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>> WE'RE HERE TODAY TO DISCUSS  
THE PETITION FOR A SPECIAL LAW  
ENACTING COMMERCIAL DEVELOPMENT  
TO BUILD HOUSING, CREATE JOBS.  
THIS HEARING IS BEING  
STREAMLINED ON BOSTON CITY  
COUNCIL AND REGARDING ON COMCAST  
CHANNEL 8, RCN 82 AND VERIZON  
1964.

DOCKET 0106 RESPONSIVE BY MAYOR  
WALSH.

THIS HOME RULE PETITION SEEMS TO  
PROVIDE THE CITY OF BOSTON WITH  
MAKING ADJUSTMENTS TO THE  
LINKAGE FORMULA, ELIMINATING THE  
RESTRICTION ON MAKING  
ADJUSTMENTS ONCE EVERY THREE  
YEARS.

THIS PETITION SEEKS TO CODIFY  
THE INCLUSIONARY POLICY INTO A  
ZONING CODE ALLOWING BOSTON TO  
MAINTAIN THEIR ABILITY TO SECURE  
OBLIGATIONS FROM PROJECTS  
REGARDLESS OF ZONING APPROVALS.  
SHOULD BE NOTED THIS PETITION IS  
PROPOSING AMENDMENTS ON CHAPTER  
665 OF THE ACTS OF 1956, AN ACT  
AUTHORIZING THE CITY OF BOSTON  
TO LIMIT BUILDINGS ACCORDING TO  
THEIR USE OR CONSTRUCTION TO  
SPECIFY DISTRICTS.

A DOCUMENT THAT HAS BEEN AMENDED  
SEVERAL TIMES SINCE ITS  
ENACTMENT LAST BEING IN 2001.

WE'RE ALSO JOINED BY LYDIA  
EDWARDS.

WE HAVE CHIEF DILLON, THE  
DIRECTOR OF D&D, TIM DAVIS, THE  
POLICY HOUSING MANAGER AT BPDA,  
ANOTHER DIRECTOR FROM THE OFFICE  
OF WORK FOR DEVELOPMENT AND THE  
SENIOR POLICY ADVISER AT THE  
BPDA.

GOOD TO SEE YOU, SENAL.

UNLESS MY COLLEAGUES HAVE  
OPENING STATEMENTS, WE CAN GET  
TO IT.

ANY QUESTIONS?

WE RECOGNIZE CHAIRMAN LYDIA FOR  
A BRIEF OPENING.

>> I WANT TO GO ON THE RECORD SAYING I COMMEND THE MAYOR AND I SUPPORT HIS GOALS WITHOUT A DOUBT FOR LINKAGE, THIS IS A WONDERFUL OPPORTUNITY TO TALK ABOUT HOW FAR WE SHOULD BE GOING WHEN WE GET THE POWER.

I'M HOPEFUL THE CITY GETS THE POWER TO UPDATE LINKAGE BEYOND THE THREE YEARS AND CERTAIN PERCENTAGE THAT IS PERMITTED.

I DON'T THINK THIS RECOMMENDATION GOES FAR ENOUGH THOUGH.

I THINK WHEN WE DO UPDATE NOT ONLY THE LINKAGE THAT WE SHOULD BE LOOKING AT ACTUAL NUMBERS TO BE PUT IN AND NOT JUST ASKING FOR POWERS TO IMPLEMENT THEM ONE DAY.

WE SHOULD BE ABSOLUTE IN THE ZONING AND ENSURING AS PART OF A ZONING ORDINANCE THAT THE PROCESS SHOULD BE BETWEEN THE MAYOR AND THE CITY COUNCIL AND WE HAVE A ROLE TO PLAY UPDATING THE LINKAGE AND THE BPDA THE LANGUAGE NEEDS THE MOST WORK. THE FINAL LEGISLATION WHEN WE GET THROUGH THAT, GET THROUGH THIS SHOULD INCLUDE NOT JUST -- SHOULD AUTHORIZE INCLUSIONARY DEVELOPMENT AND ZONING, NOT JUST INCLUSIONARY DEVELOPMENT POLICY, WHICH IS WHAT THE LANGUAGE IS PROVIDING FOR.

I WANT TO MAKE SURE THAT WE ARE SITTING THERE AND HAVE A PROCESS READY TO VOTE ON IBP INCREASES WHAT WE DON'T HAVE AND WHAT YOU'RE NOT ASKING FOR.

WHILE I SUPPORT THE END GOALS OF THIS PROPOSED LEGISLATION, I DON'T THINK IT GOES FAR ENOUGH OR INCLUDE ALL OF THE COMMUNITY OR THE COMMUNITY REPRESENTATIVES TO MAKE SURE WE HAVE A VOICE.

SO I WANT TO ALSO NOTE THAT WE AS A COMMUNITY, THE NEXUS REPORT COMMISSIONED BY THE MAYOR HAD WONDERFUL RECOMMENDATIONS THAT LOOKED AT INCREASING TO \$18 TO \$24.

SO I THINK WE'RE HEADED IN THE

RIGHT DIRECTION.

I THINK THERE'S A PLACE AND ROLE FOR THE CITY COUNCIL IN TERMS OF ZONING.

I WANT TO MAKE SURE WHAT IS PASSED OUT OF HERE INCLUDES THAT ROLE, THAT VOICE.

I LOOK FORWARD TO GETTING IT DONE.

>> THANK YOU.

I'M IN RECEIPT OF A LETTER FROM ED FLYNN, DISTRICT 2.

HE SAYS HE'S UNABLE TO ATTEND THE HEARING ON 1016, THIS IS AN IMPORTANT TO HAVE WITH THE CITY'S UNPRECEDENTED BUILDING BOON AND OUR NEED TO BUILD HOUSING THAT IS AFFORDABLE TO ALL RESIDENTS.

I'LL REVIEW THE TAPE WHEN IT'S AVAILABLE.

THANKS FOR YOUR LEADERSHIP, EDWARD M. FLYNN, DISTRICT 2.

SO WITH THAT, NO OTHER COLLEAGUES WILL BE JOINING.

I'LL TURN IT OVER.

A GOOD WELCOME AND THE STATE YOUR NAME AND AFFILIATION FOR THE RECORD AND YOU HAVE THE FLOOR.

>> THANK YOU, CHAIRMAN FLAHERTY, COUNCILLOR EDWARDS AND O'MALLEY.

I WORK AT THE BOSTON PLANNING AND DEVELOPMENT AGENCY AS A SENIOR POLICY ADVISER.

THANKS FOR THE OPPORTUNITY TO SPEAK WITH YOU TODAY.

WE ARE TALKING ABOUT THE ACT TO FURTHER LEVERAGE COMMERCIAL DEVELOPMENT TO CREATE JOBS AND INCLUSIONARY DEVELOPMENT.

OUR GOAL IS TO LEVERAGE BOSTON'S STRONG DEVELOPMENT MARKED TO INCREASE THE RESOURCES AND WORK FORCE DEVELOPMENT FOR BOSTON.

AS YOU MENTIONED, COUNCILLOR FLAHERTY, THIS PETITION IS SEEKING TWO MAJOR THINGS.

ZONING BY THE STATION SO WE CAN INCLUDE OR CODIFY OUR EXISTING INCLUSION DEVELOPMENT POLICY, IDEP INTO THE ZONING CODE AND TO AMEND THE LEGISLATION ON LINKAGE FOR THE COMMISSION TRENDS AND

ALLOW US TO HAVE MORE CONTROL  
OVER THE WAY THE PROGRAM IS  
APPLIED IN BOSTON.  
INDEPENDENT OF STATE  
LEGISLATION.

THE IDP WAS FIRST ESTABLISHED BY  
A MAYORAL EXECUTIVE ORDER IN  
2000.

THIS POLICY IS NOT CURRENTLY A  
PART OF ZONING AND ONLY  
TRIGGERED ON PRIVATELY OWNED  
LAND.

AS THE IDP WAS CREATED THROUGH  
AN EXECUTIVE ORDER, IT'S NOT  
PART OF THE CODE.

FOR THE LONG-TERM PRESERVATION  
OF THIS PROGRAM, WE'RE SEEKING  
THE STAY'S PERMISSION TO PUT THE  
IDP INTO ZONING.

OTHER MASSACHUSETTS CITIES AND  
TOWNS HAVE THIS POWER EDGE  
INCLUDING CAMBRIDGE AND  
SOMERVILLE AND WE'RE LOOKING TO  
DO THE SAME.

THE LINKAGE PROGRAM WAS CREATED  
AS A WAY TO CONTRIBUTE TO OUR  
CITY'S NEED FOR AFFORDABLE  
HOUSING AND WORK DEVELOPMENT.  
BOSTON'S LINKAGE PROGRAM BEGAN  
IN 1983 WITH \$5 PER SQUARE FOOT  
FOR HOUSING.

IN 1986, \$1 WAS ADDED FOR JOBS  
TRAINING.

AND WE'RE CONSTRAINED WITH WHAT  
WE CAN DO WITH THE PROGRAM.

PER THE CURRENT LEGISLATION, THE  
AUTHORIZING STATUTE AUTHORIZES  
BOSTON TO DO ONE THING THAT IS  
TO INCREASE LINKAGE EVERY THREE  
YEARS FOR RISING INFLATION.

SINCE THE PROGRAM'S INCEPTION IN  
1983, IT'S BEEN INCREASED BY  
\$4.03 AND THE LINKAGE RATE HAS  
INCREASED 78 CENTS.

THE LAST INCREASE WAS IN JULY  
LAST SUMMER WHEN WE INCREASED  
THE RATES TO 9.03 PER SQUARE  
FOOT FOR A TOTAL OF \$10.81 PER  
SQUARE FOOT.

TODAY BOSTON HAS JOB LINKAGE AND  
WE'RE PROUD OF THAT FACT.

BUT WE'RE LOOKING AT OTHER  
CITIES TO SEE WHAT WE CAN DO  
WITH LINKAGE.

BOSTON IS SEEKING GREATER FLEXIBILITY AND THE ABILITY TO MAKE ADJUSTMENTS TO THE FORMULA AS NEEDED.

I'LL TURN IT OVER TO THE CHIEF OF HOUSING TO TALK ABOUT THE IDP AND LINKAGE IN MORE DETAIL.

>> THANK YOU.

>> THANK YOU.

FOR THE RECORD, MY NAME IS SHEILA DYLAN, I'M CHIEF OF HOUSING FOR THE CITY OF BOSTON AND DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT.

THANK YOU FOR HOLDING THIS HEARING AND THE OTHER CITY COUNSELORS IN ATTENDANCE.

MY ROLE IS TO ONCE AGAIN REMIND US ALL, GO ON THE RECORD FOR HOW PRODUCTIVE THESE PROGRAMS HAVE BEEN.

I'LL DO IT VERY BRIEFLY.

I THINK A LOT OF YOU KNOW THIS, BUT IT'S GOOD TO REFRESH.

SINCE 1987, THE NEIGHBORHOOD HOUSING TRUST HAS AWARDED OVER \$197 MILLION TO 236 DEVELOPMENTS CREATING AND PRESERVING JUST SHY OF 13,000 AFFORDABLE UNITS IN OUR CITY.

IT'S A WELL-RUN PROGRAM AND IT'S A SOLID PARTNERSHIP BETWEEN THE CITY OF BOSTON TREASURY DEPARTMENT, THE BPDA AND THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT.

THE BPDA WORKS CLOSELY WITH THE DEVELOPERS TO DEFINE AND MEMORIALIZE THEIR OBLIGATION, THE CITY OF BOSTON TREASURY DEPARTMENT, COLLECTS THESE FUNDS AND THE NEIGHBORHOOD HOUSING TRUST STAFFED BY THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT MAKES THE FUNDING AWARDS TO WORTHY PROJECTS.

THE MAJORITY OF FUNDING IS AWARDED THROUGH VERY COMPETITIVE TRANSPARENT REQUESTS FOR PROPOSALS.

OCCASIONALLY THE BPDA NEGOTIATES A HOUSING CREATION WHERE A DEVELOPMENT, DEVELOPER TAKES HIS OBLIGATION AND PROVIDES IT

DIRECTLY TO A PROJECT BUT ONCE AGAIN THE NEIGHBORHOOD HOUSING TRUST AND THE BPDA NEEDS TO APPROVE THOSE TRANSACTIONS. I'M HERE TO SAY THAT LINKAGE IS WELL-RUN AND BEEN VERY PRODUCTIVE.

LIKE-WISE, THE INCLUSIONARY DEVELOPMENT POLICY IS ALSO A RELATIVELY NEWER PROGRAM, BUT IT'S ALSO BEEN VERY PRODUCTIVE. ONE THAT WE WANT TO MAKE SURE CONTINUES TO BE SO.

SINCE ITS INCEPTION, THE BPDA PROGRAM HAS RESULTED IN 4,000 NEW UNITS OF AFFORDABLE HOUSING, 2,500 WERE DIRECTLY PRODUCED BY MARKET RATE DEVELOPERS IN THE FORM OF ON SITE OR OFF SITE.

LAST YEAR, TIM DAVIS FROM THE BPDA AND THE BPDA RELEASED A REPORT YESTERDAY THAT SHOWED LAST YEAR 546 UNITS OF BELOW MARKET HOUSING WERE COMPLETED AND AVAILABLE TO -- FOR LOW INCOME AND MODERATE INCOME FAMILIES AND INDIVIDUALS. ANOTHER 800 UNITS ARE IN CONSTRUCTION.

WHAT IS AMAZING ABOUT THIS PROGRAM IS, ALMOST 2,600 UNITS ARE BEING CREATED IN MANY DOWNTOWN NEIGHBORHOODS WHERE WE DON'T HAVE A LOT OF OPPORTUNITY TO CREATE AFFORDABLE HOUSING AT NO COST TO THE CITY.

IT'S ALSO WORTH MENTIONING THAT WE HAVE COLLECTED FUNDS THROUGH THE IPD POLICY AND THOSE MONEYS HAVE BEEN PUT TO GOOD USE.

1,400 ADDITIONAL AFFORDABLE HOUSING UNITS REACHING LOWER INCOMES HAVE BEEN PRODUCED. SO THESE ARE TWO VERY GOOD PROGRAMS.

WHILE WE'RE VERY INTERESTED IN ENHANCING AND EVALUATING, THEY HAVE SERVED THE CITY OF BOSTON VERY WELL.

THANK YOU.

>> THANK YOU.

>> GOOD MORNING.

MY NAME IS TREN NGUYEN.

I'M FROM THE MAYOR'S WORK FORCE

DEVELOPMENT PROJECT.

THANK YOU, MICHAEL FLAHERTY, FOR CHAIRING THIS HEARING AND THANK YOU, COUNCILLOR O'MALLEY AND COUNCILLOR EDWARDS FOR COLLABORATING AS WELL.

MY NAME IS TREN NGUYEN AND I'VE HAD THE PLEASURE OF SERVING MAJOR WALSH SINCE JANUARY 2014. MANY OF YOU KNOW THE OFFICE OF WORK FOR DEVELOPMENT WAS FORMERLY KNOWN AS THE OFFICE OF JOBS AND COMMUNITY SERVICE.

WE HAVE WORKED WITH STAKEHOLDERS, COMMUNITY REPRESENTATIVES AND RESIDENTS TO TRANSFORM THE AGENCY TO AN EDUCATION, CAREER PATHWAY AND JOB TRAINING AGENCY FOR YOUNG ADULTS AND FOR ADULTS IN BOSTON. ANNUALLY OUR AGENCY GIVES OUT \$14 MILLION TO ABOUT 100 JOB TRAINING AGENCIES SERVING BOSTON'S RESIDENTS ANNUALLY. WE ALSO DEVELOP POLICIES AND PROGRAMS THAT PROMOTE EQUITY AND ACCESS SO ALL BOSTONIANS CAN PARTICIPATE IN THE ECONOMIC VITALITY OF THE CITY.

PART OF OUR AGENCIES WORK IS SERVING 15,000 RESIDENTS AND 761 EMPLOYERS ANNUALLY.

THE NEIGHBORHOODS JOBS TRUST HELPS COMPLIMENT THESE FUNDS AND LEVERAGES PARTNERS AND CORPORATE DONATIONS AND GRANTS AT THE SAME TIME.

DEVELOPED IN 1983 AS YOU HAVE HEARD MY COLLEAGUES SPOKE ABOUT, NJT HAS RECEIVED \$37.8 MILLION TO FUND EDUCATION AND WORK FORCE TRAINING FOR BOSTON RESIDENTS.

CURRENTLY IT'S CHARGED AT 1.78 SQUARE FOOTAGE AND THAT IS PAID INTO THE LINKAGE AND LU NEIGHBORHOODS JOBS TRUST.

THE MJT INVESTMENTS TO WORK FORCE DEVELOPMENT ECOSYSTEMS THROUGHOUT THE CITY ARE COMMUNITIES PARTNERS LEVERAGE ABOUT 500 MILLION OF ADDITIONAL INVESTMENTS FROM FEDERAL, STATE GRANTS, FOUNDATION GRANTS AND CORPORATE SPONSORSHIPS.

THESE INVESTMENTS CREATE A TALENT PIPELINE FOR GROWTH, INDUSTRY IN HEALTHCARE, I.T., HOSPITALITY AND SOCIAL SERVICES. WITH THE TIGHT LABOR MARKET, WE'RE SEEING WAGES AND QUALITY JOBS FOR THESE PLACEMENTS INCREASING THE LAST FIVE YEARS UNDER MAYOR WALSH.

FOR EXAMPLE, LAST YEAR, THE AVERAGE WAGE ON NJT JOB PLACEMENTS WAS \$15.23, ABOVE THE LIVING WAGE.

72% OF THESE JOBS HAVE EMPLOYER SPONSOR BENEFITS SUCH AS HEALTHCARE, RETIREMENT BENEFITS AND HOMEOWNERSHIP ASSISTANCE. WITH CONTINUED AND INCREASED NJT INVESTMENTS, THIS TREND WILL GROW.

SPECIFIC EXAMPLES OF GROWTH TO THE COMMUNITIES AND PARTNERS INCLUDE MAYOR WALSH'S TUITION-FREE COMMUNITY COLLEGES.

SINCE ITS LAUNCH IN 2016, TFCC HAS ENROLLED 300 STUDENTS WITH AN AVERAGE RATE OF 71%.

MEANING THEY'RE LIKELY WILL BE ON TIME FOR GRADUATION AND COMPLETION.

THIS IS ABOVE THE NATIONAL AND STATE AVERAGES.

93% OF THE STUDENTS ARE STUDENTS OF COLORS WITH THE AVERAGE GPA OF 2.8% AND ALL OF THEM ARE LOW INCOME FROM NEIGHBORHOODS THROUGHOUT BOSTON THAT ARE HARDEST TO REACH.

WE ALSO FUND GREAT PROGRAMS LIKE COMMUNITY SERVINGS, WHICH OFFERS A 12-WEEK COOKING AND LIFE SKILLS TRAINING PROGRAM THAT ALLOWS PARTICIPANTS TO PRODUCE 2,000 MEALS A DAY FOR CRITICALLY ILL.

SO YOU CAN SEE THE CHECK TRICKLE EFFECT OF THE NJT.

THEY ALSO HAVE 100% GRADUATION RATES AMONG EMPLOYEES WITH 72% JOB PLACEMENT RATES.

WE ALSO INVEST IN GREAT SCHOOLS LIKE THE NORTH BENNETT VOCATIONAL STREET SCHOOL, PARTICULARLY IN THE TWO TRADES



KNOWN AS LOCK SMITHING AND  
CARPENTRY.

OUR INVESTMENT LAST YEAR  
SUPPORTED 10 BOSTON LOW INCOME  
RESIDENTS THAT ARE UNEMPLOYED  
AND UNDEREMPLOYED.

THE SCHOOL HAD 100% GRADUATION  
RATE WITH 75% JOB PLACEMENT RATE  
WITH AN AVERAGE OF \$18 AN HOUR.

AS YOU CAN SEE, THE NEIGHBORHOOD  
JOBS TRUST HAS A VERY GREAT  
IMPACT ON OUR COMMUNITY AND OUR  
RESIDENTS AS WELL.

THANK YOU FOR YOUR TIME.

I'M HERE TO ANSWER ANY QUESTIONS  
YOU MAY HAVE.

>> THANK YOU.

ANY ADDITIONAL AT THIS TIME?

VERY GOOD.

THANK YOU TO THE  
ADMINISTRATION'S PANEL.

THIS IS AN ISSUE I'M EXTREMELY  
FAMILIAR WITH.

THIS WAS ONE OF THE FIRST  
LEGISLATIONS WHEN I CAME HERE TO  
INCREASE THE LINKAGE FORMULA.

THEY HAVE NOT BEEN GIVEN A LOST  
OF LIVING.

17 YEARS WENT BY AND NOT  
ADJUSTING IT FROM THE INITIAL  
ENTRY BACK IN 1983.

SO FORTUNATELY THE COUNCIL  
WORKING WITH THE ADMINISTRATION  
WAS ABLE TO GET AN ADJUSTMENT.

SO WE KNOW HOW IMPORTANT AND  
VITAL THIS IS, THE CREATION OF  
AFFORDABLE HOUSING AND OUR  
PRECIOUS WORK FORCE DEVELOPMENTS  
FUNDS.

I HAVE A FEW QUESTIONS OUT OF  
THE GATE.

BRA DOING BUSINESS AS THE BPDA  
COMMISSION ADD STUDY IN 2016.

WHAT HAS BEEN THE REACTION FROM  
THE REAL ESTATE DEVELOPMENT  
COMMUNITY AS WELL AS THE HOUSING  
AND JOB TRUST COMMUNITY IN TERMS  
OF WHAT THE RESULTS OF THAT  
NEXUS STUDY BROUGHT FORTH?

>> SO I THINK YOU'RE REFERRING  
TO THE STUDY THAT WAS RELEASED  
IN 2016.

>> YES.

>> AND IT WAS RELEASED BY A

PROFESSOR IS AT MIT.  
THAT STUDY IS BEING COMPLETED.  
IT'S NOT ON THE WEBSITE SINCE IT  
WAS PRODUCTIONED.  
IT'S A DRAFT STUDY.  
WE'RE LOOKING TO COMPLETE THAT  
STUDY.  
WE'RE ASKING STAKEHOLDERS TO  
TAKE A LOOK AT IT, TAKE A LOOK  
AT THE -- ALL THE INPUTS THAT  
CARL IS LOOKING AT AND COMPLETE  
THAT STUDY AT THIS POINT.  
>> VERY GOOD.  
I THINK FROM THE REAL ESTATE  
DEVELOPMENT COMMUNITY, I KNOW IT  
WORKS FOR THEM, A DEGREE OF  
PREDICTABILITY AND HAVING THAT  
PREDICTABILITY ALLOWS THEM --  
THEY'RE PUTTING THEIR TEAM  
TOGETHER AND REALIZING THAT THEY  
HAVE TO ADHERE TO CERTAIN IDP  
ISSUES OR LINKAGE FUNDS.  
SO I WOULD LOVE TO SEE --  
THERE'S ANOTHER DOCKET, 0134,  
SPONSORED BY MY COLLEAGUE HERE.  
SO WHEN YOU DO A COMPARE AND  
CONTRAST, ONE THING I WOULD LIKE  
TO SEE IN EITHER OR BOTH, ALMOST  
LIKE A SLIDING SCALE.  
BECAUSE THAT GIVES DEVELOPER AS  
DEGREE OF PREDICTABILITY.  
RIGHT NOW WE HAVE ANYTHING OVER  
100 SQUARE FEET THAT OPENS THE  
DOOR FOR SOMEONE TO BE CUTE AND  
COME IN LIKE 95,000 SQUARE FEET.  
I THINK SOME HAVE BEEN PLAYING  
THAT GAME WHEREAS IF WE HAD  
SOMETHING THAT WAS FOR 30 SQUARE  
FEET, 40,000, 50, 60, 70, WE  
CAPTURE A LOT THAT GETS CAUGHT  
IN THE 100,000 SQUARE FEET.  
I KNOW THAT IN THE PROPOSAL AND  
DOCKET 016 B, ARE YOU EXCEPTING  
THE FIRST 100,000 SQUARE FEET  
AND KEEPING THE EXEMPTION  
OPEN -- IT SEEMS TO IMPLY IN  
SECTION 9, IF YOU LOOK AT THE  
DOCUMENT, SECTION 9 STATES THAT  
THE ZONING COMMISSION SHALL  
DETERMINE THE VALUE AND SHALL BE  
MEASURED ON A BASIS OF DOLLAR  
DEVOTED TO THE USES AND  
EXCESSIVE AMOUNTS BY THE ZONING  
COMMISSION DEVOTED TO EXACTION

USES.

THAT IMPLIES THE 100,000 SQUARE  
FOOT THRESHOLD HAS BEEN LIMIT  
NATED.

MY CONCERN IS THE HOCUS POCUS  
PART IS AND WE NEED TO HAVE A  
DEFINED DEGREE OF PREDICTABILITY  
FOR EVERYBODY.

FOR EVERYBODY.

I WOULD LOVE TO SEE LIKE A  
SLIDING SCALE.

IF YOU'RE A 10,000 FEET, IT'S X.

IF YOU'RE 10, 20 -- JUST LEAVING  
IT TO THE DISCRETION OF SOMEONE  
IN THIS BUILDING TO -- GOES BACK  
TO HOW IT USED TO WORK HERE.

IT WAS MORE ABOUT WHO YOU KNEW  
AND WHO YOU HIRED AND WORKED AND  
NAVIGATED AND GAMED THE SYSTEM.

I'D LIKE TO SEE SOMETHING REALLY  
TIGHT AND TRANSPARENT IN THAT  
SECTION.

THAT'S JUST FOOD FOR THOUGHT.

I TAKE IT TO SECTION 9.

WE'RE GOING TO ELIMINATE THE  
100,000 SQUARE FEET AND LEAVE TO  
IT THE WHIM OF THE ZONING  
CONDITIONS?

>> CURRENTLY THE THRESHOLD IS  
100,000.

WE'RE LOOKING AT ALL OPTIONS.

>> IS THERE AN OPPOSITION TO  
HAVING A SLIDING SCALE?

STARTING AT PICK A NUMBER.

SAY IT'S 30,000 SQUARE FEET.

SO 30,000 TO 100,000.

A SLIDING SCALE.

ANYTHING OVER 100,000 IT'S, YOU  
KNOW, X, Y AND Z.

>> I THINK WE HAVE TO LOOK AT  
THE OPTIONS.

WE'RE JUST BEGINNING THE PROCESS  
AND GETTING FEEDBACK.

>> WE'RE ABLE TO CAPTURE A LOT.  
WE'RE PLAYING THE GAME AROUND  
100,000 SQUARE FEET.

I DON'T WANT IT TO BE HOCUS  
POCUS.

THAT SENDS THE WRONG MESSAGE TO  
THE INVESTMENT COMMUNITY.

MAKING A COMMITMENT TO THE CITY.  
SO DEVELOPER A GETS A TREATMENT  
AND DEVELOPER B GETS ANOTHER  
TREATMENT.

WE'RE BACK WHERE WE WERE WHERE  
IT'S WHO YOU KNOW AND WHO YOU  
HIRE.

THE CAKE IS BAKED BASICALLY.  
I DON'T WANT TO GO BACK THERE.  
I KNOW THIS ADMINISTRATION  
DOESN'T WANT TO GO BACK THERE.  
FROM DAY ONE, IT'S BEEN  
INCLUSIVE AND ALLOWING MORE  
FOLKS TO COME TO THE TABLE.  
THE WAY IT'S WORKING NOW IS A  
LOT BETTER THAN WHAT IT WAS.  
I DON'T WANT TO REVERT BACK  
THERE AND HAVE IT BE AT WHIM OF  
WHO YOU ARE AND -- BAD FOR  
BUSINESS.

>> I AGREE.

THE IDP AND THE PROGRAM UNDER  
THE WALSH ADMINISTRATION HAS  
BEEN WELL.  
EVERYBODY KNOWS WHAT THE RULES  
ARE.

THERE'S PREDICTABILITY.

IT'S NOT NEGOTIATED.

WE'RE IN FULL AGREEMENT WITH  
YOU.

>> OKAY.

AT SOME POINT, SOMEONE FORWARD  
THE LIST, THIS IS MAKING ITS WAY  
THROUGH THE PROCESS.

THERE'S SOME PROJECTS THAT HAVE  
ALREADY BEEN FILED PRIOR TO THIS  
BEING FILED.

SO I GUESS WE'RE CALLING THEM  
GRANDFATHERED.

IF I CAN GET AN ENTIRE LIST OF  
THE EXEMPT PROJECTS THAT WERE  
ALREADY IN THE PIPELINE PRIOR TO  
DOCKET 0106, I THINK THAT IS A  
MATTER OF BASIC FAIRNESS AND  
FULL DISCLOSURE, WHO IS IN THE  
PIPELINE AND WHO HAS BEEN  
ASSESSED AND THEN THIS WAS  
FILED.

WE'RE SEEING SOMETHING SIMILAR  
WHERE FOLKS WERE ON THE  
MEDICINAL SIDE OF THE HOUSE AND  
GOT THE LETTER OF NONOPPOSITION.  
THERE'S A NOMAN'S LAND RIGHT NOW  
BECAUSE THERE'S A SHIFT IN  
CHANGE WHEN RECREATIONAL  
STARTED.

I DON'T WANT TO SEE THE  
SITUATION WHERE SOMEBODY IS DOWN

THE ROAD, THEY HAVE A DEGREE OF PREDICTABILITY, PUTTING THEIR PRO FORMA TOGETHER AND IT'S LIKE OOPS, YOU DIDN'T HEAR ABOUT THIS?

YEAH, SORRY.

THAT WOULD SET A BAD TONE.

AND THEN IT'S BASED ON CPI.

THE DATA FROM THE NEXT NEXUS STEADY HERE POINTS OUT THE TINY ADJUSTMENTS HAVE NOT BEEN CONSISTENT OVER THE YEARS.

THE LAST ADJUSTMENT WAS MADE.

IT'S \$1.78 FOR -- TOTALLING \$10.

81.

THAT WAS FIVE YEARS AGO.

SO IF WE'RE BASING IT ON A THREE-YEAR LOOK BACK, HOW CAN WE LET THE FIVE YEARS -- THE TWO OR THREE YEARS SLIP BY.

>> THANK YOU FOR THE QUESTION.

THE LINKAGE HAS INCREASED SIX TIMES SINCE ITS INCEPTION.

DEPENDING ON HOW THE MARKET IS DOING, THE MARKET WAS NOT DOING GREAT IN THE 2007-12.

WE'RE MAKING SURE WE'RE NOT IMPACTING THE DEVELOPMENT MARKET IN SOME WAY.

BUT NOT INCREASING LINKAGE IN THE COMMERCIAL, WE WERE NOT ABLE TO PUT A GREATER BURDEN ON THE DEVELOPMENT.

THERE WAS AN INCREASE IN 2002.

THAT WAS A CATCH-UP FOR THE YEAR THAT WE MISSED BETWEEN 86 AND 2000.

THERE WAS AN INCREASE IN 06, 2013 AND 2018.

SO WE HAVE BEEN KEEPING UP WITH THE INCREASES, ESPECIALLY SINCE 2002.

>> GOT YOU.

AND IT'S GOTTEN BETTER.

SINCE 2000, WE HAVEN'T SEEN AN ADJUSTMENT SINCE 1983.

IT WAS CREATED UNDER THE FLYNN ADMINISTRATION.

IT WAS ALLOWED TO STAY AT 1983 NUMBERS AND 2000, WHICH WAS A LITTLE OVER THE TOP.

OKAY.

THANK YOU.

THAT'S IT FOR ME NOW.

MY COLLEAGUE, CITY COUNCIL LYDIA EDWARDS.

>> THANKS FOR COMING.

WALK ME THROUGH IF THIS PASSES THE PROCESS FOR ASSUMING THAT WE HAVE THE FLEXIBILITY.

SO NOW THE ADMINISTRATION HAS THIS POLICY.

YOU HAVE THE POWER TO ADJUST.

TELL ME THE POWERS THAT YOU WOULD IMMEDIATELY HAVE.

>> SO WHAT WE'RE ASKING FOR, ASKING FOR THE FLEXIBILITY TO INCREASE LINKAGE, AT LEAST MARKET CONDITIONS.

WE'RE LOOKING AT THE THRESHOLD.

AS YOU MENTIONED, IT'S A 100,000 SQUARE FOOT THRESHOLD.

WE'RE LOOKING AT THE TIMING OF THE PAYMENTS.

CURRENTLY THE NHT DOLLARS HAVE A SEVEN-YEAR TIME FRAME.

WE'RE LOOKING AT SHOULD THERE BE A FEE FOR THE RATES.

YOU KNOW, HOW THE CITY IS DOING AND WHAT OTHER CITIES DO, SHOULD ADJUSTMENT BASEBALL MADE ANNUALLY.

SO WE'RE LOOKING AT THE OPTIONS CURRENTLY TO SEE WHAT MAKES SENSE FOR US.

AS COUNCILLOR FLAHERTY MENTIONED, TRANSPARENCY IS KEY.

WE'RE LOOKING AT WHAT MAKES SENSE.

WE WOULD LIKE TO MAKE THOSE DECISIONS, YOU KNOW, BASED ON WHAT WE SEE IN BOSTON.

>> THOSE ARE ALL GREAT.

IF I UNDERSTAND, YOU WANT THE FLEXIBILITY, FOR THOSE DECISIONS TO BE MADE IN HOUSE IN BOSTON AS OPPOSED A PETITION TO GET THE ADJUSTMENTS.

SO THE ABILITY TO HAVE THAT CONVERSATION ABOUT THE THRESHOLDS THAT WE'RE GOING TO HAVE, WITH THE 100,000 SQUARE FEET OR NOT, THE TIMING OF THE PAYMENTS, IF IT'S SEVEN YEARS OR NOT, THE AMOUNT PER SQUARE FOOTAGE, ALL OF THAT.

THIS WOULD ALLOW FOR THE ADMINISTRATION TO HAVE THAT

POWER?

>> SO I'M WANTING TO MAKE SURE  
THEN -- I'M GOING TO GET A  
HYPOTHETICAL.  
SO THE ADMINISTRATION SAYS NOW  
WE WANT LINKAGE TO BE \$9, \$12  
PER SQUARE FOOT.  
IF THIS PASSES, THE  
ADMINISTRATION WOULD PROPOSE  
THAT TO THE ZONING COMMISSION?

>> CORRECT.

>> AND THE ZONING COMMISSION  
WOULD VOTE ON IT.  
SO I GUESS MY CRITICISM OF THAT  
PROCESS, I THINK THE CITY  
COUNCIL HAS A ROLE TO PLAY IN  
THAT CONVERSATION.

I THINK THE CITY COUNCIL SHOULD  
BE ABLE TO PROPOSE TO HAVE --  
THROUGH ORDINANCE, TO UPDATE AND  
ALSO HAVE INFLUENCE ON THOSE  
CONVERSATIONS.

I UNDERSTAND, YOU KNOW, YOUR I  
DON'T KNOW ISN'T NECESSARILY TO

INCREASE.

WE'RE THE ONES THAT IS GETTING  
THE PHONE CALLS.

I'D LIKE TO SEE THE PROCESS  
INCLUDE THE CITY COUNCIL AND  
HAVE AN UP OR DOWN VOTE ON THIS  
PROCESS AS WELL.

WHEN I THINK OF THIS GOAL, WHICH  
I COMPLETELY AGREE WITH, SO  
EVERYTHING THAT YOU WANT TO HAVE  
IN CONTROL AND EVERYTHING THAT  
WE SHOULD BE ASSESSING, THERE'S  
NO OPPOSITION FOR ME ON THAT.

I CAN'T SUPPORT A PROCESS THAT  
EXCLUDES THE CITY COUNCIL IN  
THOSE VITAL DECISIONS AND ALLOWS  
US TO PUSH OR MOVE ALSO FURTHER  
MAYBE THAN YOU WANT TO GO OR  
CONTRACT.

IF THERE'S MEMBERS THAT THINK  
WILL HURT DEVELOPMENT.

SO IN TERMS OF THE GOALS, WE  
NEED MORE MONEY IN THE JOBS  
TRUST.

WE NEED MORE MONEY IN THE  
NEIGHBORHOOD HOUSING TRUST.

I CAN'T SEE HOW AS A CITY  
COUNCIL WE CAN SUPPORT A PROCESS  
THAT FURTHER EXCLUDES US FROM

THAT CONVERSATION.

>> I WOULD ADD COUNCILLOR, TOO, THAT RIGHT NOW WE'RE -- WE HAVE EMBARKED ON A VERY THOROUGH PROCESS LOOKING AT BOTH POLICIES CAN JOB ADVOCATES, AFFORDABLE HOUSING ADVOCATES AND THE DEVELOPMENT COMMUNITY IN A TRANSPARENT, THOUGHTFUL WAY. THOSE MEETINGS HAVE BEEN REALLY GOOD, THEY'VE BEEN VERY PRODUCTIVE, AND I THINK THEY'RE ALSO GOING TO YIELD A LOT OF GOOD INPUT AS WE LOOK AT THIS POLICY.

>> AGREED.

I'M CONCERNED ABOUT THE PUBLIC DEBATE AND THE DISCOURSE AND THE BACK AND FORTH AND THE ABILITY TO HAVE THAT WHEN DEALING WITH -- SAY WE WANT \$24 A FOOT OR OTHER CITY COUNCILS TO BE ABLE TO PUSH WITH A DIRECT VOTE THEIR INCLUSIONARY POLICY, AND THEY CAN DO THAT IN OTHER CITIES.

SO WE'RE AT THE TABLE TO TALK ABOUT HOW WE'RE CHANGING PROCESS.

MY TWO CENTS IS THAT THE PROCESS NEEDS TO INCLUDE US AND LEADERSHIP AS WELL.

>> ANY OTHER QUESTIONS?

ON THE METRICS OF THAT, USING THIS OPPORTUNITY, LOOK AT THE DIFFERENTIAL BETWEEN THE HOUSING FUNDS AS WELL AS THE JOB CREATION FUNDS, REALIZING WE'RE IN A GLOBAL ECONOMY AND LOTS OF COMPANIES LOOKING TO COME HERE, BUT YET SORT OF OUR RESIDENTS, OUR CITIZENS ARE NOT GETTING PLUGGED INTO THOSE GOOD JOBS. ON THE AFFORDABLE HOUSING STUFF, WE NEED TO IDENTIFY LIKE WHO IS DOING A REALLY GOOD JOB AT IT. WHO IS DOING THE JOB TRAINING, WHO IS KICKING BUTT ON THAT FRONT, PUTTING PEOPLE INTO HOMES.

WE TAKE THIS OPPORTUNITY TO GIVE IT A THOROUGH ASSESSMENT.

IF THERE'S ORGANIZATIONS THAT ARE NOT CUTTING THE MUSTARD, WE



HAVE TO HAVE A FRANK  
CONVERSATION WITH THEM.  
WE SHOULD WRAP OURSELVES AND THE  
ORGANIZATIONS AND THE OUTFITS  
THAT ARE DOING IT BETTER THAN  
ANYBODY FROM THE JOB TRAINING  
AND JOB PLACEMENT SIDE.  
PLACEMENT IS HUGE.  
YOU CAN GO THROUGH A JOB  
TRAINING PROGRAM.  
IT'S A WASTE OF EVERYONE'S TIME.  
HOW ARE WE TRACKING THAT DATA?  
YOU KNOW, WHO IS GETTING THE  
GOLD STAR, WHO WE WANT TO  
CONTINUE TO SEND PEOPLE TO AND  
WHO IS GOING TO CUT THE MUSTARD  
ANYMORE.  
BEEN AROUND FOR A WHILE.  
MAILING IT IN A LITTLE BIT.  
MAY NOT HAVE SORT OF THE PLUG-IN  
POWER ANYMORE.  
I THINK THIS IS A REAL IMPORTANT  
OPPORTUNITY FOR US TO CALL  
PEOPLE FORWARD AND TO GRADE  
THEM.  
AND TO HAVE METRICS ASSOCIATED  
WITH THAT FUNDING.  
YOU KNOW, COULD BE A GREAT  
PERSON, COULD BE AROUND A LONG  
TIME.  
IF THEY'RE INEFFECTIVE AND NOT  
PLUGGING PEOPLE INTO THESE  
OPPORTUNITIES, TIME FOR THEM TO  
MAYBE THINK ABOUT DOING  
SOMETHING ELSE.  
LET'S EMBRACE THOSE THAT ARE  
DOING IT BETTER THAN ANYBODY.  
THIS IS AN IMPORTANT MOMENT FOR  
US.  
SAME WITH HOUSING.  
THERE'S SOME THAT DO IT BETTER  
THAN OTHERS.  
WE'RE AT A CRITICAL JUNCTURE  
WHERE IT'S MORE IMPORTANT TO  
CREATE AFFORDABLE HOUSING AND  
GET ROOFS OVER THEIR HEAD.  
I'LL DEFER TO YOU ON WHERE IS  
THE METRICS AND CAN THAT DATA BE  
PROVIDED AS WELL.  
CAN THE COUNCIL GET A LOOK AT  
WHERE THE SORT OF JOB TRAINING  
PROGRAMS AND WHAT IS THEIR  
SUCCESS RATE AND WHERE ARE ALL  
THE AFFORDABLE HOUSING

ORGANIZATIONS AND WHAT IS THEIR SUCCESS RATE.

I THINK IT'S TIME TO STEP UP.

>> SO I THINK THAT'S A REALLY IMPORTANT QUESTION AND COMMENT. SINCE MAYOR WALSH TOOK OFFICE IN 2014, WE RECREATED A MORE TRANSPARENT PROCESS.

WE CREATED AN ANNUAL RECORD THAT TRACKS WHO WE FUND AND HOW WE FUND AND SPECIFIC MEASUREMENTS AND THE KINDS OF JOB TRAINING THAT HAS EVIDENCE-BASED PRACTICES ON GROWTH, INDUSTRIES THAT ARE TIED TO LABOR MARKET DATA.

SO FOR INSTANCE, YOU CAN'T -- IT'S NOT THAT WE DON'T SUPPORT IT BUT IT WOULD NOT BE SUCCESSFUL IF YOU WERE TO APPLY FOR A TRAINING PROGRAM IN THE MANUFACTURING INDUSTRY JUST PAUSE WE DON'T HAVE JOBS IN THAT SPACE.

SO WE DO FUND MORE GROWTH JOB INDUSTRIES AND HOTEL HOSPITALITY, NOT NECESSARILY LOW WAGE JOBS, BUT JOBS THAT ALLOW FOR UPWARDS MOBILITY AND WAGE PROGRESSION AT THE SAME TIME, FLEXIBILITY IN HOURS AND ALSO EMPLOYER SPONSORED BENEFITS. WE ALSO FUND, YOU KNOW, JOB TRAINING AND HEALTHCARE, NOT NECESSARILY ENTRY JOBS IN THE HEALTHCARE SECTORS, BUT HOW DO WE GET LOWER WAGE JOBS UP THE LADDER AND HOW DO THOSE TRAINING DOLLARS HELP GRADUATES AND LOW WAGE WORKERS OBTAIN THESE CERTIFICATIONS SO THAT THEY CAN OBTAIN THOSE JOBS.

YOU'RE ABSOLUTELY RIGHT THAT WE ACTUALLY MOVED AWAY FROM A JOB -- A RAPID JOB PLACEMENT MODEL AND MORE INTO LOOKING AT JOB -- QUALITY JOBS.

WE'RE LOOKING AT WHAT IS BEING OFFERED TO THE GRADUATES AND IN WHICH INDUSTRIES, AND THEN WE TRACK THEM OVER THE PLACEMENT AND ALSO SIX MONTHS AT THE SAME TIME.

NOW, I THINK YOUR COMMENT AROUND

SHIFTING FROM LEGACY FUNDING INTO NEWER PROGRAMS OR BEST PRACTICE ONES IS A GOOD ONE. WE HAVE BEEN WORKING TOWARDS THAT IN THE LAST 4 1/2 YEARS, WHICH IS WHY YOU'VE SEEN THE WAGES AND THE PROGRAMS THAT WE FUNDED HAVE BEEN A LITTLE BIT, YOU KNOW, MORE OF IN THE SPACE OF UPWARD MOBILITY FOR CAREER PATHWAYS RATHER THAN JUST LOW ENTRY LEVEL JOBS.

BUT WE HAVE ALL OF THAT INFORMATION ON OUR WEBSITE TO MAKE IT TRANSPARENT AND WE HAVE IT ANNUALLY AS WELL.

>> I WOULD CONCUR WITH THE MAJOR ON THAT, THE LEGACY PLUS THE ONES THAT ARE COMING OUT OF THE GATE.

I KNOW WE HAVE SOME OF MY FRIENDS FROM THE HOTEL WORKER'S UNION HERE.

THEIR TRAINING PROGRAM IS PHENOMENAL FROM DAY ONE AND THEY MAKE SURE THAT THEY'RE TRACKING THOSE FOLKS RIGHT INTO A REAL-LIFE OPPORTUNITY AS WELL AS, YOU KNOW A CAREER.

YOU GET COMPANIES LIKE AMAZON AND G.E. AND REEBOK AND INSURANCE COMPANIES.

THEY'RE ALL COMING TO BOSTON TO TAP INTO THE INTELLECTUAL CAPITOL.

LOTS OF JOBS FLOWING WITH THAT. THIS IS I GUESS A MESSAGE TO THE LEGACY JOB CREATION FOLKS.

IF THEY'RE NOT AHEAD OF THE CURVE ON THAT FRONT, YOU KNOW, WE'RE GOING TO MISS OUT ON A HUGE OPPORTUNITY FOR OUR RESIDENTS.

IF THAT ECONOMIC OPPORTUNITY IS NOT TRICKLING OUT INTO OUR NEIGHBORHOODS, IF YOU'RE IN THE MISSION HILL HOUSING DEVELOPMENT OR THE D STREET PROJECTS AND YOU'RE LOOKING UP THE STREET AND YOU CAN JUST SEE ALL OF THE BUILDINGS COMING OUT OF THE GROUND AND YOU HAVE NO SENSE OF CONNECTION OR HOPE AND OPPORTUNITY TO ANY OF THE JOBS

SHORT OF THE MAIL ROOM, THAT'S A PROBLEM.

SO I THINK THAT -- FROM THESE VERY PRECIOUS DOLLARS, WE NEED TO BE WISE IN TERMS OF WHERE WE'RE SPENDING THEM, TYPES OF TRAINING PROGRAMS AND THE PLACEMENT AND MAKING SURE THAT IS HOW WE WILL ALLOW FOLKS TO RISE UP AND ALSO TO HELP THEM TO GET INTO WAGES WHERE THEY'RE ABLE TO SUSTAIN THEMSELVES AND FAMILIES TO PAY THE RENTS THAT WE'RE SEEING IN OUR CITY.

I APPRECIATE YOUR ATTENTION TO DETAIL ON THAT.

IF WE CAN HAVE SOME TYPE OF METRIX SURROUNDING THE JOB TRAINING AND JOB PLACEMENT PIECE OF THIS, IT'S GOING TO BE A BIGGER TEST AND MAY BE CHALLENGING FOR SOME FOLKS TO REALLY BRING THEIR A GAME BUT THAT'S WHAT WE NEED IN A GLOBAL ECONOMY.

WE'RE JOINED KNOW BY COUNCILLOR FRANK BAKER.

>> WHY NOT -- I'M GOING TO ASK TWO QUESTIONS AND YOU CAN ANSWER.

MY FIRST IS WHY NOT ADOPT NUMBERS.

SINCE YOU'RE DOING FOR IT, GOING FOR THE ADDITIONAL POWER TO ALLOW FOR, WHY NOT ADOPT NUMBERS THAT CAN BE A BASELINE AND ALLOW FOR CERTAIN KIND OF INCREASES AUTOMATICALLY GOING FORWARD? IF YOU'RE GOING TO GO FOR IT, WHY NOT ASK THAT AND INSTEAD OF THE POWER TO GET THE NUMBERS NUMBER 1.

NUMBER 2, I'M CONCERNED ABOUT THE PREDICTABILITY IS SOMETHING THAT WE -- ESPECIALLY THAT WE'RE CONCERNED ABOUT WITH NOW WE HAVE SUFFOLK DOWNS.

IT'S A 20-YEAR PROJECTS, FIVE PHASES.

THERE'S A CERTAIN AMOUNT OF PREDICTABILITY THAT THAT WOULD WANT.

SO IF THIS PASSES, WOULD THEY BE BASED OFF THE CURRENT LINKAGE

FOR THE NEXT 20 YEARS THEY KEEP THAT RATE DESPITE THE FACT THAT YOU MAY BE INCREASING LINKAGES, WHICH I HOPE WE DO?

THIS IS SOMETHING SO MASSIVE THAT WE WOULD LIKE TO SEE INCREASED BASELINES GOING IN. EVEN IF A DRAWN-OUT PROJECT GOES THROUGH, WE AT LEAST KNOW WE'RE GETTING MORE IN TERMS OF INCOME PER SQUARE FOOTAGE.

SO ESSENTIALLY ONE, WHY NOT PUT SOME NUMBERS IN HERE AND THEN TWO, BASED A OFF THE NEXUS STUDY AND THEN TWO, WHAT ARE YOU GOING TO DO WITH THE PROJECTS THE NEXT TWO YEARS ASSUMING THIS PASSES?

>> I'LL TAKE THE SECOND QUESTION FIRST.

AS WE MENTIONED, THE LINKAGE IS IN OUR CURRENT ZONING AND THE RATE THAT YOU PAY, THE LINKAGE YOU PAY IS TIED TO THE DATE THAT YOU APPLY FOR ZONING RELIEF.

SO IF YOU LOOK AT THE CODE, IT'S -- THE SIMPLY VERSION IS THE RATE THAT YOU PAY, THE LINKAGE RATE IS TIED TO THE TIDE YOU START BECAUSE IT'S IN THE ZONING CODE.

THAT'S THE FIRST QUESTION.

THE SECOND QUESTION IS WE'RE LOOKING AT EVERYTHING AT THIS POINT.

AS SHE MENTIONED, WE'RE IN THE PROCESS OF TALKING TO DEVELOPERS, JOB APPLICANTS, HOUSING APPLICANTS, WHERE PREDICTABILITY COMES UP.

WE LIKE PREDICTABILITY.

WE UNDERSTAND THAT.

SO WE'RE LOOKING AT OPTIONS RIGHT NOW AND WE'RE -- WE NEED TO -- WE'RE IN THE PROCESS OF GETTING INPUT RIGHT NOW.

BUT NOT IN THIS DRAFT.

I'M CURIOUS WHY IN THIS YOU DIDN'T PUT ANY NUMBERS TO START WITH.

I UNDERSTAND AND I APPRECIATE AND I THINK IT'S VITAL THAT YOU'RE HAVING CONSTANT CONVERSATIONS WITH ADVOCATES AND FOLKS.

I'M CRITICAL OF THE ULTIMATE  
PROCESS THAT IS BETWEEN YOU GUYS  
AND THE ZONING COMMISSION,  
THAT'S ANOTHER COMMENT.  
I AM -- MY CONCERN OR NOT EVEN  
CONCERN, I'M WONDERING WHY YOU  
DIDN'T START WITH A BASELINE  
INCREASE OR JUST SAY WE'RE  
STARTING HERE AND IT'S AUTOMATIC  
INCREASES STARTING HERE AND GO  
FORWARD WITH YOUR CONVERSATIONS  
AND HAVE THE FLEXIBILITY YOU  
WANT AND THE ANNUAL OR QUARTERLY  
OR WHATEVER ELSE YOU WANTED TO  
DO?

WHY NOT START WITH SOMETHING?

>> I CAN TRY.

THE NEXUS STUDY HAD SOME SMALL  
AMOUNT OF ANALYSIS OF WHAT  
DEVELOPMENTS ACTUALLY COULD  
SUSTAIN AND STILL BE VIABLE.  
IT WAS NOT THOROUGH ENOUGH.  
THE BPDA WITH IDP AND LINKAGE  
HAVE HIRED CONSULTANTS TO  
INDEPENDENTLY LOOK AT HOW MUCH  
WE CAN EXTRACT FROM DEVELOPMENT  
BEFORE THEY DON'T WANT TO BE  
HERE OR IT'S NOT FINANCIALLY

VIABLE.

BUT RIGHT NOW THAT WORK IS  
ONGOING.

IT'S IMPORTANT THAT WE GET THAT  
NUMBER RIGHT AND WE DON'T JUST  
PUT A NUMBER IN.

BECAUSE MY CONCERN IS THAT BOTH  
PROGRAMS HAVE BEEN SO PRODUCTIVE  
BECAUSE WE'VE BEEN VERY  
THOUGHTFUL ABOUT THE NUMBER AND  
I DON'T -- WE DON'T WANT TO RUSH  
PUTTING A NUMBER IN THAT MAY NOT  
BE VIABLE.

SO I REALLY WOULD RATHER, YOU  
KNOW, HAVE THE AUTHORITY AND  
THEN WORKING WITH EVERYONE,  
INCLUDING DEVELOPMENT COMMUNITY,  
FIND THE NUMBER THAT WILL CREATE  
THE MOST AMOUNT OF AFFORDABLE  
HOUSING AT THE SAME TIME ALLOW  
DEVELOPMENT TO CONTINUE.

>> SO LET ME JUST SUMMARIZE.

THE RESPONSES BECAUSE IT'S STILL  
BEING STUDIED, WHAT YOU THINK IS  
A THEIR APPROPRIATE BALANCE THAT

HAS PREDICTABILITY AND ASSURES DEVELOPMENT TO ALLOW FOR THE PROGRAM TO BE A SUCCESS.

AND THEN WITH REGARDS TO THE SECOND COMPONENT -- SORRY.

I'M SO SORRY.

THEY'RE BASICALLY GOING TO GET THE LINKAGE PAYMENT THAT THEY SIGNED UP FOR WHEN THEY SEEK ZONING RELIEF.

>> IT APPLIES TO ZONING RELIEF, THAT'S THE CODE.

>> THAN YOU, COUNCILLOR.

CHAIR RECOGNIZES FRANK BAKER.

>> THANK YOU.

GOOD MORNING, EVERYBODY.

HOW ARE YOU TODAY?

>> VERY GOOD.

>> SO DO WE NOT CURRENTLY PUT ANY DOLLARS TOWARDS MANUFACTURING TRAINING?

>> IT'S NOT THAT WE DON'T.

IT'S THAT WHEN WE HAVE AN RFP OUT, WE ASK FOR LABOR MARKET DATA THAT SUGGESTS THAT, YOU KNOW, TRAINING HAS TO BE TIED TO A JOB AT THE END OF THE DAY.

WHILE THE RESTRICTION FOR NEIGHBORHOOD JOBS TRUST IS TO SUPPORT AND FUND JOB TRAINING FOR LOW TO MODERATE INCOME BOSTON RESIDENTS, WE DO HAVE A GEOGRAPHICAL RESTRICTION ON WHERE THE JOB IS.

SO FOR EXAMPLE, YOU CAN HAVE A MANUFACTURING I.T. JOB TRAINING PROGRAM THAT IS EVIDENCE-BASED AND THE PLACEMENT SHOWS THAT YOU CAN PLACE THE GRADUATES INTO GOOD-PAYING JOBS AT THE END OF THE DAY IS WHAT WE FUND.

THOSE JOBS DON'T HAVE TO BE IN BOSTON BUT IN THE REGIONAL AREA. SO FOLKS CAN GET TO.

>> DO WE SPEND ANY DOLLARS ON THE TRADE PLUMBING, CARPENTRY, ELECTRICAL?

>> YES, WE ACTUALLY DO.

WE PROVIDE A SIGNIFICANT AMOUNT OF TRAINING INTO BUILDING PATHWAYS, OPERATION EXIT, WHICH WORKS WITH THE CRIMINAL JUSTICE SYSTEM, IT'S A TRAINING PROGRAM THAT PROVIDES JOB READINESS,

TECHNICAL BLUEPRINT TRAINING,  
BASIC MATH, ENGLISH AND  
PREPARATION INTO ANY OF THE 13  
TRADES IN THE CARPENTERS.

THAT'S IN ADDITION --

>> HOW MUCH DO WE GIVE TO THOSE  
TWO -- ARE THEY --

>> SO WE PROVIDE FOR THOSE TWO  
FUNDING AGENCIES, WE PROVIDE  
ANYWHERE BETWEEN 300,000 TO  
600,000.

BUT IT ALL DOESN'T COME FROM  
NEIGHBORHOODS JOBS TRUST.

ONE OF THE SUCCESSFUL CRITERIA  
FOR AN NJT GRANT IS THAT YOU CAN  
LEVERAGE OUR DOLLARS WITH OTHER  
FEDERAL CORPORATE FUNDS AND  
OTHER FUNDS --

>> SO THESE DOLLARS, WE'RE ABLE  
TO LEVERAGE YOURS --

>> CORRECT.

WE HAVE A \$50,000 GRAND AND THEY  
WOULD LEVERAGE \$200,000 OR  
\$300,000 FROM OTHER GRANTS.

WE ALSO HAVE USDOL GRANTS AND  
STATE DOLLARS IN WHICH WE FUND  
THE TRAINING PROGRAM AS WELL.

>> SO ARE THEY -- THE UNIONS,  
THE TRADE UNIONS, THE ONLY PLACE  
RECEIVING DOLLARS FOR THAT TYPE  
OF TRAINING?

>> ACTUALLY YOUTH BUILD IS  
ANOTHER AGENCY, AND WE WORKED  
WITH THEM ON THE FIRST  
REGISTERED STATE APPRENTICESHIP  
PROGRAM INTO GREEN MAINTENANCE  
WITH WIND PROPERTIES AS AN  
EMPLOYER.

WE ALSO FUNDED AND REGISTERED  
THE FIRST EMT, WHICH IS THE  
EMERGENCY MEDICAL TECHNICIANS  
APPRENTICESHIP INTO THE EMT  
DEPARTMENTS AS EMPLOYERS.

THEY'RE NOT THE TRADE --

>> WHERE DO THEY GET THAT ACTUAL  
TRAINING FOR THAT EMT TRAIN  
SOMETHING.

>> WE CO-DESIGN IT WITH THE EMT  
INSTRUCTORS.

>> EMT -- SO WHERE DO THEY GO?  
WHERE DOES THE TRAINING HAPPEN?  
WHERE IS EMT?

>> AT 1010 MASS AVE.

>> OKAY.



HOW MUCH IS IN THE -- HOW MUCH DO WE HAVE IN THE NEIGHBORHOOD TRUST NOW?

THE JOBS TRUST.

>> SO IT FLUCTUATES DEPENDING ON THE PAYMENT SCHEDULE.

THERE'S TWO PAYMENT SCHEDULES.

THE FIRST ONE IS -- SO WE LOOK AT DIF AGREEMENTS TO PROJECT HOW MUCH THE INCOME OF THE NEIGHBORHOOD JOBS PROCESS IS, SIX MONTHS TO 1 YEAR, 1 1/2 YEARS.

HOW THE PAYMENT STRUCTURE WORKS, THE FIRST PAYMENT IS DUE WHEN THE BUILDING PERMIT IS PULLED. THE SECOND PAYMENT IS DUE AT THE ANNIVERSARY OF THE FIRST PAYMENT.

SO IT WORKS DIFFERENTLY THAN THE HOUSING TRUST FUND.

>> SO WHEN THEY RECEIVE THEIR PERMIT AND A YEAR AFTER THAT.

>> YES.

>> ON THE ANNIVERSARY.

>> YES.

SO GIVEN THAT STRUCTURE, SIR, WE HAVE APPROXIMATELY ANYWHERE BETWEEN 1.2 MILLION TO 2.2 MILLION A YEAR.

SO WE HAVE AN RFP --

>> THAT WE SPEND EVERY YEAR, WE'LL SPEND 1.5 MILLION A YEAR ON JOB TRAINING.

>> YES.

THAT IS IN ADDITION TO STATE, FEDERAL AND OTHER FOUNDATION FUNDS THAT WE HAVE. WHEN A TEAM COMES INTO THE CITY, THEY WANT TO DO BUSINESS WITH BOSTON AND THEY HAVE A PROJECT THEY WANT TO GET THE PROCESS DONE WITH.

I ASSUME THEY'RE ASKING FOR THE LAY OF THE LAND AND THEY WANT TO KNOW THAT VERY FIRST MEETING WHAT ARE THIS OBLIGATIONS.

WE WANT TO GET MOVING BUT IN ORDER TO DO THAT, WHERE DO WE START.

I WOULD ASSUME THAT CONVERSATION WAS PROBABLY THAT VERY FIRST CONVERSATION, THIS FEE, THAT FEE BECAUSE THEY'VE GOT TO SORT OF PUT THEIR PAPERWORK TOGETHER.

IS THAT HOW IT WORKS WHEN  
SOMEONE WALKS IN THE DOOR AND  
THEY SAY HEY WE BOUGHT THIS  
PARCEL AND WE'D LIKE TO DO THIS  
AND WOULD LIKE TO GET STARTED  
KIND OF LIKE WHAT ARE OUR  
OBLIGATIONS.

MAYBE THAT MAY NOT BE THE BEST  
QUESTION.

THAT MAY BE SOMETHING BEST  
SUITED --

>> YOU THINK WITH ARTICLE 80  
PROCESS.

AS PART OF THAT ARTICLE --  
PREFILE THAT WOULD COME IN  
BEFORE THEY SUBMIT THEIR -- AT  
THAT POINT -- THIS IS A PARCEL  
OF LAND WE WOULD LIKE TO DEVELOP  
X, YZ.

THE OBLIGATIONS, WHAT KIND OF  
IMPACT WOULD WE HAVE VERY EARLY  
INPUT ACROSS THE CITY, WHAT  
THEIR THOUGHTS ON THE PARCEL.  
THE OBLIGATIONS LINKAGES IS IN  
THE CODE SO THAT'S  
NON-NEGOTIABLE.

IF YOU WERE A COMMERCIAL  
DEVELOPMENT -- YOU WOULD BE  
LAYING LINKAGE -- SO THAT'S AN  
OBLIGATION, A REQUIREMENT.  
REQUIRED TO SIGN AND EXECUTE A  
DEATH AWE GRAM BEFORE THEY GET  
ZONING RELIEF FROM THE ZONING  
COMMISSION SO IT IS A  
REQUIREMENT THAT'S  
NON-NEGOTIABLE.

IT'S AN OBLIGATION.

IDP, WE TALKED ABOUT THAT AS  
BEING POLICIES AND EXECUTIVE  
ORDER FOR RESIDENTIAL  
DEVELOPMENT THAT REQUIRES ONLY  
RELIEF BECAUSE ALWAYS IN THOSE  
MEETINGS AS WELL AND WE WANT TO  
MAKE SURE THEY UNDERSTAND THAT  
THIS IS AN IDP OBLIGATION FOR  
PROJECTS THAT I KNOW THAT  
REQUIRES ZONING RELIEF.

SO YES, ABSOLUTELY WE DO TALK TO  
DEVELOPERS AT MEETINGS AND  
THROUGHOUT THE PROCESS AS TO  
WHAT THEIR OBLIGATIONS ARE.

>> SO IT'S FAIR TO SAY LESS  
MOVING PARTS THE BETTER,  
CORRECT.

>> FOR THE RECORD, I'M TIM DAVIS  
THE HOUSING POLICY MANAGER AT  
THE BPDA.

IT'S VERY IMPORTANT WE LET  
DEVELOPERS KNOW UP FRONT WHAT WE  
EXPECT FROM THEM FROM THE  
DEVELOPMENT POLICY.

SO WHEN THEY ARE IN THOSE  
PREFILE MEETINGS, EITHER I  
ATTEND OR I MAKE SURE I CONNECT  
WITH THE PROJECT MANAGER ON THAT  
PROJECT BEFOREHAND SO THEY KNOW  
WHAT THE BASE OBLIGATION IS.

AND THEN OBVIOUS ME IF IT'S, THE  
IDP IS MORE COMPLEX IN TERMS OF  
HOW IT'S DEFINED IN THE LINKAGE  
SO OBVIOUSLY IF IT'S A LARGER  
PROJECT SOMETHING COMPLEX I'M  
THERE AT THE TABLE.

AND SOME DEVELOPERS DO CALL ME  
IN ADVANCE WHEN THEY ARE  
THINKING ABOUT BUYING A PIECE OF  
PROPERTY AND WHAT MIGHT BE THEIR  
OBLIGATIONS.

I WISH THEY DID THAT MORE  
BECAUSE THEN THAT'S PROVIDING  
THEM, THAT CLARITY UP FRONT BUT  
BECAUSE WE ARE APPLYING THE  
POLICY AS EVENLY AS POSSIBLE  
ACROSS THE BOARD WHEN THERE'S AN  
EXCEPTION WE'VE GOT A PROCESS  
FOR THAT AS WELL THAT'S  
DIFFERENT FROM WHAT THE PREVIOUS  
ADMINISTRATION DID.

I THINK THERE'S A LOT MORE  
CONSISTENCY NOW THAN THERE USED  
TO BE.

>> SO THEN BY REMOVING SORT OF  
ASKING FOR CONDITIONAL USE  
PERMIT VARIANCE AS THE QUALIFIER  
FOR CONTRIBUTION IDP.

YOU DON'T THINK THAT CREATES ANY  
CONCERNS.

AGAIN THIS IS FROM THE  
DEVELOPMENT SIDE OF THE HOUSE  
WHERE YOU'RE SAYING DEGREE  
PREDICTABILITY, TRY TO MINIMIZE  
THE MOVING PARTS, IF YOU WILL.  
BUT IN 01/06, THE ASK IS OF THE  
HOME RULE PETITION WE WOULD BE  
REMOVING ASKING FOR CONDITIONAL  
USE PERMIT IN A VARIANCE AS A  
QUALIFY FOR THE CONSULTANT  
BUYING IDP.

>> THAT WILL MAKE IT MORE CONSISTENT.  
WE'LL BE SETTING POLICIES AS WE HAVE BEFORE WHETHER IT'S DONE WITH A TRANSPARENT PROCESS. WE'D HAVE TO PASS IT FOR THE ZONING COMMISSION BUT IN TERMS OF APPLYING THOUGH POLICIES THAT WILL BE VERY CONSISTENT AND MUCH MORE CONSISTENT WHEN THERE'S NO ZONING VARIANCE IN QUESTION, I THINK IT WILL CAPTURE A PROJECT THAT WE'RE NOT CAPTURING NOW WHICH AREN'T MANY BUT IT WILL CAPTURE PROCESS EVEN IF WE CHANGE ZONING.  
IT WILL MAKE IT A BETTER PROCESS.

>> I WOULD ASK YOU CONSIDER A SLIDING SCALE, GIVE YOU MORE TO WORK WITH WHEN YOU HAVE SOME FOLKS IN FRONT OF YOU. WHETHER THE THRESHOLD IS 20 OR 30,000 SQUARE FEET PICK THE NUMBER BUT RIGHT NOW THE WAY IT WORKS 100,000 SQUARE FEET IS THE TRIGGER AND YOU HAVE SOME FOLKS THAT MAYBE STAYED UNDER THAT.

>> THE TRIGGER NOW IS THE TEN UNIT.  
WE WILL SIT AND BAY LOOKING AT PROJECTS WHAT WE MIGHT DO AT SMALLER PROJECTS.  
WE CERTAINLY BE LOOKING AT THAT.

>> SORT OF CAPTURING 10 UNITS IN THAT HUNDRED THOUSAND SQUARE FEET AREA.

ANY OTHER QUESTIONS BEFORE I ALLOW THE NEXT PANEL.  
COUNCILOR FRANK BAKER.

>> TO BIGGIE BACK ON TO SOMETHING THAT THE COUNCIL FROM EAST BOSTON SAID, WITH THE 20 GRADUATING 20 PHASES SO THAT'S HOWEVER MANY PHASES, FIVE PHASES.

SO IN 12 YEAR PHASE IS THERE AN OPPORTUNITY TO MAYBE LEGISLATE NOW A BUMP WHAT HAPPENED IN TEN YEARS.

OPINIONS.

>> NO OPINIONS.

>> WE WILL CERTAINLY LOOK AT IT.  
IN 02 WE HAD TO CATCH UP, THE

DECISION TO CATCH UP LINKAGE.  
AS COUNCILOR FLAHERTY MENTIONED  
THERE WASN'T AN INCREASE IN  
LINKAGE IN EARLIER YEARS.  
IN 02 -- 30% AS OPPOSED TO THE  
INCREASE.  
THAT'S SOMETHING WE COULD LOOK  
AT.

>> THAT'S A VALID POINT IF WE'RE  
TALKING ABOUT DOLLARS TODAY AND  
DOLLARS IN 15 YEARS ESPECIALLY  
AFTER A WHOLE NEIGHBORHOOD HAS  
BEEN BUILT OUT AROUND IT.  
IT BECOMES MORE VALUABLE.  
MAYBE SOMETHING WE SHOULD LOOK  
AT.

BUT I'M GOOD.  
THANK YOU.

>> THANK YOU.

>> WE'LL MOVE ON TO THE NEXT  
PANEL.

>> THANK YOU.

NEXT PANEL WE C PAM PRESIDENT OF  
THE BOSTON MUNICIPAL RESEARCH  
BUREAU AND TAMARA SMALL.

>> GOOD AFTERNOON.

>> WELCOME, PAM.

>> THANK YOU.

>> IS THIS YOUR FIRST OFFICIAL  
TIME YOU'RE APPEARING.

>> SECOND.

>> BUMMER.

I THOUGHT THIS HEARING WOULD  
HAVE BEEN THE FIRST.

WELCOME TO PAM PRESIDENT OF THE  
BOSTON MUNICIPAL RESEARCH  
BUREAU.

WE'RE JOINED BY TAMARA SMALL CEO  
OF -- WELCOME.

WHOEVER WOULD LIKE TO GO FIRST.  
TELL US YOUR THOUGHTS ON DOCKET  
0106.

>> YES.

SO AS YOU MENTIONED MY NAME IS P  
COKIER.

I'M THE PRESIDENT OF THE BOSTON  
MUNICIPAL RESEARCH BUREAU.

I'M ALSO A CITY RESIDENT.

THANK YOU FOR THIS OPPORTUNITY  
TO SPEAK TO DOCKET NUMBER 0106.

WE UNDERSTAND THIS HOME RULE  
PETITION BEFORE YOU ALLOWS THE  
ZONING COMMISSION TO FORMALIZE  
THE CITY'S INCLUSIONARY

DEVELOPMENT POLICY INTO THE ZONING CODE.

AND GIVES THE ZONING COMMISSION AUTHORITY FOR MORE FLEXIBILITY IN THE LINKAGE PROGRAM, IN PART TO RESPOND TO MARKET FORCES. IF THE LEGISLATURE AND GOVERNOR APPROVE THIS HOME RULE PETITION, WE ARE CONCERNED ABOUT HOW THAT FLEXIBILITY WILL BE USED.

WE WILL MONITOR CLOSELY THE EVALUATION OF POTENTIAL CHANGES TO THE PROGRAM.

IDP IS ONE OF THE MOST IMPACTFUL TOOLS THE CITY HAS, TO LEVERAGE THE PRIVATE RESIDENTIAL MARKET, TO INCREASE THE STOCK OF INCOME RESTRICTED HOUSING IN BOSTON. AND WE HEARD SHEILA DILLON SPEAK TO THE RESULTS OF THAT PROGRAM EARLIER.

THROUGH LINKAGE COMMERCIAL DEVELOPMENT GENERATES ADDITIONAL REVENUE FOR JOBS, JOB TRAINING AND RELATED SERVICES, AS WELL AS AFFORDABLE HOUSING.

AND WE HEARD THE ADMINISTRATION PANEL SPEAK TO THE SUCCESSES OF THAT PROGRAM AS WELL.

WE AGREE THAT ADDRESSING BOSTON'S HOUSING AFFORDABILITY CHALLENGES AND JOB TRAINING NEEDS ARE CRITICAL FOR THE CITY AND ITS RESIDENTS.

RETAIN THESE PROGRAMS POSITIVE IMPACT, AND OPPORTUNITIES FOR RESIDENTS REQUIRES THOUGHTFUL CONSIDERATION OF ECONOMIC DYNAMICS IN THE CITY OF BOSTON.

WE EMPHASIZE THAT ANY POTENTIAL CHANGES MERIT SERIOUS STUDY AND MARKET ANALYSIS.

THIS WORK SHOULD BE DATA-DRIVEN. ANALYZING THE VIABILITY AND THE IMPACT OF POSSIBLE ADJUSTMENTS. CONSIDERING THE RANGE OF PROJECT SIZES, INCOME AND DEVELOPMENT DYNAMIC IN DIFFERENT BOSTON NEIGHBORHOODS.

THE PREDICTABILITY OF ACTION CHANGES.

AND THE CURRENT CLIMATE OF INCREASED COST OF PROJECT FUNDING, CONSTRUCTION MATERIALS

AND LABOR AND OTHER FACTORS.  
AS THE CITY SEEKS TO CONTINUE TO  
RELY ON THE DEVELOPMENT FUNDED  
IDP AND LINKAGE PROGRAMS, WE  
MUST BE THOUGHTFUL ABOUT  
REQUIREMENTS IN THESE ACTIONS  
FROM MARKET RATE DEVELOPMENT  
PROJECTS.

TO ENSURE A FUNCTIONAL BALANCE  
THAT CONTINUES ALLOWING FOR BOTH  
VIABLE DEVELOPMENT PROJECTS AND  
THE SUBJECT OF TODAY'S HEARING,  
THE RESOURCES THOSE PROJECTS  
PRODUCE THROUGH IDP AND LINKAGE,  
FOR AFFORDABLE HOUSING AND JOBS  
AND JOB TRAINING OFFER CITY  
RESIDENTS.

WE APPRECIATE THIS OPPORTUNITY  
FOR SAYING HOLDER ENGAGEMENT ON  
THESE IMPORTANT ISSUES FOR  
BOSTON AND WE LOOK FORWARD TO  
FURTHER ENGAGEMENT ENTHUSE ANY  
COMMITTEE WORKING SESSIONS.

WE ALSO APPRECIATE THE PUBLIC  
ENGAGEMENT OPPORTUNITIES THE  
BPDA IS PROVIDING ON THESE  
MATTERS.

AND THEN JUST AS AN ADDITIONAL  
COMMENT, REGARDING POTENTIALLY  
INCLUDING SPECIFIC NUMBERS IN A  
HOME RULE PETITION THAT WOULD GO  
TO THE STATE FOR APPROVAL.

A BETTER PRACTICE WOULD BE TO  
NOT INCLUDE SPECIFIC NUMBERS.

THE REASON IS THAT THIS HOME  
RULE PETITION HAS TO GO TO THE  
STATE FOR AWE PLOOFL IN THE APPROVAL IN THE FIRST  
PLACE BECAUSE THE STATE HOLDS A  
SIGNIFICANT NUMBERS OF  
AUTHORITIES WITH HOLDS THEM FROM  
CITIES AND TOWNS AND REQUIRES  
CITIES AND TOWNS GO BACK TO THE  
STATE FOR APPROVAL ON CERTAIN  
KEY ITEMS AND THIS IS ONE OF  
THEM.

SO GOING BACK TO THE STATE WITH  
A HOME RULE PETITION THAT  
INCLUDES SPECIFIC NUMBERS FOR  
PROGRAMS LIKE IDP AND LINKAGE  
WOULD MEAN THAT THE CITY IS THEN  
LOCKED INTO THOSE THUMBS.

AND THERE'S A NEED OR AN  
INTEREST IN CHANGING THOSE, THE  
CITY COULD NOT MAKE THOSE

CHANGES ON ITS OWN.  
IT WOULD HAVE TO GO BACK TO THE  
STATE ONCE AGAIN FOR CHANGES TO  
THOSE SPECIFIC NUMBERS.  
SO IT MAINTAINS BY PUTTING  
SPECIFIC NUMBERS IN A HOME RULE  
PETITION, IT RETAINS STATE'S  
AUTHORITY AND REDUCES THE CITY'S  
FLEXIBILITY TO MAKE AND PROGRAMS  
THAT ARE REALLY THE CITY'S  
RESPONSIBILITY AND THE CITY IS  
COMMITTED TO DOING AND PROVIDING  
FOR THEIR RHESUS DENY.  
JUST A LITTLE BIT OF CAUTION  
THERE ABOUT HOW THE STATE LOCAL  
RELATIONSHIP WORKS IN TERMS OF  
THE AUTHORITY GRANTED OR  
WITHHELD FROM CITIES.  
THAT'S ONE REASON WE WOULD  
ADVOCATE TOWARD A HOME RULE  
PETITION DESIGNED THAT THIS ONE  
IS WHICH GIVES FLEXIBILITY TO  
THE CITY OF BOSTON SO DECISION  
MAKERS IN THE CITY INCLUDING THE  
CITY COUNCIL AS WELL AS THE  
ADMINISTRATION HAVE THE  
OPPORTUNITIES TO BE THE ONES  
THAT DECIDE WHEN AND HOW ANY  
CHANGES SHOULD BE MADE.

THANK YOU.

>> THANK YOU, PAM.

AND WELCOME TAMARA.

>> THANK YOU.

GOOD AFTERNOON.

FOR THE RECORD MY NAME IS TAMARA  
SMALL, I'M CEO OF MASSACHUSETTS  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION.

WE REPRESENT ARE THE INTEREST OF  
MORE THAN 1700 MEMBERS WHO OWN,  
DEVELOP MANAGE AND FINANCE MORE  
THAN 250 MILLION SQUARE FEET OF  
OFFICE, RESEARCH AND  
DEVELOPMENT, INDUSTRIAL MIXED  
USE, MULTIFAMILY AND RETAIL  
SPACE IN THE COMMONWEALTH.

I BELIEVE THAT ACCESS TO AFFORD  
KNOWLEDGE HOUSING IS A CRITICAL  
HOUSING DEVELOP ISSUE.

LOCAL BUSINESS LEADERS  
FREQUENTLY STRUGGLE TO ATTRACT  
THE BEST TALENT WHEN COMPETING  
WITH OTHER REGIONS IN THE  
COUNTRY THAT PROVIDE MORE



AFFORDABLE HOUSING OPTIONS.  
BOSTON'S POPULATION IS GROWING  
MORE QUICKLY THAN PREVIOUSLY  
EXPECTED WITH 759,000 PEOPLE  
EXPECTED TO LIVE IN BOSTON BY  
2030.

WE STRONGLY SUPPORTED THE 15  
MEMBERS OF THE METRO MAYOR'S  
COALITION THAT AWE NONLSED A  
TARGET TO CREATE 185,000 UNITS  
OF NEW HOUSING ACROSS THE REGION  
BY THAT SAME NEAR.

THERE'S NO SILVER BULLET IT'S  
CLEAR MORE HOUSING PRUG  
PRODUCTION IS NEEDED.  
UNFORTUNATELY AT THE SAME TIME  
THE COST TO BUILD THIS IS  
HIGHER.

CONSTRUCTION INFLATION IS AT  
6.5% IN THE BOSTON MARKET HIGHER  
THAN THE REST OF THE NATION.

THE PROPOSAL BEFORE THE  
COMMITTEE TODAY CODIFIES MANY  
ASPECTS OF THE INCLUSIONARY  
DEVELOPMENT POLICY AND LINKAGE  
BUT IT ALSO MAKES SOME  
SIGNIFICANT CHANGES.

THESE CRITICAL PROGRAM AS WE'VE  
HEARD TODAY HAVE RESULTED IN THE  
PRODUCTION AND PRESERVATION OF  
THOUSANDS OF UNITS OF HOUSING  
FOR AFFORDABLE AND MIDDLE INCOME  
FAMILIES AS WELL AS HUNDREDS OF  
MILLIONS OF DOLLARS INVESTED IN  
HOUSING PRODUCTION, JOB TRAINING  
AND EDUCATION.

AS THE COMMITTEE REVIEWS THE  
PROPOSED LANGUAGE THE IMPORTANCE  
OF TRANSPARENCY AND  
PREDICTABILITY FOR REAL ESTATE  
DEVELOPERS CAN NOT BE  
OVERSTATED.

THE MORE UNCERTAINTY AND RISK  
THAT EXUSES, THE FEWER PROJECTS  
WILL BE BUILT AND AS A RESULT  
FEWER AFFORDABLE HOUSING UNITS  
AND FUNDS FOR JOB TRAINING.

A THOROUGH DATA DRIVEN REVIEW  
WILL BE CRITICAL TO ENSURE THE  
CONTINUED SUCCESS OF THIS  
PROGRAM.

WE LOOK FORWARD BEING AT THE  
TABLE FOR ANY WORKING SESSIONS  
OR DISCUSSIONS AROUND THIS VERY

COMPLICATED ISSUE.

THANK YOU FOR THE TON TO TESTIFY TODAY.

>> THANK YOU BOTH.

I GUESS I CAN TURN TO THE 6.5, THE CONSTRUCTION INFLAMMATION.

WHAT IS THAT -- INFLATION.

WHAT IS THAT FROM.

>> THE COST OF HOUSING AS I SAID HAS NEVER BEEN HIGHER AND IT'S REALLY A MIXER COSTS RIGHT NOW. WE'RE SEEING LAND COSTS, LABOR COSTS, MATERIALS THEY'RE ALL GOING UP.

AND SO IT'S A COMBINED ISSUE RIGHT NOW THAT'S MAKING IT VERY VERY EXPENSIVE TO DEVELOP HOUSING.

ONE OF OUR MEMBERS FREQUENTLY STATES I COSTS ABOUT \$500,000 RIGHT NOW TO PRODUCE A UNIT OF HOUSING AND THAT MEANS TO MAKE THAT DEAL WORK, YOU HAVE TO CHARGE ABOUT \$5 PER SQUARE FOOT. FOR A 1,000 SQUARE FOOT APARTMENT RENT YOU'RE TALKING ABOUT \$5,000 PER MONTH.

THAT'S THE BASIC MATH DEVELOPING THE PROJECT RIGHT NOW GIVEN THESE HIGH COST CONSTRUCTIONS.

>> HAVE YOU HEARD FROM ANY OF YOUR ABOUT WHETHER THAT WILL IMPACT THE COST OF DOING BUSINESS IN BOSTON.

IT TURNS OUT THIS LEGISLATION, THE HOME RULE PETITION THAT'S BEFORE THE COUNCIL, IF THAT PASSES, ARE THERE CONCERNS AS TO WHAT THAT WILL MEAN.

>> WELL CERTAINLY I THINK AS WE THINK ABOUT THIS ISSUE WE DO NEED TO ENSURE THE VIABILITY OF THESE PROJECTS AS WE HEARD TODAY MAKING SURE AT THAT TIME BALANCE WORKS.

SO IF THERE GETS TO BE A POINT WHERE THE PERCENTAGES FOR IDP GET BEYOND A CERTAIN POINT WHERE NO LONGER DO THE NUMBERS WORK THEN THOSE UNITS WILL NOT BE PRODUCED AND THAT MEANS THE AFFORDABLE HOUSING UNITS ARE PART OF THAT LARGER PROJECTS. IT'S REALLY IMPORTANT TO STRIKE

THAT BALANCE AND WE ARE VERY MUCH LOOKING FORWARD TO BEING PART OF THE CONVERSATION TO MAKE SURE AGAIN IT'S A MARKET DRIVEN ANALYSIS OF THESE CHANGES.

>> DO YOUR MEMBERS HAVE ANY SUGGESTIONS AS TO WAYS TO RAISE ADDITIONAL FUNDS FOR THE NEIGHBORHOOD HOUSING TRUST OR THE NEIGHBORHOOD JOB TRUST IF IT'S NOT THROUGH SORT OF THIS MECHANISM HERE, DO THEY HAVE ANY OTHER THOUGHTS AND IDEAS AS TO HOW WE CAN CREATE MORE AFFORDABLE UNITS AND HOW WE CAN CREATE MORE JOB TRAINING OPPORTUNITIES FOR FOLKS IN THE CITY.

>> CERTAINLY AS WE HEARD TODAY LINKAGE WAS INCREASED IN JULY AND WE HAD THE ADOPTION OF THE COMMUNITY PRESER VAGUE ACT BACK ABOUT A YEAR AND-A-HALF AGO THAT MUCH OF THAT MONEY IS GOING TOWARDS THE PRODUCTION OF HOUSING, AFFORDABLE HOUSING. BETWEEN LINKAGE, IDP AND PCA WE HAVE SIGNIFICANT TOOLS THAT HAVE PRODUCED THOUSANDS OF UNITS OF HOUSING.

WE LOOK FORWARD TO THE CONTINUED SUCCESS OF THOSE PROGRAMS. THEY'RE WORKING AND MAKE SURE SURE THEY'RE EFFECTIVE WHILE MAKING SURE HOUSING IS CRITICAL.

>> ARE WE EXPECTING AN ECONOMIC DOWNTURN IN ANY TIME SOON IN TERMS OF WHAT ANY SIGNS, ANY EVIDENCE THAT OBVIOUSLY IT'S NEVER BEEN HARDER, PROBABLY NEVER HAD THIS LONG OF A STRETCH WITH IT.

BUT ARE YOUR MEMBERS SENSING FROM SORT OF THE GOODS AND SERVICES OF INDUSTRIAL PIECE OF THIS.

>> WE CERTAINLY HOPE NOT. OBVIOUSLY IT'S BEEN A VERY PROLONGED ECONOMIC RECOVERY. ANECDOTALLY WE'RE STARTING TO HEAR IN A SLOW DOWN PRODUCTION OF MULTIFAMILY.

I WAS GIVEN AN INCREDIBLE HIGH COST AND ANYTHING WILL FURTHER

SLOW THOSE NUMBERS FROM BEING PRODUCED.

>> THEN PAM, THE LEGISLATION AS IT'S CURRENTLY WRITTEN HERE, IS THAT SOMETHING THAT YOU THINK WOULD PASS MUSTER.

IS IT LANGUAGE LIKE UP TO AND HOW DO YOU ZONE INTO WHETHER IT'S PER SQUARE FOOTAGE AND/OR FOR THE HOUSING TRUST IN TERMS YOU MENTIONED YOU WANT TO AVOID SPECIFIC NUMBERS.

SO IT PASSES UP THERE AND THEN YOU LEAVE IT AT THE DISCRETION OF THE MUNICIPALITY WHICH IN THIS INSTANCE WOULD BE BOSTON TO PLUG AND PLAY IN TERMS OF WHAT THE NUMBERS SHOULD BE.

SO WE'RE GOING TO THE STATE ASKING PERMISSION ARE FOR SOMETHING AND THEN THEY'RE GOING TO GRANT THIS PERMISSION BUT IT'S GOING TO BE BEEN I GUESS A BLANKET PERMISSION AND THEN WE'RE GOING TO CON BACK TO CITY HALL AND WE'LL BE ABLE TO PLUG THE NUMBERS IN.

HOW WOULD THAT WORK FROM YOUR PERSPECTIVE.

>> IT'S SAVING THE CITY FROM PUTTING PRESCRIBED POLICY IN AT THE STATE LEVEL WHICH HE'LL LIMITS THE CITY'S FLEXIBILITY GOING FORWARD.

YOU'D HAVE TO GO BACK TO THE STATE HOUSE.

SO AS FILED THIS HOME RULE POSITION LOOKS FOR FLEXIBILITY, PARTICULARLY AROUND THE LINKAGE PROGRAM AS WELL AS COD FIGURE THE IDP INTO THE ZONING CODE.

SO I WOULD RECOMMEND NOT PUTTING ANY SPECIFIC NUMBERS INTO A HOME RULE PETITION FOR THIS OR ANY OTHER PURPOSE.

WHAT THE CITY SHOULD REALLY BE ASKING FOR AND IT IS THROUGH THE MAYOR'S PROPOSAL, IS THE OPPORTUNITY FOR THE CITY INCLUDING THIS BODY, THE COUNCIL AND THE ADMINISTRATION, AND STAKEHOLDER GROUPS IN THIS CITY TO EVALUATE WHAT ARE THE APPROPRIATE CHANGES IF ANY TO

THESE PROGRAMS AND HOW THE FLEXIBILITY TO MAKE THE CHANGES THAT THE PARTIES DETERMINE ARE THE MOST PRODUCTIVE FOR SUCCESS OF THESE PROGRAMS FOR THE ABILITY TO TON TO PROVIDE AFFORDABLE HOUSING AND JOBS AND JOB TRAINING IN BOSTON. AS MUCH AS POSSIBLE I WOULD THINK A CITY OR ANY OTHER BODY WOULD WANT THE AUTHORITY TO MAKE SPECIFIC CHANGES REST IN ITS SELF WHERE THINGS ARE HAS NOTING ON THE GROUND LEVEL AND WE ENGAGE WITH THE STAKEHOLDERS IMPACTED BY THAT.

>> THANK YOU PAM.

ANY QUESTIONS FROM MY COLLEAGUES.

CITY COUNCILOR LYDIA EDWARDS.

>> JUST A POINT OF CLARIFICATION.

THANK YOU FOR BEING HERE PROVIDING VITAL PERSPECTIVES ON THE BALANCE BECAUSE WHILE I THINK YOU ESPECIALLY REPRESENT A DEVELOPER'S INTEREST IN ASSURING THEY CAN CONTINUE TO GROW AND BUILD AND THE FUNDS WE HAVE SEEN ARE SO VITAL TO OUR BUILDING OF AFFORDABLE HOUSING, WE DO NEED TO STRIKE A BALANCE TO MAKE SURE BUILDING KEEPS HAPPENING.

I JUST WANT A POINT OF CLARIFICATION BECAUSE I DON'T, I UNDERSTOOD THAT THE WAY THIS LANGUAGE IS WRITTEN IT'S PROVIDING FLEXIBILITY, RIGHT AND POWER SO I DON'T UNDERSTAND WHY HAVING THE FLOOR AND ALSO ASKING FOR POWER IS AN OPTION.

FOR EXAMPLE WE WANT THE ABILITY AS THE CITY OF BOSTON TO BE ABLE TO CONTROL LIKAGE AND PRICES GOING NO LOWER THAN \$10 AND BEING ABLE TO SAY THAT.

A NUMBER IF I JUST SAY WE WANT \$24 A SQUARE FOOT AS A CITY OF BOSTON THEN WE HAVE TO GO BACK AND BRING IT DOWN SO ON AND SO FORTH.

I DON'T UNDERSTAND WHY HAVING A MINIMUM ISN'T WITH THE POWER WE'RE ASKING FOR WHY THIS, WHY

WE WOULD BLOCK OURSELVES OR  
LIMIT OURSELVES OR REQUIRE  
ANOTHER HOME RULE.

>> THE ONLY WAY YOU'RE LIMITING  
YOURSELF IS IF YOU PERCEIVE A  
HOME RULE PETITION WHERE YOU  
BUILD AND LOCK IN ANY NUMBERS.  
SO AS MUCH AS YOU WOULD NOT WANT  
TO PUT A CEILING, NUMBER FOR A  
CEILING ON ANYTHING IN THE HOME  
RULE PETITION, YOU WOULDN'T WANT  
TO PUT A FLOOR.

I THINK THE GOAL HERE IS TO GIVE  
THE CITY AS MUCH FLEXIBILITY TO  
MAKE ANY AND ALL OF THOSE  
DECISIONS AS IT NEEDS TO.

>> RIGHT.

AND I AGREE WITH THAT GOAL.  
I'M JUST WONDERING WHY WE CAN'T  
HAVE BOTH.

ARE YOU SAYING BY VIRTUE OF  
ASKING FOR THIS POWER RIGHT NOW  
THAT WE'RE ASKING WITH THIS  
LANGUAGE THAT BY HAVING THAT ASK  
AND ALSO SAYING WE WANT IT TO  
START AT THIS NUMBER.

OR TO BUILD AN AUTOMATIC  
INCREASES THAT WE CAN'T HAVE  
BOTH OR CAN'T PETITION BOTH.

>> SO THOSE PROGRAM CHANGES YOU  
JUST DESCRIBED OR POTENTIAL  
PROGRAM CHANGES CAN BE MADE AT  
THE CITY LEVEL.

THERE'S NO NEED TO BAKE IT INTO  
LEGISLATION THAT WOULD THEN  
REQUIRE CITY REQUESTING AGAIN  
THE STATES TO ALLOW CERTAIN  
CHANGES.

SO ANY TIME YOU WANT TO CHANGE A  
NUMBER IF IT'S IN THE HOME RULE  
PETITION YOU SHOULD GO BACK TO  
THE STATE.

SO I THINK IT WOULD BE MOST  
STREAM OF THIS CITY TO RE--  
STRATEGIC OF THIS CITY TO REMAIN  
AS MUCH FLEXIBILITY FOR ITSELF  
TO NAVIGATE MAKING A SUCCESSFUL  
PROGRAM.

>> I THINK, I STILL DON'T THINK  
MY QUESTION'S BEING ANSWERED,  
I'M ASKING PROCEDURALLY BY THE  
LAW OR HOME RULE PETITION  
REQUIREMENTS.

>> RIGHT.

>> IF I SAY, IF THE CITY OF BOSTON SAYS WE WANT THE FLEXIBILITY, THAT'S WHAT WE'RE ASKING FOR A ZONING COMMISSION TO BE ABLE TO INCREASE LINKAGE BEYOND \$10 OR WHATEVER IT IS RIGHT NOW.

THAT'S THE HOME RULE PETITION.

>> YOU CAN ASK FOR ANYTHING YOU WANT IN A HOME RULE PETITION. I'M JUST RECOMMENDING VERY STRONGLY THAT THE CITY SEEK TO RESERVE FLEXIBILITY.

>> I'M JUST MAKING SURE BECAUSE I UNDERSTOOD YOUR PRIOR TESTIMONY SAYING THAT BY HAVING A NUMBER IN THERE, WE WOULD PREVENT FLEXIBILITY. AND I'M THINKING THAT WE COULD ACTUALLY HAVE BOTH. WE COULD BE ASKING FOR FLEXIBILITY WITH A FLOOR SO IT ALLOWS FOR US NOT TO FOR EXAMPLE HAVE AN ADMINISTRATION THAT WOULD GO BELOW THE \$10 CAN WHICH I WOULD OPPOSE.

BUT MAKING SURE THAT WE BAKE IN BOTH.

WHAT I'M HEARING FROM YOU IS YOU WOULD RECOMMEND HAVING THAT SECOND CONVERSATION ABOUT HOW HIGH OR LOW WE WANT TO DO AFTER WE HAVE THE PROCEDURE, AFTER WE HAVE THE POWER TO DO THAT WHICH WE DON'T HAVE RIGHT NOW.

MY QUESTION IS IF WE COULD ASK FOR BOTH AND SO THANK YOU VERY MUCH.

>> IF YOU ASK FOR BOTH I DO BELIEVE YOU'RE STILL PUTTING SOME LIMITATIONS ON THE CITY TO BE ABLE TO MAKE THE RIGHT DECISIONS FOR ITSELF.

>> THANK YOU.

>> WITHOUT INTERFERENCE FROM THE STATE.

THANK YOU.

>> THANK YOU BOTH FOR YOUR TESTIMONY.

I APPRECIATE YOUR TIME AND ATTENTION.

WE LOOK FORWARD TO WORKING ON YOU.

>> I CALL UPON JANEY MICK KNEEL

AND BARBARA ROSARIO TO COME DOWN  
FOR PANEL THREE TO BE VERY  
BRIEF.

GOOD AFTERNOON.,  
YOU HAVE THE FLOOR.

>> THANK YOU MR. CHAIRMAN I  
APPRECIATE THE OPPORTUNITY  
TODAY.

MY NAME IS JAMIE MCNEAL.  
I'M HERE FOR LOCAL 26  
REPRESENTED BY 10,000 HOTEL  
WORKERS HERE IN THE CITY OF  
BOSTON.

I'M GOING TO BE INCREDIBLY  
BRIEF.

I JUST WANT TO MAKE TWO QUICK  
POINTS.

I KNOW WHICH WE HEARD IN THE  
STATE HOUSE EARLIER THIS WEEK,  
THIS PAST WEEK.

IF YOU READ THE BOSTON GLOBE IF  
YOU'RE DRIVING IN FROM 90 YOU  
SEE THE FOUR SEESONS TOWER, YOU  
SEE THE -- BUILDING, YOU SEE THE  
SHINING TOWERS AND YOU ASSUME  
BOSTON'S BOOMING AND THE FACT OF  
THE MARCH IS WE HEARD AT THAT  
HEARING BOSTON'S STILL A WORKING  
CLASS CITY AND BOSTON'S A CITY  
OF WORKERS.

NOT EVERYBODY'S A DEVELOP AND  
WORK DOESN'T GET SHOWN THE  
PEOPLE WHO CLEAN THOSE BUILDINGS  
AND PEOPLE WHO MAKE THE CITY  
WORK.

I JUST WANT TO VOTE IN FAVOR OF  
THE PROPOSAL BEFORE YOU BUT I  
JUST WANT YOU TO HEAR FROM TWO  
PEOPLE WHOSE LIVES THIS PROGRAM  
HAS IMPACTED.

THANK YOU.

>> WELCOME.

>> THANK YOU.

GOOD AFTERNOON SPEAKER FLAHERTY,  
MR. FLAHERTY.

I JUST WANT TO SAY MY NAME IS  
JERI AND I WAS VERY FORTUNATE TO  
BE IN PROGRAM CALLED BEST  
HOSPITALITY.

IF IT'S NOT THE BEST IT'S  
NOTHING.

AND I'M ACTUALLY A PRODUCT OF  
BEST HOSPITALITY DOWN IN DUD ME  
SQUARE.



I WENT THROUGH A PROGRAM THAT WAS COMPLETELY FREE TO ME BECAUSE I QUALIFY BECAUSE OF THE FUNDING THAT'S OUT THERE AND REALLY LIKE THEY SAID TODAY FROM JOB TRAINING FROM NINE TO FOUR MONDAY THROUGH FRIDAY FOR EIGHT WEEKS.

TWO OF THOSE WEEKS BASICALLY YOU WORKED AT A FIVE STAR PROPERTY FOR FREE DOING ACTUAL JOB AND BASICALLY SHOWCASING WHAT YOU LEARN ANOTHER BEST'S HOSPITALITY.

I WAS FORTUNATE TO GO THROUGH THE PROGRAM IN EIGHT WEEKS.

IT WAS A VERY GRUELING APPLICATION PROCESS, INTERVIEW PROCESS, VERY THOROUGH DRUG TESTING BACKGROUND CHECKS. IT'S VERY MUCH LIKE YOU WOULD EXPECT THERE WORKING OR APPLYING TO AN ELITE ORGANIZATION.

AFTER I COMPLETED MY EIGHT WEEKS IN THE PROGRAM IN MY SEVENTH WEEK I WAS FORTUNATE ENOUGH TO GET, TO BE MATCHED UP WITH THE RITZ-CARLTON HOTEL AT THE END OF MY EIGHT WEEKS WITH BEST HOSPITALITY COMPLETING PERFECT AWE TENDANCE AND REALLY SHINING AT THE RITZ-CARLTON I WAS HIRED FULL TIME WHERE I'VE BEEN AT THE RITZ-CARLTON BOSTON FOR THE LAST TEN MONTHS.

AND I BENEFITED FROM BEING PART OF LOCAL 26 UNION THAT'S PROVIDED ME WITH AN UPWARD MOBILITY INCOME THAT'S ALLOWED ME TO LIVE AND WORK IN THE CITY OF BOSTON.

I HAVE AFFORD HEALTHCARE SO I HAVE SECURITY THERE, IT'S LOW COST AND AFFORDABLE.

I ALSO HAVE BENEFIT OF PAID HOLIDAYS AND JOB SECURITY THROUGH THE COLLECTIVE BARGAINING THAT LOCAL 26 FOUGHT VERY HARD FOR AND THE LABOR INDUSTRY I JUST RECENTLY HAPPENED IN OCTOBER FOR 46 DAYS. SO IT'S A TREMENDOUS PROGRAM AND I THINK WHAT THE CITY IS BOSTON IS DOING ITSELF A TREMENDOUS

FAVOR BY INVESTING HEAVILY IN THE FUTURE IN THE PROSPERITY OF THE CITY BY CONTINUING TO FUND THE PROGRAM THAT I AM RIGHT IN FRONT OF YOU I MEAN LITERALLY LAST YEAR IN APRIL I HAD A CAREER CHANGE AND EIGHT WEEKS LATER I'M WORKING AT THE RITZ-CARLTON BOSTON.

IT DOESN'T GET ANY BETTER THAN THAT.

SO I THINK YOU'RE DOING TUFTILY THE RIGHT THING AND I THINK THAT THIS SHOULD BE A STRONG EMPHASIS IN RECOGNIZING THAT THIS IS NOT A COST TO THE CITY OF BOSTON OR THE COMMONWEALTH OF MASSACHUSETTS.

THIS IS AN INVESTMENT IN THE FUTURE AND THE LIVELIHOOD FOR WORKING CLASS PEOPLE TO THRIVE IN THE CITY AND IT'S A REFLECTION OF WHAT MAKES BOSTON GREAT AND WHAT MAKES BOSTON STRONG.

>> THANK YOU, JERRY.  
CONGRATULATIONS.

>> GOOD AFTERNOON MR. SANDMAN AND MEMBERS OF THE COUNCIL. MY NAME IS -- I'M A MEMBER OF LOCAL 26 -- BOSTON SEAPORT HOTEL.

WHEN MY HOTEL WAS FIRST PROPOSED THE HOTEL DEVELOPS ALONG WITH THE CITY OF BOSTON MY UNION AND BEST HOSPITALITY JOINED TOGETHER TO ENSURE THAT THE JOB RECRUITMENT AND TRAINING EFFORT FOR THE HOTEL WOULD SHOW DIVERSE WORK FORCE NOT JUST IN BOSTON BUT DORCESTER ROXBURY AND MATTAPAN AS WELL.

THE HOTEL IS OUR SUCCESS STORY FOR DIVERSITY IN THE PUBLIC PRIVATE LABOR PART SHINE THAT WAS CREATED.

THIS STORY WILL NOT BE POSSIBLE WITHOUT THE JOB LINKAGE PROGRAM. WE NEED MORE EMPLOYEES TO STEP UP TO ENSURE WE'RE CREATING GOOD JOBS HERE IN BOSTON.

I RESPECTFULLY REQUEST TO VOTE IN OUR FAVOR FOR THIS PROPOSAL. THANK YOU.

>> THANK YOU VERY MUCH.  
>> THANK YOU COUNCIL.  
>> WE'VE BEEN REJOINED BY MY  
COLLEAGUE CITY COUNCILOR JANEY.  
>> I JUST WANT TO MAKE SURE  
WHATEVER MOVES FORWARD THROUGH  
THIS BODY IS SOMETHING THAT CAN  
PASS IN THE STATE HOUSE, RIGHT.  
>> VERY GOOD.

THANK YOU.

>> THAT WILL CONCLUDE THE THIRD  
PANEL.

THE FOURTH PANEL AMY, PRECILIA  
WILLIAMS, JOE AND K MUCH ORTINA.  
ANYBODY WISHING TO OFF PUBLIC  
TESTIMONY MAY DO SO.

YOU HAVE TO SIGN IN ON THE  
SIGN-IN SHEET.

WE HAVE CLOSE TO FOUR PAGES OF  
TESTIMONY.

JOE, WELCOME.

HOW ARE YOU DOING.

WE MAY NEED PRISCILLA AND  
KORTINA.

UNLESS YOU GUYS HAVE A PREFN AS  
PREFERENCE AS WHO GOES FIRST.

GENTLEMEN FIRST I BELIEVE.

>> COUNCILOR FLAHERTY THANK YOU  
FOR YOUR OPPORTUNITY TO SHARE A  
FEW THOUGHTS.

I'M HERE TODAY ON BEHALF OF THE  
MASSACHUSETTS ASSOCIATION OF  
COMMUNITY DEVELOPER  
CORPORATIONS.

WE HAVE 2 CDCS AND MANAGE OVER  
8,000 APARTMENTS ALL OF WHICH  
ARE RENT CONTROLLED AND  
AFFORDABLE TO LOW INCOME AND  
MODERATE INCOME PEOPLE.

I'M ALSO A REDENT OF WEST  
ROXBURY AND WE ARE IN STRONGLY  
IN FAVOR OF THE PETITION BEFORE  
YOU.

WE THINK IT'S LONG PAST TIME FOR  
THE CITY OF BOSTON TO BE ABLE TO  
SHAKE ITS OWN HOUSING POLICIES  
BOTH ON LINKAGE AND ON  
INCLUSIONARY DEVELOPMENT.

THE CITY HAS AMBITIOUS HOUSING  
GOALS THAT ARE LAID OUT IN MAYOR  
WALSH'S PLAN.

WE SUPPORT THOSE GOALS BUT TO  
ACHIEVE THEM WE'RE GOING TO NEED  
THE RESOURCES.

IN PARTICULAR THE GOAL THAT'S CREATING 16,000 NEAT NEW AFFORDABLE HOMES IN THE CITY. WE HAVE 54,000 NOW IT TOOKS US 400 YEARS TO GET HERE TO DO 16,000 AND THE NEXT 12 YEARS IS A BIG LIFT AND A FANTASTIC ACHIEVEMENT BUT WE NEED THE RESOURCES AND THESE ARE TWO PROGRAMS THAT HAVE BEEN PROVEN EFFECTIVE AT GETTING THOSE RESOURCES AND DELIVERING THEM TO THE COMMUNITY.

SO WE STRONGLY SUPPORT THEM AND WE THINK HAVING THAT FLEXIBILITY GOING FORWARD TO ALLOW FUTURE ADJUSTMENTS MAKES SENSE AND WE'RE WILLING TO WORK WITH YOU AND THE MAYOR TO GET THIS MASSED TO THE STATE HOUSE.

HOUSE.

THANK YOU.

>> THANK YOU JOE.

>> GOOD AFTERNOON.

THANK YOU FOR THE OPPORTUNITY TO TESTIFY TODAY ON THIS HOME RULE PETITION SPONSORED BY THE MAYOR AND THE ADMINISTRATION.

MY NAME IS KORTINA AND I'M A RESIDENT OF DORCESTER AND I'M HERE ON BEHALF OF THE HOUSING ALLIANCE TO EXPRESS OUR STRONG SUPPORT.

OUR MIX IS TO EDUCATE AND MOBILIZE INDIVIDUALS IN THE COMMUNITY TO BREAK DOWN BARRIERS AND TO INCREASE SINGLE HOMEOWNERSHIP OPPORTUNITY FOR PEOPLE.

THROUGH EDUCATION ALSO CIVIC ENGAGEMENT ALONG WITH COMMITTED TO REDUCING THE RACIAL HOMEOWNERSHIP GAP THAT IS IN BOSTON.

RIGHT NOW THE RACIAL DIVIDE IS A STARK 44% OF WHITE HOUSEHOLDS IN BOSTON OWN THEIR HOME.

THAT FIGURE IS 29% FOR BLACK HOUSEHOLDS, 26 FOR ASIAN HOUSEHOLDS AND JUST 16% FOR LATINOS.

THAT MEANS OUR HOUSEHOLD OF COLOR ARE NOT ABLE TO STABILIZE THIS HOUSING AND BUILD ASSETS

THE SAME WAY OF MANY WHITE  
NEIGHBORHOODS ARE DOING.  
IT MEANS WE ARE BEING  
DISPROPORTIONATELY IMPACTED BY  
EVER INCREASING RENTS, BUILDING  
SALES WITH THE NEW OWNERS WANT  
THE BUILDINGS DELIVERED VACANT  
AND OTHER QUESTIONS WE HAVE IS  
HOMELESSNESS AND DISPLACEMENT.  
WHILE THE SITUATION IN BOSTON IS  
DIRE FOR BLACK LATINOS  
NEIGHBORHOOD AND NEIGHBORS WE  
KNOW THE CITY IS WELL BEYOND THE  
REACH OF VERY LARGE FRACTIONS OF  
WORKING CLASS FAMILIES AS WELL  
AS YOUNG PROFESSIONALS THAT ARE  
EMPLOYED TO RECRUIT AND RETAIN.  
THIS IS A SOCIAL INTEGRATION  
ISSUE.  
IT'S ALSO AN ECONOMIC ISSUE FOR  
THE ENTIRE GREATER BOSTON REGION  
THAT'S ATTRACTING JOBS.  
SO I KIND OF WANT TO TRY TO BE  
AS BRIEF AS POSSIBLE BUT PART OF  
THE AFFORDABLE HOUSING THE CITY  
HAS DONE GREAT WORK AS FAR AS  
WITH HAVING LONG TIME DEED  
RESTRICTED AFFORDABLE HOUSING  
FOR LOW TO MODERATE INCOME  
HOUSEHOLDS AND WE SUPPORT THAT  
AND NOTE THAT WITH THE LINKAGE  
IT'S NOT THE ONLY FORM OF  
RESOURCES.  
IT'S ONE OF VARIOUS TOOLS, AND  
SO WITH THE FEDERAL GOVERNMENT  
WITHDRAWAL FROM HOUSING AND ALSO  
WITH THE STATE, WE WANT TO  
INCREASE THAT SO I ALSO CONTINUE  
TO WORK WITH THE CITY AND OTHER  
PARTNERS TO ADVOCATE FOR  
ADDITIONAL STATE FUNDING AND  
FEDERAL FUNDING PARTICULARLY FOR  
HOMEOWNERSHIP PROGRAMS AND WE'RE  
WORKING TO INCREASE STATE  
FUNDING THROUGH THE COMMUNITY  
PRESERVATION TRUST FUND AND  
MEASURE THAT WOULD SIGNIFICANT  
IMPAND THE HOUSING TRUST FUND.  
WE STRONGLY SUPPORT THE HOME  
PETITION AND PUT THE  
INCLUSIONARY INTO THE ZONING  
CODE SO BAD IT WOULD PROVIDE A  
RIGHT DEVELOPMENT AS THE CITY  
CONTINUES TO REZONE FOR GREATER

DENSITY.

IT'S IMPORTANT THAT IDP REQUIREMENTS APPLY TO ALL HOUSING REQUIREMENTS WITH A NUMBER OF PROPOSE UNIT IS ABOVE THE THRESHOLD LAY OUT IN THE POLICY.

WE ALSO GIVE, WE PETITION TO HAVE BOSTON GETS THE AUTHORITY TO MAKE ITS OWN ADJUSTMENTS TO THE LINKAGE POLICY.

AND NECESSARY TO MAKE THE NECESSARY IMPACT THE NEW COMMERCIAL DEVELOPMENT DEMAND FOR AWE "FORBESABLE" HOUSING TRAINING.

WE SUPPORT IN DETAIL THE NEXUS STUDY -- SUBSTANTIAL INCREASE AND WE WANT TO WORK WITH THE CITY ALONG WITH OTHER COMMUNITY GROUPS AND THE COUNCILORS TO HELP US FACILITATE THAT PROCESS IN THE WORKING GROUP SO WE WOULD LIKE TO CONTINUE TO BE ALONG WITH OTHER COMMUNITY PARTNERS.

-- OUR HOME BUYERS -- WE AGREE WITH THE CAMP WE SHOULD NOT BE LOSING OUR PEOPLE IN IN THIS TREMENDOUS BUILDING BOOM.

WE WORK HARD WITH COUNCILS AND ADMINISTRATION CAPACITY 2016.

IT'S AN IMPORTANT VICTORY THAT NEEDS 20 MILLION EVERY YEAR FOR AFFORDABLE HOUSING, PARKS OF HISTORIC PRESERVATION.

WE'RE WORKING NOW TO INCREASE THE STATE MATCH FOR THE CPA FOUND.

WE DO THINK, WE HAVE TO THINK BIGGER IN OUR EFFORTS FOR DISPLACEMENT AND THERE'S A PLACE FOR ALL PEOPLE OF ALL RACES AND INCOMES IN BOSTON.

WE AWE LAUD MAYOR WALSH FOR HIS PROPOSAL.

WE COMMEND COUNCILOR EDWARDS FOR HER LEADERSHIP ON THIS ISSUE AND WE THINK ALL CITY COUNCILORS WHO HAVE ADDED THEIR NAMES.

AS WE CONTINUE TO ENGAGE WITH DEVELOPS WE NEED TO INCORPORATE GREATER AFFORDABLE HOUSING REQUIREMENTS AND TO LAND VALUES IN THE CITY OF BOSTON.

WE'RE SEEING TREMENDOUS PROCESS  
BEING MADE BY LONG TERM LARGE  
PROPERTY OWNERS WHO ARE PULLED  
TO CASH IN AS AREAS ARE REZONED  
AND BY NOON INVESTORS WHO ARE  
FLATE -- INBY ANTICIPATED  
REZONING FOR RESIDENTIAL AND  
HIGH VALUE COMMERCIAL  
DEVELOPMENT TO BENEFIT ALL  
RESIDENTS WHO ARE BEING HARMED  
BY THIS OVERHEATED MARKET.  
IT IS IMPORTANT THAT WE MOVE AS  
QUICKLY AS POSSIBLE TO RESET THE  
EQUATION THAT DEVELOPERS  
ENCOUNTER AS THEY CONTEMPLATE  
NEW PROJECTS.

WE WELCOME THE OPPORTUNITY TO  
ENGAGE WITH THE COUNCIL, THE  
MAYOR BOSTON STATE HOUSE  
DELEGATION, COMMUNITY  
ORGANIZATION AND STAKE HOLDERS  
TO BILL A BROAD PAY CAMPAIGN TO  
PASS THIS PETITION.

I THANK YOU FOR YOUR TIME.

>> THANK YOU VERY MUCH KORTINA.

>> THANK YOU COUNCILOR FLAHERTY.

THANKS TO MY COLLEAGUES FOR  
TESTIFYING TODAY.

MY NAME IS AMY AND I'VE LIVED IN  
BOSTON FOR OVER 20 YEARS  
CURRENTLY IN ROSLINDALE AND I'M  
SENIOR VICE PRESIDENT WHERE I  
HAVE OVERSEEN OUR JOB TRAINING  
PROGRAMS FOR THE LAST 11 YEARS.  
I'M HERE TODAY REPRESENTING THE  
JOB TRAINING ALLIANCES A GROUP  
OF 25 NON-PROFIT JOB TRAINING  
PROVIDERS WHO WORK TO INCREASE  
THE SKILLS AND ABILITIES FOR LOW  
INCOME RESIDENTS AND MOVE THEM  
INTO CAREER LADDER JOBS.

JOB TRAINING IS THE BEST AND  
MOST COST EFFECTIVE INTERVENTION  
TO MOVE LOW INCOME RESIDENTS  
INTO AND UP IN THE LABOR MARKET  
AND MOVE THEM ON TO THE PATH OF  
SELF SUFFICIENCY.

AND WE THE NON-PROFIT JOB  
TRAINING PROVIDERS ARE REALLY  
GOOD AT IT.

WE KNOW OUR STUDENTS EMPLOYERS  
AND THE LABOR MARKET AND WE WORK  
HARD TO MAKE THE PERFECT MATCH  
CREATING A WIN FOR JOB SEEKERS,

EMPLOYERS AND THE CITY.  
SOME PEOPLE MISTAKEN FLEAF THAT  
THE FEDERAL GOVERNMENT PROVIDES  
ADEQUATE RESOURCES FOR JOB  
TRAINING.

IN TRUTH, CURRENTLY THE CITY OF  
BOSTON HAS ENOUGH FUNDS TO  
SUPPORT 125 INDIVIDUALS TO GO  
THROUGH JOB TRAINING.

THERE ARE 16,000 UNEMPLOYED  
RESIDENTS IN THE CITY OF BOSTON  
RIGHT NOW.

OF WHOM ARE FROM LOW INCOME  
COMMUNITIES OF COLOR.

AND THEN ON THE STATE SIDE  
THERE'S ALSO NO DEDICATED STREAM  
OF FUNDING THAT SUPPORTS JOB  
TRAINING.

MAYOR WALSH LAUNCHED AN AM  
WISHES AGENDA TO GET BOSTONIANS  
INTO BETTER JOBS BY 2022 AND WE  
SUPPORT THIS AGENDA BUT THERE'S  
NO MONEY TIED TO IT.

THERE IS KEY PIPELINE TO JOB  
TRAINING AND AFFORDABLE HOUSING  
AND THIS IS MORE CRITICAL AS  
EVER AS BOSTON CONTINUES TO BE  
IN THE MIDST OF A HUGE  
DEVELOPMENT BOOM AND THE  
GENTRIFICATION THAT GOES ALONG  
WITH THAT.

THIS NEIGHBORS BOSTON RESIDENTS  
TO REMAIN LIVING AND WORKING IN  
OUR CITIES.

AFTER ITS CREATION IN 1987 EVEN  
THOUGH LINKAGE COULD BE  
INCREASED EVERY THREE YEARS IT  
WAS 13 YEARS BEFORE THE FIRST  
INCREASE EVER HAPPEN.

AS YOU, COUNCILOR FLAHERTY POINT  
OUT INCREASES HAVE REMAINED BOTH  
INSUFFICIENT AND INCONSISTENT  
SUM ME ADJUSTED FOR INFLATION  
THE JOB TRAINING WOULD BE AT  
\$2.27 TODAY.

THIS DOESN'T EVEN TAKE INTO  
ACCOUNT THE INCREASED NEED AS  
WELL AS THE LARGE DEVELOPMENT  
BOOM IN THE CITY OF BOSTON SINCE  
THAT TIME.

WE BELIEVE THAT LINKAGE IS  
DIRECTLY TIED TO THE MAYOR AND  
THE CITY COUNCIL'S SHARED GOAL  
OF CONTINUING TO WANT TO ENSURE



RESIDENTS CAN GIVE AND WORK AND BE PART OF BOSTON, NOT JUST ONE SPECIFIC DEMOGRAPHICS.

OBVIOUSLY THE TWO MOST IMPORTANT COMPONENTS OF THAT ARE HOUSING AND BUILDING JOB SKILLS SO THAT PEOPLE CAN MOVE SUCCESSFULLY UP THE ECONOMIC LADDER HENCE THE TWO PRONGS OF THE LINKAGE PROGRAM.

WE'RE HAPPY FOR MAYOR WALSH AND THE TEAM THAT'S BEEN MEETING WITH US AND THE CITY COUNCILOR ESPECIALLY COUNCILOR EDWARDS FOR PRIORITIZING THE LINKAGE PROGRAM.

WE'VE BEEN WORKING AT LEAST FOR FOUR YEARS AROUND EFFORTS TO INCREASE LINKAGE, IN PARTICULAR TO CAPTURE THE LOSSES DUE TO THE FAILURE OF THE NEED TO KEEP UP WITH INFLATION.

WE ESPECIALLY SUPPORT THE MAYOR'S PROPOSAL TO BRING THE AUTHORITY OF INCREASE LINKAGE BACK TO THE CITY OF BOSTON.

THE JOB TRAINING ALLIANCE WOULD LIKE TO GO ON RECORD AS CONTINUING SUPPORT AND INCREASE TO LINK YOU CAN FEES IN THE CITY OF BOSTON FOR BOTH HOUSING AND FOR JOB TRAINING.

WE APPRECIATE THE WORK OF THE CITY'S CONSULTANT CARL AND THE ANYTHING SUSSTUDY THAT THE CITY PUT TOGETHER AND THE CONTINUED HE WAS TO DETERMINE WHAT THE RIGHT LEVEL IS FOR LINK YOU CAN SUCH THAT IT ADEQUATELY SUPPORTS THE HOUSE AND JOB TRAINING NEEDS OF THE CITY WITHOUT DEVELOPMENT.

WHILE BOSTON IS UNDER GOING A PERIOD OF UNPRECEDENTED GROWTH AND PROSPERITY WE CONTINUE TO SEE GROWING INCOME AND EQUALS OF INDIVIDUALS WHO REMAIN UNEMPLOYMENT OR UNDER EMPLOYED IS ESPECIALLY IN SEGHTZ LIKE BOSTON.

THERE'S A MISMATCH BETWEEN WHAT THE EMPLOYERS NEED AND THE RESIDENTS OF BOSTON NEED TO DELIVER.

THIS CAN BE FILLED BY JOB

LINKAGE-ALL RESIDENTS OF THE CITY WERE ABLE TO PARTICIPATE IN THE SUCCESSES AND GROWTH OF THE CITY.

WITH A BELIEVE WE MUST TAKE ACTION IMMEDIATELY TO ENSURE THAT THE LINKAGE PROGRAM CONTINUES TO UPTOLD THIS MISSION.

THANK YOU.

>> THANK YOU AMY.

>> GOOD AFTERNOON MY NAME IS PRECILIA WILLIAMS AND IT'S A PRIVILEGE TO BE HERE TODAY TO OFFER TESTIMONY ABOUT HOW ACCESS TO JOB TRAINING SKILLS AT YMCA TRAINING, INC. HAVE NOT ONLY COMPANY BUT INCREASED MY SELF-ESTEEM AND PIEDED MUCH OF THE FOCUS THAT LED ME TO FURTHERING MY EDUCATION.

I WANT TO ENCOURAGE OUR ELECTED OFFICIALS TO PRIORITIZE JOB TRAINING PROGRAM THAT HAS A POSITIVE IMPACT ON THE ECONOMIC VITALITY OF BOSTON RESIDENTS AND NEIGHBORHOODS.

A LITTLE ABOUT MY BACKGROUND. I WAS BORN TO PARENTS WHO BOTH BATTLED SUBSTANCE ABUSE AND ITS MANY RELATED PROBLEMS.

I WAS ONE OF 10 CHILDREN AND SPENT MY EARLY YEARS IN THE FOSTER CARE SYSTEM.

WHEN I WAS FIVE YEARS OLD A MIRACLE HAPPENED.

ELDEST BROTHER AND I WERE ADOPTED BY TWO WONDERFUL PEOPLE REALLY GUARDIAN ANGELS WHO CHANGED THE TRAJECTORY IN OUR LIVES.

THEY GAVE US STABILITY AND LOVE AMONG OTHER INTANGIBLE GIFTS.

THESE GIFTS MY FOUNDATION HAS HELPED ME TO BECOME THE

RESILIENT RESOURCEFUL PERSON I

AM TODAY STILL OVERCOMING

SOCIETAL CULTURAL AND SOCIAL

ECONOMIC CHALLENGES BUT

CONTINUING TO SHARPEN MY SKILLS

AND STRENGTHEN MY RESOLVE.

IN HIGH SCHOOL I BELONGED TO

MANY CLUBS AND ORGANIZATIONS.

AFTER I GRADUATED I WENT ON TO

SCHOOL@ALAN TAUGHT UNIVERSITY  
BUT THEN I GAVE BIRTH TO MY  
DAUGHTER AND WAS FORCED TO LEAVE  
SCHOOL TO PROVIDE FOR A SINGLE  
MERIT AND PROVIDER.

SOMEHOW I DID THIS TEMPORARILY  
WITHOUT SPECIALIZED SKILLS OR  
COLLEGE DEGREE.

BY 2011, I WAS CHALLENGED WITH  
MY OWN HOUSING CRISES, ACTUALLY  
OVERCAME A HOUSING CRISES AND  
WAS IN NEED OF ANOTHER MIRACLE,  
AND IT CAME IN THE FORM OF YMCA  
TRAINING INC. I CAME TO FILL A  
STRONG ACCEPTANCE HERE TOO.  
EACH DAY THE ENCOURAGEMENT  
RAISED MY CONFIDENCE AND HOPE  
AND TAUGHT ME THE SKILLS I  
NEEDED TO SUCCEED IN THE  
WORKPLACE AND MOST IMPORTANT  
REPOSITION ME ON THE PATHWAY TO  
ECONOMIC STABILITY AND TO TALK  
CARE OF MY DAUGHTER.

WHEN I COMPLETED THE YMCA  
TRAINING APPROACH THE LINK FROM  
TRAINING TO EMPLOYMENT WAS  
IMMEDIATE AND I WANT TO WORK IN  
HUMAN SERVICES.

YMCA TRAINING CONTINUED TO OFFER  
ME GOIPPEDDANCE AND SUPPORT AND  
MY DECISIONS AND EFFORTS TO  
REENROLL AT SUFFOLK UNIVERSITY.

IN 2016 I GRADUATED WITH A BA IN  
SOCIOLOGY AND IN 2018 I  
COMPLETED TWO MASTERS DEGREE,  
ONE IN PUBLIC ADMINISTRATION AND  
ONE IN POLITICAL SCIENCE  
INTERNATIONAL RELATIONS.

NOW I'M THRIVING IN MY NEW  
POSITION AS A RESIDENT CAPACITY  
COORDINATOR WORKING FOR THE CITY  
OF BOSTON AT THE BOSTON HOUSING  
AUTHORITY.

ECONOMIC SECURITY FOR BOSTON  
RESIDENTS TO INCREASE RESOURCES  
FOR TRAINING AND OBTAIN JOBS  
PAYING COMPETITIVE WAGES WITH  
CHANCES FOR ADVANCEMENT ARE THE  
MINIMUM TOOLS REQUIRED TO STAY  
AFLOAT.

IN BOSTON RESIDENTS CONTINUE TO  
MEET OPPORTUNITIES TO BUILD  
THEIR PATHWAYS TO SUCCESS.

YES OUR UNEMPLOYMENT RATE IS AT

AN ALL TIME LOW AND LARGE SCALE DEVELOPMENT MEANS MORE JOBS BUT WITHOUT QUALITY JOB TRAINING AND ACCESS TO RESOURCES THAT CAN HELP MITIGATE THE IMPACT OF NEIGHBORHOOD DISPLACEMENT RESIDENTS WILL NOT BE ABLE TO ACCESS THESE JOBS.

IN CLOSING, THERE ARE MANY THINGS I WOULD LIKE TO HIGHLIGHT ABOUT THE LONG TERM EFFECTIVENESS OF THE YMCA TRAINING PROGRAM.

HOW ABOUT THE FACT MY DAUGHTER IS NOW A FRESHMAN AT UMASS BOSTON BUT MOST IMPORTANTLY MAY BE THE FOLLOWING POINT.

EVEN THOUGH WE'VE ACHIEVED A LEVEL OF SUCCESS, IT IS STILL OUR OBLIGATION AND RESPONSIBILITY TO ADVOCATE FOR THE RIGHT DISABILITY FOR OTHERS.

IN ORDER TO RESPOND TO THE SHIFTING NEEDS OF THE WORK FORCE, THERE IS A NEED FOR CHICANOIVE APPROACH WHICH INVOLVES A SHARING OF RESPONSIBILITY AND RESOURCES FROM BOTH THE PUBLIC AND PRIVATE SECTORS.

AS AN AWE DOPTED GUARDIAN OF JOB TRAINING INITIATIVE, I'M HONORED TO BE WITH YOU TODAY TO ADVOCATE FOR EMPLOYMENT OPPORTUNITY FOR OTHERS BY ENCOURAGING YOU TO SUPPORT THE NEIGHBOR JOBS TRUE LINKAGE IN SUPPORT OF BOSTON RESIDENTS.

THANK YOU.

>> THANK YOU PRISCILLA.

[APPLAUSE]

>> THANK YOU FOR THE WORK YOU DO AND ALSO THANK YOU FOR SHARING YOUR STORY.

WE'VE BEEN REJOINED BY MY COLLEAGUE CITY COUNCILOR ANNISSA ESSAIBI GEORGE.

THOUGHTS ON MY SORT OF SLIDING SCALE IDEA THAT'S NOT PROVIDED FOR IN 106 BUT ALSO NOT PIEDED ON THE COUNCILOR EITHER BUT I JUST FELT FROM A DEGREE TO PREDICT BLITY BUT TO CAPTURE THAT ZERO TO HUNDRED THOUSAND

SQUARE FEET OR TEN UNITS TO A HUNDRED THOUSAND SQUARE FEET HAVING A SLIDING SCALE SO MAYBE MORE FOR THE HOUSING FOLKS. WHAT ARE YOUR THOUGHTS ON THAT?

>> I GUESS THERE ARE TWO 245U9S THOUGHTS ON THAT.

ONE IS WE HAVE A LOT OF COMMUNICATION OPEN IN THIS PROCESS.

I WANT TO TAKE A STEP BACK TO SAY SAY THANK YOU TO YOU CHAIRMAN AND THE COUNCILORS AS A COMMUNITY, AS A PERSON IN THE COMMUNITY, AS A NEIGHBOR BUT ALSO BEING PART OF A COMMUNITY WITH OTHER NEIGHBORS, HAVING HAD CONVERSATIONS ABOUT THAT.

WE THINK THAT'S IMPORTANT TO BE CONSIDERED.

WE KNOW THAT POSITION ABOUT IT BEING DATA DRIVEN AND TRYING TO FIND THAT BALANCE AND CONTINUE TO HAVE LINES OF COMMUNICATION OPEN AS ALSO THIS ADMINISTRATION, THE INTERGOVERNMENTAL PIECES LIKE BPA AND DND WHERE THOUGH HAVE STRUCTURED AND OPENED THEIR DOOR TO BE TRANSPARENT ABOUT THIS PROCESS AND CONTINUE TO DO THAT SO WE CAN HAVE A PRODUCTIVE CONVERSATION ON HOW DO WE INCLUDE FOLKS THAT ARE UNDER THE HUNDRED THOUSAND DOLLAR SQUARE FOOTAGE AND THAT SHOULD BE ON THE TABLE.

I THINK WE ARE LOOKING FORWARD TO THE REPORT THAT'S BEING DONE BY THE CONSULTANTS TO HELP TO LOOK AT THOSE DIFFERENT SCENARIOS OF GOING TO MAYBE THE 30, 40 AND 50 AND CONSIDERING THAT THOSE SCENARIOS SHOULD BE PLAYED OUT SO WE CAN SEE HOW VIABLE THAT WOULD BE AND HOW THAT WOULD HELP IN REGARDS TO MORE AFFORDABLE HOUSING AND ALSO THE DEEPER CONCERN OF HAVING DEEPER AFFORDABILITY TO REACH AS MANY WORKING CLASS INCOMES IS IMPORTANT.

SO I THINK WE DEFINITELY WOULD LIKE THAT TO BE LOOKED AT AND

HAVE SUPPORTING DATA TO HELP BE  
ABLE TO IMPLEMENT THAT AND THANK  
YOU TO THE ADMINISTRATION AND  
FOCUSES BEING OPEN.

I HOPE THAT THE ADMINISTRATION  
AND THE VARIOUS DEPARTMENTS  
CONTINUE TO HAVE OPEN PROCESS IN  
WORKING WITH VARIOUS COMMUNITY  
GROUPS AND NEIGHBORS TO BE AT  
THE TABLE TO FURTHER THESE  
CONVERSATIONS SO THAT WE ARE  
ABLE TO OBTAIN SOMETHING  
SUBSTANTIVE THAT'S GOING TO WORK  
FOR THE NEIGHBORS HERE IN THE  
COMMUNITY IN BOSTON.

SO DEFINITELY OPEN TO THAT.

>> IF I COULD, I'LL JUST  
DISTINGUISH THE LINKAGE FROM THE  
INCLUSION RE DEVELOPMENT  
PROGRAM.

LINKAGE IS A HUNDRED THOUSAND.  
AS I UNDERSTAND IT IF YOU BUILD  
A BUILDING THAT'S 101,000 SQUARE  
FEET YOU'RE ONLY PAY THE FEE ON  
A THOUSAND SQUARE FEET SO  
THERE'S NOT A HUGE INCENTIVE TO  
GO TO THE 9.

IT'S TWO BUCKS, IT'S NOT THAT  
MUCH.

SO I THINK IN EFFECT THERE IS A  
SLIDING SCALE.

LIKE A STANDARD DEDUCTION ON  
YOUR TAXES.

WE DO THINK THAT IT DOES NEED TO  
BE LOWERED AT LEAST TO 50, MAYBE  
A LITTLE LOWER.

I THINK WE WANT TO AVOID A  
NUMBER THAT'S SO LOW THAT SMALL  
COMMERCIAL BUILDINGS IN HYDE  
PARK OR MATTAPAN THAT CAN'T  
AFFORD IT DON'T GET HIT AND I  
THINK 50,000 IS PROBABLY THE  
RIGHT NUMBER BECAUSE IT CAPTURES  
THE BICKER DOWNTOWN BUILDINGS  
BUT NOT THE NEIGHBORHOOD RETAIL.  
I THINK THE BPBA SHOULD HAVE THE  
DATA TO UNDERSTAND WHAT THE  
EXACT THRESHOLD SHOULD BE BUT I  
THINK IT OPERATES AUTOMATIC OR  
SOME LEVEL OF SLIDEING.

NOW YOU WANT TO MAKE IT MORE  
PROGRESSIVE LIKE THE INCOME TAX  
I SUPPOSE YOU CAN DO THAT AND  
THERE MIGHT BE SOME MERIT IN

THAT A MILLION SQUARE FOOT BUILDING COULD PAY AT A HIGHER RATE.

ON INCLUSIONARY DEVELOPMENT THE THRESHOLD IS 10 WHICH MEANS THEY HAVE TO DO ONE UNIT.

I HAVE HEARD THERE'S A DECENT NUMBER OF NINE UNITS GETTING BUILT SO ARGUABLY IT SHOULD BE LOWER TO EIGHT BUT YOU CAN'T GO MUCH BELOW EIGHT PROBABLY.

AND I THINK THERE IS SORT OF ANERT IN OR OUT OF THE PROGRAM FOR PRIVATE DEVELOPER TO ADMINISTER ONE AFFORDABLE UNIT WITH INCOME RESTRICTIONS.

THERE'S AN ADMINISTRATIVE HASSLE I IMAGINE THEY WANT TO AVOID.

BUT THERE I THINK THE ADMINISTRATION'S CURRENT APPROACH OF HAVING DIFFERENT ZONES SEEMS TO BE WORKING.

I GUESS WHAT WE'LL SEE IS THE PROCESS PLAYS OUT.

ONE THING I FORGOT TO SAY EARLIER I THINK IT'S REALLY IMPORTANT.

THE NEXT SUSSTUDY WAS DONE IN 2016, IT'S 2019.

WE'VE HAD A LOT OF TIME FOR STUDY.

WE SHARE THE FRUSTRATION ARTICULATED BY OTHERS THAT WE HAVEN'T KEPT UP WITH INFLATION AND WE CAN'T STUDY THIS TO DEATH.

WE NEED TO MORE QUICKER.

>> THE OTHER PIECE TO THAT ON THE IDP AS FAR AS THE THRESHOLD IN REGARDS TO THE TEN UNITS IS ALSO, THIS IS SOMETHING I THINK BEING DISCUSSED IS THE ISSUE OF PORTFOLIOS WHERE YOU HAVE NINE HERE, EIGHT HERE AND THERE SHOULD BE SOME RESPONSIBILITY AND ACCOUNTABILITY THAT ARE CANTIZING ON THAT AND NOT PAYING THEIR FAIR SHARE AND IT DEFINITELY NEEDS TO BE LOOKED AT.

>> FOR THE DRUG TRAINING PROGRAM, I COMMEND THE FACT YOU ARE SORT OF PARTNERED WITH THE HOUSING NECKS DESPITE COMPETING

WITH EACH OTHER.

I THINK THE JOB TRAINING PIECE SHOULD, THE GAP SHOULD BE WIDENING BETWEEN THE HOUSING TRUST FUNDS AND THE JOB CREATION FUNDS.

BUT UNFORTUNATELY THAT DOES SEEM TO BE THE CASE BUT THE FACT YOU GUYS COME TOBACCO IS COMMENDABLE.

ON THE DRUG TRAINING PIECE AS YOU HEARD IN THE EARLIER TESTIMONY MY CONCERNS AROUND THE NEED FOR METRICS AND FOLKS TO BE ABLE TO TELL THEIR STORY AND TO SHARE THOSE SUCCESS STORIES AS THOSE PROGRAMS THAT SEEM TO BE DOING A BETTER JOB.

LIKE EVERYTHING ELSE THERE'S SOME BETTER JUST DOING BETTER JOBS SO I DIDN'T KNOW WHETHER OR NOT YOU HAD ANY THOUGHTS.

>> ACTUALLY THE CITY IS ONE OF THE MORE FUNDERS THAT WE DEAL WITH THAT DEMANDS ACCOUNTABILITY.

THE WAY THEY ADMINISTER THE NEIGHBORHOOD JOBS TRUST THEY GIVE US A SPECIFIC AMOUNT ABOUT HALF OF OUR GRANT UP FRONT AND THE REST YOU EARN BOY PLACING YOUR CLIENTS.

SO LITERALLY YOU ARE MONETARY INCENTIVIZED TO DO A GOOD JOB WHICH MANY WOULD ARGUE THERE ISN'T A BETTER INCENTIVE.

THAT'S ONE THING AND I APPRECIATE YOU SAYING I WANT TO HIGHLIGHT THE PROGRAMS AND SEVERAL HAVE BEEN UP HERE TODAY AND THAT'S GREAT BUT IF YOU WANT TO INCENTIVIZE QUALITY ACROSS THE BOARD MONETIZE BY ONLY PAYING US WHEN WE MAKE AN OUTCOME IS ONE WAY TO DO IT.

>> OKAY.

ANY OTHER THOUGHTS ON THAT PRISCILLA?

>> I JUST THINK THERE'S A GREAT INTERSECTION BETWEEN JOB TRAINING AND JOBS AND WE NEED TO BE HIRING PEOPLE AND KEEPING PACE WITH THE MARKET AND LEAVING PATHWAYS TO UPWARD MOBILITY SO



PEOPLE HAVE ECONOMIC CHANGES.

>> ANY QUESTIONS FROM MY  
COLLEAGUE.

COUNCILOR BEEN KIM JANEY AT THIS  
TIME.

>> THANK YOU MR. CHAIR AND JUST  
BRIEFLY I WANT TO ACKNOWLEDGE  
AND HIGHLIGHT AND SHE GRATITUDE  
AND APPRECIATION FOR ALL OF THE  
ADVOCATES IN THE ROOM WHETHER ON  
THE HOUSING SIDE OR THE JOB  
TRAINING SIDE.

VERY IMPORTANT WORK AS YOU'VE  
ALREADY NOTED GROWING INCOME AND  
EQUALITY HERE IN OUR CITY HUGE  
WEALTH GAP AND MORE THAT WE  
HAPPEN TO AND LEVERAGE THE  
DEVELOPMENT IN OUR CITY TO  
BENEFIT THE RESIDENTS OF OUR  
CITY, THE BETTER OFF WE'LL BE AS  
A CITY.

I THINK THIS IS A VERY IMPORTANT  
CONVERSATION.

APPRECIATE THE ADMINISTRATION'S  
WORK ON THIS.

CERTAINLY MY COLLEAGUE COUNCILOR  
EDWARDS FOR HER LEADERSHIP ON  
THIS ISSUE.

CERTAINLY BELIEVE WE NEED TO  
INCREASE LINKAGE KNEES AND MAKE  
SURE WE'RE DOING ALL THAT WE CAN  
TO MAXIMIZE THE REVENUE THAT WE  
NEED FOR AFFORDABLE HOUSING IN  
OUR CITY AND FOR JOB TRAINING.  
AND HERE, TO REALLY HEAR FROM  
YOU AS THE EXPERTS TO SHARE YOUR  
THOUGHTS AND YOUR THINKING ABOUT  
THIS AS WE MOVE FORWARD AS A  
BODY.

SO THANK YOU.

>> THANK YOU.

NO COMMENTS AT THIS POINT FROM  
MY COLLEAGUE ANNISSA ESSAIBI  
GEORGE.

THAT WILL CONCLUDE THIS PORTION  
OF THE PANEL.

NOW WE'LL TAKE PUBLIC TESTIMONY.  
YOU CAN STICK AROUND AND HEAR  
WHAT FOLKS HAVE TO SAY.

I APPRECIATE IT.

ERIC KEITH, IF YOU ARE STILL  
HERE YOU ARE FIRST TO SIGN THE  
SHEET.

I SEE -- AND I KNOW MELISSA HAS

BEEN PROVIDING SOME TRANSLATION SERVICES.

SO I HAVE LOOKS LIKE MAY

[INDISCERNIBLE].

KAREN AND LYDIA.

I DON'T KNOW IF KAREN CAN COORDINATE THE INDIVIDUALS THAT HAVE SIGNED UP TO TESTIMONY.

ERIC, YOU HAVE THE FLOOR.

YOU WERE FIRST TO SIGN UP UP.

WELCOME AND THANK YOU FOR YOUR TIME AND PATIENCE.

>> MY NAME IS ERIC KEITH I'M THE SENIOR VICE PRESIDENT FOR HUMAN RESOURCES AT EAST BOSTON SAVINGS BANK.

BEEN IN THAT ROLE FOR 21 YEARS, ABOUT 30 YEARS WITH THE BANK AS A WHOLE.

WE EMPLOY ABOUT 550 PEOPLE.

ABOUT 300 OF WHOM ARE IN THE RETAIL DIVISION OF THE BANK.

THAT'S THE BRANCH NETWORK THAT A GREAT MAJORITY OF WHICH THOSE BRANCHES ARE IN BOSTON NEIGHBORHOODS.

I WOULD LIKE TO ILLUSTRATE BRIEFLY THE STRAIGHT LINE THAT I SEE BETWEEN LINKAGE AND THE ACTUAL EMPLOYMENT OF BOSTONIANS.

WE'VE BEEN WORKING FOR SEVERAL YEARS WITH THE ASIAN AMERICAN CIVIC ASSOCIATION AS WELL AS

[INDISCERNIBLE] WITH THEIR BANKING FINANCE TRAINING PROGRAM, A PROGRAM TEACHES BRAID BASICS AS WELL -- TRADE BASICS AS WELL AS JOB READINESS SKILLS AND INTERVIEW PREPARATION.

WE'VE HIRED 12 GRADUATES OF THE AACA PROGRAM WHILE THAT SOUNDS LIKE A SMALL NUMBER COMPARED TO THE NUMBERS YOU'VE HEARD TODAY, IT'S A VERY IMPORTANT NUMBER FOR THOSE 12 PEOPLE AND IT'S VERY IMPORTANT NUMBER FOR ME AS AN EMPLOYER LOOKING FOR THE SCALE AND ESPECIALLY ENTRY LEVEL EMPLOYEES.

THAT MAKES THE AACA PROGRAM -- I'M SORRY WE'VE HIRED MORE THAN HALF OF THE PEOPLE INTERVIEWED IN THAT PROGRAM AND THAT MAKE IT ONE OF THE BEST SOURCING

PROGRAMS FROM A PERCENTAGE  
VIEWPOINT.  
THE TRAINING THESE FOLKS  
RECEIVED THROUGH ACA RAISED  
THEIR SKILLS.  
THEY RAISED THEIR EMPLOYABILITY  
AND AS CANDIDATES THEY COME TO  
US WITH AACA'S GOOD NAME BEHIND  
THEM.  
WE'VE BEEN VERY IMPRESSED WITH  
THEIR WORK.