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;;;Boston City Council 170525 morning

>> ORDERS FOR THE FISCAL YEAR
'18 BUDGET AND APPROPRIATIONS
FOR THE DEPARTMENTAL
APPROPRIATION AND THE
APPROPRIATION FOR THE SCHOOL
DEPARTMENT AND APPROPRIATION FOR
OTHER POSTEMPLOYMENT BENEFITS
AND CAPITAL BUDGET
APPROPRIATIONS INCLUDING

>> TO MY RIGHT DISTRICT CITY
COUNCILOR LaMATTINA AND DISTRICT
CITY COUNCILOR JOSH ZAKIM AND TO
MY RIGHT CITY COUNCILOR FRANK
BAKER AND TO MY LEFT CITY
COUNCILOR MATT O'MALLEY.

IT'S ALL YOURS.

>> GOOD MORNING.

THANK YOU FOR THE OPPORTUNITY TO
TESTIFY ON OUR BUDGET AND
ACCOMPLISHMENTS FOR '17 AND WHAT
WE WANT TO ACCOMPLISH IN '18.

BEFORE I BEGIN, AS I LOOK AROUND
THE COUNCIL CHAMBER I'VE WORKED
WITH YOU ON THE ISSUES SO THIS
IS A COUNCIL THAT CARES DEEPLY
AND THANK YOU FOR THAT.

WE'VE GOTTEN CALLS FROM
CONSTITUENTS AND YOU'VE WORRIED
ABOUT THE LEGISLATION AND IT
DOESN'T GO UNNOTICED.

THIS IS A DEDICATED COUNCIL.
I WANT TO SAY FOR THE RECORD I
APPRECIATE THAT.

I'M CHIEF OF HOUSING FOR THE
DIRECTOR OF DEPARTMENT OF
NEIGHBORHOOD DEVELOPMENT.
UP HERE WITH ME TODAY ARE SOME
VERY DEDICATED EMPLOYEES.
RICK WILSON FROM OUR FINANCE
DEPARTMENT AND DONALD WRIGHT
FROM OUR MANAGEMENT AND SALES
AND THE INFAMOUS BOB GARRETT
RESEARCH AND HELPING US NAVIGATE
THE CHOPPY WATERS.

THERE'S ALSO MORE PEOPLE IN THE
AUDIENCE THAT CAN ANSWER ANY
QUESTION YOU CAN THINK OF.

I WANT TO TALK ABOUT WHAT WE

HAVE ACCOMPLISHED AND OUR PLANS FOR FISCAL YEAR '18. MOST IMPORTANTLY WE'RE ON TRACK TO MEET THE PRODUCTION GOALS OF THE MAYOR'S HOUSING PLAN 2030. IT CALLS FOR 53,000 NEW HOUSING FOR 2030. AND OF DECEMBER 2016 ALMOST 40,000 ARE BEING COMPLETED OR IN THE CONSTRUCTION PROCESS. THIS INCLUDES 7,000 LOW AND MIDDLE-INCOME UNITS AND THOUSAND OF JOBS. TO ACCOMMODATE OUR STUDENT POPULATION, ALMOST 36,000 DORMITORY BEDS ARE IN THE PIPELINE AND FOR FOLKS WHO DON'T FOLLOW AS CLOSELY AS WE DO, WE HAVE 30,000 UNDERGRADUATES IN OUR NEIGHBORHOODS. SO WE'RE PUTTING FRIENDLY PRESSURE ON OUR COLLEGES AND UNIVERSITIES TO BUILD MORE DORMS TO HOUSE THEIR STUDENTS. WE'VE ALREADY MADE GREAT STRIDES IN THE FIGHT AGAINST HOMELESSNESS. THE MAYOR RELEASED A PLAN TO REFORM THE DELIVERY OF OUR SERVICES. SINCE RELEASING THE PLAN AND WORKING CLOSELY WITH THE BHA AND OUR NONPROFIT PARTNERS WE'VE HOUSED SHY OF 850 HOMELESS VETS. THESE ARE INDIVIDUAL HAVE BEEN LIVING ON THE STREET OR SHELTERS FOR A LONG PERIOD OF TIME. IN FACT IF YOU ADD UP THE AMOUNT OF TIME THEY'VE SPENT ON THE STREET WE HAVE OVER 2,000 YEARS OF HOMELESSNESS WHICH IS A STAGGERING NUMBER. BUT OUR CHALLENGE NOW AS WE CONTINUE TO HOUSE PEOPLE IS TO ALSO BUILT A SHELTER SYSTEM THAT'S NEW AND IMPROVED AND KEEPS INDIVIDUALS FROM BECOMING CHRONICALLY HOMELESS. WE'RE WORKING VERY HARD ON THAT. WE'RE HOPING WHEN FOLKS ENTER THE FRONT DOORS THEY ARE ASSESSED AND GET PLACED INTO PROGRAMS THEY NEED TO MORE QUICKLY.

IF THEY NEED TREATMENT, THEY
NEED TO GO IN TREATMENT
IMMEDIATELY.

IF THEY NEED TO GET REUNIFIED
WITH LOVED ONES THOSE CALLS ARE
BEING MADE AND THE TRAVEL
ARRANGEMENTS ARE BEING MADE AND
IF THEY NEED SUPPORTIVE HOUSING,
HOUSING SEARCH WILL BEGIN MORE
QUICKLY.

FOR TOO LONG PEOPLE HAVE COME
INTO SHELTER AND SPENT TOO MUCH
TIME THERE.

WE'RE OPTIMISTIC AND HOPEFUL
THAT REFORMS WE'RE PLANNING WILL
YIELD SIGNIFICANT RESULTS IN THE
YEARS TO COME.

WE ALSO THIS YEAR OPENED THE
OFFICE OF HOUSING STABILITY
BECAUSE EVEN THOUGH WE TRIED TO
BUILD OUR WAYS OUT OF THE
HOUSING ISSUES WE FIND OURSELVES
IN RIGHT NOW WE KNOW TENANTS
FIND THEMSELVES IN DIFFICULT
SITUATIONS SO WE'RE ALMOST FULLY
STAFF AND DEALING WITH THOSE WHO
FIND THEMSELVES IN CRISIS OR
NEED ASSISTANCE TO PREVENT
DISPLACEMENT.

I KNOW MANY OF YOU HAVE INTEREST
IN THE OFFICE AND AT THE END
WE'LL DO A QUICK SLIDE.

ONLY THREE SLIDES, I PROMISE.

IN ADDITION TO ADDRESSING
HOMELESSNESS WE'RE CONTINUING TO
SUPPORT PEOPLE OF BOSTON WHO
WANT TO BUY A HOME.

AND OUR BOSTON HOME CENTER IS
PROJECTED TO COMPLETE 2,000
RENOVATION AND 1600 FOR SENIORS.
THIS IS AN IMPORTANT COMPONENT.
IT HELPS SENIORS STAY IN PLACE
IN THEIR HOMES AS LONG AS THEY
WANT TO.

THAT'S A VERY BUSY OFFICE AND IT
CONSUMES A LOT OF OUR TIME,
ENERGY AND ATTENTION BUT IT'S
VERY IMPORTANT WORK.

FOR FOLKS INTERESTED IN
PURCHASING A HOME AND WE STILL
HAVE STICKING WITH IT AND WE
HAVE HELPED 2300 PEOPLE EITHER
PARTICIPATE IN HOME BUYING
CLASSES AND GET FINANCIAL

ASSISTANCE OR DOWN PAYMENT
ASSISTANCE.

WE'RE WORKING HARD TO HAVE AS
MANY PEOPLE BUY IN BOSTON TO DO
SO.

FINALLY WE CONTINUE TO WORK HARD
ON DISPOSING OF OUR LAND AND
LAST YEAR WE SOLD JUST SHY OF 70
PARCELS TOTALLING 308,000 FEET
OF LAND GENERATING FUNDS FOR THE
CITY.

THAT CREATED 95 UNITS OF
HOUSING.

THE MAJORITY OF WHICH WAS
AFFORDABLE AND WE CREATED 25,000
SQUARE FEET OF OPEN SPACE,
COMMUNITY GARDENS AND URBAN
FARMS, ETCETERA AND WE HAVE 295Y
PARCELS IN ACTIVE DISPOSITION.
AND OUR GOAL IS NOT TO OWN LAND
BUT TO GET IT BACK OUT INTO
PRODUCTIVE USE AS QUICKLY AS
POSSIBLE.

WE'RE JUST GOING THROUGH DECADES
OF OWNERSHIP BUT WE'RE PLEASED
WITH THE RESULTS AND I THINK THE
DEVELOPMENT ESPECIALLY THE NEW
HOMES THAT ARE BEING BUILT ON
THIS PLANNED ARE TRULY BEAUTIFUL
AND ARE GOING TO BE AN ASSET TO
THE NEIGHBORHOOD.

THAT'S WHAT WE'VE BEEN DOING IN
'17.

I WANT TO HIGHLIGHT THE GOALS
FOR '18.dñy0u

FOR BOSTON'S RESIDENTS.

WE'RE GOING TO WORK VERY HARD AT
CONTINUING TO CREATE NEW
HOUSING.

MUCH OF THAT TO BE AFFORDABLE
FOR OUR LOW AND MIDDLE INCOME
RESIDENTS.

WE'RE GOING TO CONTINUE TO WORK
TOWARDS THE GOAL OF ENDING
CHRONIC HOMELESSNESS IN BOSTON
AND OUR GOAL IS TO HOUSE 250
CHRONICALLY HOMELESS AND WILL
CONTINUE TO HOUSE VETS AS THEY
COME THROUGH THE SHELTER DOORS.
WE'LL CONTINUE TO HELP RENTERS
IN CRISIS BY INCREASE THE OFFICE
OF STABILITY AND PREVENT 500
POTENTIAL EVICTIONS AND WE'LL
PROMOTE AND SUPPORT HOME

OWNERSHIP BY PROVIDING OVER
6,000 INDIVIDUALS ASSISTANCE
WITH HOME BUYER CLASSES AND
SEMINARS AND DOWN PAYMENT
ASSISTANCE AND HOME REPAIRS.
AND WE'LL CONTINUE TO TAKE CARE
AND BE GOOD STEWARDS OF THE
PROPERTIES WE OWN WHILE WE
CONTINUE TO DISPOSE OF THE
ASSETS.

I'D LIKE TO OUTLINE THE BUDGET
OF THE FOR YOU TODAY.
OUR FISCAL YEAR OF \$13,100,000
REPRESENTS A SMALL INCREASE OF
1.3% OVER OUR FISCAL '17 BUDGET.
THIS PRIMARILY IS DUE TO NEW
FUNDING FOR HOMELESS VETERANS
NOT ELIGIBLE FOR V.A. SERVICES.
INITIATIVES FOR HOUSING
STABILITY AND FUNDING TO BETTER
MAINTAINED CITY-OWNED LAND
PARCELS UNTIL WE CAN DISPOSE OF
THEM AND PRESERVES OUR HOUSING
INNOVATION LAB WHO IS LOSING
FUNDING THIS YEAR.

IT'S OFFSET BY DECREASES MOSTLY
TO STAFF REALIGNMENT AND THE
SHIFTING OF TWO SMALL PROGRAMS.
AS YOU KNOW MOST OF DND'S
FUNDING COMES FROM EXTERNAL
SOURCE.

WE WORK HARD TO MAXIMIZE
EXTERNAL REVENUE.
WE SUPPORT ADMINISTRATIVE
AND A SPECIAL APPROPRIATION
WITHIN OUR OPERATING BUDGET THAT
SUPPORTS OUR HOMELESS WORK AND
VARIOUS PROGRAMS.

THE PROPOSED BUDGET EXTERNAL
BUDGET INCLUDES \$62 MILLION IN
EXTERNAL FUNDS FOR FISCAL YEAR
'18 IN THE FORMS OF THE
U.S. DEPARTMENT OF HOUSING URBAN
DEVELOPMENT ALLOW DND TO CARRY
OUT PROGRAMS ACROSS EVERY
NEIGHBORHOOD IN THE CITY OF
BOSTON.

EARLIER THIS MONTH CONGRESS
PASSED A SPENDING BILL THAT WILL
PROVIDE ESSENTIALLY LEVEL
FUNDING FOR OUR FORMULA GRANTS
FOR FISCAL YEAR '18 WITH SDG AND
HOME AND THAT'S WHAT WE USE TO
BUILD AND PRESERVE AFFORDABLE

HOUSING.

WE'LL RETURN TO THE COMMITTEE TO SEEK TO EXTEND OUR GRANT IN THE UPCOMING WEEKS.

YOU'LL HEAR MORE ABOUT THAT FUNDING THEN BUT WE ARE AVAILABLE TO ANSWER QUESTIONS TODAY AS WELL.

I'M SURE YOU HEARD LAST WEEK PRESIDENT TRUMP CALLED FOR THE ELIMINATION OF CDG AND HOME AND I CAME BACK FROM WASHINGTON AND IT WAS A SAD VISIT.

I'VE BEEN TO HUD MANY TIMES AND I'VE NEVER SEEN THE STAFF SO DEMORALIZED AND SENIOR STAFF NOT VERY INTERESTED IN THE IMPORTANCE OF THESE FUNDS.

WE KNOW IN THIS BODY AND IN CITIES THROUGHOUT THE UNITED STATES HOW IMPORTANT CDVG IS AND FUNDS SO MANY ECONOMIC PROGRAMS AND EMPLOYMENT PROGRAMS AND THERE WAS LITTLE APPETITE TO DISCUSS HOW IMPORTANT THE FUNDS WERE.

I'M A LITTLE DEMORALIZED TODAY BUT WE'LL BE WORKING HARD WITH OUR IGR DEPARTMENT, THE MAYOR'S OFFICE, OUR CONGRESSIONAL STAFF AND HOPEFULLY ALL OF YOU TO MAKE SURE THESE FUNDS GET RESTORED AS THE BUDGET PROCESS MOVES FORWARD.

ON A MORE POSITIVE NOTE THE FUNDS WE EXTRACT FROM PRIVATE DEVELOPMENTS FOR AFFORDABLE HOUSING AND I WANT TO NOTE SINCE TAKING OVER MANAGEMENT OF THESE FUNDS IN FISCAL YEAR '15 DND PLANS TO COMMIT OVER \$86 MILLION TOWARDS AFFORDABLE PROJECTS. I THINK WE'VE DONE A GOOD JOB WORKING WITH OUR DEVELOPMENT COMMUNITY AND PUTTING RESOURCES INTO AFFORDABLE HOUSING PROJECTS.

I'D ALSO LIKE TO MENTION OUR EFFORTS AND OUR WORK WITH CITY COUNCIL WE'VE PASSED AND WE'VE VERY EXCITED ABOUT THAT AND THAT WILL PROVIDE ADDITIONAL RESOURCES FOR AFFORDABLE HOUSING NEXT YEAR AS WELL.

WE DON'T KNOW HOW MUCH MONEY'S
GOING TO BE USED FOR AFFORDABLE
HOUSING.

THAT WILL BE WORKED OUT WITH YOU
AND THE COMMITTEE.

THEY'LL BE OVERSEEING CPA BUT WE
ANTICIPATE WE'LL HAVE ADDITIONAL
CPA FUNDS FOR AFFORDABLE
HOUSING.

SO WE'RE GOING TO FIGHT LIKE
HECK TO KEEP OUR FEDERAL FUNDING
AND WE'RE GOING TO CONTINUE TO
EXTRACT AND BE GOOD STEWARDS OF
THE INCLUSIONARY DEVELOPMENT AND
WORK WITH YOU ON CPA.

WE'LL CONTINUE TO DO AFFORDABLE
HOUSING IN THE CITY.

IT'S AN IMPORTANT PRIORITY.

BUT THE JOB HAS GOTTEN HARDER.

SO AS PROMISED I WANT TO GO OVER
THE OFFICE OF HOUSING STABILITY
AND WHERE WE ARE IF I COULD.

THIS WILL ONLY TAKE A MINUTE.

THE OFFICE OF HOUSING STABILITY
IF YOU STOP BY THE NINTH FLOOR
YOU'LL SEE PEOPLE ENGAGED AND
VERY BUSY.

>> SO I WANT TO STATE THE GOAL
FOR THE MISSION OF THE OFFICE OF
HOUSING STABILITY IS TO PROMOTE
HOUSING PRESERVATION AND
STABILIZATION BY HELPING
RESIDENTS FIND STABLE AND
AFFORDABLE HOUSING.

WE'RE DOING THIS THREE WAYS.

WE'RE TAKING CASES, CALLS FROM
BOSTONIANS AND ANSWERS THEIR
QUESTIONS, MANY OF THEM LEGAL
AROUND THEIR RIGHTS.

WE'RE HELPING DIRECT
CONSTITUENTS TO HELP MEET THEIR
HOUSING NEEDS.

SOME OF THAT IS MAKING REFERRALS
TO PROPER NONPROFITS WE HAVE
CLOSE WORKING RELATIONSHIPS
WORTH.

SOME IS DISPENSING INFORMATION
WE HAVE.

WE HAVE ATTORNEYS IN THE OFFICE
THAT KNOW THE LEGAL PROCESS AND
WE'RE PROVIDING GOOD GUIDANCE.

WE KNOW ALL THE NONPROFSES IN
THE PROGRAMS THAT HELP AND WE'RE
DOING THAT.

WE'RE DOING A LOT OF BACK AND FORTH WITH LANDLORDS. SO IF WE KNOW A BUILDING IS IN SOME DIFFICULTY WE ARE WORKING WITH THE RESIDENT AND ALSO WORKING WITH THE LANDLORDS TO SEE IF WE CAN'T FIND SOLUTIONS THAT WORK FOR BOTH PARTIES. SO THE PHONE IS RINGING A LOT. WE'RE ANSWERS A LOT OF CALLS AND I THINK WE'RE DISPENSING VALUABLE INFORMATION AND GUIDANCE. AS I MENTIONED WE'RE WORKING WITH OUR NONPROFITS. BOSTON IS VERY FORTUNATE TO HAVE VERY TALENTED NONPROFITS. WE KNOW WHAT SERVICES THEY ALL PROVIDE, WHAT RESOURCES THEY HAVE. BECAUSE OF OUR KNOWLEDGE WE ARE ABLE TO HELP RESIDENTS MAKE THOSE CONNECTIONS VERSUS BOUNCING AROUND FROM ONE NONPROFIT TO ANOTHER. WE'RE ABLE TO TRACK THEIR PROGRESS AS THEY GET HOOKED UP WITH NONPROFITS AND WORK THROUGH THEIR ISSUES. AND I THINK THAT'S BEEN VERY SUCCESSFUL. WE CAN'T PROVIDE ALL THE SERVICES BUT WE CAN ENSURE THEY'RE GETTING REFERRED TO THE RIGHT PLACE. THIRDLY, WE ARE COLLECTION EVICTION DATA. WE HAVE JUST COMPLETED

COLLECTING FISCAL YEAR '15 AND WE DISCUSSED IN THE LEGISLATIVE PIECES AND THAT'S HELPING US LOOK AT TRENDS, WHERE EVICTIONS ARE HAPPENING AND WHO IS EVICTING AND THOSE TRENDS AND DATA POINTS ARE HELPING US PUT TOGETHER LEGISLATION AND OTHER POLICY AND INTERVENTIONS THAT ARE MORE MEANINGFUL BECAUSE WE HAVE THE DATA. OUT OF THAT DATA WE HAVE PUT TOGETHER -- I'LL GO BACK AND DO A LITTLE BIT OF MORE DETAIL, SORRY.

SO I TALKED ABOUT THE HOUSING RELATED CASES.

IN 2017 WE HAVE TRIAGED FOR OVER 1400 CASES RELATED TO HOUSING AND STABILITY WHICH I THINK IS REALLY IMPORTANT NOW AND I'LL SAY THAT WE HAVE LAUNCHED NEW POLICIES AND PROGRAMS.

WE HAVE BEEN WORKING WITH MANY OF YOU ON THE ANTI-DISPLACEMENT LEGISLATIVE PACKAGE.

I'LL GO OVER THAT PACKAGE IN A MINUTE.

WE'VE LAUNCHED THE LANDLORD GUARANTEE PILOT PROGRAM.

THIS IS A PROGRAM WHERE THE TENANTS HAVE HAD ISSUES IN THE PAST.

THEY MAY NOT BE THE TENANTS EVERY LANDLORD IS DYING TO TAKE. THEY MAY HAVE BAD CREDIT STORES OR A CHOPPY HISTORY BUT IT'S PROVIDING A GUARANTEE TO THE LANDLORDS THEIR RENT WILL BE MAINTAINED AND THERE WILL BE SOMEONE TO ANSWER THE PHONES IF THERE'S A QUESTION, ETCETERA. AND WE'VE USED A LIST THAT'S BEEN UNDERUTILIZED IN THE CITY OF BOSTON.

THIS IS BY THE OWNERS OF AFFORDABLE HOUSING IF THEY'RE FUNDED BY THE CITY OF BOSTON THEY NEED TO BE ON THE LIST AND IF YOU'RE LOOKING FOR AFFORDABLE HOUSING YOU CAN GO ONLINE AND USE THIS RESOURCE AND OFTEN TIMES THERE'S WAIT LISTS AND SEE IF THERE'S NEW LOTTERIES BEING ANNOUNCED ACCESS AND FIND OUT ABOUT THOSE LOTTERIES FROM METRO LIST.

IT'S A MUCH MORE ROBUST ASSET THAN IT HAS BEEN.

WE'RE WORKING TO PUBLISH GUIDELINES IN AFFORDABLE HOUSING SEARCH AND EVICTION PROCESS.

THOSE ARE UNDERWAY.

WE'RE SERVING WITH SEVERAL LEGAL GROUPS TO PUT TOGETHER A GOOD RESOURCE GUIDE.

I KNOW SOME OF YOU HAVE ASKED FOR THAT SO YOU'LL HAVE THAT SHORTLY.

I JUST WANT TO CHECK OFF THE
MAYOR'S LEGISLATIVE PACKAGE.
WE'RE WORKING WITH MANY OF YOU
ON THIS.

FIRST AND FOREMOST THE JIM
BROOKS COMMUNITY PRESERVATION
ACT.

I WANT TO THANK YOU FOR HAVING
SUCH A GOOD WORKING SESSION ON
THIS SEVERAL WEEKS AGO.

WORKING WITH THE TENANT
ADVOCATES, THE WELSH
ADMINISTRATION AND THE CITY
COUNCIL.

I'M HOPING WE CAN FIND A
SOLUTION AND WE HAVE AN ACT TO
PREVENT HOMELESSNESS PREVENTION
AND ENTITLES RESIDENTS TO
REPRESENTATION IN EVICTION
PROCEEDINGS.

RIGHT NOW 7% TO 9% OF THOSE
GETTING EVICTED IN COURT HAVE
LEGAL REPRESENTATION.

THIS IS NOT GOOD FOR THE
LANDLORDS AND NOT GOOD FOR THE
TENANTS.

IF THEY HAVE REPRESENTATION THE
OUTCOME IS BETTER AND SAVE MONEY
AND TENANTS ENTER INTO
AGREEMENTS THAT TENANTS CAN
AFFORD AND MAINTAIN.

WE'RE ANXIOUS TO PUSH FOR THIS.
WE ALSO FIRED A PIECE OF
LEGISLATION TO REWARD FOR A TAX
CREDIT IF THEY WERE RENTING
BELOW THEIR MARKET VALUE.

FINALLY, GIVE THE TENANTS THE
RIGHT OF FIRST REFUSAL IF THE
BUILDING THEY WERE GOING TO BE
LIVING IN WAS GOING TO BE
FORECLOSED ON.

WASHINGTON, D.C. HAS A SIMILAR
PROGRAM TRIGGERED WHEN A
BUILDING IS FOR SALE BUT WE
STARTED HERE IN CASE THERE'S AN
AFRICA FORECLOSURE.

WE'RE HOPING MANY MAKE THEIR WAY
THROUGH AND BECOME LAW.

IN LOOKING AT THE DATA WE HAVE
SEEN A LOT OF THE EVICTIONS WERE
COMING FROM SUBSIDIZED HOUSING
AND THE DATA IS SO IMPORTANT.

NOW WE'RE SITTING DOWN WITH MANY
OF THE NON-PROFITS THAT OWN

AFFORDABLE HOUSING MAKING THEM AWARE OF WHAT WE'RE SEEING AND SOMETIMES SIGNING A LINE ON THIS FIRST POSITIVE STEP AND ASKING THEM TO THINK ABOUT HOW THEY'LL BE WORKING WITH US IN THE OFFICE OF HOUSING STABILITY TO REDUCE EVICTION.

IF THEY DO NOT THEN THEY MAY NOT BE ELIGIBLE FOR FUTURE FUNDING. WE RECOGNIZE SOMETIMES EVICTION HAVE TO TAKE PLACE.

THAT'S JUST -- IF SOMEONE'S NOT PAYING THEIR RENT AND AFTER REPEATED HELP BUT WE WANT TO HAVE ALL THE NON-PROFIT AND FOR-PROFITS IN THE AFFORDABLE HOUSING SPACE WE WANT THEM TO WORK HARDER AND WORK WITH US TO ENSURE TENANTS GET WHAT THEY NEED TO STAY PERMANENTLY HOUSED. I'VE TALKED TO LONG SO I'LL STOP THERE BUT THANK YOU FOR THE TIME.

>> THANK YOU.

WE'VE BEEN JOINED BY CITY COUNCILORS ANDREA CAMPBELL AND TITO JACKSON.

IT'S INTERESTING A LOT OF THE EVICTIONS DATA ON SPECIFICALLY WHAT SUBSIDIZE PROVIDERS --

>> YEAH, WE DO.

WE DO.

WE HAVE THE ENTITIES THAT ARE DOING SOME EVICTIONS.

THESE ARE -- THESE OWNERS ARE SERVING FOLKS AT THE LOWEST INCOMES AND THE MORE CHALLENGING TENANTS.

WE EXPECTED THERE WOULD BE SOME EVICTIONS.

I THINK NOW OUR JOB IS NOT SO MUCH TO BLAME BUT TO REACH OUT AND SAY, LET'S FIGURE OUT HOW TO DEVELOP A GOOD ROBUST SAFETY NET.

SO IF YOUR TENANTS ARE SHOWING A HARD TIME, WHAT CAN WE DO TO REACH OUT AND GET THEM THE SERVICES THEY NEED?

THIS DAY THAT HAS BEEN EYE OPENING AND WILL REALLY YIELD SOME INTERVENTIONS.

>> AND I WOULD A SAME THE BHA --
>> THE BHA ARE ON THE LIST.
BUT THEY'RE PILOTING A LOT OF
GOOD PROGRAMS WORKING WITH
TENANTS THAT FIND THEMSELVES
REPEATEDLY NOT PAYING THE RENT
OR SHOWING SIGNS OF DISRUPTIVE
BEHAVIOR.
WE'RE VERY INTERESTED TO SEE HOW
THE PILOT PROGRAMS, HOW THEY
WORK.
>> AND I THINK THE REASON FOR IT
IS IMPORTANT.
IF IT'S NOT PAYING RENT, WE
SHOULD TRY TO SEE WHAT THE
CIRCUMSTANCES ARE WITH THOSE
INDIVIDUALS AND/OR FAMILIES.
BUT SOME CASES, BHA EVICTS FOR
PUBLIC SAFETY REASONS, RIGHT?
>> YEAH.
>> I'D BE CURIOUS TO SEE HOW
THAT BREAKS DOWN IN THOSE
NUMBERS.
>> AND BOSTON HOUSING AUTHORITY
IS GREAT.
THEY'VE BEEN INTERESTED IN THIS
TOPIC.
IT ALSO COSTS TO EVICT.
COURT THE EXPENSIVE.
THE TURNOVER IS EXPENSIVE.
SO IT'S NOT COST-EFFECTIVE.
NO ONE WANTS TO EVICT.
I HAVE NEVER MET ANYONE THAT
WANTS TO EVICT.
IT IS VERY COSTLY, TOO.
SO I THINK IF WE CAN FIND A
SOLUTION, IT WILL BENEFIT
EVERYWHERE.
>> I'M NOT MEANING TO PICK ON
THE BHA.
I THINK THEY DO A GREAT JOB.
>> THEY DO.
>> THEY ACTUALLY HOUSE A LOT OF
THE LOWER INCOME FOLKS IN THE
CITY OF BOSTON.
THAT'S WHY I ASSUME THAT THEY'RE
PROBABLY THE HIGHER EVICTORS.
>> RIGHT.
THEY'RE NOT THE HIGHEST.
>> THEY'RE NOT THE HIGHEST?
>> NO.
>> IS THERE A PRIVATE LANDLORD
THAT IS --
>> I THINK IT'S ACROSS THE

BOARD.

WE WANT TO GET IN THE DATA AND
SEE IF IT'S HAPPENING IN
PARTICULAR BUILDINGS OR
NEIGHBORHOODS MORE.

SO WE'RE INTERESTED IN DIVING
INTO THE DATA AND REACHING OUT
TO THE FOLKS THAT WE'RE SEEING
THE MOST EVICTIONS.

>> I THINK THAT'S IMPORTANT,
TOO, BE DATA DRIVEN.

WE KNOW ACROSS OTHER
DEPARTMENTS, IF YOU CAST SUCH A
WIDE NET, YOU REALLY ARE BEING
INEFFICIENT.

NOT ZEROING IN ON THE PROBLEM.
I'M THINKING WHEN WE TRY TO
ENFORCE NO MORE THAN FOUR
STUDENTS AND WE WENT OUT
KNOCKING ON DOORS, BUT WHEN WE
FOCUSED ON THE PROBLEMS SUCH AS
THE UNIVERSITY ACCOUNTABILITY
ACT, FLAGGING THE POTENTIAL
OVERHOUSING ISSUE, BECAUSE AT
THE END OF THE DAY, WE WANT SAFE
HABITABLE HOUSING FOR ALL OF OUR
TENANTS AND AFFORDABLE HOUSING.
SO BOB, I MEAN, OBVIOUSLY SHE
GAVE YOU THE BURR DIDN'T OF THE
INFAMY TITLE.

OBVIOUSLY SIGNIFICANT CUTS
COMING THROUGH THE FEDERAL
GOVERNMENT.

HOW ARE WE GOING TO DEAL WITH
THAT, I GUESS?

>> YOU MAY HAVE SEEN ONE THING.
EVEN SOME REPUBLICANS ARE SAYING
THAT THE PRESIDENT'S BUDGET
REQUESTS ARE DEAD ON ARRIVAL.
I DON'T BELIEVE THAT YOU'LL SEE
CDBG OR HOME ELIMINATED.
I THINK THERE'S RISKS OF DEEP
CUTS.

SO WE'RE -- MAYORS ACROSS THE
COUNTRY HAVE STARTED ORGANIZING
ON THIS ISSUE, JUST ABOUT EVERY
NONPROFIT IS ORGANIZED ON THIS
ISSUE.

SO YOU KNOW, I THINK THAT --
EVEN THE LAST TIME AROUND, YOU
KNOW, I THINK IT WAS A SMALL
MIRACLE.

WE CAME OUT WITH LEVEL FUNDING
FOR CDBG AND LEVEL FUNDING FOR

HOMES AND POTENTIALLY SMALL
INCREASES FOR A COUPLE OF THE
OTHER PROGRAMS.

YOU LOOK AT CDBG, THIS WAS A
REPUBLICAN-INITIATED PROGRAM.
IT'S VERY POPULAR AMONG
GOVERNORS.

MOST GOVERNORS ARE REPUBLICAN.
SO I THINK THERE'S A
CONSTITUENCY FOR THIS PROGRAM.
I THINK FOLKS WILL FIGHT BACK
PRETTY HARD ON IT.

BUT IT'S ALSO SEEMING TO BE A
LONG-TERM BATTLE.

THE BUDGET PROPOSED 2% CUTS PER
YEAR ACROSS THE BOARD TO ALL
DOMESTIC PROGRAMS.

THAT'S GOING TO BE VERY HARD TO
OFFSET.

WE'RE ALL GOING TO BE VERY BUSY.
>> RIGHT.

YOU MENTIONED CPA, WHICH WE
START COLLECTING IN JULY THAT
WILL HOPEFULLY ADDRESS SOME OF
THE SHORTCOMINGS, IF THERE ARE
ANY.

HOPEFULLY NOT.

WHAT IS THE -- AND I WANT TO
APPLAUD THE WORK YOU'RE DOING
WITH DISPOSING OF CITY PROPERTY.
THAT'S GREAT TO PUT IT INTO USE
AND PROVIDE HOUSING.

WE HAVE A BALANCE OF THE SURPLUS
DISPOSITION FUND AT THIS POINT?

>> THAT I DON'T KNOW.

I THINK WE CAN GET THAT FROM
YOU.

A&F WOULD HAVE IT.

A LOT OF THE LAND WE'RE SELLING
IS DISCOUNTING BECAUSE WE'RE
BUILDING AFFORDABLE HOUSING AND
COMMUNITY GARDENS ON IT.

WE PUT \$600,000 IN THE SURPLUS
FUND THIS YEAR.

WE CAN GET YOU THAT BALANCE.
WHILE YOU'RE AT IT, THE IDP FUND
AS WELL.

>> SURE.

WE DO MANAGE THE IDP FUND.

>> AND WHATEVER THE BALANCE IS
AT THIS POINT WOULD BE HELPFUL.

OKAY.

LET ME RECOGNIZE COUNCILLOR
FLAHERTY.

>> GOOD MORNING, GUYS.
>> GOOD MORNING.
>> IT'S BEEN A PLEASURE TO WORK WITH YOU.
WITH RESPECT TO THE CPA AND THE FORMATION OF THE CPP AS WELL AS WORKING WITH YOU ON THE JUST-CAUSE EVICTION LEGISLATION THAT IS CURRENTLY PENDING.
YOUR EFFORTS ARE WORKING WITH THE COUNCIL AND PARTICULAR FRANK BAKER AND COUNCILLOR JOSH ZAKIM AROUND THE COLLECTION PIECE.
HOPEFULLY WE CAN REPORT OUT SOMETHING SOON.
JUST WANTED TO -- YOU TOUCHED BASE ON THE IDP.
YOU MENTIONED THERE WAS \$86 MILLION HAS COME IN FROM DEVELOPMENT.
CAN YOU EXPLAIN HOW THE

INCLUSIONARY FUNDS WERE USED IN FISCAL YEAR 17 AND IF WE CAN UPTO WHAT YOU ANTICIPATE IN FISCAL YEAR 18 AND WHERE IS THAT INCLUDED IN THE D&D BUDGET.

>> I THINK I CAN.
I'M JUST GOING TO -- SO SINCE 2000 -- GO UP A LITTLE BIT.
SO SINCE THE MONEY WAS TRANSFERRED TO DND, AND THAT CAME OVER IN 2015, WE HAVE COLLECTED \$88 MILLION.
\$88,900,000.
EVERY YEAR WE TAKE -- WE GET THAT MONEY, COLLECT THAT MONEY FROM DEVELOPERS WORKING WITH TREASURY.
WE HAVE BEEN PUTTING OUT REQUESTS FOR PROPOSALS.
VERY TRANSPARENT.
TYPICALLY TWICE A YEAR TO BEFORE THE STATE PUTS THEIR FUNDING ROUND OUT.
AS SOME OF YOU KNOW, WE ALWAYS WANT TO GET AS MUCH STATE FUNDING AS WE CAN FOR OUR PROJECTS.
SO OF THE \$88 MILLION THAT WE HAVE COLLECTED OR ANTICIPATE COLLECTING, WE HAVE COMMITMENTS OF \$86 MILLION.
SO WE HAVE PROJECTS LINED UP

AGAINST THAT MONEY.

I WOULD BE GLAD TO GET YOU A LIST OF THOSE PROJECTS.

>> THAT WOULD BE GLAD.

>> AND LOCATED HOW MANY UNITS HAVE BEEN CREATED, ET CETERA. WE DO LEVERAGE A LOT OF MONEY. ANY MONEY WE PUT IN AFFORDABLE HOUSING PROJECTS, WE LEVEL WITH STATE AND FEDERAL RESOURCES. I'D BE GLAD TO PROVIDE THAT LIST.

>> THAT WOULD BE GREAT.

DOES THAT INCLUDE -- IN THE RECORD HERE, WE HAVE 1,118 AFFORDABLE UNITS COMPLETED IN 2016.

ANOTHER 300 IN CONSTRUCTION FOR 1,515.

IS THAT PART OF THE \$86 MILLION IN OVERALL COMMITMENTS?

>> RIGHT.

DEPENDING ON THE PROJECT AND THEIR NEEDS, MANY OF THOSE HAVE INCLUSIONARY FUNDING.

SOME HAVE CDBG FUNDING.

DEPENDS ON THE PROJECTS AND WE LINE UP THE VARIOUS REQUIREMENTS OF THE PROJECTS.

>> SO THROUGH THE CHAIR, IF YOU CAN PROVIDE THE LIST OF THE 86 AND WHAT THE REMAINING, THE COMBINATION OF THE PARTNERSHIP HERE.

WE HAVE FIXED INCOME FOLKS. SENIORS BEING PRICED OUT OF THE NEIGHBORHOOD WHERE THEY WERE BORN AND RAISED IN, THEIR SUPPORT SYSTEM, THE LOVED ONES. THEY WANT TO STAY IN THEIR OWN NEIGHBORHOOD.

FOLKS ARE JUST BEING PRICED OUT OF THEIR NEIGHBORHOODS IN GENERAL.

YOU KNOW THE CHALLENGE.

IT WOULD BE GREAT TO SEE MOST OF THE DISPLACEMENT IS HAPPENING IN EVERY NEIGHBORHOOD, BUT I WOULD ASSUME THERE'S SOME NEIGHBORHOODS MORE THAN OTHERS WHERE DISPLACEMENT IS HIGHER.

>> IF I COULD, WE WEREN'T SATISFIED WITH THE AMOUNT OF NEW AFFORDABLE SENIOR HOUSING BEING

DEVELOPED.

SO WE HAVE PUT OUT SOME OF OUR LARGER PARCELS SPECIFICALLY FOR SENIOR AFFORDABLE HOUSING AND RECENTLY WE PUT OUT LAND.

A LARGE SITE IN FOUR CORNERS. THE BHA PUT OUT THE PARKING LOT IN SOUTH BOSTON, WHICH WE'RE PLEASED TO FUND.

ONE OTHER WE PUT OUT.

LOWER MILLS.

WE HAVE THE PONDS AT THE OLD NURSING HOME SITE AND WORKING THROUGH THE COMMUNITY PROCESS ON THAT.

WE'RE TRYING TO GET A MORE ROBUST PIPELINE OF SENIOR HOUSING.

>> AND I KNOW YOU'RE EMBROILED IN THE PROVENCE SQUARE AREA. MAYBE I'LL ASSUME THAT COUNCILLOR BAKER MAY DIAL DOWN ON IT.

HE HAD AN IDEA OF LOOKING AT MUNICIPAL PROPERTIES AND GET A TWOFER OR A THREEFER WHERE WE COULD EXPAND PARKING OPPORTUNITIES AND DO COMMERCIAL SPACE WHERE THE CITY IS GENERATING INCOME FROM THE COMMERCIAL RENTS.

ON TOP OF THAT, HAVE SOME SENIOR HOUSING, AFFORDABLE HOUSING.

SO ALL GREAT STUFF.

I'D LIKE TO START TO SEE MAYBE AN OPPORTUNITY TO ROLL SOMETHING OUT LIKE THAT.

I LOOK AT MY NEIGHBORHOOD LIKE THE SOUTH BOSTON BRANCH LIBRARY THAT IS IN NEED OF SIGNIFICANT REPAIRS.

IT HAS A SMALL MUNICIPAL LOT NEXT TO IT.

COULD WE HAVE A COMMERCIAL COMPONENT.

MAY BE AN OPPORTUNITY BEHIND THE BUILDING TO PUT MUCH-NEEDED AFFORDABLE AND SENIOR HOUSING.

AGAIN, THAT'S AN IDEA THAT COUNCILLOR BAKER HAD BROUGHT FORTH A COUPLE BUDGET CYCLES AGO.

THERE MAY BE AN OPPORTUNITY FOR DND TO REALLY SORT OF ZONE IN

AND --

>> IT'S A GOOD IDEA.
THERE'S OTHER DEPARTMENTS IN THE
CITY THAT ARE WORKING ON IT.
THERE'S A FELLOW HERE FROM ONE
OF THE DESIGN SCHOOLS, THE
ARCHITECTURAL SCHOOLS THAT IS
TAKING THAT UP AS A TOPIC AND
DOING SOME ANALYSIS.

YOU'RE RIGHT.

AS WE RUN OUT OF DEVELOPABLE
SPACE, IT'S A GREAT IDEA.

>> AND WE'RE BECOMING A LAND
POOR CITY.

>> WE ARE.

>> THANK YOU.

LOOK FORWARD TO WORKING WITH
YOU, BOB AND THE REST OF THE
TEAM.

>> THANK YOU.

COUNCILLOR ESSAIBI-GEORGE.

>> THANK YOU, CHAIRMAN.

THANK YOU FOR BEING HERE TODAY.

A COUPLE QUESTIONS ABOUT THE
PRESENTATION ON THE OFFICE OF
HOUSING STABILITY.

>> SURE.

>> WHAT IS THE TOTAL BUDGET OF
THAT OFFICE?

GIVE ME A MINUTE TO FIND IT.

I APOLOGIZE, COUNCILLORS.

I DON'T THINK I HAVE THAT BROKEN
OUT IN FRONT OF ME.

IF I CAN LOOK WHILE YOU CONTINUE
WITH YOUR QUESTIONS.

>> I THINK I HAVE IN MY NOTES
75,000.

>> 75,000 IS THE AMOUNT OF THE
INVESTMENT IN FY-18 PROPOSED.

>> THE INITIAL INVESTMENT.

I'M LOOKING FOR THAT TOTAL.

I'M CONCERNED THAT IT'S NOT
NECESSARILY ENOUGH TO DO ALL OF
THIS WORK AND TO REALLY MAKE A
DENT AND A REAL IMPACT ON THIS
WORK.

>> WE'LL GET YOU THE EXACT
FIGURE.

THERE'S SEVEN EMPLOYEES IN THE
OFFICE.

WE HAVE GRANTS, FEDERAL MONEY.
PUTTING OUT AND RPF SOON JUST
SHY OF \$2 MILLION FOR CONTRACTS
AND SUPPORT.

WE'LL GET YOU THE FULL AMOUNT.
>> OKAY.
WITH IMPROVING ACCESS TO
INFORMATION, SOMETHING THAT IS
IMPORTANT TO ME, NOT ONLY
CREATING ACCESS FOR BUILDINGS
BUT HOMEOWNERSHIP OPPORTUNITIES.
CAN WE TALK ABOUT THE NEXT STEPS
IN IMPROVING THE METRO LIST?
GETTING IT ONLINE IS GREAT.
IT'S NOT A DYNAMIC DOCUMENT.
IT'S NOT SOMETHING THAT
RESIDENTS CAN INTERACT WITH.
CAN YOU TALK ABOUT NEXT STEP AND
HOW WE WILL IMPROVE THE METRO
LIST?
>> I'M GOING TO INVITE DEVIN
DOWN.
IS THAT OKAY WITH YOU?
>> WE ANTICIPATED YOU MIGHT ASK
THAT.
IT'S A GREAT PROJECT.
>> THANK YOU.
>> I'M FALLING OUT OF MY CHAIR
TO ANSWER YOUR QUESTIONS.
COUNCILLOR ASKED ABOUT THE
IMPROVEMENT OF METRO LIST.
ONE OF THE FIRST THINGS WE TOOK
ON.
HOW CAN WE IMPROVE THE ACCESS TO
INFORMATION ABOUT WHAT IS
CURRENTLY AVAILABLE AND EXISTS
IN THE CITY.
SO THE METRO LIST WAS MENTIONED
BY HOUSING.
IT WAS A LIST THAT WENT OUT
TWICE A MONTH SAYING HERE'S THE
LOTTERIES YOU CAN APPLY TO.
WE HAVE TAKEN THAT ONLINE.
IT'S A SEARCHING DATABASE.
YOU CAN GET REGULAR ALERTS THAT
ARE NOT IN PDF FORM.
WE LISTED ALL EXISTING
AFFORDABLE HOUSING OPPORTUNITIES
THAT ARE MAYBE NOT VACANT BUT
YOU CAN CALL THE PROPERTY OWNER
AND FIND OUT MORE INFORMATION
ABOUT WHEN A VACANCY MIGHT BE
AVAILABLE, IF YOU'RE INTERESTED
IN A PARTICULAR NEIGHBORHOOD AND
YOU WANT TO KNOW WHAT AFFORDABLE
UNITS ARE.
YOU CAN DO THAT RESEARCH
YOURSELF.

WE'RE WORKING ON A COMMON APPLICATION FORM. WHEN NEW LISTINGS OR NEW AFFORDABLE UNITS ARE AVAILABLE, YOU CAN FILL THIS OUT AND BRING TO IT MULTIPLE DEVELOPERS. >> AS YOU KNOW, WE'VE CALLED FOR A HEARING ORDER TO HAVE A BETTER UNDERSTANDING OF ACCESS AFFORDABLE UNITS, RENTAL AND HOMEOWNERSHIP OPPORTUNITIES. I'M EXCITED TO GET TO THAT POINT WHEN WE'RE DONE WITH THIS BUDGET PROCESS.

BUT SORT OF AS A PREVIEW QUESTION TO THAT, TO SET THE STAGE FOR THE DIALOGUE THAT I HOPE WILL HAPPEN DURING THAT HEARING, JUST TO HAVE A LITTLE BIT OF A CONVERSATION ABOUT THE INVESTMENT THAT IS NEEDED FINANCIAL INVESTMENT AND ALSO THE HUMAN CAPITAL INVESTMENTS. WHAT IS THE ENERGY THAT WE'RE GOING TO NEED TO GET FROM NOT DYNAMIC DOCUMENT TO AN INTERACTIVE PROCESS FOR THE RESIDENTS TO ACCESS HOUSING ACROSS THE CITY?

>> I THINK ONE THING WORTH NOTING IS THAT SOME OTHER CITIES HAVE TAKEN ON THIS EFFORT NOT JUST TO HAVE A COMMON INTAKE FORM BUT A COMMON PORTAL WHERE YOU CAN FIND OUT YOUR APPLICATIONS AND NEW OPPORTUNITIES BECOME AVAILABLE AND BE ENTERED INTO THE LOTTERIES.

IT'S SOMETHING THAT WE HAVE A GRADUATE AND FELLOW COMING THIS SUMMER TO PRICE OUT EXACTLY WHAT IT WOULD TAKE TO ACHIEVE THAT VISION.

ONE OPEN QUESTION FOR THE COUNCIL AND THE ADMINISTRATION IS, HOW EXPENSIVE IS THAT AND IF IT IS VERY EXPENSIVE, IF IT'S A \$3 MILLION I.T. PROJECT, WE WANT TO PUT \$3 MILLION INTO IMPROVING THE LOTTERY ACCESS AND THE PIPELINE.

IT'S A IMPORTANT CONVERSATION WE LOOK FORWARD TO HAVING.

>> AND I THINK PART OF THAT CONVERSATION IS IF THAT INITIAL INVESTMENT IS LARGE, UP FRONT, DOES IT CREATE BETTER ACCESS ON THE LONG HAUL?
WE SEE EVERY DAY WITH ALL OF THE UNITS COMING ONLINE THAT MORE AND MORE OF THE RESIDENTS ARE NOT ABLE TO ACCESS THAT GROWTH. SO HOW DO WE CREATE THAT OPPORTUNITY?
I APPRECIATE YOU COMING DOWN AND THANK YOU FOR ENTERTAINING THE QUESTION.
>> COUNCILLOR LaMATTINA.
>> GOOD MORNING, CHIEF.
>> MORNING.
>> GREAT TO SEE YOU AND YOUR STAFF.
SO I'M INTERESTING IN THE ACQUISITION OPPORTUNITY PROGRAM. THE AOP.
CAN YOU GIVE US AN UPDATE WHERE WE ARE IN THAT?
>> SURE.
SO THE AOP IS \$7.5 MILLION THAT WE PUT INTO OUR PUTTING LAST YEAR.
WE'RE WORKING WITH MOSTLY NONPROFITS, BUT IT'S OPEN TO ANYONE THAT WANTS TO BUY OCCUPIED PROPERTIES THAT -- AND TAKE THEM OUT OF THE MARKET. WE DON'T WANT TO -- WE DON'T WANT EMPTY PROPERTIES.
WE WANT OUR DEVELOPING PARTNERS TO BUY OCCUPYING PROPERTIES AND KEEP THE EXISTING TENANTS IN PLACE.
IF THERE'S VACANCIES AND RENT THE OTHER APARTMENTS.
SO IT'S A -- COMPARED TO OUR OTHER PROGRAMS, IT'S A FAIRLY SHALLOW SUBSIDY.
IT'S TO \$75,000 A UNIT.
SO IT REALLY RELIES ON A DEVELOPER GETTING GOOD DEBT, A GOOD FIRST MORTGAGE.
IT'S BEEN SUCCESSFUL.
IT HAS A FEW CHALLENGES.
IN EAST BOSTON, IT'S WORKING WELL.
WE HAVE NOAA AND THE EAST BOSTON CDC WITH NOAA BUYING MORE.

THEY'RE JUMPED IN AND BUYING.
SMALL PROPERTIES.
IT'S GREAT.
IT'S PROVING TO BE A BIT MORE
DIFFICULT TO USE IN AREAS LIKE
J.P. OR SOUTH BOSTON WHERE
TRIPLE DECKERS ARE NOT 550.
THEY'RE NOW A MILLION DOLLARS.
SO THERE'S SOME DISCUSSION ABOUT
DO WE INCREASE PER UNIT AND
WE'RE LOOKING AT THAT.
SO IT'S SUCCESSFUL IN SOME
PARTS.
THE OTHER PARTS, THE NUMBERS ARE
NOT WORKING BECAUSE THE
ACQUISITIONS ARE JUST TOO
EXPENSIVE.
>> SO HOW MUCH TO RUN THIS
PROGRAM?
>> WE HAD \$7.5 MILLION LAST
YEAR.
>> WILL THERE BE MORE MONEY IN
THIS BUDGET?
>> NO.
>> THERE'S AN UNCOMMITTED
BALANCE THAT WILL BE -- THAT IS
STILL AVAILABLE --
>> WHEN WILL WE KNOW THE
BALANCE?
>> \$2 MILLION.
>> SO IF IT'S A SUCCESSFUL
PROGRAM, WHY IS IT --
>> THE IDEA IS WHEN THE \$2
MILLION IS EXPANDED, EVALUATE,
MAKES TWEAKS AND IF THERE'S
RESOURCES AVAILABLE -- I LIKE
THE PROGRAM VERY MUCH.
>> I AGREE.
AND WE'LL BE GLAD TO TAKE A LOOK
AT THAT.
IF IT'S OKAY WITH YOU SINCE YOU
HAVE AN INTEREST, WHY -- AFTER
WE SPEND THE \$2 MILLION, GET A
REPORT OUT TO THE CITY COUNCIL,
LET THEM KNOW WHAT IT
ACCOMPLISHED AND MAYBE HAVE A
DIALOGUE ABOUT POTENTIAL FUNDING
FOR FISCAL YEAR 17.
I TOO LIKE THE PROGRAM.
>> SO ANOTHER ISSUE
COMMISSIONER, AS YOU KNOW,
UNFORTUNATELY THERE'S BEEN
BUYERS IN NEIGHBORHOOD.
I HAVE WORKED WITH YOU AND YOUR

STAFF, PARTICULARLY IN EAST BOSTON.

SO CAN YOU TELL ME SOME OF THE THINGS THAT WE'RE ASSISTING THESE TENANTS ON?

>> SURE.

AFTER EVERY FIRE, WE'VE GOT A PRETTY GOOD -- VERY GOOD PROCESS NOW WITH THE FIRE DEPARTMENT.

SO AFTER A FIRE, NOT THE NIGHT OF TYPICALLY BECAUSE IT'S VERY KAY YACHT DICK TIME.

PEOPLE NEED TO KNOW THEY'RE SAFE, CALM DOWN.

THE RED CROSS IS ON SITE.

THEY PROVIDE RESOURCES TO PUT THE HOUSEHOLDS UP IF THEY DON'T HAVE FAMILY IN WHICH TO GO.

THE NEXT DAY THE NAMES OF THE HOUSEHOLDS COME OVER TO OUR DEPARTMENT, THE OFFICE OF HOUSING STABILITY AND MYSELF AND WE DISPATCH AND CONTACT THE FAMILY MEMBERS AND TALK ABOUT RESOURCES AVAILABLE.

WE ARE ABLE TO PROVIDE UP TO TWO MONTHS OF ROOF COSTS.

SO IF THE APARTMENTS CANNOT BE -- IF THEY'RE BURNED BEYOND, WE CAN OFFER TWO MONTHS.

FIRST AND LAST, FIRST AND SECURITY.

FOR LOW INCOME AND MODERATE INCOME FAMILIES IS A BIG DEAL BECAUSE THEY LOST EVERYTHING. THEN WE HELP WITH HOUSING SEARCH AS WELL.

IT'S CERTAINLY EASIER IF A FAMILY -- WE COME ACROSS SOMEONE THAT HAS A MOBILE SECTION 8.

BUT THAT ISN'T ALWAYS THE CASE.

OFTENTIMES IT'S JUST THE MONEY THEY NEED AND THROUGH THEIR KNOWN NETWORKS FINDING NEWS PLACES TO LIVE.

THEY KNOW THERE'S SOMEONE THAT THEY CAN CALL.

>> THANK YOU.

I WAS JUST LOOKING AT THIS RIGHTS AND RESPONSIBILITIES. I DON'T KNOW IF WE HAVE ONE IN THE CITY OF BOSTON.

>> WE ARE RIGHT NOW IN THE PROCESS OF REVISING THAT

DOCUMENT.

>> SO SOMETHING THAT I WOULD
HOPE THAT YOU PUT IN YOURS.

RENTER'S INSURANCE.

BECAUSE WHEN I HAVE A FIRE IN
EAST BOSTON BECAUSE THEY'RE
POORER PEOPLE LIVING IN EAST
BOSTON, THEY DON'T HAVE RENTER'S
INSURANCE.

IF WE HAVE A FIRE IN CHARLESTON,
THEY DON'T HAVE RENTER'S
INSURANCE, IT'S SOMETHING THAT
WE HOPE TO GET THE MESSAGE OUT
THERE TO SOMEONE WITH RENTER'S
INSURANCE.

>> IT'S A VERY GOOD IDEA.

WE SHOULD DO A PSA CAMPAIGN ON
IT.

SO IMPORTANT.

VERY -- IT'S NOT MUCH MONEY.
MAKES ALL THE DIFFERENCE IN THE
WORLD.

CERTAINLY INCORPORATE IT IN THE
NEW GUIDE.

WE SHOULD ALSO BE THINKING ABOUT
DOING MORE THAN THAT.

>> JUST WANTED TO -- SINCE WE'RE
ON THIS TOPIC, WE SHOULD ALSO
HAVE SEVERAL LANGUAGES THAT
WOULD SAY, YOU KNOW, FOR TENANTS
RIGHTS --

>> ONE OF THE ITEMS TO BE FUNDED
BY THE \$75,000 IS TO DO A TENANT
GUIDE AND HAVE IT TRANSLATED
INTO DIFFERENT LANGUAGES.

>> SO THE OTHER ISSUE IS
HOMELESSNESS.

SO HOW MUCH MONEY -- YOU SAID
850 HOMELESS.

AND WE HAVE A SHELTER.
THE SHELTER THAT WE RUN.

>> THERE'S FIVE -- THE CITY OF
BOSTON IS VERY FOCUSED ON -- NOT
EXCLUSIVELY BUT WE WORK A LOT ON
THE HOMELESS ISSUE.

THERE'S FIVE -- THE BIG ONES ARE
PINE STREET AND THE BOSTON
PUBLIC HEALTH COMMISSION.

THERE'S PILGRIM, BLESSED
SACRAMENT.

SMALLER SHELTERS AS WELL.

MOST OF THE RESOURCES THE CITY
HAS TO HELP WITH THE HOMELESS
POPULATIONS COME FROM THE

FEDERAL GOVERNMENT.
THEY'RE COMPETITIVE FUNDS WE A
PLAY FOR.
EACH YEAR WE GET 24,25, \$26
MILLION.
MOST OF THE MONEY IS USED FOR
SUPPORT SERVICES AND PERMANENT
HOUSING VOUCHERS OR -- I WILL
SAY I'M WORRIED.
I'M WORRIED THAT WE'RE GOING TO
BE COMPETITIVE.
WE'LL PUT TOGETHER A GREAT
APPLICATION.
WE ALWAYS DO.
WE'RE JUST WORRIED ABOUT THE
RESPONSE THAT IT WILL GET FROM
THE FEDERAL GOVERNMENT.
>> SO HERE'S MY CONCERN.
I'M JUST CURIOUS.
THE HOMELESS INDIVIDUALS IN THE
CITY OF BOSTON, ARE THEY BORN
AND RAISED IN THE CITY OF BOSTON
OR ARE THEY FROM OTHER CITIES
THAT ABOUT -- LIKE BOSTON HAS
MORE SERVICES.
WILL WE SEE THAT?
>> WE SURE DO.
WE'VE BEEN COMING INCREASINGLY
CONCERNED ABOUT THE TREND.
SO ANYWHERE BETWEEN 50% AND 60%
OF INDIVIDUALS COMING IN TO OUR
INDIVIDUAL SHELTERS ARE FROM
OUTSIDE OF BOSTON.
WE MET WITH THE STATE ON THIS
ISSUE.
THEY'RE GETTING READY TO PROCURE
THEIR SHELTER FUNDING.
THEY NEED TO TAKE THIS UP.
WE'RE MEETING WITH THE
COMMUNITIES THAT -- WHERE A
LARGE NUMBER OF FOLKS ARE COMING
FROM.
IT'S NOT THAT THE CITY OF BOSTON
DOES NOT WANT TO BE WELCOMING.
WE DO.
IF PEOPLE CAN STAY CLOSER TO
SUPPORT SYSTEMS AND THEIR
FAMILIES AND PLACES WHERE THEY
ARE KNOWN, IT'S BETTER FOR THEM
AS WELL IN MOST CASES.
SO THIS IS AN ISSUE THAT WE NEED
TO CONTINUE TO WORK ON.
WE'RE TAKING IT SERIOUSLY.
I BELIEVE THE STATE IS LISTENING

TO US.

WE'RE HOPING THAT WHEN THEY REPROCURE THEIR SHELTER FUNDS, THEY'RE REALLY LOOKING TO ENSURE THAT THERE'S GEOGRAPHIC DISTRIBUTION OF SHELTERS AND SIMILAR SHELTER POLICIES.

MANY OF THE STATES -- THE STATES ALLOW SHELTERS TO DEVISE THEIR OWN SHELTER POLPOLICIES.

THEY HAVE A LOT OF RULES, A LOT OF BARRIERS.

SO PEOPLE ARE GIVEN BUS TICKETS AND COME INTO BOSTON.

WE'RE DOING A REALLY GOOD JOB HOUSING OUR HOMELESS.

BUT THE MORE WE HOUSE, THE MORE PEOPLE KEEP COMING.

>> SO HOPING THAT THE FEDERAL GOVERNMENT --

>> WE MAY NEED THE COUNCILLOR'S SUPPORT AS THE ISSUE EVOLVES.

>> I APPRECIATE THE WORK THAT YOU DO AND YOUR STAFF.

THANK YOU VERY MUCH.

>> THANK YOU.

>> COUNCILLOR ZAKIM.

>> THANK YOU, MR. CHAIR.

NICE TO SEE YOU AND THE TEAM HERE.

THANK YOU FOR ALL YOU DO.

A COUPLE QUESTIONS.

I'M GOING TO JUMP AROUND A LITTLE BIT.

ON THE OFFICE OF HOUSING AND STABILITY, WHO IS HEADING THAT OFFICE NOW OR IS THERE A SEARCH FOR A DIRECTOR?

>> SO AS MANY OF YOU KNOW, LYDIA EDWARDS HAD BEEN HIRED TO BE THE DIRECTOR OF THE OFFICE.

SHE'S TAKEN A LEAVE OF ABSENCE TO RUN FOR A CITY COUNCIL SEAT. NOW WE HAVE MICHELLE LEAKOWICZ THAT JUST GRADUATED FROM HARVARD BUSINESS SCHOOL THAT IS AN AMAZING HUMAN BEING, AN OPERATIONAL GENIUS.

SHE'S TAKEN ON THE REINS AND MAKING SURE THE RFPs GO OUT AND THE CALLS ARE GETTING ANSWERED. I FEEL WE HAVEN'T MISSED A BEAT. HER NAME IS MICHELLE LEAKOWICZ.

>> MAYBE EIGHT MONTHS?

>> NINE MONTHS.
>> MY COLLEAGUES HAVE TALKED ABOUT HOW IMPORTANT THIS IS. MY OFFICE CALLS. THIS IS THE OFFICE OF HOUSE AND STABILITY REALLY. IT'S GOOD TO KNOW THERE'S A SMOOTH TRANSITION THERE. YOU ALREADY TOUCHED ON FEDERAL CUTS. EVEN IN GOOD YEARS, WE WERE LUCKY TO COME OUT WITH LEGAL FEDERAL FUNDING. HOW DO YOU FEEL WITH THE CPA MONEY COMING IN, WITH OUR LINKAGE AND INCLUSIONARY FUNDING THAT WE'LL HAVE MORE MONEY -- I KNOW WHEN WE FIRST STARTED TALKING AND CPA, IT'S NOT ALL FOR HOUSING OBVIOUSLY BUT A BIG SEGMENT WILL BE IN BOSTON. WE TALKED ABOUT INTERESTING THINGS WE MIGHT DO WITH SOME OF THIS NEW FUNDING. HOW DO YOU SEE THAT PLAYING OUT AT THIS POINT?
>> I'M VERY CONCERNED. I AGREE WITH BOB GARRETT. THAT COULD BE VERY HARD GIVEN THE POPULARITY OF CDBG TO ZERO IT OUT. WE COULD LOSE A LOT OF HOME FUNDING AND SOME OF OUR CDBG FUNDING. BUT COULD BE FIVE, SIX, SEVEN, EIGHT \$9 MILLION THAT WE USE FOR THE CREATION OF AFFORDABLE HOUSING. CPA AND INCLUSIONARY DEVELOPMENT AND CITY OPERATIONING WE GET IS ALL ADDITIONAL MONEY. WE WANT TO KEEP IT ADDITIONAL. WE DON'T WANT TO START HAVING TO REPLACE WHAT WE GET FROM THE FEDERAL GOVERNMENT. DISPARAGING.
>> I KNOW IN OUR INITIAL CONVERSATIONS ABOUT THE CITY-FOUNDED VOUCHER PROGRAM AND THAT COULD BE A POTENTIAL REVENUE SOURCE. OUR REPRESENTATIVES IN THE SENATE ARE DOING WHAT THEY CAN

IN A HOSTILE CLIMATE IN WASHINGTON.
TOP.

IF ANYTHING, WE'LL HAVE MORE
NEED.

I THINK OBVIOUSLY THE RENTAL
RATES IN BOSTON ARE SO OUT OF
WHACK WITH THE -- MOST OF THE
REST OF THE COUNTRY COULD BE TRY THAT
THEY'RE HAVING LOCAL CONTROL
WITH THE VOUCHERS AND HAVING
ADDITIONAL RESOURCES IS
IMPORTANT.

I'D LIKE TO SEE IN A PILOT
PROGRAM FOR THIS IN THE BUDGET,
WHICH WE'VE BEEN PUSHING FOR OR
I THINK IT'S INCREDIBLY
IMPORTANT FOR THE CITY TO HAVE
THAT.

I MEAN, TO TAKE A STAND AND SAY
THE MANY THINGS THAT BOSTON HAS
DONE AROUND BUDGET AND QUITE A
FEW OF THE HOSTILE ATTACKS FROM
THE WHITE HOUSE IN THE LAST --
CAN'T BELIEVE IT'S ONLY BEEN SIX
MONTHS.

BUT THE CITY HAS BEEN STANDING
UP AND REASSERTING OUR VALUES.
LEGISLATING WHERE WE CAN WITH
THIS BODY AND IN COOPERATION
WITH THE MAYOR.

THERE WILL BE CUTS AND I
UNDERSTAND THE NEED TO MAIN-
TAIN WHAT WE HAVE BUT HAVING A
REAL ESTATE BOON IN WASHINGTON.
IT'S -- I WOULD HOPE AS WE
CONTINUE IN THIS PROCESS AND
WHAT THE CPA -- I KNOW
COUNCILLOR FLAHERTY AND
COUNCILLOR CAMPBELL IS HERE AND
WHAT THE CPA COMMITTEE WILL LOOK
LIKE, IT'S STILL A PILOT PROGRAM
FOR THE CITY VOUCHERS.

>> THANK YOU.

>> A COUPLE VERY SPECIFIC
QUESTIONS.

WE TALKED ABOUT THE AMY LOWELL
HOUSE IN MY DISTRICT WHICH IS
ABOUT 160 UNITS.

80% OF LOW INCOME HOUSING.

SOME CONCERN OF THE RESIDENTS
THERE'S OF EXPIRING USE.

SOUNDS LIKE WE HAVE GOOD LEAD
TEAM.

2029 AT THE EARLIEST.

>> YEAH.

>> WE HAVE DONE A LOT IN THE CITY IN YOUR DEPARTMENT PARTICULARLY PRESERVING EXPIRING USE.

WE DID IT IN MY DISTRICT IN FENWAY.

THIS IS A LARGER BUILDING. I UNDERSTAND IT'S 12 YEARS AWAY. SEEMS LIKE A LIKE WHEN WE'RE TALKING ABOUT A BUDGET IN TWO WEEKS.

BUT THAT'S PEOPLE LIVING THERE NOW VERY MUCH INTENDS TO BE THERE IN 12 YEARS, 15 YEARS. WHAT IS AVAILABLE AND WHAT CAN WE DO RIGHT NOW?

I'M SURE IT'S NOT THE ONLY BUILDING IN THIS SITUATION. MORE PEOPLE ARE FACING EMINENT EXPIRING USE.

WHEN IS AVAILABLE.

>> PROBABLY A THIRD OF OUR TIME IS SPENT ON ATTRACTING EVERY AFFORDABLE UNIT IN BOSTON. WHEN THE DATE IS, WHO WITH KNOWING -- IT'S HARD.

WE PRESERVE MOST.

WE GET TO -- BY HOOK OR BY CROOK, WE GET TO THE OWNER, WORK OUT A DEAL, PAY OFF INVESTORS. EVERY PRESERVATION DEAL ALMOST WITHOUT EXCEPTION COMES AT AN EXPENSE.

WHILE WE'RE TRYING TO BUILD NEW AFFORDABLE HOUSING, BETWEEN TRYING TO -- SO WE JUST HAVE TO KEEP AT IT.

I WILL SAY SINCE 1999 OR THE YEAR 2000, ANY TIME THE CITY OF BOSTON PUTS ANY RESOURCES IN A PROJECT, AND I CAN THINK OF ONE EX-SOME SHUN, WE PROVIDE AFFORDABILITY AND PERPETUITY KNOWING WE DON'T WANT TO DO THIS AGAIN.

THE DEALS 30, 40 YEARS AGO HAD LIVES AND THEY'RE COMING DOWN. PROBABLY SEEMS LIKE AN ETERNITY AWAY.

BUT IT WAS NOT.

SOMETIMES -- I WAS JUST WORKING WITH COUNCILLOR LaMATTINA. HAVING TO LOCAL ELECTED GET

INVOLVED IS VERY HELPFUL.
YOU BEEN VERY GREAT AND RISEN TO
THE OCCASION WHEN CALLED ON TO
PUT PRESSURE.
>> OBVIOUSLY THE NEIGHBORHOOD OF
HOUSING TRUST DOES THIS
SOMETIMES.
THE HUMAN FUND WOULD BE
AVAILABLE.
CPA MONEY WOULD BE AVAILABLE FOR
PRESERVATION.
SO I GUESS MY QUESTION IS, WHAT
ARE WE DOING LONG-TERM?
WE'VE DONE THIS SINCE 2000.
WE'VE BEEN ENTERING PERPETUITY.
THERE'S A LOT OF BUILDINGS LIKE
AMY LE -- DOES IT MAKE SENSE OR
ARE THE NUMBERS TOO VAST TO MUTT
AWAY MONEY TO PREPARE FOR THIS?
WE'RE IN BOON TEAMS.
THERE'S A NEED FOR CREATION OF
MORE HOUSING.
HESITATE TO SUGGEST THIS BECAUSE
IT COULD BE SHORT-CHANGING THE
CREATION, BUT TO START A FUND
THAT COULD INCLUDE PRIVATE
SUPPORT, SOME OF THE HOUSING AND
CREATION MONIES WE HAVE TO START
PUTTING ASIDE AND SAY, WE KNOW
ANDOWN BETTER THAN I IN 20-21 --
THERE'S GOING TO BE THOUSANDS IN
THE CITY.
MAKE SENSE?
>> WE'LL GET OVER THE LIST OF
ALL OF THE AFFORDABLE HOUSING
PROJECTS COMING DOWN.
EACH ARE LIKE FIVE YEARS OUT,
NOT 12.
LET'S LOOK AT IT FOR YOUR
DISTRICTS.
THE BIGGEST ISSUE IS
PRESERVATION OF THE 18
DEVELOPMENTS STATE FUNDED, NOT
FEDERALLY FUNDED.
THEY'RE IN VERY DESIRABLE
LOCATIONS DOWNTOWN.
THEY'RE COMING DUE.
SO IN OUR -- THIS YEAR'S BUDGET,
THE BUDGET AFTER THAT WE HAVE
PUT AWAY A LOT OF RESOURCES FOR
PRESERVATION.
WORKING WITH THE STAY.
THE STATE IS IN THE MAJORITY.
BUT I WOULD BE GLAD TO DO THAT

EXERCISE AND GET BACK TO YOU.
>> TO BE PROACTIVE, I'LL BE
HONEST, NOT MANY OF US WILL
PROBABLY BE AROUND THIS TABLE IN
12 YEARS THE THEM COULD
APPRECIATE IT.
THIS LANDLORD GUARANTEE PILOT
PROGRAM, CAN YOU EXPLAIN THAT A
LITTLE FURTHER?
SOUNDS LIKE IT GOES BEYOND A
RENT GUARANTEE.
WHAT --
>> IT'S WORKING WITH SOME
FAMILIES AND SOME INDIVIDUALS.
IT'S UP TO 60.
I'M LOOKING AT ELIZABETH DOYLE
THAT WE WERE TARGETING.
WE'RE LOOKING AT 60 AS A PILOT.
HIGH HOUSES A HAD DIFFICULT
RENTAL HISTORIES.
WE HAVE BEEN HAVING A HARD
TIME -- A TIGHT RENTAL MARKET,
IF YOU'RE TRYING TO HOUSE
INDIVIDUALS OR FAMILIES OR BAD
CREDIT, CAN YOU GET SOMEBODY
WITH A VOUCHER.
IT'S DIFFICULT.
SO WE PUT TOGETHER RESOURCES AND
WE'RE SAYING TO THEM THAT WE
WOULD MAKE IT GOOD ON ANY BACK
RENT.
THEY HAVE PHONE NUMBERS TO CALL
IN CASE THERE'S AN ISSUE WITH
DEPENDENCY.
IT'S JUST LAUNCHING.
WE HOPE IT MAKES A DIFFERENCE.
OTHER CITIES ARE CALLING WITH
GREAT SUCCESS.
>> WHO DO THEY CALL?
>> THE OFFICE OF HOUSING
STABILITY.
>> HAS THAT BEEN SUCCESSFUL --
>> IT'S BEEN VERY SUCCESSFUL.
>> THANK YOU.
>> THANK YOU, MR. CHAIRMAN.
>> COUNCILLOR BAKER.
>> TELL THE VIEWING AUDIENCE IF
YOU'RE BETWEEN IDP --
>> SURE.
WE EXTRACT RESOURCES FROM
DEVELOPERS NO MATTER WHAT
THEY'RE DEVELOPING.
SO IF A DEVELOPER IS DEVELOPING
COMMERCIAL BUILDINGS OR

INSTITUTIONAL BUILDINGS, WE
EXTRACT RESOURCES FOR AFFORDABLE
HOUSING AND SO MUCH PER SQUARE
FOOT.

IT'S ABOUT \$10 A SQUARE FOOT
RIGHT NOW.

8 GOES INTO HOUSING AND THE
OTHER HELPS WITH JOB TRAINING
PROGRAMS.

THOSE FUNDS ARE ADMINISTERED BY
THE NEIGHBORHOOD HOUSING TRUST
AND IS THE CITY COUNCIL AS WELL.

IF A DEVELOPER IS DEVELOPING
RESIDENTIAL PROPERTIES, THEY
HAVE AN AFFORDABLE HOUSING
OBLIGATION THAT THEY NEED --
THEY CAN MEET IT THREE WAYS.
DEVELOP THE AFFORDABLE UNITS ON
SITE, DO A LARGER PERCENTAGE
OFFSIDE IF IT'S WITHIN A HALF A
MILE RADIUS OR WITH PERMISSION,
THEY CAN PAY INTO A FUND.
THAT FUNDING IS ADMINISTERED BY
THE DEPARTMENT OF NEIGHBORHOOD
DEVELOPMENT.

WE ADMINISTER THOSE FUNDS.

>> THAT'S THE IDP MONEY?

>> YES.

>> WHICH HAD \$86 MILLION COME
INTO IT?

>> YES.

>> THANK YOU.

SHEILA, YOU TALKED ABOUT A LOT
IN LOWER MILLS THAT WAS GOING
OUT TO BID FOR VERY HOUSING.

>> THAT'S CORRECT.

>> WHERE IN LOWER MILLS?

>> OFF OF RIVER STREET.

AN OLD NURSING HOME SITE.

NOW WE PUT IT CONTINUE.

.

>> AND SENIOR HOUSE SOMETHING.

>> YES.

>> THAT WOULD BE AFFORDABLE?

>> THAT'S CORRECT.

>> WHAT ADDRESS?

>> 150 RIVER.

>> THANK YOU, DONALD.

I WAS WONDERING WHEN YOU WERE
GOING TO TALK.

[LAUGHTER]

IT'S A GOOD THING HE KNEW.

>> YEAH.

>> I DIDN'T KNOW.

>> CAN YOU TALK A LITTLE BIT ABOUT THE HOUSING INITIATIVE? IT'S ONE OF THE BETTER THINGS THAT THE NHI, ONE OF THE BETTER THINGS THEY'RE DOING. I'M NOT SEEING IT PROMOTED MUCH. WHERE ARE THE UNITS --

>> I THINK IT'S ONE OF THE BEST THING THEY'VE DONE. IT'S A WONDERFUL INITIATIVE. EVERYBODY IS HAPPY WITH IT. IT'S LIKE WOW, EVERYBODY IS HAPPY.

SO WE LOOK AT ALL OF OUR INVENTORY TO SEE WHAT WAS LEFT. OUR LAND INVENTORY, A LOT HAS BEEN DEVELOPED. THAT'S GOOD.

SO WE HAVE A LOT OF INFILL SEATING SO WE HAVE LOOK WHERE TLT A -- WE HAVE LOOKED AT THE DESIGNS TO SEE WHAT IS THERE ALREADY AND WE'RE BUILDING ONES AND TWOS. SINGLES AND TWO-FAMILY HOMES AND TOWN HOMES. WE'RE SELLING THEM TO LOW AND MIDDLE INCOME FAMILIES. THE NICE THING IS, WE PUT THEM OUT. SMALLER TEAMS ARE RESPONDING. THE EARLY PRODUCT IS JUST BEAUTIFUL. I WOULD LOVE TO GET YOU OUT ON A TOUR. TRY TO GET THE MAYOR OUT JUST TO TOUR THE HOMES. THEY'RE BEAUTIFUL. SO IT'S JUST BEEN A GREAT PROGRAM. THE NEIGHBORHOODS ARE HAPPY BECAUSE THE HOMES REALLY DO REFLECT THE OTHER HOMES ON THE STREET. THEY FEEL LIKE WOW, YOU KNOW, PEOPLE ARE REALLY RESPECTING THE STREET, OUR STREETScape. AND WE'RE -- THE FIRST HOMES HAVE SOLD AND GONE TO YOUNG FAMILIES WITH KIDS. WE'RE PRIORITIZING THE RIGHT SIZE HOUSEHOLD. IF YEAR BUILDING A THREE BEDROOM.

WE'RE PRIORITIZING FAMILIES WITH
THREE PLUS NUMBERS.

>> WHAT IS THE INTEREST IN THE
LOTTERIES?

IS IT 60 HOMES?

HOW MANY PEOPLE PUT INTO THE
LOTTERY --

>> THE LOTTEIES ARE NOT AS
LARGE AS THE RENTAL LOTTERIES.
PROBABLY -- DOING THIS FROM
MEMORY.

PROBABLY FIVE OR SIX
APPLICATIONS.

AS MORE AND MORE PEOPLE ARE
AWARE OF THE UNITS, THE INTEREST
AS GROWN.

PEOPLE DON'T KNOW WHAT THEY
WERE.

ARE THEY AFFORDABLE.

WE'RE DOING A LOT OF PROMOTION.
ADVERTISING IN LOCAL PAPERS.

WE HAVE A LOT OF EVERY PERSON
WHO HAS GRADUATED FROM OUR HOME
BUYING GLASSES.

THEY'RE GETTING A GLASS E-MAIL.

>> AND I WAS GOING TO SAY, IF
INCAN, WE'RE LOOKING AT
COORDINATING A DATE TO CONDUCT
AND OPEN HOUSE.

THAT WILL ALLOW FOLKS THAT ARE
IN THE LOTTERY TO WALK THROUGH
AND ACTUAL BRICK AND MORTAR SO
THEY CAN GET A SENSE OF THE
FINISHES, TOUCH AND FIELD.

THAT'S SOMETHING NEW.

WE'RE LOOKING AT A DATE IN JUNE
POTENTIALLY TO HAVE THAT EVENT.

>> OKAY THERE ARE ALSO IN THOSE
PACKAGES -- I KNOW UNITS THAT
WERE BEING SOLD NOT TO THE
LOTTERY BUT JUST UNDER MARKET.
CAN YOU EXPLAIN WHAT THAT LOOKS
LIKE?

WHO -- WHAT IS OR TARGET THERE,
WHAT WOULD THE INCOME RANGE BE
TO AFFORD ONE OF THOSE.

>> SO THE WAY WE'RE -- WORKING
WITH COMMUNITIES, THEY WANTED A
MIX OF INCOME.

SO THE HOMES ARE A THIRD, A
THIRD, A THIRD.

A THIRD ARE BEING SOLD TO

FAMILIES MAKING LESS THAN 8% OF
THE AMI, WHICH IS --
>> 56,000 PER FAMILY OF TWO OR
65 FOR A FAMILY OF THREE.
>> THE OTHER THIRD IS 100% AMI.
100?
>> 100 AND 3,000.
>> FOR 103,000 FOR A FAMILY
OF --
>> FOUR.
>> OKAY.
>> A THIRD ARE MARKET.
BUT THEY'RE -- THE MARKET PRICES
ARE VERY REASONABLE AND BELOW
WHAT WE'RE SEEING IN THE MARKET.
WE'RE NOT ALLOWING THE
DEVELOPERS UNLESS THERE'S A
SUPER DUPER CONDITION TO RAISE
THE MARKET PRICES.
WE'RE SUBSIDIZING THEM TO SOME
DEGREE.
THE COSTS HAVE BEEN REASONABLE,
TOO.
THEY'RE SMALLER DEVELOPERS AND
CONTRACTORS.
>> ARE THOSE DEED RESTRICTED?
>> ABSOLUTELY.
OUR HOMEOWNERSHIP --
>> NOT THE LOTTERY ONES, THE
OTHER ONES.
>> NO.
THE 2/3 ARE DEED RESTRICTED.
THE MARKETS ARE NOT.
>> THEY'RE NOT RESTRICTED AT
ALL?
>> NOT RESTRICTED.
MANY OF THE COMMUNITIES FELT
THEY WANTED TO SEE A MARKET
PRODUCT BECAUSE THEY'RE NOT
SEEING A LOT OF MARKET RATE
DEVELOPMENT.
PEOPLE FELT VERY COMFORTABLE
WITH THAT.
>> THANK YOU.
A GREAT, GREAT PRODUCT.
WE SHOULD BE LOOKING AT DOING
THAT SORT OF MODEL BUT MAYBE
BUILDING SOMETHING -- I'VE BEEN
BOUNCING AN IDEA AROUND IN MY
HEAD THAT IS MORE OF A --
WHETHER IF IT'S SENIOR HOUSING
IN SMALLER UNITS, MAYBE SHARED
KITCHENS, SORT OF A CO-OP SORT
OF LIVING.

IF THERE'S A WAY -- BECAUSE I
THINK IN -- AND THE MODEL COULD
BE WHETHER IF IT'S SENIORS OR
STEP UP HOUSING FOR PEOPLE THAT
NEED TREATMENT.
ALSO WHERE IT'S LIKE WITH PINE
TREE'S MODELS.
THERE'S SOMEONE THERE AVAILABLE
TO THEM WHEN THEY'RE LIVING IN
THOSE AMOUNTS.
YOU KNOW, IF YOU GET EIGHT UNITS
ON ONE FLOOR AND THERE'S A
PERSON THAT IS LIVING ON THAT

FLOOR, THAT IS THERE TO HELP,
WHETHER IT'S SENIORS OR EVEN
FORMALLY HOMELESS.
A LOT OF PEOPLE PEOPLE, YOU NEED
SUPPORT.

YOU CAN'T JUST GO IN THE FIRST
TIME YOU'RE PAYING A BILL.
SO I WOULD LIKE TO SEE THIS SORT
OF MODEL GET A LITTLE BIGGER AND
PARTIALLY BUILD BUILDINGS WHERE
WE HAVE 25 UNITS AND RENTALS OR
HOWEVER WE DO IT.

WE'RE GETTING AWAY FROM
TRANSITIONAL PROGRAMMING AND,
YOU KNOW, WE -- I THINK IF WE
COULD MAYBE HELP TO SOLVE THAT
SINGLE PERSON HOMELESS THING IN
SMALLER UNITS, I THINK IT WOULD
GO A LONG WAY.

I HAVE SOME IDEAS I'D LIKE TO
SHARE WITH YOU.

>> I WOULD LOVE THEM.
THEY'RE REALLY -- WE DO
RECOGNIZE IF WE'RE GOING TO MEET
OUR INDIVIDUAL GOALS, WE NEED TO
CREATE MORE PERMANENT HOUSING
FOR HOMELESS INDIVIDUALS WITH
SUPPORT SERVICES.

>> YES, YES.
>> AND A LOT OF THE SERVICES NOW
ARE MOBILE.

BUT WE KNOW THAT IF WE'RE GOING
TO BE SUCCESSFUL, WE NEED THEM
ON SITE.

SO --
>> BUT I ALSO THINK THE MODEL
COULD WORK FOR SENIOR HOUSING
FOR STEP-UP HOUSING, FOR
HOMELESS HOUSING.

IT'S IN THE DESIGN OF THE

BUILDING.
I TOURED SOME STUFF IN SEATTLE
THAT WERE SHARED CONDITIONS.
THERE'S THE CHURCH THAT BILL DID
AT COLUMBIA.
THEY HAVE SOME FABULOUS UNIT
THERE'S, THE SHARED BUILDINGS.
THE OLDS MOBILE DEALERSHIP.
I'LL SHOW IT TO YOU.
>> I WOULD LOVE THAT.
THANK YOU.
>> SO WE CAN START THINKING MORE
AGGRESSIVELY ABOUT BUILDING OUR
OWN THINGS.
I ALSO THINK THE MONEY FOR -- I
KNOW WE LIKE TO TRY TO HELP AS
MANY AS WE CAN.
IF WE TALK REAL POTS OF MONEY
HAND HELPING TO BUILD THOSE
THINGS, NOW WE'RE -- THE CITY IS
BUILDING ACTUAL UNITS INSTEAD OF
RELYING ON, YOU KNOW, A
DEVELOPER TO PUT A CERTAIN
AMOUNT OF UNITS WITHIN ONE
BUILDING.
I THINK WE SHOULD BE LOOKING AT
SPENDING THAT MONEY DIFFERENTLY.
AGAIN, I HAVE SOME IDEAS.
I'M NOT IN CHARGE.
SO I CAN'T.
>> I LOOK FORWARD TO HEARING
YOUR IDEAS.
>> YEAH.
I THINK ABOUT IT ALL THE TIME.
I THINK A MILLION DOLLARS GOING
INTO A \$300 MILLION PROJECT,
THAT MILLION JUST GETS LOST.
WHERE IF WE TOOK FIVE, SIX,
SEVEN MILLION AND COULD BUILD
OUR OWN BUILDINGS THAT WERE 25
OR 30 UNITS, SMALL UNITS AND ALL
OUR UNITS, WE COULD DO SOME
GOOD.
USE THAT MODEL -- I'LL SAY IT
AGAIN.
IF IT'S SENIOR HOUSING, STEP-UP
HOUSING OR FORMALLY HOMELESS
LIKE THE PINE STREET MODEL.
ARE YOU KICKING ME OUT?
>> I AM.
>> COUNCILLOR, I'LL FOLLOW UP
WITH YOU.
>> WE'VE BEEN JOINED BY
COUNCILLOR PRESIDENT MICHELLE

WU, COUNCILLOR CAMPBELL.
>> THANK YOU, COUNCILLOR CIOMMO.
THANK YOU FOR BEING HERE.
I HAVE TO GIVE A SPECIAL
SHUT-OUT TO DONALD, A D-4
RESIDENT AND ALSO ELY AND MY
TEAM.
WE CALL HIM ALL OF THE TIME.
HE'S ALWAYS RESPONSIVE.
AS ARE YOU.
THANK YOU AND TO YOUR TEAM WHEN
IT COMES TO THE CPA IN
PARTICULAR.
IT'S EXCITING WHERE WE'RE GOING
WITH THAT.
I HAVE TO AGREE WITH COUNCILLOR
BAKER.
THE COMMUNITY HAS LOVED THE
INITIATIVE.
THE PRESENTATION CONTINUES AT
CIVIC ASSOCIATIONS AND WE'RE
SORT OF STEPPING THAT UP IN MY
DIFFERENT, .
WE'RE CHANGING THE DESIGN OF THE
HOMES AND MAKING THE UNITS
AFFORDABLE.
I THINK WHAT YOU SAID ABOUT THE
MARKET RATE PIECE IS KEY.
THERE'S A LOT OF RESIDENT S IN
THE DISTRICT THAT WANT A MIX.
THEY DON'T THINK ALL AFFORDABLE
HOUSING SHOULD JUST GO IN
CERTAIN NEIGHBORHOODS IN THE
CITY OF BOSTON.
THE NEIGHBORHOOD HOMES
INITIATIVE HAS BEEN FANTASTIC.
EVERYBODY AT THE BOSTON HOME
CENTER HAS BEEN GREAT.
CONSTANTLY OUT THERE AND GIVING
FOX INFORMATION.
I WANT TO ECHO A COUPLE THINGS
THAT COUNCILLOR BAKER SAID.
I THINK THE BIGGEST CAUSE AND
THE MOST FRUSTRATING CALLS ARE
THOSE LOOKING FOR HOUSING.
FRANK THROUGH THEY'RE SENIORS.
IT'S DEVASTATING WHEN YOU HAVE
AN 80-YEAR-OLD LIVED IN THE CITY
OF BOSTON, RETIRED ON A FIXED N.
AND LIVING ON THEIR COUSIN'S
COUCH I THEY'VE BEEN ON THE
WAITINGIST HE.
WE HELPED THEM TO FILL OUT
APPLICATIONS HOPING THE WAITING

LISTS ARE SHORTER.
WE NEED TO DO MORE IN TERMS OF
INCREASING THE NUMBER OF SENIOR

HOUSING.

LOOK AT THE BALANCE FOR IDP, ADD
\$6 MILLION IN COMMITMENTS, ALSO
\$90 MILLION, IT'S TROUBLING THAT
WE HAVE NOT CREATED ENOUGH
HOUSING FOR THIS PARTICULAR
ISSUE.

THERE'S A LOT OF VULNERABLE
POPULATIONS OUT THERE MOST
ISN'T -- THERE'S FAMILIES
WORKING TWO OR THREE JOBS.
IT'S A HARDSHIP FOR SENIORS ON
FIXED INCOMES.

SO I DON'T KNOW IF IT'S LOOKING
AT WHAT WE DO FOR THE
NEIGHBORHOOD HOME INITIATIVES
AND THE CITY OF BOSTON WORKING
WITH DIFFERENT DEVELOPERS,
SMALLER DEVELOPERS TO CREATE
MORE SENIOR UNITS, NOT TAKING A
MILLION DOLLARS AND POURING IT
INTO EXTREMELY LARGE PROJECTS
FOR A LARGE DEVELOPER.

WE WANT TO OWN THIS MORE.
MAYBE LOOK AT HOW WE DO OUR RFP
PROCESS DIFFERENTLY WITH THESE
FUNDS.

IT'S EXPENSIVE TO BUILD IN THE
CITY OF BOSTON.

BUT I DON'T THINK WE'RE
MAXIMIZING THE IMPACTED WE COULD
BE HAVING WITH THE MONEY WE
HAVE.

DOESN'T FEEL LIKE THAT.
PARTICULARLY BECAUSE IT TAKES SO
LONG TO PLACE A SENIOR IN A
HOME.

SO I'M HAPPY TO HEAR,
PARTICULARLY MY DISTRICT, 150
RIVER STREET, THE CONCERN THERE
IS THE ONE DEVELOPER THAT WAS
PROPOSING SOMETHING, DOESN'T
HAVE MONEY.

SO THINK YOU THINK, CAN WE GIVE
THEM THE MONEY IF THEY WANT TO
DO SOMETHING FOR SENIORS?
HOW DO WE WORK WITH FOLKS THAT
HAVE A REPUTATION OF GETTING
THINGS DONE BUT DON'T HAVE ALL
OF THE RESOURCES TO COMPLETE A

PROJECT?
SO IT CAN HAPPEN A LOT FASTER.
JUST THINKING OUTSIDE THE BOX.
AND MY OTHER QUESTIONS HAVE TO
DO WITH -- WE HEAR ABOUT
DISPLACEMENT AND
GENDERIFICATION.
SOME HAVE COMMONALITIES.
I HAVE DORCHESTER, MATTAPAN.
IT'S DIFFERENT WHAT IS HAPPENING
IN MATTAPAN THAN DORCHESTER.
PEOPLE LOOK THEM TOGETHER AND
SAY THERE'S A GENDERIFICATION
PROBLEMS.
WE DID A STUDY LOOKING AT
MATTAPAN.
THE NUMBER OF HOMEOWNERS.
I LIVE THERE.
IF THEY RENT THEIR HOME TO
TENANTS, THEY TEND TO STILL LIVE
IN THE CITY OF BOSTON, MAYBE IN
DORCHESTER.
SO THE DISPLACEMENT AND
GENDERIFICATION PROCESS IS
DIFFERENT FOR DORCHESTER THAN
MATTAPAN.
WHAT OTHER TOOLS ARE WE LOOKING
AT ACROSS THE COUNTRY TO ADDRESS
THIS ISSUE IN OBVIOUSLY WE HAVE
JUST CAUSE ON THE TABLE.
WE HAVE IDP, LINKAGE, CREATING
THE OFFICE OF HOUSING AND
STABILITY AND MAKING SURE PEOPLE
UNDERSTAND THEIR RIGHTS.
HOUSING VOUCHERS.
HOPE WE GET THAT.
FRANKLY, I HOPE WE DON'T WANT
FOR THE CPA TO DO IT.
I HOPE WE TAKE THE \$5 MILLION
OUT OF THE IDP FUND, THE HOUSING
TRUST.
TOO MANY COLLEAGUES WOULD SAY
LET'S TRY IT OUT AND USE CPA
FUNDING FOR OTHER THINGS.
THAT'S MY THOUGHT.
WHEN I HEARD ALMOST 90 MILLION,
I THOUGHT HOUSING VOUCHERS
SHOULD GET A PIECE OF THAT.
HOUSING VOUCHERS ARE TOOLS.
I'M CURIOUS WHAT OTHER TOOLS
YOU'RE USING ALONG WITH THE
CONCERNS OF ANTI-DISPLACEMENT
AND GENDERIFICATION.
AS WE'RE BUILDING, WHAT ELSE

SHOULD WE BE CONSIDERING THAT
WE'RE NOT?
WHAT OTHER PROGRAMS AND DOORS
THAT OTHER MUNICIPALITIES AND
OTHER COMMONWEALTHS AND THE
COUNTRY IS DOING?
>> LIKE I MENTIONED, I JUST CAME
BACK LAST NIGHT MEETING WITH --
I CHAIRED A HIGH COST CITY
FORUM.
HOUSING DIRECTORS FROM EVERY
HIGH COST CITY IN THE COUNTRY.
I'VE BEEN CHAIRING IT THE LAST
COUPLE YEARS.
GET TOGETHER TWICE A YEAR JUST
TO DO THIS VERY RAPID FIRE, WHAT
ARE WE MISS SOMETHING
SAN FRANCISCO, L.A., NEW YORK
CITY.
I'LL SAY, I DON'T THINK THERE'S
ANYTHING THAT -- I DON'T ANY
THERE'S ANY LARGE THING THAT
WE'RE MISSING.
JUST COMES DOWN TO RESOURCES.
D.C. IS A CITY STATE.
THEY HAVE MORE SOURCES.
NEW YORK CITY DOES WELL BECAUSE
OF THE AMOUNT OF RESOURCES.
BUT AS FAR AS PROGRAMS, THERE'S
NOT ANYTHING THAT WE'RE NOT
THINKING:0.
MANY OF THE OTHER CITIES HAVE
RENT CONTROL.
SAN FRANCISCO IS RIDICULOUSLY
EXPENSIVE.
BUT THEY HAVE RENT CONTROL FOR
THE MOST VULNERABLE POPULATIONS.
WE DON'T HAVE THAT.
I THINK WE NEED TO CONTINUE TO
BUILD A LOT OF AFFORDABLE
HOUSING.
I BELIEVE IT IS THAT.
WE NEED TO MAKE SURE THAT WE'RE
TARGETING THOSE HOMES TO OUR
RESIDENTS.
WE DO GIVE PRECEDENCE FOR BOSTON
RESIDENCY BUT WE HAVE TO BE MORE
INTEN

INTENTIONAL?
I DON'T WANT TO VIOLATE ANY
RULES.

THAT'S NOT MY INTENT.
BUT IF YOU HAVE SOMEONE WITH A
MOBILE SECTION 8 VOUCHER AND
THEY'RE IN AFFORDABLE UNIT, WHY
DO THEY HAVE THE SAME ABILITY TO
GET THE BRAND NEW AFFORDABLE
HOUSING UNIT COMING ONLINE TO
THE LOTTERY?
THEY DO.
I'M WORKING WITH FAIR HOUSING TO
SAY HOW DO WE LOOK AT OUR
RESOURCES AND SAY THOSE MOST
VULNERABLE, HOW DO WE MAKE SURE
THAT THEY GET THOSE PREFERENCES.
>> AND WHEN YOU SAY THE MOST
VULNERABLES, HOMELESS --
>> YEAH.
THE PERSON PAYING MORE THAN 50%
OF INCOMES IN RENT.
WE'RE WORKING WITH FAIR HOUSING
ON THIS ISSUE.
WE HAD A PILOT WHERE THERE WAS
NO FEDERAL FUNDING.
THAT ALLOWED US TO HAVE MORE
FLEXIBILITY.
WE NEED TO FIGURE OUT THIS
IN PAIN.
WE NEED TO LOOK AT THAT AND WE
HAVE STARTED TO.
SO BUILD AND MAKE SURE THAT
THE UNITS COMING ONLINE ARE
SERVING THE MOST VULNERABLE.
THIS PACKAGE WOULD GO A LONG
WAY.
SOME FORM OF JIM BROOKS WOULD BE
A GOOD THING.
I DO BELIEVE THAT LEGAL
REPRESENTATION -- I BELIEVE THAT
PEOPLE DESERVE REPRESENTATION
AND WE NEED TO TAKE PRESSURE OFF
OUR OLDER HOUSING STOCK BY
BUILDING ADDITIONAL MARKET-RATE
HOUSING AS WELL.
I KNOW IT'S NOT ALWAYS SEEN AS
PART OF THE EQUATION BUT IT'S
TRULY PART OF THE EQUATION.
WE'VE ALWAYS HAD A GOOD AMOUNT
OF AFFORDABLE HOUSING IN BOSTON
BUT WHAT WAS REALLY AFFORDABLE
WERE THE TRIPLE-DECKERS THAT ARE
NO LONGER AFFORDABLE.
THEY WEREN'T SUBSIDIZED BUT THEY
WERE PART
HOUSING AND THEY'RE NOT AS

AFFORDABLE NOW BECAUSE THERE'S
JUST NOT ENOUGH HOUSING IN THE
CITY OF BOSTON.

WE NEED TO RETURN THAT WORKFORCE
HOUSING TO OUR LOWER-WAGE
WORKER

JUST BUILDING TO THE POPULATION
GROWTH IS VERY IMPORTANT.
BUT WE'RE ALWAYS LOOKING FOR NEW
IDEAS AND WE'D WELCOME ANY
SUGGESTIONS.

WE FOLLOW UP ON ALL OF THEM
PRETTY DILIGENTLY.

>> FOLLOWING ON COUNCILOR
FLAHERTY'S POINT AND LOOKING AT
WHERE THE DOLLARS FROM FY17 IS
GOING IS IT ALL TOWARDS UNITS
THAT ARE AFFORDABLE?

>> ALL OF OUR FUNDING -- WE
NEVER FUND A MARKET-RATE HOUSING
UNIT, NEVER, EVER EVER.

IF A DEVELOPER IS LOOKING FOR
RESOURCES WE MAKE THEM DO PRO
FORMA SHOWING HOW THE MARKET
RATE'S BEING FUNDED.

HOW THE MIDDLE INCOME'S BEING
FUNDED AND AFFORDABLE'S
BEING FUNDED AND ASKING FOR
RESOURCES ONLY FUNDING WHAT WE
SHOULD BE FUNDING.

WE'RE VERY TOUGH ON THIS.
WHAT'S IT LOOK LIKE IN A YEAR TO
FIVE YEARS I'M CURIOUS WHAT IT
LOOKS LIKE WITH ANYTHING ELSE
YOU'RE CONSIDERING.

>> WE HAVE 264 UNITS AND 6
SENIOR HOUSING WITH A LIBRARY.
I THINK AS OUR LAND AVAILABILITY
BECOMES MORE CHALLENGING WE NEED
TO LOOK AT SOME CREATIVE WAYS TO
SITE HOUSING.

>> THANK YOU FOR THOSE FIGURES
AND I WILL SAY I ABSOLUTE AGREE
WITH COUNCILOR BAKER.
WE TALK ABOUT DORCHESTER AND THE
LIBRARY AT FIELDS CORNER WHICH
WILL HAVE RENOVATIONS DONE AND
OTHER LIBRARIES TO COME, JUST
THINKING ABOUT NOT JUST THE
LIBRARIES OF COURSE, WHAT OTHER
BUILDINGS MIGHT WE BE RENOVATING
OR TEARING DOWN AND CONSTRUCTING
SOMETHING ENTIRELY NEW TO RN --
INCORPORATE FUNDING AND

SOMETIMES THE PACE IS SLOW
AROUND HERE.
I HOPE WE MOVE A LITTLE BIT
FASTER ON THIS.
I KNOW YOU WORK HARD AND YOUR
TEAM DOES AS WELL BUT IT'S SAD
AND DEVASTATING TO TELL THE
RESIDENTS THERE'S NOTHING WE CAN
DO BUT KEEP HAVING THEM APPLY
FOR UNITS ADD THEIR NAMES TO
WAIT LISTS KNOWING THEY'LL HEAR
BACK IN YEARS.
SOMETIMES WE'RE SUGGESTING OTHER
PLACES WE MAY KNOW OF AND OTHER
PLACES IN THE COMMONWEALTH FOR
THEM TO APPLY TO BUT IT'S
DEVASTATING.
WHEN YOU SEE NEW UNITS GOING UP
AND AROUND THAT ARE NOT JUST
SPECIFICALLY FOR THEM.
WE'RE THE FASTEST-GROWING
POPULATION WITH A FIXED INCOME.
THE ASSETS OUR SENIORS BRING
WE'RE GOING TO LOSE THEM.
>> AND I APOLOGIZE FOR THE PACE
OF THINGS.
WE FUND AND THEN WE CAN'T FUND
THE WHOLE DEVELOPMENT BUDGETS OR
WE'D ONLY FUND A FEW PROJECTS A
YEAR AND PROJECTS THEN GO ON TO
THE STATE IN THEIR COMPETITIVE
FUNDING ROUNDS AND THEY CAN TAKE
YEARS.
WE'RE ALWAYS GETTING PROJECTS
COMING OUT THE OTHER END BUT THE
PROCESS IS A LONG ONE IF WE'RE
GOING TO LEVERAGE FUND.
I DO APOLOGIZE.
WE'VE LOBBIED VERY HARD TO GET
AS MANY PROJECTS THROUGH THE
STATE BUT IT JUST TAKES TOO
LONG.
>> MY LAST QUESTION BY TURN IT
OVER TO COUNCILOR ESSAIBI
GEORGE, THE HOUSING VOUCHERS IN
PARTICULAR, IS THERE ANY
DISCUSSION ABOUT WHETHER OR NOT
THE IDP CAN BE USED FOR A POWER
PROGRAM LIKE THAT?
>> MY ONLY PROBLEM WITH THE IDP
IS THE INCLUSIONARY DEVELOPMENT
MONEY GOES UP AND DOWN DEPENDING
ON THE MARKET.
WHEN THERE'S A LOT OF MARKET

WE'RE EXTRACTING A LOT FROM
PRIVATE DEVELOPMENT.
WHEN THE MARKET GOES DOWN IT
STOPS.

THE VOUCHERS ONCE YOU TAKE ON A
FAMILY OR HOUSEHOLD IT HAS TO BE
SUSTAINABLE BECAUSE YOU CAN'T
SAY TO A FAMILY WE DON'T HAVE
IDP THIS YEAR FOR YOU.

WHAT WAS BEING TALKED IS \$5
MILLION A YEAR FOR 300 FAMILIES
FOR THE DURATION UNLESS WE WERE
EXPLORING A SHORT-TERM VOUCHER
WHICH I THINK CAN BE A DIFFICULT
PROPOSITION.

SO WE HAVE TO FIND A SOURCE OF
FUNDING THAT IS NOT RELIANT ON A
VARIABLE SOURCE OF FUNDING.

>> AND WITH THIS I'LL SEE THE
CHAIR'S BACK.

WHEN WE LOOK AT THE BUDGET AND
I'M A FIRM BELIEVER THAT BPS HAS
A LOT OF MONEY.

WE GIVE A LOT OF MONEY TO BPS
AND I TELL MY CONSTITUENTS LOOK
AT THE BUDGET CLOSELY
PARTICULARLY THE BIGGER BREAK.
AND BPS NEEDS MONEY, EDUCATION'S
IMPORTANT BUT HOUSING IS EQUALLY
IMPORTANT.

IF WE'RE GOING TO GIVE MORE, \$48
MILLION PLUS TO BPS I WANT TO
THINK ABOUT THAT.

I WANT TO THINK OF PROGRAMS THAT
IMMEDIATE ADDRESS A NEED AND GET
A RETURN.

BPS WE'RE FIGURING THIS OUT AND
THAT OUT.

THIS IS NOT DIRECTED TOWARDS YOU
BUT I WANT US TO ALSO THINK
CREATIVELY.

BECAUSE I KNOW YOUR DEPARTMENT
AND 40 OTHER DEPARTMENTS ARE
STRUGGLE A SMALLER POOL OF MONEY
TO REALLY MEET SOME PRESSING
NEEDS WITH LIMITED RESOURCES.
GIVEN WHAT'S HAPPENING AT THE
FEDERAL AND STATE LEVEL WE MAY
WANT TO THINK ABOUT HAVING THE
TOUGHER CONVERSATIONS HOW WE
MOVE SOME THINGS AROUND TO GET
AT PROGRAMS WE KNOW COULD HAVE
AN IMMEDIATE IMPACT OR TRY A
PILOT PROGRAM TO ADDRESS AN

EQUALLY PRESSING NEED.

THANK YOU AND TO YOUR TEAM AND
COUNCILOR CIOMMO THANK YOU.

>> COUNCILOR JACKSON.

>> I TOO AGREE THAT WITH MY
COLLEAGUES COUNCILOR CAMPBELL
JUST NOTED AND I ALSO WANT TO
THANK COUNCILOR ZAKIM AND
COUNCILOR WU FOR THEIR ADVOCACY
AROUND THE CITY-FUNDED VOUCHERS.
YOU'VE MENTIONED WASHINGTON,
D.C. SEVERAL TIMES AND WE'RE
FOLLOWING IN THE FOOTSTEPS OF
WASHINGTON, D.C.

IN WASHINGTON, D.C. THEY HAVE
CITY-ED VOUCHERS.

WHAT I WOULD SAY IS THAT IN A
COMPETITIVE SETTING WHEN YOU'RE
BIDDING FOR HUD GRANTS THAT PUTS
YOU AT A DISTINCT DISADVANTAGE
IF THERE'S OTHER PEOPLE BEING
MORE AGGRESSIVE RELATIVE TO
THESE ISSUES.

I THINK WE OWE IT TO THE PEOPLE
DISPLACE FROM LONG ISLAND.

I THINK WE OWE IT TO THE PEOPLE
BEING UNFAIRLY DISPLACED FROM
THE TRANSITIONAL HOUSING AND
PROJECT SOAR AND PROJECT SAFE
HARBOR TO FIND A SOLUTION.

AND THIS IS A VERY VIABLE
SOLUTION IN AN ECONOMIC TIME
THAT WE SHOULD BE MAKING A
COMMITMENT.

I THINK IT ALSO COULD HELP YOU
WITH YOUR 13A UNITS THAT ARE
ALSO EXPIRING.

I GUESS WHAT I AGAIN WANTED TO
HEAR WHAT THE THOUGHT IS AND THE
INTERESTING THING ABOUT A CITY
VOUCHER WE CAN INVEST -- ADJUST
IT TO THE CITY OF BOSTON.

THE MOBILE VOUCHERS IN MOST
PLACES IN THE CITY DON'T MEET
THE FINANCIAL BURDEN SOMEONE
WOULD HAVE.

WE ALSO KNOW FOR FOLKS LEAVING
SHELTERS GIVING SOMEONE \$3600
YOU'RE NOT GOING TO BOSTON.
YOU'RE ABSOLUTELY NOT GOING TO
BOSTON.

THERE'S MAYBE OTHER COMMUNITY
YOU'RE GOING TO BUT YOU'RE
ABSOLUTE FOT GOING BOSTON AND WE

NEED TO KNOW IF SOMEONE'S
HOMELESS THEY HAVE BAD CREDIT.
THAT'S A REALITY.
THEY PROBABLY DON'T HAVE THE
UTILITY BILLS AND THE BILLS TO
SHOW THINGS MOVING FORWARD.
SO THIS IS AN INNOVATION.
WE BROUGHT IT FORWARD YEAR AFTER
YEAR WHERE IS MAYOR WALSH AND
WHERE'S THE ADMINISTRATION
RELATIVE TO MOVING FORWARD WITH
SOMETHING THAT WE KNOW'S A
SOLUTION.
IF WE'RE GOING TO COMPARE
OURSELVES TO CITIES LIKE
WASHINGTON AND MOF IN THAT
DIRECTION HOW COME -- WHY AREN'T
WE GETTING THE EXTRA VALUE MEAL.
WHY ARE WE ORDERING OFF THE
VALUE MENU.
AS YOU CAN SEE I'M HUNGRY RIGHT
NOW.
AT THE NEXT HEARING I'LL BE SURE
TO EAT BEFORE ASKING THE
QUESTIONS.
>> SO D.C. HAS A UNIQUE --
THEY'RE A CITY-STATE.
THE AMOUNT OF MONEY THEY HAVE
FOR RESOURCES IF ALL THE STATE
RESOURCES AND BOSTON'S RESOURCES
WERE COMBINED IT'S A UNIQUE
SITUATION AND I'M ENVIOUS OF MY
COUNTERPART IN D.C.
WE'RE INTERESTED IN THE VOUCHER
PROGRAM.
I THINK THE MAYOR SAID THAT IF
THE CITY COUNCIL COULD IDENTIFY
RESOURCES THROUGH THE BUDGET
PROCESS THAT IT'S A CONCEPT HE'D
BE VERY INTERESTED IN.
YOU KNOW, I LOOK AT THE NUMBERS
AND I'M TRYING TO FIGURE OUT
WHAT IS BEST.
THAT'S WHAT WE DO WE LOOK AT THE
RESOURCES AND TRY TO FIGURE OUT
WHAT IS BEST.
THE IDEA OF SPENDING \$5 MILLION
OR SO, THE NUMBERS VARY TO HELP
300 FAMILIES FOR 20 YEARS, \$5
MILLION A YEAR THAT'S A LOT OF
RESOURCE FOR A FAIRLY SMALL
IMPACT.
THAT'S MY ONLY CONCERN.
VERSUS CONTINUING TO PUT MONEY

IN AFFORDABLE HOUSING AND
HELPING PROBABLY TEN TIMES THAT
NUMBER OF FAMILIES.
SO I THINK WE'RE VERY INTERESTED
IN THE PILOT PROGRAM, IT'S JUST
A QUESTION OF RESOURCE.
>> I THINK WHEN YOU LOOK AT THE
IMPACT OF THE INDIVIDUALS WHO
ARE BEING DISPLACED FROM SOUTH
HAMPTON THAT IMPACTS THEIR WHOLE
LIFE.
FOR THE INDIVIDUALS WE'RE

TALKING ABOUT THEY'VE HIV
POSITIVE AND WE HAVE NUTRITIONAL
NEEDS TO TAKE THE ANTIVIRAL
COCKTAIL.

ONE OF THE INDIVIDUALS SAT I
THINK RIGHT WHERE YOU ARE IS
HOMELESS AND IS HOMELESS AND HE
SAID I JUST NEED SOME HOUSING
BUT I'M WORKING EVERY DAY AND
HAVE AN OPPORTUNITY TO SLEEP.
AND HE GOT IN A SERIOUS ACCIDENT
ON THE MASS PIKE AND HE LOST HIS
JOB.

THAT IS TRANSFORMATIVE TO HIS
LIVE.

TO THE PEOPLE WHO ARE NOW
DISPLACED FROM LONG ISLAND AND
WHAT I'M DEALING WITH IN MY
DISTRICT IS THAT THE PEOPLE WERE
SLEEPING BEHIND SCHOOLS.

I HEARD COUNCILOR CAMPBELL BRING
UP SCHOOLS, WELL, THE AREA
BEHIND ORCHARD GARDENS IS NOW
HOME TO A LOT OF INDIVIDUALS
SLEEPING THERE AT NIGHT AND
NURSES AND TEACHERS COME UP AND
PICK UP NEEDLES FOR WHEN YOUNG
PEOPLE GO TO THE BACK.

WE HAVE TO TAKE A HOLISTIC
APPROACH TO THESE ISSUES AND
THIS IS AN IMPORTANT PIECE AND
WE SHOULD LOOK AT IT AND WITH
\$144 MILLION IN NEW REVENUE IN
THIS ROUND AND SO IN THE PAST
WE'VE IDENTIFIED DOLLARS.

THEY HAVEN'T BEEN MOVED ON.

I AGREE WITH COUNCIL CAMPBELL
AROUND THE URGENCY.

AND THIS WOULD HELP THE MAYOR
FULFILL THE UNITS OF LOW INCOME
HOUSING THAT HE'S TRYING TO GET

TO BY 2013.

THIS COUNTS.

I WOULD JUST ENCOURAGE YOU AND TO CONTINUE TO THINK IN THAT SPACE.

WE ALSO KNOW THE CLEVELAND FED HAS NOTED WE'RE THE LARGEST GENTRIFIED CITY IN THE U.S.

I DON'T KNOW IF IT'S UPDATED BUT IN THE LAST COUPLE YEARS THAT'S BEEN THE ASSERTION.

HAVE WE THOUGHT ABOUT INCREASES IN LINKAGE OR ALTERATIONS TO IDP AND YOU CAN LET US KNOW ON THE RECORD WHAT THOSE REQUIREMENTS ARE NOW RELATIVE TO PER SQUARE FOOT.

>> SURE.

>> I DON'T KNOW WHAT ADJUSTMENT'S BEEN PROPOSED BUT THE LINKAGE IS \$8.72 PER SQUARE FOOT.

>> ONE MORE TIME?

>> \$8.72 PER SQUARE FOOT.

>> WHEN'S THE LAST TIME THAT WAS ADJUSTED?

>> I DON'T KNOW.

>> CAN WE FIND OUT?

HAS IT BEEN ADJUSTED IN THE WALSH ADMINISTRATION?

>> I DON'T THINK SO BUT WE'LL FIND OUT.

AND IDP WAS INCREASED NOT THE -- THE PERCENT ON SITE REMAINS THE SAME.

A YEAR AND A HALF AGO WE LOOKED AT THE POLICY AND MADE REVISIONS.

THE ON SITE REQUIREMENT OF 13% HAS REMAINED THE SAME.

THE PERCENTAGE OFF SITE WENT FROM 15% TO 18% AND THE BUYOUT PROVISION WHICH IS ALLOWED IN SOME INSTANCES HAS INCREASED IN THE DOWNTOWN ZONE AND NOW A MINIMUM OF \$380,000 PER UNIT.

AND ZONE D THE SECOND TIER -- AS YOU MOVE OUTSIDE THE CITY, SOUTH BOSTON AND GP AND THAT'S AT \$300,000 AND THE OUTER NEIGHBORHOODS IT REMAINED AT \$200,000 PER UNIT.

>> IT WAS MY INTENTION AND I WAS ABLE TO NEGOTIATE WITH THE FOLKS

IN DOUGLAS PARK ON AN AGGRESSIVE
MOVE FROM 13%.
THEY GOT MORE UNITS AND WE WERE

ABLE TO MOVE.

AND WHAT HAPPENED IN CAMBRIDGE
IS WHAT DEVELOPERS SAY HERE.

OH, MY GOODNESS, WE'RE GOING TO
STOP BUILDING.

THEY DIDN'T STOP BUILDING.

THEY'RE BUILDING MORE.

WE NEED TO BE MORE AGGRESSIVE IN
THE SPACE CONSIDERING THE
EXPIRING USE THAT IS -- I KNOW
IN MY DISTRICT THERE ARE SEVERAL
IMMINENT EXPIRING USE WE NEED TO
BE THINKING ABOUT.

SO THE FIRST THING THAT YOU DO
WHEN YOU'RE IN A HOLE YOU NEED
TO STOP DIGGING.

SO IF WE LOSE THOSE THEN WE NOW
CAN MOVE FORWARD AND GO UP.

BEFORE I FINISH THIS I'M NOT
EVEN LOOKING OVER THERE BUT I
KNOW THE EYES ARE COMING.

I WOULD SAY I WANT TO TAKE TIME
TO JUST ACKNOWLEDGE SOME STARS
THAT YOU HAVE IN YOUR
DEPARTMENT.

JEFF ALCONSS HELPS MY OFFICE ALL
THE TIME WITH FORECLOSURES AND
THERE'S A SECOND KIND OF LAGGING
COMPONENT AROUND FORECLOSURES
THAT I THINK WE THESE TO BE
THOUGHTFUL ABOUT.

I WANT TO THANK YOU FOR HIM AND
FOR LYDIA EDWARDS.

THE WORK THAT SHE HAS DONE AND
I'LL BE HONEST, THE BEST LUNCH
AND LEARN I'VE HAD SO FAR WAS
THE ONE FROM THE OFFICE OF
HOUSING STABILITY.

WE PROBABLY KILLED SOME MORE
TREES THERE BECAUSE WE WERE ALL
WRITING NOTES THE WHOLE TIME AND
HAVING THE ONE-STOP SHOP IS
IMPORTANT AND HAVING HER BREADTH
OF KNOWLEDGE IS IMPRESSIVE.
AND DONALD WRIGHT HAS BEEN
OUTSTANDING.

IN WORKING WITH HIM AND HIS
PROFESSIONAL AND FOLLOW-THROUGH
AND CONNECT WITH FOLKS IN THE
DISTRICT HAS BEEN EXCEPTIONAL.

I WANT TO NOTE THERE'S GREAT WORK HAPPENING THERE. YOU DON'T HAVE ENOUGH MONEY AND I KNOW THIS IS ONE WE'LL NEVER HAVE QUITE ENOUGH BUT AT A TIME WHEN WE HAVE MORE THAN WE'VE HAD IN THE PAST I BELIEVE MORE MONEY SHOULD BE ALLOCATED IN YOUR SPACE AND IT IS URGENT TO SOMEONE HOMELESS RIGHT NOW -- 300 UNITS AND 400 UNITS IS A HUGE NUMBER.

AND IF I JUST LEFT LONG ISLAND AND IT'S BEEN TWO TO THREE YEARS THAT'S WHAT I NEED TO STABILIZE MY LIFE.

I THINK IT'S CRITICAL WE MOVE FORWARD IN THAT SPACE.

>> THANK YOU, COUNCILOR.

>> COUNCILOR WU.

>> THANK YOU, MR. CHAIRMAN AND ALL MY COLLEAGUES FOR THEIR GREAT QUESTION.

THANK YOU TO YOU ALL.

I THINK COUNCILOR CAMPBELL IS EMPHASIZING THE IMPORTANT OF WHAT YOU ALL DO AND IT'S THE FUNDAMENTAL PIECE OF WHETHER SOMEONE CAN STAY IN OUR CITY AND FILL THE NEEDS OF EVERY COMMUNITY.

THANK YOU FOR YOUR EFFORTS.

I'M SORRY I MISSED THE EARLIER PRESENTATION.

THE NUMBERS I HAVE UP FRONT OF ME ARE IMPRESSIVE IN TERMS OF HOUSING PRODUCTION AND WHERE WE ARE RELATIVE TO GROWTH.

JUST TO PUT IN AN OVERALL CONTEXT YOU MAY HAVE SAID THIS ALREADY BUT HOW MANY TOTAL UNITS ARE THERE IN THE CITY OF BOSTON, RENTAL AND HOME OWNERSHIP?

>> SO THERE'S APPROXIMATELY 250,000 UNITS OF RESIDENTIAL UNITS.

>> WHAT'S THE BREAKDOWN BETWEEN RENTAL AND OWNERSHIP?

>> ABOUT 160,000 ON THE RENTAL SIDE.

>> OKAY.

GREAT.

THANK YOU.

AND AROUND LINKAGE AND

INCREASING THE LINKAGE RATES.
FIRST, I WAS AT A COUNCIL FOR
CITIES AROUND THE COUNTRY AND
WHEN I SAID THE \$8 PLUS NUMBER
AROUND A SQUARE FOOT SOME JAWS
DROPPED THAT BOSTON WAS ABLE TO
SUSTAIN THOSE NUMBERS.
WE'RE GLAD THAT'S COMING IN AND
THE IDP NUMBERS WERE ADJUSTED.
IS THE NEXT STUDY UNDERWAY WHICH
IS THE STEP WE'D NEED TO TAKE TO
INCREASE LINKAGE?
>> I BELIEVE CRA -- SORRY, EDA
ARE WORKING ON THAT.
>> WE'RE WITH THEM THIS
AFTERNOON.
>> WE CAN GET AN UPDATE FOR YOU,
THOUGH.
>> IN TERMS OF CITY-OWNED
PARCELS AGAINST OTHER NUMBERS
HERE THAT THE CITY HAS CONVEYED
AND SOLD HOW MANY VISIBLE
CITY-OWNED PARCELS ARE LEFT?
>> WE HAVE 1,277 PARCELS.
MANY ARE NOT BUILDABLE.
451 OF THOSE ARE IN ACTIVE
DISPOSITION.
WE HAVE RSPs ON THE STREET OR WE
ARE WORKING WITH COMMUNITIES ON
STARTING TO HAVE CONVERSATIONS,
IDENTIFYING, HAVING SURVEY.
WE HAVE BEEN AGGRESSIVE.
WE WOULD LIKE NOT BE A
LANDOWNER.
AND WE WANT COMMUNITY GARDENS
AND FARMS AND NEW HOMES AND NEW
AREAS FOR LIGHT INDUSTRIAL.
OUR GOAL REALLY IS DOING IT
RESPONSIBLY WE LIKE TO DISPOSE
OF THE LAND.
>> AND IN WHAT HAS BEEN SUITABLE
IS COMPLETED.
>> THAT'S COMPLETED AND WE CAN
GET THAT TO YOU.
>> TALKING ABOUT THE
INNOVATIONS.
ANYTHING ON WHAT'S COMING FROM
THE HOUSING INNOVATION LAB AND
DENSITY BONUSSES, ETCETERA?
>> THE DENSITY BONUSSES WERE PART
OF THE JP LOCKS AND THE SOUTH
BOSTON STRATEGIC PLANNING AREA
PLANNING.
THEY'RE UNDERWAY.

THEY'LL NOW BE USED.
BECAUSE GUIDELINES WERE APPROVED
BY THE BPDA'S BOARD ANY PROJECT
NOW COMING BEFORE THE BOARD IN
THE AREA WILL TRYING ARE THE IDP
AND DENSITY BONUS AND GET US AT
21% AFFORDABILITY ON ANY
PARTICULAR SITE.

IT THE DEVELOPER CHOOSES TO DO
THE DENSITY DEVELOPMENT.

>> SIT PARCEL BY PARCEL?

>> IT'S IN AN AREA.

>> IN TERMS OF THE ACTUAL BONUS
ITSELF WHAT'S THE TRADE-OFF?

>> I'M DOING THIS FROM MEMORY
BUT I THINK -- DEVIN'S COMING
DOWN BUT I THINK IT'S OVER 30%
-- SORRY, I SHOULD KNOW THIS.

>> IF THE F.A.R. IS ONE -- IT
DEPENDS WHAT THE CURRENT F.A.R.
IS.

THE DENSITY HAS STAYED THE SAME
IN THE ZONING AND IF YOU WANT TO
BUILD OVER ONE F.A.R. THE
DENSITY IS CURRENTLY TWO F.A.R.
DENSITY AND THE SAME DENSITY
BONUS IN BOTH.

>> WHAT DO THEY HAVE TO -- IS
THAT A CERTAIN PERCENTAGE OF
AFFORDABLE?

>> IF YOU'RE BUILDING THE
ORIGINAL DENSITY THEN YOU HAVE
TO ABIDE BY THE ORIGINAL I.D.P.
REQUIREMENT AND GET 50%
AFFORDABILITY.

IF YOU'RE OVER -- WHEN YOU BUILD
OVER ONE OR TWO F.A.R. THAT'S
WHEN THE NEW DENSITY KICKS IN OF
THE ADDITIONAL DENSITY.

I FORGET THE NUMBER ON THE TOP
OF MY HEAD, I THINK IT'S 30% OF
THE NEW UNITS HAVE TO BE
AFFORDABLE.

>> THANK YOU.

SO IF THIS WERE TO BE
IMPLEMENTED IN MORE PLACES
THROUGHOUT THE CITY WOULD IT
HAVE TO GO THROUGH A SIMILAR
ZONE BY ZONE PLANNING PROCESS TO
GET THERE?

>> I THINK SO.

BECAUSE WHAT'S HAPPENED IS THE
PIECE THAT IS THE DENSITY BONUS
PIECE THERE'S CONVERSATIONS

GOING ON IN THE COMMUNITY ON
WHAT THEY'D LIKE TO SEE.
IN SOUTH BOSTON PEOPLE WANT TO
CREATE MORE HOUSING FOR THE
MIDDLE CLASS.
IN J.P. ROX THEY WANT TO GO BACK
TO CREATE UNIT FOR MUCH LOWER
INCOME HOUSEHOLD.
I THINK IT IS A GOOD PROCESS TO
HEAR WHAT THE COMMUNITY SEES ITS
NEEDS TO BE AND DESIGN
ACCORDINGLY.

>> AND FINALLY IN CONVERSATIONS
WITH SAN FRANCISCO SOME OF THE
FOLKS THERE WERE SAYING THEY HAD
RECENTLY REACHED AN AGREEMENT
WITH HUD AROUND NEIGHBORHOOD
PREFERENCE IN THEIR NEW
SUBSIDIZED UNITS MEANS AN
ADDITIONAL BONUS FOR FOCUS
WITHIN THAT TRACK GIVING THEM A
BUMP IN THE LOTTERY.

>> IT'S A LITTLE MORE
COMPLICATED THAN THAT AND I
CAN'T FOR THE LIFE OF ME PULL
OUT THE COMPLICATION.
WE'RE LOOKING AT THAT AND NEW
YORK IS ALSO INVOLVED IN A
LAWSUIT.
WE WOULD LOVE TO GET THERE.
NOT TOÑ\$
FREELY ABOUT THE CITY -- AND I
DON'T THINK IT WAS BASED ON
NEED.

>> I THINK IT WAS DEMOGRAPHICS
AND CENSUS TRACKS.
>> BUT NOT BASED ON PROVING ONE
WAS DISPLACED.
IT'S SOMETHING CITIES ARE
THINKING ABOUT AS PEOPLE ARE
BEING DISPLACED.
MORE TO COME ON THAT BUT WE'D
LOVE POLICIES TO ENACT.
>> THANK YOU VERY MUCH.
>> THANK YOU.

BEFORE I GO TO COUNCILOR ESSAIBI
GEORGE I WANTED TO JUST THANK
YOU, CHIEF, DONALD WHO REGULARLY
SUPPLIES MY OFFICE WITH
IMPORTANT INFORMATION, DEVIN AS
WELL, THANKS FOR ALL YOUR WORK
AND RESPONSIVENESS AND MY GOOD
FRIEND AND CONSTITUENT BETH
GAVIN ALWAYS ON THE FRONT LINES.

I WAS JUST REMINDED -- MY NEIGHBOR SAID I DON'T EVEN RENT MY APARTMENT OUT ANY MORE UPSTAIRS.

HE DOESN'T WANT TO RENT IT. THAT'S GOING TO BE MY POINT. WHEN I WORKED FOR THE ELDERLY COMMISSION YEARS AGO I WORKED CLOSELY WITH MIKE FLYNN THE COMMISSIONER FOR THE ELDERLY COMMISSION.

WE TALKED ABOUT HOW MANY ELDERS THAT OWN THEIR OWN HOMES, MULTI-UNITS THAT CHOOSE NOT TO RENT THEM.

DO WE TRY TO TRACK THERE'S VACANT UNITS THROUGHOUT THE CITY?

I KNOW THERE'S NUMEROUS ONES IN ALLSTON BRIGHTON.

>> I DON'T HEAR IT AS MUCH AS I USED TO BUT I HEAR SOME ELDERLY KEEP THEIR MULTI-FAMILY VACANT. WE'RE LOOKING AT WHETHER WE CAN PAIR UP GRADUATE STUDENTS WHO NEED HOUSING WITH ELDERLY PEOPLE WHO CAN USE INCOME AND HAVING A NONPROFIT BE THERE IN CASE SOMETHING GOES WRONG.

WE'RE LOOKING AT THAT MODEL BUT MAYBE WE CAN EXPAND THE RESEARCH PROJECT AND SAYING IF AN ELDERLY PERSON PROVIDE SUPPORT.

I THINK WITH THE RIGHT SUPPORT IT'S SOMETHING WE CAN LOOK AT.

>> I WOULD VENTURE TO GUESS IT'S HUNDREDS OF UNITS.

>> I WOULD GUESS HUNDREDS NOT THOUSANDS.

>> I ALWAYS THOUGHT THAT MAY BE AN AVENUE TO EXPLORE.

THE 36 UNDERGRAD STUDENTS IS A CITYWIDE NUMBER IN MY DISTRICT AND COUNCILOR ZAKIM'S DISTRICT AND WHEN YOU SAID WE NEED 6,000 BEDS.

IT BROUGHT TO MY MIND THAT BOSTON COLLEGE BROUGHT A PROPERTY, 2000 COM AVE FOR 550 BEDS AND RECENTLY FINISHED THE THOMPSON MOORE BUILDING FOR MORE BEDS SAY 1,050.

THEY ALSO KNOCKED DOWN OTHER BUILDINGS.

DID YOU FACTOR THAT OUT?

>> WE NETTED OUT THE PLUSES AND MINUSES BUT I DON'T KNOW IF YOU WANT TO SAY MORE ABOUT THE CALCULATION.

>> ANY UNDERSTANDING IS BOSTON COLLEGE PROPERTY ONE IS TEMPORARY UNTIL THEY FINISH SOME OF THE OTHER DEVELOPMENTS.

>> I WANT TO THANK YOU, CHIEF, AND YOUR TEAM FOR STICKING WITH THE 101 UNITS OF I BELIEVE LOW-INCOME VETERANS PREFERENCE HOUSING FOR THE BRIGHTON MARINE SITE FINALLY GETTING UNDERWAY IN ADDITION TO THE 60 UNITS ON CHESTNUT AVE THAT WILL BE BUILT --

>> ANY WEEK.

>> AND WE CELEBRATED NEW HOUSING FOR RESIDENTS IN NORTH BRIGHTON AREA.

AGAIN, I THINK IT'S ALL BALANCE AND I KNOW YOU'RE LOOKING AT ALL THE DIFFERENT SEGMENTS AND I BELIEVE WE'RE DOING A GOOD JOB OF DOING THAT.

JUST TO GET YOUR SENSE, WE KNOW BUILDING -- PROVIDING MORE SUPPLY IS IMPORTANT TO THE INCREASING PRICES.

WHAT ARE SOME OF THE OTHER THINGS WE'RE TRYING TO DO TO STABILIZE PRICES AND DO YOU HAVE A SENSE RIGHT NOW OF WHERE THE MARKET IS?

I READ RECENTLY IT LOOKED LIKE PRICES WERE STABILIZING IN A LOT OF NEIGHBORHOODS BUT IN PARTICULAR THEY MENTIONED ALLSTON BRIGHTON AS STILL GOING UP.

CAN YOU SPEAK TO THAT A LITTLE BIT.

>> I THINK WE'RE LOOKING AT EVERY FACTOR AND HOW THE VARIABLES ARE IMPACTING EACH OTHER.

YOU'RE RIGHT, WE'RE TRACKING THE PRODUCTION.

WE'RE TRACKING WHAT'S COMING ONLINE AND THE IMPACT IT'S HAVING ON THE HOUSING STOCK. FROM 2015 TO 2016 WE'VE SEEN THE

RENT LEVELS OF THE OLDER HOUSING STOCK -- HOUSING BUILT BEFORE 2011 BEFORE THE BOOM, WHAT IMPACT IS IT HAVING ON THE OLDER HOUSING STACK AND CITY RENTS HAVE COME DOWN BY 4% AND THAT'S A GOOD TREND.

IT'S NOT GOING TO SOLVE ALL OF OUR PROBLEMS BUT WE DID -- IT WAS GOOD TO SEE A DECREASE AND WE NEED TO CONTINUE TO BUILD. AND WE DO NEED TO CONTINUE TO BUILD BUT WE ALL KNOW THAT'S NOT GOING TO HOUSE A LOT OF OUR CONSTITUENTS.

THEY JUST DON'T HAVE THE MONEY EVEN FOR THE REDUCED MARKET-RATE RENTS.

WE NEED TO CONTINUE TO BUILD MORE AFFORDABLE HOUSING.

WE'RE DOING IT.

THE RESOURCES ARE LIMITED AND I THINK TAKES A LONG TIME FOR US TO GET TO THE STATE.

THE STATE WORKING WITH YOUR COLLEAGUE AND OPPONENT IS PASSING -- AND ONCE WE MAKE SURE PEOPLE ARE HOUSED, KEEPING THEM HOUSED.

BECAUSE THERE'S NOTHING MORE DISRUPTIVE TO A FAMILY THAN LOSING THEIR HARD-FOUGHT HOUSING.

IT'S A CONTINUUM.

SOMETIMES I GET DISCOURAGED WE WON'T LIFT THIS BEAST AND OTHER TIMES I FEEL WE HAVE IT ON THE RUN AND WE'LL BE OKAY.

I DON'T KNOW WHAT ELSE TO DO EXCEPT KEEP AT IT.

>> LET ME END BY THANKING, YOU RECENTLY, AND I SEE MICHAEL CAINE IN THE AUDIENCE AND WORKING WITH THE WAVERLY FOLKS THAT ALMOST GOT DISPLACED.

I'M GRATEFUL WE HAD A GOOD OUTCOME BUT WE ALWAYS HAVE TO REMAIN VIGILANT AND WHEN I CALL YOU OR BETH AT DND IT'S USUALLY AN URGENT NATURE.

I WANT TO THANK YOU BECAUSE YOU ALWAYS REPLY IN AN URGENT FASHION AND LET ME RECOGNIZE COUNCILOR ESSAIBI GEORGE.

>> THANK YOU, CHAIRMAN.
I WANTED TO SAY HOW PROUD I AM
YOU'VE INCLUDED MY OFFICE ON THE
CONTINUUM OF CARE.
THAT WORK IS TREMENDOUS AND
ELIZABETH FROM YOUR OFFICE AND
ALANA FROM MY OFFICE THE TWO OF
THEM WITH THE COUNCIL HAVE BEEN
GREAT AND I'M PROUD OF THE WORK.
THAT WE'VE BEEN ABLE TO DO.
I'M ESPECIALLY PROUD OF YOUR
WORK AND THE COUNCIL'S WORK TO
END VETERANS' CHRONIC
HOMELESSNESS AND KNOW THAT WORK
IS INCREDIBLY VALUABLE BUT
THERE'S BEEN A DECREASE IN THE
BUDGET AND CAN YOU SPEAK TO THAT
THE \$1.1 MILLION CONTINUUM OF
CARE BUDGET.
>> IT'S MORE OF A TIMING ISSUE
AND TECHNICALITY.
WE'RE NOT GUARANTEED THE FUNDING
IN FY18.
BUT WHAT YOU'RE SEEING IN THE
BUDGET KEEP IN MIND THE
ESTIMATES FOR THE GENERAL FUNDS
IS BASED ON INFORMATION WE HAD A
FEW MONTHS AGO WHEN WE SUBMITTED
THE BUDGET.
WE'LL BE COMING BACK TO YOU
SHORTLY WITH OUR OUR ACTUAL FY18
GRANT WHEN THE FUNDING IS
DETERMINED.
WE EXPECT IT TO BE LEVEL FUNDED.
CONTINUUM OF CARE IS A
COMPETITIVE GRANT WE'LL HAVE TO
APPLY FOR.
THE DECREASE IS MORE HAVING TO
DO WITH THE FACT THAT CONTINUUM
OF CARE CROSSES OVER FISCAL
YEARS.
WHEN WILL THE CITY BE NOTIFIED?
>> THEY HAVEN'T ANNOUNCED THE
FUNDING FOR THE NEXT ROUND.
WE EXPECT IT --
>> ONE START OR IN OCTOBER FOR A
START?
THE FUNDING WOULDN'T COME NEW
MEXICO
WOULDN'T COME UNTIL FEBRUARY AND
IT TAKES MONTHS TO DETERMINE THE
ALLOCATION AND FIND THE
FORMULAS.
WE'RE EXPECTING SOMEWHERE

BETWEEN JULY 5 AND 15 THAT WE'LL
GET THE ACTUAL ALLOCATION
AMOUNT.

>> AND YOU'LL HAVE TO COME HERE.

>> THAT'S GREAT CLARIFICATION.

AND IS IT RELATED ON THE WORK
FOR THE APPLICATION FOR THE
YOUNG AND YOUNG ADULT
APPLICATION THROUGH HUD?
THE MILLION DOLLARS WE DIDN'T
GET THAT GRANT.

THERE WERE ONLY 10 I THINK IN
THE COUNTRY GIVEN.

THEY SAID OUR APPLICATION SCORED
WELL AND THEY'D BE WILLING TO
WORK WITH US ON TECHNICAL
ASSISTANCE.

I THINK WE NEED TO LOOK AT WHAT
WE DO WITH UNCOMPANIED --
UNACCOMPANIED YOUTH AND OUR
CONVERSATION SHOULD BE HIGHER
AND HAVE AN EXTERNAL EXPERT TO
CONTINUE ON THOUGH WE DIDN'T GET
THE FEDERAL FUNDING.

>> WE DIDN'T GET THE FUNDING BUT
WE'VE BEEN PIT -- COMMITTED TO
THAT WORK?

>> I THINK WE NEED TO FORMALIZE
OUR PLAN.

WE'VE HAD LOTS OF GOOD DIALOG.
WE NEED TO FORMALIZE THE NUMBERS
OF UNACCOMPANIED YOUTH.

I'M PRETTY CONFIDENT WE HAVE
PLANNING MON TO GET THE WORK
DONE.

IT'S NOT GOING TO BE \$1 MILLION
BUT I THINK WE CAN COME UP WITH
AN UNACCOMPANIED YOUTH PLAN.

WE KNOW WE HAVE GAPS IN THE
SYSTEM AND HAVE A LOT OF GOOD
NON-PROFIT PROVIDERS

PROVIDERS.

THE SYSTEM ISN'T WHERE IT NEEDS
TO BE.

>> ONE OF THE MOST EXCITING

PIECES WAS THE FUNDING.

I HOPE WE'RE NOT GOING TO STEP
BACK FROM THAT COMMITMENT AT
ALL.

WE'RE GOING TO CONTINUE PUSHING
FORWARD ON THAT WORK WITH THE
SAME EXCITEMENT AS WE APPLIED

FOR THE GRANT.

>> I AGREE.

I'LL GET YOU A TIME LINE.

>> I KNOW THERE WERE A LOT OF PARTNERS EXCITED ABOUT IT. THERE'S A GROUP OF INDIVIDUALS WITH A TREMENDOUS AMOUNT OF RISK NOT YET ABLE TO BE SERVICED THROUGH OUR ADULT SHELTER SYSTEM AND THAT WORK.

>> AGREED.

>> AND IF WE CAN REALLY GET THEM AND CONNECT THEM WITH THE SOURCES THEY KNEAD NOW IT WILL SAVE THEM AS A CITY A LOT OF MONEY AND HELP THEM BE SUCCESSFUL.

THANK YOU, CHAIRMAN.

>> THANK YOU.

COUNCILOR BAKER.

>> HOW'S THE PROGRAM WORK?

>> IT'S AVAILABLE FOR FOR-PROFITS AND NON-PROFITS. WHAT HAPPENS IS ANY ENTITY INTERESTED IN WORK THE PROGRAM THEY COME IN AND WE UNDERWRITE THE ENTITY, ARE THEY GOOD MANAGERS, HAVE FUNDS, CAPACITY, EXPERIENCE, ETCETERA. WE DO A REVIEW OF THEM BEFOREHAND AND THEN THEY BRING PROJECTS TO US TO FUND AND IT'S A FAIRLY SHALLOW SUBSIDY BUT WE HAVE A LOT OF THE ORGANIZATIONAL UNDERWRITING UP FRONT.

>> WHEN YOU SAY SHALLOW FUNDING?

>> UP TO \$40,000 PER UNIT SO IT DIDN'T PROVIDE A DEEP SUBSIDY.

>> THANK YOU.

CAN YOU TALK ABOUT THE TAX CREDIT TO ENCOURAGE RENT REASONABLENESS.

IS THAT AT THE STATE HOUSE NOW?

>> IT IS.

>> AND WHAT'S THAT LOOK LIKE. WHAT WOULD OUR TAR AGAINST RENT BE TO BE REASONABLE TO GET THAT \$1500 IN CREDIT.

>> \$1500 PER UNIT.

THE FAIR MARKET RENTER PUBLISHED BY HUD IF PASSED I THINK THEY WOULD FILL OUT A SIMPLE FORM SHOWING WHAT THE RENTS WERE AND CERTIFYING WHAT THE RENTS WERE

UNDER THE FAIR MARKET PUBLISHED RENT.

>> COME BACK IN THE WAY OF INCOME TAX OR PROPERTY TAX?

>> INCOME TAX AND STATE.

>> OKAY.

AND ALSO BACK TO THE NHI, IS THAT AVAILABLE TO CITY WORKERS?

>> YOU MEAN TO PURCHASE THE HOMES?

>> YEAH, OR GET IN THE LOTTERIES OR --

>> YES.

AND I'M INTERESTED IN THE DEPARTMENTS THEY CAN'T WORK FOR.

>> AS LONG AS THEY'VE TAKEN THE FIRST-TIME BUYERS.

>> IF YOU HAVE CONSTITUENT OR CITY EMPLOYEES THAT DO WORK THEY MAY NEED TO SEE US AND THERE MAY BE A DISCLOSURE TO FILL OUT BUT THEY CAN WORK FOR DND.

>> BACK TO THE MARKET UNITS PART OF NHI, YOU SAID THOSE ARE NOT RESTRICTED.

SO A PERSON CAN LIVE THERE FOR FIVE YEARS AND THEN SELL IT ON THE MARKET?

>> THAT'S ABSOLUTELY RIGHT.

THEY DO HAVE TO BE OWNER OCCUPIED.

>> THE SELLER WOULD NEED TO SELL IT TO SOMEONE THAT WAS GOING TO OCCUPY IT?

THAT'S THE ONLY RESTRICTION?

>> THAT'S THE ONLY RESTRICTION.

>> OKAY.

THANK YOU.

THANK YOU, MR. CHAIRMAN.

>> GREAT.

THAT CONCLUDES THIS PORTION OF THE HEARING.

I'M GOING GO TO PUBLIC TESTIMONY.

I'D ASK FOLKS TO COME TO THIS MIC RIGHT HERE AND I'LL CALL SHERRY MILLS, RHONDA JACKSON, DENISE LAUREN, KASSY HURD.

>> MY NAME'S KASSY HURD I WANT TO THANK COUNCILORS ESSAIBI GEORGE, JACKSON, O'MALLEY AND FLAHERTY FOR PROPOSING THE RENTAL ASSISTANCE VOUCHER PROGRAM AND WE'VE HAD THE

SUPPORT OF COUNCILORS AND ADDRESSING THE NEED IN THE MAYOR'S HOUSING PLAN. HE'S STILL NOT FUNDED THE PROGRAM FOR SOME HOMELESSNESS AND THE PROGRAM HAS BEEN SUCCESSFUL IN D.C. AND THE PRESERVATION ACT IS ONE SOURCE OF THE PROGRAM BUT THE PROGRAMMING SHOULD BE INCLUDED IN THE CITY'S BUDGET THIS YEAR REGARDLESS THE INCOME NOT HERE YET.

I WANT TO MENTION THE FORMER PARTICIPANTS PROJECT SAFE HARBOR WHO WILL BE LOSING THEIR TRANSITIONAL PROGRAM JUNE 30. THE CITY HAS BEEN AWARE OF THE LOSS OF FUNDING FOR A YEAR AND A HALF BUT ONLY INFORMED THEM IN MARCH.

OVER A MONTH AGO WE GATHERED HERE AND TESTIFIED IN A MEETING HELD BY COUNCILOR JACKSON AND ESSAIBI GEORGE BUT SINCE NO MEANINGFUL ACTION HAS BEEN TAKEN TO PERMANENTLY HOUSE THEM WHICH WAS COMMITMENT THEN AND SOME HAVE RELAPSED, OTHERS HAVE RETURN TO JAIL AND ONE HAS LOST LONG-TERM PROGRAM AND ONE HAS REPEATEDLY BEEN HOSPITALIZED DUE TO DETERIORATING HEALTH CONDITIONS AND STRESS.

HE'S BEEN TOLD TO REDUCE THE STRESS IN HIS LIFE AND UNFORTUNATELY THAT'S NOT SOMETHING WITHIN HIS POWER. THE HEALTH OF A GENTLEMEN LIVING WITH HIV HAS BEEN DECLINING AND ONE HAD BEEN USING A CAIN AND HE NEEDS TO CARRY BOTTLES OF WATER ON HIS PERSON ALL THE TIME TO KEEP REFRIGERATED SINCE THEY ARE NO LONGER ABLE TO GO TO THEIR BEDS FOR REST.

I'VE SPENT SEVERAL MORNINGS WITH THEM BETWEEN 7:00 A.M. AND 9:00 A.M. SURROUNDED BY OTHERS HOMELESS.

SHELTERS ARE OPEN AND THEY'RE TOLD TO REMAIN IN THE HALLWAY STANDING OR IN THE CAFETERIA WHICH IS OFTEN BEING CLEANED.

WE LOOKED FOR HOUSING.
A FEW HAVE VOUCHERS BUT CAN'T
FIND ANYTHING BECAUSE THEY DON'T
MEET THE COST OF RENT.
WE'VE TRIED TO APPEAL TO THE
MAYOR AND SIGNED A PETITION, 48
SIGNED IT AND THERE'S NO LONGER
48 PEOPLE ENROLLED IN THE
PROGRAM.

AS I SAID MANY HAVE RELAPSED OR
RETURNED TO JAIL AND WE'VE ONLY
RECEIVED A VERY CANNED RESPONSE
THAT READ MORE LIKE A P.R. PIECE
FROM THE BOSTON PUBLIC HEALTH
COMMISSION THAT DIDN'T EVEN
ACKNOWLEDGE THE PEOPLE BEING
IMPACTED.

A CITY-FUNDED BUDGET VOUCHER
PROGRAM WOULD HOUSE THESE FOLKS
AND KEEP THE COMMITMENT MADE TO
THEM.

WITHOUT IT THEY WILL END UP
HOMELESS BACK IN THE EMERGENCY
SHELTER OR ON THE STREET.
THE PEOPLE THERE HAVE A MONTH
AND SOME CHANGE AND THAT'S NOT
ENOUGH TIME.

AS A CONSTITUENT I WOULD ASK YOU
TO SUPPORT THIS AS THE OTHER
COUNCILORS HAVE.

WE ALSO HAVE FOLKS WHO ARE
ELDERLY AND DISABLED WHO ON
MARCH 1 OF 2019 MAY END UP
HOMELESSNESS AND THIS DIRECT
OURS COMMUNITY AS WELL.

THANK YOU.

>> THANK YOU.

>> HI, I'M SHERRY KNOWLES.
I'M A MEMBER OF THE BOSTON
COMMITTEE AND FORMERLY HOMELESS.
I AM WORKING AT THE PROJECT SAFE
HARBOR AND FOLLOWING THEIR STORY
AND THEIR STRUGGLE TO MAINTAIN
THEIR LIVES AFTER THE CLOSURE OF
THEIR PROGRAM AND I WANT TO
THANK COUNCILOR JACKSON FOR
HIGHLIGHTING THEIR STORY BECAUSE
IT NEEDS TO BE TOLD.

I SIT HERE DURING THE COUNCILOR
HEARING ON THE PROGRAM AND
EXPLAINED THE REPERCUSSIONS OF
CLOSING THE PROGRAM AND A LOT OF
THAT HAS HAPPENED SADLY AND IT'S
SAD TO HEAR THEIR STORIES AND

HEAR MORE STORIES OF MEN
RELAPSING AND GOING BACK TO
JAIL.

THEY WERE PROMISED HOUSING AND
THEY'D BE RAPIDLY REHOUSED AND I
HAVEN'T SEEN THAT HAPPENING.
AS WAS STATED THE MEN HAVE
VOUCHERS AND ARE STRUGGLING TO
FIND HOUSING.

IT IS REALLY SAD FOR THEM
BECAUSE THEY CAN'T MAINTAIN
THEIR HEALTH BECAUSE OF THE
LIVING SITUATIONS OR THEIR
SOBRIETY.

THERE ARE PEOPLE USING DRUGS.
THEY'RE NOT GETTING ADEQUATE
HELP IN THE SHELTERS AND THEY'RE
IN A VULNERABLE SITUATION WHERE
THEIR LIVES ARE BEING
COMPROMISED AND IT'S SAD THE
CITY ISN'T DOING ENOUGH TO HELP
THESE MEN.

WE STATED THE RESPONSE IN THE
LETTER SENT TO THE MAYOR'S
OFFICE AND IT WAS A SAD LETTER
NOT EVEN ACKNOWLEDGING THESE MEN
ARE GOING THROUGH A HARD TIME
AND THEIR LIVES ARE AT RISK.
I URGE THE CITY TO BE MORE
RESPONSIVE AND SEE THAT THESE
MEN NEED MORE HELP.
AND THE PROGRAM WOULD HELP WITH
MORE HOUSING.

THERE'S BEEN A PROPOSAL PUT
FORTH AND THERE'S WAYS TO FUND
IT AND IT'S NOT BEING SUPPORTED
BY THE MAYOR.

PEOPLE I'VE MET WITH IN LARGE
DELEGATION AND WAYS TO FUND IT
WERE BROUGHT TO HIM AND HE IS
STILL FIGHTING IN THE BUDGET
SAYING THERE'S NO FUNDS.
WE NEED TO FIND A WAY TO FUND IT
AND GET HOMELESS OFF THE STREET
AND FIND A WAY TO GET MEN
STRUGGLING GOING BACK TO JAIL
WHO ARE LOSING THEIR JOBS, WHO
ARE AT THE LOWEST OF THE LOW IN
THEIR LIFE THEY WERE PROMISED
HOUSING.

MANY OF US WHO ARE HEAR TODAY
HEARD THEY WOULD RAPIDLY BEEN
REHOUSED.

IT'S NOT HAPPENING.

THEY'RE LIVES ARE BEING
COMPROMISED.
WE NEED THE CITY TO BE MORE
RESPONSIVE AND TAKE INTEREST.
IT'S SAD THE CITY ISN'T SEEING
IT AS MUCH OF A PROBLEM AND
BRUSHING IT OFF AS WE'RE DOING
THE BEST WE CAN.
WELL, THE CITY IS NOT DOING THE
BEST THEY CAN.
THEY COULD BE DOING MORE FOR
THESE MEN TO HELP THEM WITH
HOUSING AND MAINTAIN THEIR LIVES
AND NOT SPIRAL OUT OF CONTROL.
THAT'S WHAT WE SEE THEM DOING
GOING BACK TO WHERE THEY CAME
FROM^tW(
THEY'VE MADE IN TURNING THEIR
LIVES AROUND AND IT'S SAD TO SEE
THAT HAPPENING.
I WANT TO THANK YOU FOR ALLOWING
ME TO SPEAK TODAY.
I HOPE YOU WILL TAKE THIS IN
CONSIDERATION.
>> THANK YOU.
>> I WOULD LIKE TO PASS
SOMETHING ONTO ANY COLLEAGUES --
>> SURE.
>> THANK YOU COUNCILORS AND
THANK YOU FOR STAYING SO LONG
AND THANK YOU COUNCILOR CIOMMO
FOR HELPING THE LIVES OF THOSE
IN THE WAVERLILY APARTMENT.
I'M THE DIRECTOR OF THE MASS
ALLIANCE OF HUD TENANTS AND WE
WORK WITH THE SECTION 8
COMMUNITY THAT CAME UP WITH THE
PROPOSAL FOR A CITY-FUNDED RENT
SUBSIDY.
WE STARTED CALLING IT HOUSING
VOUCHER PROGRAM BUT THE REALITY
IS WE'RE PROPOSING A RENT
SUBSIDY PROGRAM THAT CAN BE USED
FOR VOUCHERS OR FOR
PROJECT-BASED RENTAL ASSISTANCE
THAT CAN GO TO THE CITIES THE
CITY IS GOING AND SECURE THE
LOW-INCOME COMPONENT.
THAT'S THE BIGGEST PROBLEM.
CAPITAL GRANTS FROM THE IDP OR
OTHER SOURCES OR EVEN THE CPA
ARE NOT SUFFICIENT TO LOWER THE
REPRESENTS BUT THE MAJORITY OF
PEOPLE IN THE CITY WHO NEED

HOUSING.

80% OF THE MEDIAN IS WAY ABOVE THE MEDIAN INCOME IN THE CITY OF BOSTON.

MOST PEOPLE ARE BELOW 35% OF THE MEDIAN.

SO YOU NEED TO HAVE A LOW-INCOME SUBSIDY COMPONENT WHETHER IT'S FROM THE FEDERAL SPACE OR CITY GOVERNMENT.

SO OUR PROPOSAL AND WE'D APPRECIATE COUNCILOR ESSAIBI GEORGE AND THE OTHER EIGHT COUNCILOR SPOKE TODAY THAT HAVE STRONGLY SUPPORTED THIS IDEA LAST YEAR AND THIS YEAR.

WE'VE WENT TO THE MAYOR.

A COALITION OF A WIDE VARIETY OF GROUPS AND MET WITH THE MAYOR IN JUNE AND SAID WE WOULDN'T INCLUDE IT IN LAST YEAR'S BUDGET BUT WOULD INCLUDE IT IN THE FISCAL '18 BUDGET AND THE REQUEST FOR THE PILOT PROGRAM IF WE COULD SHOW SUSTAINABLE FUNDING SOURCES.

AND ONCE MAKE A COMMITMENT TO SOMEBODY YOU DON'T WANT TO CUT THEM OFF THOUGH THE AVERAGE FEDERAL VOUCHER LASTS SEVEN YEARS SO IT'S NOT REALLY FOREVER.

THE PROGRAM WOULD RECYCLE TO NEW PEOPLE BUT IT SHOULD BE A SUSTAINABLE ITEM.

THAT'S CORRECT.

WE HAVE A COPY HERE WE PRESENTED TO THE MAYOR IN JANUARY THAT IDENTIFIED FIVE DIFFERENT WAYS TO DO THIS.

THREE OF THEM WE WENT INTO IN A SECOND MEETING WITH A MAYOR IN MARCH IT WAS THE 23rd IN MARCH. EXCUSE ME, THE 27th WE MET AGAIN.

WE WENT OVER THE SUSTAINABLE OPTIONS AND THE CITY OF BOSTON \$3 BILLION IS A SUSTAINABLE THING.

IF IT ISN'T WE'RE IN TROUBLE. THE CITY OF WASHINGTON, D.C. FUNDS THEIR RENT SUBSIDY PROGRAM IF THE REGULAR CITY BUDGET. THEY DON'T EARMARK ANYTHING.

THEY'VE BEEN DOING IT SINCE
2007.

THEY FUND \$37 MILLION A YEAR IN
A CITY BUDGET FOR THE SIZE OF
BOSTON.

OUR PROPOSAL IS MODELS ON THAT
AND WOULD HAVE THE SAME FEATURES
THE BHA WOULD ADMINISTER IT
GOING FOR NEW BUILDINGS OR
VOUCHERS.

THE VOUCHERS COULD PAY MORE AND
THERE'S LIMITS ON THE FEDERAL
VOUCHER AS YOU KNOW.

THAT COULD BE A RESOURCE ALSO.
THOSE PEOPLE ARE CURRENTLY
FACING THE STREET IN A FEW YEARS
WHEN THE SAFE PROTECTIONS END
THEY'LL BE OUT ON THE STREET AND
THERE'S 200 PEOPLE THERE.

THIS WOULD BE A SOURCE IF
ESTABLISHED COULD BE USED FOR
THOSE PURPOSE.

THE COUNCIL'S PILOT IS TARGETED
TO THE HOMELESS PEOPLE.

IT'S CALLED HOUSING FIRST
BECAUSE OF THE PEOPLE LIKE SAFE
HARBOR WHO WERE PROMISED BY THE
CITY IN APRIL WE WILL PROVIDE
HOUSING FOR YOU.

HUD CUT OFF THE MONEY BECAUSE IT
WASN'T HOUSING FIRST SO WILL
WE'LL PROVIDE HOUSING.

THE PROBLEM IS THERE ISN'T
HOUSING FIRST.

GIVING PEOPLE FIRST AND LAST
MONTH'S RENT WITH A MINIMUM WAGE
JOB IS NOT A SUSTAINABLE
COMMITMENT EITHER.

THE CITY NEEDS TO COME UP WITH
THE MONEY TO PROVIDE HOUSING
FIRST FOR THOSE 70 PEOPLE WHO
ARE GOING TO BE HOMELESS.
THEY'RE ALREADY RELAPSING AND
GETTING IN ACCIDENTS, LOSING
JOBS ALREADY BECAUSE OF THE
STRESS THE DEADLINE IS COMING UP
THEY'LL BE HOMELESS AGAIN.
PEOPLE IN RECOVERY WILL BE
THROWN INTO A SHELTER.

SO HERE'S A SOLUTION THE COUNCIL
HAS PRESENTED.

WE'D REALLY LIKE TO GET YOUR
SUPPORT FOR THIS COUNCIL BECAUSE
IT WOULD BE A WAY TO FIX THIS

AND PROVIDE HOUSING FOR THOSE
PEOPLE AND OTHER FEW HUNDRED
FAMILIES LIVING IN SHELTERS AND
COSTING THE CITY MILLIONS EACH
YEAR AS COUNCILOR GEORGE POINTED
OUT FOR TRANSPORTATION.
IF THEY HAVE HOUSING IN BOSTON
THEY'RE NOT GOING TO NEED THAT
TRANSPORTATION FROM MEDFORD.
IT'S A GREAT SOLUTION.
SO THE OTHER TWO SUSTAINABLE
THINGS WE EMPHASIZE WITH THE
MAYOR ONE IS THE COMMUNITY
PRESERVATION ACT.
IT WILL BE A SUSTAINABLE FUNDING
SOURCE.
THE HOUSING WILL BE IN THE \$14
MILLION, \$15 MILLION ANNUAL
RANGE.
WE'RE NOT ASKING FOR ALL OF
THAT.
JUST MAKE A PORTION AVAILABLE AS
A LOW-INCOME SUBSIDY TO BE
SUSTAINABLE.
THE MAYOR'S WAY OF THINKING
ABOUT IT WAS TAKE \$5 MILLION.
PUT IT INTO A FUND.
IT WOULD FUND VOUCHERS FOR X
NUMBER OF YEARS.
IT WOULDN'T FUND THAT MANY.
THAT'S CORRECT.
THE FEDERAL SECTION 8 PROGRAM,
THE ENTIRE PROGRAM IS FUNDED
ANNUALLY BY CONGRESS.
SO HUD MAKES COMMITMENT BY
CONTRACT.
FUNDS ARE AVAILABLE.
WE'LL FUND THIS BUILDING.
FOR EXAMPLE, THESE VOUCHERS.
BUT SUBJECT TO ANNUAL
APPROPRIATION.
SO THAT IS SUSTAINABLE AS LONG
AS THE BUDGET OR THE CITY IS
SUSTAINABLE.
SO IF THERE'S COMMUNITY
PRESERVATION ACT COMING, THAT'S
A SUSTAINABLE FUNDING SOURCE.
WE CAME UP WITH ANOTHER IDEA.
THE CITY IS BUILDING 3,000 --
400 LUXURY CONDOS AT MILLENNIUM
TOWERS.
ANOTHER 2,200 LUXURY CONDOS IN
YOUR NEIGHBORHOOD.
THEY'RE COMING ONLINE.

SELLING OVER \$1 MILLION EACH.
THE PROPERTY TAX REVENUE FOR ONE
UNIT AT \$1 MILLION IS \$10,400 A
YEAR, RIGHT?

THAT'S THE TAX RATE.

THAT'S ENOUGH TO SUSTAIN A
PROJECT-BASED SUBSIDY FOR A LOW
INCOME RENTER INDEFINITELY.
JUST THE 400 UNITS AT MILLENNIUM
ALONE IS ENOUGH TO FUND 30-SOME
LOW INCOME RENT SUBSIDIES
PERMANENTLY.

ALL THE ANY NEEDS TO DO IS EAR
MARK THE REVENUES FROM THE NEW
CONSTRUCTION OF CONDO AS ABOVE A
MILLION, JUST THOSE, OR A
PORTION OF THEM.

THEN YOU HAVE THE SUSTAINABLE
PROGRAM THAT CAN MEET THE NEEDS
OF THE CITY.

WE THINK IT'S POETIC JUSTICE.
THE LUXURY CONDOS ARE NOT TAKING
PRESSURE OFF THE MARKET.

THEY'RE DRIVING RENTS UP IN
NEIGHBORHOODS BECAUSE IT'S SUCH
A HIGH RANGE THAT OTHER OWNERS
REALIZE THEY CAN RAISE THEIR
RENTS, TOO.

THAT'S THE PART WITH THE NEW
LUXURY COMING IN.

THIS WOULD TAKE SOME OF THE
PRESSURE OFF BY MAKING SURE THAT
THE PEOPLE BEING DISPLACED BY
THE NEW DEVELOPMENT -- I DROVE
BY THIS NEW BUILDING IN FENWAY.
IT WAS ENTIRELY BUILT WITH
FOREIGN INVESTMENT PEOPLE.
PEOPLE BUYING THE ED-5 PEOPLES.
MARKETED IN CHINA TO BUY A VISA
TO GET PERMANENT RESIDENT TO
INVEST IN THE 12 BUILDINGS.
THE DEVELOPERS TAKING ADVANTAGE
OF THE MARKET.

THEY'RE NOT EVEN GOING TO LIVE
THERE.

BUT THAT'S GOING TO DRIVE UP
PRICES IN THE FENWAY.

SO LET'S TAP INTO THEIR TAXES
THAT THEY'LL BE PAYING AND MAKE
SURE THE RESIDENTS OF THE CITY,
THE PEOPLE THAT LIVE HERE, ARE
ABLE TO STAY.

THAT'S THREE RIGHT THERE.
COMMUNITY PRESERVATION ACT.

BUT THE MAYER CHALLENGED US, WE
WORKED VERY HARD.
WE HAVE 63 POLES COVERED.
TWO IN YOUR DISTRICT ALL DAY,
COLOR.
WE WORKED VERY HARD TO GET THAT
PASSED.
BECAUSE WE THAT AS A SOURCE THAT
SHOULD GO TO THE PEOPLE THAT
NEED IT THE MOST.
LOW INCOME RENTERS.
THAT'S WHO IS GETTING HURT THE
MOST.
THAT SHOULD BE THE PRIORITY OF
THE CPA.
WE'RE PART OF THE YBB COALITION.
WE SUPPORT YOUR RECOMMENDATIONS,
BY THE WAY, ON HOW TO SET UP
THAT FUND.
WE'RE GOING TO WORK WITH THEM ON
HOW THAT MONEY IS SPENT.
THE COUNCIL'S LETTER TO THE
MAYOR MENTIONED THE CPA AS ONE
SUSTAINABLE SOURCE.
WE RAISED THIS WITH THE MAYOR.
WE WENT INTO THIS.
WE DIDN'T ANSWER THAT POINT.
DOESN'T HAVE TO BE THAT WAY.
JUST A COMMITMENT OF RESOURCES
FOR THAT AMOUNT OF MONEY IN THE
BUDGET EACH YEAR JUST LIKE
WASHINGTON DOES.
WE WERE VERY DISAPPOINTED HE DID
NOT INCLUDE IT IN HIS BUDGET
REQUEST.
WE FEEL HE'S NOT -- AS HE PUT
IT, HONORED HIS COMMITMENT.
HE DID NOT HONOR HIS COMMITMENTS
TO INCLUDE IT TO IDENTIFY
SUSTAINABLE FUNDING.
SO WE'RE HOPING HE WILL CHANGE
HIS MIND.
WE NEED YOUR HELP TO PERSUADE
HIM.
MAKE THIS HAPPEN.
IN TIME TO PREVENT THE PEOPLE
FROM SAFE HARBOR FROM BEING
THROWN INTO THE STREETS OR A WET
SHELTER THAT WILL INDUSTRY THEIR
LIVES
>> ANYBODY ELSE THAT WISHES TO
TESTIFY?
SEEING NONE, I WANT TO THANK
EVERYONE IN ATTENDANCE TODAY FOR

THE DEPARTMENT OF NEIGHBORHOOD
DEVELOPMENT FISCAL 18 REVIEW.
THIS HEARING STANDS ADJOURNED.