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>> YOUR VIDEOS ARE MOSTLY OFF WHICH IS FINE BUT I WOULD ENCOURAGE PEOPLE IF POSSIBLE WHEN YOU ARE ASKING QUESTIONS TO TURN THEM ON.

I'M GAVELING THIS HEARING THE BOSTON CITY COUNCIL INTO SESSION.

FOR THE RECORD I'M THE DISTRICT EIGHT CITY COUNCILOR AND I'M THE CHAIR ON THE COMMITTEE OF WAYS AND MEANS.

I'M JOINED BY COUNCILOR MICHAEL FLAHERTY, MICHELLE WU, ANNISSA ESSAIBI-GEORGE, [INDISCERNIBLE] AND THE OTHER COLLEAGUES WILL JOIN US AS WELL.

JUST FOR FOLKS WATCHING AT HOME, WELL IF YOU'RE WATCHING AT HOME YOU ALREADY KNOW THIS PUBLIC HEARING IS BEING RECORDED AND LIVE STREAMED AT BOSTON.GOV STOIS CITY/COUNCIL TV AND WILL BE REBROADCAST ON RCN82 AND VERIZON CHANNEL 1964.

THE COUNCIL'S FY21 BUDGET REVIEW WILL ENCOMPASS AROUND 27 HEARINGS OVER ROUGHLY SIX WEEKS AS WELL AS COUNCILOR WORKING SESSIONS.

WE JUST HAD OUR KICKOFF OF THE BUDGET SEASON THIS MORNING WITH AN OVERVIEW OF THE ADMINISTRATION AND DOES NOT AND NOW WE'LL BE HEARING FROM THE ASSESSMENT DEPARTMENT AND TALKING MORE ABOUT REVENUE.

WE STRONGLY ENCOURAGE RESIDENTS WHETHER YOU KNOW, WHETHER YOU WANT TO DO THIS LIVE OR BY SENDING IN TESTIMONY TO TAKE A MOMENT TO ENGAGE WITH THIS PROCESS SO ONE OF THE OPTIONS IS TO WRITE TO CCC.WM AT BOSTON.GOV WITH YOUR WRITTEN TESTIMONY AND ATTACH A VIDEO TESTIMONY AND YOU CAN FIND ON OUR WEBSITE WAYS TO DO THAT, THERE'S A FORM.

OR YOU CAN ATTEND VIRTUAL HEARINGS OVER THE ZOOM LINK

WHICH IS ATTACHED TO THE PUBLIC HEARING NOTICE AND WE WILL LET FOLKS IN FROM THE WAITING ROOM TO TESTIFY AT THE END OF EACH HEARING.

WE WILL ASK EVERYBODY TO STATE YOUR NAME AND RESIDENTS AND KEEP YOUR COMMENTS TO A DPEU MINUTES.

I WANT TO ALIGHT AT THURSDAY

WE'LL BE HAVING AT 6:00 PM A PUBLIC HEARING DEDICATION AND HEARING'S EVERYONE'S CONCERNS GOING INTO THE BUDGET SEASON.

I WOULD ENCOURAGE MEMBERS OF THE PUBLIC WHO MIGHT WANT TO OPEN FRAME THE CONVERSATIONS FOR THE COUNCIL TO ATTEND AND RAISE YOUR QUESTIONS ON THAT HEARING THURSDAY EVENING AT SIX.

WE'LL BE HAVING DEDICATED HEARINGS ON MAY 26 AND MAY 28

BOTH AT 6:00 P.M. YOU CAN INFORMALLY TWEET US YOUR QUESTIONS AT THE HASHTAG BUDGET. WE'RE DEFINITELY WATCHING THAT.

AND FINALLY MORE INFORMATION ON THE WHOLE BUDGET PROCESS ARE FOR THE COUNCIL ON HOW TO TESTIFY YOU CAN FIND AT BOSTON.GOV SLASH COUNCIL/FY20 BUDGET.

AND THE CITY'S PROPOSED BUDGET YOU CAN FIND AT BUDGET.BOSTON.GOV.

SO WITH THAT LET'S MOVE TO TODAY'S HEARING.

SO TODAY'S HEARING IS ON DOCKET 0588-0590 ORDERS FOR THE FY21 OPERATING BUDGET INCLUDING ANNUAL APPROPRIATIONS FOR DEPARTMENTAL OPERATIONS FOR THE SCHOOL DEPARTMENT AND FOR OTHER POST EMPLOYMENT BENEFITS.

DOCKET 0591 TO 0592 ORDERS FOR CAPITAL FUNDS TO TRANSFER APPROPRIATIONS AND DOCKET 0593 TO 0596 ORDERS FOR THE CAPITAL BUDGET INCLUDING ORDERS AND LEASE PURCHASE AGREEMENTS.

THOSE ARE THE DOCKET NUMBERS FOR ALL ON THE BUDGET RELATED DOCKETS WE'LL BE CONSIDERING OVER THE NEXT COUPLE MONTHS. OUR HEARING TODAY IS FOCUSED ON REVENUE AND ASSESSING

SPECIFICALLY.

WE ARE JOINED BY THE CITY'S COMMISSIONER FOR THE ASSESSING DEPARTMENT AND THE I GUESS THE THING I WOULD SAY IS THAT WE'RE GOING TO BE HAVING A SERIES OF BUDGET HEARINGS THROUGHOUT APRIL AND MAY WHERE WE LOOK AT THE WAYS THAT WE BUDGET FOR SPENDING AND WE THINK ABOUT HOW WE MIGHT NEED TO ADJUST THAT GIVEN THE PRESENT CRISES.

ALL OF THOSE BUDGETS ABOUT HOW TO SPEND THE MONEY WILL BE DEPENDENT ON THE ANSWER TO THE QUESTION OF WHAT REVENUES WE AS A CITY CAN COUNT ON IN THE COMING FISCAL YEAR.

SO WE ADDRESS THAT SOMEWHAT IN THIS MORNING'S HEARING AND WE'LL BE CONTINUING ON THAT TOPIC THIS AFTERNOON.

SO WITH THAT, I'D LIKE TO RECOGNIZE COMMISSIONER IANELLO TO MAKE AN OPENING STATEMENT THAT THE DEPARTMENT SENT OVER THE MATERIALS FOR THE COUNCIL AND THEN WE'LL JUMP INTO SOME QUESTIONS.

SO THANK YOU, COMMISSIONER.

>> THANK YOU SO MUCH FOR HAVING ME HERE.

I'M NICK IANELLO.

I'M HERE TO PRESENT THE FISCAL YEAR 2021 BUDGET RECOMMENDATIONS FOR THE ASSESSING DEPARTMENT. THE DEPARTMENT'S RESPONSIBLE FOR MAINTAINING OWNERSHIP DOT AND CASH VALUE OF OVER 180,000 REALLY STATE AND PERSONAL PROPERTY ACCOUNT.

EVERY FISCAL YEAR WE GENERATE \$2.5 BILLION REVENUE FOR THE CITY FROM THOSE PROPERTY TAXES ALONE.

THE DEN IS RESPONSIBLE FOR ASSESSING PORT VEHICLE EXCISE, ADMINISTERING PROPERTY TAX CONTRACT AND ADMINISTERING THE NON-PAYMENT YIELD TAX PROGRAM. THE DEPARTMENT IS FACING MANY CHALLENGES SINCE THE UPCOMING FISCAL YEAR 2021.

THE ONGOING CHALLENGE OF

DETERMINING FAIR CASH VALUE TO THE PROPERTY THROUGHOUT THE CITY AND THAT IS A CHALLENGE THAT I DON'T THINK IS GOING TO BE ANY EYESER WITH OUR -- EASIER WITH OUR ONGOING PANDEMIC. THERE ARE STANDARDS AND REQUIREMENTS PLACED ON THE DEPARTMENT. RECERTIFICATION, SO EVERY YEAR WE ARE BY THE DEPARTMENT OF REVENUE. RECERTIFICATION IS A SPECIAL PROCESS. IT USED TO HAPPEN EVERY THREE YEARS. THERE WAS SOME CHANGES TO THAT TIME LINE AND THE COMMONWEALTH STATUTE AND SO THE LAST ONE THAT WE HAD WAS IN FISCAL YEAR 2016. SO THAT IS QUITE AN UNDERTAKING THAT WE HAVE AHEAD OF US. WE ARE PROJECTING \$2.6 BILLION IN PROPERTY TAX REVENUE ARE FOR THE UPCOMING FISCAL YEAR. THAT LEVEL WE'LL BE AT THE PROPOSITION TWO AND-A-HALF LIMIT AND THAT HAS BEEN IN PRACTICE SINCE PROPOSITION WENT INTO EFFECT IN 1982. THIS IS 72% OF THE OVERALL BUDGET TOWARDS TODAY. THE DEPARTMENT IS VERY CONCERNED WITH ACCURACY LEVELS AND PROACTIVELY ADDRESSING CONCERNS TO TAXPAYERS. THAT'S PRETTY MUCH OUR MAIN MISSION IS TO MAKE SURE VALUES ARE RIGHT AND THEN GET THAT INFORMATION OUT TO PEOPLE SO THEY UNDERSTAND WHERE EVERYBODY'S COMING FROM. ONE OF THE CHALLENGES IS THAT, ONE OF THE CHALLENGES WE PAID THE STATE THIS PAST FISCAL YEAR WAS CONVERTING TO A NEW SOFTWARE SYSTEM FOR OUR EVALUATION MODELING AND DATA COLLECTION. THAT WENT WELL, FRANKLY. IT WAS A LARGE SCALE PROJECT. AS I SAID WE HAVE OVER 180,000 PARCELS AND WE'RE [INDISCERNIBLE] WE HAD THAT SYSTEM CONVERSION APPROVED BY

THE DEPARTMENT OF REVENUE.  
WE HAD OUR VALUES CERTIFIED AND  
THEN THIS YEAR WE RECEIVED LESS  
THAN 1300 APPLICATIONS OFF OF  
THAT NEW EVALUATION SYSTEM.  
THAT IS AN INDICATOR, THAT GIVES  
ME A LOT OF COMFORT.

IF YOU HAVE SOME QUESTIONS FOR  
ME, GO AHEAD.

SHOOT.

>> THANK YOU COMMISSIONER.  
I GUESS IF WE COULD START WITH  
YOU REFERENCED THE FACT IT'S A  
RATION YEAR AND I'M CURIOUS --  
RATION YEAR AND I'M CURIOUS TO  
KNOW WHAT THAT PROCESS LOOKS  
LIKE MECHANICALLY AND HOW THE  
MECHANICS OF THAT PROCESS COULD  
BE AFFECTED BY THIS CURRENT  
SITUATION.

SO AS AN UNTUTORED PERSON MY  
FIRST THOUGHTS WOULD BE FIRST OF  
ALL THE QUESTION OF HAVING  
ASSESSORS GO OUT AND ABOUT MIGHT  
BE IMPACTED BY OUR PUBLIC HEALTH  
SITUATION.

AND THEN I DON'T KNOW TO WHAT  
EXTENT YOU ALL USE COMPS IN THAT  
PROCESS BUT THE QUESTION OF WHAT  
TO DO WHEN A REAL ESTATE MARKET  
HAS STALLED WITH YOUR KIND OF  
CALL ACCESS. LEAD OFF WITH THAT  
QUESTION FOR NOW AND THEN  
START RECOGNIZING MY  
COLLEAGUES.

>> ABSOLUTELY.

THOSE ARE TWO EXCELLENT  
QUESTIONS.

I DEFINITELY HAVE  
CONCERNS.

A LARGE PART OF OUR  
MAINTENANCE IS OUT IN THE  
FIELD.

AND, YOU KNOW, IN THIS  
KIND OF ENVIRONMENT, AND  
NOT KNOWING HOW LONG THIS  
IS GOING TO LAST, WE'RE  
TRYING TO HAVE SOCIAL  
DISTANCING AND HAVE FEWER  
PEOPLE OUT AND ABOUT, AND  
THAT IS GOING TO BECOME  
HARDER AND HARDER FOR US  
TO MEET THE REQUIREMENTS  
THAT WE HAVE TO TO SAY

THAT WE'VE BEEN LOOKING AT ALL OF THESE PROPERTIES.

[INAUDIBLE]

>> FROM THE REVENUE, THERE ARE WAYS TO ADJUST THAT THROUGH TECHNOLOGY. WE'RE LUCKY ENOUGH TO IMPLEMENT ANOTHER NEW SOFTWARE PROGRAM LAST YEAR THAT WAS KIND OF A DRIVEBY SYSTEM, SORT OF EQUAL TO USING GOOGLES STREET ROUTES, WHICH WE SEND OUT CARS WITH CAMERAS ON ALL CITY STREETS.

IT IS MORE COMPREHENSIVE THAN GOOGLE STREET VIEW, AND YOU CAN KIND OF SCROLL UP AND DOWN.

YOU CAN USE IT TO MEASURE THE EXTERIORS OF PROPERTIES BECAUSE THEY USE THE LASER SYSTEM WHEN THEY'RE TAKING THE PHOTOS.

>> OKAY.

>> SO HOPEFULLY WE CAN KIND OF LEVERAGE THAT SYSTEM AND GET THE REVENUE TO GIVE US

(indiscernable), AND I FEEL THEN WE WOULD STILL HAVE PEOPLE ON THE STREETS.

AND WE'LL HAVE TO MAKE THAT HAPPEN AND DO THAT SAFELY, BUT ALSO MEETING THE REQUIREMENTS THAT WE HAVE FOR RECERTIFICATION.

TO YOUR SECOND QUESTION ABOUT COMPS, COMPS ARE A BIG PART OF OUR MODEL.

ONE OF THE THINGS THAT I I THINK IS HELPFUL FOR THIS UPCOMING CYCLE IS THE TIMELINE IN WHICH TAXES ARE ASSESSED, 2021, THE VALUATION DATE WE'RE LOOKING AT IS

JANUARY 1st, 2020.

AND I THINK THE CALENDAR YEAR OF 2019 DATA.

[INAUDIBLE]

>> AND THEY MIGHT HAVE MENTIONED THE CONCERN

ABOUT THE TRANSACTIONS  
IMPACTING PROPERTY VALUES,  
IS NOT AS MUCH A CONCERN  
FOR THE 2021 AS IT IS FOR  
2022.

[INAUDIBLE]

>> GOT IT.

THANK YOU SO MUCH.

WE'VE ALSO BEEN JOINED BY  
ANDRE CAMPBELL.

[AUDIO BREAKING UP]

>> THANK YOU, MADAM CHAIR.

AND GOOD AFTERNOON.

IT IS GOOD TO SEE YOU.

I APPRECIATE YOUR

RESPONSIVENESS.

[INAUDIBLE]

>> TO ME AND MY STAFF, AND  
I LOOK FORWARD TO WORKING  
WITH YOU ON THIS BUDGET.

SO WELCOME.

AND BEST OF LUCK.

YOU MENTIONED \$2.6 BILLION  
IN PROPERTY TAXES, AND YOU  
NEED TO BE ABLE TO DO YOUR  
JOB, AND WITH  
PREDICTABILITY.

IN LIGHT OF WHAT WE'RE  
SEEING HERE WITH REQUESTS  
TO, YOU KNOW, PUSH BACK  
THE PROPERTY TAX ON THE  
COLLECTION SIDE OF THE  
HOUSE, AND YOU'RE SEEING  
IT IS MORE OF A FUNCTION  
OF 2022, AND WHAT WILL  
HAPPEN IF WE INSTITUTE  
POLICIES THAT CONTINUE TO  
SORT OF PUSH THIS FURTHER  
ON DOWN THE ROAD, AND WHAT  
WILL THAT MEAN FOR FUTURE  
BUDGETS?

I THINK THIS BUDGET IN  
PARTICULAR HAS CHANGED  
COURSE OVER THE LAST  
SEVERAL WEEKS, FROM WHEN  
WE SAT DOWN WITH THE CHAIR  
TO TODAY.

SO DRAMATICALLY DIFFERENT  
IN TERMS OF SORT OF THE  
WISH LIST OF WHAT WE'LL BE  
ABLE TO ACCOMPLISH GIVEN  
WHAT WE'RE SEEING ACROSS  
THE BOARD FROM

(indiscernable).

WHAT IS IT WE CAN BE DOING  
AND WHAT CAN WE BE  
PROPOSING THAT WILL PUT  
YOU IN THE BEST POSITION  
TO HELP GET OUR CITY OUT  
OF THIS MOVING FORWARD?

>> THAT'S AN EXCELLENT  
QUESTION.

THANK YOU, COUNSELLOR, AND  
GOOD AFTERNOON TO YOU AS  
WELL.

ONE OF THE REALLY NICE  
THINGS ABOUT PROPERTY  
TAXES IN THE CITY OF  
BOSTON, UNDERSTANDING THAT  
NO ONE LIKES TAXES.

NO ONE IS EXCITED ABOUT  
PAYING TAXES.

AND FOR THE MOST PART, I  
THINK THAT THE VAST  
MAJORITY OF PEOPLE FEEL  
THAT ANY LEVEL OF TAXES  
(indiscernable).

BUT THAT MEANS WITH SOME  
EXEMPTIONS, WITH THE SHIFT  
THAT WE HAVE, THE SHIFT IN  
THE BURDEN ONTO COMMERCIAL  
PROPERTY, WE HAVE  
COMPARITIVELY VERY  
AFFORDABLE AND LOW TAX  
BILLS COMPARED TO  
SURROUNDING AREAS OF THE  
COMMONWEALTH.

AND, HONESTLY, THE  
COMMERCIAL RATE IS NOT  
THAT BAD COMPARED TO SOME  
SURROUNDING AREAS.

SO I THINK THAT THAT  
AFFORDABILITY AND THE  
PUSHBACK THAT THE CITY  
COUNCIL AND THE  
ADMINISTRATION HAS HAD TO  
HAVE THAT RESIDENTIAL  
EXEMPTION BE MAXED OUT AT  
35%, TO HAVE THAT SHIFT  
FROM RESIDENTIAL TO  
COMMERCIAL VALUE BEING  
MAXED OUT EVERY YEAR,  
THOSE MEASURES ARE THE  
KINDS OF MEASURES THAT  
MAKE IT EASIER FOR PEOPLE  
TO WEATHER THIS KIND OF  
STORM.

AND THOSE WILL, HOPEFULLY,



BE A BIG HELP.  
IT IS THE HELP.  
AND THINGS GOING FORWARD,  
I KNOW THAT A LOT OF WHAT  
KIND OF HELPS PEOPLE AND  
BUSINESSES BE ABLE TO PLAN  
FOR THE FUTURE IS TO KNOW  
WHAT KIND OF COSTS THERE  
ARE, AND TO AN EXTENT,  
THAT IS WHAT PROPERTY  
TAXES ARE.  
THAT'S ONE OF THE THINGS  
THAT PROPOSITION 2.5 DOES,  
IT MAKES IT SO THE CITY  
BUDGET CAN'T WILDLY JUMP  
UP AND DOWN FROM YEAR TO  
YEAR.  
I THINK THEY ARE GOOD  
LIMITS.  
WE SHOULD BE RESPECTFUL OF  
THAT TO ALLOW THE STATE TO  
CHANGE RIDE SERVICES AND  
OTHER PLANS, BUT ALSO TO  
ALLOW TAXPAYERS TO KIND OF  
PLAN FOR WHAT IS AHEAD.  
>> IF I MAY JUST  
INTERJECT.  
ONE OF THE THINGS, AND I  
SOUND LIKE A BROKEN  
RECORD, I KNOW MY  
COLLEAGUES CAN ATTEST TO  
IT OVER THE LAST COUPLE OF  
WEEKS, WHERE WE'RE GETTING  
A LOT OF PRESSURE TO LOOK  
FOR WAYS TO PROVIDE  
RELIEF, RENTAL RELIEF,  
MORTGAGE RELIEF, PROPERTY  
TAX RELIEF, RECOGNIZING  
THAT A LOT OF OUR PROPERTY  
TAXES ARE THE ESCROW  
PORTION OF ONE'S MORTGAGE.  
I'VE BEEN SUGGESTING, AND  
I'M HOPING OTHER LEADERS  
WILL DO THE SAME, THAT  
THIS PANDEMIC IS IMPACTING  
PEOPLE IN MANY DIFFERENT  
WAYS.  
CLEARLY WE HAVE A  
SIGNIFICANT PORTION OF OUR  
POPULATION THAT WILL BE  
DEVASTATED.  
DEVASTATED.  
BUT FOR OTHERS, THE CITY  
WORKERS ARE NOT MISSING A

BEAT, AND THEY'LL CONTINUE TO GET A CHECK.  
AND SOME FOLKS ARE GETTING OVERTIME AND BONUS TIME.  
WHAT I'M SUGGESTING, IF PEOPLE HAVE THE ABILITY TO PAY, THAT THEY HAVE THE ABILITY TO PAY THEIR RENT, THEY HAVE THE ABILITY TO PAY THEIR MORTGAGE, IF THEY HAVE THE ABILITY TO PAY THEIR PROPERTY TAX, THAT IS ESSENTIAL, PARTICULARLY IN YOUR SPACE, IN BALANCING PREDICTABILITY WITH THE CURRENT CRISIS, IN ORDER TO MOVE FORWARD AND GIVE OUR BANKS AND INSURANCE COMPANIES THE ABILITY TO DO WHAT THEY NEED TO DO, AND TO HELP THOSE THAT NEED IT THE MOST.  
FOR THOSE IT HASN'T IMPACTED THEM FINANCIALLY, WE NEED TO STEP UP TO THE PLATE AND NOT PUT THEMSELVES IN THE CATEGORY OF DELAYING RENT AND DELAYING MORTGAGES AND DELAYING PROPERTY TAXES.  
I WOULD LIKE TO GET YOUR THOUGHTS ON, ONE, WE SHOULD BE PUTTING THE ABILITY TO PAY ON ALL OF THESE POLICIES THAT WILL EVENTUALLY HELP OUR CITY TO GET OUT FROM UNDERNEATH THIS AND GET OUR ECONOMY BACK ON TRACK.  
I WOULD LIKE TO GET YOUR THOUGHTS ON ABILITY TO PAY VERSUS LUMPING EVERYBODY IN ON A POLICY WHEN THEY HAVE THE ABILITY TO PAY.  
>> THAT'S AN EXCELLENT POINT.  
I THINK ONE OF THE TRICKS WITH CREATING ANY SORT OF MEANS TEST FOR ABILITY TO PAY IS THAT IT CAN BE REALLY COMPLICATED TO IMPLEMENT REALLY QUICKLY.  
AND SO IF YOU'RE LOOKING

FOR QUICK ANSWERS, WHICH I THINK KIND OF HAPPENS WHEN WE HAVE THIS KIND OF MEDIA CRISIS THAT WE'VE BEEN, THEN WE NEED STAFF TO IMPLEMENT A QUICK SOLUTION THAT WILL APPLY TO EVERYONE.

BUT IF YOU'RE LOOKING FOR KIND OF A LONGER-TERM SOLUTION OR PROGRAM, THAT'S THE KIND OF THING WHEN YOU CAN TAKE SOME TIME IN HOW YOU MIGHT WANT TO IMPLEMENT THE STEPS, AND DETERMINING WHO MIGHT BE IMPACTED WITH REGARD TO THE STEPS YOU CREATE.

THERE WAS RECENT LEGISLATION THAT WAS PASSED TO EXTENDED THE ABILITY FOR THESE CITIES TO EXTEND

(indiscernable).

IT ALSO EXTENDED -- IT DID A COUPLE OF THINGS

(indiscernable).

THE FIRST THING IS THERE IS THE EXEMPTION FOR RESIDENTIAL AND PERSONAL EXEMPTIONS.

THAT WAS THE APRIL 1st DEADLINE.

AND THE MAYOR EXTENDED THAT TO JUNE 1st.

SO THAT'S TWO EXTRA MONTHS, SOMETHING THAT HAS NEVER HAPPENED BEFORE, TO KIND OF GIVE PEOPLE AN OPPORTUNITY TO PAY ON TIME, OR WHO MAYBE WEREN'T THINKING ABOUT IT BECAUSE THERE WAS SO MUCH GOING ON THEIR LIVES, THAT THEY CAN QUALIFY FOR PROGRAMS WE ALREADY HAVE THAT OFFER A LOT OF UP SIDES.

THE SECOND THING THAT WAS IN THAT LEGISLATION THAT THE MAYOR ENACTED AN EXECUTIVE ORDER FOR WAS MOVING THE FOURTH QUARTER REAL ESTATE TAX A MONTH, FROM MAY 1st TO

JUNE 1st.

AND THAT WAS SOMETHING  
THAT --

[AUDIO STOPPED]

>> IT MEANT WE WOULDN'T  
GET BOGGED DOWN IN TRYING  
TO FIGURE OUT WHO  
QUALIFIES AND WHO DOESN'T.  
AND WE WANT TO PROVIDE  
CLEAR INFORMATION OUT TO  
THE WORLD, OKAY, THIS  
APPLIES TO EVERYBODY.

WE'RE NOT GOING TO MAKE --

[AUDIO BREAKING UP]

>> THAT WAS ANOTHER WAY TO  
KIND OF GIVE EVERYONE AN  
OPPORTUNITY TO HAVE A  
LITTLE RELIEF, BUT NOT DO  
ANYTHING DEVASTATING TO  
THESE CITIES' FINANCES, SO  
WE CAN KEEP FUNCTIONING  
AND MAKE SURE THEY CAN  
DRAW A BANK PAY.

>> THANK YOU SO MUCH,  
COMMISSIONER.

AND THANK YOU COUNSELLOR.  
WE'RE GOING TO TRY TO KEEP  
THIS TO FIVE-MINUTE  
ROUNDS.

I'LL RECOGNIZE NOW  
COUNSELLOR MICHELLE RUH,  
AT LARGE.

>> THANK YOU, MADAM CHAIR.  
I THINK PREDICTABLY, I  
WOULD ASK BOTH MY  
QUESTIONS, WHICH IS AROUND  
THE PROPERTY TAX  
DEFERRALS.

WE HAVE OUR CHAIR HERE, AS  
WELL AS MR. EDWARDS

(indiscernable).

I WANT TO GET YOUR STEPS  
ON HOW THAT PROCESS WOULD  
WORK.

LET'S SAY THERE IS AN  
OPPORTUNITY OR A  
DETERMINATION THAT MAKES  
SENSE TO OPERATE WITH MORE  
FLEXIBILITY FOR A TARGETED  
GROUP OF PROPERTY TAX  
OWNERS WHO WILL DEFER EVEN  
FURTHER THAN WHAT HAS  
ALREADY BEEN ESTABLISHED?  
WHAT DOES THAT MEAN

LOGISTICALLY?

>> WHAT YOU'RE THINKING OF IS A PROGRAM LIKE COUNSELLOR FLARETY WAS MENTIONING.

I DON'T KNOW IF IT WOULD END UP BEING IN MY DEPARTMENT OR NOT, BUT IT WOULD DEPEND ON HOW IT IS ADMINISTRATED.

I WILL LET YOU KNOW HOW I WOULD ADDRESS IT.

I THINK THERE WOULD BE A LOT OF CONVERSATION WHERE I WOULD WANT TO MAKE SURE THAT WE ARE DOING WHAT WE CAN TO GIVE PEOPLE THE BENEFIT AS QUICKLY AS POSSIBLE.

BUT THEN ALSO MAKE SURE THAT WE HAVE ENOUGH DOCUMENTATION TO MAKE SURE THAT THEY WERE GET THAT BENEFIT.

SO THAT BALANCING ACT OF ASKING FOR INFORMATION TO MAKE SURE THEY FIT INTO THE CATEGORY, BUT ALSO TRYING TO QUICKLY HAVE TURNAROUNDS SO PEOPLE CAN GET THAT BENEFIT EARLY, THOSE TWO THINGS ARE REALLY, REALLY TRICKY TO KIND OF MANAGE.

I MEAN, THE VAST MAJORITY OF OUR PROPERTY TAXES ARE PAID THROUGH BASICALLY -- PEOPLE WHO HAVE MORTGAGES ON THEIR HOME AND HAVE ESCROWS, AND THERE IS ALSO A COMPONENT THERE WHERE IT DOES NOT NECESSARILY MEAN THAT THE BANKS WILL DEFER HOW MUCH MONEY THEY MADE IN ESCROW.

I THINK THAT IS ALSO KIND OF CHALLENGING.

WHERE IF YOU WANT TO DO SOMETHING LIKE THAT, IT IS IMPORTANT TO MAKE SURE THAT THE BENEFIT IS ACTUALLY GETTING TO THAT END HOMEOWNER.

AND THAT'S KIND OF -- IT

MAY BE A BIT OF A TRICK IN THAT WAY.

IT SEEMS LIKE DELAYING MIGHT HAVE VALUE, BUT IF THE PERSON ISN'T PAYING THE PROPERTY TAXES DIRECTLY, AND THE BANK IS GOING TO MAKE THEM GIVE THEM THE MONEY NO MATTER WHAT, YOU'RE NOT DELAYING ANY CHECK THAT THE BANK HAS TO CUT.

>> I WANT TO MAKE SURE THAT THE CONVERSATION WE'RE HAVING IS WIDER THAN JUST PROPERTY OWNERS.

THERE ARE A LOT OF SMALL BUSINESS OWNERS -- THERE ARE A LOT OF SMALL BUSINESS OWNERS HAVE COMMERCIAL SPACES, AND THERE WILL BE ARRANGEMENTS.

WE'LL HAVE THE PROPERTY TAXES FLOWING DOWN TO THE TENANT.

AND SO FOR MANY BUSINESSES, FOR RESTAURANTS AND OTHERS THAT HAVE BEEN EITHER SHUT DOWN ALL TOGETHER OR ARE OPERATING IN A MUCH REDUCED WAY, DO YOU HAVE ANY THOUGHTS ON THE COMMERCIAL SIDE OF BUSINESSES?

>> THAT'S ANOTHER GOOD POINT THAT YOU BRING THAT UP.

THAT IS COMING INTO SOME SET OF CHALLENGES.

MOST SMALL BUSINESSES DON'T OWN THEIR OWN SPACE. MOST OF THEM HAVE A LANDLORD AND THEY'RE PAYING TAXES BECAUSE THAT'S WHAT THEY HAVE TO DO.

AND SO THAT'S ANOTHER INSTANCE WHERE IF WE DELAY COLLECTION ON SPECIAL PROPERTY TAXES, THAT IS A DELAY FOR THE OWNER. THE OWNER MIGHT NOT BE

WILLING TO MODIFY THEIR  
LEASE AGREEMENT WITH THEIR  
TENANTS.

IN ESSENCE PUTTING THAT  
CHANGE INTO FACT DOESN'T  
NECESSARILY PASS THROUGH  
TO THE TENANTS IF THE  
OWNER DOESN'T WANT IT TO.  
AND SO THAT'S ANOTHER  
SITUATION WHERE IT SEEMS  
LIKE THERE MIGHT BE A  
BENEFIT, LIKE IF YOU START  
TO KIND OF WORK THROUGH  
THE MATH OF WHERE THAT  
BENEFIT ACCRUES.

IT MIGHT JUST BE THAT  
THEIR PROPERTY ONLY GETS  
TO KEEP THEIR MONEY IN  
THEIR INVESTMENT ACCOUNT.  
IT DOESN'T ACTUALLY IMPACT  
THE SCHEDULE FOR THE END  
BUSINESS, AND THE REVENUE  
GETS DELAYED.

NOT THAT THAT IS GOOD OR  
BAD.

>>> IT IS JUST TRYING TO  
FIGURE OUT WHO IS GOING TO  
BENEFIT FROM DIFFERENT  
POLICIES.

>> MY FINAL QUESTION IS:  
CAN YOU SURMISE FOR US  
WHAT YOUR OFFICE HAS BEEN  
DOING, IN TERMS OF  
OUTREACH IN CERTAIN AREAS?  
IS THERE MORE CONFUSION AS  
TO WHAT TO DO AND WHAT THE  
NEW TIMEFRAMES ARE AND  
WHAT PEOPLE CAN DO?  
JUST LET US KNOW WHAT ARE  
YOU DOING?

>> YEAH.

THERE HAS BEEN A LOT OF  
CONVERSATION THIS PAST  
WEEK ABOUT KIND OF  
UNDERSTANDING THE NEW TAX  
DEADLINES.

THAT MOSTLY COMES FROM THE  
COMMERCIAL SIDE.

THERE HAVE BEEN SOME  
PEOPLE THAT HAVE BEEN  
APPRECIATIVE OF THE  
EXTENSIONS IN THE  
EXEMPTION APPLICATIONS,  
BUT FOR THE MOST PART, WE

HAVEN'T GOTTEN A LOT OF CONTACTS FROM INDIVIDUAL HOMEOWNERS ABOUT THE PROPERTY TAX EXTENSION. AND THAT MIGHT HONESTLY BE THAT THE ORIGINAL DUE DATE IS MAY 1st AND WE HAVEN'T KIND OF GOTTEN THERE YET.

AND I KNOW WE'VE BEEN WORKING ON PUTTING INFORMATION ON VARIOUS CITY WEB PAGES TO GET THE WORD OUT THAT WE'VE MADE THESE CHANGES, SO PEOPLE KNOW THEY CAN APPLY FOR THESE PROGRAMS, AND THAT THERE HAVE BEEN THESE EXTENSIONS.

>> ALL RIGHT.

THANK YOU VERY MUCH. THANK YOU, MADAM CHAIR.

>> THANK YOU, COUNCILLOR RUE.

AND WE ARE JOINED BY COUNCILLOR EDWARD.

NEXT RECOGNIZING BOBBY LARGE.

>> THANK YOU, NICK, FOR BEING WITH US THIS AFTERNOON.

I THINK YOU REFERENCED IT IN SOME OF YOUR STATEMENTS EARLIER AROUND THAT, THE MASS APPRAISAL.

AND WE TALKED ABOUT IT LAST YEAR IN OUR HEARINGS. I'M JUST CURIOUS IF YOU COULD TALK A LITTLE MORE ABOUT THAT AND ADDRESS THE SHIFT IN ROLES AND STAFFING THAT OCCURRED WITH THAT CHANGE?

>> SURE.

SO WE HAVE A CAMERA AND COMPUTER SYSTEM -- IT IS KIND OF A GENERIC NAME FOR ANY SOFTWARE.

IT IS LIKE A WORD PROCESSOR, WHICH IS A GENERIC NAME FOR MICROSOFT.

WE HAD ONE CAMERA PROVIDER THAT WE WERE USING FOR



MANY YEARS, I THINK SINCE  
AROUND 2000.  
AND THEN WE SWITCHED OVER  
TO A NEW PROVIDER AFTER A  
BIDDING PROCESS.  
AND WE IMPLEMENTED THAT  
KIND OF OVER THE COURSE OF  
THE PAST YEAR AND A HALF.  
THERE ARE SOME SIGNIFICANT  
CHALLENGES WITH THAT  
IMPLEMENTATION.  
PEOPLE WERE TAKING OUR  
ENTIRE DATA BASE OUT OF  
ONE PROGRAM AND SHOVING IT  
INTO ANOTHER PROGRAM.  
AND THE TWO DIDN'T REALLY  
TALK TO EACH OTHER.  
LIKE WORD PROCESSING.  
IT IS BETTER NOW.  
YOU WOULD OPEN UP ANOTHER  
PROGRAM, AND THINGS LOOKED  
KIND OF SCREWY, AND THE  
SOFTWARE DOESN'T MATCH.  
WE WERE GOING THROUGH AND  
FIGURING OUT BUGS AND KIND  
OF SQUASHING THEM.  
THE STAFFING CHANGES, TO  
THE EXTENT THAT THERE  
WOULD BE ANY, HAVE NOT  
BEEN RECOGNIZED YET FOR  
THAT PROCESS.  
WE'RE STILL DOING A LOT OF  
TESTING.  
WE'RE VERY HAPPY WITH HOW  
VALUES CAME OUT LAST YEAR  
AND HOW THE PROGRAM  
PERFORMED, BUT WE WOULD  
STILL LIKE IT TO PERFORM A  
LITTLE BETTER, SO WE'RE  
GOING BACK AND FORTH WITH  
THE VENDORS TO MAKE  
TWEAKS, SO THAT IT IS MORE  
USABLE ON A DAY-TO-DAY  
BASIS.  
>> OKAY.  
THANK YOU FOR THAT.  
IN THE CHANGES IN YOUR  
BUDGET OVER THE LAST FEW  
FISCAL YEARS, THERE HAS  
BEEN A CHANGE IN SOME OF  
THE CONTRACT SERVICES  
BETWEEN -- I'M JUST  
CURIOUS IF YOU COULD SPEAK  
TO THE NEW RECOMMENDED

EXPENDITURE FOR THIS FISCAL YEAR '21, COMPARED TO LAST YEAR.

>> SURE.

I THINK A LOT OF THAT MONEY IS RELATED TO OUR RECERTIFICATION, THE INCREASE THAT YOU'RE SEEING THERE.

SO WE HAVE HAD, OVER THE PAST TWO YEARS, WE'VE HAD A LOT OF EXPERIENCE PEOPLE LEAVE THE DEPARTMENT, MOSTLY THROUGH RETIREMENT -- IT'S KIND OF AN AGING DEPARTMENT. AND IT IS REALLY HARD TO REPLACE THAT 20, 30 YEARS OF EXPERIENCE WHEN AN EMPLOYEE GOES.

SO WE'VE BEEN SHIFTING TO -- WE JUST STARTED TO HAVE THESE CONVERSATIONS, BUT WE'VE BEEN SHIFTING TOWARDS BRINGING IN MORE ENTRY-LEVEL EMPLOYEES. BUT THEN ALSO TO TRY TO KIND OF QUICKLY GET SOME OF OUR MORE COMPLICATED WORK DONE, HAVING SOME SHORT-TERM CONTRACTS WITH PEOPLE THAT HAVE MORE EXPERIENCE BUT MAYBE AREN'T INTERESTED IN WORKING FOR THE CITY FULL-TIME, TO HELP US OUT A LITTLE TO KIND OF COVER THAT GAP.

WITH THE END GOAL BEING THAT WE WILL TRAIN UP THE NEW EMPLOYEES, AND EVENTUALLY THEY'LL FILL IN THE ATTRITION.

>> THANK YOU FOR THAT. JUST VERY QUICKLY -- I KNOW WE'LL TALK A LOT ABOUT IT OVER THE COURSE OF THIS BUDGET CYCLE, AND I'M PARTICULARLY GRATEFUL TO OUR UNIVERSITY, WHO HAVE STEPPED UP WITH SOME HOUSING RESOURCES, AMIDST THIS CORONAVIRUS PANDEMIC. ARE YOU AT THE TABLE SORT

OF MEASURING THE CONTRIBUTIONS THOSE UNIVERSITIES ARE GIVING, AND SORT OF EQUATING IT WITH THE FINANCIAL OBLIGATION?

I'M CURIOUS IF YOU ARE INVOLVED, AND IF YOU CAN SPEAK TO THAT AT ALL TO US.

>> SO UP TO NOW, I THINK THIS WAS SOMETHING THAT WE KNOW WAS KIND OF LONG-BUILDING, AND IT STILL KIND OF CAUGHT EVERYONE BY SURPRISE, THE DRAMATIC ESCALATION CAUGHT EVERYONE BY SURPRISE. AND SO THE CONTRIBUTIONS THAT WE'VE BEEN RECEIVING FROM UNIVERSITIES AND SOME HOSPITALS RIGHT NOW HAVE NOT BEEN TIED AT ALL TO THEIR PILOT OBLIGATIONS. THEY'RE NOT REALLY OBLIGATIONS.

THE PILOT REQUESTS THAT WE MAKE.

THEY'VE BEEN STEPPING UP AS GOOD COMMUNITY MEMBERS. THERE HAS NO BEEN ANY SORT OF BACK AND FORTH, TO MY KNOWLEDGE, IN TERMS OF, LIKE, A TRADEOFF IN TERMS OF THE SERVICES THEY'RE PROVIDING.

>> ALL RIGHT.

THANK YOU, CHAIRMAN BOSS. THANK YOU.

>> YEP.

>> NEXT I WANT TO RECOGNIZE COUNCILLOR ED QUINN.

AND NEXT IS COUNCILLOR JIM CHENEY AND THEN COUNCILLOR AURORO.

>> THANK YOU SO MUCH, MADAM CHAIR, AND THANK YOU, NICK.

A COUPLE OF QUESTIONS: ONE, THE \$2.6 BILLION IN REVENUE IS THE PROPERTY TAXES, AND I'M CONCERNED THAT SO MUCH OF OUR CITY

BUDGET IS RELYING UPON  
PROPERTY TAX.

72%.

JUST TO FOLLOWUP ON SOME  
OF THE QUESTIONS THAT I  
HEARD FROM MY COLLEAGUES  
AROUND TITLE, THAT  
REVENUE, HOWEVER, IS STILL  
JUST BASED ON 2009  
ASSESSED PROPERTY VALUES,  
IS THAT CORRECT?

>> GOOD AFTERNOON,  
COUNCILLOR.

WHEN YOU SAY THE REVENUE,  
I WANT TO MAKE SURE WE'RE  
TALKING ABOUT THE --

>> WITH THE UNIVERSITIES  
AND HOSPITALS -- IT'S VERY  
GOOD TO HEAR FOLKS  
STEPPING UP AND BEING GOOD  
NEIGHBORS DURING THIS  
CRISIS.

BUT WHEN WE HAVE  
CONVERSATIONS AROUND THE  
PILOT, AND WHETHER OR NOT  
THEY'RE BEING GOOD  
NEIGHBORS WITH THEIR  
CONTRIBUTIONS, WE OFTEN  
NOTE THAT THEY'RE BASED ON  
OLD VALUES IN THE CITY.  
I WANTED TO GET CLEAR,  
WHEN WE TALK ABOUT REVENUE  
COMING IN, THIS \$2.6  
BILLION, THROUGH PROPERTY  
TAX, ARE WE LOOKING AT  
CURRENT VALUES, OR ARE WE  
LOOKING AT OLD VALUES?  
SO THAT IS THE FIRST  
QUESTION.

>> SO THE \$2.6 BILLION  
THAT IS PROJECTED WOULD BE  
BASED OFF OF PROPERTY  
VALUES AS OF  
JANUARY 1st, 2020.  
SO CALENDAR YEAR '19  
VALUES.

>> AND I LOOK AT ONE OF  
THE EARLIEST SLIDES FROM  
OUR EARLIER HEARING, IN  
'21, IT LOOKS LIKE THE NEW  
GROWTH IS 65.  
I DON'T KNOW IF YOU HAVE  
THAT SLIDE UP.  
IT IS PAGE SEVEN.

I KNOW YOU DIDN'T HAVE A PRESENTATION HERE, BUT IT LOOKS AT THE PROPERTY TAX NEW GROWTH, AND PRETTY MUCH FROM F.Y.'20, AND NOW IT IS PROJECTED AT 65.

I WONDER IF YOU COULD TALK ABOUT WHAT THAT DIP IS.

>> SURE.

I THINK THAT -- SO I THINK IT IS IMPORTANT, WHEN WE'RE KIND OF PROJECTING WHERE NEW GROWTH IS GOING TO BE, THAT WE DO IT IN A CONSERVATIVE MANNER.

I THINK THAT'S WHERE THE BUDGET WAS COMING FROM.

A LOT OF THE INFORMATION TO KIND OF LET US FIGURE

OUT WHERE THAT FINAL NUMBER IS GOING TO BE IS A

BIG PART OF KIND OF WHAT MY DEPARTMENT DOES OVER

THE NEXT SIX MONTHS, TO KIND OF NAIL DOWN WHERE

THAT NUMBER IS AND WHAT THE VALUES SHOULD BE.

AND ESPECIALLY FOR NEW GROWTH, WHICH IS PRIMARILY

RECONSTRUCTION, NEW APPLICATIONS FROM PERSONAL

PROPERTY, AND PROPERTY THAT GOES FROM WHAT IS

TAXABLE.

SO, LIKE, EXPIRING TAX AGREEMENTS.

I KNOW LAST YEAR IN THE \$99 MILLION NUMBER, THERE

WAS \$20 MILLION FROM PERSONAL PROPERTY VALUES.

THAT IS EXTREMELY HARD TO KIND OF PREDICT WHERE THAT

IS GOING TO GO YEAR TO YEAR.

SO THAT'S BUSINESSES MAKING (indiscernable).

>> LET ME ASK A QUESTION RELATED TO THAT.

I KNOW YOU DON'T HAVE THAT HERE, BUT WE SAW THERE WAS AN INCREASE OF 7% FROM

F. Y. '20 TO '21, IN THE REVENUE FOR PROPERTY TAX.

I WONDER IF YOU CAN SPEAK

TO HOW MUCH OF THAT WAS NEW CONSTRUCTION, IN TERMS OF GETTING NEW PROPERTIES ON THE TAX ROLLS, VERSUS PROPERTY TAXES GOING UP? AND THEN I HAVE ANOTHER QUESTION, AND LET ME JUST GET IT IN, I'M WONDERING IF YOUR DEPARTMENT HAS A SENSE OF HOW MANY PROPERTY OWNERS ARE PAYING THEIR PROPERTY TAX THROUGH AN ESCROW ACCOUNT WITH THEIR MORTGAGE LENDER VERSUS DIRECTING WITH THE CITY. ONE LOOKING AT THE 7% INCREASE FROM '20 TO '21, IN TERMS OF REVENUE COMING IN FROM PROPERTY TAX, HOW MUCH OF THAT WAS NEW CONSTRUCTION IN GETTING NEW PROPERTY ON THE TAX ROLLS VERSUS PROPERTY VALUES GOING UP. AND THE SECOND QUESTION IS: IS IT PAYING DIRECTLY TO THE CITY, AND WHO IS PAYING THROUGH THEIR MORTGAGE LENDER. THANK YOU SO MUCH, NICK.

>> NO WORRIES.

TO ANSWER THE SECOND QUESTION FIRST, IN TERMS OF HOW MANY PEOPLE ARE PAYING THROUGH AN ESCROW AS OPPOSED TO PAYING DIRECTLY, UNFORTUNATELY THAT IS INFORMATION I DON'T HAVE.

THAT'S ACTUALLY OUR COLLECTING DEPARTMENT THAT ARE COLLECTING -- THE TREASURY IS WHERE THE MONEY KIND OF GOES TO, PEOPLE WHO TAKE CARE OF THE BILLS.

MY DEPARTMENT IS ABOUT SETTING THE VALUE THAT THE BILLS ARE BASED OFF OF. SO THAT'S, UNFORTUNATELY, NOT INFORMATION I HAVE. AND I'M NOT SURE IF THAT IS DATA THEY MIGHT HAVE OR MIGHT NOT.

>> IT'S IMPORTANT IN THIS QUESTION, AS WE TRY TO OFFER RELIEF, BUT OBVIOUSLY WE STILL NEED REVENUE, IT REPRESENTS 72% OF OUR CITY'S BUDGET. SO FINDING THAT RIGHT BALANCE OF OFFERING LEAVE TO PEOPLE, BUT ALSO UNDERSTANDING THAT WE STILL NEED REVENUE TO COME IN. ANYWAY, THANK YOU SO MUCH. IF YOU CAN GET TO THE FIRST QUESTION.

>> YES. SO THE FIRST QUESTION, YOU'RE ASKING ABOUT THE INCREASE -- AGAIN, TO MAKE SURE I UNDERSTAND, THE INCREASE FROM FISCAL YEAR '19 TO FISCAL YEAR '20 IN PROPERTY TAX REVENUE, OR FROM '20 TO '21?

>> FROM '20 TO '21, IT IS PRETTY EARLY -- WE LOOK AT THE PROPERTY TAX AND IT COMPARES '20 TO '21, AND WE SEE THE COMPARISON IS A 7% INCREASE, UNLIKE THE EXCISE TAX, LOOKING AT '21 COMPARED TO '20. I HAVE THE SCREEN UP. I'M NOT GOING TO BOTHER TO TRY TO SHARE IT. IF YOU DON'T HAVE IT, WE CAN FIGURE IT OUT.

>> I CAN GIVE YOU A GENERAL OVERVIEW WITHOUT SPEAKING TO THE NUMBERS. I DON'T HAVE THAT DATA IN FRONT OF ME. THERE ARE KIND OF TWO DRIVERS IN NEW PROPERTY TAX REVENUE. IT IS RELATED TO OUR OVERALL LEVIES. SO THERE IS A CONSTITUTIONAL CHANGE THAT IMPACTED PROPERTY TAXES AND PUT PROPERTIES IN PLACE, AND THERE ARE A WHOLE BUNCH OF LAWS THAT FALL UNDER WHAT

PROPOSITION 2.5 MEANS.  
ONE OF THE THINGS THAT  
PROPOSITION 2.5 CONTROLS  
IS THE AMOUNT OF REVENUE  
THAT THE CITY CAN GENERATE  
EVERY YEAR THROUGH  
PROPERTY TAXES.  
AND SO WHAT THAT LIMIT IS,  
IS THE AMOUNT OF REVENUE  
THAT YOU GOT LAST YEAR  
PLUS 2.5%.  
AND SO IN ADDITION TO  
THAT, YOU CAN ADD NEW  
GROWTH.  
AND SO THAT IS WHAT MAKES  
UP THE DIFFERENCE BETWEEN  
THE 2.5% INCREASE IN THE  
PRIOR YEAR AND THE  
ADDITIONAL PROJECTED  
REVENUE FOR NEXT YEAR.  
IT'S A LITTLE -- I CAN  
HAVE MORE CONVERSATIONS  
WITH YOU ABOUT THIS IF YOU  
WOULD LIKE.  
IT IS KIND OF HARD FOR ME  
TO KIND OF QUICKLY  
SUMMARIZE.  
I FEEL LIKE I MIGHT NOT BE  
DOING A GREAT JOB OF IT.  
BUT IN ESSENCE, THERE ARE  
KIND OF TWO COMPONENTS  
THAT GO INTO OUR REVENUE  
EVER YEAR.  
ONE IS THIS 2.5% CAP, AND  
THE CITY HAS ALWAYS BEEN  
AT THAT CAP EVERY YEAR  
SINCE IMPLEMENTED IN THE  
1980s.  
AND THEN YOU HAVE THIS  
ADDITIONAL BUCKET OF NEW  
GROWTH.  
AND THE KIND OF THEORY  
BEHIND THAT IS WHEN THESE  
THINGS GOT PUSHED BACK,  
THEY WERE CONCERNED ABOUT  
CITY BUDGETS GOING INSANE,  
AND CITIES WERE REQUESTING  
WAY MORE MONEY THAN THEY  
NEED.  
AND SO NOW THERE IS THIS  
FULL SYSTEM OF OVERRIDES,  
AND ESSENTIALLY IF YOU  
WANT TO HAVE THE BUDGET BE  
OVER A CERTAIN AMOUNT, AND



2.5 IS KIND OF WHAT LIMITS THAT INITIAL BARRIER. AND THE REASON THE NEW GROWTH DOESN'T FACTOR INTO THAT IS BECAUSE IT'S A NEW THING THAT IS GENERATING REVENUE, AND NOT THE KIND OF SUSTAINED TAX BASE. IT IS KIND OF A WAY TO ACKNOWLEDGE THAT THE WORLD IS CHANGING, AND IT IS NOT JUST THE APPRECIATION OF PROPERTY VALUES THAT ARE ALREADY PREEXISTING.

>> THANK YOU.

I THINK IN TERMS OF

(indiscernable), THE \$65 MILLION NEW GROWTH MAKES UP 40% OF THE 161HE WAS PROJECTING.

IT IS A 60/40 SPLIT, 60% ON YEAR TO YEAR, AND 40% NEW GROWTH.

I WOULD LIKE TO SAY THAT THE COUNCIL PRESIDENT'S POINT, IT MAY BE DEPENDING ON WHAT WE SEE HAPPENING AFTER JUNE 1st.

WE MAY HAVE TO HAVE THEM COME IN AND TALK ABOUT THE TRENDS ON THAT AND WHAT THEY ARE.

THANK YOU FOR THOSE QUESTIONS.

NEXT I'M GOING TO RECOGNIZE COUNCILLOR MATT O'MALLEY.

>> THANK YOU, MADAM CHAIR. COMMISSIONER, WELCOME.

[INAUDIBLE]

>> I LOOK FORWARD TO DOING IT AGAIN SOON.

TO FOLLOWUP ON THE LAST QUESTION, AS IT RELATES TO NEW GROWTH, I GUESS THAT WAS SORT OF THE LINE OF QUESTIONING WITH THE EARLIER BUDGET HEARINGS, YOU KNOW, THE \$65 MILLION BUDGET THIS YEAR ACTUALLY SEEMED AS THOUGH IT WAS PROBABLY MORE ON TARGET THAN WHAT WE DID IN YEARS PAST.

LAST YEAR WE DID ABOUT  
\$65 MILLION, AND THE  
PRECEDING YEAR WAS  
\$9 MILLION.

MY QUESTION TO YOU, DO YOU  
THINK IT IS CONSERVATIVE  
ENOUGH TO RECOGNIZE THE  
UNCERTAINTY THAT LIES  
AHEAD?

>> GOOD AFTERNOON,  
COUNCILLOR.

I DO APPRECIATE THE  
BACKGROUND.

AND THERE ARE SOME LEVEL  
CONTACTS.

THANK YOU FOR THAT.

I WOULD SAY THAT, YES, I  
AM COMFORTABLE WITH THAT  
\$65 MILLION FOR THE  
UPCOMING YEAR.

A LOT OF THAT IS THE FACT  
THAT THAT IS REALLY  
LOOKING AT THE WORLD AS OF  
JANUARY 1st.

AND THE WORLD AS OF  
JANUARY 1st MEANS THAT  
THINGS WERE UNDER  
CONSTRUCTION, AND MOVING  
FORWARD PROJECTS WERE  
CONTINUING.

I DEFINITELY HAVE SOME  
CONCERNS ABOUT WHAT IS  
HAPPENING IN THE WORLD  
RIGHT NOW.

AND HOW THAT IMPACTS THE  
CITY AND THE FISCAL YEAR  
2020.

>> I AGREE ON ALL OF THOSE  
POINTS.

SECONDLY, I DON'T REMEMBER  
IF IT WAS DIRECTOR SARAH,  
WE OVERHEARD THE QUESTION  
THAT MANY OF US ASKED WAS  
THE ONE MONTH DEFERRAL ON  
THE PROPERTY TAX, AND WILL  
THAT REPRESENT A DEFICIT  
IN REVENUE?

ONE OF THE PRIOR  
ADMINISTRATION FOLKS SAYS  
IT AVERAGES ABOUT 99% OF  
OUR PROPERTY TAXES  
PAYMENT, WHICH IS  
PHENOMENAL.

I THINK THAT IS PROBABLY

AS GOOD AS IT IS GOING TO GET.

GIVEN THE FACT THAT FOR CLARITY POINT, SO MANY PROPERTY TAXES, INCLUDING MINE, COME OUT OF MY MORTGAGE PAYMENT, THE ESCROW ACCOUNT PAYS DIRECTLY TO THE CITY -- DO YOU KNOW WHAT OUR PERCENTAGE OF COLLECTION IS AT THIS POINT, FOR THE FOURTH QUARTER?

>> I DO NOT.

I WILL PREFACE THIS THAT THIS IS NOT MY AREA.

>> THE COLLECTIONS?

[INAUDIBLE]

>> BUT THAT BEING SAID, THE PROPERTY TAX FOR THE FOURTH QUARTER -- I'M SORRY -- AREN'T THEY NORMALLY DUE ON MAY 1st?

>> YES.

>> AND THEN THE EXTENSION THAT JUST GOT PUT INTO PLACE -- I WAS HAVING SOME CONVERSATIONS, AND I KNOW THAT PEOPLE HAVE BEEN PAYING, SOME ESCROW ACCOUNTS HAVE BEEN PAYING, BUT I JUST DON'T KNOW HOW MUCH COMPARED TO NORMAL.

>> PERFECT.

FAIR ENOUGH.

AND THE OTHER THING WE TALKED ABOUT IS PILOT PAYMENTS THAT HAVE GONE UP.

MOST OF MY COLLEAGUES AND I BELIEVE THAT WE NEED TO HAVE A BETTER EVALUATION OF THE TAX AND PROPERTY, AND SO IF THAT NUMBER GROWS EVEN HIGHER,, YET THERE WAS A 121C AGREEMENT, IT IS MY UNDERSTANDING THESE ARE VOLUNTARY AGREEMENTS (indiscernable) -- HOW IS IT DIFFERENT FROM THE PILOT?

>> YEAH.

YEAH.

THERE IS A LOT OF  
CONFUSION ABOUT KIND OF  
DIFFERENT PROGRAMS THAT  
ARE RELATED TO TAXES  
BECAUSE THEY ALL TEND TO  
HAVE THE SAME NAME BY  
STATUTE.

AND I'M TALKING ABOUT THE  
VOLUNTARY PILOTS, THE  
UNIVERSITIES, HOSPITALS,  
CULTURAL INSTITUTIONS,  
THAT WE ASK FOR MONEY AND  
THEY GO ON  
RECOMMENDATIONS, AND THEY  
PROVIDE WHAT THEY CAN.  
THERE IS ANOTHER CATEGORY  
OF REVENUE THAT ARE ACTUAL  
CONTRACTUALLY-BINDING  
AGREEMENTS.

AND THOSE ARE THE 121A 121 121A  
AGREEMENTS, 121B  
AGREEMENTS.

>> GIVE ME AN EXAMPLE.

>> A 121A AGREEMENT IS FOR  
PROPERTIES.

YOU HAVE A WHOLE SLEW OF  
AFFORDABLE HOUSING  
PROJECTS, AND SO IN  
ESSENCE IT ALLOWS THE  
PROJECT TO KIND OF GO  
THROUGH A DIFFERENT DUE  
PROCESS (indiscernable)  
THAN THAT OF REGULAR  
ZONING.

THERE ARE A WHOLE BUNCH OF  
HOOPS TO JUMP THROUGH.

AND THERE ARE A WHOLE  
BUNCH OF DIFFERENT  
ELEMENTS.

AND IT ALLOWS FOR THEM TO  
HAVE KIND OF THIS SPECIAL  
NEW PROCESS.

AND IT ALSO ALLOWS FOR  
THEM TO HAVE A TAX BREAK  
INSTEAD OF PAYING FORMAL  
TAXES.

>> IT'S A GOOD THING THOSE  
ARE GOING DOWN BECAUSE IT  
ALMOST SOUNDS LIKE A  
TIP-TYPE STRUCTURE,  
WHEREBY HAVING FEWER OF  
THOSE, YOU'LL HAVE A MORE  
DEDICATED AND RELIABLE

REVENUE STREAM?

>> YES.

[INAUDIBLE]

>> AND ANY PROJECT IS  
DUMPED FROM PROPERTY  
TAXES.

SO WHEN THAT CONTRACT  
TERMINATES, THAT PROJECT  
BECOMES TAXABLE UNDER  
REGULAR TAXES, AND THAT  
AMOUNT OF REGULAR TAXES IS  
COUNTED, EVEN THOUGH IT IS  
AN OLD PROJECT.

WE HAD A NUMBER OF OLD  
AGREEMENTS EXPIRE LAST  
YEAR, AND SO SHOWS SHIFTED  
TO BECOMING TAXABLE  
PROJECTS.

SO THAT GAVE US AN  
INCREASE IN OUR NEW GROWTH  
NUMBER, TO KIND OF HELP  
GET US TO THAT \$99  
MILLION.

>> GOTCHA.

MY TIME IS UP.

IN CLOSING, I WANTED TO  
WELCOME THE COMMISSIONER.

I WANTED TO GIVE A  
SHOUTOUT FOR LAURA, WHO  
HAS BEEN PHENOMENAL TO ME  
AND MY STAFF.

THESE ARE SENSITIVE  
ISSUES.

AND THEY ARE A TREMENDOUS  
RESOURCE.

SO A JOB WELL DONE TO HER.

>> THANK YOU.

RECOGNIZING NOW COUNCILLOR  
AURORO.

>> GOOD AFTERNOON.

AND THANK YOU, MADAM  
CHAIR.

A LOT OF QUESTIONS I WAS  
THINKING OF ASKING HAS  
BEEN ASKED.

BUT ONE OF MY QUESTIONS  
IS: IN TERMS OF ASSESSING  
THE PILOT PAYMENTS, ARE  
THERE ANY PLANS TO UPDATE,  
ESPECIALLY CONSIDERING  
WHERE WE'RE GOING TO BE  
FISCALLY, I THINK, DUE TO  
THIS VIRUS, THE PROPERTY  
TAXES AT WHICH WE USE TO

THEN ESTIMATE WHAT THEIR PAYMENTS SHOULD BE, WITHIN THIS FISCAL YEAR?

>> I THINK THAT IS AN IMPORTANT CONVERSATION TO HAVE.

YOU KNOW, I THINK THAT THE PILOTS HAVE ACTUALLY BEEN A PRETTY SIGNIFICANT SUCCESS IF YOU BENCHMARK IT AGAINST ANY OTHER STATE IN THE MUNICIPALITY.

WE HAVE PUT AWAY MORE MONEY THAN OTHER MUNICIPALITIES DO, RIGHT? AND SO I THINK THAT ONE OF THE THINGS RIGHT NOW IS KIND OF CASTING SHADOW OVER THAT IS THAT THE WAY THAT THIS PROGRAM IS IMPLEMENTED, AND BECAUSE IT HAS THIS TIE-IN CURRENTLY TO THESE OLD PROPERTY VALUES, IT KIND OF PAINTS THE PROGRAM IN A BAD LIGHT, WHERE IT IS REALLY AN EXCELLENT PROGRAM.

AND SO I AM KIND OF INTERESTED IN LOOKING AT THOSE VALUES AND UPDATING THOSE METRICS, NOT TO SAY THAT INSTITUTIONS AREN'T PAYING WHAT THEY SHOULD, BECAUSE, TO BE HONEST, THE TAX RATE HAVE FROM FISCAL YEAR '11, AND IT HAS DROPPED SINCE THEN.

THAT'S JUST SORT OF THE FRAMEWORK ON HOW THE PROGRAM WAS CREATED.

I THINK I WOULD LIKE TO GET SOME MORE INFORMATION OUT THERE SO THIS PROGRAM IS NOT GIVING THE APPEARANCE IT IS TRYING TO HIDE THINGS.

AND IT IS A STRONG REVENUE GENERATOR FOR THE CITY.

IT HAS BEEN PRETTY SUCCESSFUL.

I DON'T LIKE THAT THE VALUES ARE KIND OF A DISTRACTION FROM THAT

SUCCESS.

>> THANK YOU FOR THAT ANSWER.

I THINK FOR ME, I'LL GET IN TOUCH ONLINE FOR ANYTHING ELSE THAT COMES UP.

>> THANK YOU.

>> THANK YOU.

>> COUNCILLOR MAHIA IS NEXT.

>> THANK YOU, MADAM CHAIR.

I JUST HAVE A FEW QUICK QUESTIONS IN REGARDS TO JUST HOW ACCESSIBLE THIS INFORMATION IS TO FOLKS.

I'M CURIOUS, THE DEPARTMENT DETERMINED PROPERTY VALUES, RIGHT. I'M WONDERING HOW THIS IMPACTS OUR NEIGHBORHOOD AND OTHER NEIGHBORHOODS?

ARE YOU SEEING THIS THROUGH A LENS OF EQUITY? FOR EXAMPLE,

(indiscernable) A

PROGRAM FOR SENIORS, DO YOU HAVE A SENSE OF HOW THAT EXPANDS BY NEIGHBORHOOD?

IS EVERYONE ACROSS THE CITY TAKING ADVANTAGE OF THIS?

OR ARE WE SEEING HIGH CONCENTRATIONS IN POCKETS OF THE CITY?

I'M JUST WONDERING HOW YOU'RE KEEPING TRACK OF THE EQUITY IN THAT SPACE.

>> WELL, GOOD AFTERNOON, COUNCILLOR.

THAT IS REALLY AN INTERESTING QUESTION.

I DO NOT HAVE A COMMISSION BY LOCALITIES ON DEFERRALS.

I DO THINK THAT WOULD BE INTERESTING TO LOOK AT IT.

OUR DEFERRALS PROGRAM -- I DON'T KNOW IF IT IS UNDER-UTILIZED, BUT IT IS REALLY NOT UTILIZED VERY MUCH.

AND I DO -- SO THAT THERE

COULD BE A COUPLE OF  
DIFFERENT REASONS FOR  
THAT.

BUT AT ANY TIME, WE DON'T  
KNOW WHY SOMETHING IS  
BEING UTILIZED, IT COULD  
BE THEY'RE NOT GETTING  
INFORMATION OUT  
APPROPRIATELY, OR THERE IS -- THERE COULD BE  
DIFFERENT REASONS WHY THAT  
IS HAPPENING.

IT COULD BE THAT PEOPLE  
AREN'T INTERESTED IN THE  
PROGRAM FOR WHATEVER  
REASONS, THEY DON'T FIND  
IT ATTRACTIVE.

AND I'M INTERESTED IN  
TRYING TO FIGURE OUT MORE  
WHY THAT IS.

AND TRYING TO FIGURE OUT  
HOW TO GET INFORMATION OUT  
TO PEOPLE.

I MEAN RIGHT NOW WE HAVE  
INFORMATION ON OUR  
WEBSITE, BUT WE ALSO -- IN  
VARIOUS COMMUNITY  
EVENTS -- WE WORK A LOT  
WITH AIDS STRONG TO HAVE  
PEOPLE AVAILABLE TO HELP  
THEM.

WE HAVE OUR TAXPAYER  
REFERRAL CENTER, AND I  
ALWAYS ENCOURAGE PEOPLE TO  
CALL IF THEY HAVE ANY  
QUESTION ABOUT A PROGRAM  
OR THEY THINK THEY MIGHT  
BE INTERESTED.

THERE ARE A LOT OF TIMES  
WHERE I HAVE HAD --  
(indiscernable).

I USED TO GET ALL KINDS OF  
QUESTIONS ABOUT EXEMPTION  
PROGRAMS, AND A LOT OF  
TIMES WHEN PEOPLE ASK, CAN  
I APPLY FOR THIS?

MY ANSWER IS ALWAYS: YOU  
CAN APPLY FOR IT.

WHY NOT APPLY?

FILLING OUT THE  
APPLICATION IS FREE.

YOU MIGHT NOT QUALIFY, BUT  
IF YOU DON'T SUBMIT THE  
APPLICATION, YOU'LL NEVER  
GET IT.



SO YOU HAVE TO DO THAT  
FIRST STEP.

AND OUR APPLICATIONS DON'T  
ASK FOR THAT MUCH  
INFORMATION.

SO I ALWAYS TRY TO  
ENCOURAGE PEOPLE TO APPLY  
FOR THESE PROGRAMS BECAUSE  
THEY'RE THERE FOR PEOPLE  
TO BENEFIT FROM THEM.

>> SO IN REGARDS TO  
GETTING THE INFORMATION  
OUT, I'M JUST CURIOUS, AND  
I'M GOING TO ASSUME THAT  
IT IS IN MULTIPLE  
LANGUAGES, RIGHT, SO  
INFORMATION IS GETTING OUT  
IN DIFFERENT LANGUAGES?

>> SO THAT'S A  
CONVERSATION WE'VE BEEN  
HAVING WITH THE LANGUAGE  
AND COMMUNICATIONS ACCESS  
DEPARTMENT.

THAT WAS RECENTLY  
ESTABLISHED.

TO TRY TO FIGURE OUT WHAT  
THINGS WE HAVE THAT SHOULD  
GO OUT IN MULTIPLE  
LANGUAGES.

I DON'T KNOW THAT THEY ARE  
WIDELY AVAILABLE, AT LEAST  
NOT IN HARD COPY, IN  
DIFFERENT LANGUAGES.

SO I THINK THAT'S THE  
THING WE NEED TO LOOK  
INTO.

>> AND I'M NOT SURE IF IT  
IS THIS DEPARTMENT -- I'M  
CURIOUS ABOUT IF SOMEONE  
PURCHASES A CITY PROPERTY,  
AND THEY HAVE A YEAR  
(indiscernable), A YEAR  
SUPPOSEDLY, AND YOU'RE  
SUPPOSED TO RENT THAT  
PROPERTY FOR 10 YEARS --  
IT MAKES IT HARD FOR  
PEOPLE TO INVEST AND  
PURCHASE A HOME IF THEY  
KNOW THEY WON'T BE ABLE TO  
BUILD SOME EQUITY.

AND I'M WONDERING WHETHER  
OR NOT THAT IS SOMETHING  
THAT YOUR DEPARTMENT LOOKS  
AT, BECAUSE I'VE GOTTEN A

LOT OF FEEDBACK FROM  
PEOPLE WHO ARE INTERESTED  
IN BECOMING HOMEOWNERS,  
BUT THE WAY THE CITY  
VALUES THE PROPERTY, THE  
PROPERTY IS LOWER -- MAYBE  
THIS IS NOT A GOOD  
QUESTION FOR THIS HEARING.  
I'M SORRY.

>> NO.

>> DO YOU SEE WHAT I'M  
GETTING AT?

>> KIND OF, WHAT YOU'RE  
GETTING AT -- I'M TRYING  
TO THINK ABOUT WHO THE  
BEST PERSON IS -- IT MIGHT  
ACTUALLY INVOLVE A FEW  
DIFFERENT DEPARTMENTS.  
THE ONE PART OF IT THAT  
DOES KIND OF TOUCH ON  
ASSESSING THAT CAN BE SOME  
HELP WITH THIS IS THAT  
WHEN PEOPLE PURCHASE A  
PROPERTY THAT HAS  
RESTRICTIONS LIKE THAT,  
THAT ARE BUILT IN TO THE  
DEED, WE TAKE THAT INTO  
ACCOUNT IN THE VALUE AND  
WE TAKE THAT INTO ACCOUNT  
IN THE TAXES, SO WE'RE NOT  
TREATING IT AS IF IT IS  
SOMETHING THAT IS  
UNENCUMBERED, AND PEOPLE  
CAN DO WHATEVER THEY WANT  
WITH IT.

SO IT KIND OF KEEPS THOSE  
COSTS LOW FOR THEM.  
I HEAR WHAT YOU'RE SAYING  
ABOUT IS THEY DON'T HAVE  
THE ABILITY TO KIND OF  
CREATE EQUITY, AND SO IT  
MAKES IT LESS ATTRACTIVE.  
BUT I THINK THAT MIGHT --  
I'M NOT SURE IF IT IS  
NEIGHBORHOOD DEVELOPMENT  
OR KIND OF WHO THAT FALLS  
INTO, THAT WOULD BE THE  
BEST PERSON TO ANSWER WHY  
THOSE GUIDELINES ARE IN  
PLACE.

>> THE LAST THING IS ABOUT  
THE PILOTS AND TAXES.  
EARLIER, WE WERE HEARING  
THEM TALK ABOUT THAT WE

HAVE A LOT OF UNIVERSITIES  
IN THE CITY OF BOSTON WHO  
ARE NOT PAYING THEIR FAIR  
SHARE.

[INAUDIBLE]

>> SO I'M JUST WONDERING  
IF YOU'RE DEPARTMENT

(indiscernable).

TO PUSH THESE FOLKS TO PAY  
THEIR FAIR SHARE, IF YOU  
WILL.

>> YES -- NO.

I THINK THAT IS A REALLY  
INTERESTING CONVERSATION.  
A LITTLE BACKGROUND ON  
THAT, RIGHT?

WHEN WE'RE TALKING ABOUT  
THESE NON-PROFITS AND THIS  
PILOT PROGRAM, THE REASON  
IT IS VOLUNTARY IS BECAUSE  
IT IS, RIGHT NOW, BY STATE  
LAW, ALL OF THESE  
INSTITUTIONS ARE  
COMPLETELY EXEMPT FROM  
PAYING PROPERTY TAXES.  
SO THEIR OBLIGATION FOR  
PROPERTY TAXES IS ZERO.  
THAT'S NOT JUST BOSTON.  
THAT'S THE COMMONWEALTH,  
AND THAT'S HOW THE  
STATUTES ARE SET UP.  
FOR THE MOST PART, I THINK  
OVER TIME IT HAS BEEN  
BUILDING AND BUILDING, AND  
WE'VE BEEN DOING SOME  
EXCELLENT OUTREACH TO TRY  
TO GET INSTITUTIONS TO  
ACKNOWLEDGE THEY ARE  
MEMBERS OF OUR COMMUNITY,  
AND THERE ARE COSTS  
ASSOCIATED WITH THEM.  
AND THAT WAS KIND OF THE  
IMPETUS BEHIND THE TASK  
FORCE, WHEN THAT WAS  
CREATED, TO KIND OF BRING  
INSTITUTIONS TOGETHER TO  
ADDRESS SOME OF THE  
FUNDING NEEDS OF THE CITY  
AND GET SOME BUY-IN, AND  
THAT'S KIND OF WHAT  
CREATED THE CURRENT SYSTEM  
THAT WE HAVE NOW, THAT HAS  
BEEN SUCCESSFUL.  
THAT DOESN'T MEAN IT CAN'T

BE IMPROVED.

I THINK ONE SHOULD ALWAYS STRIVE FOR IMPROVEMENT.

AND IT CAN POTENTIALLY BE IMPROVED DRAMATICALLY.

AND WE NEED TO HAVE CONVERSATIONS ON HOW TO MAKE THAT HAPPEN.

THE THING THAT I WANT TO AVOID IS SOMETHING THAT IS A FAILURE OR NOT DOING WHAT IT SHOULD JUST BECAUSE IT COULD BE BETTER.

I DON'T THINK THAT BECAUSE IT CAN BE IMPROVED, IT WOULD CORRELATE THIS AS A FAILURE.

IN ESSENCE, IT IS KIND OF A FUNDRAISING OPERATION, IN WHICH WE CALL PEOPLE, AND WE ASK THEM TO GIVE MONEY, AND WE EXPLAIN WHY WE NEED THE MONEY, BUT IT IS NOT EVEN CLOSE TO THE SAME THING AS PROPERTY TAXES.

AND THIS IS SOMETHING INSTITUTIONS DON'T HAVE BECAUSE OF THEIR STRUCTURE.

>> THANK YOU.

THANK YOU SO MUCH.

I APPRECIATE YOUR TIME.

>> THANK YOU.

>> THANK YOU, COUNCILLOR.

NEXT UP IS COUNCILLOR BAKER, TO BE FOLLOWED BY COUNCILLOR EDWARDS.

>> CAN WE HAVE A SENIOR EXTENSION?

>> WE HAVE A COUPLE OF DIFFERENT SENIOR EXEMPTION OPTIONS.

IT IS 41C OPTION AND A 17D OPTION, AND THEY HAVE INCOME REQUIREMENTS AND AGE RESTRICTIONS, ASSET RESTRICTIONS, POTENTIALLY, AS WELL.

>> SO THE SENIORS THEN CAN EXEMPTION IS WORTH MORE THAN THE HOMEOWNER EXEMPTION?

>> THE SENIORS' EXEMPTION IS NOT WORTH MORE THAN THE HOMEOWNER EXEMPTION. IF YOU QUALIFY FOR THE SENIOR EXEMPTION, YOU DEFINITELY QUALIFY FOR THE HOMEOWNER EXEMPTION.

>> SO YOU WOULD GET THEM BOTH AUTOMATICALLY, OR YOU NEED TO FILE FOR THEM?

>> THE SENIOR EXEMPTIONS ARE THE CATEGORY OF WHAT WE CALL PERSONAL EXEMPTIONS.

THOSE ARE THINGS YOU HAVE TO FILE FOR EVERY YEAR.

THE RESIDENTIAL EXEMPTIONS, IF FOR SOME REASON YOU APPLY FOR SENIOR EXEMPTION AND YOU'RE NOT GETTING A RESIDENTIAL EXEMPTION, YOU NEED AN APPLICATION.

SO WE WOULD SEND YOU AN APPLICATION, OR WE WOULD MAKE SURE YOU REMEMBER BOTH OF THOSE PROGRAMS.

>> THANK YOU, NIC.

NICK.

>> THANK YOU, COUNCILLOR BAKER.

COUNCILLOR EDWARDS.

>> HI.

THANK YOU AGAIN FOR BEING SO RESPONSIVE TO US AT THIS TIME.

I JUST WANTED TO FOLLOWUP ON A COUPLE OF QUESTIONS.

FIRST, IF WE CAN GET, EVENTUALLY, A -- SORRY.

IF WE CAN GET AN UPDATE ON THE BACKPACK ORDINANCE THAT WAS PASSED IN I THINK IT IS 2018, THIS WAS

ALLOWING FOR SENIORS TO DEFER FOR EXTEND -- THIS IS AN ORDINANCE, TO ALLOW FOR SENIORS TO EXTEND THEIR -- IF THEY OWE TO THE CITY, TO EXTEND THE ONE-YEAR PAYMENT PLAN TO A FIVE-YEAR PAYMENT PLAN.

[INAUDIBLE]

>> I'VE JUST CURIOUS HOW

MANY SENIORS HAVE TAKEN  
ADVANTAGE OF THAT.

AND WE AGREED TO HAVE A  
HEARING ON THIS TO DISCUSS  
OTHER CLASSES OF  
INDIVIDUALS WHO MAY NEED  
RELIEF.

WE HAVE HEARD ABOUT PEOPLE  
WHO ARE HOUSE-RICH, BUT  
CASH-POOR, AND ARE  
STRUGGLING TO PAY THEIR  
PROPERTY TAXES FOR THE  
CITY OF BOSTON.

AND THE OTHER QUESTION I  
HAD WAS WITH REGARD TO --  
OH, YES, ONE OF THE OTHER  
QUESTIONS AND ISSUES WE'RE  
GOING TO BE DEALING WITH  
IS THE HEARING THAT  
COUNCILLOR BACHER HAS  
CALLED, THE PROPERTY TAXES  
AND THE BOARD'S RENDER.  
SO IF A PROPERTY OWNER  
AGREES TO RENT THE LOW  
MARKET TO WHOMEVER, BUT  
THEY AGREE TO GO BELOW  
MARKET (indiscernable),  
WHAT PROPERTY TAX SHOULD  
THE CITY OF BOSTON OFFER  
THEM?

IF THEY DID THE RIGHT  
THING,, THEY'RE ALREADY  
DOING THE RIGHT THING.

AND FINALLY, I KNOW WE'VE  
BEEN HAVING TO FIELD  
QUESTIONS ABOUT THE PILOT  
PROGRAM.

BUT THIS IS NOT SO MUCH A  
QUESTION ABOUT THE INCOME  
COMING IN.

IT IS ABOUT THE VOLUNTEER  
PROGRAM IS NOT A FAILURE.  
IT IS A NATIONAL MODEL IN  
TERMS OF CITIES BEING ABLE  
TO EXTRACT BENEFITS FROM  
COLLEGES AND UNIVERSITIES.  
YES, BUT IT COULD BE  
BETTER, AS YOU MENTIONED,  
BUT IT DOESN'T MAKE IT A  
FAILURE.

BUT I ALSO THINK IT SHOULD  
BE ACCURATE.

AND ONE OF THE THINGS  
WE'VE ASKED FOR FROM YOUR

OFFICE IS ACTUALLY  
UPDATING THE NUMBERS TO  
DEMONSTRATE NOT THE 2009  
VALUES, BUT TODAY'S  
CURRENT VALUES IN  
DEMONSTRATING THE  
DIFFERENCE BETWEEN WHAT  
THEY ARE PAYING AND WHAT  
THEY COULD BE VOLUNTEERING  
TO PAY.

THAT WAS ONE THING WE'VE  
BEEN ASKING FOR FOR SOME  
TIME.

THE OTHER THING WAS  
ACTUALLY GETTING THE  
UNIVERSITIES TO REPORT,  
LIKE THEY DID BEFORE,  
THEIR EXEMPTION PROPERTIES  
AND THEIR NON-EXEMPT  
PROPERTIES ON THEIR  
CAMPUSES, AND HOW MUCH TAX  
REVENUES THEY'RE GETTING  
OR NOT GETTING

(indiscernable).

AND PROPERTY TAX RELIEF.

AND, ALSO, WHAT I HAVE  
CONTINUED TO CALL FOR IS A  
TRUE COMMUNITY BENEFITS  
ANALYSIS AND A TASK FORCE  
LED BY THE PEOPLE OF  
BOSTON TO TELL THE  
UNIVERSITIES WHAT ARE THE  
C.B. A.s, THE CITY  
BENEFITS, AND GIVE THEM A  
LIST.

SO SAY YOU'RE NOT GOING TO  
PAY A TAX, BUT YOU ARE  
GOING TO OFFER COMMUNITY  
BENEFITS, AND HERE IS A  
LIST OF 10 THINGS.

THIS IS ALL THINGS WE  
SHOULD BE CONSIDERING, NOT  
NECESSARILY WHETHER THEY  
WILL PAY OR NOT.

SO THOSE ARE THE THREE  
THINGS WE THINK NEED TO BE  
ADDRESSED.

>> SURE.

GOOD AFTERNOON,  
COUNCILLOR.

TO YOUR FIRST POINT ABOUT  
THE KIND OF TAX

(indiscernable), THAT IS

NOT A PROGRAM THAT MY

DEPARTMENT ADMINISTERS.  
BUT MY UNDERSTANDING IS  
THAT THE LAW DEPARTMENT  
HAS ENTERED INTO TWO  
CONTRACTS.

TWO.

WITH INDIVIDUALS PURE  
PURSUANT TO THAT PROGRAM.

THE -- I LOST THE POINT.

I'M SORRY.

I KNOW THERE IS A QUESTION  
ABOUT PILOTS NOT GETTING  
THE VALUES.

>> SO THAT THE CONNECTING  
PROPERTY TAX RELIEF WITH  
RENT RELIEF --

>> OH, YES.

CONNECTING PROPERTY TAX  
RELIEF WITH RENT RELIEF.

RIGHT NOW, IF SOMEONE  
DECIDES TO RESTRICT THEIR  
DEED TO LIMIT THEIR  
INCOME, THEN THAT IS  
SOMETHING WE CAN TAKE INTO  
ACCOUNT WITH THEIR  
VALUATION.

BUT FAILING A DEED  
RESTRICTION, A NEED TO  
VALUE THINGS BASED ON WHAT  
THEY CAN TRANSACT FOR IN  
THE MARKET, AND SO THAT IS  
KIND OF WHERE YOU HAVE A  
DISCONNECT WITH PROPERTY  
OWNERS THAT MIGHT BE  
PROVIDING BELOW-MARKET  
RENTS TO PEOPLE, WITH THE  
VALUES NOT TAKING THAT  
INTO ACCOUNT.

[AUDIO BREAKING UP]

>> THAT'S AN INTERESTING  
POINT.

RIGHT NOW THE WAY IT IS  
SHAPED IS AROUND THE TASK  
FORCE WINDOWS, AND THE  
VALUES FOR USE, RIGHT?  
SO IT IS PART OF THOSE  
GUIDELINES.

[INAUDIBLE]

WHAT THE INSTITUTION COULD  
GET FOR BENEFITS.

I'M SURE IF YOU HAVE SEEN  
THE REPORTS THEY SEND  
IN -- I CAN POST THEM ON  
THE WEBSITE -- THESE



INSTITUTIONS DESIRE A MUCH HIGHER CREDIT LEVEL.  
WE GET CALLS EVERY YEAR ASKING IF PEOPLE CAN HAVE A WAIVER, AND THEY HAVE A LARGER CONTRIBUTION IN A SMALLER CASH CONTRIBUTION. AND THE RESPONSE BACK TO THAT IS IF THE ORGANIZATION IS INTERESTED IN PARTNERING WITH THE CITY ON A PROGRAM THAT IS A CITY PRIORITY, THAT WILL DIRECTLY REDUCE THE AMOUNT OF MONEY THAT THE CITY NEEDS TO EXPEND ON SOMETHING, THEN THAT NEW PROGRAM IS SOMETHING WE MIGHT CONSIDER FOR A REDUCTION IN THE FUTURE. BUT OTHERWISE THEY ARE HOLDING TO (indiscernable) IN THE INITIAL RECOMMENDATION. [INAUDIBLE]  
>> THAT MESSAGE IS VERY HELPFUL.  
[INAUDIBLE]  
>> IF IT CAN BE DEFINED NOT JUST BY HOW MUCH MONEY IT SAVED THE CITY DIRECTLY FOR CITY SERVICES, OR WHATEVER PROGRAM, BUT ALSO JUST HOW TRULY HONESTLY THE COMMUNITY WOULD BE EXCITED ABOUT THE BENEFITS COMING FROM UNIVERSITY. I DO THINK IT SERVES A LOT OF BRIDGES, AND IT WOULD BE A WONDERFUL OPPORTUNITY AND AN OLIVE BRANCH, IF ANYTHING.  
>> THANK YOU FOR YOUR TIME.  
>> THANK YOU, COUNCILLOR EDWARDS.  
NEXT IS COUNCILLOR BREEDAN.  
>> HI.  
THANK YOU.  
THANK YOU SO MUCH.  
IT IS A REALLY INTERESTING CONVERSATION.  
MANY OF MY COLLEAGUES HAVE

ALREADY ASKED QUESTIONS.  
I HAVE JUST A FEW  
QUESTIONS ABOUT IN LIGHT  
OF THE FACT WE HAVE SO  
MANY PEOPLE WHO OWN  
PROPERTIES, AND THEY'RE BUT THEY'RE  
CASH POOR.

CAN YOU TALK ABOUT THE  
ESCALATING ASSESSABILITY  
OF THEM IN THE  
NEIGHBORHOODS, AND THEY  
HAVE MORE OPPORTUNITY IN  
THE LOCALITY TO AVAIL OF  
THAT PROGRAM

(indiscernable).

>> CAN YOU SPEAK TO THAT,  
PLEASE.

>> SURE.

I'LL DO MY BEST.

GOOD AFTERNOON,  
COUNCILLOR.

SO THE GIVE-BACK PROGRAM  
IS FOR SENIORS TO REDUCE  
(indiscernable) AND TO  
FIND A WAY TO DO VOLUNTEER  
WORK.

IT IS ACTUALLY A PROGRAM  
THAT IS ADMINISTERED BY  
THE DEPARTMENT.

THEY DO THE CONNECTING  
PROCESS AND THE PLACEMENT  
OF THOSE INDIVIDUALS.

SO I, UNFORTUNATELY, DON'T  
HAVE A LOT OF INFORMATION  
FOR YOU ABOUT KIND OF  
WHERE PEOPLE ARE, AND  
THINGS LIKE THAT.

I THINK IT IS A REALLY  
INTERESTING QUESTION, BUT  
IT IS JUST KIND OF OUTSIDE  
MY BAILIWICK.

>> DO YOU KNOW HOW MANY  
FOLKS ARE ELIGIBLE,  
BUSINESSES THAT WOULD PAY  
INTO THE IMPACT AND  
ASSESSING PROCESS?

THE PAYMENTS -- THE  
EVENTUAL COLLECTION -- I'M  
SORRY, I'M PROBABLY ASKING  
THE WRONG QUESTION.

[INAUDIBLE]

>> I'LL SAVE THAT QUESTION  
FOR ANOTHER TIME.

[AUDIO BREAKING UP]

>> THANK YOU.

>> THANK YOU COUNCILLOR.

>> THANK YOU.

I HAVE A COUPLE OF  
QUESTIONS.

I WANTED TO FOLLOWUP ON  
COUNCILLOR BREEDAN'S  
QUESTION, AND THE ABILITY  
FOR THE SENIORS TO DO SOME  
VOLUNTEER WORK AND HAVE A  
REDUCTION IN THEIR  
PROPERTY TAXES.

I SUPPORT THAT.

I THINK IT IS A GREAT  
PROGRAM.

I THINK MOST SENIORS ARE  
DOING VOLUNTEER WORK  
ALREADY, BUT THEY JUST  
DON'T KNOW ABOUT THE  
PROGRAM.

AND THEY WOULD BE ELIGIBLE  
FOR THE PROGRAM.

IS IT POSSIBLE THEY CAN DO  
MORE OUTREACH TO SENIORS,  
TO LET THEM KNOW ABOUT THE  
PROGRAM?

>> GOOD AFTERNOON,  
COUNCILLOR.

YEAH, I THINK THAT IS AN  
EXCELLENT, EXCELLENT  
QUESTION.

AND OUTREACH, AS I WAS  
TALKING ABOUT EARLIER, IS  
SOMETHING THAT, YOU KNOW,  
I THINK IT IS REALLY  
IMPORTANT TO TRY TO KIND  
OF FIGURE OUT THE WAYS TO  
GET CONSTITUENTS INVOLVED  
AND MAKE THEM AWARE THAT  
PROGRAMS ARE AVAILABLE.

WE DO A LOT NOW WITH JURY  
MEETINGS AND WORKING WITH  
AGE STRONG.

AND THEY KNOW A LOT MORE  
ABOUT THE DETAILS AND  
CREATING THESE PROGRAMS  
THAN I DO.

I'M OPEN TO SUGGESTIONS  
(indiscernable).

>> THANK YOU.

TELL ME ABOUT THE PROGRAM  
FOR DISABLED VETERANS.

>> SURE.

SO WE HAVE THREE DIFFERENT

PERSONAL EXEMPTION OPTIONS  
FOR DISABLED VETERANS.

[INAUDIBLE]

THE MAYOR EXTEND THE  
DEADLINE FOR THE  
APPLICATIONS.

THE APPLICATION DEADLINE  
WAS APRIL 1st, AND HE  
EXTENDED IT TO JUNE 1st.

I WOULD SUGGEST ANYONE  
THAT IS INTERESTED IN  
THAT, TO CALL OUR TAXPAYER  
ASSISTANTS CENTER.

A LOT IS DEPENDENT ON  
DISABILITY LEVEL AND THERE  
ARE DIFFERENT REQUIREMENTS  
THERE.

AND SO THEY'RE PROBABLY IN  
THE BEST POSITION TO DO  
ALL KIND OF  
PERSON-TO-PERSON  
SPECIFICS, TO HELP PUT  
PEOPLE IN THE RIGHT BUCKET  
AND MAKE SURE THEY'RE  
GETTING THE LARGEST  
EXEMPTION THEY CAN GET.

>> MY FINAL QUESTION: I  
SUPPORTED THE PROGRAM  
WHERE DURING THIS  
PANDEMIC, THE COLLEGES AND  
UNIVERSITIES WERE GIVING  
DORM SPACE TO ALL FIRST  
RESPONDERS, IF THEY COULD  
USE THEM.

I KNOW THERE IS ONE IN MY  
DISTRICT, A SUFFOLK  
UNIVERSITY THAT IS DOING  
THAT PROGRAM.

I KNOW OTHER COLLEGES AND  
UNIVERSITIES ARE DOING IT  
AS WELL.

I KNOW SOME OTHER COLLEGES  
MAY OR MAY NOT OPEN ON  
TIME IN THE FALL, AND  
MAYBE NOT HAVE SUMMER  
CLASSES.

BUT I'M JUST WONDERING  
WHAT IMPACT DO THESE  
DECISIONS HAVE ON YOUR  
BOTTOM LINE OF COLLECTING  
REVENUE FOR THE CITY,  
KNOWING THAT OUR COLLEGES  
ARE STRUGGLING  
FINANCIALLY?

MOST OF ALL OUR COLLEGES  
ARE ALREADY PROVIDING  
SERVICES NOW AS PART OF  
THIS PANDEMIC.

ARE YOU FACTORING THAT IN?  
AND WHAT IMPACT WILL THAT  
HAVE?

>> THAT'S AN EXCELLENT  
QUESTION.

I AM CONCERNED WITH THE  
POTENTIAL IMPACT TO -- FOR  
THE SECOND HALF OF OUR  
PILOT REQUEST.

WE HAVE NOT SENT OUT THOSE  
NOTICES YET, SO I DON'T  
REALLY KNOW WHERE THAT IS  
GOING TO LAND.

I THINK IT DEFINITELY HAS  
THE POTENTIAL TO HIT US  
BECAUSE I KNOW THAT ARE A  
LOT OF LAYOFFS HAPPENING  
RIGHT NOW.

AND, AGAIN, IT BEING A  
VOLUNTARY PROGRAM, I KNOW

(indiscernable) THE  
FIRST CUTS ARE THE ONES  
YOU DON'T HAVE TO PAY,  
RIGHT?

SO I THINK THERE MIGHT BE  
SOME IMPACT THERE.

I REALLY HOPE THAT THERE  
ISN'T.

I KNOW THAT THE  
INSTITUTIONS THAT WE HAVE  
ARE PARTNERSHIPS WITH US,  
AND THEY KNOW HOW  
IMPORTANT THAT REVENUE IS  
FOR THE CITY AND HOW VITAL  
THAT IS.

AND THE WAY THEY'VE BEEN  
STEPPING UP TO HANDLE THIS  
CRISIS, I HOPE THEY WILL  
CONTINUE TO STEP UP AND  
PARTICIPATE IN THAT  
PROGRAM.

THANKFULLY, AS FAR AS I  
KNOW, NO ONE HAS BEEN  
TRYING TO LEVERAGE THEIR  
GOODWILL TO ASK FOR A  
DISCOUNT DURING THIS  
EMERGENCY, DURING THIS  
GLOBAL PANDEMIC.

AND SO EVERYONE HAS BEEN  
STEPPING UP BECAUSE THEY

THINK THAT IT IS IMPORTANT  
TO HELP THE COMMUNITY AND  
HELP BOSTON.

AND I THINK THAT IS  
IMPORTANT, THAT WE ALL  
KIND OF STAND TOGETHER TO  
GET THIS RESOLVED.

>> OKAY.

THANK YOU.

I ACKNOWLEDGE THE  
PROGRAMMED WORK THE  
COLLEGES AND UNIVERSITIES  
AND HOSPITALS ARE DOING  
DURING THIS PANDEMIC.

I ALSO WONDER AND AM  
CONCERNED, TOO, BECAUSE  
THEIR REVENUE WILL BE  
GOING DOWN, THAT THIS WILL  
HAVE A DRAMATIC IMPACT ON  
THE ABILITY OF BOSTON TO  
BRING IN THE PILOT FUNDS.  
IT IS JUST SOMETHING THAT  
SHORT-TERM AND LONG-TERM  
THAT WE CAN AT LEAST  
CONTINUE TALKING ABOUT.

>> I THINK THAT'S AN  
IMPORTANT SUGGESTION.

>> AND THANK YOU FOR YOUR  
LEADERSHIP.

WE WE APPRECIATE  
EVERYTHING YOU'RE DOING.

>> THANK YOU, SIR.

>> THANK YOU, COUNCILLOR  
AND COMMISSIONER.

WE WILL GO TO A SECOND  
ROUND OF QUESTIONS FOR  
FOLKS, IF YOU STILL HAVE  
THEM.

I WANTED TO FOLLOW UP WITH  
YOU ON MY OWN.

IN RESOLUTION TO THE MEMO  
YOU SENT OVER.

IF YOU COULD WALK US A  
LITTLE BIT THROUGH  
OVERTIME BECAUSE I NOTICED  
LAST YEAR WE APPROPRIATED  
\$20,000, AND THEN WE ENDED  
UP WITH IT BEING MORE,  
LIKE, \$40,000

(indiscernable).

THAT'S THE REASSESSMENT  
YEAR.

IS THAT REALISTIC?

I WANT TO UNDERSTAND HOW

YOU THINK ABOUT OVERTIME  
FOR THE DEPARTMENT AND  
WHAT IS DRIVING THAT?

>> YEAH, THAT'S A GOOD  
QUESTION.

FEEL FREE TO CUT ME OFF IF  
I'M GIVING TOO MUCH  
DETAIL.

WE HAD SOME KIND OF  
UNTIMELY TRANSITIONS LAST  
YEAR.

AND SO WITH THAT KIND OF  
MOVING ON OF THE FORMER  
COMMISSIONER AND WE HAD TO  
MAKE A CHANGE IN OUR  
DIRECTOR OF VALUATION,  
WHEN I TOOK OVER IN  
JUNE -- WE WERE AHEAD BY  
DESIGN.

WE ALSO HAD SOME ISSUES  
WITH A SOFTWARE  
CONVERSION.

BUT WE -- TO GUESS US SORT  
OF IN LINE TO MAKE SURE  
OUR VALUES GOT APPROVED  
AND CERTIFIED ON TIME  
(indiscernable).

AND WE WERE ALSO KIND OF  
MAKING UP FOR SOME STAFF  
SHORTFALL.

SINCE THEN WE'VE ADDED TWO  
MORE STAFF.

THEY'RE MORE ENTRY LEVEL  
THAN SENIOR.

AND I HAVE A NEW DIRECTOR  
OF VALUATION WHO IS NEW IN  
THE POSITION, BUT NEW TO  
THE CITY.

HE HAS BEEN WORKING FOR  
THE CITY FOR MULTIPLE  
DECADES.

AND HE KNOWS WHAT HE IS  
DOING, AND HE'S DOING AN  
EXCELLENT JOB DOING OUR  
CURRENT VALUATION.

SO I THINK THE WORK THAT  
WE'VE BEEN DOING IS PRETTY  
MUCH TO MAKE A BETTER  
POSITION IN TERMS OF  
OVERTIME.

THAT BEING SAID, IN  
JANUARY, BEFORE THIS  
CRISIS -- I'M CONCERNED  
ABOUT HOW THIS IS GOING TO

IMPACT OUR OVERALL  
QUALITY.

>> WOULD THAT BE BECAUSE  
IT MIGHT INVOLVE GETTING  
MORE WORK DONE IN A  
SHORTER WINDOW, LIKE ONCE  
PEOPLE ARE BACK TO BEING  
ABLE TO GO AROUND?

>> A LOT OF OUR WORK IN  
THE RECERTIFICATION YEAR  
INVOLVES IN-FIELD  
INSPECTIONS.

IF WE CAN'T FIGURE OUT  
GOOD WAYS TO DO THAT WITH  
TECHNOLOGY, THAT IT MIGHT  
BE SOMETHING THAT WE CAN  
DO EVERY THE SUMMER THAT  
MAY REQUIRE WORKING ON  
WEEKENDS AND THINGS OF  
THAT NATURE.

>> AND THE SOFTWARE --  
THERE WAS A HICCUP WITH IT  
LAST YEAR THAT YOU  
SUGGESTED

(indiscernable).

[INAUDIBLE]

>> A LOT OF THE HICCUPS  
LAST YEAR WERE RELATED TO  
PERFORMANCE.

SO IT WASN'T THAT --  
(indiscernable), AND IT  
JUST TOOK A LONG TIME TO  
DO IT.

WE ENTERED DATA, AND IT  
TOOK LONGER THAN IT WOULD  
WITH THE OLD SYSTEM.

LET'S SAY IN THE OLD  
SYSTEM WE UPDATED 20  
RECORDS IN A DAY, AND IN  
THE NEW SYSTEM WE UPDATED  
(indiscernable).

THAT'S PART OF WHAT LED TO  
SOME OF THAT OVERTIME.

WE'VE BEEN WORKING A LOT  
TO PREVENT THAT.

WE MADE SOME TWEAKS TO THE  
SERVER ENVIRONMENT, WHERE  
IT IS ALL CORRECT FOR  
THAT.

IT SHOULD NOT BE SUCH A  
PROBLEM THIS YEAR.

>> I JUST WANTED TO  
HIGHLIGHT A QUESTION -- WE  
PUT A QUESTION IN THE



COUNCIL REQUEST FOR  
INFORMATION ABOUT LANGUAGE  
ACCESSORY SOURCES  
PRECISELY BECAUSE I THINK  
WE'RE CONCERNED THAT MORE  
DEPARTMENTS, YOU KNOW,  
PROACTIVELY PARTNER WITH  
LANGUAGE ACCESS,  
ESPECIALLY IN TRANSLATION  
OF "T" FORMS, AND I THINK  
WE'RE ALL SEEING THE  
DETRIMENT OF WHEN THAT  
ISN'T THE CASE, WHEN YOU  
HAVE A SUDDEN NEED TO PUSH  
FORMS OUT, AS WE'RE HAVING  
IN THIS CRISIS.

[INAUDIBLE]

P.>> I WOULD SUGGEST THAT  
MIGHT BE SOMETHING FOR YOU  
ALL TO BE THINKING ABOUT,  
ESPECIALLY SINCE I THINK  
THE CHANCES ARE A LITTLE  
TOO GENERAL TO BE SPEAKING  
ABATEMENT RELIEF.  
AND THE WAYS PEOPLE  
ADDRESS YOUR OFFICE.

>> I THINK THAT'S AN  
EXCELLENT POINT.  
WE NEED TO PAY ATTENTION  
TO THAT.  
THANK YOU.

>> AND ONE MORE FOR ME,  
AND THEN I'LL GO TO  
COLLEAGUES, I'M JUST  
WONDERING WHETHER YOU'RE  
THINKING ABOUT -- SO  
COUNCILLOR ASKED YOU ABOUT  
121A.

PERSONALLY, I THINK IT IS  
GOOD THAT WE'RE MOVING  
AWAY FROM THAT IN GENERAL.  
I THINK WHILE THEY WERE  
USED TO SPUR DEVELOPMENT  
IN PARTICULAR MOMENTS IN  
HISTORY, WHERE WE FELT  
LIKE IT WASN'T GOING TO  
HAPPEN OTHERWISE, AND I  
THINK IN THE CASE OF  
AFFORDABLE HOUSING IT MADE  
A LOT OF SENSE BECAUSE  
THAT WAS A LONG-TERM  
RESEARCH.

I THINK IN THE LONG RUN,  
THE TAX RECEIPTS WE GAVE

UP BY TAKING THAT GROSS NUMBER, INSTEAD OF TAKING OUR NORMAL PROPERTY TAX NUMBER -- I GUESS I WOULD LOVE TO GET YOUR THOUGHTS. I WOULD HOPE EVEN IF WE'RE DIPPING INTO SOMETHING OF A RECESSION BECAUSE OF THIS CURRENT PUBLIC HEALTH EMERGENCY, THAT THE CITY WOULDN'T TAKE THAT A REASON TO GO BACK TO, HEY, LET'S SIGN A BUNCH OF 121A AGREEMENTS IN ORDER TO SPUR GROWTH.

IT WOULD BE A SHORT-TERM FIX WITH LONG-TERM REPERCUSSIONS.

I'M WONDERING WHAT YOU'RE THINKING ABOUT THAT?

>> HONESTLY, I PRETTY MUCH AGREE WITH YOU.

[INAUDIBLE]

>> I'VE HAD A NUMBER OF CONVERSATIONS WITH PEOPLE WHERE THE AGREEMENT IS TO KIND OF GET OVER A HURTLE. AND SO IT IS ESSENTIALLY THAT A PROJECT COMES TO US, AND THE PROJECT CANNOT POSSIBLY HAPPEN WITHOUT THIS ASSISTANCE, TO KIND OF GET THEM OVER THAT BUMP AND GET THEM UP AND RUNNING.

AND SO IN THAT FRAMEWORK, WE'VE BEEN FOCUSING A LOT, AND WE DO HAVE AGREEMENTS TO MAKE THE STREAMING SHORT, SO WE DON'T HAVE 20-YEAR AGREEMENTS.

EVEN THE AGREEMENTS THAT WE'VE HAD ARE IN, LIKE, THE 15-YEAR RANGE, AND THERE ARE PROVISIONS IN THE CONTRACT, WHERE IT IS UNDER A CONTRACT, BUT THE CONTRACT SAYS THEY PAY THE SAME AS REGULAR TAXES.

AND SO THEY'RE NOT TAKING THAT REVENUE PAY. THEY'RE NOT ACTUALLY GETTING THAT MUCH INCENTIVE.

[INAUDIBLE]

>> AFTER THAT, YOU MIGHT  
BE ABLE TO MEET

(indiscernable).

>> THAT WOULD BE THE COST.

[INAUDIBLE]

>> AND IF IT'S A MULTIPLE  
STATE PROJECT, AND THE  
INITIAL STAGE OF THAT  
PROJECT IS WHAT GOT THE  
RELIEF, AND THE INITIAL  
STAGE IS TO SORT OF CREATE  
THAT ENTRYWAY, AND DRAW IN  
MORE STATIONS, AND DRAW  
THAT OUT TO THE PUBLIC AND  
KIND OF REACTIVATE THAT  
AREA.

[AUDIO IS BREAKING UP]

>> EACH ONE OF THOSE CASES  
HAS AN OPEN CONTRACT.  
AND THEY'VE GOT TO HAVE A  
CONTRACT FOR THE PROJECT.

[INAUDIBLE]

>> SO THEY DON'T RECEIVE  
ANY TAX DISCOUNT IN THE  
CONTRACT.

BUT INSTEAD OF GETTING A  
REGULAR TAX BILL, THEY  
SEND US A PAYMENT THROUGH  
THE CONTRACT.

SO IT IS A DIFFERENT  
STRUCTURE FOR THE CITY TO  
GET A PAYMENT.

[INAUDIBLE]

>> AND WE'VE BEEN LOOKING  
AT THIS MORE RECENTLY, AS  
OPPOSED TO 40 YEARS AGO.  
BUT I AGREE WITH YOU WE  
DON'T WANT TO START  
INCENTIVISING EVERY  
PROJECT.

[INAUDIBLE]

>> THANK YOU, MADAM CHAIR.

[INAUDIBLE]

>> THAT'S A WHOLE ANOTHER  
BIG SIGN THAT THAT'S WHAT  
THEY'RE DOING.

SO I THINK IT IS REALLY  
IMPORTANT FOR US THAT WE  
ENGAGE OUR INSTITUTIONS  
INTO DISCUSSIONS, AT SOME  
POINT, ABOUT WHAT THEY'RE  
DOING, OR COULD THEY DO  
MORE?

THAT IT WOULD BE HELPFUL  
US IN ADVANCE TO AT LEAST  
KNOW WHAT THEY'RE DOING IN  
THE HEALTH CARE SECTOR,  
THE HOSPITALS, AND OUR  
COMMUNITY HEALTH SECTORS.  
ARE THEY BUSTING AT THE  
SEAMS?

[INAUDIBLE]

>> THEY'VE OPENED UP THEIR  
DOORS FOR SOME OF OUR  
FRONTLINE RESPONDERS.  
AND SOME HAVE TO GO BACK  
TO THE HOSPITAL INSTEAD OF  
BRINGING THE VIRUS BACK TO  
THEIR FAMILIES.

IF THERE IS SOME WAY THAT  
YOU, AS THE ASSESSOR, OR  
YOUR TEAM, CAN START TO  
ENGAGE THE INSTITUTIONS AS  
TO WHO IS DOING WHAT, AND  
I THINK THAT'S IMPORTANT  
DATA FOR US.

THANK YOU FOR YOUR TIME  
AND ATTENTION.

THANK YOU.

[INAUDIBLE]

[AUDIO BREAKING UP]

>> THANK YOU,  
COMMISSIONER.

>> THANK YOU, AGAIN,  
CHAIR.

THANK YOU FOR TAKING THE  
SECOND ROUND OF QUESTIONS  
HERE.

MY ONLY QUESTION IS JUST A  
FOLLOWUP ON COUNCILLOR  
FLAHERTY'S QUESTION.

CAN YOU GET THE  
UNIVERSITIES TO COMMITTEE  
ON (indiscernable).

>> THANK YOU AGAIN FOR  
BEING HERE FOR A SECOND  
ROUND.

>> THANK YOU, COUNCILLOR.  
I'M GOING TO KEEP THOSE  
NOTES AND DISCUSS IT  
MOVING FORWARD.

>> THANK YOU.

[INAUDIBLE]

;;; coverage gap

NONE, COUNSELOR FLYNN,.

>> COUNCILOR BOK, I DON'T HAVE

ANY FOLLOW UP.

THANK YOU, THE INFORMATION YOU  
HAVE BEEN GIVING US, THANK YOU.

>> I JUST A COUPLE OF QUICK  
FOLLOW-UPS AND THEN WE'LL WRAP  
THIS UP.

ONE WAS JUST, IT SEEMED TO ME,  
THE HARDSHIP DEFERRAL PROGRAM,  
YOU JUST DESCRIBED, OBVIOUSLY WE  
DON'T KNOW THE EXACT SPECIFICS  
OF IT, SEEMS LIKE SOMETHING THAT  
A -- LIKE POTENTIALLY A LARGE  
NUMBER OF PEOPLE MIGHT SUDDEN  
APPLY FOR JUST IN TERMS OF THE  
TYPE OF UNEXPECTED SHOCK TO  
PEOPLE ANSWER PERSONAL  
CIRCUMSTANCES THAT WE KNOW  
PEOPLE HAVE -- MANY, MANY PEOPLE  
HAVE EXPERIENCED LATELY.  
SO IF YOU HAVE ANY SENSE OF  
SCALE, QUICK SECOND TAKEN UP, IT  
MIGHT MAKE SENSE IF NOT IN THIS  
MOMENT FOR TO YOU SEND SOME  
FOLLOW-UP INFORMATION TO THE  
COUNCIL ON WHAT THE PRIMERS OF  
THAT ARE, HOW MANY PEOPLE TAKE  
IT UP NORMALLY AND SORT OF IT  
SEEMS TO ME LIKE IN THINKING  
ABOUT PROPERTY TAXES, FOR THE  
NEXT YEAR, UNDERSTANDING HOW  
PERMISSIVE OF A SET OF  
GUIDELINES THAT IS WOULD BE  
PRETTY IMPORTANT.

>> SURE.

THE PROGRAM THAT HAS A LARGE  
NUMBER OF PEOPLE CURRENTLY, I'M  
HAPPY TO SEND OVER MORE  
INFORMATION ABOUT WHAT THE  
PRIMERS ARE.

THEY MIGHT SHED SOME LIGHT ON  
THAT.

>> GREAT, THANK YOU.

AND THEN JUST A TECHNICAL  
QUESTION, REALLY, AS COUNCILOR  
EDWARDS HAD ASKED YOU ABOUT THE  
ISSUE OF ADJUSTING PEOPLE'S  
PROPERTY TAXES GIVEN THE FACT  
THEY WERE GIVING THEIR RENTERS A  
BREAK ON RENT.

IF IT'S A PERMANENT VIEW  
RESTRICTION THAT'S ONE THING BUT  
PERMISSION TO CONSIDER IT, AND  
CHANGE STATE STATUTE.

I WONDERED IF FROM A TECHNICAL

PERSPECTIVE, IS IT POSSIBLE FOR A CITY TO COLLECT TAXES PER USUAL AND THEN TO SEPARATELY REBATE THE TAXES ON THE BASIS OF SOMETHING THE HOMEOWNER IS DOING WITH WITH THEIR PROPERTY, IN TWO SEPARATE TRANSACTIONS IN A WAY THAT MAKES IT KIND OF A PROGRAMMATIC CITY PROJECT, EXEMPT FROM STATE LAW ON PROPERTY TAX COLLECTION?

>> THE QUICK ANSWER IS, YOU CAN PRODUCE THE STATUTE OSAY WHATEVER YOU WANT, IF IT GETS PASSED YOU COULD PROBABLY DO IT. I DON'T KNOW A GOOD WAY TO O-- IT'S PROBABLY NOT A GREAT IDEA IN TERMS OF LONG TERM SIGNING, JUST CREATES SO MUCH RISK.

SO IF THE ENTIRE TIME YOU'RE WORKING ON THIS PROGRAM YOU HAVE TO SET THE MONEY ASIDE IN CASE IT DOES GO THROUGH, THAT WOULD BE REALLY HARD TO ADMINISTER. .BECAUSE YOU WOULD KIND OF BE GUESSING AT THE LEVEL OF PARTICIPATION AND THEY CREATING THAT SET ASIDE AND NOT DOING THAT (INAUDIBLE) SO IT -- MIGHT BE ABLE TO DO IT. IT PROBABLY MAKES THE MOST SENSE.

IT'S REALLY HARD TO BE HAPPENING TO THE RETROACTIVES. KIND OF SORT OF FIGURE OUT HOW NOT ONLY MAKE THAT BUT MAKE IT CONSTITUTIONAL BUT CREATE SOME KIND OF UNINTENTIONAL LOOPHOLE THAT ENDS THE LAW.

>> OKAY, THANK YOU.

AND THEN ON THE PALLET PROGRAM, DID YOU EXPLAIN FOR ME, THE NEW IDEA, I THINK OBVIOUSLY YOU HAVE HEARD FROM THE COUNCIL A LOT OF CONCERN ABOUT THE OUTDATED REGULATIONS IN THE PALLET PROGRAM, THE TAX RATE WAS ALSO HIGHER AT THE PORTOFINO AT WHICH THOSE WERE ASSESSED.

DID I HEAR YOU CORRECTLY?

>> YES.

WHEN THE ORIGINAL KIND OF BASE YEAR WAS ESTABLISHED, AND IT WAS -- THERE ARE A COUPLE OF MISSING VARIABLES THAT KIND OF

TACK ONLTD THAT BUT AS THE BOOST VALUE THAT WAS ESTABLISHED WITH THAT FISCAL YEAR 11, BECAUSE THE PAVEMENT AMOUNTS WERE -- PAYMENT AMOUNTS WEREN'T SO MUCH TIED TO PROPERTY VALUES AS THEY WERE TIED TO THE PROGRAMMING AND THE REQUEST.

AND SO IT WAS TIED MORE TO THE TAX DOLLARS, FROM THAT YEAR THAN IT WAS THE VALUE OF THAT YEAR.

AND SO FOR THAT REASONING, USES THE TAX RATE FROM THAT YEAR, WHICH THE FISCAL YEAR 11 TAX RATE WAS FOR EVERY \$4.11 CENTS FOR COMCIAL PROPERTIES.

NOW IT DROPPED DOWN TO \$24.92, PROPERTY VALUE IS DEFINITELY APPRECIATED MORE THAN THE 22% THAT RATE HAS DROPPED.

BUT THE PROGRAM WAS NEVER REALLY MEANT TO BE -- IT WAS MORE ABOUT KIND OF EXPLAINING WHY A CERTAIN AMOUNT OF REVENUE WAS NEEDED, THAN IT WAS FTC TO BE TIED SPECIFICALLY TO A VALUE.

AND I THINK HAVING IT TIED TO THOSE VALUE, IS JUST MADE THE PROGRAM MORE CONFUSING THAN IT NEEDS TO BE.

>> AND I THINK I HAVE A BROAD APPETITE FOR SORT OF RATIONALIZING THE PROGRAM IN A NUMBER OF DIRECTIONS THAT CUT MULTIPLE WAYS.

I THINK YOU HEARD IT FROM COUNCILORS BOTH FROM THE WAY SIT POSSIBLE TO RECOGNIZE THE CONTRIBUTIONS, TO AFFECT THE CITY'S BOTTOM LINE AND ALSO THIS QUESTION OF HAVING A CLEAR SET OF STANDARDS BETWEEN COMMUNITIES BENEFITS AND HAVING -- HAVING SOME UPDATED VALUATIONS.

I THINK THE PLACE MAYBE WHERE I QUIBBLE IS IT SEEMS LIKE THE VARIOUS PART OF THE CONVERSATION IS ABOUT THE KIND OF HOW SUSTAINABLE IS IT IN A CITY WHERE THE PROPERTY TAX IS STILL MUCH UP FOR DEBATE, TO HAVE SO OMUCH PROPERTY HELD BY NONTAX PAYING ENTITIES.

SO THERE IS KIND OF AN EFFORT

WITH TETHERING IT TO THE  
PROPERTY VALUATION TO SAY THIS  
IS PART OF A SUSTAINABLE  
FINANCIAL ECOSUSTAIN FOR THE  
CITY.

EVEN IN AS MUCH AS IT'S  
VOLUNTEER AND NOT REQUIRED BY  
STATE -- VOLUNTARY AND NOT  
REQUIRED BY STATE LAW.

I'M SURE WE'LL HAVE ONGOING  
CONVERSATIONS ABOUT IT.

I GUESS IT SOUNDS AS THOUGH SOME  
OF THE QUESTIONS THAT COUNCILORS  
RAISED TODAY ABOUT WHAT OUR  
EXPECTATION OF TIME LINE IN  
TERMS OF COLLECTING TAX RECEIPTS  
THAT HAVE BEEN DELAYED BY A  
MONTH AND THOSE SORTS OF -- THAT  
CENTD OF MODELING ABOUT  
COLLECTION SAYS MORE OF A  
QUESTION FOR DREW SMITH THAN FOR  
YOU, IS THAT RIGHT?

>> DREW SMITH.

>> I THINK I'LL JUST FLAG THE  
ADMINISTRATION THAT IF WE GET --  
CERTAINLY AS WE GET CLOSER TO  
THAT DATE, DEPENDING ON WHERE  
WE'RE SITTING THAT MIGHT MAKE  
SENSE FOR US TO TALK ABOUT.  
WOULD YOU -- IT SOUNDED AS  
THOUGH SAID THIS MORNING YOU  
KNOW, A DEFERRAL IS SOMETHING, A  
DEFERRAL OF A MONTH INSIDE THE  
FISCAL YEAR IS SOMETHING WE CAN  
LIVE WITH BUT DEFERRED PAST THAT  
POINT WOULD BE PRETTY DISASTROUS  
I THINK IS THE WORD SHE USED FOR  
THE CITY BUDGETS.

>> I THINK THAT'S A WORD TO USE.

>> ALL RIGHT, WELL I THINK THOSE  
ARE ALL MY QUESTIONS.

I'LL ONE MORE TIME GIVE  
ANYBODY -- IF THERE'S ANYBODY  
WHO WANT TO ASK ANOTHER  
QUESTION, SHOUT OUT NOW.  
AND OTHERWISE WE'RE GOING TO  
BRING THIS HEARING TO A CLOSE.  
I DON'T SEE ANYONE SEEKING TO  
TESTIFY TO A COUPLE OF COMMENTS.  
ALL RIGHT?

WELL THEN IT ONLY REMAINS TO  
THANK COMMISSIONER FOR JOINING  
US AND TO GAVEL OUT THIS  
HEARING.



THIS HEARING OF THE BOSTON CITY  
COUNCIL WAYS AND MEANS COMMITTEE  
IS NOW ADJOURNED.  
THANK YOU ALL.  
>> THANK YOU.  
[ GAVEL STRIKE ]  
>> THANKS SO MUCH FOR OBEING  
WITH US.  
SORRY TO KEEP YOU WAITING.  
WITH THE START, DO.  
-- TOO.