOLDINGS ARE IN THE INDUSTRIAL PARK AND CHARLESTOWN NAVY YARD AND URBAN RENEWAL.

CHARLESTOWN, ROXBURY, SOUTH END, SEVERAL OTHER NEIGHBORHOODS.

WHILE MUCH OF THE PORTFOLIO IS LEASED TO LONG TERM LAND LEASEHOLDERS, WE OWN NEARLY 200 PROPERTIES WHICH REQUIRE OUR CARE AND MAINTENANCE.

OUR WORK TO UTILIZE OFTEN AGAINST MOST ATTENTION BUT REAL ESTATE TEAM ALSO RESPONSIBLE FOR DAILY OPERATIONS AND LONG TERM CAPITAL IMPROVEMENT AMID ALL OF OUR PROPERTIES.

UNDER DIRECTOR GOLDEN'S LEADERSHIP WE'VE RECENTLY COMPLETED TEN YEAR CAPITAL NEEDS ASSESSMENT WHICH LAYS OUT OVER 170 IMPORTANT PROJECTS WHICH AMOUNT TO OVER 10 TO 0 MILLION.

TO UNDERSTAND THE BPDA'S BUDGET AND LONG TERM FINANCIAL STRATEGY, IT'S CRITICAL TO UNDERSTAND THE SCOPE OF THIS CAPITAL ASSESSMENT.

WHILE THE LIST OF PROJECT IS TOO LONG TO GO THROUGH I THOUGHT IT MIGHT BE HELPFUL TO HIGHLIGHT A COUPLE.

IN THE CHARLESTOWN NAVY YARD WE RECENTLY COMMITTED TO THE DEMOLITION AND ENVIRONMENT AM REMEDIATION OF THE DILAPIDATED POWER PLANT, \$5 MILLION PROJECT WILL REMOVE A BLIGHTED EYESORE FROM THE NEIGHBORHOOD AND PAVE WAY FOR FUTURE REDEVELOPMENT IN THE HISTORIC MONUMENT AREA.

IN THE MARINE PARK WE HAVE MAJOR CAPITAL NEEDS ON EAST AND SOUTH WHERE CRUMBLING SEA WALL BEGINNING TO PRESENT A HAZARD.

REPLACING ALL THE MARITIME INFRASTRUCTURE IN THIS AREA WILL LIKELY EXCEED \$16 MILLION.

WE'RE TYING THIS PROJECT IN STAGES OVER THE NEXT SEVERAL YEARS.

IN THE NEAR TERM WE'RE MOVING FORWARD WITH THE SEA WALL AND BULKHEAD RECONSTRUCTION ON THE EAST JETTY WHICH WILL COST APPROXIMATELY 2.8 MILLION.

AT THE CHINA TRADE BUILDING WE HAVE 16.5 MILLION CAPITAL IMPROVEMENTS WE'VE MADE IN RECENT YEARS TO THIS IMPORTANT PROPERTY.

BY MOVING FORWARD WITH A 45,000 PROJECT TO REPAIR THE ATRIUM AND SKYLIGHT.

BEYOND RESTORING, THIS INVESTMENT WILL ALSO IMPROVE THE EXPERIENCE OF OUR TENANTS WHICH INCLUDE URBAN COLLEGE, CHINATOWN, BOSTON PUBLIC LIBRARY CHINATOWN BRANCH AND MANY OTHERS.

WE'RE BEGINNING PHASES ALONG TERM RESILIENCY INVESTMENT NEEDED TO ADDRESS SEA LEVEL RISE AND DETERIORATION OF THE SEA WALL DUE TO WAVE ACTION FROM BOAT TRAFFIC IN THE AREA.

WHILE NEED INVESTMENTS HERE
MIGHT LIKELY EXCEED TEN MILLION
WE'RE WORKING THROUGH THE
DOWNTOWN MUNICIPAL HARBOR PLAN
AND STAKEHOLDERS HOW CAPITAL EX
PEN TAKE DAUGHTERS CAN PROTECT
BOTH DOWNTOWN FROM FUTURE
FLOODING ALSO IMPROVING THE
PUBLIC REALM.

THOSE ARE JUST FOUR EXAMPLES OF
THE LIST THAT GOES ON AND ON
GOOD NEWS IS THAT RECENT YEARS
OUR REAL ESTATE ASSETS HAVE
PERFORMED WELL, ALLOWING US TO
SET ASIDE THE CAPITAL NECESSARY
TO BE MAKE SOME OF THE NECESSARY
IMPROVEMENTS.

AS YOU HEARD FROM DETECTOR
GOLDEN WE HAVE WORKED CLOSELY
WITH THE BPDA FINANCE TEAM TO
ESTABLISH STRATEGIC FUNDING PLAN
THAT WORKS IN CONJUNCTION WITH
PROCUREMENT AND ADMINISTRATIVE
OBJECTIVES.

WE'RE GRATEFUL TO THE WALSH
ADMINISTRATION TO THIS COUNCIL
FOR OPPORTUNITY TO OCCASIONALLY
ACCESS CITY OF BOSTON CAPITAL IT
IS.

THIS YEAR'S CAPITAL ONE CRITICAL
BPDA PROJECT A \$2 MILLION
INVESTMENT TO IMPROVE THE LONG
TERM RESILIENCY AND STREETSCAPE
ALONG NORTHERN AVENUE AND MARINE
PARK.

IN CLOSING JUST OUR COMMITMENT
TO TRANSPARENCY, INCLUSIVENESS,
EQUITY AND FAIRNESS IN THE WAY
WE CONDUCT OUR REAL ESTATE
PRACTICE.

AS DIRECTOR HIGHLIGHTED WE'RE
PRIORITIZING IN DEVELOPMENT OF
BPDA PROPERTY AND WE ARE ALSO
INVESTING STRATEGIES TO ADVANCE
DIVERSITY AND CONTRACTING
SERVICES.

TO FURTHER THAT GOAL RERECENTLY
SUBMITTED A JOINT APPLICATION
WITH THE CITY FOR LIVING CITIES
WHICH IS A NATIONAL ACCELERATOR
PROGRAM TO PROMOTE -- WELL
ENSURE OUR INVESTMENTS, CONTINUE
TO ALIGN VALUE OF OUR AGENCY AND
OUR CITY.

WITH THAT I'M GOING TO HAND OVER
TO LAUREN OUR INTERIM DIRECTOR
OF PLANNING.

>> THANK YOU, DEVIN AND TO THE
COUNCILMEMBERS PRESENT THIS
AFTERNOON.

MY NAME IS LAUREN, I AM INTERIM
DIRECTOR OF PLANNING AT THE
BPDA.

THE PLANNING DIVISION IS
COMPRISED OF FIVE HIGHLY
COLLABORATIVE DEPARTMENT.
URBAN DESIGN, DOWNTOWN AND
NEIGHBORHOOD PLANNING, CLIMATE
CHANGE, ENVIRONMENTAL PLANNING,
REGULATORY PLANNING AND SOAPING
AND TRANSPORTATION AND
INFRASTRUCTURE PLANNING.

OUR STAFF IS COMPRISED OF
PROFESSIONAL PLANNERS,
ARCHITECTS AND URBAN DESIGNERS.
PLANNING AT THE BPDA IS
ITERATIVE PROCESS WHICH IN
INVOLVES COMMUNITY IN GAUGEMENT,
EXPERT CONSULTANTS AND INPUT OF
OUR EXPERIENCED STAFF.

RESULTING PLANS ARE
COMPREHENSIVE DOCUMENTS WHICH
ARTICULATE BROAD COMMUNITY GOALS
AS WELL AS OUTLINES, PHYSICAL
DEVELOPMENT, OPPORTUNITIES AND
GUIDELINES.

GUIDED BY OUR CITY WIDE MASTER
PLAN, IMAGINE BOSTON 2030, A
TWO-YEAR \$4 MILLION EFFORT THAT
WAS COMPLETED IN 2017 WE HAVE
RECENTLY EMBARKED ON A NUMBER OF
NEW PLANNING INITIATIVES.

WE ARE VERY MUCH COMMITTED TO
IMPLEMENTING THESE STUDIES USING
IMAGINE BOSTON FRAMEWORK WITH
THE GOAL OF SUPPORTING VIBRANT
ECONOMY, ENHANCING QUALITY OF
LIFE FOR ALL OF OUR RESIDENTS
AND PREPARING OUR CITY FOR
CLIMATE CHANGE THIS PAST YEAR WE
KICKED OFF PLAN DOWNTOWN, PLAN
EAST BOSTON, PLAN MAD DAN --
MADAPAN AND PLAN NEWMARKET.
ECONOMYING COMPLETION OUR PLAN
EBB DORCHESTER AND PLAN DUDLEY
SQUARE ROXBURY.

THESE ARE IN ADDITION TO THE
VARIOUS OTHER PLANNING EFFORTS

WE ARE ENGAGED IN.
SUCH AS THE ALLISON BRIGHTON
MOBILITY STUDY.
RESILIENCY GUIDELINE PROCESS.
TO NAME A FEW.
TO SUPPORT THESE EFFORTS IN THE
PAST YEAR AS BRIAN MENTIONED, WE
HAVE HIRED THREE NEW COMMUNITY
ENGAGEMENT MANAGERS AND BUILT
OUT A COMMUNITY ENGAGEMENT TEAM
WHICH NOW TOTALS FOUR.
THEY ARE HOPING TO ENGAGE
DIVERSE COMMUNITIES AND EXPAND
OUR EFFORTS IN REACHING NEW
COMMUNITY VOICES.
SO FAR WE'VE RECEIVING EXCELLENT
FEEDBACK ABOUT THEIR WORK.
MORE OVER, WITH THE PURPOSE OF
ADVANCING OUR COMMUNITY
ENGAGEMENT ACTIVITIES REACHING
WIDEST POSSIBLE AUDIENCE, WHICH
FREQUENTLY INCLUDES FIRST
LANGUAGE IS NOT ENGLISH.
WE HAVE EXPANDED OUR INVESTMENT
INTERPRETATION SERVICES FOR
PUBLIC MEETINGS AS WELL AS
TRANSLATION SERVICES FOR ALL
PRINTED MATERIALS INCLUDING
MEETING ADVERTISEMENTS.
GOAL THAT THESE INVESTMENTS WILL
HELP MAKE MORE CONNECTIONS WITH
THE COMMUNITIES THAT WE SERVE.
WITH THAT, DIRECTOR OF MY
COLLEAGUES THANK CHAIRMAN FOR
HIS TIME LOOK FORWARD TO THE
REST OF THIS AFTERNOON'S
DISCUSSION WITH YOU.
>> THANK YOU FOR YOUR
PRESENTATION.
LET ME NOW RECOGNIZE COUNCILOR
TIM McCARTHY.
>> THANK YOU VERY MUCH,
MR. CHAIR.
DIRECTOR GOLDEN AND STAFF, THANK
YOU FOR BEING HERE.
AS I GO DOWN THE LIST, YOU HAVE
REALLY GOOD TEAM, YOU REALLY DO.
>> THANK YOU.
>> I GO DOWN THE LIST OF ALL THE
PEOPLE WHO ARE -- I'LL TAKE THE
PROMOTION.
YOU REALLY DO HAVE GREAT TEAM IF
I FAIL TO MENTION SOMEBODY I'LL
GET IN TROUBLE SO THAT'S AN

UMBRELLA.

BUT I WILL MENTION LANCE
CAMPBELL BECAUSE WE'RE GOING TO
BE IN A WAR ZONE TONIGHT AROUND
6:30 FOR ANOTHER FANTASTIC FUN
AND EXCITING MEETING IN
LITERALLY I WALK TO THAT MEETING
IT'S ACROSS THE STREET.

THE WORST MEETING EVER.

>> I'M SURE IT WILL BE FINE.

>> LANCE HAS DONE GREAT JOB OF
KEEPING HIS COOL, I HAVE NOT.
I SHOULD PROBABLY WATCH LANCE
TAKE HIS ADVICE A LITTLE BIT
BETTER.

HAVING SAID THAT, I'LL SEE HIM
TONIGHT YOU'LL HEAR ALL ABOUT IT
TOMORROW.

>> I'M SURE WE WILL.

>> IN THE BUDGET YOU TALKED
ABOUT BUDGET CHART 62 MILLION.
ONE OF THE QUESTIONS THAT WE ALL
ASK IS WHAT NEIGHBORHOODS YOU
FEEL ARE LACKING BEHIND.

I KNOW THIS IS A SET UP QUESTION
BECAUSE I WANT YOU TO TALK ABOUT
HYDE PARK.

THE LINE AND 30,000 FOOT VIEW OF
WHAT IS GOING ON WITH THAT LIGHT
INDUSTRIAL AREA THAT WE HAVE
VISITED.

IF YOU CAN JUST GIVE SYNOPSIS
THAT HAVE BECAUSE I THINK THAT
WHAT YOU'RE TRYING TO DO, THIS
ADMINISTRATION IS TRYING TO DO
AND WHAT I AGREE WITH YOU TRYING
TO DO IS IMPORTANT, ESPECIALLY
AS WE INTO A MEETING TONIGHT
REGARDING EXACTLY THIS TOPIC.

>> THANK YOU FOR THAT, COUNCILOR
McCARTHY.

AT THIS POINT WHAT IS GOING ON
THERE IS MUCH MORE PROJECT BASED
AND LESS OF A PLANNING LENS.
WE ARE REVIEWING PROJECTS WITHIN
THE IMAGINE BOSTON FRAMEWORK IN
THE SENSE OF ENHANCED COMMUNITY.
WE LOOK FORWARD TO CONTINUING
THAT DIALOGUE.

I DON'T HAVE ANY SPECIFIC
REMARKS SPECIFICALLY TO TALK TO
THAT RIGHT NOW BUT I CAN GET
BACK TO YOU WITH THEM.

>> THAT WOULD BE GREAT.

WE CAN TALK ABOUT THE MADAPAN PLAN, THOUGH.

THAT WAS MY NEXT SHOT.

>> DO YOU WANT JUST STATUS UPDATE?

>> THAT WOULD BE GREAT.

RIGHT NOW WE'VE BEEN HAVING A LOT OF LIGHTEN GAUGEMENT AND COUPLE OF WORKSHOPS THAT ACTUALLY THINKING OF HAVING A DIVERSE KIND OF AUDIENCE.

THEY ARE HAVING A HAITIAN FOCUSED MEETING THIS THURSDAY WHICH IS GOING TO BE PRESENTED IN HAITIAN CREOLE PRIMARILY WITH ENGLISH INTERPRETER.

SO THAT IS KIND OF INTERESTING AND EXCITING.

ALSO HAD SOME INCLUSIONARY DEVELOPMENT UPDATES OUT IN MADAPAN RECENTLY.

IN TERMS OF THE ACTUAL PLANNING STUDY, RIGHT NOW WE HAVE, REQUEST FOR PROPOSALS OUT FOR CONSULTANTS TO HELP US KIND OF WORK THROUGH WHAT PLAN MADAPAN IS GOING TO BECOME.

THOSE RESPONSES ARE DUE IN MATTER OF WEEKS AND WE'VE HAD PRETTY GOOD FEEDBACK SO FAR FROM PROPOSAL -- CONSULTANT COMMUNITY WE LOOK FORWARD TO ENGAGING WITH THE TEAM, HOPEFULLY BY THE JULY BOARD THAT WOULD BE APPROVED BY BPDA AND WE CAN START WORK WITH THEM.

>> VERY GOOD.

IS IMAGINE BOSTON COMING BACK OUT TO THE NEIGHBORHOODS AT SOME POINT?

>> THAT'S A GOOD QUESTION.

I LIKE TO THINK OF IT THAT ALL OF THE PLANNING INITIATIVES TAKE THEIR GUIDANCE FIRST AND FOREMOST FROM IMAGINE BOSTON. AND WE START ALL OF OUR PRESENTATIONS WITH HOW AND WHAT SPECIFICALLY IMAGINE BOSTON CALLED FOR IN THOSE NEIGHBORHOODS.

IN TERMS OF THE ACTUAL DOCUMENT COMING BACK OUT THAT'S SOMETHING WE'RE ACTUALLY WORKING ON FIGURING OUT WHAT THE BEST WAY

TO DO THAT WOULD BE.
MAYBE HAVING SOMEBODY ON OUR
TEAM THAT SPECIFICALLY FOCUSED
ON IMPLEMENTATION, FOR INSTANCE.

>> THANK YOU.

>> THANK YOU.

COUNCILOR FLAHERTY.

>> GOOD AFTERNOON, BRIAN AND
OBVIOUSLY A PLEASURE TO WORK
WITH YOU AND YOUR TEAM,
PARTICULARLY MIKE CHRISTOPHER
WHO IS REGULAR CUSTOMER DOWN ON
THE CITY HALL SIDE OF THE
BUILDING.

RESOURCE THAT HE HAS YOUR NEWEST
ADDITION STEVE HARVEY THEY KNOW
THE INNER WORKINGS OF THE
COUNCIL, PLEASURE TO WORK WITH
ALL OF THEM AS WELL AS THE REST
OF THE TEAM.

YOU REFERENCED I CAUGHT PIECE OF
IT REFERENCED HOW MANY PROJECTS
OR PARCELS ARE BEING TAXED FOR
THE FIRST TIME.

CAN YOU JUST REPHRASE THAT
AGAIN.

>> SURE.

IF YOU LOOK AT THE CITY'S NEW
REVENUE FOR FY19 IS ABOUT TO BE
COMPLETE.

IT LOOK LIKE ABOUT \$133 MILLION
IN NEW REVENUE WILL PLAY TO THE
CITY AS A RESULT OF GAINS IN
PROPERTY TAX REVENUE YIELDS.

OF THAT 133 NEW -- \$133 NEW
FLOWING TO THE CITY FROM
PROPERTY TAXES, 77 MILLION ARE
FLOWING FROM NEW DEVELOPMENT
THAT IS SOMETHING BEING TAXED AT
FULL RATE FOR THE FIRST TIME,
COMPLETE PROJECT.

AND SO AS YOU CAN SEE
SIGNIFICANTLY MORE THAN HALF OF
THE NEW REVENUE THAT IS FLOWING
TO THE CITY AND PROPERTY TAX
FROM BRAND NEW DEVELOPMENT.
OBVIOUSLY IT'S NOT JUST ONE
TIME.

IT'S EMBEDDED IN THE CITY'S
PROPERTY TAX BASE FOREVER.
THAT IS THE GIFT THAT KEEPS ON
GIVING.

IT ALLOWS THE CITY AND CITY
COUNCIL TO BUDGET INCREMENTALLY

SLIGHTLY MORE MONEY EVERY YEAR.
THAT'S HOW YOU'RE ABLE TO GROW
THE BUDGET TO PROVIDE THE HIGH
QUALITY OF LIFE, THE HIGH
QUALITY OF SERVICES THAT MAKES
BOSTON AN EXCEEDINGLY PLEASANT
PLACE TO LIVE.

BUT YOU NEED THAT ADDITIONAL
INCREMENT EVERY YEAR TO KEEP
PACE WITH DEMAND ON CITY
SERVICES.

>> THAT'S FAP THAT IS
PARTICULAR.

THAT'S WHAT I THOUGHT I HEARD I
WANTED YOU TO DIAL DOWN ON THAT.
HOW MUCH MUCH BOSTON IS TAX
EXEMPT VERSUS TAXABLE WE'RE
ADDING TO THE TAX ROLLS WHICH IS
HEALTHY FOR THE CITY BUT WE ALSO
HAVE SIGNIFICANT PORTION OF OUR
LAND, PARTICULARLY AROUND
COLLEGE AND UNIVERSITIES R
UNIVERSITY AND HOSPITALS THAT
GOBBLES UP PROPERTY.
WE'RE OFFSETTING THAT WITH THAT
77 MILLION.

BUT DO WE HAVE 50-50.

>> SURE.

I THINK HISTORICALLY THAT NUMBER
APPROXIMATED AGAIN BECAUSE OF
GOVERNMENT BUILDINGS AND
UNIVERSITY BUILDING, MEDICAL
CENTER BUILDING, ALL OF WHICH
EXCEPT FOR HANDFUL THAT ARE FOR
PROFIT ARE TAX EXEMPT.

I BELIEVE THE NUMBER
HISTORICALLY HAS BEEN IN THE 50%
HELM I'M NOT POSITIVE OF THAT, I
CAN CERTAINLY GET IT.

PROBABLY SAFE TO SAY, AGAIN
WHETHER YOU'RE LOOKING AT TARA
FIRM ARCHES THE DIRT OR SQUARE
FOOTAGE PROBABLY OVER 40%.

>> GOAL OF MINIMIZING IS
CRITICAL FOR US TO MOVE FORWARD
WITH SPENDING AND PROGRAMMING
THAT YOU REFERRED TO.

THE COUNCIL HAS BEFORE IT TAX
TRANSFER FEE JUST MAYBE QUICK
SNAPSHOT OF YOUR THOUGHTS ON
THAT.

SUM AND SUBSTANCE ESTABLISH AN
INVESTOR OR COMMERCIAL TRANSFER
FEE WOULD IMPOSE 25% PURCHASE

PRICE UPON TRANSFERRING PROPERTY
WITHIN 24 MONTHS.

I DON'T KNOW IF YOU HAVE CHANCE
TO REVIEW IT BUT BEFORE COUNCIL
WE'LL HAVE HEARINGS.

LOVE TO GET 30 SECOND THOUGHTS
ON IT.

>> SURE.

I THINK, I'M NOT ATTEMPTING TO
TAKE A PATH THAT REALLY IS THE
MAYOR AND ADMINISTRATION'S CALL
WHETHER OR NOT IT SEES MERIT IN
THAT PROPOSAL OR NOT.

FROM THE ADMINISTRATION'S
PERSPECTIVE, THEIR PREROGATIVE
FROM THE COUNCIL'S PERSPECTIVE,
I JUST OBSERVE THAT WE DO REALLY
WELL IN THIS CITY FROM A
DEVELOPMENT STANDPOINT, NOT ONLY
DO WE GET DEVELOPMENT,
RESIDENTIAL DEVELOPMENT AND
COMMERCIAL DEVELOPMENT AND
INSTITUTIONAL DEVELOPMENT THAT
SERVES THE NEEDS OF THE CITY OF
BOSTON'S PEOPLE ALL ALONG
SOCIOECONOMIC SPECTRUM.

WE GET THOSE STRUCTURES BUT
WE'RE ALSO GETTING SIGNIFICANT
THINGS OUT OF THEM.

I JUST POINTED OUT THE NEW TAX
REVENUE THAT IS GENERATED.

IF YOU LOOK JUST AT SNAPSHOT
LAST YEAR, JUST 2018, JANUARY
2018 UNTIL THE PRESENT ABOUT 17
MONTHS.

LAST YEAR, IN ADDITION TO THE
THINGS I JUST MENTIONED,
HOUSING, JOBS, TAX REVENUE, THE
LINKAGE FUND, HOUSING LINKAGE
AND JOB LINKAGE YIELD ABOUT \$35
MILLION NEW.

THE AFFORDABILITY REQUIREMENT
OVER PAST 16 MONTHS HAS YIELDED
OVER \$8 MILLION IN CASH THAT IS
IN ADDITION TO CREATING UNITS IN
THE NEW DEVELOPMENTS.

THAT IS IDP CASH.

PUBLIC REALM IMPROVEMENTS ALMOST
\$5 MILLION.

OVER THE PAST YEAR, YEAR AND A
HALF.

TRANSPORTATION, ALMOST JUST
UNDER \$2 MILLION.

COMMUNITY BENEFITS FOR VARIETY

OF ORGANIZATIONS, FUNCTIONS,
ACTIVITIES.

2.2 MILLION.

MONEY FOR PARKS AND OPEN SPACE
OF \$6 MILLION.

THOSE ARE THE THINGS THAT WE ARE
ABLE TO PULL FROM NEW
DEVELOPMENT SO AN ADDITIONAL
LAYERING ON ASSOCIATED WITH
COSTS OF OWNING, MANAGING,
TRANSFERRING PROPERTY.

IT HAS TO BE FACTORED IN THAT
THERE IS A LOT BEING EXTRACTED
OUT OF DEVELOPMENT.

WHETHER OR NOT THIS
PARTICULAR -- THE TRANSFER
PROPOSAL HAS A HARMFUL AFFECT OR
NOT.

I DON'T THINK WE HAVE REALLY
ANALYZED THAT CLOSELY ENOUGH.
BUT WE'RE ALWAYS VERY CAREFUL,
VERY CAUTIOUS ABOUT WHEN NEW
IMPOSITIONS END UP HAVING A
NEGATIVE IMPACT ON THE THINGS
THAT I JUST MENTIONED.

YOU DON'T WANT TO PUT A
PRIMITIVELY YOU DON'T WANT TO
KILL THE GOOSE THAT LAYS THE
GOLDEN EGG SO WE'RE VERY
CAREFUL.

WE KNOW THAT PROPERTY
DEVELOPMENT, INVESTMENT IN
PROPERTY IN BOSTON IS PAYING A
LOT OF DIVIDENDS FOR ITS PEOPLE
ALL ALONG THE SOCIOECONOMIC
SPECTRUM.

WE WANT THAT TO CONTINUE.

WE WANT IT TO YIELD MORE AND
MORE BENEFITS NOT ULTIMATELY --

>> THANK YOU REFERENCED IDP TAKE
THE OPPORTUNITY ON BEHALF
COUNCILOR FLYNN WE RECOGNIZE
THEM, THEY WERE NOT PLAYING BY
THE RULES WORKING WITH MIKE
CHRISTOPHER IN YOUR OFFICE YOU
CAME DOWN HARD ON THEM WHICH WE
APPRECIATE THE IDP IS THERE FOR
A REASON WE'RE TRYING TO SOLVE
AFFORDABLE HOUSING CRISIS, WHEN
YOU HAVE DEVELOPERS BEING CUTE
AND SKIRTING IT, IT WARRANTED
PROMPT AND APPROPRIATE AND
SIGNIFICANT RESPONSE AND YOU DID
THAT.

SO ON BEHALF OF THE COMMUNITY
ALSO BEHALF OF THE CITY BECAUSE
WE BY REF WRENNING THAT INSTANCE
IT OPENED UP TO SEVERAL OTHERS
THAT WERE BROUGHT TO YOUR
ATTENTION AND YOU DEALT WITH IT
SWIFTLY.

WE APPRECIATE THAT.

>> THANK YOU.

>> THANKS.

COUNCILOR ESSAIBI-GEORGE.

>> THANK YOU, CHAIR, THANK YOU
ALL FOR BEING HERE TODAY.

CAN YOU SUMMARIZE FOR ME HOW
MANY SMALL PROJECTS AND BIG
PROJECTS WE HAVE GOING ON RIGHT
NOW?

>> SMALL ARTICLE 80 PROJECTS AND
LARGE PROJECTS I WOULD IMAGINE
IT'S JUST UNDER 100 RIGHT NOW.
VARIETY OF WAYS OF LOOKING AT
THIS.

WHAT IS BEING BUILT RIGHT NOW
VERSUS WHAT IS IN FRONT OF US
RIGHT NOW BEING APPROVED.

BUT AT ANY GIVEN TIME, THE
NUMBER IS ROUGHLY 100.

MIGHT BE 80-100 THINGS IN FRONT
MUCH US GOING THROUGH THE
PROCESS SEEKING ULTIMATE
APPROVAL BY THE BOARD.

AND THEN ONCE THOSE PROJECTS ARE
APPROVED YOU MIGHT SEE 80-100
UNDERWAY IN THE CITY.

I THINK THAT IS FAIRLY TYPICAL
OF WHAT HAS BEEN GOING ON FOR
THE PAST FIVE, SIX YEARS.

>> I THINK SOUNDS LIKE THE RIGHT
NUMBER BECAUSE THERE IS A LOT
GOING ON, IT'S HARD TO QUANTIFY
HOW MUCH IS GOING ON.

HAVE WE SEEN ANY TRENDS TO
INDICATE A SLOWING OF
DEVELOPMENT IN THE CITY?

>> IT'S AN EXCELLENT QUESTION,
COUNCILOR.

WE LOOK AT THE DATA LIKE
EVERYBODY ELSE IN THE PRIVATE
SECTOR AND PUBLIC SECTOR TRYING
TO DISCERN WHEN THE END TO THIS
VERY ROBUST ECONOMIC CLIMATE,
THIS VERY ROBUST PERIOD OF REAL
ESTATE DEVELOPMENT COMES TO AN
END.

WHAT WE DO KNOW IS WE ARE
ALREADY THE LONGEST ECONOMIC
RECOVERY EVER SINCE WORLD WAR
II.

WE JUST PASSED THE TEN-YEAR MARK
I THINK EARLIER THIS CALENDAR
YEAR MAKING US THE LONGEST
ECONOMIC RECOVERY SINCE THE LATE
1940s.

QUESTIONING THE QUESTION, HAS
THE WORLD REALLY CHANGED ALL
THAT MUCH.

WE DON'T KNOW.

ALL WE KNOW RIGHT NOW IS WE
DON'T SEE THE SLOW DOWN.

WE SEE NOT ONLY PEOPLE
CONTINUING TO PERMIT PROJECTS,
LAST YEAR WE DID 12 MILLION.
12 MILLION SQUARE FEET OF NEW
DEVELOPMENT APPROVED IN THE
CALENDAR YEAR 2018.

THAT LOOKS AN AWFUL LIKE.

VERY SIMILAR NUMBERS.

WHAT IS IMPORTANT IS, THOSE
NUMBERS AREN'T JUST APPROVALS.

DEVELOPERS ARE TAKING THOSE
ARTICLE 80 APPROVALS FROM THE
BPDA AND GOING TO ISD AND
PULLING BUILDING PERMITS.

THAT IS WHAT WE CARE ABOUT BACK
IN THE BAD OLD DAYS OF '08 WHEN
ECONOMY IMPLoded, STILL DOING
LOT OF PERMITTING WORK UPSTAIRS
AT THE AGENCY, PROBLEM WAS NO
ONE WAS TURNING AROUND GETTING
FINANCING AND BUILDING THE
THING.

THEY'RE BUILDING THEM NOW.

GIVEN WHAT WE KNOW IS HAPPENING
OUTSIDE THERE ARE OVER 0 MILLION
SQUARE FEET OF DEVELOPMENT
UNDERWAY RIGHT NOW.

BEING BUILT.

LOOK AT THE CRANES IN THE SKY.
THE CRANES IN THE SKY ARE ONLY
THINGS GOING VERTICAL THERE'S
PLENTY OUT THERE GOING ON
WITHOUT THE CRANE HAVING SHOWN
UP YET OR CRANE'S BEING
COMPLETE.

SEEMS LIKE WE HAVE 50 CRANES.

50 BIG PROJECTS UNDERWAY BUT
OTHERS JUST GETTING GOING.

GET THE FOUNDATION WORK GOING,

CRANE ISN'T THERE YET.
AND THAT REALLY CONTINUES TO
MOVE FORWARD UNABATED.
AND AGAIN IF YOU JUST LOOK AT
THE AVERAGE LARGE PROJECT
PROBABLY TAKES TWO AND A HALF
YEARS TO BUILD IT.
WE KNOW 20 MILLION SQUARE FEET
OF NEW PROJECTS IS UNDERWAY.
THEY TAKE TWO AND A HALF YEARS
TO BUILD.
THEY'RE ALL AT VARIOUS STAGES OF
COMPLETION I THINK THE NEXT TWO
YEARS YOU'RE NOT GOING TO SEE
MUCH CHANGE.
AFTER THAT, WHO KNOWS.
>> THANK YOU FOR THAT.
IS THE CONCERNS OF THE PROCESS
OF NOTIFICATION TALK ABOUT HOW
NEIGHBORS ARE FINDING OUT ABOUT
WHAT IS HAPPENING DOWN THE
STREET, AROUND THE CORNER OR
NEXT DOOR.
CAN YOU TALK A LITTLE BIT ABOUT
THE OFFICIAL NOTIFICATION
PROCESS, WHAT CONSTITUENTS AND
RESIDENTS SHOULD EXPECT FOR
NOTIFICATION WHEN PROJECT IS
HAPPENING IN THE NEIGHBORHOOD.
>> SURE.
>> THERE ARE OTHER COMMUNITY
PROCEEDINGS THAT COULD OCCUR
THAT AREN'T NECESSARILY GOVERNED
BY THAT.
THOSE TIME FRAMES.
WE ALWAYS STRIVE FOR AMPLE
NOTICE.
NOTICE IS WORTHLESS IF IT DOES
NOT GIVE PEOPLE AMPLE ENOUGH
OPPORTUNITY TO UNDERSTAND WHAT'S
GOING ON.
ON PAPER THAT WE FOLLOW A
PROCESS AS REQUIRED BY OUR OWN
REGS NOT TO MENTION ON THE
OCCASIONS WHEN OTHER REGS GOVERN
US AT THE STATE LEVEL.
BUT WE ABIDE BY THE RULES THAT
WE SET FOR OURSELVES, BUT IF
THEY'RE FOUND TO BE INADEQUATE,
IF THERE'S A SIGNIFICANT
CONCERN, WE'RE ALWAYS OPEN TO
HAVING A CONVERSATION ABOUT
WHETHER MORE ROBUST NOTICE,
EITHER MORE TIME OR MORE

INFORMATION IS APPROPRIATE.
WE'RE VERY COMMITTED TO THE
NOTION THAT ARE VERY ROBUST
PROCESSES ARE ONLY MEANINGFUL IF
PEOPLE KNOW WHAT'S HAPPENING AND
HAVE SUFFICIENT TIME AND
OPPORTUNITY TO PREPARE FOR THOSE
CONVERSATIONS IN THE
NEIGHBORHOOD.

HEARD SPEAK TO THE TRANSLATION
SERVICES THAT ARE AVAILABLE AND
INTERPRETIVE SERVICES AND WHAT
NEWSPAPERS WE ADVERTISE IN,
ALREADY REACHING THE NOTICE
WHERE PEOPLE ARE LIKELY TO FIND
IT.

THAT IS SOMETHING THAT COMMUNITY
PLANNING, REAL ESTATE
DEVELOPMENT THAT WE'RE LEADING,
WE'RE TRYING TO GO ABOVE AND
BEYOND.

>> THANK YOU.

I'LL SAVE THE REST FOR THE NEXT
ROUND.

>> COUNCILOR O'MALLEY.

>> THANK YOU, MR. CHAIRMAN AND
GOOD AFTERNOON, BRIAN AND TO
YOUR TEAM THANK YOU FOR THE
GREAT WORK THAT YOU DO.

YOU TOUCHED PROBLEM THIS A
LITTLE BIT IN YOUR OPENING
STATEMENT, WOULD YOU MIND
TALKING MORE ABOUT
SUSTAINABILITY EFFORTS THAT THE
BPDA REALLY SORT OF HELPING TO
DRIVE AS IT RELATES TO NEW
CONSTRUCTION, NEW DEVELOPMENT?

>> SURE.

WE'VE BEEN WORKING ON THIS FOR A
LONG TIME.

AND ARTICLE 37 SORT OF BLAZED
THE TRAIL WITH REGARD TO
SUSTAINABILITY NEEDS THAT ARE
NOT JUST IN THE INTEREST OF THE
CITY OF BOSTON, NOT JUST IN THE
INTEREST OF GIVEN NEIGHBORHOOD.
THEY'RE IN THE PRIVATE SECTOR
FOR-PROFIT INTEREST OF
DEVELOPERS TO ABIDE BY THESE
REQUIREMENTS, BECAUSE IT'S ABOUT
PROTECTING THEIR PROPERTY.
PROTECTING AGAINST THREATS TO
LIFE, SAFETY AND STRUCTURE.
SO ARTICLE 7, ARTICLE 37 HAS

BEEN WITH US FOR A NUMBER OF YEARS.

INITIAL CONCERNS WERE THAT IT DIDN'T HAVE TEETH.

THAT YOU HAVE A CHECKLIST OF THINGS WE'D LIKE TO SEE YOU EXPLORE AS PART OF YOUR PERMITTING PROCESS.

BUT WHAT WE HAVE FOUND IN THAT PROCESS IS THAT VAST MAJORITY OF DEVELOPERS DO COMPLY, THEY DO THE THINGS THAT ARTICLE 37 SEEKS BECAUSE IT'S IN THEIR OWN SELF-INTEREST, MOST HAVE FOUND THAT TO BE A VERY COMPELLING ARGUMENT, COMPELLING REALITY THAT PROMPTS THEM TO TAKE ACTION.

NOW AS YOU KNOW, THE MAYOR AT THE END OF LAST YEAR MORE BROADLY ABOUT RESILIENCY AS IT RELATES TO BOSTON HARBOR, HE ANNOUNCED THAT WHERE AR ARTICULATED.

THE 40 PLUS MILES OF HARBOR EDGE FOR THE CITY VULNERABLE, ALMOST ALL OF IT IS VULNERABLE.

THE FLOOD PLAINS NOT ONLY THAT WE'VE LOOKED AT IN THE PAST WHICH ARE RETROSPECTED, THE FEMA PLANS LOOK BACKWARDS.

WE'RE LOOKING AT FLOOD PLAINS FORWARDS THAT IS OUR IMAGINE BOSTON 2030 EFFORT.

THE FLOODING DANGER LOOKING FORWARD IS VERY DISTURBING INDEED.

BAD ENOUGH LOOKING AT THE FEMA MAPS RETROSPECTIVELY, IT'S SCARY, WHERE THE FLOOD IS GOING TO BE SCARIER.

RESILIENT BOSTON HARBOR WAS ARTICULATED AS MEANS OF ADDRESSING THAT OVER TIME.

WE DON'T HAVE TO GET THE ANSWER RIGHT TOMORROW.

BUILT WE DO HAVE TO WORK SYSTEMATICALLY DAY BY DAY TO IMPLEMENTING PHYSICAL INFRASTRUCTURE IMPROVEMENTS TO PREVENT DOWNTOWN BOSTON AND OUR NEIGHBORHOODS THAT ARE MORE APPROXIMATE TO THE HARBOR FROM FLOODING.

RESILIENT BOSTON HARBOR WAS
KICKED OFF, WE PLAYED A
SIGNIFICANT ROLE AS WELL AS
CITY'S OFFICE OF ENVIRONMENT.
THAT WILL BE -- CONTINUE TO BE
IN OUR WHEELHOUSE FOR AS FAR AS
THE EYE CAN SEE.
WE WILL CONTINUE TO DEMAND NOT
ONLY THE DEVELOPMENT PROTECT
ITSELF FROM RESILIENCY
STANDPOINT PRETTY EASY TO GET
DEVELOPERS TO DO THAT BECAUSE
IT'S IN THEIR INTEREST.
CHALLENGE IS TO DO IT MORE -- IN
A MORE DISTRICT-WIDE FASHION,
NEIGHBORHOOD FASHION, REGIONAL
FASHION SO THAT DEVELOPMENT IS
MAKING, CONTRIBUTING TO
RESILIENCY IMPROVEMENTS ALONG
THE HARBOR'S EDGE AND --
>> JUST GOING TO CUT YOU OFF.
I HAVE OF FIVE MINUTES.
I APPRECIATE THAT.
AGREE WITH VIRTUALLY EVERYTHING
YOU SAID.
I THINK WE'RE TALKING ABOUT TWO
REALLY DISTINCT BUT
COMPLEMENTARY.
ONE THING HOW THINGS ARE BUILT,
SEVERAL HUNDRED YEAR STORMS
WITHIN THE LAST SEVERAL YEARS.
BUT ALSO AS IT TALKS ABOUT NEW
DEVELOPMENT AND LIKE TIM I'M NOT
GOING TO START THANKING PEOPLE
BECAUSE INVARIABLY I WILL FORGET
SOMEBODY.
BUT I WILL MENTION JOHN WHO HAS
DONE TERRIFIC WORK, A GREAT
PARTNER WITH ME AS WE LOOK AT
NEW CONSTRUCTION.
80% OF ALL NEW GREENHOUSE GAS
EMISSIONS COME FROM OUR
BUILDINGS.
ARTICLE 37 IS A TERRIFIC START.
BUT I WOULD SAY IT'S JUST THAT,
A START.
WE NEED TO ADD MORE TEETH TO IT
CERTAINLY, NEED TO MAKE IT
HARDER ONE OF THE REASONS I'VE
BEEN PUSHING FOR NET ZERO CARBON
ON ALL NEW MUNICIPAL BUILDINGS,
FOR EXAMPLE.
SOMETHING WE WILL CONTINUE TO
DO.

I APPRECIATE THAT.
TO YOUR POINT ABOUT IT MAKING
GOOD BUSINESS SENSE, THERE'S A
MARKET OUT THERE ALSO I THINK
WE'RE FINALLY SEEING COMMUNITY
MEMBERS COME UP AT MANY OF THESE
IAGs OR CERTAIN COMMUNITY
MEETINGS ABOUT DEVELOPMENT
PROJECTS ASKING FOR NET ZERO CAR
BORROW ON ELECTRIFIED SYSTEM.

>> WE SEE IT VERY SIMILAR TO
YOUR WAY OF THINKING, YOU KNOW
THE MAYOR ARTICULATE A GOAL OF
CARBON NEUTRAL BOSTON BY 2050,
WE'LL REMAIN --

>> A LOT OF WORK TO DO BUT
AMBITIOUS GOAL THAT I SUPPORT.
THAT WILL BE IT FOR THIS HOUND.

>> COUNCILOR FLYNN.

>> THANK YOU, COUNCILOR CIOMMO
AND THANK TO YOU BRIAN AND YOUR
STAFF FOR BEING HERE.

BRIAN, I ALSO WANTED TO
HIGHLIGHT AN EMPLOYEE OF THE
BPDA, JOHN CAMPBELL, WHO IS
DOING EXCELLENT WORK.
JUST WANT TO PASS THAT ALONG TO
YOU.

>> THANK YOU VERY MUCH,
COUNCILOR.

WE THINK HIGHLY OF HIM AS WELL
HATS JOHN WHO WAS JUST
MENTIONED.

>> THANK YOU.

ALSO I WANTED TO SAY THANK YOU
TO YOU FOR NOT ONLY THE WORK
THAT YOU'RE DOING HERE BUT WORK
ON HELPING OUR MILITARY FAMILIES
AS WELL.

I KNOW THAT IS AN IMPORTANT
ISSUE THAT YOU'VE BEEN INVOLVED
IN FOR 30 YEARS OR SO, THANK YOU
FOR DOING THAT.

>> I APPRECIATE YOUR KIND WORDS.

>> BRIAN, I KNOW MICHAEL
MENTIONED IT EARLIER BUT THE IDP
ISSUE IN SOUTH BOSTON ONE OF THE
DEVELOPERS TRIED TO NOT
PARTICIPATE IN THE PROGRAM AND
TRY TO SELL AFFORDABLE UNIT AT
MARKET RATE.

JUST THE ENFORCEMENT ON THAT
TYPE OF ISSUE WOULD BE VERY
IMPORTANT TO US.

I KNOW YOU HIGHLIGHTED IT EARLIER.

THAT'S JUST SOMETHING THAT I'M GOING TO HOPEFULLY WE CAN CONTINUE WORKING ON THAT I DON'T WANT TO SEE THESE DEVELOPERS TRY TO RETURN.

GET OUT OF THEIR OBLIGATION AFFORDABLE HOUSING TO OUR RESIDENTS.

>> IF WE HAVE GONE THROUGH THE PROCESS FIRST OF ALL WE HAVE THIS IDP REQUIREMENT, WE IMPOSE THE IDP REQUIREMENT ON DEVELOPERS SEEKING TO CREATE RESIDENTIAL HOUSING THROUGH THE ARTICLE 80 PERMITTING PROCESS TO ACTUALLY END UP LOSING A UNIT. OR UNITS.

IT'S UTTERLY UNTENABLE.

YOU NAME IT.

THAT WOULD BE A TRAGIC LOSS, THERE HAVE BEEN THESE NEAR MISSES, THEY ARE FEW AND FAR BETWEEN BUT WE BELIEVE WE HAVE THE RESPONSIBLE BUSINESS SYSTEMS IN PLACE TO PREVENT SUCH THINGS FROM GOING FORWARD.

>> I'D HATE TO SEE ANOTHER DEVELOPER TRY TO PULL A STUNT LIKE THAT AGAIN. ESPECIALLY INTENTIONALLY DOING IT.

YOU CAN SEE IF IT'S A MISTAKE.

SEEMS LIKE IT WAS INTENTIONAL.

I JUST WANTED TO HIGHLIGHT, LAUREN, WHAT YOU WERE TALKING ABOUT, LANGUAGE ACCESS AS IT RELATES TO THE DOWNTOWN PLANNING PROCESS.

I SAW THE MEETINGS IN CHINATOWN, YOU HAD TRANSLATORS AND YOU ENGAGE WITH THE COMMUNITY, WITH THE COMMUNITY IN MANDARIN, IT DIDN'T GO UNNOTICED BY ME, I WANT TO SAY THANK YOU TO YOU AND YOUR STAFF FOR DOING THAT, IT'S SOMETHING I HOPE YOU CONTINUE DOING.

>> ANY TIME THAT COMES TO OUR ATTENTION THAT THERE'S A PART OF THE NEIGHBORHOOD THAT DOESN'T SPEAK ENGLISH PRIMARILY, WE HAVE THE RESOURCES AND WE THINK IT'S

THE RIGHT THING TO DO.

>> THANK YOU FOR THAT.

BRIAN, LAST POINT MAYBE COUPLE OF DEVELOPMENTS IN MY DISTRICT WITH EXPIRING USE APARTMENT BUILDINGS, THAT OVER A PERIOD OF TIME THAT AFFORDABLE UNITS, THE PRICE OF THEM NOW HAS LEFT TIMEFRAME, IF I'M SAYING THAT RIGHT.

IS THERE SOMETHING THAT THE CITY OR BPDA IS DOING TO ENSURE THAT THOSE RESIDENTS THAT HAVE BEEN THERE FOR SO MANY YEARS NOW BECAUSE UNIT MIGHT BE AFFORDABLE OR MARKET RATE, WOULD BE POTENTIALLY BE EVICTED.

WHAT ARE YOUR THOUGHTS ON THAT TYPE OF ISSUE?

>> COUNCILOR, MY PREVIOUS EXPERIENCE THE ANSWER IS, YES, ABSOLUTELY.

ONE THING THAT WE'VE DONE IN THE HOUSING PLAN IDENTIFY EVERY EXPIRING USE PROPERTY IN THE ENTIRE CITY, ITS RISK OF A LOSS, MANY ARE OWNED BY CDCs OR OTHER MISSION-ORIENTED DEVELOPERS, RELATIVELY LOW LIKELIHOOD THAT EVEN USE RESTRICTION EXPIRES THAT WOULD RESULT TO CONVERSION TO MARKET RATE.

WE'RE WORKING WITH THOSE PROPERTY OWNERS NONETHELESS TO EXTENT THOSE.

BUT THERE ARE FEW AND SEVERAL IN YOUR DISTRICT OWNERS, PRIVATE OWNERS OF AFFORDABLE PROPERTY WHICH HAVE NEAR TERM EXPIRATION DATES.

ARTICULATED GOAL OF THE ADMINISTRATION TO PRESERVE 97% OF ALL THOSE UNITS.

A COUPLE OF LOSSES ARE INEVITABLE BUT THERE'S WHOLE TEAM, COUPLE OF STAFF MEMBERS WHO WORK ON NOTHING BUT THIS ISSUE.

AND I CAN'T SPEAK TO THE PARTICULAR PROPERTIES I'M SURE THEY HAPPY TO MEET WITH YOU TALK THROUGH EVERY STRATEGY FOR EACH BUILDING AND WHAT CAN BE

ACCOMPLISHED TO KEEP THE TENANTS PROTECTED AND TO KEEP THOSE UNITS PROTECTED.

>> THAT'S SOMETHING I'D LIKE TO DO IF I'M ABLE TO MEET WITH YOU AND DND TO GO OVER EACH UNIT OR EACH DEVELOPMENT IN MY DISTRICT. I'D LIKE TO SEE A SHORT-TERM PLAN, LONG-TERM PLAN ON WHAT YOU'RE DOING IN WAYS THAT WE CAN MAKE SURE THAT NO ONE GETS EVICTED.

ESPECIALLY ELDERLY, OUR DISABLED, OUR IMMIGRANT COMMUNITY AS WELL.

>> GREAT POINT.

>> THANK YOU.

I CAN WAIT FOR NEXT ROUND.

>> IS THERE ANY REASON WE CAN'T NAME THIS DEVELOPER, I THINK WE SHOULD KNOW WHO HE IS IF HE'S LURKING IN ANY OF OUR NEIGHBORHOODS.

>> I MUST ADMIT, I'M NOT SURE OF THE ACTUAL ENTITY'S NAME. NOT OFF THE TOP OF MY HEAD.

[SPEAKING OFF MICROPHONE]

>> I THINK IT SHOULD BE KNOWN. COUNCILOR BAKER.

>> THANK YOU, MR. CHAIR, GOOD AFTERNOON ARE EVERYBODY. THANK YOU FOR COMING.

I LIKE THE FACT THAT THERE'S ACTUALLY SOME DEVELOPMENT GOING ON IN MY NEIGHBORHOOD NOW FROM GOOD DEVELOPMENT.

BRIAN, YOU HAD TALKED ABOUT, HOW DO YOU QUANTIFY YOU MENTIONED PUBLIC REALM IMPROVEMENT, TRAFFIC IMPROVEMENT, THOSE SORTS OF THINGS, YOU PUT ACTUAL DOLLAR AMOUNTS ON THEM.

IS THAT GOING THROUGH EACH PROJECT PUTTING A DOLLAR AMOUNT ON ALL THE IMPROVEMENT, LITERALLY AGGREGATE OF EVERYTHING THAT HAPPENED ACROSS THE CITY.

>> THOSE NUMBERS I JUST RATTLED OFF FOR YOU WERE JANUARY 2018 TO THE PRESENT.

I JUST HAVE THAT AS A SNAPSHOT.

>> THAT WAS A BON-YEAR SNAPSHOT.

>> CORRECT.

LESS THAN A YEAR AND A HALF.
I THINK IT'S WORTH UNDERSTANDING
WHAT COMES OUT OF THE
DEVELOPMENT ABOVE AND BEYOND THE
ECONOMIC IMPACT OF THE
CONSTRUCTION JOBS, THE JOBS THAT
GO INTO THE COMMERCIAL AND
INSTITUTIONAL SPACE IN THE
PROPERTY TAXES.

AND IEP THE IDP.

THERE'S A LOT MORE THAT IS
USUALLY EXTRACTED TO BENEFIT THE
IMMEDIATE SURROUNDINGS OR THE
NEIGHBORHOOD THAT IS HOSTING THE
PROJECT.

PEOPLE SHOULD JUST KNOW THAT,
THERE ACTUALLY IS MORE TO IT.

>> WE KNOW THAT BECAUSE LOT OF
TIMES WE'RE IN THE MIDDLE OF
NEGOTIATING ALL THAT BUT IT'S
GOOD TO HEAR.

AN ACTUAL NUMBER.

>> THAT'S WHAT I THOUGHT.

I CERTAINLY KNOW YOU ALL REALIZE
WHAT IS EXTRACTED THROUGHOUT
DEVELOPMENT PROCESS BUT TO JUST
SEE IT ALL TOLLED THE PAST 16
MONTHS, I HAD NOT SEEN THAT
NUMBER.

UNTIL THIS MORNING.

>> PUBLIC REALM, GOOD SIDEWALKS,
GOOD STREETS GO A LONG WAY IN
ANY NEIGHBORHOOD I WOULD THINK.

CAN YOU TALK A LITTLE BIT,
BRIAN, ABOUT POLICE OFFICERS
CORNER, I KNOW THAT THOSE
RECOMMENDATIONS OR MAYBE THOSE
WERE SUPPOSED TO BE ROLLED OUT I
KNOWING A AROUND THAT, WERE THEY
ROLLED OUT?

>> PRELIMINARY RECOMMENDATIONS
HAVE BEEN PRESENTED TO THE
COMMUNITY, WE HAVE NOT ISSUED
EXACT PLAN DOCUMENT YET BUT THAT
IS COMING.

WE DO KNOW THAT WE HAVE SOME
MORE OUTREACH WE STILL NEED TO
DO, THAT IS UNDERWAY.

PENDING THAT OUTREACH, I CAN'T
REALLY GIVE A DATE CERTAIN WHEN
WE'D BE MOVING FORWARD.

BUT IT IS OUR INTENTION, WE DO
FEEL THAT A LARGE PORTION OF
YOUR CONSTITUENCIES ALSO AGREES

THAT THE PLAN IS A GOOD PLAN IT SHOULD MOVE TO ITS CONCLUSION.

>> WILL YOU TALK A LITTLE BIT, LAUREN, ABOUT ONE -- OF COURSE ISSUES ARE, JUST GENTRIFICATION, DISPLACEMENT, AFFORDABILITY, WE DON'T NEED TO GET INTO THOSE WE COULD SPEAK ALL NIGHT ON THEM. WHAT ARE WE DOING FOR THE AFFORDABILITY PIECE.

WHAT IS THAT GOING TO LOOK LIKE?

>> AGAIN THAT'S VERY MUCH IN PROS WE ARE WORKING WITH CHIEF DILLON AND DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT TO COME UP WITH, WHAT IS THE RECIPE FOR -- WE CAN PRESENT TO THE COMMUNITY TO MAKE IT CERTAIN SO THAT ADVOCATE THEY HAVE BEEN ADDRESSED IN ADDITION. OBVIOUSLY VERY IMPORTANT TO COMBAT GENTRIFICATION TO THE EXTENT WE CAN.

I THINK HAVING A GOOD PLAN IN PLACE ALLOWS US TO HELP DEVELOPERS AND HAVE A LITTLE BIT OF PREDICTABILITY FOR THEM AND THE COMMUNITY.

AS PROJECTS DO CONTINUE TO MOVE FORWARD.

>> CAN SOMEONE WHILE WE'RE ON IT, CAN SOMEONE GIVE ME DEFINITION OF GENTRIFICATION.

YES, I WENT THERE.

IT'S NOT JUST CHANGING NEIGHBORHOODS.

WHEN MY NEIGHBORHOOD CHANGED IN 1970 FROM THE '70s TO THE 80s, CHANGE AGAIN IN THE 80s AND 90s, CHANGING NOW IN THIS TIME.

THAT WASN'T GENTRIFICATION WHEN MY NEIGHBORHOOD CHANGED OR CAN YOU --

>> WE'VE HAD THIS CONVERSATION MANY TIMES INTERNAL THREE.

ONE OF THE -- DIFFERENCE BETWEEN ECONOMIC INVESTMENT AND NEIGHBORHOODS WHICH IS OFTEN A POSITIVE THING AND DISPLACEMENT OF RESIDENTS THAT HAVE LIVED THERE FOR LONG TERM WHICH IS -- ABSOLUTELY A BAD THING.

I THINK PART OF THE STRATEGY

THAT BPDA TRIES TO MEET, HOUSING GOALS, ACROSS THE BOARD, WHEREVER WE'RE HAVING THESE CONVERSATION HOW TO ENCOURAGE INVESTMENT IN NEIGHBORHOODS NOT DISCOURAGE IT.

ENCOURAGE THE GROWTH OF OUR CITY OR BRIAN TALKED WHY THAT IS REALLY IMPORTANT NOT JUST FROM A SORT OF -- BUT FROM DOLLARS AND CENTS TO THE BUDGET BUT TO DO THAT IN WAY THAT PROTECTS PEOPLE WHO HAVE LIVED IN THE CITY FOR GENERATIONS.

THE BENEFITS OF THAT GROWTH ACCRUE WITH PEOPLE WHO LIVE THERE NOW.

THAT IS I THINK SOMETHING THAT IS COMMON ACROSS ALL OF OUR EFFORTS WHETHER IT'S SITE SPECIFIC DEVELOPMENT PLANNING, REAL ESTATE PLANNING, NEIGHBORHOOD OR CITY WIDE PLANNING SOMETHING THAT WE'RE ALWAYS WRESTLING WITH.

MIDDLE CLASS IN ROXBURY TO PREDOMINANTLY -- THAT WAS GENTRIFICATION.

>> TOE DEVIN'S POINT, THE PIECE ABOUT GENTRIFICATION CONVERSATION THAT USUALLY ABSORBS US MOST IS THE PIECE ABOUT DISPLACEMENT.

GENTRIFICATION, IE WHICH USUALLY MEANS THE ARRIVAL OF LARGE NUMBERS OF NEW RESIDENTS WHO TEND TO BE MORE AFFLUENT THAN THE EXISTING POPULATION.

THERE BY DISPLACING THE EXISTING POPULATION.

THAT IS A FAIRLY CONVENTIONAL WAY TO LOOK AT IT.

NOT MAYBE A COMPLETE DEFINITION. THERE'S PLENTY OF PEOPLE OUT THERE WHO WOULD ARGUE, EVEN IF THOSE NEW ARRIVALS, NEW AFFLUENT ARRIVALS GO IN NEW PRODUCT NOT DISPLACING ANYONE.

SOME WILL STILL HAVE A BIG PROBLEM WITH THAT BECAUSE THEY THINK THEY BELIEVE IN GOOD FAITH OFTEN THAT THE ARRIVAL OF AFFLUENT NEW FOLKS IN THE NEIGHBORHOOD IN BUILDINGS FAR

THOSE AFFLUENT NEW FOLKS, HIGHER PRICE POINT HAVE AN AFFECT THROUGHOUT THE OLDER RESIDENTIAL HOUSING STOCK AND DRIVES PRICES UP THERE BY IS NOT DIRECTLY SORT OF INDIRECTLY CAUSING DISPLACEMENT.

THAT WHAT -- EVEN IF THE NEW ARRIVALS ARE NOT TAKING THE UNITS OKAY COULD YOU FILED BY THE LONGER TERM RESIDENTS. IT IS OFTEN VIEWED AS MENACING. SORT OF LEADING INDICATOR OF WHAT IS GOING TO COMIC TO THE OLDER RESIDENTIAL STOCK.

WE'D ARGUE SOMETHING THAT NEEDS TO BE KEPT IN MIND AS WELL, LOOK, WE'RE ADDING ABOUT 8-9,000 PEOPLE TO THE CITY NET GAIN EVERY YEAR.

THAT IS 60,000 PEOPLE SINCE 2010 AND THERE IS LARGE CONTINGENT THAT HAVE POPULATION THAT'S VERY AFFLUENT.

THEY'RE GOING TO GO SOMEWHERE. AND THEY'RE GOING TO DRIVE THE PRICES UP ON RENTALS AND PURCHASE OPPORTUNITIES IN THE EXISTING NEIGHBORHOODS IF WE DON'T ADD STOCK TO ABSORB THAT POPULATION, THAT'S A REALLY IMPORTANT PART OF THE CONVERSATION.

IT'S NOT THE ONLY WAY OF DEALING WITH THE ISSUE BUT BUILDING NEW STOCK IS AN ABSOLUTE MUST FOR ADDRESSING SOME OF THE --

>> LARGE DEVELOPMENTS, GLOVERS CORNER WE COULD ARGUE THAT THERE'S NO HOUSING THERE NOW, WHERE MOST OF IT IS.

I DON'T THINK GLOVERS CORNER SHOULD BE HEAVY HOUSING, SHOULD BE ONE QUARTER THE REST IS INDUSTRY AND JOBS AND THAT SORT OF STUFF.

ARGUMENT BE, WERE NOT BUILT OUT IN THERE THEN NEIGHBORHOOD COULD GENTRIFY.

>> CORRECT.

YOU LOOK AT COUNCILOR FLYNN'S DISTRICT, ESPECIALLY IN LOTS OF PARTS OF THAT THERE'S GENTRIFICATION, THERE'S NEW

ARRIVALS THAT HAPPENED IN THE '80S PARTICULARLY AT THE SOUTH END.

THE SOUTH END MIGHT BE THE SORT OF MOST PURE VERSION OF WHAT PEOPLE THINK OF WHEN THEY THINK OF GENTRIFICATION.

AFFLUENT NEW POPULATION ARRIVES, A LOWER INCOME POPULATION IS DISPLACED.

THERE YOU HAVE GENTRIFICATION WITHOUT A LOT OF NEW CONSTRUCTION.

NOT A LOT OF NEW RESIDENTIAL BUILDINGS TO ABSORB THOSE WHO DESIRE TO LIVE IN THE SOUTH END. THOSE WHO DESIRE TO LIVE IN THE SOUTH END IN THE LATE '70s THROUGH THE LATE 80s NOT TO MENTION WRITE UP TO THE PRESENT.

THE PERIOD WHERE RADICALLY TRANSFORMED IT WAS -- THERE WAS NO NEW SIGNIFICANT DEVELOPMENT GOING ON BUT IT WAS NEW POPULATION, DISPLACING AN OLDER, LONGER TERM --

>> BUILDING BY BUILDING. EVERY BUILDING WAS A DISPLACEMENT.

>> SO MARKET FORCES YIELD THAT OUTCOME WITHOUT FRANKLY A SUITE OF TOOLS TO ADDRESS THE PROBLEM. WE'VE GOT IDP, WE HAVE VARIETY OF TOOLS WE USE TO ADDRESS THE NEEDS OF EXISTING POPULATIONS THAT MAY HAVE LOWER INCOMES THAN NEW ARRIVALS.

BUT AT THE SAME TIME, PART OF THAT CONVERSATION MUST INVOLVE CREATING NEW UNITS FOR THOSE NEW ARRIVALS SO THERE'S LESS DISPLACEMENT OF THE EXISTING POPULATION WITHIN THE EXISTING RESIDENTIAL DEVELOPMENT.

>> THANK YOU.

>> JUST TO FOLLOW UP ON THAT. WHAT'S THE DEMOGRAPHIC OF THE LARGEST POPULATION GROWTH COMING INTO THE CITY OF BOSTON?

>> I'M SORRY.

>> MY UNDERSTANDING IS THE LARGEST DEMOGRAPHIC OF ALL OF THE NEW ARRIVALS INTO THE CITY OF BOSTON ARE EMPTY NESTERS,

OLDER FOLKS.

DO YOU HAVE ANY DEMOGRAPHIC INFORMATION --

>> WE CERTAINLY CAN GET THAT TO YOU.

WE TALK ABOUT DEMOGRAPHICS CONSTANTLY.

WE EMPLOY A DEMOGRAPHER WITHIN OUR RESEARCH DEPARTMENT, WE NEED TO UNDERSTAND WHAT THE NEEDS ARE FROM A JOB CREATION STANDPOINT, FROM A HOUSING CREATION STANDPOINT.

WHAT DOES BOSTON NEED BY 2030 AND BEYOND.

YOU'RE RIGHT, THAT'S AN ENORMOUS PART.

THE RETURN TO THE CITY OF THE EMPTY NESTER DOWNSIZING, SELLING THE HOUSE IN THE SUBURB MOVING TO THE ONE OR TWO BEDROOM DOWNTOWN.

I THINK IT IS INTERESTING ALSO THAT OF THOSE ROUGHLY 8,000 NEW ARRIVALS, NET GAIN OF 8,000 NEW PEOPLE, BECAUSE OF COURSE, THERE IS OUT MIGRATION, NET GAIN EVER 8,000.

A THIRD OF THE NEW ARRIVALS EVERY YEAR ARE FOREIGN BORN.

I THINK THE EMPTY NESTER WILL BE A SIGNIFICANT PIECE OF THE NEW ARRIVAL INTO THE CITY WITHIN POLITICAL BOUNDARIES OF THE CITY OF BOSTON.

ABOUT THIRD OF THOSE NEW ARRIVALS ARE FOREIGN BORN. THAT IS A DIFFERENT DEMOGRAPHIC COHORT.

I WOULD ARGUE PROBABLY PRETTY BIG ONE IF IT'S A THIRD.

I'M NOT SURE THE EMPTY NESTERS WOULD BE THAT BIG.

I CAN GET YOU MORE LIKE --

>> LIKE 20-SOMETHING PERCENT OR SUCH.

YOUNG PROFESSIONALS BEING PROBABLY THE LEAST OF THE DEMOGRAPHIC.

>> WE CAN PROBABLY BREAK IT DOWN.

>> TRANSFORM THE DEVELOPMENT CLIMATE, I'M SURE DEVELOPERS LOOK AT THAT VERY CLOSELY

OBVIOUSLY.

BUT LET ME RECOGNIZE COUNCILOR
ESSAIBI-GEORGE.

>> THANK YOU.

THANK YOU AGAIN FOR YOUR
THOROUGHNESS IN YOUR RESPONSES.
ONE PIECE THAT I'VE BEEN WORKING
ON IN PARTNERSHIP WITH COUNCILOR
O'MALLEY AND CURRENT JANEY ARE
ARTIST HOUSING.

AND ARTIST WORKSPACE, LIVE
SPACE, WORKSPACE,
LIVE-WORKSPACE.

YOU TALK A LITTLE BIT ABOUT
BPDA'S ROLE IN SUPPORTING LIVE
AND LIVE WORK AND WORKSPACE AND
WHAT OPPORTUNITIES THERE ARE TO
ETHER STRENGTHEN THAT HOUSING,
SOLIDIFY THAT HOUSING FOR THE
LONG TERM BECAUSE WE HAD NUMBER
OF DEVELOPMENTS OR PROJECTS
EXPIRE.

WHAT WE CAN DO TO -- STRENGTHEN
IT.

>> SURE.

FOR A LONG TIME THE AGENCY HAS
WORKED, THIS GOES BACK DECADES
TO, CREATE NOT ONLY-IDP PROGRAM
DEALS WITH POPULATIONS OF MODEST
AND LOWER INCOME GENERALLY.
BUT WE ALSO DEPENDING ON THE
NATURE OF THE DEVELOPMENT AND
LOCATION OF THE DEVELOPMENT IN
THE CALLS WITHIN A COMMUNITY FOR
ARTIST LIVE-WORKSPACE OFTEN
WHICH ALSO HAS AFFORDABILITY
COMPONENT.

WE'VE BEEN DEALING WITH THIS TO
THE BETTER PART OF A FEW DE
DECADES.

AND I HAD A MEETING THIS MORNING
WITH SOME FOUR-POINT FOLKS.

THERE ARE THREE BUILDING IN FORT
POINT, THREE BUILDINGS THAT HAVE
200 ARTISTS IN THEM.

THAT'S A VERY VIBRANT ECOSYSTEM,
THAT'S QUITE AN ARTIST
COMMUNITY.

THAT'S JUST IN THE THREE
BUILDINGS.

THERE ARE OTHER ARTISTS
LIVE-WORK POPULATIONS IN SPACE
IN THE FORT POINT AREA, ABOVE
AND BEYOND THOSE THREE AREAS.

THAT'S WHAT WE TEND TO THINK OF
WHEN WE THINK OF HOUSING THAT IS
SPECIFICALLY CARVED OUT AS A
PART OF REAL ESTATE DEVELOPER,
APPROVAL PROCESS.

WE THINK OFTEN OF FORT POINT,
IT'S KIND OF AN ARTS COMMUNITY
WITHIN THE CITY.

BUT THIS --

>> ALSO THINK OF, WHAT BROUGHT
MY ATTENTION TO THIS ISSUE IS A
YEAR AND A HALF AGO NOW THERE
WAS A SMALL COMMUNITY IN JAMAICA
PLAIN THAT WAS BEING DISPLACED
FOR FUTURE DEVELOPMENT.
PROPERTY WASN'T PROTECTED IN ANY
WAY, WEREN'T MANY FEE
RESTRICTIONS.

>> SURE.

>> THOSE ARE THINGS THAT ARE
CONCERNING TO THE ARTIST
COMMUNITY HERE IN THE CITY OF
BOSTON.

>> RIGHT.

ESPECIALLY WHEN YOU'RE DEALING
WITH -- THESE ALSO CREATE
ORGANICALLY.

ONE OF THE BUILDINGS I
REFERENCED IN FORT POINT I THINK
THERE'S 80 UNITS, THERE ARE 80
UNITS OF RENT TALL, BUT PURELY
PRIVATE.

IT HAS NOTHING TO DO WITH A
REGULATORY CONTROL PLACED BY THE
BPDA ON THAT DEVELOPMENT AS
CONDITION OF APPROVAL.

THIS WAS CREATED AS A RENTAL
DEVELOPMENT FOR ARTISTS, THERE
IS THAT PIECE OF THE DEMAND
SATISFIED BY THE MARKET, PIECE
OF THE DEMAND SATISFIED BY US
AND OUR IMPOSITION OF CONTROLS.

IT HAPPENS IN EVERY LEAD, WE'VE
HAD SOME SIGNIFICANT SUCCESS
WITH THE CREATION OF ARTIST
HOUSING IN MY HOME NEIGHBORHOOD
IN ALLSTON BRIGHTON AREA OVER
NEAR THE NEW BALANCE CAMPUS.
THE WESTINGHOUSE PLANT, THERE
WAS DOZEN OF ARTIST LIVE-WORK
LOFT HOUSING AND FORMER
INDUSTRIAL SPACE IN READVILLE.
WHERE DOES THE DEMAND, WHERE
DOES AN OPPORTUNITY, WE SEEK TO

ADDRESS IT AS PART OF THE APPROVAL PROCESS. OFTEN BY ALSO PLACING ON AN IDP INCOME RESTRICTION THAT MAKES IT AFFORDABLE FOR THE ARTIST POPULATION AS WELL.

>> I WAS JUST GOING TO ADD, IN ADDITION TO THESE REGULATORY ASPECTS, ENGAGING WITH THE MAYOR'S OFFICE, BOSTON CULTURE EARLY ON IN PLANNING STUDIES TO TALK ABOUT WHAT THE POTENTIAL OPPORTUNITIES ARE.

IT'S NOT ALWAYS HOUSING, SOMETIMES IT'S JUST ACTUAL MAKER SPACE, WE'RE KEENLY AWARE OF IT AN WANT TO SUPPORT IT AS BEST WE CAN.

THANK YOU.

>> THANK YOU.

>> COUNCILOR FLYNN.

>> THANK YOU, COUNCILOR CIOMMO. THANK YOU AGAIN TO BRIAN AND YOUR STAFF.

BRIANS THERE ANY CONSIDERATION, I KNOW YOU TALKED ABOUT IT EARLIER, THE GROWING POPULATION OF THE SOUTH BOSTON WATERFRONT EVERY YEAR THE POPULATION SEEMS TO GROW SIGNIFICANTLY.

OPPORTUNITY TO TALK TO THE FIRE COMMISSIONER TODAY AT A HEARING ABOUT POSSIBLY HAVING A FIREHOUSE DOWN IN THE SOUTH BOSTON WATERFRONT BASED ON THE GROWING POPULATION.

ANY THOUGHTS THAT YOU HAVE, NOT WHETHER WE SHOULD HAVE ONE OR NOT BUT JUST ON THE GROWING POPULATION OF THE SOUTH BOSTON WATERFRONT.

LACKING SOME SERVICES, POLICE, LACKING FIRE, BUT AS THE POPULATION GROWS,.

>> THERE'S NO QUESTION, COUNCILOR, AS THE POPULATION GROWS, THE SORT OF PUBLIC SERVICE INFRASTRUCTURE NECESSARY TO SUPPORT THAT POPULATION WILL GROW WITH IT.

OBVIOUSLY THE SEAPORT HAS GROWN RADICALLY.

WE HAVE DOZEN YEARS OR SO.

YOUR COLLEAGUE FROM SOUTH BOSTON

WHO REPRESENTS SOUTH BOSTON IN THE STATE SENATE OFTEN RAISED CONCERNS ABOUT THE NEED FOR A LIBRARY, THE FIRE COMMISSIONER HAS EXPRESSED INTEREST IN BEGINNING TO THINK ABOUT A LOCATION AND A MEANS OF SUPPORTING THE CREATION AND OPERATION OF A NEW FIRE STATION IN AND AROUND THE SEAPORT. THERE IS A MAJOR FIRE STATION JUST ON THE OTHER SIDE OF THE GREEN WAY.

THERE IS A CONCERN ABOUT RUSH HOUR, MOVEMENT OF THOSE FIRE TRUCKS OVER THE BRIDGE AND INTO THE SEAPORT.

THAT IS A LEGITIMATE CONCERN. BUT THERE ARE FIRE STATIONS FAIRLY APPROXIMATE AS WELL IN SOUTH BOSTON.

>> 4th STREET.

>> AS TIME GOES ON, AGAIN, THE EVOLUTION OF THE DEVELOPMENT IN THE SEAPORT HAS BEEN A LITTLE UNUSUAL AND WAS A LITTLE SURPRISE TO US, THOSE WHO HAVE WORKED ON PLANNING AND DEVELOPMENT ISSUES IN THE SEAPORT FOR 20 YEARS, RICH WHO IS OUR DEPUTY DIRECTOR OF PLANNING FOR WATERFRONT AND CLIMATE CHANGE, RICH HAS BEEN INVOLVED IN THOSE FOR 20 YEARS.

EARLY ON IN THE LATE '90s THERE WAS A FEELING THAT RESIDENTIAL DEVELOPMENT WOULD OCCUR MORE ROBUSTLY FIRST FOLLOWED BY COMMERCIAL.

THAT ISN'T WHAT HAPPENED. BY THE TIME THE ECONOMY SORT OF SORTED ITSELF IN THE '08-09 TIMEFRAME, THE APPETITE FOR DEVELOPMENT OVER THERE WAS ACTUALLY COMMERCIAL.

WHOLE LOT OF R&D, PWC AND FINANCIAL SERVICES, THIS WAS ON OFFICE IN COMMERCIAL OFFICE ECOSYSTEM.

NOW WE ARE SEEING MORE RESIDENTIAL.

WE THOUGHT THAT WOULD BE FIRST FOLLOWED BY COMMERCIAL.

IT WAS THE OPPOSITE.

COMMERCIAL CAME FIRST AND NOW
WE'RE SEEING A LOT OF
RESIDENTIAL.

SO THAT POPULATION, RESIDENTIAL
POPULATION OF THE SEAPORT WILL
EASILY DOUBLE IN THE NEXT
SEVERAL YEARS AND WE'RE GOING TO
HAVE TO BE INTENTIONAL ABOUT
WHAT THE PUBLIC SERVICE ARE THAT
THAT POPULATION NEEDS.

THE POPULATION IS RELATIVELY
SMALL NOW AS FAR AS FULL TIME
RESIDENTIAL POPULATION IN THE
SEAPORT.

THE POPULATION WHEN GOES TO WORK
IS LARGE.

IT'S STILL I THINK WELL UNDER
10,000 PEOPLE LIVING THERE.

THAT'S GOING TO GROW.

THE FIRE COMMISSIONER, THE
LIBRARY, WE HAVE THESE
CONVERSATIONS CONSTANTLY WITH
OUR INTERAGENCY,
INTERDEPARTMENT.

>> AND THE CHIEF YESTERDAY AT
THE BUDGET HEARING, ASKS THEM
ABOUT EMS PRESENCE DOWN THERE AS
WELL, AS YOU KNOW THERE'S A LOT
OF ACTIVITY, LOT OF BUSINESSES,
LOT OF RESIDENCE, DIFFICULT TO
GET AN AMBULANCE THERE AS WELL
IN THE GROWING POPULATION.

ALSO PUBLIC LIBRARY POLICE
PRESENCE.

AS POPULATION CONTINUES TO GROW
BASED ON THE DATA THAT YOU ARE
PROVIDING AT SOME POINT WE'RE
GOING TO NEED BASIC CITY
SERVICES.

>> COUNCILOR, ONE THING WE'RE
LOOKING AT HOW OUR REAL ESTATE
CAN SUPPORT THEIR OBJECTIVES.

WE'VE HAD SOME CONVERSATIONS
WITH THE CHIEF ABOUT LOCATING
EMS STATIONS IN THE MARINE PARK,
IF THAT IS FEASIBLE.

NOT IN YOUR DISTRICT BUT IN
CHARLESTOWN WE ARE UNDERGOING
COMMUNITY PROCESS TO PUT EMS
STATION THAT IS AT THE CORNER OF
MAIN STREET OUT FOR
REDEVELOPMENT, IT'S ON -- THE
REQUIREMENT WOULD BE TO DELIVER
BACK EMS STATION TWICE THE SIZE.

>> ONE OF THE BEST BUILDINGS I THINK IN BOSTON IS INTERNATIONAL PLACE.

THEY HAD THE FIREHOUSE AND EMS HOUSE RIGHT THERE THEY BUILT UP. IS THAT SOMETHING YOU WOULD CONSIDER DOING?

>> THERE'S AN EFFORT UNDERWAY TO EXPLORE HOUSING WITH PUBLIC ACCESS, PARTNERSHIPS WHERE PUBLIC REAL ESTATE CAN SUPPORT MIXED USE DEVELOPMENT THAT MIGHT INCLUDE RESIDENTIAL OR MIGHT INCLUDE COMMERCIAL LIKE INTERNATIONAL PLACE EXAMPLE. THAT IS CERTAINLY A MODEL THAT WE'RE LOOKING AT.

IN THE CASE OF THE CHARLESTOWN, EMS STATION, FULL STEAM HEAD ON EXPLORING LOOKING HOW WE MIGHT DO THAT IN THE MARINE PARK AS WELL.

>> THANK YOU.

>> COUNCILOR BAKER.

>> THANK YOU, MR. CHAIR.

BRIAN, BACK ON GLOVERS CORNER, WHAT ARE -- WHAT IS THE PERCENTAGE OF AFFORDABLE THEY'RE LOOKING FOR?

>> IT WAS VERY HIGH.

I BELIEVE IT WAS 65.

>> 65?

>> YEAH.

>> I THOUGHT IT WAS AT LEAST 50, COUNCILOR.

IT'S NOT JUST A PERCENTAGE OF UNITS THAT MUST BE RESTRICTED AFFORDABLE, DEED RESTRICTED INCOME, DEED RESTRICTED AFFORDABLE.

THE DEPTH OF THE AFFORDABILITY, HOW DEEP IS THE AFFORDABILITY.

IS IT 70%, VARY MEDIAN OR 30% THAT IS A RADICALLY DIFFERENT ECONOMIC AFFECT ON POTENTIAL.

>> THEY ARE LOOKING AT BOTH -- I THINK IT WAS DEEP

AFFORDABILITY AND A HIGH PERCENTAGE OF AFFORDABILITY.

>> IT IS THAT WHAT -- IS IT THE EGGLESON SQUARE PLANNING PROCESS.

>> THE JP/ROX.

>> THAT WAS SIGNIFICANT LOWER

THAN 65%.

>> THEY HAVE RECOMMENDATIONS
OVER THERE, WHERE IS THAT
PROJECT?

>> THE PLAN JP/ROX WE HAVE PLAN
DOCUMENT AND GUIDELINES BUT WE
DIDN'T ACTUALLY SETTLE ON THAT
HIGH AND WE HAVE BEEN SEEING
PROJECTS GOING THROUGH BUT THAT
AT A MUCH LOWER LEVEL.

>> PROJECTS THAT
SPACE --

>> -- WITHIN JAMAICA PLAIN, YES.

>> AND I BELIEVE IT WAS
22 PERCENT OF -- DEVELOPMENT
WOULD BE AFFORDABLE HOUSING.
THERE WAS A GOAL TO CREATE MORE
AFFORDABLE HOUSING ON PUBLICLY
OWNED LAND --

>> AND THEN YOU CAN BUMP YOUR
NUMBERS UP --

>> PUBLICLY OWNED --

>> ONE PUBLICLY OWNED SITE IN
THE -- AREA.

OTHER THAN THAT THERE IS NOT A
LOT OF PUBLIC REAL ESTATE TO
LEVEL IN THAT SAME WAY AS WE DID
IN THE JPR --

>> OKAY.

SO WE WILL STAY TUNED TO THAT
ONE THERE.

HOW ARE YOU TODAY?

>> VERY GOOD, THANK YOU.

>> GOOD. CAN YOU TALK, CAN YOU
TALK AND I AM EXCITED TO WORK
WITH YOU IN THE NEXT HOWEVER
LONG WE ARE WORKING TOGETHER.
CAN YOU TALK A LITTLE BIT ABOUT
WHAT LIKE THE, WHAT THE CITY IS
DOING FOR TRAINING PEOPLE TO
COME INTO CITY JOBS?

WE TALKED ABOUT THE CITY
ACADEMY.

WILL YOU TALK ABOUT THAT A
LITTLE BIT?

>> YES.

SURE.

ABOUT A YEAR AGO, ABOUT A YEAR
AND A HALF AGO WITH THE SUPPORT
AND LEADERSHIP OF DIRECTOR
GOLDEN, WE DID A PLANNING ON THE
RATE OF RETIREMENT OF
DEPARTMENTS IN THE CITY OF
BOSTON.

WE DID THE DEPARTMENT OF PUBLIC WORKS.

BOSTON POLICE DEPARTMENT.
THE LIBRARY, BOSTON HIGHWAY AUTHORITY.

BOSTON WATER AND SEWER, AND FOUND THAT WITHIN SEVEN TO TEN YEARS THE RATE OF RETIREMENT OF CITY WORKERS WERE ABOUT 35 TO 55 PERCENT, DEPENDING ON WHICH FIELD.

AND SO WE WERE LOOKING AT, AND A LOT OF DEPARTMENT HEADS WERE LOOKING AT HOW TO PREPARE -- THE, RETAIN A DIVERSE TALENT POOL SO WE CAN DO SOME SUCCESSION PLANNING.

AND SO THE MAYOR AND DEPARTMENT HEADS COLLABORATIVELY CREATED THE CITY ACADEMY WHICH TRAINED BOSTON RESIDENTS INTO ENTRY LEVEL POSITIONS THAT DON'T NECESSARILY REQUIRE A BACHELOR'S DEGREE, AND WE STARTED WITH THREE TRACKS, COMMERCIAL GARBAGE LICENSE AND THE EQUIPMENT FROM THE DEPARTMENT OF PUBLIC WORKS.

ALSO THE SECOND TRACK IS THE EMTS, THE MEDICAL TECHNICIANS WITH CHIEF -- WITH THE POLICE DEPARTMENT AND THE LAST ONE IS JOB READINESS FOR THE BOSTON POLICE DEPARTMENT, THE FIRE DEPARTMENT.

SO THAT HIGH SCHOOL STUDENTS CAN LEARN MORE ABOUT THESE INDUSTRIES AND THESE FIELDS.

HOPEFULLY THAT WILL ALSO ADD ON ONTO THE BUS DRIVERS AND BOSTON PUBLIC SCHOOL SYSTEM --

>> THE ACADEMY AND THE BUS DRIVERS ALSO THROUGH THE CITY ACADEMY?

>> YES.

WITH THAT TRACK YOU TALKED ABOUT

--

>> YES.

BUT THAT IS STILL IN THE PLANNING PROCESS --

>> WE ARE HAVING CONVERSATIONS WITH COLLECTIVE BARGAINING. AND SO HOPEFULLY THE DEVELOPMENT THAT MY COLLEAGUES AND DIRECTOR GOLDEN IS TALKING ABOUT IN TERMS

OF, YOU KNOW, LOOKING AT DEVELOPMENTS, THE ECONOMIC PROSPERITY THAT WE ARE SEEING, THAT THE -- FROM THESE DEVELOPMENTS WOULD GO INTO JOB TRAINING AND AFFORDABLE HOUSING BUT PARTICULARLY JOB TRAINING, SO THAT THOSE DEVELOPMENTS AND THOSE LINKAGE FEES CAN THEN BE REINVESTED INTO BOSTON RESIDENTS AND CAREER PIPELINES. AND SO THERE BEING A WAY IN WHICH IT COMES TO A FULL CIRCLE THAT, YOU KNOW, NOT JUST A FEW INDIVIDUALS OR A FEW SECTOR OF PEOPLE IN BOSTON GET TO REAP THE BENEFITS OF THE ECONOMIC VITALITY BUT MAKING SURE THAT IS EQUALLY ALLOCATED INTRODUCES CITY OF BOSTON. SO THE CITY PAD IS ONE OF MANY PROGRAMS IN WHICH THE MAYOR AND UNDER THE DIRECTOR OF -- UNDER THE LEADERSHIP OF DIRECTOR GOLDEN IS TO ENSURE THAT ECONOMIC PROSPER AT THIS IS EQUALLY SHARED ACROSS THE CITY. THANKS.

NOW IS THAT CITY ACADEMY, IS THAT IN A BUILDING THAT WE OWN? AND SIT OPERATED BY BOSTON CITY OR CONTRACT THAT OUT?

>> WE OPERATE IT KIND OF IN VARIOUS -- 43 HAWKINS STREET AND THEN ALSO WE RENT A SPACE IN BOSTON CALLED SEVEN PALMER STREET WHICH IS ROXBURY CENTER, AND THEN WE ACTUALLY CONTRACT A COMMERCIAL DRIVER'S LICENSE OUT

--
>> WHERE IS THAT CONTRACT --

>> THAT IS AVON, THE PARKER SCHOOL IN AVON.

>> OKAY.

>> AND IN CONVERSATION WITH YOU IN HOW DO WE GET THAT BACK INTO THE CITY OF BOSTON.

>> YES.

>> AND FIND A QUALIFIED VENDOR AND TRAINER, AND THEN WITH THE ENT WE HAVE THAT TRAINING DIRECTLY AT CHIEF HUGHLEY'S OFFICE SPACE.

>> GOOD.

SO HOW MUCH -- HOW MUCH CAME IN

LAST YEAR IN WORK TRAINING
MONEY?

>> ABOUT -- IT AVERAGES,
DEPENDING ON THE NEIGHBORHOOD
STRUCTURE, BUT LAST YEAR
APPROXIMATELY 2.2 MILLION.

>> YES.

AND IS THAT ABOUT WHERE WE HAVE
BEEN FOR THE LAST COUPLE OF
YEARS, UP OR DOWN A LITTLE BIT?

>> I THINK IN THE LAST FIVE
YEARS, I HAVE BEEN IN THIS
POSITION IN THE CHAIR TRUSTEE
AND J.

THE FOR ABOUT FIVE AND A HALF
YEARS AND I WOULD BE COMFORTABLE
TO SAY THAT WE AVERAGE ABOUT
2.7 MILLION, JUST BECAUSE
DEVELOPMENT HAS BEEN VERY
PROSPEROUS, AND OBVIOUSLY WHAT
WE DO IS ONE OF THE MAJOR
CRITERIA IN THE REINVESTMENT IS
WE LOOK AT LEVERAGED DOLLARS, SO
FOR EXAMPLE, FOR EVERY 1 DOLLAR
OF LINKAGE DOLLARS WE INVEST IN,
JOB TRAINING, WE LEVERAGE ABOUT
\$7 OF PRIVATE MONEY, STATE OR
FEDERAL FUNDS .. COMPARATIVELY

--

>> ABLE TO GO OUT AND GET GRANTS
OR WHATEVER --

>> CORRECT.

>> 1 DOLLAR BECOMES \$8?

>> CORRECT.

AND THAT IS VERY SIMILAR TO OUR
INVESTMENT WITH OUR TUITION FREE
COMMUNITY COLLEGE WHICH ALSO
COMES FROM LOARCHLD FUNDS FROM
LINKAGE.

FOR EXAMPLE 1 DOLLAR IN TUITION
FREE COMMUNITY COLLEGE LEVERAGES
AT LEAST SEVEN TO \$9 OF PELLE
FEDERAL GRANTS SO WE USE THOSE
DOLLARS VERY WISELY.

IS THAT MOST OF THAT \$7 COMING
FROM WHEN WE TALK ABOUT THE FREE
TUITION --

>> CORRECT.

IT COMES FROM THE FEDERAL PELLE
GRANT.

>> OKAY.

THANK YOU.

>> COUNCILOR FLYNN.

>> THANK YOU, COUNCILOR CIOMMO

AND THANK YOU AGAIN BRIAN.

>> BRIAN, IS YOUR OFFICE -- I KNOW THERE WAS -- IN KLEIN TOWN ABOUT PRESERVING THE WELL HOUSES. IS THERE ANY UPDATES ON THAT SITUATION?

I WAS THERE -- AND WITH COUNCILOR FLAHERTY AND AS YOU KNOW, THERE ARE A LOT OF IMMIGRANT RESIDENTS THAT ARE LIVING THERE, A LOT OF ELDERLY, A LOT OF DISABLED AND UNFORTUNATELY BEEN PRICED OUT OR EVICTED BY WEALTHY OWNERS COMING IN AND TRYING TO EXPLOIT THE NEIGHBORHOOD.

IT IS VERY DISCOURAGING THEY THEY ARE ABLE TO BUILD, RITZ-CARLTON HOTEL BUT CAN WE SAY THESE WELL HOUSES?

>> SO I COULD JUST -- SO I WOULD JUST DASH NECESSARILY ANY UPDATES ON THAT OTHER THAN I WOULD REITERATE WE ARE COMMITTED TO PRESERVING THE CULTURAL HERITAGE OF CHINATOWN.

AND THAT IS PART OF THE REASON THAT WE EXTENDED THE SEVERAL PLAN OF DOWNTOWN BOUNDARIES TO INCLUDE CHINATOWN FURTHER TOWARD THE TURNPIKE, BUT ADDITIONALLY THAT, YOU KNOW, THROUGH THE LENS OF PRESERVING, WHEN WE PROCEED FORWARD WITH OUR SE HEAR OWE PLANNING FOR PLANNED DOWNTOWN, THE WELL HOUSES, YOU KNOW, ARE CRITICALLY IMPORTANT AND WE LOOK AT THEM AS A CULTURAL ASSET.

SO WE DON'T REALLY HAVE THE POWER OF THE BPDA TO STEP IN AND SAY YOU CAN'T SELL THESE OR YOU CAN'T MOVE FORWARD, ESPECIALLY BECAUSE -- THE ZONING COMPLIANT EXCEPT FOR NEEDING AN ADMINISTRATIVE PERMIT FOR GROUND WATER PRESERVATION, BUT ALL OF OUR PLANNING STAFF UNDERSTANDS WHEN THEY REVIEW PROJECTS THERE TO PAY ATTENTION AND, YOU KNOW, BE SENSITIVE TO THAT.

YES.

IF WE COULD PAY CLOSE ATTENTION TO SOME OF THOSE ISSUES.

I KNOW THE NEIGHBORHOOD WAS

EXPLOITED DURING THE AIRBNB
ISSUE AS WELL BY THE BUSINESS
COMMUNITY SO I JUST WANT TO MAKE
SURE WE ARE ABLE TO PAY
ATTENTION CLOSE THROW THAT
NEIGHBORHOOD.

WHAT ARE WE DOING ON PRESERVING
SMALL BUSINESSES IN BOSTON?

I HAD A RECENT CASE OF A
GENTLEMAN WHO WAS ON TYLER
STREET AND ALMOST EVICTED BY THE
LANDLORD, AND SHEILA DILLON WAS
HELPING ME AND WE WERE ABLE TO
KEEP THEM IN THERE, BUT, YOU
KNOW,, AS PRICES GO UP IN THE
CITY, THESE SMALL BUSINESS
OWNERS THAT HAVE A CLIENTELE
THAT MAY NOT HAVE A LOT OF
MONEY, THEY ARE ALSO BEING
PRICED OUT OF THEIR BUSINESS.

>> THAT'S A GREAT POINT,
COUNSELOR AND A POINT THAT KEN
FEST ECHOES BACK, THAT COUNSELOR
-- COUNCILOR BAKER IS MAKING
ABOUT DISPLACEMENT, WE ARE
TALKING OF THOSE LIVING IN THE
NEIGHBORHOOD BUT LEGACY BUSINESS
AND CULTURAL BUSINESS COMPONENT
THAT IS HARDER TO ADDRESS.

THERE ARE SOME STANDARDS THAT
YOU USE TO ESTABLISH AFFORDABLE
HOUSING CRITERIA AND HOW YOU
CREATE INCOME RESTRICTED UNIT
FOR PEOPLE MAKING CERTAIN
AMOUNTS OF OWN BUT THE SAME
THING DOESN'T EXIST FOR
BUSINESSES, BECAUSE TO SOME
EXTENT, BUSINESSES SHOULD BE
ALLOWED TO FAIL IF THEY ARE NOT
A THRIVING BUSINESS BUT AT THE
SAME TIME WE WANT TO MAKE SURE
THAT BUSINESSES THAT ARE IN OUR
NEIGHBORHOODS FOR A LONG TIME
ARE GIVEN THE MOST OPPORTUNITY
TO SUCCEED SO IT IS A LITTLE BIT
HARDER OF A POLICY TO CRAFT.
WITH THAT SAID IT IS SOMETHING
THAT HAS COME UP A LOT IN
PLANNING STUDIES AND USES OF
PUBLIC REAL ESTATE AND SOMETHING
REALLY LED BY THE COUNSEL OF
ECONOMIC DEVELOPMENT IN THEIR
SMALL BUSINESS UNIT, AND THAT
TEAM HAS THE CLOSEST

UNDERSTANDING OF ON THE GROUND
WHAT ARE THE NEXT THINGS WE CAN
DO, BUT THIS TEAM'S WORK
CERTAINLY IN OUR REAL ESTATE
DEVELOPMENT WORK, AND WE ARE
LOOKING AT KEEPING LEGACY
TENANTS, KEEPING RENTS MODERATE
IN DEVELOPING REAL ESTATE LIKE
WE ARE IN DUDLEY SQUARE, HAVING
THE OPPORTUNITY FOR STARTUP
INCUBATOR BUSINESSES, AND GIVEN
THE OPPORTUNITY FOR SMALL
BUSINESSES TO BECOME OWNERS OF
THEIR SPACES RATHER THAN
RENTERS.

THESE ARE ALL THINGS THAT WE
HAVE TALKED ABOUT.

>> YES.

WOULD THAT INCLUDE SOME TYPE OF
TECHNICAL ASSISTANCE OR TAX
ASSISTANT, TAX BREAKS OR LONG
TIME FOR LONG TIME BUSINESS
OWNERS, WOMEN TIME BUSINESS
OWNERS, COMMUNITIES OF COLOR
THAT OWN BUSINESSES THAT HAVE
BEEN HERE FOR A LONG PERIOD OF
TIME?

I KNOW A LOT OF WOMEN BUSINESS
OWNERS IN SOUTH BOSTON AND
CHINATOWN AS WELL.

AND SOUTH END.

>> THROUGHOUT THE CITY, BUT, YOU
KNOW, IF WE ARE ABLE TO GIVE
ASSISTANCE TO OTHER COMPANIES,
COULDN'T WE CONSIDER GIVING SOME
TYPE OF TECHNICAL ASSISTANCE TO
SMALL BUSINESSES?

>> YES.

AND AS A STRUCK YOU TAX
STRUCTURE AGREEMENT -- THAT IS
CERTAINLY A GREAT QUESTION AND
-- D AND D THE DOES SOME OF
THAT.

>> THE OFFICE OF ECONOMIC
DEVELOPMENT.

>> ANOTHER THING I WOULD LIKE TO
POINT OUT, COUNCILOR, THIS IS
VERY MUCH SET UP IN THE EARLY
STAGES FROM A PUBLIC POLICY
EVOLUTION STANDPOINT, AND NOTION
OF AFFORDABLE COMMERCIAL SPACE
AS A RESTRICTION WITHIN THE
ZONING CODE, AND WITHIN THE
GUIDELINES.

WE EXPLORED IT OVER IN JP ROCK
DAR.

>> ALBANY, I AM SORDID WE DO IT
IN JP ROCK AS WELL.

>> THERE MAY HAVE BEEN AN
ELEMENT --

>> HARRISON, ALBANY, JP ROCK, WE
HAVE EMBRACED THIS NOTION THAT
IN THE SAME WAY THAT WE MIGHT
REQUIRE DEED RESTRICTED
AFFORDABLE UNITS IN A
RESIDENTIAL BUILDING THAT YOU
PROVIDE EVEN IN NEW DEVELOPMENT,
NOT JUST PROTECTING OLD, BE NEW
NEW, FINDING A HOME FOR SMALL
LOCAL BUSINESSES AT AN
AFFORDABLE PRICE POINT THAT
WOULD NORMALLY NOT OCCUR IF YOU
WERE PURELY RELYING ON MARKET
FORCES IN THE NEW STRUCTURE.
IN THE NEW STRUCTURE ALMOST BY
DEFINITION MEANS HIGH PRICES,
UNLESS THERE IS SOME KIND OF
POLICY INTERVENTION.

SO WE HAVE TRIED THAT A FEW
TIMES, ONE OF THE COMPLICATIONS
ASSOCIATED WITH THAT IS, WE DO
AFFORDABLE UNITS OF HOUSING, WE
CAN FIGURE OUT SORT OF A PRICE,
LIKE 80 PERCENT OF AMI,
70 PERCENT OF AMI, WE KNOW WHAT
THE AREA MEDIAN INCOME IS AND
CALIBRATE THE AFFORDABILITY OF
THE UNIT ACCORDINGLY.

USING THAT WELL UNDERSTOOD
CONCEPT BUT WHAT IS ITS
EQUIVALENT WHEN IT COMES A
COMMERCIAL BUSINESS?

HOW DO YOU IDENTIFY WHAT IS
POUREDABLE AND WHAT SHOULD BE A
REASONABLE PRICE POINT FOR A
SMALL LOCAL, YOU KNOW, MOM AND
POP OR BODEGA IN JP?

SO WE CONTINUE TO SORT OF
EXPLORE THAT, BECAUSE THAT IS
MORE OF A BRAVE NEW WORLD THAN
THE HOUSING PIECE, BUT WE THINK
IT IS JUST AS IMPORTANT THAT YOU
GO THROUGH THESE NEIGHBORHOODS
WHERE SMALL RESIDENTIAL BUILDING
WITH FIRST FLOOR RETAIL IS BEING
REDEVELOPED, AND YOU RUN INTO
THESE PROBLEMS.

>> YES.

THAT WAS CASE RECENTLY.
THERE WAS A GENTLEMAN THAT OWNED
A HAIRSTYLIST ON TYLER STREET
BEING EVICTED AND, YOU KNOW,
DIDN'T HAVE MONEY FOR A LAWYER
AND, YOU KNOW, YOU SAW ALL OF
THESE WOMEN CHINESE WOMEN THAT
WERE LITERALLY PAYING HIS LEGAL
BILLS AND COME COOING UP TO THE
STORE AND GIVING HIM \$3, OR \$5
TO -- FOR HIS LEGAL DEFENSE, I
MEAN IT WAS GREAT TO SEE THAT,
BUT HOW MANY TIMES CAN WE
CONTINUE DOING THAT?
IS THERE A BETTER WAY THAT WE
CAN REPRESENT HIM?
IS THERE ANY TYPE OF FINANCIAL
ASSISTANCE IF THERE ARE LEGAL
ISSUES FOR THESE SMALL
BUSINESSES?
THAT WE CAN HELP THEM WITH?
>> THE ECONOMIC DEVELOPMENT HAS
TECHNICAL ASSISTANCE PROGRAM.
NOW, WHETHER THAT COVERS LEGAL
FEES, I AM NOT AWARE, BUT THEY
DO GIVE SMALL TARGETED GRANTS TO
SAY -- IF LONG TIME LOCAL
BUSINESS NEEDS HELP SO LOOKING
AT THE RETAIL STRATEGY OR THEIR
MARKETING STRATEGY, THOSE ARE
THINGS THAT EXIST AND THAT'S A
GREAT IDEA, SEASON THAT IT
SHOULD BE SOMETHING THAT IS --
COULD THEY ALSO INCLUDE LEGAL
FEES IN THAT.
>> ONE OTHER THING, COUNCILOR I
WOULD LIKE TO THROW OUT THERE WE
DO HAVE A SMALL ENTITY WITHIN
THE BPDA, THE DBLDC AND THEY
HAVE LOAN MAKING CAPACITY, THAT
VERY OFTEN IS THE DESTINATION OF
LAST RESORT, CONVENTIONAL BANKS,
CONVENTIONAL LENDERS MAY NOT --
MAY NOT PROVIDE THE DEBT, THE
LENDING TO THE SMALL BUSINESS
THAT THEY NEED.
BUT WE MIGHT SEE IT AS A
REASONABLE RISK AND PROVIDE
ASSISTANCE THROUGH THAT
MECHANISM.
AND WE DO IT ALL THE TIME.
>> THANK YOU, BRIAN.
AND TO YOUR STAFF FOR TAKING MY
QUESTIONS.

>> THANK YOU, COUNCILOR.

>> THANK YOU.

COUNSELOR BAKER.

>> LET ME SEE WHERE I AM HERE.

KEVIN, MAYBE YOU WILL WANT TO
TALK ABOUT THIS.

PUBLIC ASSETS WITH PRIVATE
RESIDENCES.

ARE YOU GUYS INVOLVED IN --
CORNER.

THAT ME LOOKS LIKE IT IS THERE
IS GOING TO BE A LOT OF THAT.

>> YES. SO THE BPDA DOES HAVE A
PROPERTY IN THE UPPER QUARTER --

BUT THE IDEA OF DOING HOUSING

PUBLIC ASSETS IS CERTAIN

SOMETHING WE ARE EXCITED ABOUT

IN THE CITY'S REAL ESTATE

PORTFOLIO AND THE BPDA REAL

ESTATE PORTFOLIO.

HOW CAN WE CREATE PUBLIC-PRIVATE

PARTNERSHIPS THAT GET MORE THAN

ONE THING DONE?

THERE ARE A COUPLE OF DIFFERENT

FLAVORS OF THAT. THERE IS THE

PUBLIC-PRIVATE PARTNERSHIP THAT

HELPS FUND AN IMPROVEMENT TO A

CAPITAL ASSET, THAT DOESN'T HAVE

TO COME OUT OF THE CAPITAL

BUDGET.

I THINK A GOOD EXAMPLE OF THAT

IS THE MAIN STREET AND

CHARLESTOWN EXAMPLE WHERE THE

COMMUNITY BENEFIT OF NEW

DEVELOPMENT AT THAT LOCATION

WILL BE THE EXPANSION OF THAT

EMS STATION, WHICH WILL NOT COME

AT PUBLIC EXPENSE.

OTHER EXAMPLES MIGHT BE WHERE

THE PUBLIC ASSETS MIGHT BE ABLE

TO CREATE NEW HOUSING, PERHAPS

NEW AFFORDABLE HOUSING IN

COMBINATION WITHIN A CAPITAL

PROGRAM THAT WAS ALREADY

ENVISIONED SO IF WE ARE GOING GO

OUT AND BUILD A NEW LIBRARY WELL

SHOULD THERE BE HOUSING ABOVE

THAT LIBRARY?

>> ONE OF THE CHANCE -- SO LIKE

WHAT -- ONE OF THE MAJOR

ROADBLOCKS IN PULLING SOMETHING

LIKE THAT OFF, I KNOW IT IS

ALWAYS FINANCING, HOW DO YOU PAY

FOR IT.

IF YOU CAN PAY FOR IT YOU CAN
GET IT DONE S THAT THE MAJOR
ROADBLOCK?

>> I THINK FINANCING AND ANOTHER
MAJOR DAY WOULDN'T CALL IT A
ROAD BLOCK BUT SOMETHING TO BE
MINDFUL AND THOUGHTFUL ABOUT IS
HOW WE ARE COMPLIANT WITH
MASSACHUSETTS STATE LAW WHEN IT
COMES TO THE PROCUREMENT OF NEW
.. PUBLIC SERVICES, NEW PUBLIC
REAL ESTATE.

THERE ARE LOTS OF LAW THAT
COVERS HOW NEW PUBLIC REAL
ESTATE WILL BE BUILT, AND WE
NEED TO MAKE SURE ANY INVESTMENT
WE DO IN THE PUBLIC-PRIVATE PART
IS STIPULATE COMPLIANT WITH THAT
LAW.

SO THAT IS SOMETHING THAT AT
THAT WE LOOK VERY CLOSELY INTO.

>> SO HOW YOU GET CONTROL OF THE
LAND AND ALSO HOW --

>> YES.

>> HOW IT IS BUILT?

>> YES.

AND PREVAIL WAGE.

THOUSAND SUBBIDDERS ARE BID OUT.
THERE ARE THINGS THAT MIGHT
PRECLUDE SOME RESIDENTIAL
DEVELOPERS FROM EVEN WANTING TO
PARTICIPATE IN THAT --

>> YOU MEAN A THEY MIGHT NOT
WANT TO --

>> THEY MAY NOT WANT TO JUMP
THROUGH ALL OF THE HOOPS THE
CITY REQUIRES IN HOW THE PUBLIC
CONSTRUCTION PROCESS IS FUNDED
AND OVER SEEN.

SO FINDING THE RIGHT STRATEGY TO
DEAL WITH THOSE ISSUES IS ONE
IMPORTANT WAY OF A DIRECTING IT,
BEING COMPLIANT WITH THAT LAW,
ANOTHER IS SORT OF ADDRESS THIS
AS THE SALE OF PUBLIC REAL
ESTATE AND THE BENEFITS THAT
COME BACK FROM IT, SO IT IS NOT
NECESSARILY PUBLICLY
CONSTRUCTED.

TO PUBLIC DOLLARS GO INTO THE
CONSTRUCTION OF THE NEW PUBLIC
ASSET.

>> YES, WHICH WOULD BE ABOVE --
YOU ARE TALKING ABOUT --

>> OKAY, OKAY.

>> THANK YOU, HOPEFULLY WE CAN
-- AND SO IS IT ECONOMIC
DEVELOPMENT SOLELY TO TRY THE
RFP PROCESS AND THAT BIDDING
PROCESS, THE, IS THE BPDA
INVOLVED IN THAT ALSO?

>> THAT WAS A PARTNERSHIP
BETWEEN -- DEVELOPMENT, BPDA,
AND NEIGHBORHOOD DEVELOPMENT --
AND THE PUBLIC FACILITIES
DEPARTMENT --

>> AND EVERYBODY IS GOING TO BE
THERE?

>> ABSOLUTELY.

>> LAUREN, THIS MIGHT BE FOR
YOU.

ARE WE INVOLVED IN THE UMASS
BUILDOUT YET?

HAVE WE BEEN IN CONTACT, HAVE WE
BEEN CONTACTED -- SO I THINK
THEY MAY HAVE JUST AWARDED THE
RFP OR MADE IT FORMALIZED
DESIGNATED A DEVELOPER.

>> IT IS ALL DESIGNATED BUT I
THINK THE DUE DILIGENCE PERIOD
IS OVER.

SO MY QUESTION IS, BECAUSE IT IS
A STATE ASSET, YOU KNOW, ONE OF
THE BIG ASKS OF THE COMMUNITY
AND THE STAKEHOLDERS WAS THAT WE
MAKE SURE WE HAVE A PROCESS OVER
THERE THAT THE MINUTE IS GOING
TO BE ABLE TO WEIGH IN ON.

SO HAVE YOU GUYS STARTED THE
INITIAL DISCUSSIONS WITH THE
DEVELOPERS OVER THERE?

>> VERY PRELIMINARY, COUNCILOR
ARE, ABOUT FOUR WEEKS AGO -- SO
AFTER THE UNIVERSITY OF
MASSACHUSETTS DESIGNATED THE
DEVELOPER, I MET VERY BRIEFLY
WITH SORT OF THE GENERAL -- ROAD
FROM HERE.

I DON'T KNOW WHEN THE ACTUAL
CLOSING OCCURRED, OTHER
THAN THE CON, THE CLOSE OKAY THE
DEAL.

WE KNOW WHO THE DEVELOPER IS IF
THE -- DOES THE UNIVERSITY HAVE
-- IT IS GOING TO BE THEIR
NEIGHBOR.

TRANSFORMATIVE, ALL OF THE WORDS
WE ARE USED TO HEARING WHEN YOU

THINK OF LARGE SCALE DEVELOPMENT
ON A BROAD PIECE OF TERRAIN.

>> IT IS STILL EARLY -- TO YOUR
POINT, THE GROUND RULES ARE WHAT
IS REALLY IMPORTANT.

>> YEAH.

>> THE MAYOR AND I WAS PRESENT
WHEN THE MAYOR HAD THESE
CONVERSATIONS IN THE PAST WITH
THE UNIVERSITY OF MASSACHUSETTS,
THE MAYOR FEELS VERY STRONGLY AS
DOES THE BOSTON PLANNING AND
DEVELOPMENT AGENCY, THERE MUST
BE A VERY ROBUST COMMUNITY
PROCESS, AND I AM MUST ADMIT, I
DON'T KNOW OFF THE TOP OF MY
HEAD IF THIS IS ENVISIONED AS A
LONG-TERM LAND LEASE OR AS AN
OUT RIGHT --

>> HE RIGHT. IT IS A LONG-TERM
LAND LEAGUES.

IF IT IS AN OUT RIGHT SALE THEN
ULTIMATELY THE PRIVATE DEVELOPER
IS WELL WITHIN OUR JURISDICTION.
YES.

>> FOR DEVELOPMENT OVERSIGHT.

>> THE LAND LEASE SO UMASS STILL
HAS THE --

>> COULD,.

>> #01:.

IN THEORY ASSERTS ITS SOVEREIGN IMMUNITY FROM OUR
PROCESS.

>> RIGHT WHICH WE WOULD THINK IS
NOT A GOD WAY TO GO.

>> FOR UMASS FOR CITY BUT WE SEE
NO SIGN OF THAT.

>> YES.

>> THE INDICATION GRASS THE
UNIVERSITY THE THE INDICATIONS
FROM THE DEVELOPER, EVERYBODY
WANTS TO COOPERATE WITH IS THE
CITY ON A ROBUST PROCESS THAT
YIELDS DEVELOPMENT THAT BENEFITS
ALL.

>> YES.

AND SO WE ARE VERY OPTIMISTIC
THAT EVERYBODY IS GOING TO
ENGAGE IN A COOPERATIVE,
COLLABORATIVE RELATIONSHIP.

>> AND I WOULD HAVE TO JUST KIND
OF MAKE SURE THAT, IN ASKING FOR
HELP, WOULD BE THAT WE HAVE
CONSTANT TALK WITH THE STATE,
MASS DOT BECAUSE IF THE

DEVELOPMENT HAPPENS OVER THERE
AND I THINK MOST OF YOUR AGENCY
KNOWS ME, I AM PRO DEVELOPMENT,
I WANT THE INVESTMENT TO HAPPEN,
ESPECIALLY IN MY NEIGHBORHOOD,
BUT IF A PROJECT GOES OVER THERE
THAT IS 3 MILLION SQUARE FEET OR
MORE OR LESS, WE POTENTIALLY IN
THAT PART OF DORCHESTER COULD BE
STUCK ON THAT PART OF THE CITY.
SO WITHOUT ROAD IMPROVEMENTS IT
COULD GO FULL CIRCLE AND --
WITHOUT THE GROUND RULES FOR ALL
OF THAT UP FRONT, MEANING
TALKING ABOUT ALL OF THAT STUFF
NOW BEFORE WE GET INTO WHAT THE
BUILDING IS GOING TO LOOK LIKE.

>> YES.

I WOULD JUST ADD, COUNCILOR
BAKER, THERE -- THE MASTER PLAN
IS DATED SOMEWHAT AT THIS POINT.

>> YES.

>> BUT A LOT OF THOSE
IMPLEMENTATION ANSWERS ARE SO
VALID AND WE WOULD OBVIOUSLY TO
LOOK TO THAT AS THE STARTING
POINT FOR GUIDING US THROUGH THE
PROCESS WITH THESE DEVELOPERS.

>> YES AND I AM NOT LOOKING TO
STAY TO THE LETTER OF THE LAW
WITH THE MASTER PLAN.

THE MASTER PLAN I THINK GOT THE
NEIGHBORHOOD READY FOR -- AND
THAT SORT OF STUFF, WHICH WAS
GOOD, BUT I THINK WE COULD EVEN
COME UP WITH SOMETHING BETTER
NOW WITH UMASS INVOLVED, BUT IF
WE DON'T HAVE AN ACTIVE TEAM
THAT IS DEDICATED TO THAT , YOU
KNOW, TO PRODUCE, TO GO FULL
CIRCLE, TO REMIND PEOPLE THAT
DEALING WITH THIS PROJECT, THEN
IT MIGHT GET AWAY FROM US.

SO I JUST WANT TO STRESS THAT.

>> THERE IS NO -- THERE IS NO
DAYLIGHT BETWEEN YOUR POSITION
AND OURS ON THIS.

WE ARE IN LOCKSTEP WITH YOU.

THIS IS GOING TO BE BIG. THIS
IS GOING TO BE SIGNIFICANT.

IN FACT, A COUPLE OF WEEKS AGO
WHEN I HAD THIS CONVERSATION
WITH THE DESIGNATED DEVELOPER,
THERE WERE OTHER DEVELOPERS FROM

THE -- SORT OF CORRIDOR PRESENT.
IN BOTH, AND MOST 0 -- AND MOST
OF THE CONVERSATION WAS POSED ON
THE PUBLIC REALM AND
TRANSPORTATION, BECAUSE
EVERYBODY HAS GOT SKIN IN THAT
GAME, THE "BOSTON GLOBE" SITE,
THE COCHRAN DEVELOPMENT, WHICH
HAS BEEN THERE FOR DECADES,
EVERYBODY WANTS TO GET THIS
RIGHT.

EVERYBODY CAN BENEFIT AND
EVERYBODY CAN GET HURT IF THIS
ISN'T WELL PLANNED, WILL GET
HURT IF WE DON'T DO IT RIGHT.

>> I AM SORRY?

>> POST OF THE PEOPLE THAT LIVE
THERE --

>> -- WILL GET IT RIGHT.

>> WE ARE VERY SENSITIVE TO
THAT.

>> GOOD.

>> I APPRECIATE THAT. WE NEED
TO MAKE SURE THAT THAT IS
HAPPENING WHILE THIS IS BEING
PLANNED.

CAN YOU TALK A LITTLE BIT ABOUT,
SOUTH SIDE OF MY DISTRICT BUZZ
FOLLOWING ATE LITTLE BIT AND I
AM PRETTY EXCITED ABOUT THE
SKATE PROJECT OVER IN FENWAY.
IS THAT SOMETHING THAT WE LIKE?
IS THAT LIKE -- BECAUSE I THINK
WHEN WE ARE DEALING WITH, YOU
KNOW, AFFORDABLE HOUSING AND
DIFFERENT WAYS OF HOUSING, LIKE
I THINK WE NEED TO START
REEXAMINING WHAT WE ARE
BUILDING, BUILDING DIFFERENT
THINGS, BECAUSE THE TWO BEDROOM,
TWO BATH ISN'T GOING TO GET US
OUT OF IT.

WE WILL NEED TO DO THE SMALL
UNITS, COMMUNAL LIVING, ALL
TYPES STYLES OF LIVING SO IF YOU
CAN SPEAK ABOUT IT A LITTLE BIT,
WHAT ARE OUR THOUGHTS ON IT?

>> I WOULD SAY FROM A
PERSPECTIVE OF YOU WOW THAT IS
AN INTERESTING PROJECT THAT -- A
HOTEL?

>> NO, A ORAL TOIR THAT WOULDN'T
NECESSARILY BE AFFIDAVIT TO --
NECESSARILY BE ATTACHED TO A

SCHOOL.

THIS HAVE THEM IN OTHER
COUNTRIES.

I ACTUALLY LIVED IN ONE, IN
FACT, WHEN I WAS STUDYING ABROAD
IN LONDON.

>> IS LONDON WHERE THEY ARE
MOSTLY?

THERE ARE A BUNCH OF THEM
THERE AND --

>> WAS IT FUN?

>> IT WAS A LITTLE WEIRD.

IT WAS A LITTLE WEIRD BECAUSE
EVERYBODY WAS IN DIFFERENT
SCHOOLS.

>> DO THEY DO A MASTER LEASE
WITH THAT?

>> SO -- BUT I AM SAYING, I
THINK THE PRODUCT IS
INTERESTING.

IT WOULD ADDRESS OUR NEEDS FOR
THE, FROM THE CITY PERSPECTIVE,
WHERE THAT GOES AND WHAT IT
LOOKS LIKE AND HOW IT WORKS IS
WHAT WE ARE STRIVING FOR
IMPROVEMENT IN.

>> SO EVEN THOUGH THE COMPANY
THAT IS GOING TO DO THIS HAS
BOUGHT A PLACE LIKE IN THE
PLANNING PROCESS NOW AND --

>> UH-HUH.

THEY HAVE FILED I THINK --

>>

>> THE PROPOSAL --

>> THEY HAVEN'T BEEN APPROVED.
THE PROCESS IS STILL UNDERWAY.

AGAIN, AS HE POINTED OUT, THE
CONCEPT IS APPEALING TO A
CERTAIN EXTENT.

IT HELPS WITH THIS NOTION OF
PULLING STUDENTS OUT -- OUT OF
EXISTING HOUSING.

>> AS OPPOSED TO JUST HAVING
STUDENTS IN THERE.

>> WHY DOESN'T IT JUST BECOME
TRANSITIONAL HOUSING OR --

>> IF IT IS ALL STUDENTS KNOWN
ELSE WANTS TO LIVE THERE.

>> IT ALSO MIGHT -- DEPENDING
HOW IT IS REGULATED IT MIGHT BE
PERMITTED AS A DORM.

>> COMMUNAL SPACES THAT ARE
DIFFERENT FROM THE OTHER PRODUCT
WE ARE SEEING WHERE, YES, IT IS

COLIVING BUT OF A HIGHER FINISH,
IT IS A DIFFERENT THING.

IT IS NOT SLEEPING ON BUNK BEDS,
IT IS IN AN OPEN BAY.

>> MY UNDERSTANDING IS THIS IS A
VERY COMFORTABLE PRODUCT THAT
THEY ARE PROPOSING, SO IT IS NOT
REALLY -- IT IS NOT THEIR BARE
BONE LIVING.

>> STUDENT HOUSING TO GET RELIEF
FROM PRESSURE.

>>LY YIELD --

>> BUT A FOR PROFIT THAT COULD
PULL STUDENT OUT OF
NEIGHBORHOODS.

THAT'S APPEALING.

BUT WITH THIS PARTICULAR PROJECT
THAT YOU ARE REFERENCING, THE
SIZE, THIS LOCATION, THE NATURE
OF THE PRODUCT, THE WAY IT
OPERATES, WHETHER THAT ENDS UP
PASSING MUSTER AT ARTICLE 80 WE
JUST DON'T KNOW.

IT IS TOO EARLY.

>> I JUST THINK IT IS AN
INTERESTING PROMISE AND, YOU
KNOW --

>> WOULD IT BE SIMILAR TO THE
ONE -- I DON'T KNOW IF THEY
FILED YET, 500 LINCOLN STREET.
IT IS KIND OF A COLIVING
SITUATION.

ARE YOU FAMILIAR WITH THAT ONE?

>> 500 LINCOLN IN BRIGHTON?

>> YES.

>> NO.

>> THEY HAVE BEEN -- YOU KNOW,
ENGAGED IN THE COMMUNITY.
I DON'T KNOW IF THEY FILED YET.

>> I DON'T THINK SO, NO.

>> BUT WE DO HAVE, YOU KNOW, WE
HAVE A COMPACT HOUSING PROGRAM
WHICH IS, AGAIN, IT IS
DIFFERENT, SO THERE ARE
DIFFERENT TIERS OF -- DIFFERENT
PRODUCTS, HOUSING PRODUCTS AND,
YOU KNOW, SOME OF THEM ARE GREAT
IN CERTAIN AREAS AND SOME OF
THEM ARE COMPLETELY
INAPPROPRIATE.

>> AND I WOULD JUST ADD IN THE
MAYOR'S OFFICE I KNOW THERE IS A
WHOLE CHAPTER OR -- HOUSING THAT
TALKS A LOT ABOUT PREVIOUS

SESSIONS ON YOU TO ACCOMPLISH EXACTLY THIS, HOW TO MOVE STUDENT IN HOUSING THAT WERE BUILT FOR BOSTON'S WORKFORCE AND RETURN IT TO BOSTON'S WORKFORCE SO THE EXPLICIT GOAL IN THE HOUSING AUTHORITY, THE IDEA OF WORKING WITH PROFIT DEVELOPERS TO BUILD OFF CAMPUS STUDENTS TO SPECIFIC HOUSING BUT WE ENDORSE, FROM A POLICY PERSPECTIVE, IT IS WRITTEN IN THE STRATEGY WE LOVE IT BUT HEN, DEFINITE ON THE DETAILS, HOW IT WILL GO AND HAVE A DORMITORY LICENSE OR A DEPARTMENT, DEPARTMENTS IS HOW -- SO THERE ARE A LOT OF REAL GREAT QUESTIONS.

>> SO POLICY, POLICY IS KIND OF THERE BUT STILL GOING TO --

>> HOW DOES THAT POLICY.

>> IT IS ACTUALLY REALLY QUITTING SO NOW WE HAVE THE OPPORTUNITY TO MR., THE POLICY TO A REAL WORLD EXAMPLE AND SAY, OKAY, WHAT REALLY WORKS?

WHAT DOESN'T WORK?

AND LET'S -- LET'S VET THIS FURTHER BUT AS FAR AS RECRUITING THIS TYPE OF PROMISE I THINK WE HAVE BEEN REALLY EAGER TO SEE THIS IN BOSTON.

>> COUNCILOR FLYNN.

>> THANK YOU, COUNCILOR CIOMMO. I HAVE A QUESTION FORTRAN. THANK YOU.

>> TRENT.

THANK YOU.

I KNOW WHEN THE CITY OF BOSTON AND THE BPDA IS RECRUIT AGO COMPANY TO COME TO THE CITY, DO WE ALSO TRY TO ENCOURAGE THEM TO PROVIDE MORE OUTREACH TO THE NEIGHBORHOOD IN TERMS OF JOB TRAINING?

ARE WE TRAINING OUR YOUNG PEOPLE ON JOBS THAT THEY COULD GET IN THESE GREAT COMPANIES THAT ARE MOVING TO THE BOSTON, SOUTH BOSTON WATERFRONT OR HOW DOES THAT CONVERSATION GO?

>> SO I ACTUALLY WOULD DEFER THAT QUESTION TO THE OFFICE OF ECONOMIC DEVELOPMENT AND ALSO

THE BOSTON RESIDENT JOBS POLICY
FOLKS AND, YOU KNOW, THOSE ARE
VERY GOOD QUESTIONS.
I WOULD LOVE TO TAKE A DEEPER
DIVE AND GET CONCRETE ANSWERS
FOR I DON'T, BUT I THINK THE
SHORT OF IT, WE ARE VERY
INTERESTED IN LINKING EMPLOYERS
THAT COME TO THE CITY OF BOSTON
WHO NOT ONLY REALLY RECRUIT FROM
HIGHER IN THE TALENT POOLS WHICH
IS THOSE WHO HAVE A BACHELOR'S
DEGREE WHICH IS ABOUT 48 PERCENT
IN BOSTON SO WHAT WE WANT TO DO
IS MAKE SURE THAT WE, WHILE
RECRUITING EMPLOYERS WE WANT TO
MAKE SURE WE ARE SELLING BOSTON
AS A WHOLE AND ENSURE THAT ALL
OF BOSTON CAN MEET THE SUPPLY
CHAIN OF EMPLOYERS FROM ENTRY
LEVEL ALL THE WAY INTO MIDDLE
MANAGEMENT, ALL THE WAY TO
SENIOR. YOU KNOW,, WE HAVE THE
LUXURY OF HAVING A VERY
COMPETITIVE TALENT POOL, AS YOU
KNOW, WITH THOSE WHO HAVE
GRADUATE DEGREES AND THOSE WHO
HAVE POST SECONDARY EDUCATION
COMPLETION, AND BA'S, BUT THE 54
TO 58 PERCENT OF BOSTONIANS
DON'T HAVE A BACHELOR'S DEGREE,
SO, YOU KNOW,, WE ARE WORKING
WITH THE OFFICE OF ECONOMIC
DEVELOPMENT AND ALSO THE
DIRECTOR OF BUSINESS STRATEGY TO
PUT TOGETHER EMPLOYMENT
AGREEMENTS THAT ARE ENFORCEABLE
AND ARE, AND/OR WITHIN THE LEGAL
PARAMETERS TO WORK TO ENSURE
THAT THOSE JOBS ARE ACCESSIBLE
FOR EVERYBODY, NOT JUST THE
SELECTED FEW WHO HAVE A BA.
SO THAT'S THE OVERALL ARCHING
VISION THAT WE HAVE IN TERMS OF
ACTUAL TOOLS AND RESULTS THAT
WOULD DEFER TO A COUPLE OF THE
DEPARTMENTS I MENTIONED EARLIER.
THANK YOU.
>> IT IS A VERY IMPORTANT
QUESTION.
THE AS QUESTION THAT COMES UP A
LOT.
>> THANK YOU.
I SHARE THE SOUTH BOSTON

DISTRICT WITH COUNCILOR BAKER
AND MCCORMACK AND WEST BROADWAY
DEVELOPMENT A AND OLD COLONY AND
ALSO HAVE CATHEDRAL, A LOT OF
THESE PUBLIC HOUSING
DEVELOPMENTS.

ARE WE DOING ANY PUBLIC -- ARE
WE DOING ANY RECRUITMENT OF JOB
TRAINING SPECIFICALLY IN BMA,
TRYING TARGET BHA RESIDENTS?

>> YES.

ACTUALLY, WE HAVE WRONG TERM --
LONG-TERM COMMITMENTS WITH THE
AUTHORITY SPECIFICALLY FOR
ENGLISH LANGUAGE LEARNERS AND ES
L-2 AND 3, SO THAT THEY CAN MOVE
INTO A CAREER PATHWAY ONCE WITH
THEY GET PRO FISH IN ENGLISH.

AND, PROFICIENT IN ENGLISH ..
AND ALSO WORK WITH THE TUITION
FREE COMMUNITY COLLEGE PLAN TO
MAKE SURE EVERY YOUNG PERSON IN
THERE KNOWS THEY HAVE ACCESS TO
AFFORDABILITY IN TERMS OF POST
SECONDARY EDUCATION.

AND WE WORK DIRECTLY WITH BHA
STAFF TO RECRUIT AND DO JOB
FAIRS AT THEIR PROPERTY SITES.

SO THAT IS REALLY IMPORTANT.

I THINK WHAT IS REALLY DIRE IS
TO ENSURE THAT EVERY BOSTON
RESIDENT HAS OPPORTUNITIES NOT
JUST IN A JOB BUT A CAREER
PATHWAY THAT ALLOWS THEM TO
OBTAIN SOME CREDENTIALS SO THEY
CAN MOVE UP THE CAREER LADDER.
SO.

SO WE TRANSITION FROM A RAPID
JOB PLACEMENT MODEL INTO A MORE
CAREER PATHWAY SO INVESTING IN
LONG-TERM FOR ALL BOSTON
RESIDENTS.

, SO YES, WE DO WORK DIRECTLY
WITH THE PROPERTIES AND THE
SITES OF BHA.

>>

>> THANK YOU FOR YOUR GREAT
WORK.

>> YOU'RE WELCOME.

>> THANK YOU, MR. CHAIR.

TRENIA HOW LONG HAS THE CITY
ACADEMY BEEN RUNNING?

>> A YEAR AND A HALF.

>> A YEAR AND A HALF.

AND HOW MANY PEOPLE IN THAT YEAR
AND A HALF HAVE GONE TOUT BACK
DOOR AND HOW MANY HAVE GOTTEN
JOBS?

>> SO WE DID 50 INFO SESSIONS
AROUND THE CITY AND 500 BOSTON
RESIDENTS HAD APPLIED FOR THESE
SLOTS.

ABOUT 12 HAVE GRADUATED FROM
COMMERCIAL DRIVER'S LICENSE AND
-- PROBABLY AGENT FIVE PERCENT
OF THEM ALREADY HAVE GOT JOBS.
FLUFERL THE PRIVATE SECTOR
BECAUSE THEY JUST PAY MORE AND
THE DEMAND IS BIGGER --

>> WERE THERE CITY JOBS
AVAILABLE TO THEM?

>> THERE WERE SOME CITY JOBS
AVAILABLE, BUT I THINK WHAT IS
TOUGH ABOUT JOB TRAINING IS THE
JOB PLACEMENT, THE TIMING HAS TO
BE RIGHT.

SO WE TRY TO TIME WIT HR
DIRECTORS, VACANCIES, BUT AT THE
OWNED THE DAY, THE GRADUATES DO
GET JOBS IN WALGREENS AND CVS
AND THEN WHAT WE DO IS PUT THEM
ON A LIST AND CALL THEM BACK
WHEN THOSE JOBS ARE AVAILABLE,
WITH THE E IN.

T'S THEY GO STRAIGHT INTO CHIEF
HUGHLEY'S DEPARTMENT AND SHE THE
SLOTS. SO WE HAVE THOSE FIRST
COHORT AND THE SECOND COMING UP
THIS FALL.

>> FOR EMS OR THE DRIVERS.

>> FOR BOTH.

>> GOOD.

>> COMING THOUGHT FALL FOR GOING
IN THIS FALL?

>> WE HAVE A SECOND SESSION THIS
FALL, SO ANOTHER 24 SPOTS,
TRAINING SPOTS FOR EACH OF THOSE
TRACKS, AND WE ARE STILL
MONITORING THE PLACEMENTS OF THE
FIRST COHORT, WHICH IS 2024.

>> 50 IN A YEAR AND A HALF?

>> CORRECT.

>> GOOD, GOOD.

DO WE HAVE ANYPLACE IN BOSTON
THAT THE CITY DOESN'T
NECESSARILY CONTROL BUT WE WORK
WITH OUTSIDE OF THE I WOULD CALL
IT NOT NECESSARILY A LOW BAR BUT

A PLACE TO GO IN -- BUNKER HILL,
IS THERE ANYPLACE OTHER THAN
THAT THAT IS MAYBE A LITTLE LESS
FORMAL FOR JOB TRAINING?

>> WELL, WE FUND ABOUT 100 JOB
TRAINING PROGRAMS, 65 HAVE
ACTUAL SPACE IN JOB TRAINING.
YOU KNOW, -- MEMORIAL HAS A BIG
SPACE WE USE, JEWISH SERVICES,
OPERATION ABEL, ASIAN PACIFIC
ASSOCIATION.

I MEAN, I CAN GO DOWN THE LIST
AND THEY HAVE MORE RENTAL,
NONPROFIT SPACES THAT WE USE,
AND SOME VARY FROM LESS INFORMAL
TO MORE FORMAL, DEPENDING ON THE
INDUSTRY THAT THEY ARE STUDYING.
BUT I THINK ONE OF THE THINGS
THAT WE DO WANT TO DO IS HAVE
MORE JOB TRAININGS IN STATE OR
CITY FUNDED SPACES.

>> YES.

PAINLY BECAUSE THEY CAN
MATRICULATE INTO POST SECONDARY
EDUCATION, BECAUSE THEY ARE
ALREADY THERE, IT IS A ONE WITH
STOP SHOP SO THEY DON'T HAVE TO
GO FROM ONE PLACE TO ANOTHER BUT
IT IS ALSO A GOOD THINGS TO USE
CITY SPACE FOR THINGS LIKE JOB
TRAINING AND PLACEMENT AND, YOU
KNOW, COMMUNITY COLLEGE
SATELLITE OFFICES PAINLY PAUSE
IT IS A CITY PROGRAM AND WE ARE
SERVING CITY RESIDENT.

SO WE HAVE BEEN TALKING WITH
DIRECTOR BOLDEN AND HIS STAFF
ABOUT HOW DO WE, WHEN WE ARE
DOING PLANNING AND LOOKING AT
COMMUNITY BENEFITS HOW DO WE
INTEGRATE SOME OF THESE
NONPROFIT SPACES INTO THE
COMMERCIAL SPACES SO RESIDENTS
CAN ACTUALLY ACCESS IT?

..

>> THANK YOU.

SO IS THERE -- WITH THE JOB
TRAINING MONEY, IS THERE ANY
APPETITE TO -- LIKE TO BUILD
ACTUAL SPACES THAT WE COULD
MAYBE DIRECT PEOPLE TO THAT MAY
BE SOMETHING NEW FROM THE GROUND
UP? LIKE AND I AM THINKING
ABOUT THE GLOBE, THE GLOBE IS

3,000 JOBS, HIGH TECH JOBS IN
THE NEXT YEAR OR SO.
AND SO IN DEALING WITH THEM,
THEY HAVE PROCEED TO GIVE THE
COMMUNITY A SPACE THAT WOULD BE
DEDICATED TO JOB TRAINING.
THE ISSUE -- LIKE IS THERE AN
APPETITE TO TAKE JOB TRAINING
MONEY TO BUILD OUT, SO THEY ARE
GOING TO DELIVER A SPACE. IS
THERE ANY APPETITE TO -- FOR JOB
TRAINING MONEY TO HELP BUILD OUT
THAT SPACE, WHAT IT MAY LOOK
LIKE FOR JOB TRAINING FOR THOSE
JOBS THAT WILL BE IN THE GLOBE?
YOU KNOW, I DON'T WANT TO SAY
NO, ESPECIALLY IF YOU THE NEW --
WE ARE WORKING WITH AND, YOU
KNOW, I AM ANSWERING --
>> THAT'S SMART.
>> -- THE CHAIR OF THE PREVIOUS
NEIGHBORHOOD JOBS -- I WANT TO
BE CAREFUL WITH MY ANSWER. YOU
KNOW, I DO WANT TO STRESS THAT
THE NEIGHBORHOOD JOB TRUST IS
VERY -- HAS SPECIFIC LANGUAGE ON
USING THE INVESTMENT DOLLARS
TOWARDS JOB TRAINING.
-- THE PROCESS WE LOVE TO THINK
INNOVATIVELY OF HOW TO LEVERAGE
THOSE TRAINING DOLLARS WITH
CAPITAL INVESTMENTS, SUCH AS THE
ONE THAT YOU JUST TALKED ABOUT,
WHICH IS, YOU KNOW, YOU HAVE A
DEVELOPER WITH COMMERCIAL SPACE
WHO IS WILLING TO USE X AMOUNT
OF SQUARE FOOTAGE TOWARDS JOB
TRAINING, EDUCATIONAL SERVICES
FOR ITS RESIDENTS, AND WOULD
PREFER, WE WOULD PREFER THOSE
LINKAGE DOLLARS THEN BE ROUTED
BACK TO THAT CENTER, YES.
I MEAN, THAT IS SOMETHING THAT
WE LOVE TO THINK ABOUT IN THEY
WERE OF LESSONING DOLLARS.
WE DID THAT WITH THE BH --
TYRANNY CENTER, WITH OLD COLONY
USING THE TIERNEY CENTER AS A
JOB TRAINING AND WE FUND THAT.
>> SO THAT --
>> -- BUILT BY THE DEVELOP THEY
ARE AND THEN THEY GOT JOB
TRAINING MONEY?
>> CORRECT.

I MEAN THEY DIDN'T GET A LOT OF IT BUT THEY DID GET AN INFUSED INVESTMENT THAT LEVERAGED OTHER DOLLARS, BUT THE KEY IS THAT THE TIERNEY CENTER AND THE DEVELOPER PUT UP THOSE CAPITAL DOLLARS, SO THAT SPACE CAN BE USED FOR THE COMMUNITY, IN PARTICULARLY JOB TRAINING.

>> YES.

AND THE REASON WHY I ASK, BECAUSE AS THE FUTURE UNFOLDS I HAVE 0 GLOVERS CORNER WHICH THE DEVELOPER THAT LOCKS LIKE WILL HAVE A -- ALREADY .. ALREADY OWNS AND TALK TO THEM ABOUT JOB TRAINING, THERE SHOULD BE BRICK-AND-MORTAR JOB TRAINING RIGHT WITHIN THE CORNER TO TRAIN FOR THOSE JOBS THAT WILL HAPPEN, GLOVERS CORNER IS 70 ACRES OR WHATEVER AND I HOPE IT IS MOSTLY JOBS, SO I WOULD LIKE TO BE ABLE TO COME UP WITH A FORMULA TO BE ABLE TO HELP , YOU KNOW, THAT PERSON IS GOING TO DELIVER THAT PUBLIC BENEFIT TO MAYBE BENEFIT A LITTLE BIT FROM THE JOB TRAINING MONEY.

WITHIN THAT PROJECT -- AND WHATEVER ELSE.

I MEAN, IF WE ARE TALKING ABOUT -- IF WE ARE TALKING ABOUT BUILDING ON GLOVERS CORNER THERE HAS GOT TO BE JOBS IN THERE THAT WE CAN BE TRAINING PEOPLE TOWARDS.

SO THAT IS SOME OF THE STUFF WE WILL BE TALKING ABOUT IN THE NEXT YEAR OR SO.

THANK YOU.

>> THAT IS ABSOLUTELY A DIVISION THAT YOU HEAR WITH MY COLLEAGUES FROM, YOU KNOW, DIRECTOR, DIRECTOR GOLDEN.

>> DIRECTOR GOLDEN WE ARE TRYING TO PIECE THESE, TRYING TO TIE THESE PIECES TOGETHER, WE NEED TO LINK JOB WITH WEALTH CREATION, WITH COMMUNITY INBUTT, WITH DIVERSITY AND INCLUSION, AND ENSURE THAT THE ECONOMIC DEVELOPMENT THAT HAPPENS ACROSS THE CITY DOESN'T JUST STAY IN

ONE NEIGHBORHOOD OR A TOP TIER OF A CERTAIN CLASS, THAT THAT IS REDISTRIBUTED AROUND THE NEIGHBORHOOD.

SO YOU SEE SOME OF THESE POCKETS IN THESE MODELS AND MY COLLEAGUES HAVE BEEN TALKING ABOUT IT, SO WE ARE SUBSCRIBING TO THAT VISION, AND WE ARE WORKING HARD TO BUILD THE TOOLS AND THE MAPS TO DO THAT, BUT IT IS A WORK IN PROGRESS.

>> LET ME JUST ADD THAT, YOU KNOW, I WORK WITH TREN FOR THE PAST FIVE AND A HALF YEARS AS A TRUSTEE AND PRIOR TO THAT IT WAS FIVE YEARS WITH THE PREVIOUS ADMINISTRATION.

AND I THINK TREN HAS BROUGHT A FOCUS AND AN ENERGY AND A DIRECTION TO THAT OFFICE THAT REALLY TRULY LINKS FOLKS WITH JOBS AND MORE IMPORTANTLY CAREER PATHS.

>> YES.

>> AND I THINK WE ALSO NEED TO REMAIN NIMBLE, BECAUSE OUR ECONOMY IS CHANGING, IT EVOLVES, I DON'T KNOW IF WE WANT TO INVEST IN A BRICK-AND-MORTAR PLACE THAT WE HAVE TO HOLD ON TO, AND THEN SOMETHING HAPPENS TO THAT DEVELOPER --

>> IS GOING TO INVEST IN A BRICK-AND-MORTAR.

>> RIGHT.

>> THAT IS GREAT.

BUT WE STILL NEED --

>> WE STILL NEED TO REMAIN ANYONABLE AND I JUST, NIMBLE AND I JUST WANT TO .. I JUST GOT A TWEET OUT THAT THE SENATE HAS TRIED TO, AT LEAST THEY ARE ATTEMPTING TO INCREASE THE CPA MATCH FOR MORE AFFORDABLE HOUSING.

SO WE CONTINUE TO WORK ON THAT ISSUE.

LET ME RECOGNIZE COUNCILOR FLYNN.

>> THANK YOU, AGAIN, COUNCILOR. AND THANK YOU, TREN FOR YOUR GREAT INPUT ON THESE QUESTIONS. I JUST WANT TO FOLLOW UP ON

COUNCILOR BAKER ON-THE-JOB
TRAINING ASPECT FOR NEAR --
MCCORMACK AND OLD COLONY, WE
REPRESENT BOTH OF THE AREAS.
IS THERE ANYTHING THAT THE CITY
COUNCIL CAN DO TO BE HELPFUL TO
YOU ON THOSE TWO DEVELOPMENTS?
I-FLOW IS A HUGE NEED FOR JOB
TRAINING IN OUR PUBLIC HOUSING.
BUT, YOU KNOW, CERTAINLY MYSELF
AND COUNCILOR BAKER WOULD BE
SUPPORTIVE OF WHATEVER WE COULD
COTO BE, COULD DO TO BE HELPFUL
TO YOU ON THAT ISSUE.
>> WELL, THANK YOU SO MUCH FOR
THE SUPPORT.
I WILL THINK ABOUT WAYS IN WHICH
WE CAN WORK CLOSELY.
WE TO WORK CLOSELY WITH THE
BOSTON HOUSING AUTHORITY.
THEY HAVE A SIGNIFICANT AMOUNT
OF WHAT THEY CALL NEIGHBORHOOD
CHOICE GRANTS FROM HUD.
WHICH THEN WE LEVERAGE WITH OUR
LINKAGE DOLLARS SO THAT THEY CAN
PROVIDE EDUCATIONAL
OPPORTUNITIES AND JOB TRAINING
AND GROWTH INDUSTRIES FOR THOSE
TWO DEVELOPMENTS.
BUT I WOULD ASSUME THAT THEY
WOULD NEED SUPPORT IN GETTING
ADDITIONAL FUNDING FROM HUD AND
THE FED TO REALLY LEVERAGE THE
CITY DOLLARS BECAUSE CLEARLY IT
IS NOT ENOUGH.
BUT I WOULD DEFINITELY TAKE YOU
ON IT AND CIRCLE BACK WITH YOU
TO GIVE YOU MORE CONCRETE WAYS
IN WHICH YOU CAN SUPPORT IT.
>> THANK YOU.
>> EXCELLENT.
AND THANK YOU.
MY FINAL QUESTION, IF I MAY.
CAN YOU TALK ABOUT JUST FROM
YOUR EXPERIENCE ANY DIFFICULTIES
YOU ARE SEEING AS IT RELATES TO
-- ISSUES FOR JOB TRAINING FOR
GETTING INTO A JOB PLACEMENT IN,
AND MAYBE ANY RECOMMENDATIONS ON
WHAT WE COULD DO TO GIVE PEOPLE
A SECOND OR THIRD CHANCE,
ESPECIALLY GETTING INTO A JOB
TRAINING PROGRAM?
>> AGAIN, I WOULD DEFER TO THE

OFFICE OF PUBLIC SAFETY, KEVIN SIBLEY RUNS THAT OFFICE, IN THE MAYOR'S OFFICE AND THEY WORK DIRECTLY WITH REENTRY.

WE DO HAVE A YOUTH OPTIONS UNLIMITED JOB TRAINING PROGRAM IN ROXBURY.

AND, YOU KNOW, COREY IS -- HAS DIFFERENT LEVELS, I MEAN, THERE ARE DIFFERENT OFFENSES, DIFFERENT CRIMES, DIFFERENT TIMES SO I DON'T WANT TO TAKE THE TIME TO GO THROUGH THOSE SEGMENTS BUT WE DEFINITELY WANT TO ENSURE THAT RESIDENTS DESERVE SECOND, THIRD OR FOURTH CHANCES, AND THEY DON'T NECESSARILY DESERVE JUST MINIMUM WAGE JOBS AND EVEN IF THEY DO AS AN ENTRY LEVEL, WE WANT TO MAKE SURE WE TAKE THEM AFTER SIX MONTHS AND THEN PUT THEM INTO MORE OF A CAREER PATHWAY.

SO WE ARE ALIGNING SYSTEMS AND THE ECOSYSTEMS TO MAKE THEM WORK BETTER, AND SO THAT A IS A POPULATION THAT IS DEFINITELY A PRIORITY OF THE ADMINISTRATION AND -- OF OUR OFFICE.

>> MAYBE AND MY FINAL POINT, I KNOW WE FOCUSED A LOT ON SOUTH BOSTON ISSUES.

BUT WHAT ARE -- WHAT ARE SOME OF THE OUTREACH EFFORTS YOU ARE DOING FOR THE ASIAN COMMUNITY SPECIFICALLY IN CHINATOWN OR THE VIETNAMESE COMMUNITY IN DORCHESTER?

ARE WE PROVIDING ANY JOB TRAINING PROGRAMS FOR THEM?

>> SO ACTUALLY, IN KLEIN TOWN, WE WORK VERY CLOSELY AND INVEST IN BOSTON CHINATOWN NEIGHBORHOOD ASSOCIATION AND ALSO THE CHINA TOWN PROGRESSIVE ASSOCIATION.

AND THE -- OBVIOUSLY, WE OBVIOUSLY FUND AND SUPPORT THE ASIAN AMERICAN BEN FRANKLIN INSTITUTE AND FOCUSING ON AUTO MECHANIC CAREER PATHWAYS AND REALLY FOCUSING ON ENGLISH LEVEL 2 AND 3, WHICH THE STATE DOES NOT FOCUS ON AND FUND, AND SO OUR DOLLARS, BECAUSE THEY ARE A

LITTLE MORE FLEXIBLE, PUNNED
THOSE WHO HAVE ENGLISH LEVEL 3S
INTO CAREER PATHWAYS, YOU KNOW,
EITHER IN HOSPITALITY THAT PAYS
MORE, LIKE LOCAL 26, OR VES
CORPS AND THE INDUSTRY ON
HEALTHCARE WHICH TENDS TO BE,
YOU KNOW, MORE ATTRACTIVE TO THE
ASIAN AMERICAN PO POPULATION.
AND THEN IN TERMS OF DORCHESTER,
THE VIETNAMESE COMMUNITY WE WORK
WITH THE VIETNAMESE AND THEIR
INITIATIVE FOR DEVELOPMENT WHICH
IS -- CORNER.

WHILE THEY FOCUS MORE ON
AFFORDABLE HOUSING, WE DO TRY TO
WORK WITH THEM ON JOB TRAINING
AS THE VIETNAMESE FIRST
GENERATION IMMIGRANTS OR, YOU
KNOW, THE ELDERS AND THE SENIORS
ARE LEARNING FOR ABOUT ENGLISH.
AND THEN THEY FOLD INTO THE
ORGANIZATIONS THAT I TALKED
ABOUT EARLIER.

WE ARE FINDING THAT A LOT OF
QUINCY RESIDENTS WHO ARE CHINESE
SPEAKING ARE ACCESSING MORE
DORCHESTER RESOURCES JUST
BECAUSE IT IS CLOSER AND BECAUSE
IT IS MORE COMPETITIVE.
BUT WE WANT TO MAKE SURE THAT WE
ARE PRIORITIZING BOSTON
RESIDENTS.

THANK YOU VERY MUCH.

>> YOU'RE WELCOME.

COUNCILOR BAKER.

AND I JUST ONE OR TWO MORE
QUESTIONS.

ARE WE SEEING ANY PREPAB
CONSTRUCTION HAPPENING?

>> I-FLOW IS A MODULAR HOUSING
DEVELOPMENT IN THE SQUARE THAT
IS UNDERWAY, THAT IS LIKE A
WHOLE DEPARTMENT.

HOW MANY BUILDINGS --

>> I DON'T -- -- CAN SPEAK TO
THAT.

BUT AS A GENERAL TREND, I DON'T
THINK THERE IS A WHOLE LOT --

>> 150 UNITS.

AND THE STRUCTURES ARE SMALLER
STRUCTURES, ONE OR TWO FAMILY?

>> YES.

>> -- RESIDENTIAL APARTMENTS --

>> SO NOT --
>> NOT FIVE STORY.
>> AND IT IS PRE-FAB?
>> IT IS MODULAR.
THE PIECES ARE FABRICATED -- AND
--
>> OKAY.
IT IS INTERESTING.
IT COMES UP EVERY ONCE IN A
WHILE, COUNSELOR BUT, COUNCILOR
BUT DOESN'T SEEM TO BE PER I
HAVE STIFF W HAVE DEFINITELY
HEARD OF MULTIPLES BUT NOT A
LOT.
THERE WAS ONE IN, IN FACT, I
THINK -- ONE OF THE CHARTER
SCHOOLS, ONE IN EAST BOSTON, I
THINK A NEIGHBOR MODULAR
STRUCTURE, I THINK -- I THINK
THERE WAS A MODULAR IN ALLSTON,
THE ONES OVER BY THE PIKE.
>> YES.
>> AGAIN, THEY ARE ALL ONE OFFS.
>> YES.
IT IS NOT PERVASIVE.
>> GIVEN THE PACE, GIVEN THE
NUMBERS OF -- THEY SEEM TO BE --
>> PEOPLE ARE STILL NOT QUITE
COMFORTABLE WITH IT YET, I
THINK.
>> YOU KNOW, I AM NOT SURE THE
PEOPLE ARE CRAZY ABOUT THE
CONSTRUCTION STYLE.
THEY THINK THEY ARE GETTING LESS
OF A PRODUCT.
I DON'T REALLY KNOW.
I WALKED THROUGH SOME PREFANS
AND I THINK IT IS ALL IN --
>> -- BY THE TIME ARTICLE 80 IS
DONE, THEN YOU ARE DEALING WITH
HOW YOU ARE GOING TO BUILD THIS
THING.
>> YES, YES.
>> AND THAT IS MORE A QUESTION
OVER AT IFD, NOT FOR -- SORCHL
THEY ARE GOING TO GO THROUGH
ARTICLE 80 AND NOT KNOW IF IT IS
GOING TO BE PRE-FAB YET?
>> I THINK IN THEORY THEY COULD,
YES.
I WOULD WANT TO KNOW THAT UP
FRONT.
>> YES.
FROM A STANDPOINT -- LOOK, OUR

ARTICLE 80 JURISDICTION LOOKS AT, YOU KNOW, HEIGHT, DENSITY, USE, IMPACT, WHETHER THIS IS A BONA FIDE TRADITIONAL STICK BUILT, YOU KNOW, FOUR STORY STRUCTURE OR A MODULAR, IT DOESN'T COME UP.

THE REGULATORY .. OVERSIGHT DOESN'T GO TO THAT LEVEL OF DETAIL OF HOW THEY BUILT IT. OF COURSE IT WOULD HAVE TO BE BUILT ACCORDING TO CODE BUT THAT IS ALL AN ISD CONCERN, NOT OURS.

>> OKAY.

AND I PROMISE THIS IS MY LAST QUESTION.

EMPLOYMENT SERVICE CONTRACTORS.

THERE IS A WHOLE LIST OF THEM FROM 91,000 DOWN TO LIKE 500.

WHAT ARE THOSE PEOPLE DOING?

>> SO THOSE ARE -- THEY ARE IN A VARIETY -- I HAVE THAT LIST HERE SOMEWHERE AS WELL.

>> THERE ARE DIFFERENT THINGS.

FOR INSTANCE, IF WE HAD A DISCREET NEED FOR SOMEBODY TO WORK ON A PROJECT FOR TWO YEARS, DON'T NECESSARILY WANT A BONA FIDE FULL TIME PERMANENT EMPLOYEE, BUT WE MIGHT DO A TWO-YEAR CONTRACT, THAT IS WHAT YOU ARE LOOKING AT, THERE IS ACTUALLY AN INDIVIDUAL HERE, I CITE THAT BECAUSE WITH A SPECIFIC PROJECT, THEY ARE FAR LESS DISRUPTIVE, MORE EFFICIENT WAY OF DOING UTILITIES.

ESPECIALLY WITH LARGE PROJECTS, INSTEAD OF PIECEMEAL BREAKING THE GROUND AND WE CREATE CORRIDORS.

WE ARE LOOKING AT MORE, BETTER WAYS TO DO UTILITIES.

WE HAVE HAD SOMEONE WORKING ON THAT FOR A COUPLE OF YEARS.

WE DID NOT SEEK FULL TIME FOREVER.

WE HAVE A THEORY THESE ARE OWD FOLKS THAT ARE WORKING OFF FINANCIAL EMPOWERMENT AND A MORE SEASONAL.

AS YOU MAY THOUGH, WE PREPARE THOUSANDS AND THOUSANDS OF TAX RETURNS FOR PRIMARILY LOW-INCOME

BOSTONIANS EVERY YEAR, SO THE TAX SEASON IS FINITE AND DISCREET, WE HAVE A LOT OF PEOPLE WORKING ON SHORT-TERM CONTRACTS FOR THOSE TYPE OF THINGS.

SO THESE POSITIONS ARE TO HELP US AVOID TAKING ON PERMANENT OBLIGATIONS AND WE DON'T NEED THEM.

AND WE COULD GO THROUGH EACH ONE OF THEM, BUT THAT IS THE FLAVOR OF WHO IS HERE.

>> THANK YOU.

>> I JUST WANT TO CLARIFY TOO THAT A LOT OF THE PRESENCE YOU SEE IN THE EMPLOYMENT SERVICE CONTRACTS ARE ACTUALLY GRANT FUNDED AS WELL, SO GOLDEN IS TALKING ABOUT MORE SYSTEM SHORT-TERM BASED WHEN THE GRANTS END AND WHEN THEY START AND WE HAVE BEEN VERY CONSCIOUS ABOUT TRYING OUR BEST TO GET A LARGE PERCENTAGE OF THEM, OF THE BOSTON -- IT IS NOT 100 PERCENT BUT WE ARE TRYING THAT APPROACH.

>> OKAY.

THANK YOU.

THAT IS A REALLY IMPORTANT QUALIFICATION.

THE MONEY THAT FUNDS THESE POSITIONS ISN'T NECESSARILY COMING FROM OUR TRADITIONAL OPERATING CASH, IT IS COMING FROM GRANTS AND WHEN THAT IS FINITE WE DON'T WANT TO INCUR THAT OBLIGATION IMPERPETUITY IF THAT SOURCE OF FUNDING GOES AWAY.

>> ONE WITH THING I WOULD LIKE TO POINT OUT FOR A POINT OF CLARIFICATION, WHEN WE TALK ABOUT THE PRIVATE DORM SCAPE, I THINK IT MAY HAVE BEEN LOST IN THE SHUFFLE.

THERE IS AN INSTANCE OF ONE PRIVATE DORM THAT I KNOW OF IN THE CITY, IT FITS ON NORTHEASTERN LAND, IT IS VERY MUCH A NORTHEASTERN DORM, SITS SITS ON NORTHEASTERN LAND BUT PRIVATE AT THIS CONSTRUCTED, PRIVATELY OWNED, PRIVATELY

OPERATED BUT IT LOOKS AND FEELS
VERY MUCH LIKE A NORTHEASTERN
DORM, THAT'S HOW NORTHEASTERN
WANTED IT, FOR A VARIETY OF
REASONS AND WE MAY SEE THIS
HAPPEN AGAIN AND AGAIN --

>> WELL, THEN NORTHEASTERN
DOESN'T HAVE TO BUILD IT AND IT
DOESN'T COME OFF THEIR BOOKS.

>> EXACTLY THEY DON'T WANT THE
LIABILITY OS THAN, ON THEIR
BOOKS.

>> WE ALSO HAVE THE PENINSULAR
IN COLUMBIA POINT THERE.

>> OR --

>> ALL RIGHT.

SO A SIMILAR --

>> IT IS NOT GOING TO BE --

>> WHAT MAKES SCAPE A LITTLE
DIFFERENT IS THERE IS PRIVATE
LAND, PRIVATE OWNER, PRIVATE
DEVELOPER, PRIVATE OPERATOR,
KNOTS AFFILIATED WITH A
UNIVERSITY.

SO YOU COULD HAVE LOTS OF
DIFFERENT UNIVERSITIES 0
POPULATIONS IN THERE.

>> IN THIS -- I KNOW I HAD MORE
THAN A COUPLE OF QUESTIONS.

SO DO WE CONNECT THEM ON WITH
COLLEGE PRESIDENTS TO TALK ABOUT

-- MATCH LEASES WITH GRAD
STUDENTS ANY MEAN HOW DO WE
ENSURE AS A CITY THAT SOMEONE
COMING IN, I AM GOING WINDOW
THIS -- GOING TO BUILD THIS FOR
STUDENTS BUT UNLESS WE KNOW
THERE IS A MASTER LEASE IN PLACE
THERE, DOESN'T THAT NEED TO BE
STUDENTS OR -- HOW DO WE -- IF
THEY SAY THE USE IS GOING TO BE
STUDENT USE, THE NORTHEASTERN
ONE WAS LICENSED AS A DORM.

>> AS A DORM.

SO WHATEVER IT LOOKS LIKE IT MAY
LOOK LIKE -- WE ARE JUST GOING
TO CALL IT A DORM TO KEEP IT
EASY ON ZONING AND -- YOU COULD,
BUT THE -- TO THE POINT YOU
COULD BE IN A SITUATION WHERE
SOMEONE SAYS, HEY, I WANT TO
ESSENTIALLY OPERATE THIS AND
BUILD THIS AS A FORM, BUT I
DON'T WANT TO BE LICENSED AS A

DORM.
I AM OPERATING, MY OPERATING
MODEL IS THESE SHOULD ALL BE
STUDENTS BUT IF IT IS NOT
LICENSED AS A DORM AND THERE IS
NOT SOME OTHER REGULATORY
CONTROL THEN IN THEORY IT COULD
BE, YOU KNOW, A BUNCH OF
EFFICIENCY UNITS WITH
NONSTUDENTS AND STUDENTS.
TO THE POINT THAT WAS MADE
EARLIER, I THINK BY -- NOT A LOT
OF PEOPLE WOULD PROBABLY WANT DO
LIVE IN A BUILDING THAT IS
PRIMARILY OPERATING AS A DORM.

>> YES.

>> EVEN IF THERE IS AN
OPPORTUNITY TO GET IN THERE.
BUT IN THEORY THESE THINGS DO
COME UP.

IT IS NOT LICENSED AS A DORM,
AND NOT REGULATED AS A DORM
THROUGH THE PROCESS, WHICH IS
REQUIRED TO BE LICENSED AS ONE.
I THINK, WHAT -- WHAT WOULD BE
THE NATURE OF 0 THAT ANIMAL?

>> YES.

>> AND WE DIDN'T HAVE TO RUN
INTO THAT WITH REGARD TO
NORTHEASTERN BECAUSE
NORTHEASTERN WANTED THIS VERY
MUCH AS A DORM.

THEY JUST DIDN'T WANT IT ON
THEIR BOOKS, SO IT IS A DORM, IT
OPERATES AS A DORM BUT PRIVATELY
BUILT.

>> DOES NORTHEASTERN FILL THOSE
BEDS?

>> YES, YES.

>> SO THERE IS A PARTNERSHIP.
SO WILL SCAPE HAVE A
PARTNERSHIP?

>> HAVING PRELIMINARY DISCUSSION
BUGS THEY DON'T HAVE A
PARTNERSHIP YET.

STAY TUNED, JUST TO UNDERSCORE,
IT IS SOMETHING WE CLEARLY CARE
ABOUT AND MAKE SURE IT IS
APPROPRIATE AND WORKS AND WE
NEED WATCH THAT.

>> SO ON STEWART STREET, HOW DO
WE KNOW THIS DOESN'T TURN INTO
THAT?

>> KNOT THAT IS A BAD --

>> THAT IS A DIFFERENT USE SO
THEY WOULD CHANGE THE USE.
>> SO THE USES --
>> THAT IS A ACTUAL --
>> DIDN'T EVEN HAVE TO GO TO THE

--

>> THANK YOU, PIES.
>> THANK YOU, COUNCILOR.
>> DID I MISS SPEC ABOUT 500
LINCOLN STREET?
KIND OF --

>> I JUST CHECK WITH THE STAFF,
FROM CHAIRMAN, THERE HAS BEEN
COMMUNICATION --
>> RIGHT.

>> -- FROM THAT DEVELOPER AND WE
UNDERSTAND THEY ARE OUT THERE
BUT THEY HAVEN'T FILED ANYTHING
WITH US.

WE DON'T HAVE A FORMAL ARTICLE
80 PROPOSAL BEFORE YOU.

>> RIGHT.

GOTCHA.

BUT YOU ARE AWARE OF IT NOW?

>> YES, I AM AWARE OF IT NOW --

>> AND -- WAS AWARE OF IT BEFORE
ME.

>> WAIT.

NO PUBLIC TESTIMONY.

NOTHING FROM MY COLLEAGUES.

LET ME JUST SAY THAT, YOU KNOW,
I HAVE BEEN IN THIS POSITION 12
YEARS, BPDA IN PARTICULAR CAN BE
A LIGHTNING ROD FOR THE CITY FOR
ELECTED OFFICIALS FOR OUR
ACTIVISM IN THE NEIGHBORHOOD BUT
I JUST WANT TO GO ON RECORD FROM
THE TOP DOWN, INCLUDING YOU,
DIRECTOR, YOUR STAFF AT THE
HIGHEST LEVEL, ALL THE WAY DOWN
TO YOUR PROJECT MANAGER WHOSE
ARE ON THE FRONT LINES, WHO ARE
UNSUNG HEROES, I WOULD SAY, YOU
HAVE A STAFF OF VERY COMMITTED,
THOUGHTFUL AND CARING
INDIVIDUALS THAT I HAVE GOTTEN
TO KNOW, AND ENJOYED WORKING
WITH, SOMETIMES NOT UNDER THE
GREATEST OF CIRCUMSTANCES, BUT
VERY PROFESSIONAL,, -- BUT VERY
PROFESSIONAL AND I JUST WANTED
TO PUT THAT ON THE RECORD,
BECAUSE YOU GUYS GET HIT A LOT
AS THE BPDA, RIGHT, YOU ALL --

IT IS MADE UP OF A LOT OF
INDIVIDUALS WHO I HAVE GOTTEN TO
KNOW AND CARE A LOT ABOUT.
I WANT TO SAY THAT AS I HEAD
OUT.

>> THANK YOU SO MUCH FOR THE
KIND WORDS, MR. CHERYL.
IT HAS BEEN A GREAT PLEASURE
PERSONALLY TO WORK WITH YOU
DURING MY ALMOST TEN YEARS IN
THE BUILDING.

>> WOW.

>> AND FIVE PLUS YEARS IN THE
DIRECTOR'S POSITION OF THE BPDA.
THANK YOU FOR THE TREMENDOUS
COURTESY AND DECENCY A THAT YOU
HAVE ALWAYS SHOWN THE
ORGANIZATION AND ITS STAFF.
YOU ARE A GREAT GENTLEMAN, WE
MISS YOU.
WHEN WE COME BACK FOR A VISIT,
APPROXIMATELY ONE YEAR FROM NOW.

>> ON THIS PARTICULAR SUBJECT.

>> YES.

>> BUT I FEEL SAME WAY ABOUT
STAFF.

THEY REALLY ARE THE BEST OF THE
BEST.

THEY DO REALLY DIFFICULT AND
CHANNELING, STRESSFUL WORK, BUT
IT PAYS DIVIDENDS FOR THE PEOPLE
OF BOSTON ALL ALONG THE
SOCIOECONOMIC SPECTRUM.

I ALWAYS TELL THEM YOU ARE IN
THE BUSINESS POSSESS CONTINUING
TO CREATE ONE OF THE GREAT
CITIES OF THE WORLD AND IT IS A
GREAT PRIVILEGE AND A GREAT
BURDEN.

>> RIGHT.

>> BUT WE REALLY APPRECIATE YOUR
KIND WORDS WITH ALL OF THE TEAMS
OF THE BPDA, THANK YOU SO MUCH.

>> THANK YOU.

ON THAT NOTE, THIS HEARING IS
ADJOURNED.