

;;;BOSTON CITY COUNCIL
;;;06.10.19

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§ MY NAME IS LYDIA EDWARDS AND I AM THE DISTRICT ONE CITY COUNCILOR AND ALSO CHAIR OF THE BOSTON CITY COUNCIL ON HOUSING AND COMMUNITY DEVELOPMENT. I AM JOINED HERE TODAY BY MY COLLEAGUE COUNCILOR ED FLYNN AND COUNCILOR MICHELLE WU AND WE WILL BE JOINED AT A LATER TIME BY COUNCILOR FLAHERTY WHO IS ON HIS WAY.

I WANT TO REMIND YOU THAT THIS PUBLIC HEARING IS BEING RECORDED AND BROADCAST ON COMCAST 8 AND RCN 82, VERIZON 1964 AND STREAMED ON BOSTON.GOV/CITY COUNCIL TV, PLEASE SILENCE YOUR CELLPHONES AND OTHER DEVICES. WE WILL BE TAKING PUBLIC TESTIMONY AND I WOULD APPRECIATE IT IF YOU WOULD SIGN UP IN ADVANCE TO CHECK THE BOX OFF TO TESTIFY.

THE PUBLIC TESTIMONY DUE THE AMOUNT OF TELL PEER TODAY WILL BE LIMITED TO TWO MINUTES PER PERSON.

WHEN YOU DO TALK, PLEASE STATE YOUR NAME, AND AFFILIATION, YOUR RESIDENCE AND LIMIT YOUR COMMENTS TO THE TWO MINUTES AS I JUST STATED.

THIS, TODAY'S HEARING IS ON DOCKET 0144, IT IS CONCERNING THE UPDATE OF THE IDP OR INCLUSIONARY DEVELOPMENT POLICY. EXCELLENT.

WE ALSO HAVE BEEN JOINED BY MY COLLEAGUE COUNCILOR KIM JANEY.

SO BEFORE WE GET STARTED I AM GOING TO READ SOME LETTERS INTO THE RECORD AND HE THEN WE ARE GOING TO ACTUALLY START WITH PUBLIC TESTIMONY.

FOR SOME TIME AND THEN WE WILL GO INTO HEARING FROM THE ADMINISTRATION.

WE HAVE TWO PANELS TONIGHT.
>> FIRST READING INTO THE RECORD
FOR MY COLLEAGUE COUNCILOR
CIOMMO, DEAR COUNCILOR EDWARDS
UNFORTUNATELY DUE A PRIOR
COMMITMENT I AM UNABLE TO HAND
ATTEND THE HEARING ON THE
INCONCLUSION THEIR DEVELOPMENT
POLICY AND AFFORDABLE HOUSING
THE.

WHILE I INTEND TO REVIEW THE
VIDEO OF THE HEARING I WANT TO
INCLUDE SOME THOUGHTS ON IDP AND
AFFORDABLE HOUSING.

AS STRONGLY SUPPORT THE IDP
PROGRAM AND ITS MISSION TO
CREATE AFFORDABLE HOUSING IN THE
CITY OF BOSTON.

SINCE THE PROGRAM BEGAN IN 2000,
DEVELOPERS HAVE DIRECTLY CREATED
200599 INCOME RESTRICTED UNITS,
AND IDP -- CREATED 1,004 AND 14
INCOME RESTRICTED UNITS.

AS WE EXPLORE CHANGES TO THE
PROGRAM, IT IS IMPORTANT TO
ANALYZE .. HOW ALTERING THE
FORMULA WILL AFFECT DEVELOPMENT
IN THE CITY.

AS PART OF THIS PROCESS WE
SHOULD BE REACHING OUT TO
HOUSING ADVOCATES, NONPROFIT
HOUSING AGENCIES, PRIVATE
HOUSING DEVELOPERS, AND BOSTON
RESIDENTS TO GET INPUT, NOT HOW
MUCH SHOULD BE REQUIRED OF
DEVELOPERS, BUT HOW THE PROGRAM
SHOULD BE IMPLEMENTED.

[200599]

>> WE SHOULD BE, THE CITY SHOULD
BE ABLE TO INDEPENDENTLY MAKE
CHANGES TO THE PROGRAM WHICH IS
WHY I SUPPORT MAYOR WALSH HOME
RULE PETITION TO GRANT THE CITY
SUCH POWER AND URGE THIS BODY TO
APPROVE THIS EXPEDITIOUSLY.

REGARDS, MARK CIOMMO, I FORGOT
TO MENTION WE HAD TRANSLATION
SERVICES AND CHINESE MANDARIN
AND SPANISH SO IF YOU NEED ANY
INTERPRET PRIOR THE SERVICES YOU
SEE MELISSA OR GABRIELA WHO IS
STANDING UP TO DO THE SPANISH
TRANSLATION FOR ANYBODY WHO
NEEDS THAT.

>> AGAIN, THIS HEARING IS SPONSORED BY COUNCILOR MICHAEL FLAHERTY, ED FLYNN AND MYSELF, AND THIS HEARING WAS REFERRED TO OUR COMMITTEE ON JANUARY 9TH. BEFORE WE BEGAN I AM GOING TO HAVE A BRIEF STATEMENT AND THEN I WILL INVITE MY COLLEAGUE TOUSLES HAVE BRIEF STATEMENTS AND THEN WE WILL GO RIGHT TO PUBLIC TESTIMONY.

>> I WANT TO NOTE, I WILL NOTE BRIEFLY I STRONGLY SUPPORT EFFORTS TO UPDATE THE INCLUSIONARY DEVELOPMENT POLICY, IN MARCH MY OFFICE RELEASED A POLICY BRIEF RECOMMENDING THE CITY MODEL HIGHER AFFORDABILITY REQUIREMENTS, EXPAND DATA REPORTING ON BENEFICIARIES OF I INCLUSIONARY DEVELOPMENT AND ADDRESS ISSUES WITH EIGHT OR NINE UNIT BUILDINGS, AND CONSIDER TARGETING SUPPORT THROUGH THE IDP FUND FOR PERMANENTLY AFFORDABLE COMMUNITY HOUSING SUCH AS LAND TRUSTS. I LOOK FORWARD TO DISCUSSING THE IDP AT THE HEARING FROM THE ADMINISTRATION AND COMMUNITY ABOUT THEIR GOALS, STUDY OF AND CONCERNS OF THE PROGRAM. I ALSO WANT TO NOTE THAT THE BPDA IS HOSTING A SERIES OF COMMUNITY MEETINGS ON JUNE 12TH, 18TH AND 25TH AND THAT INFORMATION ABOUT THE IDP UPDATE IS AVAILABLE ON THEIR WEBSITE. WOULD YOU LIKE TO MAKE AN OPENING COMMENT, COUNCILOR FLYNN?

>> YES.

THANK YOU, THANK YOU, COUNCILOR EDWARDS AND THANK YOU TO THE WALSH ADMINISTRATION, TO OUR COMMUNITY ADVOCATES FOR BEING HERE FOR THIS IMPORTANT HEARING. AGAIN, THANK YOU TO COUNCILOR EDWARDS, COUNCILOR FLAHERTY FOR BEING PARTNERS ON THIS. IT HAS BEEN WELL DOCUMENTED THAT BOSTON HAS A HOUSING AFFORDABILITY CRISIS. I HAVE HEARD FROM MY

CONSTITUENTS IN MY DISTRICT ABOUT HOW THEY COULD NOT AFFORD TO LIVE IN THE CITY, AND THAT WORKING FAMILIES AND SENIORS, PERSONS WITH DISABILITIES ARE BEING PUSHED OUT OF THEIR COMMUNITIES AND HOMES.

I BELIEVE THAT HOUSING IS A HUMAN RIGHT.

IT IS ALSO AN ISSUE OF RACIAL, EQUITY AND ECONOMIC JUSTICE AS WELL.

I WANT TO THANK MANY ORGANIZATIONS THAT ARE HERE TODAY, THE CHINESE PROGRESSIVE ASSOCIATION FOR THEIR WORK IN FIGHTING DISPLACEMENT IN OUR NEIGHBORHOODS AS WELL AS ORGANIZATIONS LIKE THE MASSACHUSETTS AFFORDABLE HOUSING ALLIANCE, THE CITY, THE BOSTON TENANTS ORGANIZATION AND THE IDP COALITION FOR THEIR WORK ALSO.

IN MY DISTRICT, MANY OF THE FAMILIES ARE LOW INCOME, IN FACT, 24 PERCENT OF RESIDENTS IN CHINATOWN ARE IN POVERTY, AND THE AVERAGE INCOME IN CHINA SOUTH AROUND \$25,000 A YEAR.

OUR CITY NEEDS AFFORDABLE HOUSING FOR OUR WORKING FAMILIES TO STAY IN THE CITY AND WE NEED MAKE SURE THAT OUR IDP PROGRAM IS EFFECTIVE IN PROVIDING AFFORDABLE HOUSING, THAT OUR COMMUNITIES NEED, AND THAT IT IS ENFORCED AS WELL.

I WILL GIVE YOU TWO EXAMPLES ON ENFORCEMENT IN MY DISTRICT.

A FOREIGN INVESTOR BOUGHT ONE OF THE HISTORIC ROW HOUSES IN CHINATOWN AT NINE JOHNNY COURT AND WANTS TO REBUILD THE TWO UNIT HOUSE INTO FIVE UNITS AND THE FAMILIES LIVING THERE WERE EVICTED.

MEANWHILE THE BUILDING WAS EMPTY FOR TWO YEARS BEFORE BEING TRANSFERRED TO AN LLC, AND THE OWNER WAS NOT REQUIRED TO PROVIDE ANY AFFORDABLE HOUSING.

ANOTHER ONE IS AT 135 ATHENS STREET IN SOUTH BOSTON, WHERE THE DEVELOPER WOULD RATHER TAKE

THE PENALTY FOR VIOLATING IDP
THAN ACTUALLY PROVIDING
AFFORDABLE UNITS.

THIS WAS APPROVED FOR 15 UNITS
AND REQUIRED TO PROVIDE TWO
AFFORDABLE UNITS, HOWEVER, THE
DEVELOPER SOLD THOSE TWO UNITS
AT MARKET RATE AND INSTEAD JUST
TOOK THE \$600,000 FINE.

WE NEED TO STRENGTHEN OUR IDP
POLICY, SO WHAT I DESCRIBED
ABOUT WON'T HAPPEN AGAIN.
I BELIEVE THAT WE SHOULD ALSO
INCREASE THE IDP FROM OUR
CURRENT 13 PERCENT TO AT LEAST
17 PERCENT OR 18 PERCENT AND
LOCK AT LOWERING THE THRESHOLD
FOR REQUIRING IDP SO THAT A
DEVELOPMENT WITH, SAY, SIX UNITS
WOULD BE REQUIRED TO HAVE
AFFORDABLE UNITS.

WE SHOULD ALSO SEE IF DEVELOPERS
WITH PROJECTS THAT ARE NOT
REQUIRED TO HAVE AFFORDABLE
UNITS CAN CONTRIBUTE TO THE
AFFORDABLE HOUSING FUND.

EVEN IF YOU BUILD LESS THAN TEN
UNITS DEVELOPERS SHOULD STILL BE
ASKED TO CONTRIBUTE IN BUILDING
MORE AFFORDABLE HOUSING.

WE ALSO NEED TO BE BOLD IN
INNOVATIVE IDEAS TO SOLVE OUR
CURRENT HOUSING CRISIS.

ONE IDEA IS TO PARTNER WITH
STRUGGLING SHOPPING PLAZAS IN
OUR NEIGHBORHOODS.

AND HELP -- AND HELP THEM IN
DEVELOPMENT WITH COMMERCIAL ON
THE BOTTOM AND HOUSING ON TOP.

THAT'S ALREADY -- THERE IS ALSO
AMPLE PARKING ON THESE SPOTS AND
THEY WILL HAVE AN OPPORTUNITY TO
REN INVESTIGATE THEIR PROPERTY
AS WELL.

I AM LOOKING FORWARD TO WORKING
WITH EVERYONE HERE TO STRENGTHEN
OUR IDP PROGRAM AND TO ENSURE
THAT OUR CITY REMAINS DIVERSE
AND VIBRANT FOR ALL, ESPECIALLY
FOR OUR ELDERLY, FOR LOW-INCOME
FAMILIES, PERSONS WITH
DISABILITIES.

THANK YOU VERY MUCH.

>> THANK YOU.

>> WE HAVE BEEN JOINED BY SOME MORE OF MY COLLEAGUES, COUNCILOR ANNISSA ESSAIBI GEORGE AND SO HAS COUNCILOR FRANK BAKER. WE ARE GOING TO MOVE ON. COUNCILOR WU, DO YOU HAVE ANY OPENING REMARKS?

>> THANK YOU, MADAM CHAIR, I JUST WANT TO SAY, I HAVE TO RUN OUT BUT WANTED TO EXPRESS MY SUPPORT TO THE SPONSORS FOR MAKING SURE WE ARE HAVING THE PUBLIC CONVERSATION ABOUT THIS, FOR THE CHAIR TO HER WORK ON EVERYTHING HAVING AN AFFORDABILITY AND STABILITY RELATED, AND THAT I WOULD SUPPORT INCREASING THE REQUIREMENTS TO MAKE SURE THAT WE ARE GENERATING MORE RESOURCES COMMENSURATE WITH THE LEVEL OF DEVELOPING DEVELOPMENT THAT IS HAPPENING ACROSS THE CITY AND OTHER CITIES AROUND US ARE PURSUING.

SO I THINK THIS IS AN IMPORTANT CONVERSATION.

THANK YOU FOR HAVING IT AND I WILL FOLLOW AND WATCH BUT I'M SORRY TO STEP OUT.

THANK YOU.

>> THANK YOU.

>> COUNCILOR JANEY?

>> JUST BRIEFLY, I WANT TO THANK YOU AND MY COLLEAGUES AT FLYNN FOR, ED FLYNN FOR INTRODUCING THIS IMPORTANT HEARING ORDER AND I WANT TO THANK ALL OF THE ADVOCATES FOR THEIR CONSTANT ADVOCATE SITUATE AROUND THIS VERY IMPORTANT ISSUE.

I BELIEVE AS I SAID BEFORE THAT THERE ARE SEVERAL TOOLS IN OUR TOOLBOX WE ARE NOT USING AND SO I THINK THIS IS A VERY IMPORTANT CONVERSATION TO SEE WHAT MORE WE CAN DO IN OUR CITY TO MAKE SURE THAT ALL OF OUR RESIDENTS CAN AFFORD TO STAY IN OUR CITY.

SO THANK YOU FOR BRINGING THIS UP AND I AM LOOKING TO A PRODUCTIVE HEARING.

>> THANK YOU.

COUNCILOR ESSAIBI GEORGE.

>> THANK YOU.

CHAIR, AND THANK YOU TO THE
COSPONSORS FOR THIS HEARING.
I LOOK FORWARD TO WHAT WE LEARN
TODAY.

I THINK IT IS AN INTERESTING AND
NECESSARY CONVERSATION, NOT JUST
AN INTERESTING CONVERSATION.
ONE THAT WE HAVE TO HAVE AS THE
CITY CONTINUES TO GROW AS THE
NUMBER OF FAMILIES EXPERIENCING
HOMELESSNESS ALSO GROWS WE NEED
TO HAVE THESE DISCUSSIONS, THESE
IMPORTANT DISCUSSES, SOMETIMES
DIFFICULT ONES.

THANK YOU.

>> THANK YOU.

COUNCILOR BAKER.

>> OKAY.

WITH THAT INTRO WE WILL GO AHEAD
AND START WITH PUBLIC TESTIMONY,
AND AGAIN FOLKS WILL HAVE TWO
MINUTES EACH SO I AM GOING TO GO
AHEAD AND CALL UP THE FIRST FOUR
FOLKS WHO SIGNED UP OR WHO ARE
HERE, AND WE WILL CALL YOU IF
YOU ARE ASKING TO SPEAK COME
FORWARD.

KENNEDY, HALLE BERRY, VIOLIN
KUNTZ, AND NIOSI MCDONALD.

>> YOU CAN LINE UP BOTH AT THE
MICROPHONES.

>> GOOD EVENING, COUNCILOR AND
THANK YOU FOR HAVING ME, MY NAME
IS CAN ANISSA AND 0 ORGANIZER
FOR THE COALITION, ALSO A PART
OF THE INCLUSIONARY DEVELOPMENT
POLICY COALITION AND --
RESIDENT.

I WANT TO SAY TODAY THAT I
THINK, I THANK YOU FOR HAVING
THIS CONVERSATION BECAUSE WE
NEED THE COMMUNITY'S VOICE IN
ORDER TO KNOW WHAT IS REALLY
MISSING IN THEIR HOMES AND
COMMUNITIES.

I THINK IT IS REALLY IMPORTANT
WE CONTINUE TO GET THE FEEDBACK
FROM COMMUNITY AND TAKE THAT
INTO CONSIDERATION.

SO I JUST WANT TO TAKE A MOMENT
TO SAY SOMETHING PERSONAL ABOUT
AFFORDABLE HOUSING.

I GREW UP IN SUBSIDIZED HOUSING

AND BECAUSE OF THAT I WAS ABLE TO DO A LOT OF THINGS I PROBABLY WOULDN'T HAVE HAD THE OPPORTUNITY TO DO IF I HADN'T, YOU KNOW -- AS A CHILD NEVER HAD TO THINK ABOUT HOUSING SECURITY BECAUSE MY MOM HAD A PLACE AND I DIDN'T HAVE TO WORRY WHERE WOULD I SNOREP OR WHAT FOOD WOULD I EAT BECAUSE AGAIN AFFORDABLE HOUSING GAVE ME THAT OPPORTUNITY.

PEOPLE IN BOSTON ARE STRUGGLING, HOUSING IS A RIGHT, PEOPLE SHOULD BE ABLE TO HAVE A ROOF OVER THEIR HEADS.

EVERYTHING IS I DON'T THINK AROUND HOUSING YOU CAN'T GET A GOOD JOB UNLESS YOU HAVE AN ADDRESS, YOU CAN'T GET HEALTH INSURANCE, ALL OF THESE THINGS PEOPLE NEED IN ORDER TO THRIVE IN COMMUNITIES, AND SO HAVING A TOOL LIKE THE IDP IS ONE OF THE THINGS THAT WE REALLY NEED TO TAKE ADVANTAGE OF BECAUSE IDP IS ONE TOOL OUT OF THE TOOLKIT BUT WE NEED MAKE SURE ALL OF THE TOOLS ARE TOWARDS MAKING AFFORDABLE HOUSING POSSIBLE. IDP IS A GREAT TOOL LIKE I SAID BEFORE BUT MISSING A LOT OF PEOPLE WITHIN ITS BARRIERS.

A LOT OF THE UNITS THAT ARE ON THE MARKET RIGHT NOW CONSIDERED AFFORDABLE ARE LEADING PHONES TO HAVING THE MOST PROBLEMS AND STRUGGLING FINDING HOUSING. AND THEY ARE THE POPULATION THAT KEEPS BOSTON TOGETHER, AND THEY ARE WHAT MAKES BOSTON STRONG AND SO WE NEED TO MAKE SURE THAT WE ARE SUPPORTING THEM BECAUSE THEY ARE SUPPORTING US ALL THE TIME AND SO MAKING SURE THE IDP WORKS FOR ALL BOSTON RESIDENTS, NOT JUST THE FOLKS WHO HAVE A COLLEGE EDUCATION, THAT IS A HIGHER INCOME, OR EVEN WHAT PEOPLE WOULD CONSIDER LITTLE INCOME BUT THE PEOPLE THAT ARE IT IS LOW INCOME STRUGGLING, HAVE FAMILIES WITH DISABILITIES, HAVE CHILDREN, ABSENT MOTHERS OR

FATHERS, WE CAN'T LEAVE EVERYONE
0 OUT SO WE HAVE TO MAKE SURE
THE IDP IS DOING THAT.
THANK YOU VERY MUCH.
IAEA HALLE BERRY.

>> OKAY.

MOVING ON TO VIOLIN KUNTZ.
OKAY.

I NEED -- AN INTERPRETATION.
CAN I HAVE MORE TIME SINCE I
NEED AN INTERPRETER?

>> YES.

>> I AM AN ORGANIZER WITH THE
CHINESE PROGRESSIVE ASSOCIATION,
AND I AM A BOSTON RESIDENT.

>> IDP -- I WANT TO SHARE MY
PERSONAL EXPERIENCE, HOW WE CAN
MAKE THE IDP A BETTER POLICY.
SO FIRST OF ALL, I AM ONE OF THE
FORTUNATE PEOPLE WHO WENT
THROUGH LOTTERY PROCESS THROUGH
THE IDP PROGRAM.

I OWN A CONDO NOW IN BRIGHTON,
BUT THAT PROCESS TO GET THERE
WAS LONG, SIX YEARS.

SO EVEN BEFORE THEN, I WAS ABLE
TO GET MY OWN CONDO, I WAS
ACTUALLY A LONG TIME CHINATOWN
RESIDENT, AND, YOU KNOW, WE LIVE
IN CHAUNCEY HOUSE BUT THE RENT
WAS LOW BUT WHEN WE TRIED TO BUY
OTHER PLACES THROUGH THE LOTTERY
PROGRAM, ACTUALLY I WAS OFTEN
TOLD THAT MY INCOME WAS TOO LOW
AT THE TIME, AND MY ONLY MY
HUSBAND WAS WORKING SO OUR
INCOME WAS TOO LOW FOR A LOT OF
THE IDP AFFORDABLE UNITS.

>> SO FOR MOST PEOPLE IN THE
COMMUNITY, THE PEOPLE CAN KIND
OF AFFORD TO RENT KIND OF MORE
LIKE A STUDIO PRICE, BUT
ACTUALLY THE NEED IS ACTUALLY
MORE FAMILY HOUSING, AND ALSO
THE FAMILIES ARE THE ONES WHO IT
IS MOST DIFFICULT IN APPLYING
FOR HOUSING.

>> SO MANY PEOPLE I KNOW IN
BRIGHTON, THERE IS A DEVELOPMENT
BOOM.

I HAVE BEEN TO SOME OF THE
COMMUNITY MEETINGS.

I OFTEN HEAR DEVELOPERS SAYING
THEY ONLY BUILD ONE BEDROOM

STUDIO AND THAT IS REALLY FOR PEOPLE WHO, YOU KNOW, THEY ARE NOT SUITABLE FOR FAMILY, FOR THE MOST PART.

SO -- SO ALSO BRIGHTON IS ACTUALLY ONE OF THE COMMUNITIES, THE LOWEST NUMBER OF HOME OWNERSHIP.

MOST OF THE -- MOST OF THE RESIDENTS ARE RENTERS, BUT IT IS NOT BECAUSE PEOPLE DIDN'T WANT TO OWN, BUT THEY COULDN'T AFFORD TO OWN.

AND SO I FEEL LIKE I WOULD ENCOURAGE THE IDP PROGRAM TO HAVE MORE OWNERSHIP OPPORTUNITIES FOR WORKING FAMILIES ON A LOWER MEDIAN INCOME.

THANK YOU.

>> THANK YOU.

>> MY NAME IS ANISE MCDONALD. THE DID I PRONOUNCE THE NAME CORRECTLY?

>> THAT'S OKAY.

>> CORRECT ME.

I AM HAPPY TO LEARN.

>> I PREFER TO SAY IT RIGHT.

>> MY NAME IS NISHA MCDONALD.

>> THANK YOU.

>> I WAS RAISED IN DORCHESTER, I JUST GRADUATED FROM UMASS BOSTON, DEGREE IN COMMUNITY DEVELOPMENT.

[APPLAUSE]

>> THANK YOU.

AND I HAD A FEW SEMESTERS WORKING WITH THE 0 BOSTON TENANT COALITION AND AT WE RESEARCHED IS IDP BUT ALSO CONVERTED TO SIX OTHER CITIES IDP POLICIES, SAN FRANCISCO, SEATTLE, WASHINGTON, D.C., NEW YORK, SOMERVILLE, CAMBRIDGE AND I WON'T GO INTO THE DETAILS OF THAT, BUT WHAT WE FOUND IS THAT BOSTON JUST FLAT OUT LIES SOMEWHERE IN THE MIDDLE OF THE PACK.

AND NO MATTER HOW YOU RANK IT, BOSTON COMPARED TO THESE OTHER CITIES IS NOT LEADING THE WAY IN THE AFFORDABLE HOUSING CRISIS OR CHAMPIONING THIS CRISIS.

ONE OF THE MAIN ISSUE THAT

BOSTON USES THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING, HUD, THEIR MARKET RENT TO DETERMINE THE AREA MEDIAN INCOME, BUT THE ISSUE THAT THIS STATISTIC GOES BACK FROM HALF OF MASSACHUSETTS, LIKE TOWNS LIKE -- WELLESLEY, AND SO IT DETERMINES THE AREA MEDIAN INCOME FOR THE CITY IS AROUND \$100,000, WHEN IN REALITY CENSUS DATA SHOWS IT IS CLOSELY TO \$60,000.

AND THAT IS A MAJOR, WHERE THE MAJOR DISCREPANCY LIES WITH THE IDP, BASING THE TARGETED INCOME LEVELS OFF OF THIS STATISTIC, AND IDP IS A LOCAL PROGRAM WITH LOCAL REPERCUSSIONS AND IF WE CONTINUE TO USE THIS 70 PERCENT TARGETED INCOME LEVEL, THAT IT DETERMINES STATISTICS, WE ARE BASICALLY EXCLUDING MOST OF THE RESIDENTS OF BOSTON FROM THESE DEVELOPMENTS.

AND JUST TO KIND OF COMPARE TO ONE OF THE CITIES IN NEW YORK HAS ONE OF THE MOST RIGOROUS AFFORDABLE HOUSING REQUIREMENTS IN THE COUNTRY, AND -- AND JUST TO KIND OF MAKE A QUICK SPORTS METAPHOR, DEVELOPERS STILL COME THERE TO BUILD, IT IS YANKEES OR THE JETS BEATING THE RED SOX OR THE PATRIOTS, WHERE NEW YORK IS OUT PACING THE CITY OF BOSTON WITH SORT OF THE HOUSING, WE WOULD HAVE TO DO SOMETHING, WE WOULD DEFINITELY HAVE TO DO SOMETHING ABOUT IT AND THIS IS THE OPPORTUNITY.

>> THANK YOU.

>> THANK YOU VERY MUCH.

>> DO YOU HAVE THE REPORT ON THE COMPARISONS OR --

>> I DON'T HAVE IT WITH ME BUT I CAN GET IT TO YOU.

>> CAN YOU MAKE IT AVAILABLE TO YOU?

>> SURE THING.

>> THANK YOU.

>> YOU'RE WELCOME.

>> WE WILL CONTINUE ON.

[APPLAUSE]

>> JOHN DUBOIS.

LUIS BAXTER, SIOBAN O'CONNOR,
AGAIN IF I INCORRECTLY STATED
YOUR NAME I APOLOGIZE.

AND SONIA BABASKA.

>> CORRECT ME WHEN YOU ARE AT
THE MICROPHONE.

>> IS JOHN NOT HERE?

>> LUIS BAXTER.

>> YES.

I AM ASSOCIATED MASS COMMUNITY
ACTION IN THE CITY -- COMMUNITY
ENVIRONMENT, AND SOUTH BOSTON IS
MY NEIGHBORHOOD.

AND I USED TO KNOW PEOPLE THAT
THEIR HOME MAINTENANCE HANDYMAN
WORK, THEY ARE ALL GONE NOW.

A BUNCH OF ROOMING HOUSES AND I
NEVER FELT -- I NEVER FELT
UNSAFE.

AND NOW WITH A BUNCH OF LUXURY
CONDOS.

I ALSO CAME HOME THE OTHER
MONDAY NIGHT, AT DORCHESTER
STREET AND WEST BROADWAY, THE
DUNKIN' DONUTS -- THE OTHER
BUILDINGS WAS GONE.

THE DOLLAR STORE WAS HAVING ITS
CLOSING SALE.

IT WAS PRETTY MUCH EMPTY.

WE ARE ALLOWING THAT BECAUSE
THEY ARE CONVERTING THAT
BUILDING TO CONDOS.

SO ALL WE HAVE LEFT NOW THE IS
CVS AND IN MY BLOCK, THERE USED
TO BE A PARKING LOT ACROSS FROM
ME AND THEY CONVERTED IT INTO
CONDOS.

AND NOW -- THAT WAS A FEW YEARS
BACK.

AND NOW THEY ARE DOING OTHER
BUILDINGS ON MY BLOCK AND THE
SIDEWALK IS THREE FEET BOYD AND
NO THE EXITS AND ENTRANCES TO
THE CONDOS ARE FROM OUR STREETS
AND SOME HOUSES, ONE FERN HAD TO
LEAVE BECAUSE THEY SHOOK HER
HOUSE TEMPORARILY.

>> THANK YOU.

>> THANK YOU.

>>

>> SIOBAN,.

>> IT IS SIOBHAN O'CONNOR.

THANK YOU.

I AM A RESIDENT RIGHT NOW AT OUR LADIES GUILD HOUSE IN KENMORE SQUARE.

.. I AM HAVING TROUBLE FINDING HOUSING IN THE CITY.

I HAVE ALWAYS HAD A RESIDENCE, ADDRESS IN BOSTON, MY FATHER, HE SERVED IN THE -- PAID TAXES TO THE STATE OF MASSACHUSETTS, SO I HAVE ALWAYS HAD A RESIDENCE IN BOSTON.

SO IT IS HARD FOR ME RIGHT NOW TO FIND HOUSING.

AND STUFF LIKE THAT.

I AM --

>> THAT'S OKAY.

>>

>> TANYA.

>> HI.

>> SO I AM A RESIDENT AND WORKING IN THE CITY OF BOSTON FOR ALMOST NINE YEARS.

I HAVE LIVED IN SOMERVILLE BEFORE, UNTIL ABOUT 2015.

BECAUSE IT WAS MORE AFFORDABLE THAN BEING IN BOSTON.

I ACTUALLY GOT PRICED OUT OF DATA SQUARE AND SOMEHOW FENWAY WAS CHEAPER THAN STAYING -- AND WHICH IS HOW I ENDED UP IN BOSTON PROPER.

I DON'T KNOW I QUALIFIED FOR THE LOTTERY UNTIL ABOUT SIX MONTHS BEFORE THE BEVERLY APPLICATION WAS RELEASED AND EVEN THEN, I DID NOT FIND OUT FROM ANY SORT OF CITY MARKETING.

I FOUND OUT THROUGH MY AUNT, WHO WAS NEW YORK CITY WHO HAD READ ABOUT THE PROJECT IN "THE NEW YORK TIMES", I THINK.

THAT I DID NOT FIND OUT ABOUT THE BEVERLY THROUGH ANYTHING HERE.

I DID APPLY.

I GOT REALLY LUCKY.

I WAS APPROVED.

BUT WHAT I WAS APPROVED FOR WAS \$500 MORE THAN WHAT I WAS PAYING IN THE PRIVATE RENTAL MARKET.

I WAS ALSO APPROVED FOR A UNIT THAT WAS AT THE 100 PERCENT ANI THRESHOLD, EVEN THOUGH MY INCOME THAT YEAR WAS ABOUT THE

80 PERCENT AMI THRESHOLD.

MY APPROVAL E-MAIL WAS SENT AT 8:30 P.M. ON DECEMBER 20TH AND ON THE 21ST MORNING I E-MAILED FIVE PEOPLE ASKING ABOUT THE AMI DISCREPANCY.

I DID NOT GET ANY RESPONSE.

I LEFT MAILS.

THAT APPROVAL E-MAIL ALSO SAID I HAD 48 HOURS TO DECIDE WHETHER TO MOVE FORWARD WITH THE PROCESS.

I COULDN'T GET ANSWERS IN THE THREE DAYS BEFORE CHRISTMAS TO INFORM MY DECISION ON WHETHER OR NOT TO TAKE THAT UNIT.

I MEAN IT WAS PRETTY OBVIOUS IT WAS \$500 MORE THAN WHAT I WAS PAYING SO I DID GIVE IT UP.

BUT TO THIS DAY I DO NOT UNDERSTAND IDP'S IMPLEMENTATION FOR THOSE INCOME THRESHOLDS AND HOW IT IS SUPPOSED TO HELP WHEN THE UNIT I AM BEING OFFERED IS NOT SOMETHING I CAN AFFORD.

I AM CURRENTLY IN THE MIDST OF A JOB TRANSITION AND I KNOW THAT IF I DECIDE TO LEAVE THE CITY FOR MY NEXT OPPORTUNITY I WILL NOT BE ABLE TO AFFORD TO MOVE BACK.

AND THAT IS THE BIGGEST THING WEIGHING ON ME RIGHT NOW.

>> THANK YOU.

>> BARBARA PARMENTER AND STEPHEN MCHOOD.

>> HELLO, I AM BARBARA PAR NINE TOE AND REPRESENTING THE BRIGHTON COMMUNITY COALITION AND ON THEIR STEERING COMMITTEE. WE HAVE OVER 500 MEMBERS, BOTH RENTERS AND HOMEOWNERS IN AL ELECTRON BRIGHTON, AND FIRST OF ALL THANK YOU SO MUCH FOR HAVING THIS HEARING.

THANK YOU ALL, THE HOUSING ADVOCATES FOR DOING THE WORK FOR THE BACC STRONGLY SUPPORTS EFFORTS TO UPDATE INCLUSIONARY POLICY AND ESPECIALLY IN TERMS OF ALLSTON BRIGHTON INCREASING THE SET ASIDE TO 20 PERCENT AND THE CORRESPONDING PERCENTAGE FOR OFF SITE UNITS.

WE ARE ALSO AS OTHER SPEAK
VERSUS TALKED ABOUT STRONGLY
SUPPORTIVE OF FAMILY -- CREATING
AFFORDABLE HOUSING FOR FAMILIES
AND HOME OWNERSHIP
OPPORTUNITIES.

AGAIN, THANK YOU SO MUCH.

>> THANK YOU.

I DON'T KNOW IF -- REAL QUICK,
SANTIAGO IS STILL HERE, I WANTED
TO SAY SOMETHING.

I APOLOGIZE --

>> GOOD EVENING, MY NAME IS JOHN
SANTIAGO AND CURRENTLY SERVE AS
STATE REPRESENTATIVE FOR THE
DISTRICT WHICH INCLUDES THE
SOUTH END, BACK BAY, ROXBURY AND
FENWAY NEIGHBORHOODS OF BOSTON
FIRST I WOULD LIKE TO THANK CITY
COUNCILOR LYDIA EDWARDS A FOR
THEIR STEADFAST SOCIAL JUSTICE
AND HOUSING AFFORDABILITY.

I APPRECIATE YOU HOSTING THIS
HEARING AND THE OPPORTUNITY TO
SPEAK IN SUPPORT OF

STRENGTHENING BOSTON
INCLUSIONARY POLICIES.

I AM HERE AS A RESULT OF
MULTIPLE MEETINGS I HAD WITH THE
FENWAY CDC AND THROUGH ADVOCACY
AND OUR PARTNERSHIP HAS TAUGHT
ME MUCH ABOUT THE MANY HOUSING
CHALLENGES OUR COMMONWEALTH
FACES.

THEY ADVISE ME ON HOW TO
REPRESENT SOME OF MY MOST
VULNERABLE CONSTITUENTS AND
ALREADY HAD SOME SUCCESSES.
I HAD THE PRIVILEGE TO WORK
ASIDE THEM WHILE BEING WITH
ATTORNEY GENERAL TO STOP HOUSING
DISCRIMINATION IN THE FENWAY.
HALTED MULTIPLE EVICTIONS AND
HOPEFULLY LEAD TO THE
PRESERVATION OF THOSE HOUSING
AFFORDABILITY UNITS.

AS OUR RELATIONSHIP CONTINUES TO
GROW I TOLD THEY COULD CONTINUE
TO COUNT ON ME AT THE CITY AND
STATE LEVELS DUE TO TESTIMONY,
LEGISLATION AND ACTION.

THEY HAVE ASKED ME TO ACCOMPANY
THEM TODAY AND THAT'S WHAT
BRINGS ME HERE.

I AM DRAWN BY THE FENWAY CDC AND SEVERAL OF MY CONSTITUENTS FROM ACROSS THE DISTRICT, ALL OF WHOM WILL TESTIFY TO THE IMPORTANCE OF STRENGTHENING THE IDP, YOU WILL HEAR ABOUT HOW THEY HAVE BEEN IMPACTED BY THE RISING PRICES AND EXTENSIVE DEVELOPMENT, AS WELL AS WHAT STEPS CAN BE TAKEN TO MITIGATE THE IMPACT TO OUR CONSTITUENTS BECAUSE LIKE MANY OF YOU, I HEAR FROM CONCERNED NEIGHBORHOODS, CONCERNED NEIGHBORS EVERY SINGLE DAY ABOUT THE PACE OF NEW DEVELOPMENTS THROUGHOUT THE CITY.

ADDITIONALLY I HEAR ABOUT THE INCREASING PRESSURES ON INDIVIDUALS AND FAMILIES STRUGGLING TO MAINTAIN THEIR HOUSING.

WHILE IT IS ENCOURAGING TO SEES, TO SEE BOSTONNING THRIVING AND GROWING, IT IS IMPORTANT TO IMPROV THE STOCK.

FUNDING IS IMPORTANT BUT I BELIEVE WE SHOULD EXPLORE HOW TO MAX PIES PUBLIC BENEFIT FROM PRIVATE DEVELOPMENT, CREATE THE STRONGEST POSSIBLE IDP THAT TRULY MEETS RESIDENCE NEEDS.

THE HOUSE OF REPRESENTATIVES HAS ALSO TAKEN ACTION THAT BOLSTERS AFFORDABLE HOUSING PROGRAMS.

THE HOUSE INCREASE IN MASSACHUSETTS RENTAL PROGRAM GREW BY TEN PERCENT BRINGING IT TO 110 MILLION.

THE HOUSE ALSO PASSED \$6.3 MILLION INCREASE IN AFFORDABLE PAUSE HOUSING SUBSIDIES.

LAST YEAR, I COSPONSORED 17 HOUSING BE THRILLS THE SESSION, INCLUDING LEGISLATION TO CODIFY BOSTON'S IDP INTO ZONING CODE, REAL ESTATE TRANSACTION FEE BILL, AND TENANT'S RIGHT TO PURCHASE BILL, NO DOUBT MORE WORK IS NECESSARY BUT REMAIN OPTIMISTIC IN THE AREA WE ARE HEADING.

I HOPE THE EFFORTS EXPAND

DESPERATELY NEEDED AFFORDABLE HOUSING, THANK YOU FOR FACILITATING THIS AND HEARING OUR TESTIMONY THIS EVENING. THANK YOU.

>> THANK YOU VERY MUCH.

>> THANK YOU, CITY COUNCILOR AND THANK YOU VERY MUCH FOR ACTUALLY PUTTING A LOT OF THESE COMMUNITY MEETINGS TOGETHER, BECAUSE IF NOT FOR THEM I WOULDN'T HAVE BECOME SO AWARE OF THE IDP, WHICH MEANS IT NEEDS UPGRADES.

I THINK AT THIS POINT WITH THE CURRENT POLICIES, SEEMS TO KIND OF IGNORE THE FACT THAT REURBANNATION IS A HUGE THING. I LIVE IN EAST BOSTON ITSELF WHICH HAS SEEN A TREMENDOUS AMOUNT OF NEW DEVELOPMENT, WHICH IS MIND-BOGGLING TO ME AND WHILE WE ARE DEALING WITH THAT, THERE IS A NEED TO TO WELL BEYOND, I MEAN, THE IDP IS THE CLOSEST THING WE HAVE A TO A RENT CONTROL WITHOUT A REPRESENT CONTROL IN THE STATE, AND WE NEED TO BE THINKING ABOUT WHAT COMMUNITY THIS IS FOR, IS IT FOR THE CURRENT RESIDENTS OR THE RESIDENTS OF THE FUTURE, IF IT IS THE RESIDENTS OF THE FUTURE IT IS GOING TO PRICE ALL OF US OUT INCLUDING MYSELF.

I WORK TO ARE A NONPROFIT AND DON'T HAVE THE HIGH INCOME. I AM FORTUNATE FOR THE MOMENT BUT ON THE IDP LIST FOR QUITE SOME TIME AND NOT FOUND ANYTHING FITTING MY RANGE.

MY INCOME, AND FOR MY HOUSEHOLD IS BETWEEN 30 PERCENT AND THE 60 PERCENT WHICH I VERY RARELY SEE ANYTHING COMING FROM BPDA ON, AND IT SEEMS THERE IS NO LOW, NO INTEREST IN GOING THAT ROUTE.

SO I WANT TO, YOU KNOW, SUPPORT WHAT THE RESIDENT WHO WAS FROM THE BOSTON TENANTS TALKING ABOUT THE AMI NEEDING TO BE UPDATED AND REFLECT WHAT IS IN THE COMMUNITY.

IT CANNOT BE DOING THIS OUTSIDE

OF THE COMMUNITY AND OUTSIDE OF THE CITY ELEMENTS THAT IS REALLY RIDICULOUS TO SEE THIS GOING FORWARD.

FURTHERMORE, THE OTHER PART I AM THINKING ABOUT IS WHAT -- THE LAND IS A KEY THING AND IN THE CASE OF EAST BOSTON, I NOLAND IS A TOUCHY TOPIC BUT WHEN IT COMES TO WHO LIVES HERE, VERSUS WHO HAS THE LAND, AND I RATHER HAVE THE RESIDENTS HAVE THE VOICE INSTEAD OF THE PEOPLE WHO OWN THE LAND, I-FLOW IS SOME CROSSOVER BUT WHEN DEALING WITH A HUGE AREA LIKE SUFFOLKS DOWN THEY SEEM TO HAVE A STRONGER VOICE THAN THE RESIDENTS DO AND THAT'S NOT RIGHT.

IT SHOULDN'T BE DOWN TO HOW MUCH YOU OWN AND HOW MUCH MONEY YOU HAVE, IT SHOULD REALLY BE ABOUT HOW VOTES YOU HAVE AND MORE IMPORTANT TO ME. SO THANK YOU FOR YOUR TIME AND THANK YOU FOR THE TESTIMONY.

>> THANK YOU.

[APPLAUSE]

>> I HAVE -- I APOLOGIZE.

I THINK IT IS MARTIN MORTAR.

>> MS. BRADEN.

>> LORI OLMOS.

AND JACQUELIN YETIAM.

>> THANK YOU, MY NAME IS MARTIN AND I LIVE IN THE BANK AND CHAIR OF THE NEIGHBORHOOD ASSOCIATION OF THE BACK BAY.

LET ME SAY FIRST OF ALL, I ALSO AGREE WITH THE IDEA THAT THE -- AMI AS IT IS CURRENTLY CALCULATED DOES NOT MAKE SENSE GIVEN THE CIRCUMSTANCES IN BOSTON PROPER ITSELF.

NOW, WE RECOGNIZE THAT DIFFERENT NEIGHBORHOODS HAVE VERY DIFFERENT EXPERIENCES, PRIORITIES AND CAPABILITIES IN TERMS OF THE LAND THAT IS AVAILABLE TO BUILDINGS THAT ARE ALREADY THERE.

SO LET ME SHARE A BIT OF SOME OF THE EXPERIENCES WE HAVE HAD IN THE BACK BAY.

WHICH IS THAT MOST DEVELOPMENTS

ARE ORIENTED TOWARDS VERY HIGH
END, VERY EXPENSIVE CONDOS, AND
I SUBMIT THAT THAT IS NOT
SOMETHING THAT BOSTON NEEDS MORE
OF.

FRUSTRATION IS THAT LET'S SAY
THAT THE DEVELOPER THEN DECIDES
TO TAKE THE -- OPTION WE HAVE NO
IDEA WHAT HAPPENS TO THAT MONEY.
AND WHILE SOMETIMES WE ARE
LOOKED ON AS BEING FAIRLY
SELFISH, OR ELITIST PERHAPS IN
THE WAY IN WHICH WE THINK ABOUT
THE REST 0 OF THE CITY, IN FACT,
WE RECOGNIZE THAT WE DEPEND ALSO
WE DEPEND, WE ARE MUTUALLY
INDEPENDENT ON THE FABRIC OF THE
CITY AND WE WOULD LIKE TO HAVE
THE OPPORTUNITY TO HAVE A SAY IN
HOW THE MONEY IS DEVELOPED,
GENERATED FOR IDP, BECAUSE OF
PROJECTS THAT TAKE PLACE WITHIN
THE BACK BAY IS EVENLY DISBURSED
AND THERE SEEMS TO BE A GENERAL
ISSUE HERE OF THE BALANCE OF
POWER AND INFLUENCE.

WE WOULD LIKE TO SEE
COMMUNITIES, NEIGHBORHOODS AND
INDEED SPECIFIC COUNCIL ITSELF
HAVE MORE OF A SAY IN THE
STRUCTURE AND OPERATION OF THE
IDP FOR THE BENEFIT OF
RESIDENTS.

WE HAVE NOTHING AGAINST THE
CITY, NOTHING AGAINST THE BPDA,
BUT IT DOES SEEM THAT SOMETIMES
THEY DONATE THE WAY IN WHICH
THIS PROGRAM IS RUN AND DON'T
NECESSARILY PAY SUFFICIENT
ATTENTION TO THE NEEDS AND
DESIRES OF COMMUNITY.

SO THAT IS THE THOUGHT I WOULD
LEAVE WITH YOU AND IF YOU CAN
COME UP IN SOME WAYS IN WHICH
YOU CAN SHOW THAT COMMUNITIES
AND NEIGHBORHOODS OF ALL KINDS
AND THE CITY COUNCIL ITSELF HAVE
MORE OF AN INFLUENCE OVER THE
WAY IN WHICH THE IDP IS
STRUCTURED AND WORKS IN PRACTICE
I THINK THAT WOULD HELP.

DIVERSITY IS A WORD THAT CAN BE
VERY USEFUL IN HELPING SHAPE THE
WAY IN WHICH DECISIONS GET

TAKEN.
THANK YOU VERY MUCH.
>> THANK YOU.
>> I HAVE HIS BRAYTON.
>> LIZ.
THANK YOU FOR THE OPPORTUNITY TO
SPEAK.
I AM HIS BRAY ON THE I AM A
CANDIDATE FOR CITY COUNCIL
NUMBER ONE, BRIGHTON.
WE HAVE A HOUSING CRISIS ALL
ACROSS THE CITY BUT IN ALLSTON
BRIGHTON WE HAVE A PARTICULAR
SITUATION THAT IS OF GRAVE
CONCERN .. WE ARE BUILDING
THOUSANDS AND THOUSANDS OF NEW
UNITS OF HOUSING, MOST OF IT IS
IN THE FORM OF STUDIOS AND ONE
BEDROOMS WITH VERY LITTLE FAMILY
SIZE UNITS BEING BUILT.
WE ARE NOT -- THOSE APARTMENT
BUILDINGS DON'T HAVE AMENITIES
THAT ENHANCE THE LIVES OF
FAMILIES AND CHILDREN.
AND ALSO THE IDP, THE PRICING IS
SET AT 70 PERCENT.
80 PERCENT, AND UP TO
150 PERCENT OF THE AMI.
WE DO NOT GET -- WE DESPERATELY
NEED MORE AFFORDABLE HOUSING IN
ALLSTON BRIGHTON.
WE HAVE -- SOMEONE RECENTLY
SAID, WE HAVE A WAIT LIST OF CDC
OF 17,000 PEOPLE WAITING FOR
HOUSING IN ALLSTON BRIGHTON.
AND WE REALLY NEED TO DO
SOMETHING VERY URGENTLY TO
REVERSE THIS SITUATION.
AND ACTUALLY TO INCREASE THE IDP
TO 20 PERCENT.
THANK YOU.
>> THANK YOU.
>>
>> MARIE FILABUST.
>> IS THIS THING ON?
MY NAME IS NOR I ARE FILL BUST.
A RESIDENT OF DORCHESTER.
I WAS BORN AND RAISED THERE.
I LIVED IN OAKLAND FOR A LONG
TIME AND SAW THE EFFECTS OF
DISPLACEMENT OUT THERE AND I WAS
FORCED TO COME BACK HOME WHERE I
COULD STAY WITH FAMILY.
UNTIL I GOT BACK ON MY FEET.

I DID FINALLY FIND AN APARTMENT IN DORCHESTER WHICH I AM VERY GRATEFUL FOR FOR -- AFTER BEING HOUSING AND STABLE FOR ABOUT FIVE YEARS.

I AM HAPPY TO BE WHERE I GREW UP.

MY INTENTION IS TO STAY.

I HAVE TIES TO MY COMMUNITY, PARTICULARLY THE VALUES IN MY COMMUNITY, OF WHAT I LEARNED WHICH IS TO LOOK OUT FOR EACH OTHER AND CARE FOR EACH OTHER. AND SHARE YOUR RESOURCES.

>> RIGHT BECAUSE IT MIGHT BE YOU THE NEXT MONTH THAT IS A LITTLE BIT SHORT W THAT SAID I DON'T HAVE A LOT TO ADD.

I THINK THAT, YOU KNOW, TO THE POINT PEOPLE HAVE MADE ALREADY, PRIMARILY THE HOUSING SHOULD BE BUILT AND AFFORDABLE FOR THE PEOPLE WHO LIVE HERE NOW.

WE ALL KNOW THAT THERE IS A CRISIS.

THERE IS A DISPLACEMENT CRISIS, MY NEIGHBORHOODS ARE, MY NEIGHBORS ARE BEING FORCED OUT. A LOT OF MY FAMILY MEMBERS CAN'T AFFORD TO LIVE IN THE CITY ANYMORE.

TRYING TO EVEN WORK FOR THE CITY -- BUT I CAN'T AFFORD TO LIVE IN THE CITY.

THE CURRENT IDP POLICY AT 70 PERCENT AMI, I THINK I AM GETTING THIS RIGHT, RIGHT, IT IS NOT AFFORDABLE FOR THE PEOPLE WHO NEED IT.

SO PRIMARILY I WANT TO SAY, WE NEED TO BUILD -- THIS POLICY NEEDS TO BE ABLE TO PROVIDE HOUSING FOR THE PEOPLE WHO LIVE HERE NOW.

IT SHOULD NOT, MATCH THE INCOMES AND NEEDS OF RESIDENTS OF BOSTON, MOST PEOPLE IN BOSTON, AT LEAST I KNOW IN DORCHESTER MOST PEOPLE MAKE UNDER \$50,000 A YEAR.

IF THAT IS CORRECT FOR BOSTON AS WELL, I BELIEVE?

SO WHY DO WE HAVE A POLICY THAT IS BASED ON AN AMI THAT DOESN'T

REFLECT THE INCOME OF PEOPLE IN BOSTON?

YOU TALKED ABOUT MEANING LIKE BOLD SOLUTIONS, THE BOLD SOLUTION IS TO BE BOLD, LIKE CREATE AN IDP POLICY THAT ADDRESSES THE NEEDS OF THE PEOPLE WHO LIVE HERE.

YES, MORE PEOPLE ARE GOING TO BE MOVING INTO THE CITY, BUT IF WE DON'T MATCH THOSE NEEDS THEN YOU GOING TO CREATE A WHOLE DIFFERENT BOSTON.

YOU GOING TO CREATE A BOSTON THAT IS NOT FOR WORKING PEOPLE BUT CONTINUES TO PUSH OUT WORKING CLASS COMMUNITIES, PARTICULARLY COMMUNITIES OF COLOR AND THAT'S NOT THE COMMUNITY I WANT TO LIVE IN, ALTHOUGH I DO WANT TO LIVE HERE BUT I PROBABLY WILL BE PUSHED OUT.

SO PLEASE, BE BOLD.

I THINK THAT AT LEAST A THIRD OF THE HOUSING IN BOSTON SHOULD BE ACTUALLY AFFORDABLE AND IT SHOULD BE AFFORDABLE AT THE 40 PERCENT AMI LEVEL.

THAT'S WHAT MOST RESIDENTS MAKE.

THAT'S THE GREATEST NEED, SO THAT'S WHAT WE SHOULD DO.

SO THANK YOU.

>> THANK YOU VERY MUCH.

[APPLAUSE]

>> JACQUELIN.

>> JACQUELIN YESSIAN.

>> THANK YOU, I AM JACQUELIN YESSIAN.

THANK YOU.

I WAS FORTUNATE ENOUGH TO ATTEND THE FIRST HEARING THAT YOU HAD FOR CITY COUNCIL AND ONE THING, LYDIA, THAT YOU SAID WAS MAKE SURE THAT THE CITY COUNCIL IS PART OF THE CHANGES.

AND I JUST WANT TO SAY I THANK YOU FOR THAT, AND I REITERATE THAT.

I WANT YOU TO THAT TOO.

AND ALSO, THE NEIGHBORHOODS. THE OTHER THING THAT HAS STRUCK ME IS THAT THERE MUST BE OTHER WAYS BESIDES WAITING FOR

DEVELOPERS TO WANT TO BUILD SOMETHING TO FUND HOUSING. SO I JUST HOPE THAT WE WILL PASS OUR BPDA TO COME UP WITH ALTERNATIVES, INCLUDING REQUIRING HOUSING TO BE NOT LUXURY, BECAUSE THAT WOULD BE ONE WAY OF HELPING ANOTHER GROUP OF PEOPLE THAT NEED HOUSING.

>> THANK YOU.

>> THANK YOU.

>>

>> JOHN ROCKY, CHARLES DEGREEN. DAVID LAHIJONIHA. ELIZABETH CHARLIE.

>>

>> IS EVERYBODY IN GOOD IN TERMS OF TIME BUT WE WANT TO MAKE SURE THE EVERYBODY CAN GET THEIR WORD IN.

TWO MINUTES.

I WORK IN AN ORGANIZATION CALLED GREEN ROOTS, 15 YEAR RESIDENT OF EAST BOSTON.

AND I WOULD REITERATE A LOT OF WHAT HAS BEEN SAID HERE.

THE MAP THAT YOU HAVE BEEN HANDED OUT IS THE FAMOUS HUD FAIR MARKET RATE AREA WE HAVE BEEN TALKING ABOUT AND IT IS A GERRYMANDERED GREEN BLOB ON THE EAST COAST WITH A TENTACLE GOING OUT AND YOU NOTICE IT AVOIDS COMMUNITIES LIKE LAWRENCE, THE LOWELL, BROCKTON. SO THE 20 LOWEST INCOME MUNICIPALITIES IN THE COMMONWEALTH, ZERO ARE WITHIN THIS GREEN AREA.

THIS IS, I BELIEVE, FROM 2018 DATA, 2017, WE HAD THREE OF THE LOWEST OF THE TOP 23 OF THEM WERE IN THIS AREA.

AND THEN LAST YEAR, NONE OF THEM ARE IN THIS AREA. SO BASICALLY THE AMI IS SORT OF ACTING AS A RINGER TO RCNG OUT LOW INCOME PEOPLE FROM EASTERN MAST -- MASSACHUSETTS FROM THIS GREEN AREA, BASICALLY.

SO DEFINITELY REITERATE WHAT PEOPLE SAID HERE AND ALSO REITERATE THE REQUEST TO BE BOLD, BECAUSE WHEN WE TALK ABOUT THESE THINGS, ESPECIALLY WITH

OUR COLLEAGUES AND THE ADVOCACY COMMUNITY AND THE CDCS, THE ANSWER USUALLY IS WE JUST NEED HUD TO COME UP WITH MORE MONEY. WELL THERE SAMAS RECEIVE WEALTH INEQUITY GOING ON IN BOSTON AS ONE OF THE GROUND ZEROS OF THE COUNTRY, AND THAT IS BECAUSE OUR FEDERAL GOVERNMENT HAS STOPPED TAXING CORPORATIONS AND THE WEALTHY AND STOPPED OTHER MONEY THEY DO COLLECT, STOPPED GIVING IT TO THINGS LIKE HUD SO WE DON'T HAVE THE MONEY TO PUT INTO THE PROGRAMS THAT WE HAVE BEEN DOING FOR YEARS.

SO WE NEED TO THINK OF SOME OTHER WAY TO GET AT, YOU KNOW, WHY DO YOU ROB BANKS? BECAUSE THAT'S WHERE THE MONEY IS.

IF THE MONEY IS BEING COBB 7 TRADE-IN THE SUPER WEALTHY IN THIS TOWN THAT ARE BUYING UP MILLION DOLLARS TO CONDOS, MULTIMILLION DOLLARS CONDOS DOWNTOWN WE SHOULD BE LOOKING FOR THAT SAME SOURCE FOR THE FUNDING NECESSARY FOR BOLD PROGRAM THAT IDP COULD POTENTIALLY BE.

THANK YOU.

>> THANK YOU.

[APPLAUSE]

>> THANK YOU.

CHELSEA GREEN ..

>>

>> MY NAME IS CHELSEA GREEN. I AM A PROUD ALLSTON RESIDENT AND I AM A GRADUATE STUDENT AT HARVARD'S DEPARTMENT OF GOVERNMENT.

AIM HERE TO EMPHASIZE TWO KEY POINTS.

THE FIRST IS THAT THE GOAL OF THE IDP SHOULD BE TO PRESERVE THE QUALITY AND VARIETY OF HOUSING AVAILABLE TO BOSTON RESIDENTS.

THE SECOND IS THAT THE BEST WAY TO DO THAT IS TO HIT THE SCALES OF DEVELOPER CALCULATIONS TOWARD KEEPING IDP UNITS AS IDP, OVER CONTRIBUTING TOWARD A GENERAL

IDP FUND.

IF THE IDP CHANGES, RELYING ON
DOERS TO MAKE DECISIONS ON
SEVERAL TYPE OF CALCULATIONS.
IS IT MORE PROFITABLE TO KEEP MY
IDP IN ITS DESIGNATED IDP AND IN
FACT, IDP OR IS IT MORE
PROFITABLE FOR ME TO CONTRIBUTE
TO THE IDP FUND?

AND GO BACK INTO THIS, INCLUDING
-- IT IS WHETHER PAYING THIS
100, \$380,000 FOR A ZONE A UNIT
IS WORTH IT.

SO HOW MUCH RENT IS TO BE
CHARGED, THE RATES AT WHICH YOU
ANTICIPATE THE MARKET IS GOING
TO GO UP, OVER THE COMING DECADE
AND OF COURSE HOW LONG YOU ARE
GOING TO BE ALIVE TO OWN THE
BUILDING.

AND I WROTE A SIMPLE MODEL ON MY
WALK OVER HERE.

CALCULATING THAT IT WOULD TAKE
VERY CONSERVATIVELY BETWEEN 15
AND 20 YEARS FOR IT TO BECOME
MORE PROFITABLE TO BASICALLY
CONTRIBUTE TO THIS IDP FUND OVER
JUST KEEPING THE IDP UNIT LOW
INCOME.

THE PROBLEM WITH THIS IS THAT
THE 2018 IDP REPORT SHOWS THAT
QUALITY AND THE VARIETY OF
HOUSING PROVIDED BY THE FUND
VERSUS WHAT IS ACTUALLY
AVAILABLE TO RESIDENTS, IT JUST
DOESN'T EVEN COMPARE,
PARTICULARLY WITH REGARDS TO
LOCATION, SO MY MAIN SUGGESTION
BASICALLY TODAY IS TO THE
ELECTED REPRESENTATIVES, TO
RAISE THOSE CONTRIBUTIONS PER
UNIT, SO RAISE A, B AND C BY A
SIGNIFICANT AMOUNT AND AGAIN
TABLING INTO ACCOUNT THE VARIOUS
CALCULATIONS TO COME UP WITH
MODELS TO KIND OF SIMULATE HOW
MUCH YOU WANT TO PUSH
DEVELOPERS, THAT I THINK THAT
WOULD BE A REALLY IMPORTANT
START TO THIS.

THANK YOU.

>> THANK YOU.

>> GOOD EVENING, MADAM
COUNCILOR.

>> GOOD EVENING.

>> I AM DAVID, AN EAST BOSTON RESIDENT SINCE 1985, ALSO THE SAME APARTMENT AND BACK IN THE SEVENTIES WE HAD PROBLEMS, BACK IN THE EIGHTIES WE THAD SAME PROBLEM.

BUT THROUGH THIS ADMINISTRATION, THE PROJECT ON SOUTH GREENE STREET WITH 1,500 UNIT.

I CALLED TO THE PREVIOUS ADMINISTRATION, I WAS AT EVERY MEETING THEY HAD AND THEY AGREED 500 OF THOSE GOES TO LOW AFFORDABLE HOUSING.

TODAY, WE DON'T KNOW WHAT AFFORDABLE HOUSING IS.

I DID MY OWN HOMEWORK HERE AND I FOUND OUT THAT SOME PEOPLE WHO DO THE MATH, GREEDY FOR THEIR OWN POCKET WHAT THEY DID IS THEY TOOK THE EXACTLY -- THE INVESTMENT, WHO MAKES OVER 25,000 -- 25 MILLION A YEAR AND ADD MY LOW MCAND AT A TIME I AM IN CONSTRUCTION I GET LAID OFF, AND THIS BECAME AMI.

HOW DO WE ADJUST TO THAT? MOST LIVING IN NEW HAMPSHIRE AND MAINE, THEY ARE GIVEN THE RIGHT TO THE CITY, TO ONLY WORK IN THIS CITY, COLLECT OUR TAXES AND THEY ARE PUSHING US OUT.

SO ANOTHER ISSUE IN EAST BOSTON IS, PEOPLE CANNOT SLEEP AND WAKE UP THE NEXT DAY AND THE RENT GOES UP \$1,000 INCREASE.

NOW, MY SUGGESTION IS, FOR EAST BOSTON, WE CAN APPLY AND SEE IF THAT WORKS.

WE CAN BE EFFECTIVE IN OTHER PARTS OF THE CITY, ROXBURY, DORCHESTER, BRIGHTON, ALLSTON, THE PEOPLE WHO WERE AROUND THIS NEW CITY COUNCIL KNOW THAT WE NEVER HAVE THIS CRISIS UNLESS A PERMIT WAS GIVEN.

WHY DO CITY COUNCIL NOT HOLD THE PERMIT UNTIL THEY DELIVER THAT 30 PERCENT OF AFFORDABLE HOUSING?

I AM NOT BLAMING YOU GUYS.

IT IS JUST ANOTHER TOOL IN YOUR TOOLBOX THAT CAN BE USED.

HOWEVER, IN ORDER FOR THEM TO SAY, YES, WE MET THEM, HOW MANY PEOPLE OF US, FAMILIES ARE SINGLE GUY AND NEED HAVE ONE SUITCASE AND HALF THE DRAWERS AND STUFF TO COME INTO THOSE CONDOS THEY ARE BUILDING? IF YOU LOOK AT EAST BOSTON AGAIN THEY ARE TAKING UP PRIME LAND, WATERFRONT PROPERTY AND THEY JUST ARE BUILDING LUXURY CONDOS. I NEED AN APARTMENT. THE I AM GETTING EVICTED BY THURSDAY IN THE HOUSING COURT. I DON'T NEED TO CATCH UP WITH THE JONESES. SO THOSE DO THOSE THOUSAND PEOPLE IN EAST BOSTON. AND THE OTHER THING BOSTON IS WASTING THE MONEY IS IN EAST BOSTON THEY BRING IN HIGH VOLTAGE POWER LINE WHICH BEFORE THE CITY COUNCIL GOT ELECTED I WAS IN THE FIRST MEETING. THAT POWER LINE COMING FROM SHORE TO CITY COUNCIL NEXT TO THE FISH COMPANY IS A PURR -- I DID IT. I PROVE IT OF IF THAT LINE BLEW UP I DON'T THINK ANYBODY CAN SURVIVE IN EAST BOSTON. I AM AN ELECTRICIAN AND I KNOW HIGH VOLTAGE IS VERY STRONG. GIVE THE MASSACHUSETTS OR THE REST OF THE CITY THEY SHOULD TAKE THAT POWER AND PUT IT INTO THE MASSPORT PROPERTY. THAT'S HOW OUR COMMUNITY CAN SURVIVE. ALSO, KEEP BUILDING ALL OF THESE CONDOS, WHERE EVERYBODY KNOWS THE DIMENSIONS OF THE CONDOS. 99 SOMMER STREET, WHERE IS THE DIMENSION OF THE CONDOS? IS IT BEING DERIVED FROM FEET LEVEL 26 FEET AS WE KNOW THE WATER IS RISING AND NOBODY WANTS TO PAY ATTENTION TO THAT. THANK YOU VERY MUCH, EVERYONE. >> THANK YOU. [APPLAUSE] >> WE HAVE THREE MORE AND THEN WE ARE GOING GO TO THE ADMINISTRATIVE PANEL.

ELIZABETH CHARMING.
TIMOTHY NAY.
AND EMILY RATH MOTH.
I LIVE IN JAM JANUARY AND LUCKY
TO BE A HOMEOWNER.
IF I DIDN'T OWN A HOME NOW I
WOULDN'T BE ABLE TO AFFORD ONE
IN BOSTON.
I AM INVOLVED WITH THE STONY
BROOK NEIGHBORHOOD ASSOCIATION
AND I AM VERY CARING ABOUT THE
HOUSING CRISIS THAT WE ARE GOING
THROUGH.
AND SOME OTHER PEOPLE HERE ARE
ALL ABOUT AFFORDABLE HOUSING
WHICH I APPLAUD.
HOWEVER, I LOOK VERY YOUNG BUT I
WANT TO TELL YOU I KNOW IT WAS A
VERY, OUR VERY OWN SENATOR BROOK
WHO PUSHED THROUGH THE PUBLIC
HOUSING BECAUSE HIS DAD SAID TO
HIM, 25 PERCENT OF YOUR BUDGET
HAS TO GO TOWARDS HOUSING, AND
THAT WAS THE BEGINNING OF OUR
PUBLIC AND SUBSIDIZED HOUSING
WHICH IS IMPORTANT, SO WHEN I
HEAR THAT PEOPLE ARE PAYING 50
TO 70 PERCENT OF THEIR SALARIES
TO HOUSE THEMSELVES, IT IS VERY
SCARY.
HOW ARE THEY CONTRIBUTING TO THE
ECONOMY?
HOW ARE THEY PAYING THEIR HEALTH
BILLS FOR THE CHILDREN?
HOW ARE THEY GETTING THEIR CAR
FIXED?
HOW ARE THEY GOING TO SCHOOL?
IT GOES ON AND ON.
YOU WANT US TO CONTRIBUTE TO THE
ECONOMY THEN WE HAVE TO PAY IN
AFFORDABLE RENT.
I ALSO WOULD LIKE TO REMIND THE
BOSTON DEVELOPMENT AUTHORITY AND
THE BOSTON PLANNING DIVISION
THAT BOSTON DOES HAVE A SAD
HISTORY OF DISPLACING PEOPLE.
THE MOST -- I CAME TO BOSTON AND
I JOKE ABOUT BEING AN IMPORT
BECAUSE I CAME FOR COLLEGE AND
THE FIRST THING I HEARD ABOUT
WHICH WAS BEFORE I ARRIVED WAS
THE WEST END, WHICH CONTINUES TO
HAVE REPERCUSSIONS TODAY, WHEN
WE DEMOLISH A NEIGHBORHOOD AND

BUILT TWO TOWERS.

I WAS A STUDENT WHO CAME TO THE CITY COUNCIL WHEN THE MASS AVENUE BUILDING ACROSS FROM THE CHRISTIAN SCIENCE, THE ELDERLY AND POOR WERE GETTING DISPLACED WHEN THE CHRISTIAN SCIENCE BUILDING WAS HAVING THEIR HUGE RENOVATION, AND IT JUST KEEPS GOING ON SO I WANTED TO POINT OUT THE HISTORY AND ENCOURAGE EVERYBODY TO COME UP WITH A BETTER PLAN.

IT IS ALMOST EMBARRASSING TO ME TO GO TO A CITY LIKE DENVER AND THEN THEY HAVE THIS ABSOLUTELY GORGEOUS AREA THAT WAS INDUSTRIALIZED, THAT THEY RENOVATED, PRESERVED THE BUILDING AND TURNED IT INTO RETAIL BUSINESS RESIDENCES AND IT IS GORGEOUS AND YOU CAN PARK AND COBUSINESS AND GO TO RESTAURANTS THERE.

SO THAT IS IMPORTANT.

THANK YOU SO MUCH FOR YOUR TIME.

>> THANK YOU.

[APPLAUSE]

>> MS. RENE.

>> YES.

MY NAME IS TIMOTHY NAY AND I WANT TO THANK YOU FOR HAVING THIS HEARING IN THE EVENING. IT MAKES IT VERY CONVENIENT FOR WORKING PEOPLE.

I AM A RESIDENT OF THE FENWAY. I HAVE WATCHED THE DEVELOPMENT THERE FOR 17 YEARS.

AS A HUSBAND, AS A PARENT, AS A WORKING ARTIST, AND THE LAST COUPLE OF YEARS I HAVE BEEN DOING ORAL HISTORY OF THE FENWAY, AND IT WASN'T AN INTENDED THEME, BUT THE REOCCURRING THEME IN TALKING TO LONGER TERM RESIDENTS IN THE FENWAY AND ALSO YOUNGER RESIDENTS IS DISPLACEMENT.

ENOUGH HAS BEEN SAID IN TERMS OF WHERE BOSTON HAS GONE, WE ARE OBVIOUSLY IN PROBABLY THE THIRD LARGEST ECONOMIC BOOM IN HISTORY, THE INDUSTRIAL REVOCATION, THE BACK BAY AND NOW

WHAT WE HAVE.

I LOOKED AT THE 02018 IDP REPORT
AND I COMMEND THE AGENCY AND THE
CITY FOR ISSUING THAT REPORT.
IT HAS VERY GOOD STATISTICS AND
A VISION FOR THE FUTURE, BUT 53
TO 69,000 UNITS PLANNED BY 2030
OR AT LEAST WHAT THE MAYOR HAS
REQUESTED, AND ONLY 15,800 AND
20 OF THEM ARE INCOME
RESTRICTED, IS THAT SUFFICIENT
WHEN THE WAITING LIST IN ALLSTON
AND BRIGHTON IS 17,000.

>> I WOULD LIKE TO LEAVE TWO
POINTS FROM MY THINKING.

ONE IS THAT THE AGENCY, SINCE
THE WORD PLANNING HAS NOW BEEN
ADDED TO THE BRA, IS THAT THERE
NEEDS TO BE PLANNING WHERE WE
AGGREGATE INFORMATION, AND NOT
LOOK AT EACH DEVELOPMENT UNDER
ONE ARTICLE 80 PUBLIC HEARING.
BECAUSE IT IS VERY, VERY NARROW,
SINGLE VISION IN TERMS OF
LOOKING AT BOSTON'S DEVELOPMENT.
AND IF THE BPDA DOESN'T DO THAT
PLANNING, WHO IS GOING TO DO AN
OVERALL PLANNING FOR THE CITY OF
BOSTON?

AND THEN SECOND WE SHOULDN'T BE
AFRAID THAT WE ARE SOMEHOW GOING
TO SCARE OFF THE DEVELOPERS OR
SCARE OFF CAPITAL.

I MEAN, WE CERTAINLY WANT TO
ATTRACT FDI, FOREIGN DIRECT
INVESTMENT AND WE HAVE SEEN THAT
WITH SCAPES RECENT INVESTMENT IN
BOSTON .. WE HAVE SEEN FINANCIAL
VEHICLES FROM CHINESE FINANCING
COMING TO OUR LARGE STRUCTURES
AND WE SHOULD REMEMBER THAT
RIGHT NOW THE BORROWING COSTS
ARE CURRENTLY LOWER THAN ANY
TIME IN THE FOUNDING OF THE U.S.
SINCE THE FEDERAL RESERVE BANK
WAS FORMED IN 1913.

SO RAISING THE AMOUNT OF THE IDP
CONTRIBUTION IN THIS ENVIRONMENT
AND IN THE FUTURE ENVIRONMENT IS
NOT GOING TO DENIGRATE THE
DEVELOPMENT OF BOSTON AND IT IS
NOT GOING TO -- WE SHOULDN'T
CONTINUE TO DRIVE OUT THE
POPULATION THAT WE HAVE.

THANK YOU FOR YOUR TIME.

[APPLAUSE]

>> THANK YOU.

>> BEFORE WE -- EMILY.

>> EMILY RATCLIFFE.

>> THANK YOU.

I AM A RESIDENT OF A HIGH END JP
9 UNIT CONDO ASSOCIATION WITH
ONE AFFORDABLE UNIT.

ONE AFFORDABLE UNIT IS BETTER
THAN NONE.

BUT ONE IS NOT ENOUGH.

I AM A MEMBER OF SURGE BOSTON
SHOWING UP FOR RACIAL JUSTICE.

I DON'T LIKE BEING THE LAST
SPEAKER BECAUSE I DON'T FEEL
LIKE I -- I AM GOING TO GIVE THE
MACRO VIEW, THE MACRO VIEW IS IS
IS WE NEED MORE AFFORDABLE
HOUSING.

NOBODY THIS THIS ROOM WANTS TO
LIVE IN AN ALL WHITE RICH CITY.
WE WANT TO DIVERSITY OF WORKERS
THAT LIVE HERE, A COMMUNITY IS
MADE UP OF PEOPLE WHO LIVE HERE
AND WHO WORK HERE, PEOPLE WHO
WORK HERE SHOULD BE ABLE TO
AFFORD TO LIVE HERE.

WE IMMEDIATE 30 PERCENT MINIMUM
OF AFFORDABLE HOUSING IN THIS
CITY.

I HAVE BEEN HERE FOR 12 YEARS.
ALL OF US ARE ENRICHED BY LIVING
WITH PEOPLE WHO HAVE DIFFERENT
LIFE EXPERIENCES THAN WE DO AND
I HAVE GOT TO SAYNESS SOME OF
THESE CONDOS THAT ARE BEING
THROWN RUPP JUST PLAIN UGLY.
THEY ARE THROWING THEM UP FAST
AND THEY ARE NOT CHECKING WITH
THE COMMUNITIES TO SEE IF THEY
ARE A BENEFIT -- THEY HAVE NO
CHARACTER.

THERE IS A BOX ON -- STREET IN
JAMAICA PLAIN THAT IS AWFUL, IT
IS JUST AWFUL.

WE WANT DIVERSITY IN OUR
NEIGHBORHOODS, BOTH IN OUR
WORKFORCE AND OUR RESIDENTS.
THERE WAS A RECENT STUDY THAT \$8
IS THE WEALTH OF A TYPICAL --
THE MEAN OF A BLACK FAMILY IN
BOSTON.
\$240,000, IS THE MEAN INCOME OR

WEALTH OF A WHITE FAMILY.
HOW ARE WE GOING TO HAVE A
COMMUNITY WITH ANY DIVERSITY OF
COLOR IF WE DON'T HAVE MORE
AFFORDABLE HOUSING?

THANK YOU.

>> THANK YOU.

[APPLAUSE]

>> I AM GOING TO TO HAVE THE
ADMINISTRATION STEP UP AND WE
ARE GOING TO TAKE A TWO-MINUTE
BREAK.

>> WELCOME, EVERYONE BACK.

WE ARE BACK FROM A BRIEF PAUSE
IN THIS HEARING ON IDP.

I ALSO WANTED TO WELCOME ONE OF
THE ALSO COFILERS FOR THIS
HEARING, COUNCILOR FLAHERTY AND
WE ALL HAVE GIVEN SOME WELCOMING
REMARKS AND STARTED DID YOU WANT
THAT OPPORTUNITY?

>> BRIEFLY, MADAM CHAIR.

AND GOOD TO SEE YOU AND THANK
YOU AND COUNCILOR FLYNN FOR
COSPONSORING AS WELL AS OUR
MEMBERS FOR ATTENDING AND KUDOS
TO YOUR GREAT WORK ON THESE VERY
CRITICAL ISSUES, LONG TIME WORK
ON THESE CRITICAL ISSUES SO AS
FOLKS KNOW OUR CITY IS
EXPERIENCING AN RATHER OF
UNPRECEDENTED GROWTH AND
DEVELOPMENT.

ALL OF MY COLLEAGUES BUT
PARTICULARLY MY COLLEAGUES
REPRESENTING SOUTH BOSTON AND
CHINATOWN LIKE COUNCILOR FLYNN
AND ALSO EAST BOSTON AND
CHARLESTOWN LIKE COUNCILOR
EDWARDS, THEY HEAR IT EVERY DAY,
WHETHER THROUGH CALLS OR E-MAILS
TO THEIR MEETING, COFFEE SHOPS
IN THEIR DISTRICT, COUNCIL
MEETINGS THIS IS TAKING THE TOLL
ON MANY RESIDENTS, MANY OF OUR
RESIDENTS CANNOT AFFORD THE
TRENT, THEY ARE UNABLE TO BUY
HOMES AND CONDOMINIUMS OR SIMPLY
BE ABLE TO AFFORD THE RISING
PROPERTY TAXES ON HOMES THAT
THEY HAVE LIVED IN FOR DECADES.
SO THE CITY'S INCLUSIONARY
ZONING POLICY IS PROBABLY OUR
BEST TOOL AND OUR BEST LEVERAGE

AGAINST PRIVATE DEVELOPMENTS WHO BUILD AFFORDABLE UNITS.

THE POLICY MAKES SIGNIFICANT CONTRIBUTIONS TO OUR AFFORDABLE HOUSING STOCK, ALSO CURRENTLY BEING EVALUATED FOR SOME POLICY UPDATES.

IN EVALUATING THE UPDATES TO THE IDP, CITY WIDE WE ALSO NEED TO HAVE CONVERSATIONS ABOUT POLICY COMPLIANCE, THAT THERE HAVE BEEN INSTANCES WHERE PROJECTS HAVE VIOLATED THE IDP REQUIREMENTS RESULTING IN PERMANENT LOSS OF DESIGNATED AFFORDABLE UNITS, I ALSO LOOKING FORWARD TO HAVING A CONVERSATION WITH THE BPDA AND MEMBERS OF THE LOCAL COMMUNITY DEVELOPMENT CORPORATION'S HOUSING ADVOCATES AND OTHERS AS TO HOW WE CAN MAKE UP DATES TO THE IDP TO ENSURE WE ARE BUILDING ENOUGH AFFORDABLE HOUSING AND ALSO LOOKING FORWARD TO HEARING ABOUT HOW WE CAN BETTER ENSURE POLICY COMPLIANCE.

SO THAT'S, THANK YOU CLAIRE FOR THE OPPORTUNITY AND I LOOK FORWARD TO HEARING ADDITIONAL TESTIMONY AND HEARING HEARING ARE THE ADMINISTRATION AND OUR OTHER PANEL.

THANK YOU, COUNCILOR EDWARDS.

>> THANK YOU.

SO WE ARE JUST -- I JUST WANTED TO MAKE SURE BECAUSE I THINK WE HAVE A LOT OF QUESTIONS FOR THE ADMINISTRATION BUT ALSO WE HAVE A SECOND PANEL AFTER THIS AND JUST TO LET FOLKS KNOW WE ARE GOING TO CONTINUE PUBLIC TESTIMONY AS WELL.

SO WE HAVE ABOUT 20 PEOPLE TESTIFY.

WE ARE GOING TO GO TO THE ADMINISTRATION AND THEN WE ARE GOING TO CONTINUE ON WITH OUR PANEL OF ADVOCATES AND 15 THANK YOU FOR THOSE WHO ARE HERE TONIGHT TO VOICE YOUR OPINION AND I REALLY DO APPRECIATE ALL OF THE WORK YOU HAVE DONE IN AND OUTSIDE OF CITY HALL TO MAKE SURE BOSTON STAYS AFFORDABLE W

THAT I WILL TURN IT OVER TO THE ADMINISTRATION.

THANK YOU COUNCILOR EDWARDS AND IT IS A PLEASURE TO BE HERE AND I REALLY WANT TO THANK THE CITY COUNCIL FOR HAVING THAT HEARING, THIS HEARING TONIGHT AND ALSO WANT TO THANK THE ADVOCATES AND THE GENERAL PUBLIC FOR COMING OUT.

IT IS, YOU KNOW, A DAY AFTER -- IT IS AFTER WORK AND PEOPLE ARE HERE BECAUSE THEY REALLY CARE ABOUT THE CITY AND THEY CARE ABOUT AFFORDABLE HOUSING AND A LOT OF THE COMMENTS WE ARE TAKING GOOD NOTES AND THOSE COMMENTS ARE GOING TO BE IMPORTANT AND THE TYPING IS GOOD TOO AS WE LOOK AT THIS POLICY. I JUST WANT TO VERY BRIEFLY AND I WON'T TALK FOR VERY LONG, BUT AS MANY OF YOU KNOW WE ALL HAVE BEEN WORKING VERY HARD ON OUR AFFORDABLE HOUSING ISSUE IN THE CITY OF BOSTON.

WE DO HAVE A PLAN TO CREATE MORE HOUSING BECAUSE WE HAVE A HOUSING SHORTAGE, BUT WE NEED MAKE SURE THAT A LOT OF THAT HOUSING IS AFFORDABLE TO A RANGE OF INCOMES.

OUR HOPE IS THAT AT THE END OF OUR HOUSING PLAN THAT WE HAVE CREATED 69,000 NEW UNITS, AND 16,000 OF THOSE ARE AFFORDABLE, WE ADD THOSE TO THE EXISTING AFFORDABLE HOUSING IN THE CITY, DEED RESTRICTED UNIT, WE ARE UP TO 70,000 UNITS OF AFFORDABLE DEED RESTRICTED HOUSING IN THE CITY AND I KNOW AFFORDABILITY IS DEBATED BUT DEED RESTRICTED BELOW MARKET.

IF WE RIGHT NOW IN THE CITY OF BOSTON ABOUT 20 PERCENT OF OUR HOUSING STOCK IS DEED RESTRICTED AND BELOW MARKET.

27 PERCENT OF OUR RENTAL STOCK, AND I AM VERY, VERY ACUTE -- ACUTELY AWARE WE DON'T HAVE ENOUGH, WE NEED TO KEEP GOING AND DEVELOP POLICIES THAT WILL ALLOW US TO BUILD MORE AND HAVE

MORE, BUT IT IS, IT IS A VERY GOOD PERCENTAGE, GIVEN, COMPARED TO OTHER CITIES IN THE UNITED STATES AND I THINK WE CAN THANK MANY OF THE PEOPLE IN THE ROOM FOR THAT.

WE ALSO AS WE CONTINUE TO BUILD HOUSING WE NEED TO PRESERVE WHAT WE HAVE.

I MENTION WED HAVE 54,000 DEED RESTRICTED UNITS.

MANY OF THOSE AND ESPECIALLY IN THE LAST FEW YEARS HAVE BEEN AT RISK OF LOSING THEIR

AFFORDABILITY SO WE HAD TO PUT A LOT OF RESOURCES TO KEEPING THOSE UNITS AFFORDABLE.

I AM GOING TO HAND THIS OVER TO MY COLLEAGUE TIM DAVIS, WHO IS GOING TO TALK ABOUT THE MECHANICS OF THE IDP POLICY, WHERE THE BPDA IS IN EVALUATING THIS VERY IMPORTANT POLICY, AND THEN I AM GOING TO TALK SOME ABOUT THE CASH THAT WE ARE RECEIVING THROUGH POLICY AND HOW IT IS BEING SPENT SO I WILL TURN IT OVER THE YOU AND TAKE IT BACK.

>> THANK YOU, I AM, TIM DAVIS THE HOUSING PLANNING DEVELOPER AT THE BOSTON PLANNING AGENCY AS YOU KNOW THE PLANNING INCLUSIONARY IDP WAS FIRST CREATED IN 2000, MAYOR WALSH MADE MAJOR UP DIETS THE PROGRAM IN DECEMBER OF 2015, INCLUDING INCREASES TO OFF SITE AND PAYOUT REQUIREMENTS.

THE IDP CURRENTLY -- ANY RESIDENTIAL PROJECT THAT HAS 10 OR MORE UNITS, REQUIRES ZONING RELIEF AND FINANCE BED AT THIS CITY OR BUILT ON PROPERTY OWNED BY THE CITY AND THAT INCLUDES BPDA OWNED PARCELED, THROUGH THIS PROGRAM, DEVELOPERS CREATE INCOME RESTRICTED UNITS FOR THEIR OWN PRIVATE FUNDS EXPANDING OUR ABILITY TO MEET THE HOUSING NEEDS OF BOSTON RESIDENT.

DEVELOPERS CAN MEET THEIR IDP REQUIREMENTS THROUGH ONE OF

THREE WAYS, THROUGH UNITS WITHIN THE PROJECT, SCATTERED THROUGHOUT BUILDING, THROUGH THE CREATION OF OFF SITE UNITS NEAR THE PROJECT, OR THROUGH A CONTRIBUTION TO THE IDP FUND.

WHICH IS MANAGED BY SHEILA DILLON'S OFFICE OF THE OFFICE OF NEIGHBORHOOD DEVELOPMENT AND COMBINED WITH OTHER AFFORDABLE HOUSING RESOURCES.

SINCE THE INCEPTION OF THE PROGRAM, OVER 2600 ON-SITE AND OFF SITE INCOME RESTRICTED UNITS HAVE BEEN COMPLETED.

THESE UNIT CAN BE FOUND IN ELEMENT EVERY NEIGHBORHOOD IN THE CITY.

FOR A CONCENTRATED WHERE WE ARE SEEING THE MOST DEVELOPMENT. INCLUDING DOWNTOWN, THE SOUTH BOSTON WATERFRONT, SOUTH BOSTON, AND THE FENWAY.

THESE UNIT 25 PERCENT ARE CONDOMINIUMS AND 75 PERCENT ARE RENTAL.

IN ADDITION, THERE ARE ANOTHER 800 UNITS IN CONSTRUCTION.

SO LESS THAN TEN PERCENT OF IDP AND ON-SITE AND OFF SITE UNITS ARE OFF SITE WE HAVE USED THIS PART OF THE PROGRAM CREATIVELY TO MEET THE CHANGING NEEDS OF OUR CITY.

FOR EXAMPLE, TWO SEAPORT DEVELOP VERSUS JOINED TOGETHER WITH SOUTH BOSTON TO BUILD 46 UNITS OF ELDERLY HOUSING ADJACENT TO THE MCCORMACK DEVELOPMENT IN SOUTH BOSTON.

ANOTHER SEAPORT DEVELOPER IS SUPPORTING A 55 UNIT ELDERLY PROJECT ADD JAY SENT TO THE ANN M LYNCH HOUSE IN SOUTH BOSTON AND ALSO USING OFF SITE COMMITMENTS TO REBUILD 22 UNITS OF PUBLIC HOUSING IN EAST BOSTON AND TO SECURE THE LONG-TERM TENANCIES OF AFFORDABILITY OF 97 UNIT IN THE SOUTH END AND IN LOWER ROXBURY WITHOUT THIS PROGRAM ALL 97 FAMILIES FACED IMMINENT RENT INCREASES AND EVENTUAL DISPLACEMENT.

WHILE THE IDP HAS BEEN VERY SUCCESSFUL, IT IS A POLICY, AND IS NOT CURRENTLY PART OF ZONING. FOR THIS REASON, WE HAVE A HOME RULE PETITION BEFORE YOU IF PASS BED THINK BODY AND THE STATE LEGISLATURE WILL ALLOW US TO INCORPORATE THE POLICY INTO OUR ZONING CODE.

THAT IS PRESERVING FUTURE OPPORTUNITIES TO SECURE COMMITMENTS FROM MARKET RATE DEVELOPERS TO SUPPORT BOSTON'S HOUSING NEEDS.

EVEN BEFORE WE ENACT THIS LEGISLATION, HOWEVER, WE ARE UNDERGOING A REVIEW OF THE POLICY AS WE PROMISED BACK IN 2015.

AS PART OF THE REVIEW WE ARE TAKING A NUMBER OF STEPS. COMPLETING A FINANCIAL FEASIBILITY ANALYSIS TO HELP US DETERMINE HOW MUCH WE CAN EXPECT TO ACCESS FROM MARKET RATE DEVELOPMENTS WITHOUT STOPPING DEVELOPMENT, MEETING WITH ADVOCATES, DEVELOPERS, ELECTED OFFICIALS AND COMMUNITY GROUPS TO GET A BETTER UNDERSTANDING OF HOW WE CAN IMPROVE THE PROGRAM. HOLDING A SERIES OF PUBLIC MEETINGS TOGETHER INPUT, AND OF COURSE WE ARE THANKFUL FOR THIS EVENT ALSO TO PROVIDE US SOME INPUT TO ARE THE POLICY AND MAINTAINING A WEBSITE AT --.COM IDP UPDATE IN ORDER TO PROVIDE IMPORTANT DOCUMENTATION AND TO TAKE COMMENT FROM THE GENERAL PUBLIC.

PAYMENTS BY DEVELOPERS ARE ALSO IMPORTANT TOOLS FOR THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT, FOR MORE INFORMATION ON THAT PART OF THE IDPLY TURN THE MIKE BACK OVER TO CHIEF DILLON.

>> THANK YOU.

SO AS MENTIONED, WE ARE ALSO COLLECTING A LOT OF FUNDING FOR AFFORDABLE HOUSING THROUGH THE IDP POLICY, AND IT IS ABSOLUTELY BECOME A CRITICAL RESOURCE FOR

OUR WORK.

SINCE DND IS TAKEN ON THE COLLECTION AND DISTRIBUTION OF THIS FUNDING \$110 MILLION .. HAS BEEN COLLECTED AND IS ANTICIPATED THAT WE WILL COLLECT AN ADDITIONAL 12 MILLION IN 2020.

THESE FUNDS ARE COMBINED WITH OTHER AFFORDABLE HOUSING RESOURCES AND ARE USED TO CROSS THE, USED ACROSS THE CITY.

THE MONEY IS MADE AVAILABLE THROUGH A COMPETITIVE BID FOR PROPOSALS AND NONPROFITS AND FOR PROFITS APPLY FOR THIS FUNDING.

SINCE D AND D TOOK OVER MANAGEMENT OF THE FUND OVER -- WELL, NOT OVER, BUT 2,137 UNITS OF AFFORDABLE HOUSING HAS BEEN FUNDED WITH IDP REVENUE.

WE SEE EXAMPLES OF THESE PROJECTS, CUT RIBBONS VERY, VERY RECENTLY IN FACT LAST WEEK ON THE TREAD MARK AND DORCHESTER, WHERE WE FUNDED 51 LOW-INCOME UNIT AND THERE IS ALSO FOUR ON-SITE IDP UNITS IN THE MARKET RATE PORTION OF THE BUILDING AND THE UNION LOCATED DOWNTOWN, WHERE 46 UNITS HAVE BEEN COMPLETED FOR PEOPLE WHO HAVE EXPERIENCED HOMELESSNESS.

THE -- WE ARE ABLE TO REACH LOWER INCOMES WHEN WE USE THE FUNDING.

THESE -- WHEN WE LOOK AT THE RANGE AND IT WAS IN THE BPDA'S 2018 IDP REPORT, 70 PERCENT OF THE UNITS CREATED WITH THE FUNDING ARE SERVING HOUSEHOLDS MAKING BETWEEN 22,000 AND SIX 4,000 DOLLARS A YEAR.

WE ARE ALSO USE IDP FOR THE ACQUISITION OPPORTUNITY PROGRAM, WHERE NONPROFITS ARE BUYING EXISTING TENANTED BUILDINGS AND CONVERTING THEM INTO LONG-TERM AFFORDABLE HOUSING AND PRESERVING THE TENANTS.

SO IT IS A FABULOUS PROGRAM. WE WOULD BE LOST WITHOUT IT RIGHT NOW.

IT IS -- WE ARE USING THE FUNDS

WELL. WE ARE MONITORING THE UNITS THAT ARE CREATED. WE ARE COLLECTING THE FUNDS WITH TREASURY, SO I REALLY WOULD SAY THIS IS A VERY TIGHTLY RUN, VERY GOOD PROGRAM.

WE CERTAINLY LOOK FORWARD TO THE PUBLIC MEANT TO SEE HOW WE CAN STRENGTHEN IT FURTHER.

THANK YOU.

>> THANK YOU.

>> SO TO MY COLLEAGUES I AM GOING TO ALLOW FOR EACH ONE OF US TO KIND OF HAVE QUESTIONS, NO MORE THAN FIVE MINUTES, IN ONE ROUND.

AND THEN BECAUSE IT IS AN EVENING HEARING I AM COGNIZANT OF THE FACT, AND HOPING WE WON'T HAVE MULTIPLE ROUNDS AND INSTEAD WE CAN INVITE OUR SECOND PANEL UP SO WE CAN DO PRESENTATION AND GO THROUGH A ROUND WITH THEM AS WELL.

>> THEN WE CAN GET BACK TO MORE PUBLIC TESTIMONY, WHICH IS THE GOAL OF HAVING IT IN THE EVENING.

SO I WILL START WITH MY COLLEAGUE FIRST AND I WILL CONCLUDE IF THERE ARE ANY OTHER QUESTIONS THAT THEY HAVEN'T ASKED.

SO TO THE COSPONSORS, DO YOU WANT TO GO FIRST?

>> THANK YOU, COUNCILOR EDWARDS AND THANK YOU TO THE PANELISTS FOR BEING HERE AND MORE IMPORTANTLY THANK YOU FOR YOUR LEADERSHIP ON HELPING PROVIDE AFFORDABLE HOUSING IN OUR CITY. I KNOW YOU MENTIONED IT BUT CAN YOU TALK A LITTLE BIT ABOUT THE CITY'S TIMELINE FOR FINALIZING A NEW IDP THAT WILL BE SUFFICIENT FOR GETTING INPUT FROM RESIDENTS ACROSS THE CITY?

WHAT IS YOUR TIME FRAME LIKE RIGHT NOW?

>> THE PROCESS IS BEING RUN BY THE BPDA COUNCILOR SO I WANT TO HAND A THAT QUESTION OVER TO TIM DAVIS I IF THAT IS OKAY 0 WITH YOU.

THANK YOU, SHEILA.

WE ARE TAKING COMMENT PERIOD THROUGH THE SUMMER.

WE HAVE NOT SET A SPECIFIC AT A TIME FOR CLOSING THAT COMMENT PERIOD.

THE FINANCIAL VIEWS THE EARLY ANALYSIS IS ONGOING AS WELL.

DO WE HOPE TO BE ABLE TO MAKE THE UPDATES TO THE POLICY IN THE FALL.

>> THANK YOU, TIM.

THE CURRENT IDP IS 13 PERCENT FOR PROJECTS THAT HAVE 10 UNITS OR MORE.

IS THERE ROOM TO CHANGE THOSE PARAMETERS?

CAN WE LOOK AT INCREASING IDP TO SOMEWHERE AROUND MAYBE 20 PERCENT OR LOWERING THE THRESHOLD FOR IDP REQUIREMENTS THAT DEVELOPERS WOULD SAY SIX UNITS WOULD ALSO NEED TO HAVE IDP?

WHAT ARE ARE SOME OF YOUR THOUGHTS ABOUT THAT?

>> WE ARE GOING TO SEE WHAT THE FINANCIAL FEASIBILITY ANALYSIS BRINGS US BEFORE WE MAKE ANY SPECIFIC COMMITMENTS AS TO THE PERCENTAGE.

HOWEVER, WE ARE -- AND I AM VERY INTERESTED IN RESETTING THE TRIGGERING TO A LOWER UNIT COUNT.

WE ARE LOOKING AT HOW WE MIGHT IMPLEMENT THAT WITH THE VERY SMALL PROJECTS.

THEY WOULD NOT BE NECESSARILY SUFFICIENT NUMBER OF UNITS TO BRING WITH US AN EXTRA UNIT BUZZ CERTAINLY LOCKING AT WAYS WE CAN GET AN IDP PAYMENT FROM THOSE PROJECTS AND ALSO HOW WE WOULD WORK WITH IDP MORE CLOSELY TO BE ABLE TO CAPTURE THOSE PROJECTS.

THANK YOU, TIM AND THANK YOU, SHEILA.

SEAL LARKS I KNOW YOU WORK WITH US ON THE WELL HOUSES IN CHINATOWN.

DO YOU HAVE AN UPDATE ON THAT FOR US?

WHAT IS D AND D DOING HELPING

OUR IMMIGRANT COMMUNITY, HELPING
OUR LOW WAGE WORKERS?

>> SO THE WELL HOUSES ARE
LOCATED IN CHINATOWN AND D AND
THE S WORKING WITH WITH THE
RESIDENT OF CHINATOWN, SOME OF
THE NONPROFITS TO BUILD ..
SIGNIFICANT AMOUNT OF AFFORDABLE
HOUSING IN CHINATOWN.

WE NEEDED A VANCE THAT, THAT
PIPELINE.

WE ARE HONING THAT MULTIPLE
PROJECTS LOCATED IN CHINATOWN
COME INTO OUR FUNDING ROUND THIS
FALL.

WE ARE PUSHING THE DEVELOPERS TO
DO SO BECAUSE WE HAVE ALWAYS
WANT TO HELP THE PIPE LYNN OF
PROJECTS IN CHINATOWN, IN EVERY
NEIGHBORHOOD BUT ESPECIALLY
CHINATOWN.

WE HAVE MET WITH THE CHINATOWN
LAND TRUST, THE BPDA TO TALK
ABOUT THE WELL HOUSES, AND
BECAUSE THEY ARE -- THE COST IS
TO HIGH WE ARE LOOKING TO TRY TO
FIND AND OFF SITE OBLIGATION
FROM A DOWNTOWN DEVELOP TORE SEE
IF THEY CAN'T BE ACQUIRED FROM
THE CHINATOWN LAND TRUST, SOME
OF THEM BY THE THE CHINATOWN
LAND TRUST.

>> THANK YOU, SHEILA AND I
APPRECIATE YOUR HARD WORK ON
THIS.

I HAD THE OPPORTUNITY TO VISIT
FOR THAT PRESS CONFERENCE WITH
COUNCILOR FLAHERTY AND YOURSELF
SEVERAL WEEKS AGO.

SO THANK YOU FOR YOUR
LEADERSHIP.

THANK YOU TO THE MAYOR'S
LEADERSHIP TO CPA BUT ALSO TO
OUR COUNCILOR FLAHERTY AS WELL.

>> THANK YOU, COUNCILOR EDWARDS.
THANK YOU.

COUNCILOR FLAHERTY.

>> THANK YOU, MADAM CHAIR. CAN
YOU PROVIDE US WITH THE TOTAL
NUMBER OF PROJECTS THAT WERE
FILING NONCOMPLIANCE WITH THE
IDP, THE NAMES OF THOSE PROJECTS
AND THE NAMES OF THE OWNERS OF
THOSE BUILDINGS?

I KNOW IN THE NEIGHBORHOOD 135
ATHENS STREET AND 160 WEST
BROADWAY WERE ONE OF THOSE
PROJECTS, BUT --

>> COUNCILOR I WAS NOT PREPARED
TODAY TO BRING THE EXACT NAMES
OF THOSE PROJECTS AND THE OWNERS
OF THOSE PROJECTS.

HOWEVER I CAN SAY THAT ONE OF
THE THINGS THAT HAS BEEN KIND OF
AN IMPORTANT FOR US IN THIS
ADMINISTRATION IS TO MOVE FROM
AN OLD SYSTEM THAT WAS AN ACCESS
DATABASE THAT BARELY HAD ALL OF
THE INFORMATION WE NEEDED IN IT
AND A DOCUMENTATION SYSTEM NOT
IN THE 21st CENTURY EITHER.

WE DID THIS IN EFFORT TO CLEAN
UP OUR BOOKS, DATA SYSTEMS TO
MAKE THEM MORE CLEAR.

WE FOUND VERY OLD PROJECTS WITH
NO OPPORTUNITY TO GET THOSE
UNITS.

THERE WAS A 16 PROJECTS WE FOUND
INITIALLY.

THERE WAS PROBABLY A TOTAL ABOUT
36 UNITS BETWEEN THE 16.

THESE WERE ALL SMALL PROJECTS
WITH TWO UNITS EACH.

WE HAVE NOW RESOLVED NINE OF
THEM NOW THAT ARE EITHER
COMPLETELY IN COMPLIANCE OR THE
MARKETING PROCESS.

WE HAVE SIX THAT ARE STILL OUT
OF COMPLIANCE.

WE HAVE FOUR WE CONSIDER WRITE
OFFS.

AS WE GO THROUGH THAT MEANS WE
JUST ADDED.

YOU SEE THE NUMBERS, WE HAVE
ADDED THREE RECENTLY ON TOP OF
THE 16 THAT ARE BRAND NEW OUT OF
COMPLIANCE.

AS PART THAT HAD WE HAVE
ESTABLISHED NEW WORK FLOWS TO
MAKE SURE WHEN THE BUILDING
PERMIT IS PULLED THAT THEY'RE
REMINDED OF OBLIGATIONS.

WE HAVE CHECK INS ALONG THE WAY
FOR THE MARKETING PROCESS.

WE HAVE A STEP ONE LETTER FROM
COMPLIANCE.

A STEP TWO LETTER FOR LEGAL.

A STEP THREE FROM LEGAL, IT'S A

LEGAL ACTION.

WE HAVE MOVED TO A PROCESS WHERE WE'RE TRYING TO MAKE SURE THESE DON'T HAPPEN.

IN THE FUTURE THERE WILL ALWAYS BE DEVELOPERS SEEKING TO SKIRT THE RULES.

WE THINK THIS IS AN IMPROVEMENT ON OUR PART OVER THE LAST YEAR.

>> THROUGH THE CHAIR IF YOU COULD GET US A LIST OF THOSE.

WHAT WERE SOME OF THE PENALTIES IMPOSED ON THE DEVELOPERS.

WERE THE PENALTIES SORT OF BEYOND FINANCIAL FINES.

>> ONLY ONE DID WE IMPOSE THE PENALTY ON.

THE ATHENS STREET PROJECT.

YOU SAW THAT BECAUSE WE HAD TO HAVE THE BOARD APPROVE.

THAT THE OTHER ONES WERE GETTING THE UNITS.

WE'RE ACTUALLY GETTING THE UNITS.

>> HOW DO YOU TRACK DEVELOPERS USING LLCs.

ARE THEY SUPPOSE TO DISCLOSE ALL LLCs DOING NEW BUSINESS WITH THE CITY.

>> I HAVE TO TALK WITH THE STAFF ABOUT THIS.

>> A RECENT WORKING SESSION TO DISCUSS MAYOR WALSHS LINKAGE DURING THAT WORKING SESSION THE IDP CAME UP.

AT THE HEARING WE HEARD IT WOULD BE CHALLENGING OR CLOSE TO I AM IMPOSSIBLE TO PRABG PROJECTS BY PORTFOLIO PROJECTS.

CAN YOU EXPLAIN HOW MAYBE THAT'S THE CASE.

>> SO EACH DEVELOPER MAY HAVE MULTIPLE LLCs ON DIFFERENT PROJECTS.

WITHIN THE LLC THEY MAY HAVE DIFFERENT INVESTORS.

EACH IS FINANCED SEPARATELY BY A DIFFERENT LENDER.

THE LENDER AND INVESTOR LOOK AT EACH PROJECT WHETHER IT'S VIABLE.

FOR US TO GO AFTER EACH PROJECT IS ACTUALLY BETTER THAN GOING AFTER A PROJECT THAT TRIGGERS A

CERTAIN NUMBER.

WE'RE MORE OPEN TO LOWING THE
UNIT TRIGGER THAN A PORTFOLIO.

>> WE CAN USE A COUPLE OF MO
MODELS.

WE HAVE THE CASINO MODEL, THE
MARIJUANA LICENSE WHERE YOU HAVE
TO DISCLOSE.

I WOULD LIKE TO SEE THE BPE MOVE
IN THAT DIRECTION FOR FULL
DISCLOSURE AND TRANSPARENCY.
I AM A SUPPORTER OF EVALUATING
THE AMOUNT OF UNITS THAT TIGGER
THE UNITS.

I'M HOPEFUL.

I SPEAK FOR MYSELF AND THINK THE
BOD OWE WOULD AGREE WE'RE UP TO
LOWING THE UNITS.

>> BROADWAY HAS TO BE REZONED
AND THERE IS DISCUSSION ON THE
HEIGHT OF BROADWAY.

IT'S THE LAST THING THE
NEIGHBORHOOD WANTS.

THEY FEEL THEY'RE OVER DEVELOPED
AND HEIGHTENED DENSITY OUT.

WOULD RATHER HAVE A SLIDING
SCALE FOR THE SAME GOALS INSTEAD
OF ANOTHER FLOOR OR TWO ON THE
BUILDING.

FOOD FOR THOUGHT ON THAT.

IF YOU CAN PROVIDE US WITH
INFORMATION ON RESPECT TO THE
UNITS EMI LEVEL.

WHAT IS HAPPENING CITY WIDE.

UNITS BUILDING 70% AND A
100%AMI.

WHAT ARE THE TRENDS ACROSS CITY
AND HOW MANY UNITS ARE BUILT FOR
EACH CATEGORY.

BETTER ASSESS WHERE WE NEED TO
DO.

>> COUNSELOR, DO YOU WANT THAT
FOR ALL PROGRAMS OR JUST THE
IDP.

>> JUST THE IDP.

THANK YOU FOR YOUR TIME AND
ATTENTION.

I KNOW HOW HARD YOU WORK.

WE HAVE BEEN THROUGH A NUMBER OF
HEARINGS.

IT'S A IMPORTANT ISSUE AND I
KNOW YOU TAKE IT SERIOUS.

>> FULL DISCLOSURE I WAS AT AN
EVENT THE OTHER DAY AND THE

CHIEF CALLED ME FROM A 635
NUMBER, WORKING ON A SUNDAY
AFTERNOON.

I APPRECIATE THE ATTENTION TO
DETAIL.

THAT THEIR IS 24/7 FOR BOTH OF
YOU AND WE WERE IN THE GALLERY.
THANK YOU.

>> COUNSELOR THE PERCENTAGE OF
UNITS IS AVAILABLE IN THE 2018
REPORT.

THE NUMBERS ARE ALSO AVAILABLE
ON THE IDP WEBSITE UNDER ANY
PRESENTATIONS AND WE CAN SEND
THAT TO YOU.

I WANT THE PUBLIC TO KNOW IT'S
PUBLICLY AVAILABLE.

>> COUNSELOR JANEY .

>> I WANT TO THANK THE MAKER
ONCE AGAIN FOR CONVENING THIS
IMPORTANT CONVERSATION.
THE PANEL AND ADVOCATES FOR
BEING HERE.

JUST A COUPLE OF QUESTIONS.

I HAVE TO APOLOGIZE I HAVE TO
SLIP OUT FOR ANOTHER COMMITMENT.

ANXIOUS TO HEAR MORTEM FROM
REPUBLIC AND SECOND PANEL.

SORRY TO PISS THE SECOND PANEL.

WE WILL BE LOOKING AT THE TAPE
WHEN YOU OPENED UP WHAT WOULD
TRIP IDP.

I SUPPORT MY COLLEAGUES IN THEIR
EFFORTS TO LOOK AT INCREASING
THE PERCENTAGE.

I .THIS IT'S REALLY IMPORTANT.

I DON'T THINK 13% IS ENOUGH.

I WOULD LOOK AT INCREASING THAT
AND THE TRIGGER, A LOWER
TRIGGER.

CURRENTLY IT'S TEN UNITS OR
MORE.

RIGHT.

THERE ARE OTHER PARAMETERS.

DOESN'T NEED ZONING RELIEF.

WHAT ARE THE OTHERS?

>> IT NEEDS TO HAVE ZONING
RELIEF.

THAT'S WHY WE WOULD LIKE IT IN
THE ZONING.

IT'S CITY FINANCED OR CITY OWNED
LAND.

EVEN IF IT DOESN'T REQUIRE

ZONING RELIEF BUT ON CITY OWNED

LAND WE WOULD ASK FOR.
THAT.

>> YOU HAVE AN IDEA HOW MANY
PROJECTS OVER THE TEN UNITS WERE
NOT COUNTED AS PART OF THIS.

>> OVER 9 A YEARS TEN OR MORE
PROJECTS REQUIRE ZONING RELIEF.
OVER THE LAST YEAR OUR AGENCY
HAS APPROVED ONE, OUR AGENCY
LOOKS AT THE PROJECTS THAT ARE
15 UNITS OR OVER FOR DEVELOPMENT
REVIEW.

THERE HAS BEEN ONLY ONE THAT IS
ZONING COMPLAINT.

IT WAS, WE APPROVED, THERE ARE
TWO MORE THAT ARE IN THE
PIPELINE NOW.

OUT OF THE NUMEROUS PROJECTS
THAT WE APPROVE IN A GIVEN YEAR.

>> YOU'RE LOOKING, YOU'RE
COLLECTING PUBLIC COMMENT IN
TERMS OF MAKING RECOMMENDATIONS.

WHERE ARE YOU NOW IN TERMS OF
RECOMMENDATIONS.

IS THERE A COUPLE OF THINGS YOU
KNOW WILL COME OUT OF THE
PROCESS ALREADY?

LIKE THE IDEAS AROUND INCREASING
THE PERCENTAGE OR LOWER THE
TRIGGER.

>> YES WERE LOOKING TO
INCREASE --

>> WHEN WILL THAT BE DONE?

>> PROBABLY THE NEXT MONTH OR .
SO WE HAVE A TECHNICAL ADVISORY
COMMITTEE WE FORMED WITH
ADVOCATES AND DEVELOPERS TO HELP
US WITH THAT AND HOW WHA +*T MODEL
LOOKS LIKE AND THE RESULTS.

WE ARE HAVING THE FIRST MEETING
OF THIS TECHNICAL AD VOICERY
COMMITTEE THIS FRIDAY.

WE'RE MOVING THROUGH THE
PROCESS.

I THINK THAT THERE IS A
CONSENSUS WE WANT TO LOOK AT THE
TRIGGER IN THE NUMBER OF UNITS.

WE CERTAINLY WANT TO MAKE SURE
IT'S IN ZONING SO WE CAN CAPTURE
THIS ON ALL PROJECTS GOING
FORWARD.

WE ARE CERTAINLY COMMITTED TO
LOOKING AT A NUMBER OF WAYS WE
CAN MEET THE NEEDS OF HOUSEHOLDS

IN A MORE DIVERSE RANGE OF INCOMES THEN WORE DOING NOW.

>> IS THIS AN APPETITE, MANY OF THE FOLKS WHO TESTIFIED EARLIER TALK ABOUT THE AMI AND THE THRESHOLD WE CURRENTLY USE.

IS THAT ON THE TABLE?

>> THINK PART OF THE REVIEW IS LOOKING AT AS TIM SAID EARLIER STRESSING MARKET RATE DEVELOPMENTS.

SO, CAN WE GET ADDITIONAL UNITS AND SOME WE KEEP THE AMIs WHERE THEY ARE.

I THINK THAT'S ALL ON THE TABLE DOWNER.

SOME PEOPLE BELIEVE THAT THIS, THAT THE INCOMES WE'RE USING NOW ARE SERVING POPULATION THAT'S AREN'T ABLE TO ACCESS OUR MORE AFFORDABLE DEVELOPMENT PROGRAMS.

I THINK WE NEED TO LISTEN TO ALL COMMENTS AND THEN SEE WHERE THE COMMENTS TAKE US.

>> ALRIGHT.

I THINK IT'S IMPORTANT TO MAKE SURE THERE IS SOMETHING IN PLACE FOR THOSE WHO DON'T QUALIFY FOR SOME OF THE DEED RESTRICTED.

ALSO MAKING SURE WE HAVE THE RIGHT HOUSING FOR THE DIFFERENT RANGE OF INCOMES THAT WE HAVE HERE.

MANY OF WHOM CONDITION STILL AFFORD THE MARKET RATE.

>> TRUE.

>> IT IS IMPORTANT THAT WE DO THAT.

>> AND IN TERMS OF ON-SITE VERSUS OFF SITE IS THAT IN THE 2018 REPORT.

CAN WE FIND THE INFORMATION ON THE ON-SITE VERSUS OFF SITE.

>> WE DON'T HAVE A LOT OF THAT IN THE 2018 REPORT.

AS PART OF THE UPDATE WE WILL TALK MORE OF.

THAT NOW THE ON-SITE AND OFF SITE UNITS, 27% ARE COMPLETED OFF SITE.

IT'S A SMALL NUMBER 160 OR 180 UNITS TOTAL THAT HAVE BEEN CREATED AND COMPLETED OFF SITE. WE HAVE A NUMBER OF UNITS IN THE

PIPELINE INCLUDING THE TWO ELDERLY PROJECTS MAKE A BIG BULK OF THAT I REFERRED TO THAT EARLY LEAR.

HAD IS A FAIRLY HEALTHY PIPELINE OF OFF SITES.

I THINK FOR US WE WANT TO LOOK AT THE BALANCE OF ON-SITE VERSUS OFF SITE AND THE BALANCE OF ON-SITE AND PAY OUTS TO THE FUND.

THE FUND OBVIOUSLY CAN DO MORE FOR LOW ERIN COME HOUSEHOLDS. MOAT THE NEEDS IN NEIGHBORS WE DON'T HAVE THE DEVELOPMENT GOING ON.

THAT'S PART OF THE DISCUSSION AS PART OF WHAT IS THE PAL WE WANT TO STRIKE IN TERMS OF CONTRIBUTION VERSUS ON-SITE.

UNDER THE 2015 POLICY REVISION WE HAVE FEWER DEVELOPERS PAYING INTO THE FUND THEN WE DID.

THERE IS MORE ON-SITE THEY THE PREVIOUS POLICY.

>> THANK YOU.

>> THANK YOU.

>> QUICK QUESTIONS, NO COUNSELOR ONE QUICK QUESTION?

>> YOU MENTIONED OFF SITE NEAR THE PROJECT IS THAT A HALF MILE OR A MILE.

CAN THE MONEY --

>> I CAN SPEAK TO THE OFF SITE. UNDER THE CURRENT POLICY WE'RE ENCOURAGING DEVELOPERS TO DO ONE-HALF MILE OF THE PROJECT. UNDER THE COMPLETED OFF SITE UNITS I SAID -P % -- LET'S SEE.

I THINK IT'S 60%.

I HAVE TO DO THE MATH.

60% ARE IN THE SAME NEIGHBORHOOD AS THE ORIGINAL PROJECT.

IT'S A LITTLE LOWER FOR THE ONES IN THE PIPELINE.

THAT IS BECAUSE WE HAVE 120 UNITS COMING FROM THE SOUTH BOSTON WATERFRONT GOING TO SOUTH BOSTON.

THEY'RE NOT GOING FAR AWAY FROM THE NEIGHBORHOOD.

WE HAVE, WE HAVE 62 UNITS GOING FROM BACK BAY TO SOUTH END FOR THE PRESERVATION OF NEW

CASTLE -- THAT IS A HALF MILE
FROM THE PROJECT JUST IN A
DIFFERENT NEIGHBORHOOD.
>> THAT'S ONE OF THE PROBLEMS
WITH THE SOUTH BOSTON
WATERFRONT.
A BIG BANG FOR THE BUCK.
WE ARE ENABLING A DIFFERENT
REUBGT THERE.
IT'S NOT DIVERSE.
IT'S ELDERLY.
NOW WE'RE LOOKING TO REINVENT
THE WHOLE TO CREATE.
WE HAVE 30 UNITS HERE AND THERE.
PUTTING A LOT OF PEOPLE IN
HOMES.
YOU LOCK AT THE DEMO GRAPHICS I
DON'T THINK IT'S WHAT FOLKS
ENVISIONED THERE.
>> IT'S A COMPLICATED PROBLEM.
THERE ARE PROs AND CONs TO
ALL OF IT.
LOVE YOUR THINKING AS WE DEVELOP
THE POLICY.
>> NOT TO ECHO TOO MUCH OF WHAT
HAS BEEN SAID.
I COMPLETE LEAH GROW WITH A
PERSON THAT TESTIFIED.
WE NEED TO BE BOLD AND BIG ABOUT
THIS.
SEE IT AS ONE OF THE FEW TOOLS
IN THE TOOLBOX.
THAT GOVERNMENT IS DOING THEIR
JOB TO COUNTER THE MARKET FORCES
AND MAKE SURE WE'RE AT THE
TABLE TO DRIVE THEM.
SO, I'M GLAD THAT THE PERCENTAGE
IS ON THE TABLE.
I'M GLAD THAT, I HOPE THAT THE
AMI AND ASSESSING WHETHER THAT
MEASURING STICK HAS OUT LIVED
IT'S USE IT'S ON THE TABLE.
BECAUSE AGAIN IT'S ABOUT
REFLECTING THE NEEDS OF THE
FOLKS IN BOSTON.
THE TRIGGER POINTS OF THE
UNITS.
I THINK IT'S A HUNDRED PERCENT
NECESSARY BOSTON CONTROLLING
IT'S ZONING INSTEAD OF GOING TO
THE STATE HOUSE IS VITAL FOR US
BEING NIMBLE AND ADJUST GOING
FORWARD.
I DIDN'T HEAR WHETHER THE SQUARE

FOOTAGE OF IDP.
THAT IS ON THE TABLE.
NOT JUST LOOKING AT THE NUMBER
OF UNITS BUT THE PERCENTAGE OF
SQUARE FOOT IN A BUILDING.
AM I CORRECT.
RIGHT NOW WE LOOK AT THE
13 PERCENT OF THE UNIT.
WE HAVE A -- THAT'S WHAT WE ALSO
DO WE LOOK AT SQUARE FOOTAGE.
IT'S NOT A CLEAR PART UP FRONT
OF THE POLICY.
I AM LOOKING AT WAYS WE MAY USE
SQUARE FOOTAGE MORE PROM
TPHAPTLY.
FOR EXAMPLE WE HAVE A PROJECT
WITH LARGE UNITS.
MAYBE WE WOULD GET MORE UNITS BY
ALLOWING THE DEVELOPER SHAWLER
UNITS.
WHEN I SAY LARGE I MEAN
BASICALLY A HOUSE.
WITHIN A BUILDING.
IF THEY HAVE A 00 SQUARE FOOT
UNIT WE CAN DO A THOUSAND SQUARE
FOOT UNIT AND TO DO TWO OF THEM
THOSE.
WE DO LOOK AT SQUARE FOOTAGE
VERY CLOSELY.
WHEN IT COMES TO THE OFF SITE
UNITS.
THAT'S THE WAY WE MAKE SURE
WE'RE COMPARABLE OUTSIDE OF THE
BUILDING.
>> SO IN TERMS OF OTHER THINGS
THAT I THINK ARE NECESSARY TO GO
BOLD HAVE YOU CONSIDERED OR WILL
YOU CONSIDER IDP TPUPDZ OR IDP
OFF SITE UNITS PUTTING ON
NEIGHBORHOOD HOUSING TRUSTS,
LAND TRUSTS.
EXCUSE ME SO WILL IS A AUTOMATIC
PARTNERSHIP THEY'RE DRIVING.
SO, I WILL SPEAK FOR THE
FUNDING.
WE WELCOME PUTTING MONEY IN
PROJECTS THAT ARE BUILT ON LAND
TRUSTS.
WE HAVE DONE THAT.
WE WOULD LOVE OPPORTUNITY TO
WORK WITH THE LAND TRUSTS.
WE LIKE THEM AND BELIEVE IN
THEM.
IT'S A OPPORTUNITY WE WOULD LIKE

TO SEE MORE OF.

>> MAYBE THAT'S ADDED TO THE LIST OF HOW AND WHERE. YOU MENTIONED THAT YOU'RE WAITING ON THE REPORT.

>> IS THERE, IS THE CONTRACT FROM THE CITY WITH THEM PUBLIC LEAH AVAILABLE STPHUFRPLTS I CAN PROVIDE IT TO YOU, YES.

>> IN TERMS OF, I THINK ONE OF THE QUESTIONS I HAVE HAD, PEOPLE, I DON'T KNOW IF YOU TRACK THIS.

WHEN PEOPLE ARE REJECTED I AM WORRIED IT'S FOR PRIOR CREDIT. HOW DO WE KNOW WE'RE NOT SCREENING OUT FOLKS THAT NEED A SECOND CHANCE.

DO WE TRACK REJECTIONS NOW?

>> NO.

OUR AGENCY DOES NOT.

WHAT WE GET IS AFTER THE PROPERTY MANAGER OR MARKETING AGENT HAS DEPARTMENTS IF SOME ISING ELIGIBLE THEY SEND US A DOCKS AOUPLT TO REVIEW THE ELIGIBLIBILITY.

WE'RE NOT LOOKING AT THAT SPECIFIC DATA.

WE'RE WORK HE'D BUT THIS.

-- RECORDS EVICTION RECORDS IN RAY MORE HOLISTIC WAY.

THEY DON'T JUST TURN SOMEONE AWAY FOR THAT.

I THINK THERE IS MORE TO DO OP THAT.

THAT IS PART OF THE CONTINUED YOU MEAN PROVE PHEPT.

LODGING FOR WAYS TO REDO YOU THE PAIR YEARS.

>> I THINK THAT'S SOMETHING TO CREDIT TRACKING FORWARD.

I DON'T THINK THE CREDIT SCORE SHOULD BE CONSIDERED FOR A PERSON'S ELIGIBILITY.

WANTS WE HAVE INCOME AND CERTAIN GOOD HOUSING DAT A WANT TO MAKE SURE WE'RE NOT SCREENING PEOPLE OUT BECAUSE OF PRIOR PHUR TAKES.

>> YES.

I WAS TALK CAN TO OUR MARKETING FOLKS TODAY.

THEY SAID SOME ARE THE BEST TENANTS FOR GOING OTHER BILLS TO

PAY THEIR RENT.

>> WE GIVE GUIDANCE AROUND HOW WE SHOULD LOOK AT CREDIT.

I AGREE WITH TIM I THINK WE CAN EXPANDED ON THE WORK.

>> THANK YOU, I WILL KEEP IN MY OWN FIVE MINUTE RULE.

I INVITE TO YOU STAY IF YOU WOULD LIKE.

FOR THE SECOND PANEL TO JOIN US AT THE TABLE.

>> -- AUSTIN BRIGHT ON COLLISION AND IDP COLLISION.

FEEL FREE TO SIT AT THE TABLE TOO IF YOU WANT TO HAVE A CONVERSATION.

OKAY.

THAT'S FINE.

IT'S UP TO YOU.

WANT TO MAKE SURE YOU'RE WELCOME.

YOU'RE WELCOMED TO STAY.

>> WE WILL HAVE EACH OF YOU SPEAK FOR NO MORE THAN THROW MINUTES.

WE WILL HAVE ADDITIONAL QUESTIONS AND ENGAGE IN THAT AND THEN BACK TO PUBLIC TESTIMONY.

OKAY.

SO WE CAN START AT THIS END.

>> DO WE HAVE INTERPRETER SERVICES.

>> YES.

>> OKAY WE WILL INCREASE THE TIME.

>> MY NAME IS PEI YU I'M A MEMBER OF THE CHINESE PROGRESSIVE ASSOCIATION.

I LIVED AT 103 HUDSON STREET IN CHINA TOWN WITH MY SISTER.

>> IN 2015 I WAS A VICTIM OF DISPLACEMENT.

BASICALLY THE OWNER BOUGHT 103 HUDSON STREET.

HE WAS INHUMANLY INY VICING US. INCLUDING TAKING AWAY A STOVE SO WE COULDN'T COOK DINNER, PULLED THE WIRES IN THE BUILDING AND THEN PUNCHED HOLES IN THE WALLS IN THE NEED OF REPAIRS BUT JUST WANTED US TO MOVE OUT OF THING ABOUT.

I'M HAPPY TO SHARE MY EXPERIENCE AND HOPE IT WILL INFORM HOW DO

WE THINK ABOUT THE INCLUSIONAIRY
DEVELOPMENT POLICY.

K-LD.

>> THAT'S WHAT HAPPENED AT 103
HUDSON.

IT WAS TURNED INTO A TEN UNIT.
THERE WAS NO OPPORTUNITY FOR
AFFORDABLE HOUSING.

ONLY TEN UNITS FOR AFFORDING
HOUSING.

IT'S A LOOPHOLE FOR DEVELOPERS.
THEY CAN DO LIKE MY LANDLORD.
HE SHOULD, MY PREVIOUS LANDLORD,
SHOULD OF CONTRIBUTED TO
AFFORDABLE HOUSING.

HE DIDN'T HAVE TO UNDER THE
CURRENT POLICY.

OR IF A DEVELOPER DECIDES TO YOU
KNOW BUY HOUSES IN CHINA TOWN
INSTEAD OF HAVING ONE
DEVELOPMENT YOU CAN SUPPLEMENT
IT TO AVOID HAVING AFFORDABLE
HOUSING.

TO ME IT'S A LOOPHOLE.

I THINK THAT FOR UNITS, FOR
BUILDINGS OF SIX UNITS.

THE AFFORDABLE UNITS SHOULD BE
PROPORTIONATE TO THE MARKET RATE
UNITS TO DEVELOP.

>> -- PEOPLE WHO MAKE 15,000
TKHARZ OR LESS, WHICH IS A LOT
OF, KNOW ELDERLY POPULATION THE
APPLICATIONS ARE REJECTED.

>> SO WE HAVE BEEN SEEING A LOT
OF CHANGES UNDER THE CURRENT
ADMINISTRATION IN CHINA TOWN.
THAT'S THE POSITIVE.

THERE IS NEED FOR MORA FORDABLE
HOUSING.

>> SO, I HOPE THAT THE
COUNSELORS ARE LISTENING TO THE
COMMUNITY, CAREFULLY AND
DRAFTING A POLICY THAT TRULY CAN
HELP THE COMMUNITY.

>> FOR A NEIGHBORHOOD LIKE CHINA
TOWN IT'S IMPORTANT TO KEEP
RESIDENTS, TO USE THIS PROGRAM
AS A WAY TO HELP RESIDENTS WHO
ARE DISPLACED.

PEOPLE LIVE IN CHINA TOWN.
SO MUCH SOCIAL NETWORK TO HELP
PEOPLE WITH THEIR DAILY LIFE.
WITHOUT THAT IT WOULD BE VERY
HARD.

>> I HOPE THE PROGRAM IS YOU
KNOW JUST LOOKING AT DEVELOPERS
BUT THINKING ABOUT HOW DO WE
HELP THE COMMUNITY.
THE MOST VULNERABLE POPULATION
IN THE COMMUNITY.
OFTEN WHEN WE TALK ABOUT SOCIETY
HOW WELL THE VULNERABLE PEOPLE
ARE DOING.
I HOPE THIS PROGRAM WILL HELP
ADDRESS THE ISSUES.

>> THANK YOU.

[APPLAUSE]

>> GOOD EVENING MY NAME IS
JASON.

-- THANK YOU CHAIRPERSON EDWARDS
AND MEMBERS OF THE COMMITMENT TO
TESTIFY TODAY FOR THIS DOCKET --
FOR THE PAST 38 YEARS AUST
UNBRIGHTON CDC HAS BEEN
DEDICATED TO OPEN DOORS FOR OUR
RESIDENTS.

WE LOOK TO CREATE A THRIVING
COMMUNITY AND A CHANCE FOR
FAMILIES TO HAVE THEIR PIECE OF
THE AMERICAN DREAM.

WE HAVE A PORTFOLIO OF 506
AFFORDABLE HOUSING UNITS.
OPENING THE DOORS FOR THE
COMMUNITY TO BE A STABLE
EQUITABLE NEIGHBORHOOD OF CHOICE
FOR ALL RESIDENTS WHO WISH TO
STAY.

RECENTLY WE HAVE FOUND DOORS
CLOSING ON NEIGHBORHOOD
RESIDENTS.

GRADUATES OF THE FIRST TIME HOME
BUYING PROGRAM CONDITION AFFORD
TO PURCHASE IN THE NEIGHBORHOOD.
WAITING LISTS FOR SUBSIDIZED
HOUSING IS GROWING.

WE HAVE WITNESSED SUBSIDIZED
HOUSING DEVELOP THE LAST FEW
YEARS.

NEW CONSTRUCTION COSTS ON
AVERAGE \$500,000 PER UNIT.
HOWEVER THE HIGH COST OF THE
HOUSING DEVELOPMENT HASN'T
IMPACTED EVERYONE THE SAME.
IN RECENT YEARS THE
NEIGHBORHOODS HAVE BECOME THE
NEW HOT NEIGHBORHOODS FOR
DEVELOPMENT WITH MORE THAN 4800
OF PRIVATE DEVELOPMENT.

IT'S MORE IMPORTANT THAN EVER TO BRING RESOURCES TO BEAR TO MAKE SURE NEW DEVELOPMENT BUILDINGS ON THE RICH CULTURAL HISTORY OF THE NEIGHBORHOODS WITH HOUSING OPPORTUNITIES FOR RESIDENTS WHO WISH TO ESTABLISH ROOTS AND NOT PUT MORE IN THE WAVE -- ACROSS THE CITY INCLUDING AUSTIN BRIGHT ON.

BOSTON IS A CITY OF NEIGHBORHOODS.

WE'RE A STRONG SITE BECAUSE WE HAVE STRONG NEIGHBORHOODS.

WHETHER WE LIVE OR WORK IN THE CITY WE'RE WORST OWNERS.

WE BELIEVE IT TAKES A VILLAGE TO INSURE EVERY RESIDENT DEPARTMENT IS GIVEN THE OPPORTUNITY TO RESIDE IN AND FLOURISH IN OUR COMMUNITIES.

HOUSING DEVELOPMENT IS NOT UNWELCOMED IN OUR CITY.

DEVELOPERS MUST COME TO THE TABLE READY TO WORK WITH RESIDENTS ON THE HOUSING DEVELOPED TO BE PART OF OUR VILLAGE AND ADD TO THE VIBRANT SEE OF OUR CITY.

THIS NOT HAPPENING.

WE HAVE 4010 P HOUSING UNITS IN THE PIPELINE MOST OF THE OF THE REACH FOR RESIDENTS.

-- AND GIVEN THE HIGH COST OF RENTAL HOUSING IN THE NEIGHBORHOOD INCREASING NUMBERS OF LOW TO MODERATE, WORKING AND MIDDLE CLASS RESIDENTS HAVE BEEN FORCED TO LEAVE THE NEIGHBORHOOD.

80% OF RESIDENT DEPARTMENTS ARE RENTERS.

IN RECENT YEARS RENTS HAVE INCREASED SHARPLY.

AVERAGE RENTS FOR AVERAGE SIZED UNITS HAVE INCREASED BY 0% THE LAST TWO YEARS FROM -- RENTS HAVE INCREASED ON AVERAGE 32% OR MORE.

REMEMBER THE FOR A 3 BEDROOM HOUSEHOLD WOULD REQUIRE A FAMILY -- THE MEDIUM HOUSEHOLD INCOME TO PAY 6 P % OF THE INCOME ON RENT.

RENT FOR ONE BEDROOM EXCEEDS A

MINIMUM WAGE WORKER.

ALL OF THOSE NEW CONSTRUCTION IS OCCURRING ACROSS THE CITY AFFORDABLE HOMES FOR CURRENT RESIDENTS IS NOT KEEPING PACE. PROJECTS ON THE 2016 U.S.

AMERICAN COMMUNITY SURVEY DATA REPORT INDICATE THERE ARE PARTICULAR 8400 HOUSEHOLDS EARNING LESS THAN 50 PERCENT OF THE MODE YUM INCOME.

ALL OF THESE ARE AVAILABLE FOR SUBSIDIZED HOUSING.

THE NEED FOR HOUSING FAR EXCEEDS THE SUPPLY AS AP I WILL CANS WAIT FIVE OR MORE YEARS BEFORE GETTING A UNIT.

WE HAVE A WAIT LIST OF FIVE TO SEVEN YEARS ON AVERAGE.

THE SUBSIDIES ARE AVAILABLE TO SOME LOW INCOME RESIDENTS.

AUSTIN BRIGHT ON WOULD LIKE TO THANK MAYOR WALSH, THE PWOFPPT ON PLANNING DEVELOPMENT AGENCY FOR WORKING ON THE UPDATING OF THE IDP.

WE ARE A MEMBER OF THE IDP COLLISION AND SUPPORT THE COLLISION'S RECOMMENDATIONS FOR STRENGTHENING THE IDP.

AUSTIN BRIGHT ON CDC IS PLEASED SEE THE CITY CONSIDERING DEEPER AFFORD ABILITY STANDARDS.

WE WOULD LIKE TO SEE THE SAME STANDARD APPLY TO IDP MORE BROADLY.

GIVEN THAT THESE DEFINITIONS ARE BASED ON INCOME LEVELS OF GREATER BOSTON INCLUDING AFFLUENT SUBURBS WE RECOMMEND THE TARGETS BE LOWERED TO ALIGN WITH INCOMES OF BOSTON RESIDENTS.

AND INCOME TIERING IS USED TO PROVIDE A GREATER DEVELOPMENT. THANK YOU FOR THE OPPORTUNITY TO TESTIFY IN SUPPORT OF A STRONGER IDP.

>> THANK YOU.

>> COUNSELOR EDWARDS, COUNCIL FLAHERTY AND COUNSELOR FLYNN THANK YOU FOR YOUR LEADERSHIP ON THIS ISSUE.

THANK YOU FOR HAVING THIS

EVENING AND INTERPRETATION.
IT'S SOMETHING WE OFTEN ARE NOT
ABLE TO ACCESS EVEN IN OUR OWN
NEIGHBORHOOD.

MY NAME IS CAROLINE CHU.
I'M DIRECTOR OF THE ASIAN
AMERICAN WORK SHOP SHOP.
I'M A MEMBER OF THE IDP
COLLISION.

THROUGH MY WORK WITH DORCHESTER
NOT FOR SALE A MULTI RACIAL,
MULTI GENERATION AL MULTI
LINGUAL GENERATION AL RESIDENTS
CONCERNED ABOUT THE DEVELOPMENT
IN OUR NEIGHBORHOODS.

AFFORDABLE HOUSING, I HAVE SEEN
THE HARM AND DISPLACEMENT THAT
HAPPENS WHEN NEW DEVELOPMENT
DOES NOT MEET THE NEEDS AND
INCOMES OF RESIDENTS IN THE
NEIGHBORHOOD.

AS A RESIDENT OF DORCHESTER AND
ORGANIZER IN FIELDS CORNER I SEE
HOW SPECULATION RIPS THROUGH OUR
COMMUNITIES.

HOW THE IDEA OF NEW MARKET RATE
DEVELOPMENT IMPACTS FAMILIES AND
HOUSING IN THE SURROUNDING AREA
AND THE SPECULATION WE SEE
BECAUSE OF.

THAT DORCHESTER NOT FOR SALE HAS
BEEN ORGANIZING FOR THE PAST TWO
YEARS TO MAKE SURE THOSE MOST
IMPACTED BY DISPLACEMENT ARE
HEARD.

THAT WORKING CLASS RESIDENTS
NEEDS ARE CENTERED IN DECISION
MAKING.

WE KNOW IDP IS A CRITICAL PIECE
OF THE PUZZLE THIS.

IS A ISSUE OF EQUITY.

IN OUR WORKING CLASS
NEIGHBORHOOD.

53% MAKE UNDER 50,000.

AND 32% MAKE UNDER \$25,000 A
YEAR.

ALL OF THESE PEOPLE ARE AT RISK
OF DISPLACEMENT.

THE CURRENT IDP DO NOT INCREASE
THEIR NEEDS.

WE SUPPORT INCREASING THE IDP
AND PRIORITIZING UNITS AT LOW
ERIN COME LEVELS.

AS DISCUSSED THROUGHOUT TODAY

OVER 50% OF THE PEOPLE IN OUR NEIGHBORHOOD MAKE UNDER \$50,000 A YEAR.

THE 70% THRESHOLD IS 80,000 FOR A FAMILY OF FOUR.

THE IDP COLLISION HAS IDENTIFIED THE FOLLOWING ASSET OUR RECOMMENDATIONS FOR THE CITY IDP PROCESS.

TO MAKE SURE NEW PRIVATE DEVELOPMENT DOES NOT CONTINUE TO PUSH OUT OUR PEOPLE.

OUR CITY HAS A DISPLACEMENT CRISIS.

WE NEED TO MAKE SURE NEW DEVELOPMENT IS PART OF THE SOLUTION AND NOT THE PROBLEM.

OUR RECOMMENDATIONS ARE AS FOLLOWINGS FROM THE IDP COLLISION.

33% SET ASIDE.

PRIVATE DEVELOPERS SHOULD SET ASIDE 33% OF UNITS AFFORDABLE. FROM THOSE THERE SHOULD BE A RANGE OF 30-70% AMI WITH A AVERAGE OF 40% FOR ADDRESSING THE NEEDS OF LOW ERIN COME FOLKS IN OUR NEIGHBORHOODS.

FOR OWNERSHIP UNITS THAT CORTINO WILL SPEAK MORE ABOUT WE RECOMMEND 50% TO 100% AMI. WE KNOW THAT'S CRITICAL FOR STABLE NEIGHBORHOODS.

PERMANENT AFFORD ABILITY OF UNITS AND DECREASING THE TEN UNIT THRESHOLD AS TALKED ABOUT AND WE'RE GRATEFUL TO HAVE HER ON THE PANEL WHO HAS SEEN THE WORST OF THE CRISIS.

SO, YES I WANT TO PARTICULARLY HIGHLIGHT THE NODE OF MORE UNITS AT LOW ERIN COME LEVELS.

MOST RESIDENTS IN OUR NEIGHBORHOODS LIKE CHINA TOWN CAN'T ACCESS THE CURRENT RESTRICTED UNITS.

WE NEED TRULY AFFORDABLE UNITS TO STABILIZE OUR COMMUNITIES. IDP CAN BE A POWERFUL TOOL AGAINST DISPLACEMENT.

WE NEED TO USE THE TOOL TO KEEP OUR FOLKS IN THE NEIGHBORHOODS OF OUR CITY.

WE WANT TO MAKE SURE WE'RE

REALLY ENCOURAGING ON THE HOME
RULE PETITION.

>> -- I'M A RESIDENT OF
DORCHESTER.

I'M HERE ON BE HALF OF THE MAMA
AFFORDABLE HOUSING ALLIANCE,
MAHA.

WE WELCOME THE OPPORTUNITY TO
ENGAGE WITH THE COUNCIL, THE
MAYOR THE BOSTON HOUSE STATE
DELEGATION, OTHER STAKE HOLDERS
TO BUILD A BROAD BASED CAMPAIGN
TO UPDATE AND STRENGTHEN OUR
CRUCIAL DEVELOPMENT
REQUIREMENTS.

MAKING SURE THESE ARE
INCORPORATED IN THE ZONING CODE.

OUR MISSION IS TO -- SUSTAINABLE
AFFORDABLE HOME OWNERSHIP AND
INCREASE THE AFFORDABLE HOME
OWNERSHIP OPPORTUNITIES.

THROUGH EDUCATION, CIVIC
ENGAGEMENT WE'RE COMMITTED TO
REDUCING THIS GAP IN BOSTON
THROUGHOUT THE STATE.

RIGHT NOW THE RACIAL DIVIDE IS
STARK.

44% OF WHITE HOUSEHOLDS IN
BOSTON OWN THEIR OWN HOME.
26% FOR ASIAN AND 16% FOR ASIAN.
HOUSEHOLDS OF COLOR ARE NOT ABLE
TO BUILD ASSETS AT OUR WHITE
NEIGHBORS.

WE'RE DISPROPORTIONATELY
IMPACTED.

BUILDING SALES, INCREASING RENTS
WHERE THE OWNERS WANT THE
BUILDINGS VACANT RESULTING IN
HOMELESSNESS AND DISPLACEMENT.
HOUSING IN WAFT ON IS DIRE FOR
BLACK, LATINO AND ASIAN
NEIGHBORS.

-- RECRUIT AND RETAIN THIS IS A
SOCIAL AND RACIAL JUSTICE ISSUE.
IN THIS GREATER BOSTON REGION WE
ATTRACT THE JOBS BUT DON'T HAVE
THE HOUSING FOR LOW, MODERATE
AND MIDDLE INCOME WORKERS THAT
MAY TAKE THE JOBS CAN AFFORD.

-- EFFORTS FOR OUR HOUSING WITH
RESIDENTS WE HAVE BEEN FURTHER
HAMPERED BY THE FEDERAL
GOVERNMENT AND LACK OF STATE
FUNDING.

MAHA WILL CONTINUE PARTNER WITH THE CITY AND OTHERS TO ADVOCATE FOR FUNDING AND HOME OWNERSHIP PROGRAMS.

WE HAVE WORKED HARD ON MEASURES SIGNIFICANTLY EXPEND THE HOUSING TRUST FUND.

AS WE WORK AT THE STATE AND FEDERAL LEVELS WE MUST MAKE SURE THERE ARE STRONG LOCAL POLICIES INCREASING LOCAL FUNDING FOR HOMES FOR HOME BUYERS TO AFFORD.

MAXIMIZING AFFORDABLE UNITS REQUIRING MARKET RATE HOUSING DEVELOPERS IS A CRITICAL TOOL.

MAHA EXPECTS TO GRADUATE OVER 1300 PEOPLE FROM HOME BUYING CLASS THIS IS YEAR.

EVERY MONTH WE ADD FIRST TIME HOME BUYERS TO THE BOSTON HOUSING MARKET.

MOST OF OUR GRADUATES HAVE TO WIN A HOME OWNERSHIP LOTTERY HANGING ON IN OUR STRESSFUL AND EXPENSIVE UNCERTAIN RENTAL MARKETS OR MOVE FAR FROM THE CITY.

IN MANY CASES THE BUYERS HAVE GOOD JOBS, GREAT CREDIT.

THEY STILL DON'T QUALIFY FOR MARKET RATE OR EVEN FOR AFFORDABLE HOME OWNERSHIP LOTTERIES.

THEY NEED ADDITIONAL SUBSIDIES TO BRING THE PRICE OF THE LOTTERY PROPERTIES DOWN TO A LEVEL THEY CAN AFFORD.

WE BELIEVE HOUSEHOLDS WITH INCOME OF 45,000 NEED A CHANCE.

THEY ARE WORKING WITH DMV TO MAKE THIS POSSIBLE.

ADDITIONAL IDP UNITS, DEEPER AFFORDABLE AND MORE CASH IS NEEDED TO HELP THESE INDIVIDUALS AND FAMILIES.

MAHA STRONGLY SUPPORTS THE HOME RULE PETITION THAT WOULD OFFER THE ZONING CODE TO BE APPLIED TO AS OF RIGHT DEVELOPMENT.

AS THE CITY CONTINUES TO RESULT IN GREATER DENSITY IT'S IMPORTANT THAT IDP REQUIREMENTS APPLY TO ALL HOUSING WHERE THIS IS ABOVE THE THRESHOLD OF THE

POLICY.

WORKING TO SIMULTANEOUS TO GET THE BDPA IN AN ASSESSMENT OF AREAS WHERE THE POLICY REQUIRES ENGAGERS -- A PROFIT ON THE BUILDING.

WE APPRECIATE THE WALSH ADMINISTRATION AND THE HOLDING AND LISTENING SESSIONS AS MENTIONED BEFORE WITH ORGANIZATIONS OF THE DEVELOPERS, WITH JOB TRAINING PROVIDERS TO GATHER INPUT ON THE TWO FEASIBILITY STUDIES.

WE EAGERLY AWAIT THE RESULTS OF THE STUDIES.

WE BELIEVE THE REAL ESTATE MARKET HAS CHANGED SINCE 2015 WHEN IDP POLICY WAS LAST UPDATED.

-- BE POSSIBLE IN THE AREAS OF THE CITY.

MAHA WILL CONTINUE INCREASE -- BILLION DOLLARS OF DEVELOPMENT IS HAPPENING THROUGHOUT BOSTON. DEVELOPERS ARE MAKING MILLIONS. HOME BUYERS CAN'T FIND A MODEST HOME TO AFFORD.

WE AGREE WITH THE MAYOR AND THE COUNCIL THAT WE SHOULD NOT BE -- TREMENDOUS BUILDING BOOM.

AS WE CONTINUE TO ENGAGE WE NEED TO A CORPORATE GREATER AFFORDABLE DEVELOPMENTS AND LAND VALUE IN THE CITY OF BOSTON.

WE SEE TREMENDOUS PROFITS MADE BY PROPERTY OWNERS POISED TO CASH IN.

WE NEED TO CAPTURE THE VALUE BEING CREATED TO BENEFIT RESIDENTS.

WE'RE HARMED BY THE OVER HEATED MARKET.

IT'S IMPORTANT TO MOVE AS QUICKLY AS POSSIBLE.

WE SET THE EQUATION.

YOU HAVE TO WORK BIG ON OUR EFFORTS TO PRESERVE A PLACE FOR PEOPLE OF ALL RACES AND INCOME OF BOSTON.

WE COMMEND COUNSELOR EDWARDS, FLAHERTY AND FLYNN FOR CALLING FOR THIS HEARING AND WE THANK ALL OF THE COUNSELORS IN THEIR

INTEREST MAKING SURE THE
DEVELOPMENT WORKS FOR RESIDENTS.
THANK YOU FOR THE OPPORTUNITY TO
SUBMIT THIS TESTIMONY.
APPRECIATE YOUR HELP.

>> THANK YOU.

SO I WANT TO FIRST CONGRATULATE
THE ENTIRE PANEL AND THE
ADVOCATES HERE TODAY.

I HAVE PUT A LOT OF WORK INTO
THE REPORTS AND COMMUNICATION
AND WORKING WITH THE
ADMINISTRATION.

I THINK THAT COLLABORATION IS
THE -- TO ME IT'S ENCOURAGING.

I WANT PEOPLE TO UNDERSTAND WE
DIDN'T GET HERE BY ACCIDENT.
THERE IS TO, SOMETHING WE CAN'T
CONTROL OR BE PART OF TO DRIVE A
SOLUTION.

TO SEE YOU DEDICATE YOUR LIVES
BEYOND THE 9-5 TO MAKING SURE WE
HAVE NEIGHBORHOODS AT THE END OF
THE DAY AFTER THIS BOOM.

THANK YOU ALL FOR YOUR TIME.

I ALSO WANTED TO, I HAVE SOME
QUESTIONS AND I'M SURE SOME OF
MY COLLEAGUES.

IF YOU WANT TO RESPOND TO THE
TESTIMONY BEFORE YOU SHOULD FEEL
FREE TO DO THAT.

I WILL TRY TO HAVE THIS BACK AND
FORTH IN 15 MINUTES AND GET BACK
TO THE COMMUNITY TO ALLOW FOR
THEM TO FINISH TESTIMONY.

I DON'T WANT YOU TO FEEL RUSHED.

I WANT TO GET BACK TO FOLKS OF
PUBLIC TESTIMONY.

I WILL CALL THEM OUT.

IF YOU STAY THAT'S FINE.

>> I WILL GO TO MY COLLEAGUE,
COUNSELOR FLYNN.

>> THANK YOU, COUNSELOR EDWARDS.

I WANT TO SAY THANK YOU TO THE
PANELISTS FOR THE IMPORTANT WORK
THAT YOU'RE DOING FOR THE
RESIDENTS OF OUR CITY.

CAROLINE, ONE POINT YOU MADE
THAT I THOUGHT WAS MOST
IMPORTANT POINT ALL NIGHT IS YOU
HIGHLIGHTED THE TRANSLATORS
HERE.

PEOPLE IN THE AUDIENCE THAT
UNDERSTAND CANTONESE, MANDARIN

AND SPANISH, IT'S CRITICAL THAT WE CONTINUE TO PROVIDE TRANSLATORS FOR THEM. I THINK OF THE AFFIRMATIVE MARKETING TO MAKE SURE WE HAVE ACCESS TO THE APPLICATIONS AND KNOW HOW TO FILL OUT AN APPLICATION.

THAT THERE IS TECHNICAL ASSISTANCE FOR THEM AS WELL. THEY KNOW WHERE TO PICK THE APPLICATION UP, DROP IT OFF. THEY MAY NOT BE EXPERTS ON THE COMPUTER BUT THERE SHOULD BE A TECHNICAL ASSISTANCE.

I WONDER IF YOU CAN HIGHWAY LIGHT AFFIRMATIVE OUTREACH ON ISSUES THAT IMPACT OUR I AM GRANT COMMUNITY.

MANY PEOPLE WHO MAY NOT SPEAK ENGLISH.

>> WELL, I THINK THAT SINCE THERE HAS BEEN A HOUSING CRISIS I THINK PEOPLE MUST COME TO CPA. THEY'RE FACED WITH EVICTION. I THINK ALONG WITH TALKING ABOUT HOW WE CAN HELP THEM TO FIND A HOME OR EVEN, YOU KNOW, LOWELL REPRESENTATION I THINK WE TALK ABOUT IMPORTANCE OF ACTUALLY MAKING SURE THAT WE ARE ALSO WASTING THE FACTS THAT WE NEED AFFORDABLE HOUSING.

I THINK THAT, I THINK THAT, I THINK IN CHINA TOWN I THINK THE OUTREACH PROGRAM TO THE CHINESE COMMUNITY HAS BEEN SUFFICIENT. YOU KNOW LIKE, LIKE FOR ONE GROAN WAY I REMEMBER THAT, THERE WAS 91 UNITS OF AFFORDABLE HOUSING.

I THINK THERE WAS MORE THAN TEN THOUSAND APPLICATIONS WAS PASSED OUT.

I THINK FIVE THOUSAND SUBMITTED. I THINK MORE LIKE LOOKING AT THE POPULATION AND THEN I THINK SOME PEOPLE ALSO ELUDED TO IT.

EVEN SOME OF THE MOST RECENT WE THINK ARE GOOD DEVELOPMENTS IN THE COMMUNITY.

EVEN AT 50% ALIENATING INCOME SOME PEOPLES APPLICATIONING ARE WHY HE JECTED.

THEY DON'T MEET THE TAX CREDIT
SUBSIDY.

I THINK WHEN WE FLAG IT, THE
OTHER YOU KNOW -- IF WE KNOW WHO
THE DEVELOPER IS MAKING SURE
THEY HAVE SOMEONE BILINGUAL
HELPING OUT.

STILL NOW THE BRUNT IS ON THE
COMMUNITY.

LIKE WHEN THIS IS A LOTTERY CPA,
ANYTHING IN CHINA TOWN WE
PROBABLY HAVE TO DO LIKE THROW
OR FOUR SESSIONS TO HELP
RESIDENTS FILL OUT FORMS IN A
GROUP.

YES.

>> THANK YOU, KAREN.

>> I WOULD ADD, WHAT YOU ARE
SAYING IS IMPORTANT.

THERE ARE POLICIES AND HOW WE
IMPLEMENT THEM.

MAKING SURE WE IMPLEMENT THEM IN
THE RIGHT WAY.

WE KNOW DORCHESTER IS SUPPORTING
WITH THE COMMUNITY GROUPS DOING
THE WORK AND TALKING ABOUT THE
LANGUAGES AND POCKETS THAT MAKE
SENSE.

IT'S IMPORTANT MOVING FORWARD.

>> I'M SORRY THE ONLY OTHER
THING I WANTED TO MENTION AND
HIGHWAY LIGHT FROM EARLIER IS
REGARDS TO THE HOMELESS FACTOR.

WHAT WE'RE SEEING AS AN
ORGANIZATION OVER 27 YEARS OR .

SO WHAT WE'RE SEEING NOW IS A
LOT OF FOLKS TAKING THE
WORKSHOPS, A GOOD MAJORITY UNDER
50,000.

THAT 50% OF AMI IS IMPORTANT.

FOLKS NOW ARE TRYING TO
PURCHASE.

YOU LOOK AT REQUIREMENTS AND
SPOL SEES OF 70% OF THE AMI.

FOLKS CAN'T AFFORD THAT AND NODE
ADDITIONAL SUBSIDY.

YOU'RE TALKING ABOUT CLOSING A
RACIAL HOME OWNERSHIP GAP AND
EQUITY WE DON'T WANT THOSE FOLKS
TO BE LEFT OUT.

LOOKING OUT OVER THE YEARS
ADVOCATING FOR A PROGRAM
SUCCESSFUL IN BOSTON AND ACROSS
THE STATE WE SEE THOSE PEOPLE

SUCCESSFUL.
BEING IN THEIR HOMES AND
SUSTAINABLE.
THE FOCUS IS TO MAKE SURE
THEY'RE INCLUDED AND NOT
EXCLUDED FROM THE POLICY.
IT SHOULD BE CONSIDERED.
ALSO LOOKING AT SUBSTANTIAL DATA
CONSIDERING THE DIFFERENT
ASPECTS OF AFFORD ABILITY
ASSETS.
CREDIT SCORES OF FOLKS DOING
WELL.
WE SHOULD REFLECT AT THAT AND
GET ACCESS.
>> LASTLY IN AUSTIN BRIGHT ON WE
AS A CDC ARE LUCKY TO HAVE THE
CAPACITY AND ABILITY TO KIND OF
TAKE A LOOK AT THESE ISSUES AND
WORK WITH RESIDENTS.
WE HAVE RESIDENT SERVICES.
WE HAVE COMMUNITY ENGAGEMENT
STAFF.
THEN YOU KNOW FIRST TIME HOME
BUYER STAFF THAT CAN KIND OF, WE
GET THE METRO LIST AND READ
THROUGH IT FOR HOME OWNERSHIP
OPPORTUNITY.
LOTTERY THAT MAYBE AVAILABLE
MEETING THE NEEDS OF OUR
RESIDENTS AND ANYONE IN THE
BROADER COMMUNITY.
WE'RE ABLE TO COMMUNICATE VIA
SPANISH, HAITIAN AND CROW OLE.
THROUGH RELATIONSHIPS IN THE
COMMUNITY THERE IS MANDARIN,
CANTONESE, PORTUGUESE AND
RUSSIAN CAPABILITIES AS WELL.
WE CAN KIND OF COORDINATE THE
ISSUES OR MARKET THE UNITS UNDER
A BROADER LEVEL IT'S GREAT WE
GET THE LOTTERY INFORMATION FROM
THE BDPA.
I READ EVERY SINGLE TNF FOR
AUSTIN BRIGHT ON.
THAT'S ENOUGH TO KEEP ME BUSY.
AT LEAST WHEN UNITS DO COME, I
KNOW THE DEVELOPMENT THAT ARE
BEING BUILT WHERE.
I KNOW WHAT TO PAY ATTENTION TO.
I KNOW WHERE TO LOOK AND KEEP AN
EYE ON THOSE LOTTERIES.
THAT'S ALSO A MAJOR CAPACITY
CRUNCH.

WE'RE ALL WORKING ON MANY
DIFFERENT THINGS.

WE'RE A SMALL CDC WITH A STAFF
OF TEN.

EIGHT ARE NEW IN THE PAST YEAR.

WE HAVE EXPERIENCED A BIT OF A
TRANSITION THE LAST YEAR.

WE HAVE BEEN ENTRENCHED IN THE
IDP FOR THE PAST FIVE YEARS

SINCE I HAVE BEEN AT THE CDC
TRYING TO WORK WITH OTHER STAFF
MEMBERS SO THEY KNOW WHAT IS
GOING ON WITH IDP AS WELL.

THAT'S A LONG WAY OF SAYING
WE'RE TRYING TO PULL IN POLICIES
AND MECHANISM.

THOSE WHO UNDERSTAND THE
NEIGHBOR HOUSES AND TRENCHED IN
THE NEIGHBORHOODS CAN SHARE THE
INFORMATION AS WELL.

>> THANK YOU.

>> -- THANK YOU FOR SHARING YOUR
STORY, HAVING THE COURAGE TO
SHARE YOUR STORY AND HAVING
KAREN INTERPRET YOU AS WELL.

I APPRECIATE WHERE YOU PERSONAL
STORY AND COUNSELOR FLYNN
TALKING ABOUT THE EURPB USE
IMPACTING CHINA TOWN.

WE WILL CONTINUE TO WORK WITH
YOU AND THE CHINESE PROGRESSIVE
ASSOCIATE.

FOR JASON, CAROLINE, WHAT YOU
DO, YOUR CAD SROE KA SEE.

IT'S ALL VERY VALUABLE.

IT'S A PARTNERSHIP WITH THE CITY
COUNCIL AND FOR THE FOLKS THAT
WE'RE ALL TRYING TO HELP OUT
THERE.

GOOD NEWS, BAD NEWS STORY IN THE
CITY.

THE GOOD NEWS IS BOSTON IS AN
ATTRACTIVE PLACE FOR PEOPLE TO
LIVE AND COMPANIES TO COME HERE.

WE BOAST THE BEST COLONELS,
UNIVERSITIES, COLLEGES,
COMMUNITY NETWORKS IN THE WORLD.
THE PROBLEM IS PEOPLE ARE HAVING
A HARD TIME BEING ABLE TO AFFORD
TO LIVE HERE.

WE HAVE TO ROLL UP OUR SLEEVES
AND WORK WITH THE MAYOR AND WITH
FOLKS HERE AND OTHERS TO TRY TO
CONTINUE TO MAKE A IMPACT AND

GET AS MUCH AFFORDABLE HOUSING
OUT OF PROJECTS HAPPENING IN THE
CITY. WE'RE EXPERIENCING
UNPRECEDENTED DEVELOPMENT IN OUR
CITY.

PUTTING A LOT OF PRESSURE ON A
LOT OF PEOPLE.

YOU HAVE MY FULL SUPPORT.

WE WILL CONTINUE TO WORK WITH
THE CHAIR, MY COLLEAGUES HERE TO
MAKE A DIFFERENCE IN THE LIVES
OF PEOPLE STRUGGLING TO AFFORD
TO STAY IN BOSTON.

THANK YOU.

THROUGH THE CHAIR I KNOW I WAS
RIPPING LATE.

I HAVE AN 8:00 O'CLOCK WAIT BUT
WILL STAY FOR SOME ADDITIONAL
TESTIMONY.

>>

(SPEAKING A FOREIGN LANGUAGE)

>> SO I HAVE ONE MORE COMMENT TO
ADD.

IN THE EXAMPLE OF 101 AND 103
HUDSON STREET.

IT WAS 8 UNITS, 15 FAMILIES WERE
DISPLACED.

I THINK THAT'S REALLY IMPORTANT
THAT THE REQUIREMENTS ARE PRO
POOR ATE.

PROPORTIONATE.

SOME PEOPLE ARE STILL NOT HAVING
STABLE HOUSING.

THEY HAVEN'T FOUND SUITABLE
HOUSING.

THAT'S WHY IT'S IMPORTANT TO
LOOK AT THAT AND GET THE
DEVELOPERS TO DO THEIR FARE
SHARE.

>> SO ALSO TO FOR ME I WAS ABLE
TO GET ELDERLY HOUSING.

THE WAITING LIST IS SHORTER.

FOR A FAMILY THE WAITING LIST IS
LONGER.

WE SHOULD PRIORITIZE BUT ALSO
PEOPLE, THE NEIGHBORHOOD THEY
DISPLACE IN THEY SHOULD HAVE
PRIORITY.

>> THIS DOESN'T NEED TO CONTINUE
RIGHT NOW.

I THINK WHAT IS VERY NECESSARY
FOR A LOT OF FOLKS IN THE POLICY
MAKING POSITIONS IS EXAMPLES.

YOU KNOW YOU TALK ABOUT THE

ONE-THIRD.

THE 33%.

THE ONE-THIRD, ONE-THIRD,

ONE-THIRD.

NOT JUST TALK ABOUT PERCENTAGES

BUT COMMUNITIES THRIVING AND

MAINTAINING AFFORD ABILITY AND

DESIRE ABILITY FOR DEVELOPERS.

MAINTAINING THE HIGH LEVELS.

WHAT WE HEAR FROM FOLKS IN

DEVELOP COMMUNITY, NOT ALL BUT

MANY, WHEN YOU GO BEYOND X

PERCENTAGE WE STOP.

IT'S IMPORTANT FOR ADVOCATES TO

BRING REAL LIFE EXAMPLES WHERE

THIS IS WORKING.

THE OTHER THING IS WE GET

EXAMPLES OF CITIES BUILDING

THEIR WAY OUT IT HAD.

THEY POINT TO TOKYO AND

DIFFERENT EXAMPLES.

WHAT IS REALLY IMPORTANT IS YOU

PRESENT EXAMPLES.

YOUR TESTIMONY WAS EXCELLENT.

FOR US AND I THINK WORKING WITH

THE CITY SAYING THIS WORKS HERE.

WE'RE NOT JUST COMING UP WITH

THIS KIND OF STUFF.

WE ARE NOT JUST SAYING YOUR MATH

ISN'T GOOD.

WE'RE SHOWING REAL LIFE

EXAMPLES.

IF YOU WANT TO SUPPLEMENT YOUR

TESTIMONY OR COME BACK WITH IT I

WOULD APPRECIATE THAT.

I SEE FOLKS STILL HERE.

I WANT TO GET TO THE PUBLIC

TESTIMONY.

LET ME CALL THEM UP.

THEN YOU CAN RESPOND TO ME.

I HAVE KAREN STRONG, MacKENZIE

BOX -- FOR THOSE IN THE AUDIENCE

THAT'S ALL THAT I HAVE.

IF YOU SIGNED UP FOR PUBLIC

TESTIMONY.

OKAY.

THREE ADDITIONAL NAMES.

RENE H.

>> DID YOU SIGN UP?

>> I SEE YOU AND COMING UP.

BRIEFLY ANSWER THE QUESTIONS

ABOUT EXAMPLES AND WE'LL GO

RIGHT TO PUBLIC TESTIMONY.

>> I KNOW FROM EARLIER TESTIMONY

THE REPORT PARTICULARLY AS WE
KNOW LOCALLY CAMBRIDGE AND
SOMERVILLE HAVE INCREASED IDP.

>> EXCELLENT.

>> THE HOME OWNERSHIP PROGRAM,
60%EMI I THINK THAT SOMETIMES
THE ARGUMENTS AROUND THE
MORTGAGE.

YOU KNOW SOME HOW THEY ARE IN MY
BUILDING WHERE I LIVE.

THERE ARE RESIDENTS 60%.

WHO ARE IN THE 60%AMI AT THAT
TIME IN 2008 HREPDING WAS HARDER
AS WELL.

>> SO WE HAVE PEOPLE BE
SUCCESSFUL.

MYSELF WOULDN'T BE ABLE TO
PURCHASE IF IT WASN'T FOR THE
PROGRAM BEING UNDER THE 60% OF
AMI.

WE HAVE EXAMPLES OF THAT TO
SHARE.

>> THANK YOU.

THE EXAMPLES, PERCENTAGE AND
DEVELOPMENT CONTINUES.

I LOOK TO REPORT THAT.

THANK YOU SO MUCH.

>> PLEASE.

KAREN.

>> I HAVE PAID MY RENT A HUNDRED
PERCENT IN THE MARKETPLACE
PRIVATE MARKET.

I PAID A HUNDRED PERCENT OF MY
OWN RENT AND I WAS LOSING THE
BATTLE AS A WORKING PARTICIPANT.

I WAS DENIED FUEL ASSISTANCE I
MAKE TEN DOLLARS TOO MUCH.

I HAVE SEE AOER ALER STKPWAOE.

I HAVE KHRAUFT ROW PHOBIA.

CLAUSTROPHOBIA.

THEY SAY I HAVE TO HAVE A DOCTOR
KNOW SAY I'M MENTALLY ILL OR I
NEED A WHEEL CHAIR THIS.

IS RIDICULOUS THERE.

ARE PEOPLE LINED, VISUALLY
IMPAIRED, PERCEPTUALLY IMPAIR
AND NORMAL RAGE.

THIS CONTINUE FARE.

IT'S CLASSISM.

IT'S RIDICULOUS.

THE LANDLORDS HAVE LOW INTEREST
LOANS.

HAVE THEIR CAKE AND EAT IT TOO.

THEY DON'T GIVE ANYTHING US TO.

SMALL APARTMENTS AND MODERN FURNISHINGS.

I HAVE ALL OF MY UNITS PAID IN A EXPIRED USE BUILDING.

IT HAS A WALK IN CLOSET AND IT'S COLONEL FOR THIBLE.

I HAVE BEEN THREATENED MANY TIMES, I LIKE THE SMALLER AREA.

THE IDEA IS BETTER THAN SIP CODES.

BEING -- IT'S DIFFICULT BEING THE ONLY RESIDENT IN THE TRY ANGLE BORDER.

THERE ARE BULLIES.

>> IF THEY GAVE BACK THE LAND THEY TOOK FOR THREE AND FOUR DOLLARS WE WOULDN'T HAVE THE PROBLEMS.

I AM A GREEN LINE RESIDENTS.

I HAVE EXCELLENT CREDIT.

I CAN'T GET A LANDLORD TO OFFER ME AN APARTMENT IF HE'S NOT OP I WILL GATED TOO.

THE AMI IS TOO HIGH.

I HAVE NEVER EARNED OTHER 50,000 OR ABOVE.

I RECENT BEING TOLD I SHOULD MOVE TO --VILLE OR TIM BUCK.

TWO BROOKLINE GAVE ME TWO WEEKS TO FIND A PLACE.

I MOVED ACROSS THE STREET ON A STREET, WHICH AFTER I MOVED THERE I WAS TOLD I EITHER SIGNED A BOSTON VOUCHER OR ELTS MOVE OUT.

I WANT TO MOVE BACK HOME TO BROOK LINE.

I DON'T LIKE BEING SURROUNDED BY CHAOS.

I HAVE TO PAY FOR THIS FOR THE REST OF MY LIFE NOT MOVING BACK TO BROCK LINE PROPER.

I'M A QUIET TENANT.

I LIKE IT QUIET.

I NEVER HAD RAY PROBLEM WITH NEIGHBORS.

I DON'T WANT TO LOOSE THEM.

I HAVEN'T HAD APRON LEM WITH THEM.

I LIKE THAT THE KURBT WILLING HAS MIXED INCOMES IT'S NOT A LIE.

IT IS MODERATE INCOME AND LOW INCOME.

IT HAS MODERATE AND MARKET
INCOME.

I WOULD ALSO LIKE TO SAY I'M A
MINORITY IN MY BUILDING WITH THE
LOW ERIN COMES BORN IN THE
U.S.A.

NOT THAT I DON'T KNOW SEVERAL OF
THE LANGUAGES I DO.

I DON'T HAVE ANYTHING AGAINST IT
BUT WE HAVE ALL EXPERIENCED
DIFFERENT TIMES.

WHEN IT COMES TO CLASSISM THERE
IS NO PROTECTION.

THE GREATER AREA IS ALMOST
EXCLUSIVELY SINGLE.

WE'RE PUSHED OUT BY FAMILIES.
BY PEOPLE WHO WANT LOWER RENTS.
WE ARE BEING PUSHED OUT BY OVER
DEVELOPMENT.

WE ARE BEING PUSHED OUT BY
NOISE.

I HAVE A RIGHT TO LIVE IN THE
CITY AND EXPECT QUIET ENJOYMENT
IN MY APARTMENT.

THEY DON'T THINK SO.

SO, YOU KNOW, THE TIME LINES
DON'T LINEUP.

WHEN IT COMES TO MOVING EITHER.

I CAN'T LIVE IN TWO PLACES AT
ONE TIME.

GIVING THE NOTICES AND BEING
ABLE TO HAVE A INSPECTION IN MY
APARTMENT AND CONTACT ALL IN THE
MONTH.

IT'S IMPOSSIBLE.

IT DOESN'T WORK EITHER.

I DON'T KNOW WHY YOU GIVE THIS
PROCESS BACK TO PEOPLE WHO
RUINED IT.

IT USE TO WORK.

I'M PROOF OF THAT IN MY BILLING.
WE'RE NOT ALLOWED TO STAY WITH
THE 13A TENANTS.

NOT THE SECTION 8 TENANTS.

>> THANK YOU.

>> AND --

>> THE ELDERLY.

THAT'S WHEN HEALTH DECLINES.

THAT'S A CATEGORY THERE.

IS NO HOUSING FOR US AOEGT.

THAT'S 50 OR ABOVE.

>> I'M SORRY I SKIPPED -- KENKY

BACH AND GEORGE LEE.

OKAY.

KENSEY BACH.

>> I WILL SPEAK ON BE HALF OF
GEORGE LEE HE'S WATCHING MY
KIDS.

>> HE'S THERE.

>> WE SWITCHED I HAVE TO HAVE MY
KIDS AND BRING THEM WITH ME.

MY NAME IS AMANDA.

I AM A OFFICIAL REPRESENTATIVE
FOR RECLAIM ROCKS PURE.

I'M SPEAKING ON BE HAFT OF THE
IDP COLLISION I'M PART OF.

THANK YOU FOR HAVING THIS
MEETING.

YOU CAN SEE THE WORKINGS CLASS
PEOPLE, WORKING POOR PEOPLE.

I COULDN'T BRING MY KIDS IN HERE
THEY'RE NOISY.

ONE THING I WOULD LIKE YOU GUYS
TO UNDERSTAND DIFFERENT PEOPLE,

DIFFERENT CREEDS DIFFERENT
RACIAL BACKGROUNDS.

WE'RE ALL SAYING THE SAME THING.
COMMUNITIES ARE BEING SWALLOWED.

SWALLOWED BY GREED.

IT'S NOT NECESSARILY FARE.

WE ARE CULTURALLY RICH.

IT SHOULDN'T HAVE TO BE LIKE
THIS.

BECAUSE YOU HAVE RICH SKULL
STAOUR BUT YOU ARE HISTORICALLY
BROKE.

IT SHOULDN'T HAVE TO BE THAT
DIVIDE.

WE SHOULD HAVE A EQUAL AMOUNT OF
HOUSING FOR EVERYBODY ACROSS THE
CITY.

I WILL ADDRESS ELEPHANT IN THE
ROOM.

WE HAVE TOP CLASS UNITS.

WE HAVE TOP CLASS HOSPITALS

WHERE PEOPLE COME FROM ALL OVER
TO HAVE THEIR LIVES IN

MASSACHUSETS.

THEY NEED TO PREY THEIR FARE
SHARE OF PROPERTY TAXES.

SO WE'RE NOT SQUEEZING WATER OUT
OF A STONE OF PEOPLE.

I UNDERSTAND YOU'RE GIVING REAL
LIFE EXAMPLES.

WORE REAL LIFE EXAMPLES.

WE LIVE IN THE THROWS OF IT I

HAVE LIVED THERE FOR ABOUT THREE
YEARS.

BEACON JUST CAME IN.
THEY'RE CLEANING OUT THE
BUILDING AND ALL OF THIS OTHER
STUFF.
IT'S ALL SMOKE AND MIRRORS.
WE KNOW IN ABOUT A YEAR OR TWO
WE COULD BE FORCED OUT OF THEIR
TO.
THEY CLAIM NINTH STREET IS ONE
OF THE SAFEST PLACES LEFT.
HE WE DON'T FOAL THAT WAY.
WE FOAL THIS IS FOR THE RESIDENT
DEPARTMENTS HERE AND THIS IS
OVER HERE.
THIS SHOULDN'T BE THE CASE.
HOUSING IS A BASIC HUMAN RIGHT.
THAT HAS TO BE UNDERSTOOD.
WE HAVE TO UNDERSTAND THE
POSITION WE'RE IN AS FAR AS
WHERE WE WORK AND WHAT WE DO.
WE ARE ALL HUMAN.
WE SHOULDN'T BE CLASSIFIED BY
THE MONEY WE MAKE OR THE MONEY
WE DON'T MAKE.
AS LONG AS THERE ARE, AS LONG AS
THERE IS A WAGE DISPARITY AND A
JOB DISPARITY THERE WILL ALWAYS
BE A HOUSING DISPARITY.
THEY'RE ALL TIDE TOGETHER AND
THE SAME.
ONE THING THAT HAS TO BE
REALIZED THIS BASIC RIGHT NEEDS
TO BE RECOGNIZED THAT WE ALL
NEED.
THE AMI NEEDS TO BE SET UP 30%
NOT 7%.
78%.
YOU ARE CHOPPING PEOPLE -- WE
TALK ABOUT THE HAITIAN FOLKS,
GENTLEMAN MAKE APBZ FOLKS THAT
CALL THIS CITY HOME BESIDES NEW
YORK CITY.
WE HOUSE A LOT OF CARIBBEAN
PEOPLE.
ONE THING YOU HAVE TO UNDERSTAND
WHEN YOU BOT OUT THE CULTURE
THEN WHAT?
YOU HAVE TO THINK ABOUT THAT.
BESIDES WHAT COLOR THIS IS WE
ALL NEED HOUSING.
WE NEED IT A RATE EVERYONE CAN
AFFORD.
UNTIL YOU HAVE JOBS THAT PAY A
LIVING WAGE.

NOT TEN DOLLARS AN HOUR.
WHEN I WAS IN HIGH SCHOOL
WORKING AT -- BASEMENT I WAS IN
HIGH SCHOOL.
NOW ALMOST 40 YEARS OLD WITH TWO
CHILDREN THAT I CAN LIVE OFTEN
DOLLARS AN HOUR.
I CONDITION.
MY EXPERIENCE AND JOBS AND
EXPERIENCE I HAVE I SHOULD BE
PAID AT LEAST 30.
YOU'RE NOT GOING TO TELL ME I
CAN SURVIVE AT 10 WORKING AT
SAFE -A- LOT OR STALK AND SHOP.
THEY OFFER A 11:00 TO 6:00.
NO AS LONG AS WE HAVE THESE
DISPARITIES GOING AT EACH OTHER
AND WE GOING AT EACH OTHER WHICH
WE SHOULDN'T BE, THIS WILL
ALWAYS BE A ISSUE.
MAINLY I SAY THE AMI NEEDS TO BE
SET AT 30%.
70% IS REACHING FOR FOLKS WHO
WANT TO COME HERE FIVE TO SEVEN
YEARS.
UTAH, SEATTLE, HOUSTON, MAYBE
MIAMI WHERE THE OLD FOLKS ARE AT
THEY WILL PICK UP AND GO AND
LEAVE BOSTON BEHIND.
YOU HAVE TO THINK ABOUT PEOPLE
HERE FOR 30, 40, 50 YEARS.
MY GREAT GRANDMA CAME HERE FROM
TRINIDAD AND BROUGHT HER MOTHER
HERE.
SHE PASSED ON.
I HAVE AGAIN RATIONS HERE IN
BOSTON.
I DESERVE TO BE PART OF THE
GROWTH OF THE CITY I WAS BORN
AND RAISED IN.
SO DO MY CHILDREN.
YOU CAN -- TENANTS BORN HERE,
ANYONE THAT CHOOSES TO COME
HERE, WE HAVE TO BE HONEST ABOUT
THIS ISSUE.
WE HAVE TO BE HONEST AND ADDRESS
THE LARGER ENTITIES THAT ARE
AROUND THE CORNER.
NORTHEASTERN UNIVERSITY THEY
REMODELED.
YOU CAN'T SAY THAT SOME PART OF
COLUMBUS -- THIS IS THE NIGHTS
PART.
WHEN YOU CROSSOVER FRO MONT

FREEMONTSTREET THERE IS DISPARITY.

>> THANK YOU.

>> EVERYONE CAN BENEFIT FROM THE
REMODELING OF THE CITY.

THIS CITY HERE THERE IS A WAY TO
RECOGNIZE EVERYBODY WITHOUT THE
DISREGARD, DISPHRAEUPBTMENT AND
DISRESPECT.

UNTIL Y'ALL RECOGNIZE THAT AND
NOT MAKE IT SEEM LIKE IT'S A
BLACK AND WHITE ISSUE.

IT'S A MONEY AND PROPERTY ISSUE.

IT'S A HOUSING AND HOME ENER
SHIP ISSUE.

IT'S A HUMAN RIGHTS ISSUE.

I BET WHEN YOU LEAVE HERE YOU'RE
NOT SLEEPING IN A WORD BOARD BOX
IN THE ALLY . LET'S BE REAL.

30%AMI IS WHAT I SAY.

>> THANK YOU.

+*EUFPRBLGTS PHRA +*U

[APPLAUSE]

>> -- BACH.

>> TUL COUNSELORS, THE
COUNSELORS FOR HAVING THE
HEARING AND THE ADVOCATES WHO
TESTIFIED SO ELOQUENTLY TODAY
AND THE CITY ADMINISTRATION.
I'M GLAD WE'RE HAVING THIS
CONVERSATION.

I WANT TO START BY SAYING HOW
INCREDIBLY IMPORTANT INCLUSION
OF OUR CITY, THE INCLUSION
POLICY IS.

I THINK WE CAN IMPROVE OUR
CITIES ACCESSIBILITY IN A HMM
WAYS.

WE CAN HAVE GREAT LANGUAGE
ACCESS, TRAINING PROGRAMS AND
BETTER SCHOOLS.

IF OUR LOW INCOME FAMILIES, THEY
NEED THE LANGUAGE ACCESS.

THE FAMILIES THAT CAN BENEFIT
FROM THE OPPORTUNITIES OF THE
CITY ARE PUSHED OUT THEN ALL OF
THE IMPROVEMENTS ARE FOR NOT.

I THINK WE WEIGHT A LOT OF
THINGS IN CITY GOVERNMENT THERE.
IS SOMETHING FUNDAMENTAL ABOUT
THE QUESTION OF WHO GETS TO LIVE
HERE AND BE PART OF THE
COMMUNITY IN THE FIRST PLACE.

SO, I THINK WE ABSOLUTELY NEED
TO TREAT, NOT JUST ONE INTEREST

AMONG OTHERS BUT A FUNDAMENTAL
PRIORITY OF BOSTON IN THE
FUTURE.

I WANTED TO ADD MY VOICE ON FOUR
QUICK POINTS.

THIS CONVERSATION OF IDP.

I THINK WE NEED TO LOOK AT
PERMANENT AFFORD ABILITY.

WE'RE EXPERIENCING IN THIS
GENERATION WHAT WHAPZ WHEN THE
YOUTH BUILDINGS EXPIRE.

WE HAVE THE KNOWLEDGE TO KNOW
PUNTING THAT KIND OF THING DOWN
THE ROAD IS ADVANTAGEOUS LATER.

THE REALITY IS IT'S A BIG ASK
BUT WE HAVE MAXIMUM LEVERAGE
POINT AT THE POINT OF THE
PERMITTING.

EVEN FOR DEVELOPMENT PERFORMERS
IT'S A LONG WAY.

WE HAVE THE OPPORTUNITY TO LOOK
AT PERMANENCE IN A MORE SERIOUS
WAY.

I THINK THIS WAS REFERRED TO,
HAVING A BIAS ON-SITE IN FAVOR
OF AFFORDABLE HOUSING.

WE NEED TO A CUTELY PRESERVE
AFFORDABLE HOUSING WE ARE GOING
TO LOOSE.

IT SEEMS WE SHOULD LOOK AT OTHER
SOURCES OF MONEY FIRST TO PUB
THE CRITICAL HOLES.

THESE ARE UNITS IN OUR
NEIGHBORHOODS THAT WE REALLY
STRUGGLE TO KEEP ECONOMIC
DIVERSITY THAT WE COULDN'T BUY
ON THE MARKET.

WE WOULDN'T BID FOR THE UNITS
BUT HAVE THE OPPORTUNITY TO
CLAIM THEM WITH THE POLICY.

I THINK THAT'S A GOOD IDEA THE
THIRD THING I'M PROUD TO BE ON
THE BOARD OF THE MASS AFFORDABLE
HOUSING ALLIANCE.

THAT WORKS FOR AFFORDABLE
HOMEOWNER SHIPS IN BOSTON AND
GREATER BOSTON.

BRINGING DOWN AT FORD ABILITY
LEVEL BE LOW THE 83 # +* IT %, I
THINK WE SHOULD EXPLORE.

THAT THE FOURTH AND FINAL THING
I HAVE WORKED A LOT AT THE
HOUSING AUTHORITY WITH THE
LOWEST INCOME BOSTONNIANS.

I THINK WE NEED TO AS WE VISIT
THE IDP POLICY LOOK FOR LOWER
AMI LEVELS AND BUY DOWN AFFORD
ABILITY IN A NUMBER OF OUR
UNITS.

WE SEE THE STRUGGLE OF THE
FAMILIES AND ONE RUNG ABOVE
THERE IS NOTHING THERE FOR
PEOPLE.

I THINK AS WE WORK ON THE IDP
POLICY BEING POLLED, TALKING
ABOUT THE WHOLE ECOSYSTEM OF
HOUSING IN THE CITY AND HEARING
THE VOICES OF ADVOCATES IN THE
CITY TODAY WE CAN'T AFFORD AS A
CITY TO MISS THIS OPPORTUNITY.

THANK YOU.

>> THANK YOU.

MARTIN.

>> THAT'S ALL I HAVE ON MY LIST.
YOU MENTIONED YOU SIGNED UP?

OKAY.

ALRIGHT.

I'M SO SEER.

RENE, SORRY. NEXT PAGE.

RENE -- AND SAHIRA BEFORE I GET
TO YOUR TESTIMONY.

SORRY, RENE.

>> HELLO MY NAME IS RENE.

I'M HERE TO REALLY MAKE A
STATEMENT.

I AM TRYING TO HELP -- TO HELP
QUADRA RABA HRAOEPBLG I CAN.
SHE HAS BEEN IN HER HOME FOR
EIGHT YEARS.

THEY WANT HER TO GO BECAUSE OF
MONEY.

SHE CAN'T AFFORD THE PRICE.

SHE IS PAYING \$50 MORE.

INSTEAD OF GETTING -- PAYING \$50
MORE TO STAY THERE.

IN THE MEANTIME THE BUILDING
THEY WANT HER TO GO TO THEY OWN
BUT THEY'RE DRAGGING THEY'RE
FEET TO GET HER THERE TO A
SMALLER PLACE.

THERE IS NO REASON FOR HER TO BE
IN A SMALLER PLACE.

SHE'S IN A WHEEL CHAIR.

ELECTRIC ONE.

SHE WILL BE MORE --

>> CONFINED.

>> -- SHE WILL BE MORE ISOLATED.
MORE IN HER HOME.

I WANT TO HELP HER.
I WANT TO GET THE LEGAL AID TO
SAY STOP THIS.
THERE IS NO REASON FOR HER TO
GO.
MY -- OPINION I DO BELIEVE, AS
LONG AS YOU GUYS HAVE BEEN
COUNSELORS THIS IS NOT A NEW
ISSUE.
OKAY.
THE RACISM.
THE GREED.
THE NEED OF DEVELOPMENT.
THIS IS SOMETHING THAT HAS BEEN
GOING ON FOREVER.
AS COUNSELORS, YOU KNOW BETTER.
YOU SHOULD BE ASHAMED OF
YOURSELF FOR LETTING THIS
HAPPEN.
>> -- PUSHED OUT.
YOU ACT LIKE YOU DON'T CARE.
WHY ARE THESE CONDOS COMING?
THE PRICES OF THEM WHO CAN PAY
TEN THOUSAND, NINE THOUSAND.
THEY'RE TWO THOUSAND AND UP.
WE CAN'T AFFORD THEM.
THERE ARE NO JOBS TO PAY IT.
\$15 WILL NOT PAY IT.
\$18 WILL NOT CUT IT.
NEITHER WILL 20.
WE'RE ALREADY BEHIND.
JUST BEING AN EMPLOYEE AN
EMPLOYEE I KNOW THIS.
TO HAVE THIS HAPPEN NOW IN OUR
CITY HAPPENING TO PEOPLE OF
EVERY COLOR.
NO KNOWING WHERE THEY ARE.
NO E-MAILS, PHONE NUMBERS, NO
FUTURE ADDRESS TO SAY I -- AN
APARTMENT OR FAMILY MEMBER.
ON THE STREET.
YOU SHOULD BE ASHAMED OF
YOURSELF.
I'M SO DISGUSTED AND EMOTIONAL.
I DON'T KNOW HOW SHE IS GOING TO
LIVE.
SHE IS IN AN APARTMENT SHE HAS
BEEN IN FOR EIGHT YEARS.
THEY DON'T MIND TAKING THE
MONEY, THERE ISN'T A REASON FOR
HER TO MOVE.
SHE'S NOT BEHIND IN HER BILLS.
SHE IS BEHIND AND LIVING
DECENTLY.

RESPECTFULLY.
YOU ASK FOR OUR BOATS EVERY TWO
YEARS, EVERY FOUR YEARS.
IT'S GOTTEN WORST.
WHY DID IT GET WORST.
>> -- \$8.
OKAY THAT'S ZERO.
\$250,000 FOR WHITE PEOPLE.
WE LIVE IN A DEMOCRATIC STATE.
THAT'S A STATEMENT I SHOULDN'T
HAVE TO SAY.
NOT REPUBLICAN, IT'S NOT
DEMOCRAT, IT'S NOT INDEPENDENT.
IT SURELY IS RACISM.
CLASSISM, RACISM, IT'S STILL
THERE.
IT'S NOT ONE OR THE OTHER IT'S
EVERYTHING.
YOU AS COUNSELORS EVEN THE MAYOR
AND I HAVE BEEN IN HIS FACE TOO.
HE DOES NOT GIVE AN ANSWER YOU
KNOW BETTER.
YOU HAVE TO BE BETTER.
I TALK TO BLACKS AND WHITES, I
GO TO BOTH.
WE DON'T HAVE THE SAME ISSUES.
BLACKS ARE STRUGGLING.
WHITE PEOPLE TALKING ABOUT NOISE
POLLUTION.
IT'S NOT THE SAME.
POOR CLASS.
NOT, JUST POOR.
>> EXACTLY.
THAT'S WHY I SAY THERE IS
RACISM.
THERE IS A.
IT SHOULD OF NEVER HAPPENED.
BLACK PEOPLE HAVE NEVER CAUGHT
UP.
WE'RE STILL STRUGGLING AND
FIGHTING.
WE'RE NOT PROTECTED ON JOBS.
WE'RE NOT PROTECTED ON HEALTH.
WE DON'T HAVE EQUAL EDUCATION.
WE DON'T HAVE DIVERSITY.
YOU KNEW THIS.
YOU KNEW THIS.
YOU KNEW THIS, YOU DIDN'T
PREVENT IT BUT YOU ASK FOR OUR
VOTE.
WHY SHOULD WE GIVE IT.
IT GETS YOU WHERE YOU NEED TO
BE.
IT GETS US NOTHING.

YOU SHOULD BE ASHAMED OF YOUR SELVES.

YOU SHOULD BE ASHAMED OF YOURSELF.

FOR LETTING THIS HAPPEN, A DEVELOPER WILL ALWAYS HAVE PERPETUAL MONEY COMING IN. AS LONG AS THERE IS RENT THEY WILL HAVE MONEY.

>> DOESN'T MAKE ANY SENSE. YOU'RE INTELLIGENT.

WE ALL ARE.

I CAN SEE IT.

I HAVE SAID THIS SINCE THE 90s.

SINCE I CAME TO BOSTON.

IT'S NOT A NEW STORY.

WE ARE SUFFERING.

TOO MUCH.

TOO MUCH.

I WILL SAY IT AGAIN YOU SHOULD BE ASHAMED OF YOUR SELVES.

WHY SHOULD I VOTE FOR ANY DEMOCRAT?

LET ALONE A REPUBLICAN?

THIS IS HAPPENING TO ALL OF OUR PEOPLE BUT MAINLY PEOPLE OF COLOR.

THANK YOU.

THANK YOU.

[APPLAUSE]

>> HI CITY COUNCILORS.

I'M A RESIDENT OF DORCHESTER, A VOLUNTEER OF DORCHESTER NOT FOR SALE AND A RENTER.

I WANT TO POINT OUT TO THIS CONTRIBUTION.

I'M IN SUPPORT OF THE 33% SET ASIDE OF UNITS BEING AFFORDABLE.

RESIDENTS IN 30% TO 70% AS PROPOSE TODAY.

UNITS BEING -- PERMANENT AFFORDABLE AND DECREASING THE TEN UNIT THRESHOLD.

WE HAVE TO RAISE THE BOTTOM LINE.

WE HAVE BEEN IN CONVERSATIONS WITH DEVELOPERS THEY DON'T BUDGE ON THE AFFORD ABILITY.

THEY SAY THE CITY IS AT 13%.

WE'RE MEETING THE REQUIREMENT.

AS CITY REPRESENT TEUFDZ WE HAVE TO RAISE THE BOTTOM LINE.

ONE OF THE PROJECTS IN

DORCHESTER RECENTLY APPROVED A TOUTED COMMUNITY BENEFIT IS THIS PROJECT HAD .5 PERCENT HIGHER THAN THE IDP.

THAT'S WHAT TWO OR THROW MORE UNITS.

HERE IS THE THING 13% AFFORDABILITY MEANS 87% NOT AFFORDABLE.

FOR 488 UNITS THAT'S AT LEAST 400 UNITS MARKET RATE.

TIMES THAT BY THE PEOPLE MOVING TO THE NEIGHBORHOOD.

THAT'S THOUSANDS OF PEOPLE WHO HAVE HIGH INCOMES MOVING NO A NEIGHBORHOOD GENDER PHING THE NEIGHBORHOOD, DISGRACING PEOPLE IN THE NEIGHBORHOOD AND SURROUNDING AREAS.

MEMBERS OF DORCHESTER WHERE I LIVE, THE RICH COMMUNITIES, THEY -- YOU LOCK AROUND THE ROOM WHERE IS THE REPRESENTATION HERE TODAY.

AS CITY REPRESENTATIVES YOU NEED TO THINK ABOUT PEOPLE WHO ARE NOT IN THE ROOM AS WELL AND VOTE FOR THEM AS WELL.

THIS IS ALSO A ISSUE OF RACIAL ETHNIC THAT MANY HAVE TALKED ABOUT. IN DORCHESTER OVER 80% OF HOUSEHOLDS MAKE LESS THAN \$50,000 ARE PEOPLE OF TKHROER, THINK ABOUT THAT.

WE'RE IN A WAY CHANGING THE RACIAL, RACIAL EQUITY IS A IMPORTANT COMPONENT OF THE MAYOR'S AGENDA AND YOUR AGENDA. YOUR VOTE IS A RACIAL ETHNICITY ISSUE.

DISPLACEMENT IS A PUBLIC HEALTH ISSUE.

RAISING THE IDP IS A WAY TO PREVENT DISPLACEMENT AND A PUBLIC PREVENTION TOOL.

THIS HAS BEEN LINKED TO POOR PHYSICAL HEALTH, CHILDREN BEING MOVED FROM SCHOOLS, HOMELESSNESS, SUICIDE.

IN 2015 U.S. DID A STUDY BY THE AMERICAN PUBLIC HEALTH ADMINISTRATION SHOWING 929 SUICIDES WERE DUE TO EVICTION AND FORECLOSURE A CAUSE OF DEATH.

THE NUMBER OF SUICIDES -- IN BOSTON BASED ON HOUSING COURT CASES WE KNOW IS A UNDERESTIMATE OF THE DISPLACEMENT OF THE CITY. BASED ON THAT DATA WE KNOW EVICTIONS IN BOSTON HAVE BEEN INCREASING ON THE AVERAGE OF 6.2 EVICTIONS A DAY IN BOSTON ON AVERAGE.

TIMES THAT BY 365 DAYS THAT'S FAMILIES BEING EVICTED. THIS AFFECTS THE INDIVIDUAL AND THE NEIGHBORHOODS AS WELL. IN DORCHESTER A TWO BEDROOM IS \$2200.

CONDOS AND HOMES ARE FIVE ARE ABOVE FIVE HUNDRED THOUSAND DOLLARS. THAT'S BEYOND WHAT MY HUSBAND AND I CAN AFFORD.

WE ARE LOOKING OUTSIDE OF BOSTON.

WHEN YOU THINK OF HOMES LOOK FOR FAMILIES.

A LOT OF UNITS ARE ONE AND TWO BEDROOMS.

THESE ARE NOT ACCESSIBLE TO FAMILIES AND PRESERVING THE NEIGHBORHOODS.

PRIORITIZE HOUSEHOLDS IN THE NEIGHBORHOOD.

DEVELOPERS SAY WE HAVE TO BUILD HOUSING.

WE ARE BRINGING MORE JOBS INTO THE NEIGHBORHOODS.

ARE THESE FOR THE NEIGHBORHOOD OR PEOPLE COMING FROM OUTSIDE OF BOSTON.

WE'RE BUILDING HOUSING FOR THOSE RESIDENTS.

PRIORITIZE PEOPLE.

THE LAST THING I WANT TO ADVOCATE FOR IS DATA TRANSPARENCY.

WE NEED TO KNOW WHAT GOES ON BEHIND THE NUMBERS.

I ASKED IDP TO PRESENT ALL NUMBERS.

TIM MENTIONED HE WOULD PROVIDE THE CONTRACT.

WE AS RESIDENTS WE ARE KNOWLEDGEABLE.

WE HAVE BEEN TOLD YOU DON'T UNDERSTAND THE CONSTRUCTION COSTS, HOW EXPENSIVE IT IS TO

BUILD IN THE CITY.
YES WE DO.
GIVE US THE INFORMATION AND
PROVIDE DATA TRANSPARENCY.
WORK WITH US.
THIS IS ON THE TABLE FOR
FAMILIES.
THIS IS NO BARGAINING IF WE
DON'T UNDERSTAND WHAT GOES NO
THE NUMBER.
WE NEED TO KNOW WHY THE NUMBER
IS NOT HIGHER.
THROUGH ECONOMIC AND DEMOGRAPHIC
CONTEST HAS CHANGED HENCE THE
PURPOSE OF THE MEETING.
REALLY INVOLVE THE COMMUNITY
NUMBERS AND RESIDENTS IN THE
CONVERSATION AND THE NUMBERS AS
WELL.
LASTLY I HAVE BEEN IN
PRESENTATIONS THE MAYOR SAYS HE
WANTS TO MAKE WORST ON THE BEST
CITY IN THE COUNTRY.
I BELIEVE YOU WANT TO DO THAT AS
WELL.
WE'RE BEHIND.
WE SEE OTHER CITIES ACROSS THE
COUNTRY EVEN IN THE STATE
RAISING THEIR IDP.
REALLY SEE, I KNOW YOU
UNDERSTAND IDP IS A MAJOR TOOL.
IT'S FOR PUBLIC PREVENTION AND
ECONOMIC AND RACIAL EQUITY.
I CHALLENGE YOU TO BE
PROGRESSIVE IN THE POWER THAT
YOU HAVE IN YOUR ROLL TO MAKE
THAT CHANGE.
THANK YOU SO MUCH.