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; 05/25/17 2:59 AM
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>> GOOD AFTERNOON.
I'M MARK CIOMMO.
I'M THE DISTRICT 9 COUNCILLOR.
TODAY IS THURSDAY, MAY 25.
THIS IS A PUBLIC HEARING AND
IT'S ON COMCAST CHANNEL 8.
I'D ASK FOLKS TO SILENCE ANY
ELECTRONIC DEVICES.
AT THE CONCLUSION OF THE
DEPARTMENT'S PRESENTATION AND
QUESTIONS FROM MY COLLEAGUES,
WE'LL TAKE PUBLIC TESTIMONY.
WE HAVE A SIGN-IN SHEET TO THE
LEFT BY THE DOOR.
WE ASK THAT YOU STATE YOUR NAME,
ADDRESS AND ANY AFFILIATION.
WE'RE HERE WITH DIRECTOR GOLDEN
AND HIS TEAM FOR REVIEW OF THE
FISCAL 18 BOSTON PLANNING AND
DEVELOPMENT AGENCY BUDGET.
DOCKET 0536-38.
ORDERS FOR THE FISCAL YEAR 18
OPERATING BUDGET INCLUDING
APPROPRIATIONS FOR DEPARTMENTAL
OPERATIONS, APPROPRIATION FOR
THE SCHOOL DEPARTMENT AND OTHER
POST EMPLOYMENT BENEFITS.
AS WELL AS DOCKETS 0539-0543.
CAPITAL BUDGET APPROPRIATIONS
INCLUDING LOAN ORDERS AND LEASE
AND PURCHASE AGREEMENTS.
I'D LIKE TO INTRODUCE MY
COLLEAGUES IN THE ORDER OF THEIR
ARRIVAL.
TO MY LEFT, COUNCILLOR
ESSAIBI-GEORGE TO MY FAR LEFT,
COUNCILLOR JOSH ZAKIM,
COUNCILLOR BAKER AROUND
COUNCILLOR CAMPBELL.
I WANT TO READ A BRIEF STATEMENT
FROM ONE OF OUR COLLEAGUES THAT
CAN'T BE HERE TODAY.
"PLEASE BE ADVISED YOU'RE
CHAIRING THE FOURTH HEARING OF
THE WAYS AND DOCKETS MEETING
0536-43.
THURSDAY, MAY 25, 1:00 P.M. IN
THE IANNELLA CHAMBER.

SADLY DUE TO A WAKE OF A FRIEND
AND COMMUNITY ACTIVIST, I AM NOT BE
ABLE TO ATTEND THIS HEARING.
PLEASE READ THIS LETTER INTO THE
PUBLIC RECORD" FROM MATT
O'MALLEY.

SO WITH THAT, I WANT TO AGAIN
WELCOME DIRECTOR GOLDEN AND YOUR
TEAM FOR YOUR OPENING COMMENTS.
>> THANK YOU VERY MUCH,
MR. CHAIRMAN.
AND TO YOU THE MEMBERS.
GOOD AFTERNOON.

MY NAME IS BRIAN GOLDEN AND I'M
THE DIRECTOR OF THE BOSTON
PLANNING AND DEVELOPMENT AGENCY,
THE BPDA.

THANKS FOR PROVIDING MYSELF AND
STAN OF THE BPDA THE OPPORTUNITY
TO PRESENT OUR AGENCY'S FISCAL
YEAR 2018 BUDGET.

BEFORE I PROCEED, I'D LIKE TO
SIMPLY SAY ON BEHALF OF THE
AGENCY GOOD-BYE TO CITY
COUNCILLOR BILL LINEHAN AND CITY
COUNCILLOR SAL LaMATTINA.

THEY WILL BE DEPARTING THE
COUNCIL LATER THIS YEAR.

I'M NOT SURE WHEN OUR NEXT
FORMAL TIME HERE WILL BE, SO I
WANTED TO SAY THANK YOU AND
FAREWELL.

IT'S BEEN A GREAT JOY TO WORK
WITH BOTH OF THEM IN MY YEARS AT
THE BPDA, I KNOW THAT STAFF WHO
HAVE INTERACTED WITH THEM OFTEN
HAVE ENJOYED THEIR EXPERIENCE.
THE BPDA HAD A CONSTRUCTIVE AND
HEALTHY RELATIONSHIP WITH
COUNCILLOR LINEHAN AND COLOR
LaMATTINA.

WE'VE APPRECIATED THEIR MANY
COURTESIES AS WE WORKED WITH
THEM AND THEIR STAFF TO PLAN AND
BUILD A BETTER BOSTON FOR ALL.
ON BEHALF OF THE BPD, WE WISH
THEM MUCH HAPPINESS AND SUCCESS
IN THEIR RETIREMENT.

I'M JOINED TODAY FOR THIS
PRESENTATION BY CHRIS GULIANI,
OUR DIRECTOR OF FINANCE, ED
O'DONNELL, OUR DIRECTOR OF REAL
ESTATE, LARRY LeMOLLE, DIRECTOR
OF ENGINEERING AND FACILITIES

MANAGEMENT, AND YURI MURICALLA FROM WORK FORCE DEVELOPMENT AT THE MAYOR'S OFFICE OF WORK FORCE DEVELOPMENT.

BOWD, WHICH FALLS UNDER THE BOSTON PLANNING AND DEVELOPMENT AGENCY.

NOW, THE BPDA IS CHARGED WITH GROWING BOSTON'S TAX BASE, CULTIVATING THE CITY'S PRIVATE JOBS MARKET, TRAINING THE WORK FORCE, WORKING WITH THE COMMUNITY TO PLAN THE FUTURE OF OUR NEIGHBORHOODS, CHARTING THE COURSE FOR SUSTAINABLE DEVELOPMENT AND RESILIENT BUILDING CONSTRUCTION, ADVOCATING FOR MULTIMODAL TRANSPORTATION, RESPONDING TO THE CITY'S CHANGING POPULATION, PRODUCING INCITEFUL RESEARCH ON OUR CITY AND ENSURING THAT BOSTON RETAINS ITS DISTINCTIVE CHARACTER.

THAT'S WHAT WE DO.

THE BPDA WORKS CLOSELY ALSO WITH OUR SISTER AGENCIES AND CITY GOVERNMENT, THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT ON AFFORDABLE HOUSING THROUGH OUR INCLUSION ORDINARY DEVELOPMENT POLICY.

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

THIS PAST YEAR HAS BEEN A TRANSFORMATIVE YEAR FOR DEVELOPMENT AND PLANNING IN BOSTON.

AS WE ARE CONTINUING TO EXPERIENCE ONE OF THE BIGGEST DEVELOPMENT BOOMS IN THE CITY'S HISTORY.

IN 2016, THE THEN BOSTON REDEVELOPMENT AUTHORITY ASSUMED A NEW IDENTITY AND A REFOCUSED MISSION THAT BETTER REFLECTS OUR GOAL TO SHAPE AN INCLUSIVE FUTURE FOR ALL OF BOSTON'S

RESIDENCES AND NEIGHBORHOODS.
A CULMINATION OF MUCH WORK, THE
BOSTON PLANNING AND DEVELOPMENT
AGENCY IS BETTER ENGAGING WITH
BOSTON'S RESIDENTS, FOCUSING ON
COMPREHENSIVE PLANNING AND SMART
DEVELOPMENT AND WORKING CAN
COMMUNITY PARTNERS.

OUR GOAL IS TO INSPIRE GREATER
TRUST AND CONFIDENCE FROM THE
PEOPLE WE SERVE.

SOME OF OUR ACCOMPLISHMENTS FROM
2016 INCLUDE THE APPROVAL OF
ALMOST \$8 BILLION WORTH OF
DEVELOPMENT IN BOSTON,
REPRESENTING OVER 14.7 MILLION
SQUARE FEET.

12,586 CONSTRUCTION JOBS AND
7,239 ADDITIONAL JOBS THAT FLOW
DIRECTLY FROM DEVELOPMENT.

THERE'S 7,886 RESIDENTIAL UNITS
APPROVED, 1,661 OF THEM WERE
WITHIN AN AFFORDABLE CATEGORY.

AN ADDITIONAL \$49 MILLION WAS
GENERATED BY RESIDENTIAL
DEVELOPMENT FOR THE CREATION OF
AFFORDABLE HOUSING BY CASH
CONTRIBUTIONS THROUGH OUR
INCLUSIONARY DEVELOPMENT
PROGRAM.

THE BPDA COMPLETED A TEN-YEAR
CAPITAL IMPROVEMENT PLAN WHICH
IDENTIFIES AND PRIORITIZES
LONG-TERM INVOLVEMENTS IN
INFRASTRUCTURE PROJECTS TO
SUPPORT FUTURE AND ECONOMIC
GROWTH IN THE RAYMOND L. FLYNN
PARK, LONG WHARF, THE CHINA
TRADE BUILDING AT TWO BOYLESTON
STREET AND OTHER PLANNING
PROJECTS.

THERE'S SOUTH BOSTON AND J.P.
ROCKS CORRIDOR ALONG WASHINGTON
STREET WERE COMPLETED.

TWO STRATEGIC PLANNING AREAS
SETTINGS ARE NOW IN PROGRESS AT
DUDLEY SQUARE AND GLOVER'S
CORNER IN DORCHESTER AND
ADDITIONAL PLANNING AREAS WILL
BE IDENTIFIED SOON.

WORKING WITH YOU, OUR URBAN
RENEWAL PLAN EXTENSIONS WERE
APPROVED BY THE STATE'S
DEPARTMENT OF HOUSING AND

COMMUNITY DEVELOPMENT DURING THIS CURRENT FISCAL YEAR. SALES FORCE, A NEW SOFTWARE PLATFORM FOR THE BPDA WAS LAUNCHED REPLACING SEVERAL OUTDATED LEGACY SYSTEMS THAT HISTORICALLY HAVE BEEN KEPT AND MAINTAINED SEPARATELY BY THE AGENCY.

LONG NEGLECTED PROJECTS LIKE 115 WINTHROP SQUARE ARE MOVING FORWARD AFTER AN OPEN AND TRANSPARENT RFP PROCESS.

THE CITY OF BOSTON HAS A REAL OPPORTUNITY TO REALIZE THE TREMENDOUS BENEFITS FROM THIS UNDERUTILIZED CITY PARCEL AND MAKE SIGNIFICANT INVESTMENTS IN OUR PARKS AND AFFORDABLE HOUSING WHILE ALSO BRINGING A DYNAMIC MIXED USE DEVELOPMENT TO OUR EVOLVING DOWNTOWN.

THE DEVELOPMENT BOOM HAS BROUGHT MORE FUNDING AND COMMUNITY BENEFITS AND FOR THE NEIGHBORHOODS, THE NEIGHBORHOOD JOBS TRUST.

WE'RE TURNING THAT FUNDING INTO MEANINGFUL INVESTMENTS IN THE CITY'S PEOPLE AND THE CITY'S NEIGHBORHOODS, INCLUDING MAYOR WALSH'S TUITION-FREE COMMUNITY COLLEGE PROGRAM FOR BOSTON PUBLIC SCHOOL GRADUATES.

NEW WORK FORCE TRAINING PROGRAMS IN INVESTMENTS IN AFFORDABLE HOUSING AND OPEN SPACE.

WE REMAIN COMMITTED TO SERVING THE PUBLIC IN A MORE EFFICIENT, COMFORTABLE AND TRANSPARENT MANNER.

AS A RESULT OF OUR WORK WITH KPMG, MCKENZIE AND COMPANY AND CONTINUUM, WE ARE CONTINUALLY WORKING TO IMPLEMENT SOLUTIONS THAT MODERNIZE OUR OPERATIONAL FUNCTIONS AND IMPROVE OUR PLANNING AND DEVELOPMENT REVIEW PROCESSES.

WE'RE CONSTANTLY EXPLORING NEW INNOVATIVE STRATEGIES FOR STAKEHOLDER ENGAGEMENTS AND ALL ASPECTS OF OUR WORK.

AS A RESULT OF OUR WORK WITH

KPMG IN 2014, ALL OF THE AGENCIES LEASES, 126 IN TOTAL, HAVE BEEN REVIEWED AND ABSTRACTED FOR SALIENT MATERIAL FACTS.

AND OVER 1, 100 LEASE DOCUMENTS HAVE BEEN SCANNED INTO YARDI, A LEASE MANAGEMENT STATE OF THE ART SOFTWARE PROGRAM.

YARDI ENABLES OUR STAFF TO EASILY ACCESS LEASE INFORMATION, PRODUCE REPORTS AS NEEDED AND PROACTIVELY MANAGE THE AGENCY'S LEASE PORTFOLIO.

OUR WORK WITH MCKENZIE LEAD TO IMPROVEMENTS IN OUR LEADERSHIP IN MANAGEMENT STRUCTURE, OPTIMIZATION OF OUR REAL ESTATE PORTFOLIO, THE PRIORITIZATION OF PLANNING IN OUR CITY AND THE STREAMLINING OF OUR DEVELOPMENT REVIEW PROCESSES.

RECOGNIZING THAT OUR WORK WAS NOT YET COMPLETE, WE ENLISTED THE HELP OF CONTINUUM.

A GLOBAL INNOVATION DESIGN AND ORGANIZATIONAL BRANT STRATEGY FORM TO HELP SHARPEN OUR FOCUS. MAKE THE BPDA MORE TRANSPARENT, BUILD A NEW CULTURE THAT WOULD BEST ACHIEVE OUR MISSION OF PLANNING AND GUIDING INCLUSIVE GROWTH IN OUR CITY WHILE ALSO CREATING OPPORTUNITIES TO LIVE, WORK AND CONNECT FOR ALL.

TO ACHIEVE THIS MISSION, WE'RE DESIGNING NEW SYSTEMS, PROCESSES, TOOLS AND COMMUNICATIONS TO ADDRESS FOUR AREAS OF FOCUS, INTERNALLY AND EXTERNALLY.

ONE, ENGAGING COMMUNITIES BETTER.

TWO, IMPLEMENT INNOVATIVE NEW SOLUTIONS.

THREE, PARTNER WITH OTHERS FOR GREATER IMPACT AND FOUR, TRACK PROGRESS.

THE WORK HAS LED TO OPEN HOUSES BEING HELD IN NEIGHBORHOODS LIKE CHARLESTOWN, ALSTON, BRIGHTON AND EAST BOSTON.

DURING WHICH THE BPDA STAFF HAS BEEN GIVEN THE OPPORTUNITY TO

SHOWCASE OUR PROCESSES IN BIG PICTURE THINKING AND NEIGHBORHOOD RESIDENTS, MORE ROBUST USE OF OUR WEBSITE TO ENSURE THE PUBLIC HAS 24/7 ACCESS TO ARTICLE 80, DEVELOPMENT REVIEW DOCUMENTS. OFFERING PUBLIC TOURING OF OUR MODEL ROOM, OUR SCALE MODEL OF THE CITY OF BOSTON, WHICH IS NOW BUCKED THROUGH THE SUMMER AND INTO OCTOBER OF 2017. AND OUR BUDGET IS NOW PUBLISHED EVERY YEAR.

THIS YEAR WE'RE BREAKING GROUND ON NEW PROJECTS IN EVERY NEIGHBORHOOD, INCLUDING THOUSANDS OF NEW RESIDENTIAL UNITS, HELPING US MEET MAYOR WALSH'S HOUSING GOALS AND CREATING JOBS FOR OUR RESIDENTS. BUT WE KNOW THAT OUR WORK IS NOT DONE.

WE'RE COMMITTED TO CONTINUING TO EVOLVE INTO AN AGENCY THAT BETTER SERVES OUR COMMUNITY AND CREATES AN INCLUSIVE BOSTON FOR ALL.

AT THIS POINT, I WILL TURN THE PRESENTATION OVER TO MADURI FROM THE OFFICE OF WORK FORCE DEVELOPMENT.

>> THANK YOU, DIRECTOR GOLDEN. GOOD AFTERNOON.

MY NAME IS MADURI.

TIM DEPUTY DIRECTOR FROM THE OFFICE OF WORKHORSE DEVELOPMENT. THE DIRECTOR COULD NOT BE HERE TODAY.

THANK YOU FOR THE OPPORTUNITY TO SPEAK ABOUT OUR ACCOMPLISHMENTS.

OUR OFFICE COMPRISES OF OFFICE EMPOWERMENT, AND YOUTH OPTIONS UNLIMITED.

THE AGENCY HANDLED \$17 MILLION IN FUNDS THAT ARE DISTRIBUTED TO A NUMBER OF WORK FORCE AND ADULT EDUCATION PARTNERS PROVIDING PATHWAYS TO CAREERS AND FINANCIAL STABILITY FOR LOW INCOME BOSTON RESIDENTS.

TODAY I WANT TO HIGHLIGHT OUR KEY ACCOMPLISHMENTS.

AS DIRECTOR GOLDEN MENTIONED, LAST JUNE WE LAUNCHED A TUITION-FREE COLLEGE INITIATIVE, WHICH MAKES COMMUNITY COLLEGE FREE TO ELIGIBLE, LOW INCOME BOSTON PUBLIC SCHOOL GRADUATES. WE DEVELOPED THIS PROGRAM IN PART TO THE FACT THAT IN BOSTON BY YEAR 2020, 77% OF JOBS WILL REQUIRE SOME FORM OF POST SECONDARY EDUCATION OR TRAINING, MUCH HIGHER THAN THE NATIONAL AVERAGE OF 65%.

BUT OVER THE LAST THREE DECADES, THE COST OF COLLEGE TUITION HAS INCREASED NEARLY FOUR TIMES FASTER THAN THE MEDIAN INCOME. WE ALL KNOW THE CORRELATION BETWEEN THE EDUCATIONAL ATTAINMENT AND THE WAGE ATTAINMENT.

THE LIFETIME EARNINGS OF INDIVIDUALS WITH A SOCIAL DEGREE IS 27% HIGHER THAN THE MEDIAN EARNINGS OF HIGH SCHOOL GRADUATES.

FOR THIS REASON, WE WANTED AN OPPORTUNITY FOR LOW INCOME BOSTON PUBLIC SCHOOL GRADUATES AND HAVE A PATHWAY TO POST SECONDARY EDUCATION.

THE PROGRAM PROVIDES CRITICAL STEPS IN INCREASING LIFETIME EARNINGS AND FOR STUDENTS TO MAKE HIGHER WAGES DUE TO THE GREATERENING POWER OF A COLLEGE DEGREE CREDENTIAL.

WITH INITIAL COHORT OF 50 STUDENTS, WE'RE SEEING STRONG RESULTS ALREADY.

94% OF FIRST-TIME ENROLLEES SUCCESSFULLY COMPLETED THE FIRST SEMESTER.

74% OF THE STUDENTS COMPLETED ALL OF THE COLLEGE CREDITS THAT THEY ATTEMPTED.

ANOTHER INITIATIVE I WANT TO HIGHLIGHT IS THROUGH OUR OFFICE OF FINANCIAL EMPOWERMENT.

IT PROVIDES EARLY KINDERGARTEN STUDENT WITH A SAVINGS ACCOUNT WITH \$50 IN SEAT FUNDING WITH AN OPPORTUNITY FOR FAMILIES TO SAVE AND EARN FINANCIAL INCENTIVE AND

BUILD A CAREER CULTURE.

IN PILOT ONE THIS YEAR, BOSTON CITY HAS HELPED FIVE ELEMENTARY SCHOOLS AND ENGAGED OVER 250 FAMILIES AND STUDENTS AND RECEIVED \$50 A -- ACCOUNT TO GET THEM STARTED.

ANOTHER INITIATIVE I WANT TO HIGHLIGHT IS OUR OFFICE WORKS ON A NUMBER OF PROJECTS, INCLUDING SUMMER YOUTH PROGRAM AND THE INITIATIVE TO HELP US BETTER ANSWER WHAT IS WORKING AND WHAT IS NOT WORKING SO WE CAN BETTER INVEST IN PROGRAMS THAT ARE WORKING.

FOR EXAMPLE, THROUGH THE THREE-YEAR EVALUATION OF THE SUMMER PROGRAM, OUR STUDY FOUND BY THE END OF THE SUMMER, PARTICIPANTS THAT PARTICIPATED WERE MORE LIKELY TO KNOW HOW TO OPEN A BANK ACCOUNT, MORE LIKELY TO HAVE A RESUME, MORE LIKELY TO HAVE PLANS FOR GOING TO COLLEGE. IN ADDITION, WE COMPARE THOSE THAT PARTICIPATED TO THOSE THAT DIDN'T, THE CONTROL GROUP.

THE NUMBER OF VIOLENT CRIMES COMMITTED BY USE IN THE SUMMER PROGRAM WAS 35% LOWER THAN THE NUMBER OF KIDS THAT WERE NOT PART OF THE SUMMER PROGRAM. THE PROGRAMS INITIATIVE THAT I MENTIONED REPRESENT A SMALL PORTION OF THE OVERALL WORK HER AT OWD.

WE HAVE A NUMBER OF GREAT PROGRAMS THAT I DIDN'T GET TO MENTION TIED LIKE THE GREATER BOSTON AMERICAN APPRENTICESHIP INITIATIVE.

HAPPY TO ASK QUESTIONS.

>> THANK YOU, MADURI.

I'M NEXT.

>> OKAY.

>> THANK YOU, MR. CHAIRMAN.

MEMBERS OF THE CITY COUNCIL, I'M CHRIS GULIANI, DIRECTOR OF FINANCE FOR PLANNING AGENCY.

I HAVE A SHORT AMOUNT OF COMMENTS HERE.

WE'RE MADE UP OF SIX BUSINESS UNITS.

THREE CORPORATIONS, THE INDUSTRIAL CORPORATION, THE BOSTON DEVELOPMENT FINANCIAL AGENCY, INDUSTRIAL DEVELOPMENT FINANCIAL AGENCY.

WE HAVE THREE ASSOCIATIONS AND FRIENDS OF YOUTH BOSTON.

IN ADDITION AS BRIAN NOTED EARLIER, THE MAYOR'S OFFICE OF WORK FORCE DEVELOPMENT SITS WITHIN EDIC.

THE BPDA IS A SELF-FUNDED AGENCY.

WE HAVE THE OPERATION OF SEVERAL PARKING AGENCIES AND GRANTS RECEIVED BY THE OFFICE OF WORK FOR DEVELOPMENT.

THESE SOURCES OF REVENUE ACCOUNT FOR 85% OF OUR BUDGET.

BPD DOES NOT RECEIVE ANY OPERATING FUNDS FROM THE CITY OF BOSTON.

IN THE PAST, WE RECEIVED APPROPRIATIONS IN SUPPORT OF THE PLANNING FUNCTION.

CURRENTLY BPDA RECEIVED CAPITAL FUNDS.

AND THE NEW BUDGET, WE'RE BUDGETED TO RECEIVE \$1.5 MILLION FOR FIVE PROJECTS NEXT YEAR INCLUDING DESIGN WORK ON FOUR PROJECTS, REPAIRS TO DRIVE OUT 4, PIER 6 AND THE FALCON AVENUE AND THE MARINE PARK AND THE LONG WHARF.

THE TRANSPORTATION STUDY COVERING VARIOUS NEIGHBORHOODS IS THE FIFTH PROJECT.

THE AMOUNT BUDGETED FOR THE BPDA IN FY-18 IS A REDUCTION OF \$5.8 MILLION.

THE FOUR DESIGNED PROJECTS FUNDED BY THE CITY ILLUSTRATE THE SUBSTANTIAL CAPITAL NEEDS OF THE BPDA.

WITH OWNERSHIP OF MANY PROPERTIES INCLUDING LARGE WATERFRONT PROPERTIES AND YEARS OF DEFERRED MAINTENANCE, THE AGENCY HAS BEGUN A PLAN FOR CAPITAL IMPROVEMENTS BEFORE COST BECAME TO EXPENSIVE.

WE DON'T WANT OUR OWN LONG BRIDGE.

IN ADDITION, CERTAIN CAPITAL INVESTMENTS HAVE BEEN MADE TO INCREASE RECURRING REVENUE IN ORDER TO FUND THE CAPITAL PLAN. TO THAT END, BPDA HAS MADE SIGNIFICANT INVESTMENT ADD 2

BOYLESTON TREAT. THAT WILL INCREASE RENTS OVER THE LONG-TERM. WE'RE PLANNING THE EXPANSION OF THE PARKING GARAGE TO MEET DEMAND OF TENANTS TO THE PARK AND INCREASE REVENUE. THESE INVESTMENTS ARE EXPECTED TO BE THE BASIS OF FUNDING FOR CAPITAL PROJECTS IN THE CHARLESTON NAVY YARD, RAYMOND L. FLYNN MARINE PARK SUCH AS PIERS, DRY DOCKS AND SEA WALLS. PROJECTS ARE BEING COSTED AND SCHEDULED BY THE ENGINEERING STAFF.

WITH REGARD TO OUR OPERATING BUDGET, WE'RE PREPARING RIGHT NOW TO DELIVER OUR FY-18 OPERATING AN CAPITAL BUDGETS TO THE BOARD ON JUNE 15. I'M NOT ABLE TO SHARE THE BUDGET TODAY EXCEPT TO SAY THAT WE PLAN TO BUILD ON A SIGNIFICANT INVESTMENTS MADE IN FY-17. THERE WILL BE ADDITIONAL STAFFING, REDUCING LIABILITIES AND REPAIRS TO INVESTMENTS ON PROPERTY THAT WE OWN IN THE NAVY YARD AND THE RAYMOND L. FLYNN MARINE PARK.

THROUGH THE CURRENT FISCAL YEAR, THE LAST TIME WE REPORTED TO THE BOARD, THE CURRENT \$61 MILLION BUDGET AND THE \$18 MILLION CAPITAL BUDGET ARE ON TARGET TO CLOSE THE YEAR.

THE FIRST ON THE BUDGET IS THE RECEIPT OF A ONE-TIME LUMP SUM PAYMENT FROM THE SALE OF THE LEASE IN THE MARINE INDUSTRIAL PARK.

SECOND IS HIGHER ATTRITION AND SLOWER HIRING.

THIRD, SLOWER OF CAPITAL SPENDING ON CHARTER TRADE BUILDING.

IN CLOSING, I'D LIKE TO HIGHLIGHT SOME OF THE FINANCIAL REFORMS THAT HAVE BEEN PUT IN PLACE FOR THE LAST 18 MONTHS AND TWO YEARS AT THE BPDA.

WE'RE CONTINUING OUR EFFORTS AROUND FISCAL COMPLIANCE AND GENERATING ADDITIONAL REVENUE. WE'RE REDOING OUR PROCESS TO CONTROL HEAD COUNT, INCREASE TRANSPARENCY TO THE PUBLIC. WE'RE DOING THIS BY REORGANIZING THE ACCOUNTING DEPARTMENT AND CREATING A BUDGET AND PROCUREMENT TEAM THAT IS REFORMING OUR PROCUREMENT PROCESS, REQUISITION AND PURCHASE ORDER SYSTEMS AND MODERNIZING OUR FINANCIAL SYSTEM TO ALLOW FOR EASIER ANALYSIS OF BUDGET TO ACTUAL VARIANCES. FINALLY, WE'RE PLANNING FOR THE FIRST TIME IN A LONG TIME TO RELEASE PUBLICLY A BUDGET BOOK AFTER OUR BOARD APPROVES THE BUDGET.

SHOULD BE AVAILABLE ONLINE. WE HAVE BEGUN A CAPITAL BUDGETING PROCESS THAT DETAILS ACTIVE PROJECTS, SCHEDULES AND FUTURE PROJECTS AND BASED ON A CASH FLOW MILLION.

WE'VE REFINANCED EXISTING DEBT, CREATED A FUNDING SCHEDULE FOR OUR LIABILITY, FUNDING THE SCHEDULE AND INVESTED THE FUNDS FOR THE STATE FOR INVESTMENT RETURNS.

THESE ARE A FEW OF THE ONGOING EFFORTS BY THE FINANCE TEAM TO SECURITY FISCAL HEALTH OF THE AGENCY FOR YEARS TO COME.

THAT CONCLUDES MY COMMENTS ON THE BUDGET.

I THINK WE'RE OPEN TO QUESTIONS. OR BACK TO BRIAN MAYBE.

>> WE'RE AVAILABLE OBVIOUSLY, MR. CHAIRMAN, FOR YOUR QUESTIONS.

>> THANK YOU.

LET ME RECOGNIZE A FEW PEOPLE THAT AREN'T HERE.

IT'S BEEN A PLEASURE WORKING WITH YOU ON THE JOBS TRUST.

I THINK WE'VE DONE SOME REALLY GREAT AND INNOVATIVE THINGS AND SHOWING MUCH SUCCESS.

MUCH-NEEDED SKILL LEVELS FOR PEOPLE ENTERING THE JOB MARKET OR JUST UNDER EMPLOYED TO SOME REALLY GREAT STUFF GOING ON THERE.

I WANT TO RECOGNIZE JONATHAN GREELEY FOR HIS ACCESS ABILITY. CHRISTOPHER IS HERE AS WELL. MANY OTHERS.

YOUR PLANNING DEPARTMENT ESPECIALLY AND YOUR PROJECT MANAGERS ARE, YOU KNOW -- THE NUMEROUS ONES THAT WE HAVE TO WORK WITH ARE ALL VERY ACCESSIBLE AND RESPONSIVE. THANK YOU IN THAT.

I'M HAPPY TO HEAR AND I KNOW IT'S BEEN, YOU KNOW, THREE YEARS NOW --

>> JUST OVER THREE.

>> ALL RIGHT.

YOU KNOW, YOU TOOK OVER AN AGENCY THAT HAD IDENTIFIED A LOT OF SHORTCOMINGS.

AND I'M HAPPY TO HEAR ABOUT THE 94% LEASE SUCCESS.

CAN YOU SPEAK A LITTLE BIT TO HOW WE'RE TRACKING THAT?

IS IT MOST PEOPLE UP TO, YOU KNOW, DATE WITH THEIR PAYMENTS AND SUCH THAT WASN'T NECESSARILY HAPPENING REGULARLY BEFORE?

>> SURE.

THE PROCESS WE'VE PUT IN PLACE FROM USING, AGAIN, STATE OF THE ART SOFTWARE, BROUGHT OUR MONITORING AND ENFORCEMENT APPROACH TO LEASING FROM THE MID 20th CENTURY TO THE 21st CENTURY WAS LITERALLY AN AN LOG APPROACH TO THE TASK.

LOTS OF HARD COPY LEASES, SITTING IN FILING CABINETS AND SORT OF AN AD HOC ARRANGEMENT OF ENFORCING PROVISIONS IN IT.

SHOULD HAVE BEEN MADE, GIVEN THE SOFTWARE AND THE SYSTEM THAT WE'VE EMBRACED WE DON'T SEE ANY POSSIBILITY OF THAT RECURRING.

>> RIGHT SO IN SHORT, YOU FEEL CONFIDENT THAT PEOPLE ARE UP TO

DATE IN THEIR PAYMENTS, AND THE PROVISIONS OF SAID LEASES ARE BEING ENFORCED?

>> YES, TO THE EXTENT THAT WE MIGHT HAVE A LAPSE IN PAYMENT IT IS SOMETHING THAT WOULD BE READILY DISCERNED.

KPMG POINTED OUT THAT PAYMENTS THAT SHOULD HAVE BEEN MADE YEARS AGO BECAUSE NO ONE WAS MONITORING OR ENFORCING THESE HARD COPY LEASES, BUT NOW THE MECHANISM ALLOWS US TO DO THAT. IF THERE IS A FAILURE OR AREAR ARREARAGE, WE WOULD PICK UP ON THAT PRETTY QUICKLY.

>> I WANT TO ACKNOWLEDGE, COUNSEL PRESIDENT WU HAS JOINED US.

THIS WHOLE DETAIL WAS TASKED TO YOU ON THIS WORKING SESSION WITH REGARDS TO THE LDA'S.

CAN YOU GIVE US ANNAL IDEA HOW THAT'S PROGRESSING?

>> THE LDAs MR. CHAIRMAN ARE THE LAND DISPOSITION AGREEMENTS THAT OFFEND ACCOMPANIED THE DISPOSITION OF A PIECE OF PROPERTY BACK IN THE 50s, 60s AND 70s, WHEN THE BOSTON REDEVELOPMENT AUTHORITY ACQUIRED PROPERTY, TURNED IT AROUND, PUT IT OUT FOR REDEVELOPMENT AND ULTIMATELY SOLD IT, IN A LOT OF CASES LAND WAS SOLD IN SOME CASES IT WAS RETAINED BUT LEASED FOR 65, 99 YEARS.

A NUMBER OF POTENTIAL DISPOSITION OUTCOMES BUT USUALLY WHEN A PIECE OF PROPERTY WAS SOLD, A LAND DISPOSITION AGREEMENT WAS DPOIND THAT DISPOSITION.

WE MIGHT REQUIRE THAT THE DISPOSITION, AGAIN ABOVE AND BEYOND ANY EXISTING ZONING, THE LDA MIGHT HAVE SAID THIS PARCEL MUST BE USED FOR HOUSING, THIS PARCEL MUST BE USED FOR COMMERCIAL, WE SPECIFIED THE DISPOSITION.

ON THE LDA'S THERE ARE SEVERAL HUNDRED OF THEM IN EXISTENCE. MAYBE OVER A THOUSAND THROUGHOUT

THE CITY WHEN, AGAIN, THEY ORIGINATED BECAUSE THE BRA OWNED LAND, CONVEYED IT TO A NEW DEVELOPER BUT RETAINED SOME REGULATORY CONTROL THROUGH THOSE LDAs.

BUT AS HAS BEEN POINTED OUT, IN MULTIPLE PROCEEDINGS HERE IN FRONT OF THE CITY COUNCIL, THOSE LDAs MAY BE SITTING IN THE REGISTRY OF DEEDS BUT THEY WERE NOT COHESIVELY MAINTAINED IN A SINGLE PLACE IN A SINGLE DATABASE AT THE BRA.

WE'VE CHANGED THAT WE'VE CYCLED THROUGH MUCH OF THE SOUTH END, IDENTIFYING THE LDAs THERE AND WE ARE EXAMINING THESE LDAs TO SEE WERE THESE USES THAT WHICH ARE ACQUIRED FOR THESE PARCELS STILL THE USES THAT THE COMMUNITY WOULD EMBRACE TODAY. SO THAT WE CAN THINK WHETHER OR NOT THE EXISTING LDA IS NECESSARY OR NOT.

SO AGAIN THE FIRST ORDER OF BUSINESS JUST LIKE THE LEASES WAS COLLECTING THE DOCUMENTS, MAKING SURE WE KNEW WHERE THERE WAS AN LDA, WHERE THERE WASN'T, AND WHERE THERE WAS AN LDA, EXAMINING THE USE, MAKING SURE THAT USE WAS REFLECTED IN TODAY'S REALITY, THE PROPERTY WAS IN FACT BEING USED FOR THE PURPOSE IDENTIFIED IN THE LDA AND THEN MAKING DECISIONS, ULTIMATELY WE'LL WORK WITH THE COMMUNITY AND THE COUNCIL TO MAKE DECISIONS ABOUT THOSE LDAs GOING FORWARD ARE THOSE REQUIREMENTS ARE THOSE REGULATORY CONTROLS, ARE THOSE USE RESTRICTIONS STILL THE USE RESTRICTIONS WE WOULD LIKE TO SEE TODAY.

WE'VE SPENT SIGNIFICANT TIME ON THE SMALLER URBAN RENEWAL AREAS IN BOSTON, WE'VE BEEN DOWN A FEW TIMES TO TALK ABOUT THEM.

SOME IN THE DOWNTOWN CROSSING AREA, SOME IN GOVERNMENT CENTER, BOTH URBAN RENEWAL AREAS.

WE'VE SPENT A LOT OF TIME ON THE

SOUTH END, LDAs AND NOW WE'RE STARTING IN CHARLESTOWN, UNDERWAY IN CHARLESTOWN.

>> I WOULD POINT OUT ONE OF THOSE LDAs SERVED THE NEIGHBORS WELL, MOVING TO BRIGHTON WHICH I'M THERE THRILLED ABOUT AND EMBRACE 100% BUT IT LEFT A VACANCY IN THE NORTH END AREA AND AFTER FURTHER INVESTIGATION WE FOUND AN LDA THAT SAID THAT IT HAS TO REMAIN ONURSING HOME.

>> ABSOLUTELY COUNCILOR. SO VERY SIMPLY PUT THE THURSDAYING HOME THAT YOU'RE REFERENCING ON FULTON STREET IN THE NORTH END WAS CREATED AS A RESULT OF A PARCEL THAT THE BRA THAT THE BRA ONCE OWNED AND CONVEYED FOR PRIVATE DEVELOPMENT BUT SUBJECT TO A VERY SPECIFIC RESTRICTION, IT MUST BE A NURSING HOME.

SO THAT LDA WHICH IS STILL EXTANT, HAS SERVED THE RESIDENTS OF THE NORTH END WELL, BECAUSE AS SPALDING TURNS AWAY FROM THAT NURSING HOME FACILITY IN THE NORTH END AND SETS UP SHOP IN BRIGHTON A NEW OPERATOR IS ACQUIRING THE SITE AND WILL OPERATE IT AS A NURSING HOME.

>> I THINK THAT'S GREAT NEWS FOR NORTH END.

COUNCILOR ESSAIBI-GEORGE.

>> THANK YOU, MR. CHAIRMAN.

I DO WANT TO APOLOGIZE AFTER THIS ROUND OF QUESTIONS I DO HAVE TO LEAVE.

I TRUST THAT IS EXCEPTION RATHER THAN THE RULE FOR THESE HEARINGS.

THE BRA OWNS QUITE A BIT OF PROPERTY THAT YOU ARE COLLECTING RENTAL REVENUE AND LEASE REVENUE FROM, FOR EXAMPLE, THE PARKING LOTS.

DO ANY OF THOSE PROPERTIES PAY ANY REAL ESTATE TAX OR PROPERTY TAX TO THE CITY FOR THAT, ANY SORT OF COMPENSATION TO THE CI CITY?

>> NO, NOT AT THIS JUNCTURE NO.

>> IS THIS A PROFIT ENTITY?
>> WE ARE EXEMPT FROM LOCAL
LEGISLATION.
>> HOW MUCH OF THAT PROPERTY DO
YOU OWN AND HOW MUCH HAVE WE
SOLD OFF EVEN IN THE LAST FEW
YEARS?
>> I'M SORRY --
>> THE PROPERTY THAT WOULD BE A
TAXABLE PROPERTY HOW MUCH HAVE
WE SOLD OFF SO THAT IT COULD BE
A TAX-GENERATING PROPERTY?
>> I ACTUALLY DON'T HAVE THAT.
I DON'T KNOW HOW MUCH -- I THINK
WHAT YOU'RE SAYING IS HOW MUCH
HAVE WE MOVED FROM EXEMPT TO
TAXABLE FOR THE CITY, HOW MUCH
REVENUE HAVE WE GENERATED TO THE
CITY BASED ON --
>> YOU'VE ASKED IT SO MUCH
BETTER THAN ME.
>> I DON'T ACTUALLY HAVE THAT
NUMBER BUT I WOULD ALSO STATE
THAT IN THE CHARLESTOWN NAVY
YARD I BRIEF ALL THOSE
PROPERTIES ARE TAXABLE AND THEY
ARE ON THE TAX ROLLS.
OUR OTHER PROPERTY AT CHINA
TRADE AND THE MARINE INDUSTRIAL
PARK ARE NOT.
>> THAT'S IMPORTANT TO POINT
OUT.
IF THERE'S A PRIVATE RESIDENTIAL
DEVELOPMENT AND PRIVATE
COMMERCIAL ENTITY PRIVATE ENTITY
THAT HAPPENS TO BE SITTING ON
BPDA OWNED DIRT, THAT ENTITY THE
PAYING TO THE CITY IN I WOULD
IMAGINE ALMOST ALL CASES EITHER
BONA FIDE PROPERTY TAXES OR SOME
KIND OF PAYMENT IN LIEU OF TAXES
THAT MIGHT HAVE BEEN THE SUBJECT
OF AN ARRANGEMENT WORKED OUT
WITH THE AGENCY AND THE CITY IN
YEARS PAST.
THERE IS A CONCERTED EFFORT TO
MOVE ANY PRIVATE DEVELOPMENT
THAT CONTINUES TO OCCUR ON BPDA
OWNED PROPERTY ON CHAPTER 59
BONA FIDE PROPERTY TAXES.
WHEN THAT LAND IS DEVELOPED,
EVEN IF WE OWN THE DIRT SO TO
SPEAK AND THE DEVELOPER IS
DEVELOPING SUBJECT TO A LONG

TERM GROUND LEASE TO US, THEY'RE GOING TO PAY IN THE VAST MAJORITY OF STHANSES PROPERTY CONTAMINATES OR SOME NICHE INSTANCES A PILOT.

>> FULL RATE WHAT A PROPERTY OWNER WOULD BE PAYING WITH FEW EXCEPTIONS?

>> IT'S AN IMPORTANT QUESTION. THERE ARE A FEW NUMBER OF PROPERTIES IN THE MARINE LAND PARK, SOME ARE CHAPTER 59 PAYING STRAIGHT PROPERTY TAXES JUST LIKE ANYBODY ELSE, WHETHER THEY'RE ON BPD PROPERTY OR NOT, PAYING CHAPTER 59 OR THEY MIGHT BE PAYING A PILOT.

AS YOU WELL KNOW WE ACQUIRED THE MARINE PARK FROM THE FEDERAL GOVERNMENT IN THE MID 70s AND TO LURE DEVELOPMENT THERE OVER THE PAST FOUR DECADES THERE WOULD OFTEN HAVE BEEN BPDA ENTERS INTO A GROUND LEASE AND IT MAY BE A FAIRLY DISCOUNTED GROUND LEASE BECAUSE AGAIN, WE ARE TRYING TO ATTRACT TENANTS THAT ARE PRIDING JOBS AND ECONOMIC -- PROVIDING JOBS AND ECONOMIC VITALITY TO A FORMER BASE OWNED BY THE GOVERNMENT. WE PROBABLY WOULD HAVE DONE A GOOD DEAL ON THE GROUND LEASE AND BACK THEN THE CITY MIGHT HAVE DONE A PILOT AGREEMENT IN WHICH IT DID A PILOT INSTEAD OF CHAPTER 59.

THAT'S INCREASINGLY GONE AWAY, THERE ARE SOME OF THE LEGACY DEALS BECAUSE THEY MIGHT HAVE BEEN 65 OR 99-YEAR DEALS.

BUT WHEN WE HAVE THE OPPORTUNITY ORELOOK, A TAXATION DEAL, OUR AGREEMENT WITH THE CITY IS GENERALLY SPEAKING TO MOVE THOSE PROPERTIES ONTO CHAPTER 59 BONA FIDE PROPERTY TAXES.

JUST ONE OTHER THING, WE'VE BEEN MEETING FOR A YEAR OR SO AND WE HAVE IDENTIFIED PROPERTIES IN THE RAYMOND L. FUND MARINE PARK. THE OFFICE HAS A VERY GOOD IDEA WHEN THOSE PROPERTIES WILL BE COMING.

>> AT A GREATER CONCERN OR MAYBE SORT OF THE INITIATING CONCERN, IS ANY PROPERTY TAXABLE PROPERTY THAT THEN TBETS PURCHASED BY A DIFFERENT PROPERTY, THAT IS TAX EXEMPT FULLY, ARE WE MAKING ANY EFFORTS TO TRY TO PRESERVE SOME OF THAT LOST REVENUE AS IT, AS THE LAND IS PURCHASED BY A UNIVERSITY OR INSTITUTION?

>> SURE, COUNCILOR IF YOU ARE TALKING ABOUT PROPERTY THAT THIS AGENCY OWNS, I CAN'T THINK RECENTLY OF AN STHANS IN WHICH A NONPROFIT HAS PURPOSED BPDA LAND AND REMOVED IT FROM THE TAX ROLLS.

THAT'S A SENSITIVE SUBJECT AND IF IT DID COME UP THERE WOULD BE A LOT OF QUESTIONS AND SCRUTINY FROM BOTH THE CITY COUNCIL ADMINISTRATION AS WELL AS US.

BUT CHRIS CORRECT ME IF I'M WRONG, I CAN'T THINK OF A NONPROFIT THAT HAS ACQUIRED ANY SIGNIFICANT -- I'M SORRY --

>> ONLY BECAUSE AND IT HASN'T BROKEN GROUND YET BUT THE PROPERTY ON CHEST NUT HILL AV, WHICH WENT TO BPDA, THAT IS ONE THAT COMES TO MIND.

>> ABSOLUTELY CONFIDENT AND TO YOUR POINT IT WAS AGAIN NOT AN ACADEMIC INSTITUTION OR MEDICAL --

>> IT WAS SOLD TOO.

>> IT WAS SOLD TO A NONPROFIT, A MISSION ORIENTED NONPROFIT THAT PROVIDES AFFORDABLE HOUSING. BEING REMOVED FROM THE TAX ROLLS BUT AT THE SAME TIME PROVIDING HIGH QUALITY AFFORDABLE HOUSING TO SRTS.

THAT IS A DEAL THAT PROBABLY THE BPDA AND THE CITY HAD A HIGH DEGREE OF COMFORT WITH, BECAUSE OF THE SOCIAL GOOD IT WOULD PROVIDE.

>> THE OTHER PROBLEM IS, IN A ROLE THE BPDA COULD PLAY A HEAVIER HAND IN IS WHEN NONPROFITS, UNIVERSITIES OR INSTITUTIONS WHEAFER, HAVE COME

BEFORE THE BMZA, THEY'VE MADE A PRIVATE TRANSACTION WITH THE LAND OWNER, THEY'RE GOING TO BUILD AN INSTITUTIONAL CAMPUS, WHATEVER THEY DO, THAT PROPERTY COMES OFF OF TAX ROLLS IS THERE ANY WAY WE CAN KEEP THAT PROPERTY AT LEAST PAYING THE TAXES?

>> COUNCILOR, THE MOST BASIC WAY TO MANAGE THAT TYPE OF A SITUATION IS PROBABLY THROUGH THE INSTITUTIONAL MASTER PLANNING ACTIVITIES, MOST INSTITUTIONS, UNIVERSITIES, MEDICAL INSTITUTIONS HAVE AN IMP, AN INSTITUTIONAL MASTER PLAN.

THROUGH THAT PROCESS, THE INSTITUTIONAL MAPLE IS A FIVE-TO 10-YEAR PROGRAM THAT WILL INDICATE WHAT THE INSTITUTION WILL DO IN YEARS GOING FORWARD WITH REGARD TO REQUISITION AND DEVELOPMENT OF PLANNED -- ACQUISITION AND DEVELOPMENT ABOUT WHAT THE CITY OR NEIGHBORHOODS HAS A GO ON AT THAT INP STAGE.

I THINK THAT IS WHERE WE WOULD BE MOST LIKELY TO BE EXAMINING WHETHER OR NOT A UNIVERSITY OR MEDICAL INSTITUTION'S APPETITES FOR REQUISITION OF PRIVATE PROPERTY AND REMOVAL FROM THE TAX ROLL WAS APPROPRIATE OR NOT.

>> HAS THE BPDA EVER HAD A TRANSACTION LIKE THAT WITH AFTERNOON AGREEMENTS THAT WOULD KEEP THE PROPERTY TAX COMING INTO THE CITY?

SO WHEN AN INSTITUTION WANTS TO GROW, REGARDLESS OF HOSPITAL, UNIVERSITY, HAVE THEY COME BEFORE THE BPDA WITH THEIR INSTITUTIONAL MASTER PLAN, WITH A PLANNED GROWTH THAT REMOVES PRIVATE TAXES, TAKING IT OFF THE TAXING ROLLS --

>> THAT HAT VOLUNTARILY AGREED THOUGHT TO --

>> I GUESS, AS IF IT WERE PAYING INTO THE PROPERTY TAXES?

>> I DON'T WANT TO SPECULATE ON

THAT, I DON'T KNOW.

>> I DON'T THINK SO.

>> I WOULD TEND TO DOUBT IT.

I WOULD THINK THAT CONVERSATION WOULD STAY PLACE IN THE CONTEXT PRIMARILY OF PILOT PAYMENTS FROM THE UNIVERSITY.

I KNOW IT'S A COFFIN TEN SHIS ISSUE WHAT SHOULD BE UNIVERSITIES BE VOLUNTARILY PAYING TO THE CITY GHIFNL THE FACT THEY DO HAVE A LEGAL TAX EXEMPT STATUS.

AND WHAT -- IT'S A CHALLENGING ISSUE BECAUSE THEY ARE, BY LAW, TAX-EXEMPT.

SO THE PILOT IS A VOLUNTARY MECHANISM.

SO WHEN DO YOU USE THE REGULATORY POWER OF THE BPZA OR THE CITY OF BOSTON TO EXTRACT A CONCESSION FROM SOMEBODY WHO HAS A LEGALIZE RIGHT NOT TO PAY ATTACHMENTS?

IT IS A DELICATE AND LEGALLY SENSITIVE MATTER SO THESE CONVERSATIONS OCCUR MORE IN THE CONTEXT OF THAT (INAUDIBLE) CONTINUES TO PAY.

OKAY.

SO WHAT'S A STAFF MEMBER JUST PROVIDED ME WITH AN SNADGES IN WHICH BOSTON COLLEGE AT 2000 COMMONWEALTH AV REMOVED A PRIVATE RESIDENTIAL DEVELOPMENT, COULD HAVE REMOVED A PRIVATE RESIDENTIAL DEVELOPMENT THERE THE TAX ROLL THERE, THEY INQUIRED IT, AT 2000 COMMONWEALTH AV IN BRIGHTON, ACQUIRED IT, AND AT THAT POINT THE UNIVERSITY COULD BE WITHIN ITS LEGAL RIGHTS TO STOP PAYING TAXES BUT THE UNIVERSITY AT THAT POINT VOLUNTARILY MAINTAINED THE PROPERTY TAX PAYMENTS.

>> THEY ARE STILL PAYING PER UNIT LIKE A CONDO FEE.

WE WERE ALL VERY INVOLVED IN THAT NEGOTIATION WAY BACK AND HAPPY TO SAY THAT THEY ARE STILL -- THEY ACTUALLY SUIT THE CITY THOUGH AND WON IN TAX APPELLATE COURT, IF I REMEMBER CORRECTLY, THAT IF THEY DO

CHOOSE TO TURN IT INTO A DORM,
THEY CAN.
THAT'S JUST MY RECOLLECTION.
>> ALL RIGHT, THANK YOU.
>> BUT THEY'RE VOLUNTARILY
PAYING THAT.
>> THANK YOU.
I'M DONE.
>> COUNCILLOR ZAKIM.
>> THANK YOU MR. CHAIR, WELCOME.
ON COUNCILOR ESSAIBI-GEORGE'S
TOPIC OF PILOT PAYMENTS AND
INSTITUTIONAL MASTER PLANS, ONE
WHAT I HOPE IS A QUICK QUESTION
IS, WHAT IS THE REMEDY OR HE
PENALTY WHEN INSTITUTION HE ARE
IN VIELG OF THEIR IMP OR THEY
DISREGARD IT, DO HE -- IN
VIOLATION OF THEIR IMP OR DO WE
SAY DON'T DO THAT, IS THERE
FINANCIAL PENALTIES, ARE THERE
REMEDIES IN COURT?
>> I DON'T HAVE A RECOLLECTION
OF ANY RECENT ACTIVITY IN WHICH
THE REQUIREMENTS OF AN
INSTITUTIONAL MASTER PLAN WERE
ENFORCED IN A COURT OF LAW.
AND I BELIEVE THAT'S PRIMARILY
SOFTERS MECHANISMS BY WITH YOU
THE WILL OF THE PUBLIC SECTOR IS
FELT.
WHETHER IT'S THROUGH THE BOSTON
PLANNING DEVELOPMENT AGENCY, THE
INSPECTIONAL SERVICES DEPARTMENT
FOR THE CITY OF BOSTON, THERE
COULD BE A VARIETY OF REGULATORY --
>> I THINK IN PARTICULAR OF
BERKELEY SCHOOL IN THE
FENWAY-SYMPHONY AREA ON CLEARWAY
STREET.
THERE ARE QUITE A FEW RESIDENCES
THERE AND THIS HAS BEEN FOR
QUITE A FEW YEARS DESPITE AN IMP
THAT DID NOT INCLUDE STUDENT
HOUSING, THERE WERE DEALS MADE
WITH THE LANDLORD CONVERTING IN
EFFECT TO DORMS.
I DON'T THINK THE CITY OWNS THE
PROPERTY BUT THEY WERE
FACILITATING THAT.
I HEAR FROM MY CONSTITUENTS WHY
DO WE GO NO THESE MEETINGS AND
HASH OUT AN IMP IF THERE IS NO
REMEDY FOR THAT.

>> SURE.

I THINK WHERE THE FACTS CLEARLY CUT ONE WAY, YOU PROBABLY WOULD SEE AND ENFORCEMENT CONSIST TRT CITY WITH REGARD TO WHETHER OR NOT A PROPERTY WAS BEING OPERATED AND/OR LICENSED APPROPRIATELY AS A DORMITORY OR NOT.

I WOULD THINK MOST OF THE DIFFICULTY IS IN THE GRAY AREA, IS THAT A STORM OR ISN'T IT? THERE MAY BE GOOD FAITH DISAGREEMENT ABOUT WHETHER OR NOT IT'S ACTUALLY FUNCTIONING AS A LEGAL DORM.

I'D SAY THE SOFTER WAY OF THAT GENERALLY BEING WORKED OUT, IS THE CITY, THE BOSTON PLANNING AND DEVELOPMENT AGENCY AND THE COMMUNITY, WORKING TO ACHIEVE A CONSENSUS ON WHAT IS AND IS NOT APPROPRIATE ON IMP.

MOST OF THESE UNIVERSITIES AND INSTITUTIONS ARE NOT GOING WHEREVER.

THEY'RE GOING TO BE WITH US, THAT'S AWAY MAKES BOSTON, BOSTON, BUT THEY NEED TO CONTINUE TO MAINTAIN AN NOUCIAL MASTER PLAN AS A SPECIFIC CONDITION OF CONTINUING TO DO BUILDING AND DEVELOPMENT.

SO THAT PIECE OF IT, THE INCLUDE NIGHT OF A UNIVERSITY AND THE MEDICAL INSTITUTION TO CONSTANTLY UPDATE THEIR PHYSICAL PLANT AND BE ABLE TO PULL BUILDING PERMITS REQUIRES AN EXISTING IMP AND THAT IS ALWAYS COVER OVER --

>> I APPRECIATE THAT AND I THINK THE IMP IS INCREDIBLY IMPORTANT, WHETHER IT'S EGREGIOUS CIRCUMSTANCES OR OTHER ONES, HOLDING OUR COLLEGES AND UNIVERSITIES WHOMEVER TO AN IMP, WE ASK A LOT I THINK OF OUR NEIGHBORS, FOLKS WHO I THINK OFTEN FEEL THE POSITIVES AND NEGATIVES OF BEING SURROUNDED BY SOME OF THESE LARGE INSTITUTIONS. BUT THEY COME TO YOUR MEETINGS,

WORK WITH THE STAFF AND EVERYONE IS IN GOOD FAITH WITH THE IMP PROCESS BUT IT'S INCREDIBLY FRUSTRATING FOR ME TO PARTICIPATE THIS THAT AND EVEN ANDFEEL SOMETIMES IT'S NOT COMING. AS PART OF THE IMP PROCESS, HOW MUCH OF A FACTOR -- HOW MUCH DO YOUR BOARD OR STAFF KEEP TRACK OF PILOT CONTRIBUTIONS TO THE CITY WHEN WE'RE REVIEWING PLANS? I THINK DORMS I THINK WE NEED MORE OF.

WE HAD SHEILA DILLON AND HER TEAM IN HERE EARLIER, THAT WAS GREAT BUT A LOT OF THESE AREAS ARE ADDING LABORATORY SPACE CLASSROOMS NO PROBLEM WITH THAT BUT I THINK IT'S A LOT TO AGAIN ASK THE CITY TO SUPPORT EXPANSION, WHEN SOME OF THESE INSTITUTIONS ARE MAKING DE MINIMUS CONTRIBUTIONS.

WHAT IS YOUR REACTION TO THAT?
>> I APPRECIATE THAT COUNCILOR. AUSTIN-BRIGHTON ARE IN LARGE PART IN AUSTIN-BRIGHTEN. BUT THE MAKES IS PERMEATED WITH PEOPLE WHO ARE ASSOCIATED WITH THOSE UNIVERSITIES, THEY ADD SO MUCH TO LIFE, IF FOR THE AMENDMENT BOSTON AREA BUT AT THE SAME TIME I CAN'T EMPHASIZE THIS ENOUGH.

THESE INSTITUTIONS I THINK WE CAN ALL KNOWLEDGE HAVE A LITTLE RIGHT, THEY HAVE A CLEAR LEGALITY RIGHT, TO THE EXEMPT FROM PROPERTY TAXES, AND FOR US TO CONDITION OUR OFFICIAL ACTIONS, ON WHETHER OR NOT IN A UNIVERSITY OR MEM INSTITUTION IS VOLUNTARILY PAYING PROPERTY TAXES, THAT GETS POTENTIALLY DANGEROUSLY CLOSE TO COERCION, FRISING THE PAYMENT OF THE -- FORCING THE PAYMENT OF THE PILOT WHICH THEY'RE LEGALLY NOT REQUIRED TO PAY.

FORCING THEM TO PAY IT BY CONDITIONING FUTURE DEVELOPMENTS OF INSTITUTIONAL MASTER PLANS IS LEGALLY PROBLEMATIC.

SO I THINK WHAT WE WOULD SAY IS

WE DON'T CONDITION OUR OFFICIAL
DECISION MAKING, THE EXERCISE OF
OFFICIAL GOVERNMENT AUTHORITY ON
SOMEONE'S WILLINGNESS OR
UNWILLINGNESS TO PAY PILOTS.
WHAT IS NUANCING IS, WHEN THE
UNIVERSITY OR MEDICAL
INSTITUTION COMES BEFORE US FOR
A PLANNING EFFORT OR PROJECT
THEY WANT COMMUNITY SUPPORT.
THEY TRY TO EARN AND DEVELOP
COMMUNITY SUPPORT FOR THEIRS
EFFORTS.

THAT'S WHERE A CONVERSATION
MIGHT BE OCCURRING BUT IN THE
UNIVERSITY'S EFFORT TO GAIN
SUPPORT FOR SOMETHING FROM THE
PUBLIC, THEY MIGHT MAKE A
COMMITMENT MIGHT FOCUS MORE ON
PILOTS.

>> NOT FOR US, I THINK WHEN YOU
SAY DISCRETIONARY AUTHORITY OF
THE BRA OF THE CITY AGENCIES, IS
IMPORTANT, IT IS DISCRETION.

I THINK WHEN WE ARE WEIGHING --

>> NOT UNLIMITED.

>> SURE.

BUT WHEN WE ARE WEIGHING WHETHER
SOMEONE IS A GOOD INSTITUTIONAL
CITIZEN OF THE CITY OF BOSTON
THAT IS AN IMPORTANT FACTOR.
WHETHER IT'S DIRECT PILOT
PAYMENTS, WHETHER IT'S
CONTRIBUTIONS TO THE
NEIGHBORHOOD WHETHER IT'S MAKING
SURE THAT THEIR NEIGHBORS ARE
HEARD WHETHER IT'S ON STUDENT
LIFE ISSUES THAT COUNCILOR
COUNCILLOR CIOMMOAND I RS IN, EXPANDING JUST
PROJECTS AFFORDABLE HOUSING IN
THE CITY ONE IN MY DISTRICT IN
AN AREA THAT IS FAMILIAR TO YOU,
THE ULLOA HOUSE, IT'S GOT SOME
TIME STILL, LOOK LIKE 2029 FOR
THE EXPIRING USE, TROPICAL STORM
SOME QUESTIONS WHETHER THAT
BUILDING IS SUBJECT TO AN LDA.
IT'S IN PROGRAMS ONE OF THE MOST
INFAMOUS AREA OF THE CITY
LOOKING TO SEE WHAT IF ANY
LEVERAGE WE WOULD HAVE TO
PRESERVE THAT AFFORDABILITY AND
ON THE BROADER SENSE, WHAT YOUR
AGENCY CAN DO TO TRY OPRESERVE

THE EXPIRING USE, WE HEAR FROM CHIEF DILLON AND HER FORCE, ABOUT THE REDUCTION OF FEDERAL FUNDING.

WE ARE LOOKING WHERE ARE WE CAN TO NOT JUST CREATE FOOCIAL, YOU AND D AND G ARE DOING A GREAT JOB BUTTER TO FACE WHAT'S EXPIRING THERE.

>> SURE SURE.

FIRST OF ALL COUNCILOR, I LIKE TO THINK WE CAN FIGURE OUT PRETTY QUICKLY WHETHER OR NOT THERE IS AN LDA AND WHAT THAT REQUIRES FOR THAT PARTICULAR PARCEL, I WOULD GUESS THERE'S A STRONG LIKELIHOOD THAT AGAIN AS YOU MENTIONED WHERE IT WAS THE WEST END WHICH AT ONE POINT OR ANOTHER, VERSUS MAJORITY WAS OWNED HOWEVER BRIEFLY BY THE BRA AND THE ARE PARCELS WERE CONVEYED, VERY WELL BE WITH AN LDA, WE'LL FIGURE THAT OUT AND SEE WHAT OPPORTUNITIES THAT AFFORDS US TO CONTINUE TO PERPETUAL THE AFFORDABLE HOUSING THAT EXISTS THERE.

SECOND, THE THING THAT OWNS US MOST I THINK, THE MACROISSUE THAT WE OBSESS ABOUT AT THE BP DA IS HOW IN ARGUABLY THE BIGGEST BUILDING BOOM IN THE CITY'S HISTORY, MOST OF IT IS RESIDENTIAL AND MOST OF THAT STOCK IS MARKET.

WE BEND OVER BACKWARDS TO FIGURE OUT MECHANISMS, EITHER FROM REGULATORY CONTROLS OR FRNDING SOURCES WORKING CLOSELY WITH THE CITY'S ASSESSOR ON PROGRAMS TAX RELIEF THAT COULD FLOW TOWARDS A PLOT ON CONVERSATIONS ABOUT HOUSING.

THOSE DISCUSSIONS ARE ALWAYS GOING ON, BECAUSE WE WANTS TO INCENTIVIZE TAX POLICY OUR REGULATORY TOOLS OR EVEN OUR LAND, IF WE TWAIL HAVE A PIECE OF LAND OR SLIVER OF SOMETHING CPT ITS GOALS FOR SITE ASSEMBLY, PERHAPS WE CAN USE THAT COMBINATION TO INCREASE THE AFFORDABLE HOUSING, ONE OF THE

EXAMPLES WE CITE OFTEN, FORMER BULLFINCH -- BLUEFINCH, ORE AT NORTH STATION IT HELPED SUBSIDIZE THE CREATION OF AFFORDABLE HOUSING.

>> YOU WRITE THAT ALL THE TIME.

>> YOU WRITE A TOUGHER ONE BECAUSE THERE WERE SO MANY REVENUE STREAMS TO TAP, TRY THE GET THE PLANETS TO LINE UP IN OTHER PLACES TOO AND WE WORKED ART AT THAT.

WE HAD SIGNIFICANT SUCCESSES BUT THE DEMAND IS GREAT, IT'S EASIER TO BUILD MARKET RATE HOUSING THAN AFFORDABLE.

IT'S MORE DIFFICULT OFTEN OUR PART.

>> I THINK PEOPLE POINT TO A SUCCESSFUL WAY PUBLIC-PRIVATE PARTNERSHIP CITY AND STAY, FOR PROFIT, NONPROFIT, ET CETERA, ET CETERA.

I JUST WANT TO CLOSE BY SAYING, EXPIRING USES IN ALL THE RESOURCES OF THE CITY I KNOW CHIEF DILLON'S OFFICE IS A CONCERN FOR YOU, I DON'T WANT YOU TO THINK THERE ARE OTHER WAYS, NOT LOOKING FORWARD TO BUT EXPECTING A PARTICULARLY LARGE HOUSING ISSUES.

I'LL MAKE SURE ALL IS FIRING ON THE CORRECT CYLINDERS THANK YOU MR. CHAIR.

>> IT REMIND ME OF JERALD ADDLER, HE DOES A GREAT JOB, I JUST WANTED TO --

>> THANK YOU MR. CHAIR.

>> GOOD AFTERNOON EVERYBODY, I WANTED JUST TO RECOGNIZE HOW EXCITING IT IS THAT THE BUDGET BOOK I'M HEARING WILL BE AVAILABLE TO THE PUBLIC AND ONLINE.

SUCH A HUGE STEP AND REALLY WONDERING FOR TRANSPAIRNLGTCY. LOOKING FORWARD TO THAT.

I WONDER IF, I KNOW BECAUSE YOU HAVE A SEPARATE BOARD, NOT JUST CONTROL BY THE COUNCIL AND AGENCY'S TIMING THIS TERMS OF WHEN WE CAN DISCUSS THAT BUDGET BUT IN FUTURE YEARS ANY WAY THE

BOARD COULD VOTE ON IT EARLIER
BECAUSE AT THERE HIRINGS THEY
COULD ACTUALLY BE LOOKING AT
THAT BOOK, EVEN THOUGH I.T. HAS
BEEN FINALIZED BIR THE BOARD,
BUT THE NUMBERS ARE BASED ON
WHAT YOU ARE PREPARING.

>> I THINK WE CAN LOOK AT THAT
IF YOU LIKE.

>> THAT WOULD BE NIRVANA FOR US.
THE CHALLENGE WE ARE UP AGAINST
WITH REGARD TO OUR PARTICULAR
REVENUE STREAMS IS WE ARE
VULNERABLE.

THIS IS SOMETHING WORTH TALKING
ABOUT.

UP UNTIL THE EARLY 1990s THERE
WAS SOME SIGNIFICANT IS ISSUES
FOR THE REDEVELOPMENT AUTHORITY,
THE CITY DELEGATED THE FUNDS,
THE PLANNING DEPARTMENT HAD BEEN
ABSORBED BY THE TRA IN THE EARLY
'60S.

THAT FUNDING WENT AWAY, EXEPS
FOR DECREASE MONEY THAT FLOW FOR
CAPITAL PURPOSES FOR THE BRA, I
THINK THIS YEAR IT MITE BE
1.FIVE MILLION ACKNOWLEDGE IS
THAT SO WE -- OUR ANTENNAS ARE
ALWAYS QUIVERING WITH REGARD TO
CASH FLOW.

WE TENDED TO DEFER ACTUAL
CRAFTING AND ULTIMATE
RATIONALIZATION OF UNDERSTANDING
WHERE WE ARE WITH REGARD TO
CRASH TODAY AND 12 MONTHS.

IN 2008 AFTER THE GREAT
RECESSION WAS UPON US, FALL OF
27 CUNLD WHICH A FITNESS CRISIS
IN THE LAST YEAR OR TWO THE BRA
LOTS 18% OF IS WORKFORCE BECAUSE
IT REVENUE PLIX THE HEED OUGHT
iALL NIGHT.

THE CITY'S HOUSE DID NOT GO
UNSCATHED.

MUCH MORE DIVERSE REVENUE
PORTFOLIO, WE HAVE JUST A FEW,
IT'S BASICALLY THE LAND LEASE,
THAT WE ADMINISTER THAT'S HOW WE
PAID FOR OUR ISSUES, WORKFORCE
CONTRACTED BY 18% IN ABOUT AN 18
MONTH PERIOD.

SO THAT'S A REAL BODY BELOW.
WHEN WE FACE A CRISIS LIKE THAT

THE ONLY WAY WE CAN GET
OURSELVES AND OUR BUDGET BACK
INTO BALANCE IS 30 MASSIVE STAFF
REDUCTIONS.

IT HAPPENED IN 2009, THERE WAS A
REDUCTION OF SEVERAL DOES PEOPLE
IN THE EARLYs WITH THAT 89 TO
92 RECESSION.

THAT'S HOW WE FIGURE OUR BUDGET
WHEN IT PRONE.

SECOND, WITH A HEIGHTENED SENSE
OF CAUTION WE DON'T MAKE PLANS
FRANKLY NO. WE ABSOLUTELY HAVE
TO.

BECAUSE OUR PICTURE IS MORE
VOLATILE THAN YOURS.

THE CITY'S REQUEST FOR WORK
CONTRACTED IN 2008, MOTIONLY
THROUGH ATTRITION, BUT IN THAT
ROUGHLY SAME TIME FRAME, I WAS
CONTACTED BY THREE SOMETIMES
THAT NUMBER.

WHICH TELLS YOU ABOUT THE
VOLATILITY OF OUR BUDGET.

>> I UNDERSTAND FROM YOUR SIDE
WANING TO NOT BRING ON
ADDITIONAL EXPOSURE NECESSARILY
WHEN THE LETTERS AREN'T SETTLED
AND YOU WANT TO WRAP UP ALL THE
LOOSE ENDS AT THE END OF THE
FISCAL YEAR.

I WOULD DEFER TO MY WAYS AND
MEANS, WE ARE NOT VOTING WHEN WE
TAKE OUR BUDGET HE BOALTS, CAN
WE LAYER THIS RIGHT AFTER THE
JUNE 15th VOTE FOR EXAMPLE.

>> THE ONLY REASONING WE
CONTINUE PROBABLY, THE BEGIN OF
JEOPARDY UH JUNE AND THEN REJECT
THE BUT IN WE SHOULD KEEP
TALKING ABOUT IT, THIS REQUESTS
A MATTER A KIM OF WEEKS, MAYBE.
THAT WOULD MAKE A DIFFERENCE TO
TOO.

>> THANK, I'M WITH UDZ.
IT WAS PORN TO ME IN MY URBAN
RENEWAL VOTE TO KNOW THAT
CERTAINLY THE OPENING UP OF THE
BUDGET WAS CONGRESS AND I'M GLAD
YOU'RE PUTTING EVERYTHING ON
LINE IN FORM OF THE PUX BOOK
CONDITION, SO FOR NEXT YEAR OF,
WORTH TO COME.

WHEN WE WERE WITH D AND D EARL

YERS IN THE DAY, MY THE
IMPLEMENTATION OF DENSITY
OPINIONS THROUGH THE FIFERTION
TWO PLANNING AREA AND THE
STUDIES JP ROCKSON AND JEFFREY
BROWN DUB.

A LOT OF THE NIZ THIGZ ABOUT
POLICY IS COMING THROUGH YOU
AWLGT AND HAVING THESE
CONVERSATIONS WITH RESIDENTS, DO
YOU PLAN TO PUSH THESE OUT MORE
WIDELY THAN THESE TWO AREAS
PARTICULARLY AROUND BOUNCE
ESTIMATES?

>> YES, WE VIEW AS DO LOTS MUCH
OTHER LARGE CITIES THAT ARE
APPROACHING GROWING POPULATIONS
WHILE AT THE SAME TIME, FACE
BEING GENTRIFICATION AND THE
NEED TO CREATE AFFORDABLE AING,
NOT A PANEL SEE ABUT GOING TO
FIX THE PRB AT LARGE BUT THEY
ARE APRIL IMPORTANT DEVICE IN
EXCHANGE FOR DENSE TIFER, AND
WE'D LIKE TO THINK WE CAN TO
DENSITY MAY BRING SOMETHING
OTHER THAN NOT JUST THE
AFFORDABLE UNITS THOUGH THOSE
ARE PRIZED BUT OTHER AMENITIES
THAT MIGHT ACCOMPANY LARGE SCALE
DEVELOPMENT.

IF WE CAN GET COMMUNITY SUPPORT
PRIMARILY BY DOING THIS, IN
PLACES THAT ARE SUPERTRANSIT
ORIENTED, MAKE MASS
IMPLEMENTATION BONUSSES ACTUALLY
BUILD BUILDINGS THAT FLECT THOSE
DENSITY BONUSSES AND CREATE
AFFORDABLE HOUSING.

I THINK THAT'S AN IMPORTANT AREA
IN A VARIETY OF DIFFERENT
NEIGHBORHOODS.

>> DO YOU THINK THE WAY THE TWO
HAVE GONE SO FAR WILL BE A
PRETTY GOOD TEMPLATE IN TERMS OF
TIME ION AND CROSS-IT WILL.

>> I THINK THE FIRST TWO
DORCHESTER AV AND J.P. ROCKS, WE
ARE EMBRACING NEW WAYS OF
ENGAGING THE NEIGHBORHOODS, NOT
JUST THE BPDA SHOWING UP AT A
SCHOOL AUDITORIUM AND PRESENTING
ITS THOUGHTS ON WHAT SHOULD
HAPPEN IN A GIVEN BIT OF

PLANNING GEOGRAPHY BUT SOLICITING PEOPLE IN SMALL GROUP CONVERSATIONS, WE REFER TO A LOT OF OUR GEANGMENT THAT WE HAVE BEEN EMPLOYING WITH A LOT OF PUBLIC SUPPORT AS THE SCIENCE FAIR APPROACH.

WE HAVE MULTIPLE STATIONS IN A LOT OF OUR COMMUNITY GATHERINGS, RESIDENTS INTERESTED IN TRANSPORTATION, COULD GO HERE, RESIDENTS WHO ARE INTERESTED IN AFFORDABLE HOUSING COULD GO HERE, RESIDENTS INTERESTED IN BIKE LANES, YOU COULD GO AND TALK TO A SUBJECT MATTER EXPERT AND TALK TO ONE OF OUR PLANNERS AND MAKE SURE YOUR VOICE WAS HEARD.

WE THOUGHT THIS, BY AND LARGE, WORKED WELL.

PEOPLE LIKED THE WAY WE'RE ENGAGING IN THE COMMUNITY NOW. NOW WAS THERE SERIOUS POLITICAL CONTENTION, YES.

SOME OF THESE ISSUES ARE SERIOUSLY CONTENTIOUS, WHEN ASPECTS OF AFFORDABILITY REAR THEIR HEADS IN PLANNING BUT WE'VE GOT TO EMBRACE THAT AND KEEP MAKING OUR ARGUMENT, KEEP EXPRESSING OUR CONVICTION THAT THE WORK WE'RE DOING IS GOING TO BENEFIT ALL BOSTONIANS, NOT JUST THOSE WHO CAN HANDLE MARKET RATE AND LUXURY UNITS DOWNTOWN.

BUT THAT EVERYBODY IN EVERY NEIGHBORHOOD CAN BENEFIT BY A SENSITIVE APPROACH THAT DEVELOPMENT THAT ALSO RECOGNIZES THAT GROWTH IS COMING, THE CITY CONTINUES TO ATTRACT SEVERAL THOUSAND PEOPLE A YEAR IN THE NET GAIN OF POPULATION AND THEY'RE GOING SOMEWHERE.

WE NEED TO BUILT STOCK TO ACCOMMODATE A GROWING BOSTON. AND ONE THING'S FOR SURE IF WE DON'T DO IT AND THIS IS OUR MESSAGE IN ALL OF OUR COMMUNITY PLANNING EFFORTS OVER THE PAST FEW YEARS, IF WE DON'T BUILD NEW STOCK THE PRESSURE ON EXISTING STOCK GETS SO MUCH GREATER.

AND DRIVES THOSE PRICES UP.
AND ASSURES THAT SOME OF OUR
MOST VULNERABLE POPULATIONS ARE
IN FACT DISPLACED.
SO GROSS THE NUMBERS OF HOUSING
UNITS IN THE CITY IS ABSOLUTELY
CRUCIAL TO MITIGATING
DISPLACEMENT.
AND AGAIN, TESTING METHODOLOGIES
WHERE WE ARE REFINING OUR
ARGUMENTS, THIS IS NEW TO US.
AS WE'VE MENTIONED MANY TIMES
DOWN HERE WE ARE DOING MORE
PLANNING THAN WE HAVE
HISTORICALLY DONE IN RECENT
YEARS, MAYBE RECENT DECADES.
SO WE'RE HAVING THE BACK AND
FORTH AND LEARNING WHAT ANIMATES
PEOPLE AND MAKING SURE WE LISTEN
LODGE AND HARD TO THE BEST
PLANS.
>> ALONG THOSE LINES, AS OUR
OPEN PARCELS ARE ALL CONVEYED
AND FILLED IN.
WE ARE TALKING ABOUT COMPLICATED
AIR RIGHTS AND DECKING AND THIS
AND THAT, ARE YOU ALL -- HOW ARE
YOU ALL THINKING ABOUT IT SORT
OF PROACTIVELY AND FROM A
PLANNING LENS RATHER THAN JUST
LITING DIFFERENT DEVELOPERS
APPROACH THE CITY SAYING WE'D
LIKE TO DO THIS, IT'S HARD, CAN
YOU HELP US MAKE IT FIT?
BUT HAVING THAT CONVERSATION
WITH RESIDENTS AHEAD OF TIME.
>> SURE SO WE'RE DOING A VARIETY
OF DIFFERENT THINGS AS I
MENTIONED IN MY INTRODUCTORY
REMARKS.
THE AGENCY HISTORICALLY WAS
ENCOUNTERED WAS MET BY THE
PUBLIC IN THE NEIGHBORHOODS WHEN
A LARGE REAL ESTATE DEVELOPMENT
PROJECT WAS BEING PRESENTED.
THAT'S HOW YOU GENERALLY MET
THAT'S HOW YOU GENERALLY DEALT
WITH THE BRA.
AND AS PART OF OUR RELOOK IN HOW
WE DO BUSINESS IN THE
NEIGHBORHOODS AND PART OF THAT
YIELDED A NAME CHANGE WHERE WE
FOCUS UPON PLANNING, WE
SPECIFICALLY CALL IT OUT IN OUR

NAME.

NEW NAME.

IS TO REFLECT THAT PEOPLE WANT TO HEAR FROM US, NOT JUST WHEN THERE'S A 600 UNIT RESIDENTIAL UNIT BEING PROPOSED IN OUR NEIGHBORHOOD, THEY WANT TO HEAR FROM US BEFOREHAND.

WE ARE DOING STRATEGIC PLANNING IN KEY CORRIDORS WHERE WE THINK HEIGHT AND DENSITY AND NEW UNITS ARE APPROPRIATE.

BUT YOU'RE MEETING US IN A PLANNING CONTEXT.

IN KEY STRATEGIC AREAS IN THE CITY.

BUT WE'RE ALSO GOING OUT AND EXPLAINING OURSELVES.

HERE IS AWAY WE DO HERE IS WHAT OUR TOOLS ARE HERE IS WHAT OUR POWERS ARE.

BREAKING DOWN 80, WHICH UNLESS YOU ARE THE MOST SAVVY COMMUNITY ACTIVIST IS NOT EASILY ACCESSIBLE OR DIGESTIBLE TO THE AVERAGE RESIDENT.

BREAKING DOWN, HERE IS WHAT OUR ARTICLE 80 IS AND HERE ARE THE OPPORTUNITY WITHIN ARTICLE 80 TO HAVE YOUR VOICES HEARD.

WE ARE DOING THAT NEIGHBORHOOD BY NEIGHBORHOOD, INDEPENDENT OF A PROJECT.

WE THINK YOU SHOULD BE SHARING YOUR OPINIONS WITH US IN A CONTEXT OTHER THAN JUST A BID PROJECT IS BEING PRESENTED.

WE THINK IT DEMYSTIFY AND GIVES A PERSON A CHANCE FOR A VOICE.

WE THINK THAT THE MORE WE DO THIS OVER TIME PEOPLE UNDERSTAND US MORE.

WE'RE EXPLAINING NOT JUST PROCESS HE AND RESUMES AND REGULATIONS -- PROCESSES AND RULES AND REGULATIONS, HERE AS THE STAFF OF BPA, WITH REGARD TO YOUR BUILT ENVIRONMENT AND YOUR DEMOGRAPHICS, WHAT DO YOU THINK ABOUT THESE THINGS?

WE'RE PROVIDING INFORMATION ABOUT YOUR NEIGHBORHOODS SOME OF IT MAY NOT BE READILY APPARENT TO NEIGHBORHOODS.

WE HAVE A SIGNIFICANT RESEARCH CAPABILITY, THE CITY'S BIGGEST RESEARCH UNIT AND WE STUDY THE NEIGHBORHOOD AND SOMETIMES WHEN WE TALK TO THE NEIGHBORHOODS ABOUT WHAT WE'RE LOOKING AT PEOPLE ARE SURPRISED AT SOME OF THE FACTS THAT WE'RE ABLE TO PROVIDE THEM WITH. AND THEY BETTER UNDERSTAND WHY WE MAKE THE DECISIONS WE DO. SO AGAIN IT'S ABOUT ASKING DIFFERENT IN THE NEIGHBORHOODS ON A CONSISTENT BASIS OVER TIME, WE THINK THAT PEOPLE WILL ACCEPT THAT WE ARE A BONA FIDE PLANNING AGENCY THAT'S LOOKING FOR THAT INPUT BEFORE WE SHOW UP WITH A LARGE REAL ESTATE DEVELOPMENT PROJECT.

>> THANK YOU.

>> THANK YOU.

DO YOU HAVE THE LATEST POPULATION NUMBERS?

WHAT'S THE MOST RECENTLY

POPULATION FOR THE CITY NOW?

>> I PROBABLY HAVEN'T HEARD IT IN OVER A MONTH BUT I THINK AS OF THE PAST TWO MONTHS I THINK THE NUMBER IS 670,000.

>> OKAY.

>> WHICH IS THE BIGGEST WE'VE BEEN SINCE THE 1960s.

AT THE END OF WORLD WAR II, BOSTON HAD 800,000 IN IT AROUND BY 1980s, THAT HAD DROPPED TO 560,000 AND.

>> IT HAS GROWN SIGNIFICANTLY OVER THE PAST EIGHT YEARS.

>> SEVERAL THOUSAND A YEAR FROM 1980 TO 2010 WE WERE ATING ABOUT 1500 PEOPLE A YEAR.

IT GREW IN ABOUT 50,000 PEOPLE IN A 30 YEAR TIME FRAME, A NET GAIN OF 50,000 PEOPLE IN THE 30 YEAR TIME FRAME.

IN THE PAST SIX YEARS IT'S GROWN BY 40,000 PEOPLE SO WE'RE AT A MUCH BRISKER PACE OF POPULATION GROWTH THAN HISTORICALLY HAS BEEN THE CASE.

>> WE DID HAVE D AND D HERE EARLIER AND SOME OF THE TESTIMONY WAS AROUND IS THE

LUXURY SEGMENT OF THE HOUSING PRODUCTION DRIVING UP ALL PRICES?
AND I THINK IT'S AN INTERESTING THOUGHT.
I DON'T NECESSARILY THINK THAT IS THE CASE.
I THINK SUPPLY HELPS, DEMAND INCREASES PRICES WHEN THERE'S NOT ENOUGH SUPPLY.
IS THAT HOW THE AGENCY OPERATES UNDER THOSE ECONOMIC PREMISES?
>> YES, FIRST AND FOREMOST, WE DON'T THINK THAT THE MARKET CAN ADDRESS ALL THAT AILS THE CITY'S HOUSING MARKET IN 2017.
THE AFFORDABLE HOUSING MARKET IS MUCH HARDER TO GENERATE WITH THE TOOLS AVAILABLE TO US.
PRIMARILY FUNDING, FUNDING DRIVEN AS MULTIPLE COUNCILS HAVE MENTIONED, HERE TODAY THE FEDERAL GOVERNMENT PROBABLY ISN'T GOING TO INCREASE THE AMOUNT OF MONEY TO SUPPORT THE CREATION OF AFFORDABLE HOUSING IN THE FORESEEABLE FUTURE.
HOW BAD IS THE DECREASE?
WE'RE DEALING WITH LIMITED RESOURCES BUT WE THINK WHILE THE MARKET CAN'T TAKE CARE OF EVERYTHING MORE HOUSING AT ALL LEVELS IS BETTER.
THE MORE MARKET RATE HOUSING CREATED THE LESS LIKELY THE OCCUPANTS OF THOSE UNITS ARE TO GO INTO THE NEIGHBORHOODS WITH LOTS OF WORKING CLASS FOLKS AND LOW INCOME FOLKS AND BID UP THE PRICE OF THE RENTAL UNITS OR THE PURCHASE OPPORTUNITIES.
I THINK THAT'S CLEAR AND THAT'S NOT REALLY A LEFT-RIGHT PREMISE.
I THINK PEOPLE ON ALL SIDES OF THE -- ON ALL SIDES OF THE -- ALONG THE POLITICAL SPECTRUM AGREE WITH THAT, THAT THE PRESSURE ON EXISTING STOCK GETS MUCH WORSE IF WE DON'T BUILD.
ASSEMBLY AGREE WITH THAT.
>> YOU KNOW MR. CHAIRMAN, SOMETIMES PEOPLE ASK, YOU'RE PERMITTING TOO MUCH RESIDENTIAL STUFF, TOO MUCH RESIDENTIAL

TOWERS GOING UP, IS THAT TOO MUCH OF IT?
IN THE CITY OF BOSTON I'M NOT SURE WHAT TOO MUCH MEANS.
IF THERE'S MORE SUPPLY THAN THERE IS DEMAND THE PRICES WILL DROP.
IF THE PRICES DROP PRECIPITOUSLY ON SOME OF THESE DOWNTOWNS MARKET RATE TOWERS, THAT'S FUNDAMENTALLY PRETTY GOOD NEWS. THOSE UNITS BECOME MORE ACCESSIBLE TO PEOPLE WHO OTHERWISE COULDN'T AFFORD THEM. THAT MIGHT BE THE DEVELOPER'S PROBLEM, IT'S NOT YOUR PROBLEM AND IT'S NOT OUR PROBLEM. SO WE WELCOME THE NOAKS THAT MORE SUPPLY WILL SOFTEN THE PRICES THAT CAN BE CHARGED FOR THESE MARKET RATE PRODUCTS.
>> LASTLY CHIEF DILLON I ASKED HER A SIMILAR QUESTION ABOUT THE MARKET AND SHE'S REPORTING THAT THEY'RE SEEING A 4% DROP IN RENTAL PRICES ACCREDITING THE CITY.
IS THAT THE SAME DATA THAT YOU'RE SEEING?
>> SURE, THERE'S A VARIETY OF DATA.
IS AND MOSS OF THE DATA THAT COMES OUT OF CITY GOVERNMENT ON THOSE ISSUES IS COMING FROM PLACES LIKE BOSTON PLANNING AND DEVELOPMENT AGENCY'S RESEARCH DIVISION.
AND IF YOU LOOK, SOMETIMES THE SAMPLE IS THE HOT NEIGHBORHOODS, THAT HAVE GOT SIGNIFICANT DEMOGRAPHIC BULGES.
BOSTON BUSINESS JOURNAL OR BANKER AND TRADES MELON, THE MAINSTREAM MEDIA COVERS THIS WITH SOME REGULARITY.
IF YOU LOOK AT METROPOLITAN BOSTON YOU'LL STILL SEE OTHER NUMBERS BUT I THINK GENERALLY SPEAKING WE ARE HE SEEING SOFTENING OF RENTS IN THE CITY AS A WHOLE AS WELL AS THE METH TROW REGION.
IT DIFFERS DEPENDING ON THE OBVIOUSLY GEOGRAPHY THAT YOU'RE

SEEING.

MOST OF THE ANALYSIS THAT WE'VE
SEEN ON HOUSING COST IS POINTING
TO MODEST REDUCTION IN RENTS.

>> CAN YOU PROVIDE US WITH A
NEIGHBORHOOD BREAKDOWN?

>> SURE.

I CAN GET YOU WHATEVER WE HAVE
MR. CHAIRMAN THANK YOU.

>> OKAY GREAT.

THAT CONCLUDES TODAY'S HEARING,
WITH OUR TALENTED GROUP OF FOLKS
FROM THE BPDA AND WE WILL STAND
ADJOURNED.

THANK YOU.

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