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;;;TUES 3 - 5 PM

>>>>

TESTIMONY.
THERE ARE NUMEROUS WAYS FOR THE
PUBLIC TO ENGAGE IN THIS PR
PROCESS, YOU CAN COME TO THE
PUBLIC HEARING AND TESTIFY LIVE
ON THE FLOOR.
YOU CAN ALSO COME TO HEARING
TUESDAY JUNE 4th BETWEEN HOURS
OF TWO AND 6:00.
HOWEVER WE WOULD STAY LONGER IF
FOLKS -- IF THE TESTIMONY
PROLONGS THAT TIMEFRAME.
YOU CAN ALSO SEND US TESTIMONY
TO THE COMMITTEE ON WAYS AND
MEANS.
BOSTON CITY COUNCIL.
5th FLOOR, BOSTON CITY HALL,
BOSTON 00 201 OR E-MAIL
COMMITTEE AT CCC.WM@BOSTON.GV
OOV I WILL LIKE TO INTRODUCE MY
COLLEAGUES IN ORDER OF THEIR
ARRIVAL.
TO MY LEFT COUNCILOR AT LARGE
MICHELLE WU, NEXT TO HER
COUNCILOR ED FLYNN, NEXT TO HIM
COUNCILOR JOSH KAY SIMOON MY FAR
RIGHT COUNCILMEMBER CAMPBELL HAS
JUST STEPPED OUT TO MY CAR RIGHT
IS COUNCILOR FRANK BAKER.
AND WANT TO WELL COUNCILMAN,
CHIEF, AND YOUR TEAM AND YOU
HAVE THE FLOOR.

>> THANK YOU.
IT'S GREAT TO BE HERE THIS
AFTERNOON.
WANT TO THANK COUNCILOR CIOMMO
NOT JUST TODAY BUT ALL OF THESE
WORK.
IT'S BEEN A PLEASURE WORKING
WITH YOU.

>> SAME FOR ME TO YOU, THANK
YOU.

>> I'M HERE WITH COLLEAGUES DOWN

HERE WE USE TO CALL IT THE PIT.
OUR SUPPORTIVE HOUSING DIVISION,
RICK WILSON OUR DIRECTOR AND
DONALD WRIGHT ALL THINGS
PROPERTY MANAGEMENT.
I WROTE SOME REMARKS I'LL TRY TO
ABBREVIATE I KNOW YOU GOT OUT OF
VERY LONG HEARING BUT THERE IS
LOT GOING ON.
I'M HOPING TO JUST HIGHLIGHT
LAST YEAR, TALK A LITTLE BIT
ABOUT WHAT WE WANT TO ACCOMPLISH
IN FISCAL YEAR '20 THEN A WEE
BIT ABOUT THE BUDGET THEN TAKE
YOUR QUESTIONS.
AS YOU KNOW DND HAS FIVE
DIVISIONS, WE CREATE LOW,
MODERATE MIDDLE INCOME HOUSING
FOR BOSTON RESIDENTS.
WE FIND TO END HOMELESSNESS, WE
HELP HOME OWNERS BUY AND
MAINTAIN THEIR HOMES.
WE SUPPORT RENTERS AND HOUSING
CRISIS AND WE WORK WITH OUR
NEIGHBORHOODS TO DISPOSE OF
CITY-OWNED PROPERTY.
FISCAL '19 WAS VERY BUSY YEAR,
PRODUCTIVE YEAR WE STARTED OFF
THE YEAR BY UPDATING OUR HOUSING
PLAN, MAYOR WALSH'S HOUSING
PLAN.
WE LOOKED AT LOTS OF FAG FOR
INCLUDING GROWING POPULATION,
DEMOGRAPHICS, INCOME AND WE ALSO
LISTENED TO WHAT BOSTON
RESIDENTS WERE SAYING, WHAT THEY
THOUGHT WAS WORKING, WHAT THEY
THOUGHT NEEDED IMPROVEMENT AND
ENHANCEMENT.
WE CHANGE OUR HOUSING PLAN, WE
PUT FORTH PRODUCTION GOAL OF
69,000 UNITS.
WE INCREASE ALL OF OUR
AFFORDABLE HOUSING TARGETS.
WE RENEWED OUR COMMITMENT TO
WORK WITH THE BHA AND NONPROFITS
TO PRESERVE AFFORDABLE HOUSING
THAT WE HAVE.
WE ARE PUTTING INCREASED
EMPHASIS ON DISPLACEMENT AND OUR
DISPLACEMENT PROGRAMS WORKING
WITH OUR NONPROFITS.
WE RECOGNIZE AS YOU ALL HAVE
RECOGNIZED FOR A LONG PERIOD OF

TIME BOSTON CAN'T BE THE ONLY CITY OR TOWN WORKING ON THIS ISSUE, SO MAYOR WALSH TEAMED UP WITH THE A MAYOR, THEY WORKED WITH REGIONAL TOWN MANAGERS AND MAYORS.

PUT FORTH REGIONAL HOUSING GOAL. THE RESULTS ARE FAIRLY IMPRESSIVE.

TO DATE WE HAVE PERMITTED 9,000 UNITS OF HOUSING.

OVER 5,000 OF THOSE ARE DEED-RESTRICTED AFFORDABLE.

WEARY LYING ON OUR DEVELOPMENT PARTNERS TO DEVELOP MARKET RATE HOUSING THAT'S MORE AFFORDABLE, AFFORDABLE WITH LITTLE "A" BUT 5100 ARE DEED RESTRICTED.

WORKED WORKED WITH THE BHA ON OLD COLONY HOUSING DEVELOPMENT.

AND STARTING -- LOOKING AT WORKING ON CHARLESTOWN.

AND FINISHING UP ORION HEIGHTS.

THE BHA HAS GOAL OF PRESERVING 4500 UNITS IN THEIR PORTFOLIO AND WORKING CLOSELY WITH THEM.

I KNOW SOME OF THESE ARE IN THE ARE R -- SOME OF THEM ARE IN YOUR DISTRICTS THEY HAVE BEEN VERY DIFFICULT BECAUSE THEY'RE VERY EXPENSIVE.

BEEN WORKING VERY HARD ON THE 13A DEVELOPMENT.

THIS YEAR WE CLOSED, HELP CLOSE NEW -- FENWAY CDC THAT WILL REMAIN AFFORDABLE.

WE ARE VERY CLOSE TO A DEAL ON THE FORBES APARTMENTS IN JAMAICA PLAIN I KNOW COUNCILOR OWE MALL LOW HAS BEEN VERY INTERESTED IN THAT DEVELOPMENT.

WE'VE GOT TWO DIFFICULT DEVELOPMENTS THAT'S MERCANTILE. SO THOSE ARE OUR NEXT TWO.

AS WE BUILD NEW AFFORDABLE HOUSING WE HAVE TO ALL BE LOOKING BACK AT OUR 54,000 EXISTING UNIONS IT TO MAKE SURE THAT THEY ARE PRESERVED.

DISPLACEMENT IS AN ISSUE WE'RE ALL WORRIED ABOUT THAT.

I KNOW YOU ALL SHARE THAT CONCERN.

IN FISCAL YEAR '19 WE CONTRACTED

WITH 11 NONPROFIT AGENCIES TO PROVIDE HOUSING SERVICES INCLUDING HOUSING SEARCH, EMERGENCY SHELTER, RENT 'RENAL, COURT ADVOCACY AND TENIAL LANDLORD REMEDIATION. SHE STARTED THAT OFFICE WHEN SHE WAS WITH US. AND WORK CONTINUES. LAST YEAR WE PROVIDED ASSISTANCE TO 2800 RENTERS FACING -- NOT EVICTION BUT CERTAINLY RENTAL ISSUES. IN ADDITION TO ASSISTING RENTERS WE'VE STEPPED UP OUR RENTERS TO HELP RESIDENTS BUY A HOME. LAST YEAR WE GRADUATED 1300 HOUSE HOLDS OR UNITS AND HOME BUYER EDUCATION CLASSES, WE PROVIDED 110 FAMILIES WITH DOWN PAYMENT AND CLOSING COST ASSISTANCE. WE PROVIDED 175 HOME OWNERS FORECLOSURE PREVENTION SERVICES. AND WE HELPED 1400 HOME OWNERS WITH MINOR AND MAJOR HOME REPAIRS. SO THAT UNIT HAS BEEN VERY, VERY BUSY. THE HOMELESSNESS SUPPORT OF HOUSING TEAM HAS BEEN VERY HARD AT WORK. DND HAVE HOUSED OVER 100,000 HOMELESS VETERANS. AND WE'VE HOUSED OVER 700 CHRONICALLY HOMELESS INDIVIDUALS. WE'RE HOUSING MORE THAN THAT BUT THOSE WERE IN OUR PLAN AND IN OUR TARGET. WE JUST COMPLETED A PLAN TO END YOUTH HOMELESSNESS IN H.U.D. BASED ON THAT PLAN AWARDED US \$4.9 MILLION IN FEDERAL MONEY TO BEGIN THIS IMPORTANT WORK. LAST YEAR WE HIRED CONSULTING TEAM TO EXAMINE OUR ADULT HOMELESS SHELTER SYSTEM TO SEE HOW WE CAN LESSEN THE INFLOW INTO SHELTER HOW THE SHELTER EXPERIENCE CAN BE IMPROVED FROM WHAT IT IS NOW. AND MAYOR ANNOUNCED AS YOU KNOW THE CREATION OF THE BOSTON WAY

HOME FUND WITH GOAL OF RAISING \$10 MILLION TO CREATE 200 UNITS AT LEAST OF PERMANENT SUPPORTIVE HOUSING.

THE GOOD NEWS IS WE'VE RAISED OVER \$6 MILLION AND THE FIRST HOUSING SITE HAS BEEN IDENTIFIED IN JAMAICA PLAIN AND THAT WOULD BE OVER 2300 UNITS OF SUPPORTIVE HOUSING WE'RE VERY EXCITED ABOUT THAT BECAUSE WE DON'T HAVE -- WE HAVE SOME SUPPORTIVE HOUSING IN OUR PORTFOLIO WE DON'T HAVE ENOUGH.

I CAN'T CAN MORE PLEASED ON WHAT WE'VE ACCOMPLISHED THIS YEAR BUT I WAKE UP AND I'M SURE YOU SHARE MY CONCERN THAT THERE IS STILL A LOT TO DO.

LOOKING FORWARD IN FISCAL YEAR '20, I JUST WANT TO HIGHLIGHT A FEW THINGS THAT WE'RE WORKING ON.

WE WILL CONTINUE TO BUILD MORE AFFORDABLE HOUSING, THAT IS KEY, IT IS AT THE ROOT OF THE ALL THAT WE DO.

WE HAVE A VERY, VERY HEALTHY PIPELINE OF PROJECTS, WE WILL FUND AND WE WILL LOBBY HARD. WE ARE ALSO BEGINNING TO WORK MORE CLOSELY WITH ALL OF OUR NONPROFIT PARTNERS TO BUY EXISTING STOCK IN OUR NEIGHBORHOODS THAT HAS -- THAT'S A TWO-FER.

IT KEEPS TENANTS IN PLACE AND IT ADDS TO OUR PERMANENTLY AFFORDABLE HOUSING STOCK. COUNCILOR EDWARDS IS AWARE THAT WE'VE GOT LOT OF BUILDINGS I THINK, 30 OR SO BUILDINGS IN EAST BOSTON, NOT WE.

WE JUST HAD A FOR PROFIT ACTUALLY BUY A BUILD INK DORCHESTER, SOUTH BOSTON, JUST BOUGHT 15 UNITS ON THE MARKET. SO, I THINK NONPROFITS AND FOR PROFITS ARE GETTING USED TO THE PROGRAM THAT'S GOOD NEWS BECAUSE WE HAVE GOAL OF TAKING AT LEAST A THOUSAND UNITS OUT OF THE MARKET.

WE WILL ASSIST 4,000 INDIVIDUALS

WITH HOME BUYING CLASSES THIS YEAR, FORECLOSURE PREVENTION AND HOME REPAIR PROGRAMS.

SO WANT TO CONTINUE TO HELP PEOPLE BUY AND MAINTAIN HOME OWNERSHIP OPPORTUNITIES.

AND HOMELESS DIVISION WILL PLACE 200 CHRONICALLY HOMELESS INDIVIDUALS AND TWO HOME -- 200 HOMELESS VETERANS INTO PERMANENT HOUSING.

IMPLEMENTING THE MAYOR'S \$5 MILLION NEW INVESTMENT FROM UNDIESING THE ROOM OCCUPANCY TAX, WE WILL BUILD NEW SUPPORTIVE HOUSING FOR OUR HOMELESS RESIDENTS.

WE'LL UPDATE THE CITY'S PLAN FOR HOMELESS INDIVIDUALS FOCUSING ON HOUSING OPPORTUNITIES AND IMPROVING HOMELESS SHELTERS AND REDUCING THE NUMBER ENTERING SHELTERS AS I MENTIONED.

SO, THAT WORK IS GOING TO BEGIN IN THE NEXT SEVERAL WEEKS.

WE HOPE TO HAVE UPDATED PLAN IN UPCOMING MONTHS.

DISPLACEMENT IS A CONCERN, WE'LL WORK WITH OUR NONPROFIT PARTNERS, LEGAL REFERRAL AND ASSISTANCE WITH RENT ARREARAGE.

WHILE THIS WORK WILL STOP EVICTIONS WE KNOW THAT WE NEED ADDITIONAL TENANT PROTECTIONS, THIS IS WHY WE WORKED WITH THE STATE HOUSE TO FILE THREE IMPORTANT BILLS AND FEW ARE ACTUALLY GETTING MOMENTUM THIS YEAR THAT WE'RE HAPPY ABOUT.

WE FILED A BILL THAT TENANTS CAN GET LEGAL REPRESENTATION, COUNCILOR EDWARDS WORKED ON THAT BILL TWO YEARS AGO.

THERE'S A GOOD COALITION BUILDING WE FEEL VERY OPTIMISTIC ABOUT THAT.

WE FILED A BILL SO TENANTS COULD PURCHASE BUILDINGS OR -- WHAT AM I TRYING TO SAY?

RIGHT OF FIRST REFUSAL THEY COULD BUY OR HAND THAT RIGHT OVER TO A -- ASSIGN THAT RIGHT TO A NONPROFIT, THANK YOU VERY MUCH.

SO THAT IS ALSO GOT SOME
EXCITEMENT AT THE STATE HOUSE.
FINALLY THE BILL THAT WOULD
REQUIRE JUST CAUSE TO EVICT OUR
ELDERLY RESIDENTS AND WOULD
LIMIT THEIR RENTING INCREASE TO
5% PER YEAR.

SO WE'RE VERY HOPEFUL, ALL THREE
OF THOSE BILLS GET MOMENTUM AND
GET PASSED BECAUSE WE KNOW EVEN
THOUGH WE'RE WORKING WITH A LOT
OF TENANTS, THEY DO NEED
ADDITIONAL PROTECTIONS.

LET ME VERY QUICKLY GIVE
OVERVIEW OF OUR BUDGET THEN I'LL
HAND IT BACK TO YOU.

DND FISCAL YEAR RECOMMENDED
OPERATING BUDGET TOTAL \$20.6
MILLION.

THIS REPRESENTS AN INCREASE OF
6.4 MILLION DOLLARS OR 45%
INCREASE OVER FISCAL YEAR '19.

THIS INCREASE IS PRIMARILY DUE
TO NEW INVESTMENTS IN
HOMELESSNESS, INCLUDING \$4
MILLION TO BUILD PERMANENT
SUPPORTIVE HOUSING FOR HOMELESS
INDIVIDUALS.

\$1 MILLION COMBAT YOUTH
HOMELESSNESS AND \$300,000 FOR
HOMELESS PEER NAVIGATORS
FORMERLY HOMELESS INDIVIDUALS
WHO WILL HELP THOSE THAT ARE
CURRENTLY HOMELESS CONNECT WITH
HOUSING AND SERVICES.

ALSO NEW INVESTMENTS OF \$750,000
TO HOME HOME OWNERS BUILD
ACCESSORY DWELLING UNITS IN
THEIR HOME BECAUSE WHILE WE MADE
IT EASIER TO APPROVE THESE
UNITS, IT IS STILL AN EXPENSIVE
UNDERTAKING.

100,000 FOR INTERGENERATIONAL
HOME SHARE PROGRAMS WHICH WE
PILOTED THROUGH THE HOUSING
INNOVATION LAB BUT NOW WE WANT
TO SEE NONPROFIT SCALE UP THAT
VERY INNOVATIVE IDEA OF PAIRING
STUDENTS, MOSTLY GRAD STUDENTS
WITH ELDERS.

OUR OPERATING FUNDING IS VITALLY
IMPORTANT BECAUSE IT SUPPORTS
ACTIVITIES NOT ELIGIBLE FOR
EXTERNAL USES SUCH AS PROPERTY

MANAGEMENT AND IT FUNDS THE HOUSING 20 PREBLE APPROPRIATIONS WHICH SUPPORTS OUR WORK WITH AT-RISK TENANTS, HOMELESS AND VARIOUS HOUSING COLLECTION AND PRESERVATION PROGRAMS.

IN FISCAL YEAR '20 AS IN OTHER FISCAL YEARS, WE'RE GOING TO APPLY AND FIGHT FOR EVERY EXTERNAL REVENUE SOURCE WE CAN. DND ALL FUND BUDGET OF \$105 MILLION THIS YEAR INCLUDES AN ESTIMATED 85 MILLION IN EXTERNAL FUNDS.

THE MAJORITY OF THIS FUNDING COMES IN THE FORM OF GRANTS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. SUCH AS CDBG AND HOME.

ALLOWING DND TO CARRY OUT WIDE RANGE OF HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS.

OUR EXTERNAL SOURCES ALSO INCLUDE \$20 MILLION FROM INCLUSIONARY DEVELOPMENT FUND WHICH WILL BE USED TO CREATE INCOME RESTRICTED HOUSING ACROSS THE CITY.

IN THE UPCOMING WEEKS WE WILL BE BACK HERE TO REQUEST APPROVAL FROM THE HOUSING COMMUNITY DEVELOPMENT COMMITTEE TO ACCEPT AND EXTEND THE FISCAL YEAR FEDERAL ENTITLEMENT GRANTS AND IDP REVENUE.

SO WE WILL CONTINUE TO LEVERAGE OTHER CITY REVENUE SOURCES NOT REFLECTED IN OUR BUDGET INCLUDING NEIGHBORHOOD HOUSING TRUSTS WHICH IS OUR LINKAGE PROGRAM AND CPA WHICH WE USE WISELY LAST YEAR CREATED A LOT OF NEW AFFORDABLE HOUSING.

WHEN YOU ADD IN LINKAGE, ADD IN CPA, YOU ADD IN OUR FEDERAL MONEY AND THIS VERY IMPORTANT OPERATING BUDGET NEXT YEAR'S BUDGET FOR DND HOPEFULLY WILL TOTAL \$125 MILLION THAT WILL BE USING TO HOUSE BOSTON RESIDENTS. THIS IS THE HIGHEST EVER BUDGET CERTAINLY REFLECTING OUR COMMITMENT TO HOUSE ALL OF OUR RESIDENTS.

SO, I KNOW I TALKED FAST I SAID
A LOT BUT I DIDN'T WANT TO GO ON
TOO LONG.

BUT WE'VE HAD A PRODUCTIVE
FISCAL YEAR '19, WANT TO
CONTINUE THE MOMENTUM AND
EXCITED ABOUT THE INCREASES IN
THIS YEAR'S OPERATING BUDGET.

>> THANK YOU, CHIEF DYLAN AS
SOON AS YOU STARTED YOUR
PRESENTATION WE WERE JOINED WITH
YOU COUNCILOR KIM JANEY AND
COUNCILOR LYDIA EDWARDS.
COUNCILOR MICHELLE WU YOU HAVE
THE FLOOR.

>> THANK YOU VERY MUCH.
AS I HAD MENTIONED TO THE CHIEF
BEFOREHAND I'M SORRY I HAVE TO
RUN RIGHT OUT OF HERE MY BIGGEST -- MY ONLY QUESTION WAS
DATA REQUEST WE'VE ALREADY
TALKED ABOUT PUBLIC LAND AND HOW
MUCH OF IT HAS BEEN DISPOSED OF
IN VARIOUS WAYS.

>> SURE.
WE HAVE BEEN WORKING HARD ON OUR
LAND INVENTORY, THE LAND WE HAVE
LEFT IS GETTING MORE AND MORE
DIFFICULT TO TOP BECAUSE THE
PARCEL AREN'T AS EASY.
WE RIGHT NOW OWN 1,193 PARCELS,
428 ARE IN -- 406, EXCUSE ME ARE
IN ACTIVE DISPOSITION PROCESS
MEANING THAT RFP IS OUT,
COMMUNITY PROCESS HAS BEGUN OR
WE HAVE IT UNDER AGREEMENT AND
WE'RE WAITING FOR THE DEVELOPER
TO LINE UP THEIR PERMITS.
ANOTHER 550 PARCELS ARE IN
RESEARCH AND REVIEW, HALF OF
THOSE ARE IN THE WEST ROXBURY
GROVE WHICH HAS REMAINED VERY,
VERY CHALLENGING SET OF PARCELS
GIVEN THEIR VERY SMALL
RIGHT-OF-WAYS SO 900 PARCELS
THAT WE KNOW WELL AND THAT ARE
IN SOME STAGE OF DISPOSITION BUT
WE'LL GET YOU A FULL REPORT.

>> THANK YOU.

>> THANK YOU.

COUNCILOR FLYNN.

>> THANK YOU, COUNCILOR CIOMMO
THANK TO YOU THE PANELISTS FOR
BEING HERE AND FOR YOUR WORK ON
THIS IMPORTANT ISSUE.
I KNOW YOU TALKED ABOUT IDP IN
YOUR OPENING STATEMENTS.
WHAT CAN YOU TELL US ABOUT THE
ENFORCEMENT OF THAT, I KNOW
THERE HAVE BEEN SOME CASES WHERE
DEVELOPERS HAVE ADVERTISED FOR
THESE UNITS AS AFFORDABLE THEN
TURNED AROUND AND SAW THEM --
SELL THEM FOR MARKET RATE.
IS YOUR OFFICE DOING A THOROUGH
RESEARCH INVENTORY ON -- IF THAT
IS AN ISOLATED CASE OR IS IT
COMMON PRACTICE?

>> THE WAY THAT THE DIVISION OF
LABOR WORKS, COUNCILOR, IS THAT
IF UNITS ARE CREATED OR SUPPOSED
TO BE CREATED ON SITE OR OFF
SITE THEY'RE LIKE IDP UNITS, THE
BPDA REGULATES, THEY SIGN AN
AGREEMENT WITH THE DEVELOPER,
AND THEY MONITOR THAT AGREEMENT.
DND GETS INVOLVED IF A DEVELOPER
IS PAYING OUT TO MEET THEIR
OBLIGATION, THAT MONEY COMES TO
DND WE PUT IT OUT TO COMPETITIVE
RFPs WE MONITOR THOSE UNITS.
SO WE ARE IN THE COLLECTION
BUSINESS AND WE SPEND THE MONEY.
BUT WE DON'T MONITOR WHEN
PHYSICAL UNITS ARE CREATED THE
BPDA DOES.

>> THAT WAS AN ISSUE IN SOUTH
BOSTON RECENTLY I'M TRYING TO
GET A NUMBER OF UNITS THAT
SHOULD HAVE BEEN AFFORDABLE THAT
WENT TO MARKET RATE, CLEAR
VIOLATION.
MYSELF AND COUNCILOR FLAHERTY
ARE WORKING ON THAT IF YOU'RE
ABLE TO HELP US ON THAT ISSUE.

>> WE CAN CERTAINLY WORK WITH
OUR COLLEAGUES AT THE BPDA GET
YOU THAT REPORT.

>> OKAY, THANK YOU.

>> I KNOW YOU WERE WITH US AT THE RECENT RALLIES TO PRESERVE LITTLE HOUSES IN CHINATOWN, THAT'S IMPORTANT TO YOU AND TO ME AS WELL AND TO THE MAYOR. WHAT CAN DND DO IN TERMS OF HELPING US ON THAT ISSUE, CAN WE INVEST IN SOME OF THOSE HOUSES, WE INVEST IN A LOT OF NEIGHBORHOODS SO ARE WE ABLE TO TRY TO HELP THAT COMMUNITY OUT?

>> IT'S A REALLY GOOD QUESTION. I WAS HAPPY TO BE THERE WITH YOU BECAUSE I THINK IT'S IMPORTANT TO PRESERVE CHINATOWN, THE NEIGHBORHOOD AND AFFORDABILITY AND RESIDENTS THAT LIVE THERE IT'S ALSO IMPORTANT TO PRESERVE THE BEAUTIFUL ARCHITECTURE THAT IS THERE AND THOSE IMPORTANT BUILDINGS, THEY HAVE A LOT OF HISTORY.

SO, DND WORKING WITH THE MAYOR WE'VE BEEN VERY, VERY INTERESTED IN INCREASING THE AMOUNT OF AFFORDABLE HOUSING THAT IS IN CHINATOWN.

RIGHT NOW WE'VE GOT PARCEL 12 WHICH THE BPDA HAS PUT OUT. WE'VE GOT 50 HAROLD, THE PARKING LOT, WE'VE GOTTEN THE GRANGE TWO, THESE ARE IN THE FOREFRONT OF MY BRAIN BECAUSE I'M ALWAYS TRYING TO ADVANCE PROJECTS IN CHINATOWN.

THE ROW HOUSES ARE A LITTLE BIT OF A CHALLENGE IN THAT THEIR ACQUISITION PRICES ARE NOW LIKE 1.5 MILLION FOR THREE SMALL UNITS.

SO IT'S HARD TO MAKE THE NUMBERS WORK AND CONVERT THEM INTO AFFORDABLE HOUSING SOMETHING THAT DND CAN INVEST IN.

IT'S NOT IMPOSSIBLE BUT IT WOULD TAKE -- I'VE MET WITH LYDIA AND OTHERS ON THIS, IT WOULD TAKE 400,000 PER UNIT OF SUBSIDY NEEDED TO SORT OF BUY AND CONVERT.

SO WANT TO CONTINUE TO WORK WITH THE NEIGHBORHOOD GROUPS THERE,

SEE WHAT WE CAN DO.
I THINK IT IS GOING TO BE
IMPORTANT THROUGH BPDA PLANNING
PROCESS THAT THE ROW HOUSES GET
PROPER ZONING AT THE END OF THIS
AND WHAT ZONING THAT REFLECTS
PRESERVATION.
SO I WANT TO CONTINUE TO WORK
WITH YOU AND THE NEIGHBORHOOD
GROUP TO LOOK AT THE ROW HOUSES
HOW WE CAN CONVERT THOSE INTO
AFFORDABLE UNION IT'S JUST PRICE
TAG TO ACQUIRE IS SO HIGH.

>> I'M AFRAID IF WE -- I KNOW
COUNCILOR EDWARDS HAS BEEN A
STRONG SUPPORTER ON THIS ISSUE
AS WELL BUT I KNOW IF THE CITY
DOESN'T GET INVOLVED ON THIS
ISSUE IT ONLY BE MATTER OF TIME
BEFORE THESE IMMIGRANTS
DISPLACED, THESE LONG TIME
RESIDENTS ARE DISPLACED, ELDERLY
ARE DISPLACED WE TURN IT INTO
SOME TYPE OF AirBnB SHORT-TERM
RENTAL, BUT WHEN YOU DO THAT YOU
REALLY DISMANTLE A GREAT
AMERICAN NEIGHBORHOOD.
JUST ASKING AGAIN IF WE CAN
THINK OUTSIDE THE BOX TO SEE
WHAT DND IS CAPABLE OF DOING,
THERE'S SO MUCH GREAT WEALTH IN
THE CITY AND RIGHT AROUND THAT
NEIGHBORHOOD.
SOME OF THE BIGGEST BUILDINGS IN
THE COUNTRY ARE RIGHT AROUND
CHINATOWN.
IF WE CAN BUILD THE RITZ CARLTON
RIGHT THERE LET'S PRESERVE SOME
ROW HOUSES.

>> I THINK YOU ARE ON TO
SOMETHING.
I KNOW THAT BPDA WAS LOOKING AT
WHETHER DEVELOPER HAD
OBLIGATION, AFFORDABLE HOUSING
OBLIGATION COULD THEY PARK THAT
OBLIGATION AT THE ROW HOUSES.
SO I WILL FOLLOW UP ON THAT,
TOO, COUNCILOR TO, SEE IF THAT
IS -- DEVELOPERS HAVE DEEPER
POCKETS.
THAT MIGHT BE A GOOD STRATEGY.

>> JUST DON'T WANT TO LET THESE DEVELOPERS OFF THE HOOK.

>> I WILL SAY, LOOKING AT THE STATISTIC THE OTHER DAY DURING LAST -- SINCE WALSH ADMINISTRATION, 0% OF THE HOUSING HAS BEEN CREATED IN CHINATOWN HAD BEEN DEED RESTRICTED AFFORDABLE. IT'S A VERY GOOD PERCENTAGE. I'D LIKE TO KEEP THAT GOING.

>> THANK YOU.

>> THANK YOU.
WE'VE BEEN JOINED BY COUNCILORS ANNISSA ESSAIBI-GEORGE AND O'MALLEY.
CHAIR RECOGNIZES JOSH ZAKIM.

>> THANK YOU FOR EVERYTHING YOU GUYS DO ALL YEAR ON THIS ISSUE, PARTICULARLY EXCITED ABOUT THE SUCCESSES WE'VE HAD THE FENWAY CDC OVER LAST COUPLE OF YEARS ON SOME LARGE SOMEWHAT FAST-PACED PROJECTS AT THE END OF THE DAY. THE NEW CASTLE APARTMENTS, IT WAS -- GREAT TO SEE. PRESERVATION ASPECT, GETTING A LOT OF PEOPLE FORGET ABOUT WHEN WE'RE TALKING ABOUT AFFORDABLE HOUSING WITH THE EXPIRING USE, WHETHER IT'S DEED RESTRICTED THAT COMES ON TO THE MARKET RATE EXCUSE ME OR JUST RISING RENTS IN GENERAL, PRESERVING WHAT EXISTS IS INCREDIBLY IMPORTANT AND TO THAT POINT WANT TO JUST AGAIN TURN YOUR ATTENTION TO THE WEST END, LOWER APARTMENTS, YOU AND I HAVE HAD LONG DISCUSSIONS ABOUT THAT AND I KNOW WE'RE LUCKILY STILL SEVERAL YEARS AWAY FROM THAT EXPIRING USE, BUT IT IS AT THE FOREFRONT OF THE HUNDREDS OF SENIORS AND LOW INCOME FOLKS WHO DO LIVE THERE ADDRESSING THAT. I KNOW WE'RE SETTING UP A TIME TO GO OVER THERE AND TALK TO THEM.

>> HOPEFULLY WE HAVE A TIME.

>> YES.

I THINK IT'S NEXT WEEK, AC
ACTUALLY.

IT IS REALLY IMPORTANT.
PEOPLE KNOW AND IT GOES RIGHT TO
THE POINT HOUSING STABILITY OF
TENANTS KNOWING THEIR RIGHTS AND
HOW EFFECTIVE THAT CAN BE AS
WELL AT THE LEGISLATIVE PUSH THE
CITY LEVEL.

I THANK YOU FOR THAT.

COUPLE OF QUESTIONS, I KNOW
WE'RE ALL ON THE CLOCK, EVERYONE
HAS A LOT TO SAY, BOSTON I THINK
WE CAN ALWAYS DO BETTER BUT WE
DO PRETTY GOOD JOB, I THINK
PERCENTAGE-WISE I THINK
INCLUSION AND DEVELOPMENT ALL
THOSE COMPARED TO MANY OF OUR
PEER CITIES.

WHAT IS GOING ON FROM MORE
REGIONAL APPROACH, I DON'T MEAN
JUST CAMBRIDGE AND SOMERVILLE,
WHICH ARE I THINK TRIAL FRYING
TO DO SIMILAR, BUT SUBJECT YOU
ARE AN AREAS THIS IS A REGIONAL
ISSUE.

DOES THAT SHOW SOME PROMISE?

>> I MENTIONED THAT THE MAYOR
WALSH HAVE -- ARE WORKING WITH
14 SURROUNDING CITIES AND TOWNS.
AND THEY HAVE GOAL OF CREATING
185,000 UNITS.

THERE'S NOT AN AFFORDABLE
HOUSING GOAL WITHIN THAT, BUT
JUST TO GET THE SURROUNDING
TOWNS TO EMBRACE MULTI-FAMILY
HOUSING WOULD BE IN VERY GOOD
THING.

BELMONT, 4%.

I HAVE THE LONG ISLAND HERE IF
ANYONE IS INTERESTED.

I WILL REALLY IS A SHAME.

WE REALLY DO NEED OUR
SURROUNDING CITIES AND TOWNS TO
DO MORE FOR LOTS OF REASONS.

IT'S GOOD FOR THEM.

IT PROMOTES DIVERSITY AND THEY
SHOULD BE EMBRACING HELPING US
WITH THIS REGIONAL ISSUE.

ESPECIALLY IF IT'S NEXT TO GOOD

TRANSIT.

THE GOVERNOR HAS A HOUSE BILL,
WITH A SIMPLE MAJORITY NOT THREE
QUARTERS MAJORITY TO APPROVE NEW
HOUSING PROJECTS, THAT IS A
START.

SOME OF US WOULD LIKE TO SEE
THAT BILL ALSO INCORPORATE
AFFORDABLE HOUSING GOALS BUT MY
AFFORDABLE HOUSING FRIENDS WILL
SAY, IF WE CAN'T BUILD
AFFORDABLE HOUSING IF WE CAN'T
EVEN GET MULTI-FAMILY HOUSING
IMPROVED.

I THINK IT PROBABLY WILL PASS,
MIGHT BE WHILE -- MIGHT BE
EASIER FOR CITIES AND TOWNS TO
DO MORE.

>> I DO THINK, OBVIOUSLY SUPPLY
AND DEMAND BOSTON ALONE WE CAN'T
BUILD OUR WAY OUT OF THIS IN
BOSTON.

I APPLAUD YOUR EFFORTS, I DON'T
MEAN AS CRITICISM BUT NEEDS TO
FALL ON EVERYONE IN THE
COMMONWEALTH CERTAINLY IN THE
METRO REGION.

ON THAT POINT, INCLUSION AND
DEVELOPMENT POLICY, WE TOUCHED
ON THAT A LITTLE BIT.

BEEN SOME DISCUSSIONS ABOUT
UPDATING THAT ONCE AGAIN,
OBVIOUSLY WAS 2015 WHEN WE DID
IT?

THAT IS ALREADY FOUR YEARS AGO.
THAT IS YOUR OFFICE, BPDA AND
OTHERS, ANY UPDATE DASH DA.

>> WE ARE INVOLVED I THINK IT
WAS JULY 15th.

WE SAID WE WOULD GET IN THREE
YEARS.

THE BPDA HAS HIRED A TALENTED
OUTSIDE CONSULTANT, SIMILAR
PROCESS AS LAST YEAR OF LANDAU
WISE THAT REALLY UNDERSTANDS
INCLUSIONARY DEVELOPMENT AND --
CONSULTANT HAS BEEN MEETING WITH
AFFORDABLE HOUSING ADVOCATES TO
BETTER UNDERSTAND NEED AND
DEVELOPERS TO BETTER UNDERSTAND
THEIR DEVELOPMENT PERFORMANCE TO
SEE IF THERE IS ANY MORE WE CAN

GET OUT OF PRIVATE DEVELOPMENT
AS FAR AS EXTRACTION OF OTHER
UNITS OR MONEY.
THAT WORK IS ONGOING.
THERE'S A TIGHT TIMELINE I WISH
I HAD BROUGHT IT BUT I THINK OUR
WORK WILL BE CONCLUDED IN A
MONTH.

>> ON THAT POINT SOMETHING I
WOULD ASK IN YOUR AREA OF EX
MR. TEASE A LOT OF WHAT I HEAR
FROM FOLKS WHO ARE OPPOSING
INCREASING INCLUSIONARY
DEVELOPMENT, SAY NOW IN GOOD
TIMES TO DO IT BUT WHEN IT'S NOT
GOOD TIMES IT'S GOING TO SLOW
THINGS DOWN.
IS THERE A MECHANISM -- GOING TO
BE MORE AGGRESSIVE WITH THIS BUT
AT THE SAME TIME WHERE TIMES
AREN'T AS GOOD.
WE CAN HAVE SOME SORT OF -- I
DON'T KNOW WHAT THE RIGHT WORD
IS.
A RANGE, BECAUSE THAT IS -- THAT
IS THE BIGGEST CONCERN I DO HEAR
FROM FOLKS LIKE I SAID, TIMES
ARE GOOD NOW.
I THINK IT'S A GOOD TIME TO GET
MORE OUT OF FOLKS WHO ARE
BUILDING IN THE CITY FOR
AFFORDABLE HOUSING.

>> RIGHT.
LAST TIME WE DID IT IN THIS
TIME, CONSULTANT LOOKS AT THE
MODEL THEY LOOK AT LAND VALUES,
CONSTRUCTION PRICES, RENTS,
SALES PRICES, I THINK THE INDEX
IS AN INTERESTING IDEA BUT IT'S
ONE VARIABLE OUT OF PROBABLY
FIVE OR SIX OR SEVEN.
WE DO HAVE A HOME RULE PETITION
THAT WOULD ALLOW IDP TO BE BAKED
INTO ZONING WE COULD, MORE OFTEN
THAN NOT IF THERE'S A DOWNTURN,
JUST DO AN INDEPENDENT THIRD
PARTY ANALYSIS, TAKES MONTHS
LIKE I SAID NOT YEARS, THEN GO
TO THE ZONING COMMISSION AND
CHANGE IT.
THESE PROCESSES HAVE -- NEEDS
LOT OF INPUT, ET CETERA.

BUT IT MAYBE MORE COMPLICATED
THAN TYING IT TO A SIMPLE INDEX
BUT AN IDEA WORTH THINKING.

>> I KNOW WE HAVE SHORT ON TIME.
I WANT TO THANK YOU FOR THAT.
I'M GOING TO TRY TO COME BACK
BECAUSE I DO HAVE SOME MORE
QUESTIONS, THANK YOU WHAT YOU'RE
DOING.

>> COUNCILOR CAMPBELL.

>> THANK YOU FOR THE TEAM THAT
IS SITTING WITH YOU, THOSE
SITTING BEHIND ME AND ALL OF THE
FOLKS WHO OF COURSE COULDN'T BE
HERE BECAUSE THEY ARE WORKING
EAT ACROSS IS THE OR IN
COMMUNITIES.
REALLY APPRECIATE THE WORK YOU
GUYS ARE DOING.
ALSO WANT TO THANK YOU FOR THE
CONTINUED PARTNERSHIP LOOKING AT
HOW ACTIVATE VACANT AND BLIGHTED
PROPERTIES, PARTICULARLY IN
DISTRICT 4, REALLY APPRECIATED
THE MEETING YESTERDAY TO MAKE
SOMETHING HAPPEN.
NOT EVEN SHORT TERM, LONG TERM
PROJECTS WHICH IS REALLY
EXCITING TO START THINKING
OUTSIDE THE BOX.
I APPLAUD YOUR TEAM AND
PARTNERSHIP FOR THAT.
AS WELL AS FOUR CORNERS AND
PULLING IN OUR STATE DELEGATION
AND HAVING ROBUST CONVERSATION
AROUND THE PARCELS THERE SO
THANK YOU FOR THAT AS WELL.
JUST SOME QUESTIONS ON
INTERGENERATIONAL HOUSING PIECE
THAT CAME UP WHICH WAS REALLY
EXCITING, I KNOW FOLKS HAVE BEEN
TALKING ABOUT THAT FOR SOME TIME
INCLUDING DORCHESTER, MADAPAN
LOT OF FOLKS WHO DON'T
NECESSARILY WANT TO MOVE INTO A
SENIOR HOME OR ASSISTED LIVING
BUT WANT SENSE OF COMMUNITY,
SOME YOUNGER FOLKS.
I'M CURIOUS IS THERE GOING TO BE
A PROCESS AROUND THAT, WHAT WILL
THAT LOOK LIKE TO TRY TO SCALE

THAT UP BECAUSE THAT'S REALLY EXCITING.

>> IT IS VERY EXCITING.

THE PAYMENT WAS SUCCESSFUL ENOUGH THAT WE SAID THERE'S SOMETHING HERE.

IN THE BUDGET THERE'S \$100,000 THAT WE WOULD RFP BECAUSE THERE'S -- WHICH YOU HAVE ALL GROWN TO RESPECT BUT OTHER PLATFORMS AS WELL.

TEAM UP WITH US AS PARTNER BUT MAKE THE MATCHES BETWEEN THE STUDENTS AND THE ELDERLY, WORK OUT THE AGREEMENT.

DO THE SCREENING, ET CETERA.

SO, THAT \$100,000 IN THE BUDGET THEY WOULD HAVE TO LEVERAGE, OTHER ADDITIONAL MONEY BUT IT WOULD ALLOW US TO SAY -- NOT HIRE BUT CONTRACT WITH GOOD NONPROFIT TO REALLY DO THIS SERVICE CITY WIDE.

THE STORIES THAT WE'VE HEARD HAVE BEEN FABULOUS, ELDERLY PERSON WILL GET ADDITIONAL REVENUE FROM GRADUATE STUDENT.

SOMETIMES THE RENT IS REDUCED BECAUSE OF SHOVELING OR OTHER THINGS, COMPANION, FRIENDSHIPS DEVELOP AND SO WE'VE GOT LOT OF ELDERLY PEOPLE IN VERY LARGE HOMES WITH LOTS OF SPACE AND NOT EVERYBODY IS -- WANTS TO DO THIS BUT THERE IS A COHORT OF ELDERLY PEOPLE THAT SEE BENEFIT AND GOOD FOR OUR STUDENTS AS WELL.

I WOULD LOVE TO SEE HUNDREDS OF THESE MATCHES MADE.

>> WHETHER IT'S STAYING IN THEIR HOMES OR LOOKING AT EVEN PROJECTS THAT YOU COULD CREATE INTERGENERATIONAL HOUSING.

I KNOW THERE IS A SMALL ORGANIZATION RUN, THAT IS RUNNING DEVELOPMENT PROJECT I BELIEVE IT'S IN ROXBURY.

DEVELOPING A BUILDING FOR INTERGENERATIONAL HOUSING LOOKING AT HAVING CONVERSATIONS ABOUT HOW WE OUR DEVELOPMENT PROJECT.

>> I THOUGHT YOU MEANT THE HOME SHARE.
BOTH GET TO THE THEMEFUL INTERGENERATIONAL HOUSING WHETHER YOU'RE DOING IN SOMEONE'S EXISTING HOME OR FOLKS MAYBE MOVE OUT OF THEIR HOME INTO A NEW BUILDING THAT'S BEEN DEVELOPED WITH THE THEME OF INTERGENERATIONAL HOUSING. CAME ACROSS SOMEONE WHO IS SORT OF DOING THAT ON VERY SMALL SCALE.
BUT CAN CONTINUE THEIR CONVERSATION PARTICULARLY LOOK HOW WE ACTIVATE SOME OF THESE LOTS.

>> I WOULD LOVE TO MEET WITH THAT PERSON IF YOU WANT TO BRING US TOGETHER.
I REALLY LIKE INTERGENERATIONAL. YOU GO TO OTHER COUNTRIES AND JUST SEE IT'S MORE GENERATION -- INTERGENERATIONAL ACTIVITIES. SOCIAL AND EDUCATIONAL, I THINK WE NEED TO DO BETTER JOB IN OUR NEIGHBORHOOD I'D LOVE TO MEET WITH THAT PERSON.

>> THAT'S GREAT.
WE'LL CONTINUE THAT FOR SURE.

>> ABANDONED PROPERTY REHAB GRANT FROM THE AG BACK IN, I THINK IT'S 2010.
ENDED IN 2014.
JUST TRYING TO SEE IF THAT -- IF IT WAS EFFECTIVE WHAT THE RESOURCES WERE USED FOR, IF NOT WE CAN FOLLOW UP OFF LINE.

>> I'M SORRY.
I HAVE TO DO SOME RESEARCH ON THAT.
I KNOW WE GET FORECLOSURE REPRESSION GRANTS RIGHT FROM THE AG'S OFFICE THAT WE JUST RECEIVED, IT WAS 170,000.
WE'LL PUT THAT OUT FOR YOU BUT I'M NOT AWARE OF THE 2010 GRANT BUT I CAN RESEARCH IT.

>> THE MONEY THAT WE DO GET, THE 170, HOW DO WE USE THAT AND FIND THE RESOURCES TO BE EFFECTIVE?

>> WE PUT GOOD AMOUNT OF MONEY EVERY YEAR INTO PROCEDURE FOES TOSS -- FORECLOSURE PREVENTION. WE HAVE OUR OWN STAFF, THEY ARE VERY SKILLED WORKING WITH BANKS AND MORTGAGE COMPANIES. WE ALSO CONTRACT WITH NONPROFITS AND THERE'S VERY FEW FORECLOSURES RIGHT NOW IN THE CITY.

YOU CAN SELL YOUR PROPERTY. WE'VE GOTTEN VERY ORGANIZED AND EVERY TIME WE SEE NOTICE IN THE PAPER FOR CLOSURE NOTICE WE ARE REACHING OUT TO THAT -- IF IT'S THE HOME OWNER REACHING OUT TO SEE HOW WE CAN HELP HOW WE CAN TEAM THEM UP.

I WANT TO SAY I'LL GET YOU EXACT NUMBER I THINK LAST YEAR THERE WERE 50 FORECLOSURES, HOME OWNERS THAT FORECLOSED DOWN FROM THOUSANDS IN THE 2009-10. A CITY THE SIZE IS A SMALL NUMBER.

>> VERY HELPFUL.
I CAN WAIT.
THANK YOU.

>> COUNCILOR BAKER.

>> 50 FORECLOSURES LAST YEAR?

>> 50 FORECLOSURES, MAUREEN?
50?
YEAH.

>> THROUGHOUT THE CITY OR CONCENTRATED?

>> I CAN GET YOU THAT.
I WILL.

>> 125 MILLION TOWARDS HOUSING. COUPLE OF THINGS. HOW LONG CAN WE SUSTAIN THAT COMMITMENT AND WHAT DOES THAT COMMITMENT LOOK LIKE IN PREVIOUS YEARS.

THREE YEARS AGO WAS IT 75
MILLION OR DO YOU HAVE SENSE OF
THE LAST COUPLE OF YEARS AND
WHAT YOU THINK THE NEXT COUPLE
OF YEARS WILL BE?

>> I'M GOING TO GIVE GENERAL I'M
GOING TO HAND OVER TO RICK
WILSON WHO LOOKS AT EVERY DIME
EVERY YEAR.
BUT WE ARE ASKING FOR MORE MONEY
IN THE OPERATING BUDGET THIS
YEAR.
THAT'S 45% INCREASE.
THAT IS GREAT.
CPA HAS BEEN REAL BOOST THANK
YOU ALL FOR --

>> THE IS THIS 125 INCLUDE.
INCLUDES CPA.
CITY ALL IN.
ALL PARTS THAT WE HAVE THIS IS
MONEY THAT I'M COUNTING ON THAT
DOESN'T TAKE ALL OF THE CPA
MONEY.
I'M ASSUMING, OUR BASE BUDGET IS
105 THEN I'M HOPING TO GET \$10
MILLION IN LINKAGE BUT THAT IS
SEPARATE SET OF APPROVALS AND
TEN MILLION IN CPA.
ABOUT 50%, THAT IS AN ESTIMATE.
IT WOULD REQUIRE YOUR APPROVAL.
WOULD BE ABOUT \$125 MILLION.

>> ALL GOING TOWARDS HOUSING.
FOR THE PRODUCTION AND
PRESERVATION OF HOUSING,
PHYSICAL, BRICKS AND MORTAR THEN
OTHERS ARE HOUSING PROGRAMS.

>> I THINK IF YOU LOOK BACK TO
WHERE WE WERE, WE'VE DONE LOOK
BACK AT FY15 REALLY INTERESTING
COMPARISON OUR CITY FUNDING FOR
DND PROGRAMS INCLUDING HOUSING
AND COMMUNITY DEVELOPMENT AND
HOMELESSNESS, WE WERE AT 0
MILLION IN FY50.
THE CITY INVESTMENT IN HOUSING
AND HOUSING PROGRAMS HAVE
DOUBLED OVER THAT PERIOD WHICH
IS GREAT TO SEE.
EXTERNAL SOURCES LIKE H.U.D.
GRANTS HAVE BEEN FLAT FOR

DECLINING FOR THE MOST PART.
WE'LL HAVE THIS LEVEL OF
COMMITMENT GOING FORWARD.
I THINK THE INVESTMENT THAT
WE'RE SEEING FROM INCREASE IN
THE TAX PROPOSED IN THIS BUDGET
WE'VE BEEN -- THAT'S BEEN
COMMITTED TO HOUSING GOING
FORWARD SO, ON OUR -- LINKAGE
AND IDP COLLECTIONS PAST FEW
YEARS HAVE BEEN BANNER YEARS,
LOT OF REVENUES FROM THOSE
PROGRAMS I THINK SOME OF THE
PROPOSALS --

>> SEEN ANY TRENDS IN THAT
MONEY, IDP MONEY AND --

>> I THINK THIS YEAR WE'VE
ALREADY COLLECTED OVER \$20
MILLION IDP FUNDING THIS YEAR.
IT'S BEEN ANOTHER GREAT YEAR IN
IDP COLLECTIONS.
LAST YEAR WE WERE AT 16 MILLION,
YEAR BEFORE 24 THEN 21 YEAR
BEFORE THAT.
BEEN STEADY.

>> DOES THAT LOOK LIKE IT'S
GOING TO CONTINUE?

>> YEAH.
I THINK WE'RE -- WE TRY TO BE A
LITTLE CONSERVATIVE, TEN MILLION
FOR NEXT YEAR.
OUR BET IT COMES IN HIGHER THAN
THAT.
WHAT WE SEEN IN RECENT YEARS AT
THE END OF THE DAY THAT ACTUALLY
END UP LOOKING BETTER THAN WE
EXPECTED.

>> SHEILA, ONE OF MY FAVORITE
PROGRAMS OF YOURS IS THE NHI,
CAN YOU GIVE US -- NEIGHBORHOOD
HOUSING INITIATIVE, NHI CAN YOU
GIVE ME UPDATE ON THAT, ARE WE
STILL DOING THAT, ARE THERE LOTS
GOING OUT?

>> WE ARE DOING IT.
I WILL GIVE YOU MORE -- I WILL
GET YOU REPORT ON HOW MANY UNITS
HAVE BEEN CREATED.

I DON'T KNOW, RICK, IF YOU HAVE THAT.

WE SAW ABOUT 12 MONTHS AGO, NO SURPRISE, I WAS TALKING TO COUNCILOR CAMPBELL ABOUT THIS A LOT IN HER DISTRICT WE STARTED TO SEE THIS LOVELY PROGRAM THAT HAD FAIRLY REASONABLE CONSTRUCTION COSTS GO THROUGH THE ROOF.

NOBODY COULD MAKE THE NUMBERS WORK.

THESE ARE SMALL SHOPS, NONUNION, THEY COULDN'T MAKE THE NUMBERS WORK.

SO STAFF HAD BEEN WORKING FOR THE LAST TWO MONTHS LOOKING AT OUR DESIGNS IN THE BEAUTIFUL HOMES.

MAYBE TOO MANY ROOF PITCHES, SIMPLIFY.

WE STARTED WORKING WITH THE ARCHITECTS TO SEE IF WE COULD SIMPLIFY THE DESIGN.

STILL HAVE HIGH QUALITY HOME. LOOK AT THE SIZE.

CAN WE MAKE THEM A BIT SMALLER, A BIT TIGHTER, MORE EFFICIENT.

START TO LOOK AT THE DESIGNS OF OTHER THINGS TO SEE IF KEY CAN'T BRING COSTS DOWN WE DON'T WANT TO START THE PROGRAM.

IT'S FABULOUS PROGRAM.

NEIGHBORHOODS LOVE THIS PROGRAM.

I NEVER -- I'VE BEEN TO A LOT OF COMMUNITY MEETINGS IN MY CAREER THESE ARE THE BEST.

PEOPLE ARE EXCITED ABOUT PRETTY NEW HOMES.

AFFORDABLE HOME OWNERSHIP OPPORTUNITIES.

SO WE'RE HOPING THAT WE CAN CONCLUDE OUR WORK IN THE NEXT THREE OR FOUR WEEKS, FIGURE OUT IF WE CAN GET THE NUMBERS DOWN THEN START UP ANEW.

>> ANY APPETITE FOR SAME SORT OF PROGRAM BUT LARGER BUILDINGS?

>> I THINK MAYBE MORE DENSITY MIGHT HELP US TO BRING THAT COST DOWN.

CAN I HAVE ONE MORE QUESTION?

>> SURE.

>> THANK YOU.

THANK YOU, EVERYBODY.
RICK, I THINK THIS IS FOR YOU.
FIVE, SIX, 200 LINE, SPECIAL
APPROPRIATIONS WHAT IS THAT?

>> SPECIAL APPROPRIATION IS
HOUSING 2030 SPECIAL
APPROPRIATIONS I CAN DO QUICK
SUMMARY OF WHAT THAT FUNDS SO
THAT -- TOTAL THERE IS \$13
MILLION THAT INCLUDES ABOUT FOUR
MILLION GOES TO OUR HOME CENTER
PROGRAMS.
IN GENERAL THIS FUNDING IS USED
FOR PROGRAMS THAT ARE NOT
ELIGIBLE FOR FEDERAL GRANTS
WHICH ARE MIDDLE INCOME PROGRAMS
LIKE HOME BUYER DOWN PAYMENT
ASSISTANCE.
FOUR MILLION, \$7 MILLION IS
FUNDED OUT OF THAT INCLUDES FOUR
MILLION GETTING IN FY20 --
HOPEFULLY GETTING IN FY20 FOR
YOUR APPROVAL.
WE REPOSITIONED EVERY --
REBRANDED TO 2030 FUND.
THAT IS THE FIRST THAT HAS GROWN
OVER THE PAST FIVE YEARS.

>> OKAY.

THANK YOU, THANK YOU, MR. CHAIR
I'LL WAIT FOR SECOND ROUND.

>> COUNCILOR JANE ME.

>> THANK YOU, MR. CHAIR AND MANY
THANKS TO THE PANEL FOR ALL OF
YOUR GOOD WORK.
IF YOU RECALL AT THE HEAR CAN
THAT COUNCILOR EDWARDS AND I HAD
ON OUR TRANSFER FEE PROPOSAL,
MAYBE THREE WEEKS AGO I ASKED A
QUESTION ABOUT WHAT THE NEED
WAS, WHAT IS THE NEED IN TERMS
OF THE NUMBER OF UNITS AND WHAT
IS THE NEED IN TERMS OF THE
NUMBER -- AMOUNT OF MONEY IN
TERMS OF DOLLARS.
I'M HOPE HALF YOU HAVE SOMETHING
TODAY.

>> WE DO.

I WOULD NEVER COME BACK BEFORE YOU WITHOUT IT.

LOOKING AT THE NUMBER OF -- LET ME JUST FIND IT.

LOOKING AT THE NUMBER -- THERE'S A LOT OF WAYS TO LOOK AT THIS NUMBER BUT WHAT WE DID, IF THIS DOESN'T SATISFY WE CAN CERTAINLY CUT IT AND SLICE IN DIFFERENT WAY.

THERE'S 31,000 LOW INCOME HOUSEHOLDS MAKING \$50,000 OR LESS THAT ARE SEVERELY RENT BURDENED.

AND TO ME WHEN I -- THERE'S OTHER HOUSING NEEDS.

PEOPLE WANT TO BUY A HOME, IT'S TOO EXPENSIVE.

MILLENNIALS ARE MOVING IN PAYING 41% OF THEIR INCOME.

THERE'S LOTS OF SITUATIONS OUT THERE WHEN YOU THINK ABOUT WHAT THE ONE THAT SORT OF MAKES US ALL -- TUGS AT US IS THAT I THINK THE 31 HOUSEHOLDS THAT ARE MAKING LESS THAN 50,000 THEY'RE PAYING MORE THAN 50% OF THEIR INCOME TOWARDS RENT.

31,811 OF THOSE HOUSEHOLDS.

NOW WE CAN SOLVE IT IF WE HAD RESOURCES WE COULD -- LOOK AT DIFFERENT -- JUST DO THE MATH.

DEPENDING ON HOW -- WHAT THE SOLUTION IS, DO WE BUILD A UNIT FOR ALL OF THOSE FAMILIES.

DO WE TRY TO BUY THE UNIT THAT THEY'RE LIVING IN, DEED RESTRICT IT.

DO WE GIVE THEM ALL A VOUCHER. THE COST IS SOMEWHERE BETWEEN 7-17 BILLION DOLLARS.

>> HOW MUCH?

\$7-17 BILLION.

SO IT'S -- IT'S WORTH KNOWING AND IT'S WORTH REMINDING THAT IT IS A STAGGERING AMOUNT OF MONEY.

>> THANK YOU.

IN TERMS OF THE IDP I KNOW COUNCILOR BAKER RAISED THIS JUST A MINUTE AGO I NOTICED A

DECREASE IN THE LINE ITEM HERE.
IS THAT BECAUSE YOU'RE BEING
CONSERVATIVE WITH YOUR ESTIMATE?

>> YEAH.
WHAT'S IN THE BUDGET IS ACTUALLY
WHAT WE PLAN ON COMMITTING NEXT
YEAR NOT WHAT WE EXPECT TO
COLLECT.
BASED ON WHERE WE THINK COMING
ONLINE AND APPLYING FOR FUNDING
IN OUR AFFORDABLE FUNDING
HOUSING ROUNDS.
SO IT'S NOT -- IT'S NOT A
DECREASE.

>> OKAY.
IN TERMS OF CALLS THAT COME TO
MY OFFICE MANY AROUND
DISPLACEMENT DUE TO WHETHER IT'S
AN ACTUAL EVICTION, THE TENANT
HAS TO MOVE FOR WHATEVER REASONS
MENTIONED IN YOUR OPENING 2800
PEOPLE THAT WERE GETTING SOME
SORT OF SUPPORTIVE SERVICE FROM
YOUR OFFICE AROUND EVICTIONS OR
DISPLACEMENT.
DO YOU HAVE THAT DATA BY
NEIGHBORHOOD, BY ZIP CODE, BY
CITY COUNCIL DISTRICT.

>> I BELIEVE SO.
I DON'T HAVE IT WITH ME BUT LET
ME -- WE DO WRITE DOWN
NEIGHBORHOODS.
LET ME SEE WHAT WE HAVE.

>> I THINK IT'S IMPORTANT TO
UNDERSTAND WHERE REALLY SEEING
THIS CRUNCH IN TERMS OF
DISPLACEMENT THROUGHOUT THE CITY
AND I KNOW MANY OF OUR -- MANY
OF THE NEIGHBORHOODS THAT WE
REPRESENT IN DISTRICT COUNCILORS
ARE SEEING IT.
TO HAVE THAT CLEAR DATA WOULD BE
HELPFUL.

>> WAR VERY CLOSE TO GETTING
APPROVAL FROM THE STATE THAT
WOULD ALLOW US AS NEW USE COME
ONLINE, THIS IS FAIRLY NEW AND
EXCITING.
THEY HAVEN'T SIGNED OFF YET BUT

WE'RE HAVING VERY GOOD CONVERSATIONS WITH THEM. THAT WHEN WE CREATE NEW AFFORDABLE UNITS THAT WE CAN PRIORITIZE A GOOD PERCENTAGE OF THE UNITS FOR LOW INCOME HOUSEHOLDS THAT CAN SHOW THAT THEY ARE RENT BURDEN. AND WE WANTED THAT FOR A LONG TIME. BECAUSE VERY COSTLY TO BUILD NEW AFFORDABLE HOUSING AND THEN -- WHILE EVERYBODY IS DESERVING, THOSE THAT ARE FACING DISPLACEMENT I THINK THAT WOULD HELP. JUSTLE THAT IN JUST CAME TO ME. IT WOULD BE A GOOD PIECE OF THE PUZZLE TO HAVE.

>> I AGREE. I THINK THAT'S IMPORTANT. IN TERMS OF THE MONEY THAT YOU'VE SENT I THINK JUST YESTERDAY OR EARLIER THIS WEEK OR LAST WEEK I GUESS IT WAS. COUNCILOR WU HAD OUR HEARING ON THE CITY SPEND, I'M SURE YOU KNOW THE CITY SPENDS MILLIONS AND MILLIONS OF DOLLARS AND VERY LITTLE IS GETTING TO BUSINESSES OWNED BY LOCAL RESIDENTS, PEOPLE OF COLOR OR WOMEN. WHAT IS IT THAT YOUR OFFICE IS DOING TO INCREASE THAT FIGURE IN TERMS OF MAKING SURE MORE OF THE CITY'S MONEY, WHICH IS TAXPAYERS' MONEY, IT'S OUR MONEY THAT WE'RE SPENDING JUST TO BE CLEAR. TO MAKE SURE MORE THAT HAVE IS GETTING INTO THE HANDS OF LOCAL BUSINESS AND BUSINESSES OWNED BY WOMEN AND PEOPLE OF COLOR.

>> TWO THINGS. THOSE ARE VERY IMPORTANT ISSUES AS WELL, COUNCILOR, GIVE YOU OUR NUMBERS BECAUSE WE LOOKED UP OFF ACTIVITY IF DONALD WANTS TO TALK ABOUT OUTREACH THEN TALK ABOUT DUDLEY. WE LOOKED AT THE OPERATING MONEY THAT WE HAVE AND THAT WE'RE

SPENDING ON CONTRACTS.
WHILE A LOT OF OUR MONEY AND
CONTRACTS GO TO NONPROFITS, SOME
OF THE MONEY IS GOING TO
FOR-PROFITS.

SO THE FOR-PROFIT BREAK DOWN.
WE SPENT \$866,000 NOT MASSIVE
AMOUNT OF MONEY BUT THINGS ARE
FOLKS THAT ARE CLEANING LOTS AND
TREES AND PRUNING AND PLUMBERS
THAT KIND OF THING.
AND 38.61% WENT TO BUSINESSES
THAT WERE EITHER WOMEN OR
MINORITY OWNED.
THAT NUMBER IS 38.1% OR 334,000.

>> IN TERMS OF THE LANDSCAPING
CONTRACTS?

>> WE CAN GET YOU A LIST.
SMALL BUSINESSES.
THEN WE, AS YOU KNOW BECAUSE
YOU'VE BEEN FOLLOWING THIS VERY
CLOSELY, WE HAVE CHANGE OUR
RFPs WE PUT OUT LAND AND
BUILDINGS FOR DEVELOPMENT.
WE'RE REQUIRING DEVELOPMENT
TEAMS TO BE MORE REPRESENTATIVE
OF A NEIGHBORHOOD, I THINK THE
FIRST BIG PUSH WAS DUDLEY RFP.
I THINK RESULTS ARE REALLY
ENCOURAGING WE ARE SEEING VERY
INTEGRATED TEAMS, WE'RE SEEING
DIVERSITY IN OWNERSHIP.
WE HAVE CONSTRUCTION HOURS, WHAT
WE'RE SEEING MINORITY BUSINESSES
BEING HIRED TO DO THOSE
DEVELOPMENTS.
WE WORK VERY HARD.
BUT I DO WANT TO GIVE DONALD
CHANCE TO TALK ABOUT SOME OF THE
OUTREACH HE'S DOING FOR SOME OF
THESE CONTRACTS.

>> THANK YOU, GOOD MORNING, GOOD
AFTERNOON AT THIS POINT.
THIS IS A VERY SENSITIVE TOPIC
FOR ME, AS MY TEAM GOES OUT TO
IDENTIFY FOLKS TO WORK WITH US.
WE HAVE GREAT CONTRACTS, I'VE
GONE THROUGH A NUMBER OF
OUTREACH EFFORTS, MOST RECENTLY
IN PARTNERSHIP WITH THE OFFICE
OF ECONOMIC DEVELOPMENT AND

SMALL BUSINESS WHERE WE IDENTIFIED A TIME IN WHICH WE NEEDED TO CREATE A MODEL THAT WOULD ALLOW FOR TEENS TO COME IN -- FEW YEARS BACK WE HOSTED JOINT VENTURE CONFERENCE THAT ALLOW FOLKS TO COME IN, LITERALLY AT THEIR POSITION AND COME TOGETHER POTENTIALLY RESPOND TO REQUEST FOR A PROPOSAL FOR US.

A LOT OF THAT OUTREACH THAT WAS DONE SORT OF FOCUSED ON THAT. WE'VE BEEN ABLE TO BUILD ON IT. OED AND OFFICE OF ECONOMIC DEVELOPMENT HAS REALLY WON WITH THE SERIES OF WORKSHOPS, THAT WAS SOMETHING THAT WE PARTNERED IN VERY EARLY.

MYSELF, MY TEAMS, WE GO OUT AND WE SEE THE SMALL GC, THE SMALL PAINTER, WE SEE THE SMALL FENCE CONTRACTOR AND MY PEOPLE IS VERY MUCH TASKED WITH IDENTIFYING FOLKS THAT ARE LOCALLY BASED TO RESPOND.

WE PROVIDE THE TECHNICAL ASSISTANCE, WE WALK THEM THROUGH A PROCESS BY WHICH WE WANT THEM TO BECOME CERTIFIED IN THE CITY.

TO UNDERSTAND THAT THESE OPPORTUNITIES ARE VERY REAL. THE CHALLENGING ASPECT, TO LOOK AT IT SOMETIMES FOLKS ARE NOT WELL POSITIONED TO TAKE ON SOME OF THE PROJECTS, IN ORDER FOR US TO GET THEM READY FOR THAT WE WANT THEM TO ENGAGE WITH THE OFFICE OF SMALL BUSINESS TO GIVE THEM THOSE TOOLS SO THAT THEY CAN IN TURN RESPOND.

OUR OUTREACH IS EVERY DAY ALL DAY, I DO IT ON THE WEEKENDS AND MY STAFF DOES THE SAME THING.

WHAT WE'RE DOING WE'RE ENCOURAGING FOLKS AS WE NEED THEM TO COME TO US, TO MEET WITH US AND UNDERSTAND THEIR SKILL SET BUT GO TO ALSO TO OED BECAUSE THAT'S WHERE THE TECHNICAL PIECE IS GOING TO COME IN.

AS CHIEF MENTIONED, DIVERSITY AND INCLUSION LANGUAGE. I WAS SO EXCITED TO GET THAT

LANGUAGE OUT ON THE -- THAT WAS SOMETHING THAT I FELT WE COULD TOOT OUR HORN, TOO.

I THINK THE MINORITY DEVELOPMENT COMMUNITY UNDERSTOOD THAT WE'RE NOT READY TO MAKE THIS JUMP, WE WANT TO BROADEN AND OPEN UP THE PLAYING FIELD.

WE DO QUITE A BIT OF OUTREACH, I'VE SPOKEN TO NUMBER OF THE CITY COUNCILORS HERE, PLEASE, CONSTITUENT BASE IS REACHING OUT TO YOU SAYING THAT THEY CANNOT ACCESS OPPORTUNITIES WITH THE CITY, TO HAVE THEM COME SEE ME OR MEMBERS OF OUR TEAM WE UNDERSTAND HOW -- ASSIST THEM WITH GETTING THROUGH THE PROCESS.

>> THANK YOU.

>> COUNCILOR EDWARDS.

>> THANK YOU.

I WANT TO ZAKIM OF THINGS BEFORE I START WITH MY QUESTIONS. IF YOU HADN'T HEARD IT TODAY TO THE FOLKS OF DND I WANTED TO SAY THANK YOU FOR YOUR WORK. HOW HARD YOU'RE WORKING FOR THE FOLKS IN BOSTON, I WAS JUST THINKING OF ALL THE AREAS THAT DND TOUCHES I JUST WAS WRITING THEM DOWN IF YOU WANT TO BECOME A HOME OWNER, IF YOUR HOUSE IS IN FORECLOSURE, IF YOU DON'T HAVE A HOUSE OF YOUR HOMELESS WANT TO BUILD IN BOSTON, IF YOU WANT SOME LAND IN BOSTON, OR DEALING WITH LAND IN BOSTON IF YOUR HOUSE IS QUALITY ON FIRE, IF YOU'RE IN DERESTRICTED UNIT ALL ASPECTS OF LIVING, DND IS TOUCHING I'M NOT SAYING THAT BECAUSE I HAVE THE HONOR TO WORK WITH, BE MENTOR BY PATIENTLY BY SOME FOLKS IN THIS ROOM, I JUST KNOW WHAT IT'S LIKE TO BE IN THE TRENCHES AND LOT OF PEOPLE DON'T UNDERSTAND IT'S NOT A 9:00 TO 5:00 JOB WHEN YOU'RE WORKING IN HOUSING AND DEALING WITH THE KIND OF CRISIS THAT WE SEE.

SO I WANTED TO SAY THANK YOU, I HOPE THAT WHEN YOU'RE SEEING OR HEARING THE QUESTIONS FROM HERE, THEY ARE IDEAS AND PROPOSALS THAT COME FROM MY TEAM AND MANY CASES THAT'S REFLECTION OF THE EDUCATION I GOT FROM YOU.

AND WHAT YOU ARE ABLE TO HELP ME BECOME SO I WANTED TO SAY THANK YOU SO MUCH.

JUST GOING INTO A COUPLE OF THINGS.

I WANTED TO DO SOME CHECK-INS WHERE WE ARE IN HOUSE IN TERMS OF NUMBERS IF YOU DON'T HAVE THEM WE CAN JUST FOLLOW UP. ARE THEY GOING UP, GOING DOWN?

>> SO LAST YEAR 17 OVER 18 WE SAW ROUGHLY 3% INCREASE IN RENT. NOT BAD.

STILL UNAFFORDABLE TO TOO MANY. LET ME GET YOU THOSE ACTUAL RENTS.

EXISTING, MEDIAN -- WEIGHTED AVERAGE RENT WAS \$2388.

THAT IS LOOKING AT ZERO, ONE, TWO AND THREE.

LET'S LOOK AT TWOs.

\$2500 IN '18 COMPARED TO 2452 IN '17.

SO EXISTING PROPERTIES, OLDER PROPERTIES WE SAW 2.7% INCREASE.

LOOK AT THE NEW DEVELOPMENT AND INCLUDING THE THE OLDER STOCK 3.3% INCREASE.

THE FIRST QUARTER SHOWED THE SAME THAT RENTS WERE NOT INCREASING, MORE THAN 2-3% WE'RE WAITING VERY -- WITH BAITED BREATH FOR QUARTER TO END.

>> IS OUR GOAL RIGHT NOW REALLY JUST TRYING TO GET THE INCREASES TO STOP.

THAT BE REALISTIC GOAL?

>> MY GOAL WOULD BE TO NOT HAVE THE MARKET CRASH BECAUSE THAT DOESN'T DO --

>> THAT'S MINE, TOO.

>> WHAT I WOULD LIKE TO SEE IS

PEOPLE CONTINUE TO DEVELOP
BECAUSE WE DO HAVE SUPPLY ISSUE.
I WOULD LIKE TO CONTINUE TO SEE
THE NEW SUPPLY TAKE THE PRESSURE
OFF THE OLDER HOUSING STOCK.
I WOULD LIKE TO SEE THE OLDER
RENTS GO DOWN.

>> AGAIN JUST CHECKING IN
GENERALLY WHERE WE ARE.
I'M GOING TO BRING UP IDP BUT IN
GENERAL I KNOW ONE OF THE
BIGGEST CONCERNS I'VE HEARD
ABOUT IDP AND WHAT WE HOPE IS ON
THE TABLE WHEN WE'RE LOOKING AT
IT IS THE FACT THAT BECAUSE IT
ONLY REALLY IS TEN UNITS AND
HIGHER I'M WONDERING IF WE'RE
SEEING DEVELOPMENT OF 7, 8, 9
UNIT BUILDINGS TO AVOID HAVING
TO DO WITH IDP ALTOGETHER YOU
MAY NOT HAVE THAT NUMBER NOW I'M
CURIOUS FROM 2015 TO ABOUT NOW,
THE THREE YEARS THAT WE'VE DONE
IDP OR CHANGED IT, WHAT INCREASE
HAVE YOU -- IS THERE FOR 7, 8
AND 9 IN BOSTON?

>> WE CAN GET THAT FOR YOU,
THOUGH.
CERTAINLY -- THAT IS THE
PERCEPTION THAT THERE IS MORE
8s AND 9 WAS AND PEOPLE ARE
SPECULATING THAT BECAUSE PEOPLE
DON'T WANT TO TRIGGER IDP.
I KNOW THAT THE B BPDA TIM DAVIS
IS LOOKING AT IF SOME OF THOSE
DEVELOPMENTS ALSO COULD
CONTRIBUTE IN SOME WAY.
I THINK THAT IS GOING TO BE PART
OF THE DISCUSSION.
CERTAINLY I DON'T WANT TO SAY
THERE IS ANY DECISIONS MADE ON
THAT BECAUSE THAT WILL BE
DISCUSSION WE HAVE TO HAVE WITH
THE MAYOR AND ADVOCATES AND
DEVELOPERS AND ALL OF THE REST.
BUT I THINK THERE IS A FEELING
THAT TOO MANY DEVELOPMENTS OF
EIGHT AND NINE UNITS THEY SHOULD
BE CONTRIBUTING.

>> AGAIN GENERAL CHECK IN, HOME
OWNERSHIP, THE AGGRESSIVE --

WONDERFUL GOAL ACTUALLY OF TRYING TO GET A THOUSAND NEW HOME OWNERS.

IN GENERAL I KNOW THAT YOU GRADUATED 1300 FOLKS OR DND DID. HOW MANY OF THOSE ARE BECOMING HOME OWNERS, HOW MANY ARE NOT? I'M SURE THE MARKET HAS GREAT DEAL TO DO WITH THAT.

>> THE MARKET IS TOUGH.

AND WE THINK ABOUT THIS ALL THE TIME.

THE MORE WE CAN BUILD AFFORDABLE HOME OWNERSHIP, THE BETTER OFF WE WILL BE.

BUT NOT EVERYBODY WANTS TO BUY A DEED RESTRICTED UNIT.

WE UNDERSTAND THAT.

WE STILL ARE WORKING WITH FAMILIES THAT WANT TO BUY IN LESS EXPENSIVE PARTS OF THE CITY.

WE HAVE SIGNED ON TO THE GOAL OF A THOUSAND NEW HOME OWNERS, SO MAUREEN FLYNN AND I HAVE BEEN WORKING WITH BANKS AND MASS HOUSING TO SEE IF WE CAN DEVELOP A PLAN LESS EXPENSIVE MORTGAGE PRODUCT AND WE'RE VERY EXCITED THAT THE CPA THIS LAST ROUND MADE AN AWARD OF 3.8 MILLION DOLLARS FOR LARGER DOWN PAYMENTS.

IF WE COULD TEAM THAT UP WITH THE MORE AGGRESSIVE MORTGAGE PRODUCT THEN PEOPLE CAN BUY MORE HOUSE WE'RE MODELING THAT RIGHT NOW, COUNCILOR.

WE'RE HOPING SOMEWHERE IN THERE IS SECRET SAUCE TO GOT MORE PEOPLE INTO HOMES.

>> ADDED INTO SOME OF THAT PERSPECTIVE IS ALSO REDEFINING THIS IS OWNERSHIP WE'RE LOOKING AT COOPERATIVES, LOOKING AT WAYS IN WHICH FOLKS CAN COOWN AS WELL MIGHT ALSO BE HELPFUL TOWARDS THAT GOAL I'M HOPING THAT IS ALSO ON THE TABLE.

>> AGREE.

WE HAVEN'T SEEN CO-OP

DEVELOPMENT THAT MUCH IN BOSTON AS WELL BUT WE'RE VERY EXCITED TO -- ONE OF THE DEVELOPERS SELECTED IN THE PARK PIECE OF REAL ESTATE GOING TO DO COOPERATIVE.

WE'RE EXCITED BECAUSE WE HAVEN'T SEEN THAT IN A WHILE.

WE'RE ALSO LOOKING AT -- WE'RE SCHEDULING MEETINGS WITH NONPROFITS IN ENGLAND, THE U.K. TO LOOK AT PARTIAL OWNERSHIP, DON'T FULLY UNDERSTAND IT BUT LOOKING AT THAT AS WELL.

SO ANY MODEL, WE'RE OPEN TO ANY IDEAS BECAUSE IT'S NOT JUST ABOUT OWNING A FEE SIMPLE HOME OUTRIGHT THERE'S OTHER WAYS THAT PEOPLE CAN HAVE HOUSING SECURITY AND BUILD EQUITY.

>> THANK YOU SHEILA TO YOUR ENTIRE TEAM ESPECIALLY LILA AND JIM GREEN.

JIM IS HERE, HI, JIM.

FOR ALL OF YOUR WORK AROUND SUPPORTING OUR HOMELESS INDIVIDUALS AND CERTAINLY OUR HOMELESS FAMILIES AND YOUTH. COULD WE TALK A LITTLE BIT ABOUT THE \$5 MILLION INVESTMENT THE FOCUS ON IN CHRONIC HOMELESSNESS.

>> SURE.

I CAN TAKE ONE PIECE THEN -- THE \$5 MILLION IS REOCCURRING SOURCE COMING FROM TOTAL TAX WE'RE GOING TO EARMARK IT, FOUR MILLION OF IT.

TO BUILD SUPPORTIVE HOUSING. WE'LL IDENTIFY NEW SUPPORTING HOUSING PROJECT SO THAT THOSE UNITS WILL BE ADDITIONAL UNITS ON THE MARKET WE'RE NOT LOOKING TO CONVERT EXISTING --

>> IT WOULD BE THE FIRST TWO PROJECTS THAT WE SORT OF HAVE TARGETED PEOPLE HAVE TO APPLY FOR THE FUNDING WOULD BE NEW CONSTRUCTION, NEW UNITS. WHAT WE HAVE FOUND IN WORKING WITH ALL OF OUR NONPROFIT

PARTNERS IS THAT WE DON'T HAVE ENOUGH SUPPORTED HOUSING FOR PEOPLE WHO CAN'T LIVE INDEPENDENTLY.

WHILE WE HOUSED A LOT OF HOMELESS INDIVIDUALS AND FAMILIES IN PROPERTIES AND BROUGHT -- -- SOMETIMES THAT MAKES PERFECT SENSE SOMETIMES PEOPLE NEED TO 24 ALREADY/7 CARE.

OVERSIGHT, SUPPORT.

SO WE NEED MORE OF THAT.

PEOPLE THAT REALLY HAVE LOT OF BARRIERS TO LIVING INDEPENDENTLY SO THAT'S WHAT WE WANT TO FOCUS ON FIRST.

I'LL TURN OVER ON THE MILLION DOLLARS FOR YOUTH HOMELESSNESS.

>> RIGHT.

FOUR IS BEING TARGETED CREATE PERMANENT SUPPORTIVE HOUSING FOR CHRONICALLY HOMELESS INDIVIDUALS.

ONE MILLION WE'RE DEDICATING TO ENDING YOUTH HOMELESSNESS AS YOU KNOW, YOU HAVE BEEN A LEADER IN THIS EFFORT AS HAVE YOUR STAFF.

THE CITY, THE COMMUNITY HAS ENGAGED IN A PLANNING PROCESS AROUND ENDING YOUTH HOMELESSNESS OVER THE LAST YEAR, ALMOST A YEAR AND A HALF NOW.

THEN IN JULY WE WERE AWARDED \$4.9 MILLION FOR TWO-YEAR GRANT TO SUPPORT THE HOUSING INTERVENTION RELATED TO ENDING YOUTH HOMELESSNESS.

BUT THAT'S COMING FROM H.U.D. THOSE DOLLARS REALLY HAVE TO BE DEDICATED TO HOUSING BUT WHAT I'VE LEARNED OVER THE COURSE OF THIS PROCESS IS THAT ENDING YOUTH HOMELESSNESS NOT JUST ABOUT HOUSING IT'S ALSO ABOUT CREATING OPPORTUNITIES.

THE IDEA WITH THIS \$1 MILLION IS MORE FLEXIBLE WILL BE ABLE TO LOOK AT THE STRATEGIC PLAN THAT WILL BE RELEASED IN THE NEXT MONTH.

AND PAY FOR SOME OF THOSE OTHER PIECES THAT WE CAN'T USE THE

FEDERAL FUNDING FOR, TO PAY FOR
EMPLOYMENT PROGRAMS, TO PAY FOR
TRAINING, FOR EDUCATION, SOME
CASES PERHAPS HOMELESSNESS
PREVENTION AMONG YOUTH AND YOUNG
ADULTS AND MAKE SURE THAT WE
HAVE A FULL SAFETY NET, A FULL
RANGE OF INTERVENTION, IS THAT
ARE HELPING YOUTH AND YOUNG
ADULTS WHO -- PREVENT
HOMELESSNESS AMONG OTHERS.

>> GREAT.

HOW ARE WE IDENTIFYING WHO THE
YOUTH WILL BE IN PARTICULAR AND
THEN ALSO IF YOU COULD JUST TALK
A LITTLE BIT ABOUT FAMILY
HOMELESSNESS HOW ARE WE LOOKING
TO CREATE UNION THAT'S COULD
HOUSE FAMILIES.

TALK ABOUT INDIVIDUALS, TALK
ABOUT YOUTH, WE'RE TALKING ABOUT
SMALL UNITS, FAMILIES OBVIOUSLY
NEED MUCH DIFFERENT HOUSING
STOCK.

WE HAVE 4200 STUDENTS AT LEAST
IN THE BOSTON PUBLIC SCHOOLS
EXPERIENCING HOMELESSNESS HODGE
COURT ARE PART OF THE FAMILY
UNIT.

FEW UNACCOMPANIED.

JUST TALK A LITTLE BIT ABOUT
THAT.

DID I HEAR A BELL?

>> I SHOULD -- WE'RE TALKING
ABOUT HOMELESSNESS AMONG YOUTH
AND YOUNG ADULTS THAT INCLUDES
WHO ARE PARENTING, SOME ARE
THOSE HOUSEHOLDS ARE FAMILIES.
IT'S DEFINED AS ANYONE WHO IS
HEAD OF HOUSEHOLD UNDER 25 YEARS
OLD.

IN TERMS OF IDENTIFICATION OF
YOUNG PEOPLE EXPERIENCING
HOMELESSNESS, THAT IS ACTUALLY
SOMETHING WE WANT TO IMPROVE AND
THAT IS IN THE STRATEGIC PLAN IS
FINDING STRATEGIES TO IMPROVE
THAT IDENTIFICATION WE CERTAINLY
ARE AWARE THROUGH OUR DATA
COLLECTION, WE'RE AWARE OF THE
YOUTH AND YOUNG ADULTS WHO ARE
ALREADY IN THE STANDARD HOMELESS

RESPONSE SYSTEM SO IF THEY'RE LIVING IN SHELTER OR HAVING CONTACTS WITH STREET OUTREACH WE HAVE THE DATA.

WE HAVE THEIR AGES IF THEY DISCLOSE THAT.

BPS HAS BEEN PART OF THIS EFFORT SO WE'RE WORKING WITH BPS AND OTHER SYSTEMS, DEPARTMENT OF CHILDREN AND FAMILIES, CRIMINAL JUSTICE SYSTEMS TO THINK HOW DO IDENTIFY WHO IN THEIR SYSTEMS ARE ACTUALLY EXPERIENCING HOMELESSNESS THAT IS MORE OF A PUBLIC HEALTH TYPE APPROACH IS HOW DO YOU IDENTIFY A POPULATION WITHIN A VERY BROAD CONTEXT SO WE'RE LOOKING AT STRATEGIES TO DO THAT.

>> IN TERMS OF HOMELESS FAMILIES WHO ARE MAYBE NOT FITTING THAT AGE CATEGORY AND MANY FAMILIES EXPERIENCING HOMELESSNESS DO HAVE A YOUNG HEAD OF HOUSEHOLD. BUT NOT ALL BY ANY MEANS.

WE HAVE HAD ON THE BOOKS HAVE I'M SURE YOU'RE FAMILIAR WITH THE POLICY THAT WE CALL THE SET ASIDE, HOMELESS SET ASIDE POLICY, EVERY DEVELOPMENT THAT HAS MORE THAN TEN UNITS, I BELIEVE, IN THE CITY OF BOSTON, THIS HAS BEEN IN PLACE SINCE THE LATE '90s.

EVERY DEVELOPMENT HAS SET ASIDE TEN -- AFFORDABLE DEVELOPMENT THAT HAS MORE THAN TEN UNITS HAVE TO SET ASIDE 10% AT LEAST OF THOSE UNITS FOR HOMELESS HOUSEHOLDS.

AND THE UNIT BREAK DOWN IS SUPPOSED TO MIRROR WHATEVER THE COMPOSITION OF UNITS ARE IN THAT DEVELOPMENT.

IF IT'S A DEVELOPMENT WITH ALL THREE BEDROOMS THEN 10%, THOSE 10% ARE SET ASIDE FOR HOUSEHOLDS EXPERIENCING HOMELESSNESS SHOULD BE --

>> WHAT I WOULD SHAY, I KNOW THAT MY TIME IS UP, A LOT OF WHAT IS BEING BUILT IN THE CITY

IS NOT THREE BEDROOMS, DATA FROM THE STATE THAT'S COMING SHOWING THAT FAMILIES EXPERIENCING HOMELESSNESS ARE GROWING IN SIZE, THERE ARE MORE AND MORE CHILDREN WHO REQUIRE LARGER UNITS, SO I WOULD, WHAT I WOULD LIKE TO SEE, IS AND I APPLAUD THIS WORK, I THINK IT IS INCREDIBLE, THE HUD MONEY, THE ADDITIONAL INVESTMENT FROM THE OCCUPANCY, TAX -- IS GREAT AND CELEBRATE IT AND APPLAUD IT BUT ALSO THINK WE CONTINUE TO LEAVE BEHIND SOME OF THE LARGER SIZE UNITS THAT COULD HAVE OUR FAMILIES HERE IN THE CITY OF BOSTON.
MY TIME IS UP.

>> I JUST HAVE TO ADD, THOUGH, I KNOW YOU KNOW THIS. EVERYTHING WE TELL YOU -- EVERYTHING WE TELL EVERYBODY HERE YOU PROBABLY ALREADY KNOW, BUT WE ARE VERY HAPPY AT THE BHA WAS ABLE TO SECURITY THOSE THOUSAND VOUCHERS AND TARGETING FAMILIES IN THE SHELTER SYSTEM THE LONGEST, THEY ARE FAMILIES THAT HAVE HAD LOTS OF OBSTACLES, INCLUDING FAMILY SIZES NOW AND IN ANSWER, YOU ASKED THIS QUESTION THE OTHER DAY AND I DON'T HAVE AN ANSWER YET, BUT I REACHED OUT TO THE BHA, WE HAVE GOT TO FIGURE OUT HOW WE ARE SUPPORTING THOSE TO FIND A UNIT IN A TIGHT MARKET.

>> MY QUESTION THE OTHER DAY IS WHERE WE HAVE THOSE VOUCHERS, AGAIN, BUT WHERE ARE THE UNITS?

>> YES.

>> AND I DO HAVE THE BREAKDOWN OF THE --

>> YES.

>> SORRY.

>> I JUST WANT TO -- JUST

BECAUSE I HAVE THE NUMBERS IN
FRONT OF ME.
697 OF THE HOMELESS SET ASIDES
ARE TWO BEDROOM OR LARGER UNITS,
I DON'T HAVE BREAKDOWNS BETTER
THAN THAT SO 697 ARE TWO BEDROOM
OR LARGER AND THEN IN THE
PIPELINE THERE ARE 144 MORE THAN
THAT ARE TWO BEDROOM OR LARGER.

>> THANK YOU.
THANK YOU CHAIR.

>> THANKS.
COUNCILOR O'MALLEY.

>> THANK YOU, CHAIRMAN AND GOOD
AFTERNOON, CHIEF.

>> GOOD AFTERNOON.

>> I APPRECIATE YOUR INCREDIBLE
WORK.
I THINK I MISSPOKE AT THE
HEARING ON AGE STRONG BOSTON
WHERE I SAID THAT COMMISSIONER
O'SHEA WAS THE LONGEST SERVING
COMMISSION PER UH YOU ARE THE
LONGEST SERVING CHIEF BECAUSE
YOU HAVE BEEN HERE, YOU PREBAIT
-- PREDATE ME.

>> I HAVE BEEN WITH THE CITY AND
STATE FOR A WHILE AND BEEN IN
THIS ROLE FOR SIX YEARS, IN THIS
ROLE.

>> AND YOU ARE DOING A GREAT
JOB.

>> AND I AM JUST --

>> NO, STOP, STOP, NOT AT ALL.
YOU DO REMARKABLE WORK AND I
THINK IT IS SAFE TO SAY THAT ONE
OF THE BIGGEST ISSUES WE ARE
FACING AS A CITY IS
AFFORDABILITY, DISPLACEMENT, THE
HOUSING CRUNCH SO REALLY
APPRECIATE WHAT YOUR TEAM DOES
AND THE FOLKS SITTING BEHIND ME.
IT IS REALLY IMPORTANT WORK.
SOME BRIEF QUESTIONS, SORT OF
JUST HOUSEKEEPING BUDGET ISSUES.

LINE 5,100 -- OR 51,000,
PERMANENT EMPLOYEE INCREASES --
OF THOSE NEW POSITIONS IS THAT
OR IS THAT SORT OF COLLECTIVE --

>> MOST OF THAT IS GOING TO BE
COLLECTIVE BARGAINING INCREASES.
WE ARE GETTING LET'S SAY ONE NEW
POSITION, GENERAL OPERATING FUND
POSITION, THE DEPARTMENT -- WE
ARE VERY EXCITED ABOUT AND IN
THAT PROGRAM BUT THE REST OF SIT
PRIMARILY --

>> AND HAVE YOU AT THAT
IDENTIFIED SOMEONE FOR THAT
ROLE?

>> I AM CURIOUS.
I KNOW YOU CAN'T DO IT UNTIL WE
ACTUALLY PASS THE BUDGET AND
KNOWN IS THERE BUT DO YOU START
THE PROCESS --

>> WE JUST STARTED THE PROCESS
AND SUBMITTED A REQUEST TO GET
THE POSITION POST AND WE ARE
HOPEFULLY GOING TO GET BACK TO
MY DESK.

>> GREAT.

>> AND LINE 52, 900 AND
APOLOGIZE IF YOU WENT OVER THIS,
DID LEAVE FOR A MOMENT.
CONTRACTED SERVICES UP BY ABOUT
\$1.8 MILLION.
SO THAT IS ALL THE INVESTMENTS
WE HAVE BEEN TALKING ABOUT FOR
THE MILLION DOLLARS FOR HOMELESS
FEES -- AND 200,000 --
NAVIGATORS, ADUS \$650,000 ALL OF
THAT IS IN THE LINE ITEM.

>> GOOD.
AND THEN 56 -- SPECIAL
APPROPRIATION 2-POINT --
INCREASE.
THAT IS CPA.

>> NO.
CPA IS NOT REFLECTED IN THE
BUDGET.
THAT IS KIND OF OFF BUDGET AND

GOES THROUGH A DIFFERENT
PROCESS.

THAT IS 4.75 MILLION IS THE
\$4 MILLION THAT WAS TALKED ABOUT
THE PERMANENT SUPPORTING HOUSE
DEPARTMENT AND 275,000 IS JUST A
SHIFT FROM OPERATING FUNDS TO
THAT SPECIAL APPROPRIATION.
IT LOOKS AS THOUGH IT IS PRETTY
LEVEL FUNDED BECAUSE THE IDAP,
FUNDING HAS BEEN DECREASED BY
ABOUT 1.5 MILLION AND THEN THERE
ARE SOME OTHER CDBG HAS BEEN
DECREASED AS WELL.

>> YES.
AND THE FEDERAL FUNDS ACTUALLY
WITH WE HAVE UPDATED THE
INFORMATION SINCE WE SUBMITTED
THAT.
IN THE BUDGET BOOK IT IS NOT THE
LATEST INFORMATION --

>> BETTER OR WORSE?

>> WELL, IT IS A MIXED BAG.

>> MIXED BAG.
WE FOUND OUT WE HAVE A REALLY
SMALL \$100,000 DECREASE TO CBGD
AWARD THIS YEAR FROM HUD, A
LITTLE BIGGER DECREASE IN OUR
HOME FUNDING WHICH IS
UNFORTUNATE, WE ARE -- THOSE
DECREASES WILL BE OFFSET BY THE
CPA REVENUE AND IDP REVENUE AND
LINKAGE WE EXPECT TO BRING IN
NEXT YEAR AND SOME INCREASES IN
OTHER FEDERAL, LIKE -- A FEW
OTHERS.
FALL ALL, I THINK ON THE
EXTERNAL SIDE, I WOULD SAY LEVEL
FUNDING.

>> SO I CAN SAY THIS, YOU
PROBABLY CAN'T THERE IS A LOT OF
CONCERN THAT YOU FOLKS RUNNING
AT THE FEDERAL LEVEL AT HUD
DON'T HAVE A CLUE BUT THINGS
SEEM PRETTY STATIC FROM THAT
POINT OF VIEW.

>> THEY HAVE TRIED, THEY HAVE
TRIED TO REDUCE IT EVERY YEAR.

>> GOOD.

>> YOU KNOW,, THERE IS A WHOLE NEW -- YOU KNOW, SET OF WORK, JUST TRYING TO MAINTAIN THE FEDERAL RESOURCES THAT YOU HAVE.

>> YES.

>> BOB GARRETT AND HIS TEAM, NATIONAL PARTNERSHIPS WITH, YOU KNOW, LOTS OF 0 VERY EFFECTIVE GROUPS, BUT, YOU KNOW,, ONE YEAR, YOU TRY TO DO THE GOOD WORK YOU TRY TO FIGHT AND HAVE THE RESOURCE RELIGIOUS.

>> YES.
YOUR WORKLOAD IS DOUBLED AND A IT SHOWS THE INCOMPETENCE AT THE FEDERAL LEVEL.
I AM GLAD -- BEYOND COMPETENCE AT THE LOCAL LEVEL.

>> YOU SAID IN YOUR OPENING REMARKS AND I WANT YOU TO DELVE INTO THE WEEDS A LITTLE MORE ON THE FORBES BUILDING AND WHAT IS HAPPENING THERE AND HOW WE CAN SORT OF 0 EXPAND THAT TO OTHER EXPIRING USE, AFFORDABLE USE DEVELOPMENT.

>> SO WE ARE REALLY EXCITED.
IN FACT, THERE IS A MEETING, I THINK TOMORROW 0 OR -- I WILL GET --

>> SO GREAT NEWS ON THE FORBES.
THE OWNER HAS DECIDED THAT HE WANTS TO KEEP THE BUILDING AFFORDABLE, AS YOU KNOW, THERE IS A LOT OF -- IT IS 170 -- SUBHOUSING LOCATED IN A VERY DESIRABLE PART OF JP, AND A LOT OF THESE ARE LOW INCOME ELDERLY FOLKS, SO I KNOW YOU CAN HAVE REALLY BEEN WATCHING THIS VERY CLOSELY, BUT WITH STATE RESOURCES, CITY RESOURCES, AND SOME OF THESE NEW VOUCHERS FROM THE BHA, WE ARE HOPEFUL WE CAN PUT -- A DEAL TOGETHER THAT WILL

MAKE THE OWNER WHOLE AND HE WILL
AGREE TO KEEP THE UNITS
AFFORDABLE, AND I REALLY WANT TO
JUST CREDIT THE HUD TENANT
ALLIANCE, MICHAEL CAINE IS HERE
AND HIS WORK WITH THE RESIDENTS.
SO GOOD NEWS.
AND I WAS SAYING TO MICHAEL
EARLIER OUTSIDE WE ARE REALLY
DOWN TO TWO, DOWN TO THE -- 13
A, DOWN TO MERCANTILE AND
BABCOCK AND BRIGHTON.
AND THE OTHER -- THE OTHER
DEVELOPMENTS WE HAVE EITHER, YOU
KNOW, FIGURED OUT A SOLUTION OR
THE TENANTS ARE BIG TO BE SAFE,
BUT WE STARTED WITH 1,000 UNITS
IN VERY STRONG NEIGHBORHOODS
WITH A LOT OF LOW MCPEOPLE SO
THE WORK IS NOT OVER YET BUT THE
FORBES 0 WIN WOULD BE TEN TO
CELEBRATE.

>> GREAT WORK THERE AND THANK
YOU FOR MENTIONING MICHAEL CAINE
AND THE INCREDIBLE WORK HE DOES
IN OUR NEIGHBORHOOD. IT IS A
WONDERFUL THING AND CLEAR SHIA
LOT MORE WORK TO DO BUT THAT IS
GREAT LIKE YOU SAID, I THINK WE
ALL FEARED THAT WAS GOING TO BE
0 DEMOLISHED, BULLDOZED AND
PEOPLE WOULD BE REPLACED AND
JUST MORE LUXURY 0 CONDOS BUT
WILL CONTINUE TO BE A DIVERSE
AND VIBRANT, WONDERFUL SAFE
HOUSING DEVELOPMENT THAT WE LOVE
TO SUPPORT.
SO THANK YOU, MR. CHAIRMAN,
THANK YOU ALL.

>> THANK YOU.
COUNCIL 0 BAKER.

>> THANK YOU, MR. CHAIR.

>> CAN YOU TALK A LITTLE BIT
ABOUT THE YARD SALE.
I HAD A COUPLE OF SITUATIONS
WHERE THE YARD SALE, SOME OF
THE, YOU KNOW, LIKE PEOPLE WERE
BUILDING AND NOT SUPPOSED TO BE
DID, ONE DEVELOPER IN PARTICULAR
FOUND A LOOPHOLE.

HOW ARE WE GOING TO DEAL WITH
THAT MOVING FORWARD?
AND I THINK ON -- THE WATCH IT
IS APPROPRIATE TO BUILD ON.
SO WHAT DOES THE FUTURE LOOK
LIKE FOR --

>> SHARE WITH US.

>> I WILL START IN JUST -- I AM
NOT AN ATTORNEY, BUT YOU ARE
RIGHT, THAT THERE ARE SOME VERY
OLD -- FOR FOLKS THAT ARE
WATCHING THAT DON'T KNOW WHAT
THE PROGRAM, IS MANY YEARS AGO,
THE CITY OWNED A LOT MORE LAND
THAN WE DO NOW, AND LAND WAS
SOLD AND THERE ARE BIG PARCELS
OF LAND FOR SIDE YARDS.
AND THE MANY OF THESE DEED
RESTRICTIONS THAT WERE PUT ON
THESE PARCELS WERE FAULTY AND MY
CRUDE UNDERSTANDING IS THAT THE
OBLIGATION WENT FROM THE OWNER
TO THE OWNER, AND IT CAN'T TWO
FROM THE CITY TO THE OWNER.
IT DIDN'T GO FROM THE CITY TO
THE OWNER.
SO THOSE SAYING THESE DEED
RESTRICTIONS AREN'T ANY GOOD.
WE ARE GOING TO BUILD ON THIS.
AND THE ONLY THING THAT WE HAVE
IS WE CAN KEEP THE DEED
RESTRICTION ON THE PROPERTY AND
WE CREATE A CLOUD TO TITLE, BUT
WE DON'T HOLD THE RESTRICTION --

>> THAT ONLY WOULD HELP US IF WE
ARE GETTING -- IF THEY WERE
SELLING --

>> IN SOME CASE WES DON'T THINK
IT IS APPROPRIATE TO BUILD N
SOME CASES WE WANT TO HEAR FROM
THE NEIGHBORHOOD. SO DONALD AND
HIS STAFF HAVE PUT TOGETHER A
PROCESS TO DO JUST THAT.
SO --

>> AND THE CHIEF.

>> AND COUNCIL, WHAT WE HAVE
SEEN IS, YOU KNOW, INITIALLY
THIS WAS A NONSTARTER,

NONCONVERSATION.
THEN WE STARTED TO SEE PROPOSALS
WERE COMING IN TO CIRCUMVENT THE
RESTRICTION BY A COMMON SORT OF
ATTACHMENT, WHERE THE
RESTRICTION IS OPEN SPACE, TO
BUILD AN ADDITION TO YOUR HOME
OR PARK.
AND SO --

>> AND THAT ADDITION CAN BE FOUR
UNITS?

>> RIGHT.
SO PEOPLE WERE LITERALLY TAKING
A COMMON -- SAYING OKAY, WE WILL
BUILD THREE UNITS HERE.
SO THE COMMUNITY, MOST OF THE
NEIGHBORHOOD ASSOCIATIONS KNOW
ABOUT THE PROGRAM, AND THEY KNEW
THESE WERE DEED RESTRICTED
PARCELS SO WHAT WE ATTEMPTED TO
DO TO GET A LITTLE AHEAD OF IT
AND SO WHEN FOLKS WERE COMING
IN, INITIALLY WE WERE SAYING,
NO, WE ARE NOT GOING TO WAVE
THOSE RESTRICTIONS, THEN WE
STARTED TO FIGURE OUT WHAT SORT
OF LEVERAGE, I MEAN, THE CITY
HAS INTEREST IN THIS SO WHAT CAN
WE USE, SO WE STARTED TO HAVE
CONVERSATIONS AROUND CAN THE
CITY GET A UNIT OR MORE OF
AFFORDABLE HOUSING?
HOWEVER YOU HAVE TO GO THROUGH A
PROCESS.
SO OUR INTERNAL WORKLOAD FROM
DESIGN, UNDERWRITING, ET CETERA,
BUT THIN ALSO, THE MAJOR ISSUE
BECAME, DOES THE COMMUNITY
SUPPORT?
IT IS THERE A LEVEL OF
AFFORDABILITY OUT OF THAT DEAL
THAT IS GOING TO SUPPORT WHAT
THE IN OPPORTUNITY IS ASKING
FOR?
I JUST HAD A CONVERSATION AND WE
WERE WORKING THROUGH A ROSE AND,
WORKING THROUGH A PROCESS AND
THE NEIGHBOR TEAM SUPPORTED THE
DEVELOPMENT, HOWEVER, THEY
WANTED AN ADDITIONAL UNIT TO THE
ORIGINAL UNIT.
AND SO THERE HAS GOT TO BE A

CIVIL BACK AND FORTH, BUT, YOU KNOW, UNDERSTANDING THAT THERE ARE SOME CONCERNS WITH IT, WE BUILT IN A WORK FLOW WITH THE OFFICE OF NEIGHBORHOOD SERVICES AND SO THAT WE CAN GET AHEAD AND GET TO THIS EBA DATE WHEN THEY ARE TRYING TO GET THOSE APPROVED, RIGHT? AND SO WHAT WE ARE DOING IS ASKING THAT THERE BE A DEFERRAL SO THAT DEVELOPMENT TEAM CAN COME BACK TO DAB AND THEN WE CAN SUBSEQUENTLY HAVE A CONVERSATION ABOUT THE CITY'S INTERESTS IN THAT --

>> RIGHT.

>> TO PICK UP ON THAT, AT WHAT POINT DO WE KNOW OR DO YOU KNOW THAT IT WAS A YARD SALE? LIKE IS THERE SOME SORT OF TRIGGER IN THE ZONING PROCESS? HOW DO -- HOW DO YOU KNOW ONE OF YOUR -- ONE OF THE CITY'S OLD WATCHES IS TRYING TO BE DEVELOPED ON? WHAT IS OUR MECHANISM?

>> EVEN IF IT IS FAULTY THEY KNOW THERE IS A DEED RESTRICTION. SO WE ARE USUALLY HEARING FROM THE DEVELOPERS. SO THEY ARE COMING IN AND SAYING CAN WE DO THIS?

>> AND ALSO BECAUSE PART OF OUR PROCESS, THEY KNOW THEY HAVE TO GET IN FRONT OF THOSE NEIGHBORHOOD ASSOCIATION, AND SO AS THE BUZZ GETS AROUND, THEY ARE COMING TO US AS WELL, WE ARE TRYING TO BUILD IN SOME INTERNAL WORK FLOWS AND OTHER DIVISIONS THAT MAY WORK FOR THIS, LIKE IF THERE WAS A WAY IN WHICH WE CAN HAVE SOMETHING THAT SHOWED UP AT IAD. WE CAN'T GET INVOLVED INTO THEIR SYSTEMS, BUT WE ARE WORKING COLLECTIVELY TO TRY AND FIND A RESOLVE, WE ARE TRYING TO LOOK

AT OUR INTERNAL SYSTEM AND WHICH WE USE -- AND MAYBE IS THERE A WAY OF IDENTIFYING WHEN NEW PERMITS ARE PULLED, WILL IT FLAG THOSE PARCELS THAT HAVE PARCEL IDS CONNECTED WITH THESE DEED RESTRICTIONS.

>> IS IN HAPPENING A LOT?

>> NO.

>> OR CAN IT BE COUNTED ON ONE HAND?

>> RIGHT NOW WE HAVE BEEN COMMUNICATING WITH AT LEAST 17 OR EXCUSE ME 21 PROJECTS, TWO HAVE ALREADY CANCELED, BUT WHAT I MEAN BY THAT, PEOPLE HAVE COME IN AND SAID, WE ARE INTERESTED IN DOING THIS. AND THEN WE DON'T HEAR FROM THEM AGAIN, SO IF -- BECAUSE A LOT OF TIMES A -- IS THAT THE HOMEOWNER ONE?

>> IT STARTED THAT WAY, THERE WAS A TREND WHERE HOMEOWNERS WERE COMING IN BECAUSE PEOPLE WERE GETTING IN THEIR EAR AND SAYING YOU CAN DO THAT AND THEN I TELL THEM WHAT IT MEANS TO BECOME A DEVELOPER. LIKE THIS IS NOT A SIMPLE I WANT TO BUILD AN ADDITION OR BUILD A HOUSE IN THAT SENSE 0 TO SUZE ORMAN THE NUMBER OF FOLKS WHO SAY, YOU KNOW WHAT? I AM NOT BUILT FOR THIS AND DONE. IT IS REALLY THE DEVELOPER TYPE THAT ARE TRYING TO GET AROUND IT.

>> AND YOU SEE THEM CONNECTING ON TO THE FAMILIES, LIKE --

>> WHAT IF A DEVELOPER BUYS A PROPERTY .. FROM A FAMILY OUT RIGHT? SO NOW THAT DEVELOPER THE POTENTIALLY GO THROUGH A PROCESS?

>>

>> IT IS HAPPENING, DEVELOPERS ARE BUYING OR SOMEONE WILL SELL THEIR HOME TO ONE ENTITY, AND THEN THEY WILL SELL THE SIDE YARD TO ANOTHER ENTITY. SO YES, THEY ARE OFTEN SEPARATE SALES.

>> BECAUSE WHAT THE DATA ALSO IS SHOWING IS THAT A NUMBER OF THOSE HOMES AT SOME POINT MAY HAVE BEEN FORECLOSED ON, AND SO AS THE CHIEF WAS SAYING, THAT RESTRICTION WAS WITH THE OWNER, SO THAT HOUSING, YOU MIGHT HAVE SOMEBODY ON A PARCEL BECAUSE I HAVE BEEN IN COMMUNICATIONS WITH THE CONSTITUENT, AND SHE THOUGHT SHE BOUGHT THE ENTIRE, YOU KNOW, WHAT LOOKS LIKE ONE LOT THAT WAS ACTUALLY A DEED RESTRICTED PARCEL ON THAT LOT.
I ACTUALLY HAVE A YARD SALE ISSUE THAT I WAS INTO SOMEONE BUILT A GARAGE, AND THE GARAGE WAS FILLED WITH RATS AND.

>> OH, LORD.

>> AND.

>> AND IT CHANGED HANDS, SO VERY, VERY GREAT -- GRAY.

>> CHERYL, CAN YOU TALK A LITTLE BIT ABOUT THE HOUSING OF, HOUSING, STABILIZATION, WHAT THEY ARE PAYING FOR?
[BELL]

>> OH, OKAY.
MAYBE IN THE NEXT ONE.
[LAUGHTER.]

>> GO AHEAD.

>> MAYBE YOU CAN TALK ABOUT IT ANYWAY.

>> IT IS VERY BUSY.
I MEAN, YOU GET 100 CALLS PER WEEK, EIGHT PEOPLE.

WE CONTRACT OUT WITH A LOT OF NONPROFITS THIS YEAR, WHICH IS GOING, GOING WELL, SO WE CAN SEE HOUSEHOLDS THAT HAVE SPECIFIC NEEDS TO, YOU KNOW, THE HOMELESS ELDERS OR, YOU KNOW, HOME START THAT HAS A REALLY GOOD TRACK RECORD ON EVICTION PREVENTION AND WE HAVE A WHOLE STABLE OF NONPROFITS WORKING WITH US TOO SO IT IS GOOD.

>> AND HOW MANY PEOPLE ARE IN THAT OFFICE?

>> I WANT TO SAY EIGHT, COUNCILORS.

>> OKAY.

>> 8.
THANK YOU, THANK YOU.

>> SO, DONALD, WAS THAT, WAS BRADBURY STREET THE FIRST --

>> YES.
WE WORK COLLECTIVELY ON THAT, SO THANKS.
COUNCILOR JANEY.

>> THANK YOU SO MUCH, I JUST WANT TO PICK UP WHERE WE LEFT OFF.
SO YOU WERE MENTIONING, THANK YOU FOR YOUR AMAZING OUTREACH WORK, BUT YOU MENTIONED, CHIEF, THAT THE LANDSCAPING CONTRACTS AND OTHER CONTRACTS LIKE THAT WERE GOING TO LOCAL AND PEOPLE OF COLOR AND WOMEN.
WHAT PERCENTAGE WOULD YOU SAY WERE CONTRACTS OVER \$100,000 THAT WENT TO THOSE TYPES OF BUSINESSES?

>> DO YOU HAVE THAT?

>> WE CAN GET THAT FOR YOU EASILY.
I DON'T HAVE THAT BREAKDOWN, SO MY APOLOGIES.

>> NO WORRIES.

I WOULD LOVE THE ENTIRE
BREAKDOWN, JUST UNDERSTANDING
HOW MUCH WAS LOCALLABLE AND HOW
MUCH WAS PEOPLE OF COLOR, HOW
MUCH WAS WOMEN, AND THE SIZE OF
THE CONTRACTS SO WE CAN
UNDERSTAND WHETHER OR NOT --

>> I JUST WANT TO ADD SOMETHING
TO OUR OUTREACH.
AND BECAUSE WE HAVE WHAT WE CALL
AS NEEDED CONTRACTS, THIS IS, TO
ME AN IDEA BARRIER TO ENTRY TO
SOME OF OUR SMEARL CONTRACTORS
TO GET INTO, THE PROCUREMENT
WORLD SO TO SPEAK ON THE
MUNICIPAL SIDE.
SO WE HAVE HAD GREAT SUCCESS IN
HAVING THOSE LOCAL BUSINESSES
THAT WOULD NOT HAVE HAD THE
OPPORTUNITY TO KIND OF SCALE UP
AND THAT'S WHAT WE WERE LOOKING
AT IN HERE AND COMING IN, DOING
YOUR WORK, YOUR DUE DILIGENCE,
GROWING YOUR BUSINESS, YOUR
BUSINESS, SO THAT YOU CAN BID ON
THOSE LARGER SCALE PROJECTS.
I HAVE HAD CONVERSATIONS WITH
DEVELOPERS IN THIS SPACE, SO
THERE IS A SMALL GROUP, GC TYPES
THAT REALLY WANT TO GET IN BUT
THEN THERE IS THAT TIER THAT IS
ABOVE THAT, AND SO, YOU KNOW,
SOME OF THE WORK WE HAVE IS HOT
FIT FOR THEM AND SO WE HAVE
TALKED ABOUT, YOU KNOW, HOW DO
WE BUILD THAT UP?

>> AND THE CONTRACTING WORLD ONE
OF THE ISSUES I HAVE DISCOVERED
IS A CHALLENGE FOR SOME OF THE
SMALLER IN THE BACK OFFICE TO
MAKE SURE THEY ARE GETTING THE
SUPPORT AND CARE THEY NEED TO
KIND OF, YOU KNOW, .. STAFF THE
BACK OFFICE, WHICH MANY OF THE
SMALLER ONES DON'T, AND SO THEY
ARE FALLING BEHIND ON THE
REPORTING AND GETTING, YOU KNOW,
INTO TROUBLE BECAUSE OF THAT.
SO THAT IS -- BUT I DO WANT TO
SHIFT, BECAUSE I KNOW THE CHAIR
HAS US ON A TIGHT TIME FRAME
HERE.

I WANT TO THANK MY COLLEAGUE FOR BRINGING UP THE IDP ISSUE, COUNCILOR EDWARDS, MY DISTRICT IS JUST OVER RUN WITH PROJECTS THAT ARE AT THIS EIGHT AND NINE UNIT LEVEL, AND MY CONSTITUENTS ARE -- HAVE HAD IT UP TO HERE. IT IS JUST RIDICULOUS THE NUMBER OF TWO -- SO THE EXISTING PROPERTY MAY HAVE TWO UNITS, A TWO FAMILY HOUSE, THEY WANT TO TEAR THAT DOWN AND THEN THEY WANT TO BUILD NINE UNITS JUST UNDER, YOU KNOW, WHAT WOULD TRIGGER THE AFFORDABLE UNIT. I WOULD BE VERY MUCH INTERESTED IN UNDERSTANDING WHERE THESE EIGHT AND NINE UNITS ARE ALL ACROSS THE CITY, YOU KNOW, BY NEIGHBORHOOD, BY CITY COUNCIL DISTRICT AND VERY MUCH SUPPORTIVE OF A CONVERSATION THAT SAYS HOW DO WE GET MORE OUT OF THESE UNITS TO FUND AFFORDABLE HOUSING, SO VERY MUCH SUPPORTIVE OF THAT.

>> ALL RIGHT.

>> SENIOR HOUSING, CAN YOU TALK ABOUT THE CITY'S EFFORTS AROUND SENIOR HOUSING AND HOUSING FOR OTHER POPULATIONS LIKE LGBTQ, COMMUNITY HOUSING THAT IS FRIENDLY TO THAT GROUP? TELL ME WHERE THE CITY IS ON THAT.

AND I HAVE A QUESTION JUST ON CASE MY TIME RUNS OUT I BETTER PUT ON THE FLOOR, I NOTICED HERE THAT THE CAPITAL PART OF YOUR BUDGET SOMETHING WITH BHA, AND AS I VISIT MANY OF THE SENIORS SOME OF WHOM, MANY ARE IN SENIOR AND BHA HOUSING, THAT JUST A AS A LOT OF REPAIRS THAT NEED TO BE DONE, SO IS THAT YOUR --

>> WE ARE WHO VERY CLOSELY WITH THE BHA ON THEIR PORTFOLIO, SO AS -- AS THEY IDENTIFY PROPERTIES THAT REALLY, THEY DON'T HAVE THE FEDERAL RESOURCES FOR, WHERE WE ARE HELPING TO

FUND THOSE DEVELOPMENTS OUT OF OUR BUDGET, SO THEY HAVE A PIPELINE, WE MEET ON IT WEEKLY, AND WE ARE PUNNING, WE ARE WORKING WITH THE BHA, SO THEY IDENTIFIED 4,500 UNITS, HOUSING THAT NEEDS RENOVATION.

>> YES.

>> AND 4,500 UNITS.

>> WONDERFUL.
SO STILL ON THE SENIOR --

>> YES.

>> THE SENIOR HOUSING IN ALL OF OUR -- WITH THE HOUSING, WITH THE MAYOR'S HOUSING PLAN, WE WERE MAKING GREAT PROGRESS IN ALL OF OUR MEASURES. SENIOR HOUSING WAS ALWAYS LAGGING AND WE PERMITTED SINCE THE START OF THE PLAN 391, 400 UNITS LET'S SAY OF LOW-INCOME SENIOR HOUSING. AND WE ARE NOT SATISFIED WITH THAT, SO WE STARTED TO PUT OUT A LOT OF LAND PARCELS WITH THE -- FOR SENIOR HOUSING. SO I JUST WANT TO -- SO SOME OF THE ONES WE HAVE IDENTIFIED THAT WE ARE MOVING FORWARD IS O'CONNOR WAVES UNDER CONSTRUCTION IN SOUTH BOSTON. TWO LIVE COMMUNITIES IN BRIGHTON JUST FINISHED THEIRS. WE PUT OUT LAND IN FOUR CORNERS FOR HARD TO DO DEVELOPMENT. 41 NORTH MARGIN, WE ARE GOING -- THAT WAS THAT WASN'T OUR LAND OR BUILDING BUT HELPED WITH FACILITATE A CONVERSATION. ONE RIVER STREET WE PUT THAT OUT FOR SENIOR HOUSING. GREAT APARTMENTS IN EAST BOSTON SO IT GOES. I FIND WE HAVE TO BE VERY INTENTIONAL IF WE WANT TO GET A PIPELINE OF SENIOR HOUSING I DON'T KNOW WHAT IT IS. THE NEED IS GREAT AND EASY TO SITE, NO PROBLEM WITH RENT, ET

CETERA BUT IT HAS TAKEN CITY INTERVENTION TO GET A HEALTHY PIPELINE, COUNCILOR.

>> THANK YOU SO MUCH.

>> SO, YES, INTENTIONALITY VERY IMPORTANT TO GET THE DESIRED RESULT FOR ANYTHING YOU HAVE TO DO, TO BE INTENTIONAL ABOUT IT EVEN THOUGH THE NEED IS GREAT SO THANK YOU FOR YOUR EFFORTS THERE.

ONE LAST QUESTION, MR. CHAIR, IF YOU, IF YOU WILL INDULGE ME. AIM INTERESTED IN UNDERSTANDING THE DEED RESTRICTED HOUSING THROUGHOUT THE CITY BY NEIGHBORHOOD AND BY CITY COUNCIL DISTRICT.

>> SURE.

>> AND I THINK FOR ROXBURY THAT SPEARNLG WHAT, 70 PERCENT OR IS THAT JUST THE DUDLEY SQUARE AREA?

>> IT IS MUCH HIGHER. SO IN THE LAST YEAR, WE HAVE CATALOGED EVERY AFFORDABLE HOUSING WROWNT WE HAD BY NEIGHBORHOOD, WE DIDN'T DO IT BY CITY COUNCIL DISTRICT, WE MIGHT BE ABLE TO BUT CERTAINLY BY NEIGHBORHOOD, HOW MANY UNIT WE HAVE, THEIR AFFORDABILITY LEVELS WHICH IS ALWAYS OF GREAT INTEREST. I WANT TO SAY ROXBURY WAS, BOB GARRETT, DO YOU KNOW?

>> IT IS A HIGH PERCENT. I WANT TO SAY OVER 40 PERCENT.

>> WE CAN GET THAT FOR YOU.

>> THAT WOULD BE HELPFUL AND THEN WHAT PLANS ARE JUST TO MAKE SURE WE ARE BEING EQUITABLE IN TERMS OF THE DISTRIBUTION, SO JUST AS WE SAY OUR SURROUNDING NEIGHBORS, YOU KNOW, SURROUNDING TOWNS NEED TO DO THEIR FAIR SHARE.

I THINK IT IS IMPORTANT WE HAVE EQUITY THROUGHOUT OUR CITY AND THAT THERE IS ACCESS TO AFFORDABLE HOUSING THROUGHOUT THE CITY AND THAT IT IS NOT JUST CONCENTRATED IN CERTAIN NEIGHBORHOODS BUT THAT WE HAVE IT THROUGHOUT.

SO I WOULD BE INTERESTED IN, ONE, UNDERSTANDING WHAT THE CURRENT LANDSCAPE LOOKS LIKE AND THEN TWO WHAT THE PLANS ARE TO GET US TOWARD GREATER EQUITY.

>> VERY ACADEMY, CHAIR.

>> VERY GOOD, THANK YOU.

>> COUNCILOR EDWARDS.

>> THANK YOU.

SO JUST FOLLOWING UP, I HAD A COUPLE MORE CHECK-IN QUESTIONS. IN TERMS OF THE RATE OF CONDO CONVERSIONS ARE YOU SEEING AN INCREASE -- NO.

WE JUST PUT OUT THE -- TO RENEW IT.

AND I SEE THAT IS SOMETHING WE ALL SUPPORT IS JUST RENEWING THE CONDO RENEWAL ORDINANCE AND I DON'T KNOW IF YOU SAW AN CRINE MESS THE AMOUNT OF CONDO CONVERSIONS.

>> WE DIDN'T BRING THAT WITH US. WE ARE TRACKING IT, IT HAS BEEN FAIRLY STEADY FOR THE LAST SEVERAL YEARS AND STILL TOO MANY, BUT I CAN GET YOU THAT NUMBER.

WE DO HAVE IT, I JUST DIDN'T BRING IT WITH US, COUNCILOR.

>> SO ONE OF THE THINGS I AM REALLY EXCITED ABOUT IS THE USE OF FUTURE FUNDS FROM OCCUPANCY TAX TO HELP WITH HOUSING.

AND SO WHAT ARE THE OTHER IDEAS WE HAVE PROPOSED, THE USE OF OTHER FUTURE FUNDS, TAX REVENUE FROM LUXURY BUILDINGS TO COME ONLINE AS TO USE SOME OF THAT OR DEDICATE A CERTAIN PERCENTAGE

AGAIN FOR HOUSING PRESERVATION,
WHETHER IT IS FOR THE 13 A
BUILDINGS OR HELPING TO BUY DOWN
AFFORDABILITY?
AND I WAS WONDERING, WE WOULD
LOVE FOR IT TO BE A BUDGET
PRIORITY TO LOOK AT THAT FOR
THIS YEAR AND JUST WONDERING IF
YOU THAT HAD OPPORTUNITY TO LOOK
AT THAT AND ASSESS THAT.

>> WE HAVE LOOKED AT IT --.
SO THE CONVERSATIONS ARE
ONGOING.
WE HAVE BEEN LOOKING AT THE
PROPOSAL -- THE PROMISE IS YOU
PUT FORWARD AND OTHERS, LOOKING
AT THE STATE BILLS.
I MUST SAY, YOU KNOW, WE ARE
STILL TALKING ABOUT IT IT
INTERNALLY.
OUR PRY AT THIS HAS BEEN
INCREASING CPA IN THE STATE,
GETTING LINKAGE AND IDP SITUATED
AND INCREASED IF WE CAN.
BUT WE ARE LOOKING AT IT STILL.

>> ALL RIGHT.
BECAUSE THIS, UNLIKE THE STATE
BILLS OR THE TRANSFER FEE, THIS
IS LITERALLY JUST THE CITY
LOOKING AT INCOME TO -- AND
LUXURY BUILDINGS THAT ARE YET TO
BE BUILT AND PERMITTED AND JUST
SEGMENTING A CERTAIN AMOUNT OF
IT FOR HOUSING SO I THINK IT
WOULD ACTUALLY BE JUST A
PRIORITIZATION IN A FUTURE
BUDGET:IDEALLY THIS ONE BUT JUST
TO SAY A CERTAIN PERCENTAGE OF
LUXURY HOUSING WILL PERMANENTLY
PAY FOR THE AFFORDABLE HOUSING.
I WANT TO MOVE TO THE.

>> RECENT ANNOUNCEMENT FOR THE
VOUCHERS, 1,000 VOUCHERS.
I AM TRYING COCONFIRM 1,000 TO
BE ADMINISTERED BY BHA ONLY?

>> YES.

>> OKAY.

>> AND THEY ARE PUTTING SOME OF

THAT OUT FOR RFP TO HELP THE 13
AFTER A'S AND OTHERS ARE BEING
TARGETED FOR HOMELESS FAMILIES.

>> SO, AGAIN, I THINK WOULD HAVE
BEEN THE THINGS WE WANT TO
FIGURE OUT IS A SYSTEMIC DEAL
WITH THE 13 A AND INDIVIDUALS
AND MAKING SURE THEY HAVE A SOFT
LANDING AND IDEALLY A LANDING IN
BOSTON.

I HEARD THERE COULD BE AN
INCREASE FROM FOR EXAMPLE FOR
VOUCHERS ON WAIT TO SEE AND SEE
HOW THAT HAPPENS BUT MAKE SURE
THOSE UNITS IN DOWNTOWN
BUILDINGS, THE THREE BEDROOMS
THAT ARE AFFORDABLE, THAT IF WE
DON'T FIGHT TO PRESERVE THEM, WE
ARE LOSING THE ENTIRE UNIT, SO,
YOU KNOW, IN THE MERCANTILE AND
OTHER PLACES AND I KNOW, IT IS
EXTREMELY HARD WITH A LOT OF --
IF THE OWNER DOESN'T PRIORITIZE
THAT, BUT I THINK THAT
SOMETHING, IT IS ALSO SOMETHING
WE ARE FIGHTING FOR ARE THE
AFFORDABLE UNITS.

WHEN IT COMES TO THE BHA, AGAIN,
ANOTHER GREAT ANNOUNCEMENT WAS
THE CAPITAL THAT WE ARE GOING TO
BE BONDING FOR THE CASH AS THE
CAPITAL INVESTMENT FOR THE BE
BUNKER HILL DEVELOPMENT.

>> \$30 MILLION SO FAR.

>> AND I DO UNDERSTAND THAT IS
REALLY GOING TO BE THE WAY IN
WHICH A LOT OF OUR -- BECAUSE WE
DON'T HAVE A SETTLED PARTNER
RIGHT NOW, A LOT OF OUR HOUSING,
PUBLIC HOUSING IS GOING TO BE
DEVELOPED THAT WAY.

I HAVE BEEN A PROPONENT AND
BELIEVE IN BONDING.

I THINK WE ARE GOING TO -- WE
FOUGHT HARD TO HAVE THIS TRIPLE
BOND RATING AND I THINK WE
SHOULD USE IT.

I WONDER IF THERE IS ANYWAY
BEYOND THIS TO ALSO LOOK AT
BONDING, AT SCALE.

HAVE YOU THOUGHT ABOUT THAT AND

USING SOME MORE OF THAT IN D AND D'S BUDGET.

>> WE HAVEN'T LOOKED AT THAT. BUT WE CAN CERTAINLY -- WE CAN CERTAINLY LOOK AT IT. YOU MEAN JUST BOND AGAINST THE FUTURE FOR MONEY NOW THAT WE CAN USE FOR --

>> YES. YEAH, AND I AM COGNIZANT OF THE FACT I DON'T NECESSARILY WANT TO BOND GENERAL DEVELOPMENT. I REALLY DON'T WANT PRIVATE ACTORS TO HAVE ACCESS TO CITY CREDIT. I DO WANT TO LOOK AT THE PUBLIC -- OUR PROJECTS, DEED RESTRICTED PROJECTS BUT I THINK BHA IS A WONDERFUL CARETAKER, THEY ARE ONLY A PUBLIC HOUSING BUT I THEY WE SHOULD LOOK AT 0 OTHER PROJECTS AS WELL BUT I HOPE IN FUTURE PROJECTS BONDING MAY BE A PART OF THE CONVERSATION FOR D AND D.

>> ALSO, WE BROUGHT UP AND I JUST WANT TO CONFIRM YOU SAID NIBBLE ROXBURY AND I WANTED TO REITERATE IT. WHEN IT COMES TO CITY LAND WE DO NOT SELL, OR WE DO?

>> WELL, FOR SOME OF THE PROJECTS, I THINK AT DUDLEY WE WERE LOOKING AT PROJECTS WHERE THERE WERE DEVELOPMENTS GOING HONESTY LAND, I UNDERSTOOD THAT WE HAD LONG-TERM LEASES, WE WEREN'T ULTIMATELY SELLING THE LAND AND GIVING IT TO PRIVATE DEVELOPERS. THAT WE WERE MAINTAINING OWNERSHIP. DO WE BOTH MORE OFTEN THAN NOT WE DO SELL.

>> OKAY.

>> YEP.

>> MORE OFTEN THAN NOT.

IT MAKES FOR A LESS COMPLICATED DEVELOPMENT, ALTHOUGH IF WE THINK.

>> A GOOD REASON TO HAVE A LEASE, A LONG-TERM LEASE THE PEOPLE CAN BORROW AGAINST THAT'S ALWAYS AN OPTION. THERE IS ON THE DUDLEY PARCELS, I KNOW ESPECIALLY THE ONE FROM THE -- THAT IS BETWEEN, RIGHT, THE POLICE STATION AND THE LIBRARY, WE ARE GOING THROUGH A A LONG-TERM LEASE JUST BECAUSE IT IS BETWEEN TWO CITY ASSETS AND WE THOUGHT IT WAS BETTER TO LEASE THAN TO SELL BUT -- OKAY.

>> THANKS.
COUNCILOR ESSAIBI GEORGE.

>> THANK YOU.

>> I WILL TRY TO GO QUICK THROUGH MY QUESTIONS HERE.

>> YOU TALKED TO THE CHIEF EARLIER ABOUT THE METRO MAYOR'S EFFORT AND THE MULTIFAMILY HOUSING. CAN YOU -- DO YOU HAVE ANY OF THE RESULTS OR ANY OF THE THAT ON WHAT HAPPENED SINCE THE METRO MAYOR'S CAME TOGETHER? WHAT ARE PEOPLE BUILDING OR GROWING COMMUNITY BY COMMUNITY?

>> YES. I KNOW IN OUR NUMBER, I DON'T KNOW IF I HAVE A TOTAL AND I WAS JUST AT MAPC A COUPLE OF DAYS AGO. LET ME GET THAT FOR YOU. I KNOW THAT QUINCY, THE CAMBRIDGE, SOMERVILLE, QUINCY AND BRAINTREE HAVE VERY HEALTHY PIPE COMPLIANCE OF MULTIFAMILY HOUSING BUT LET ME GET YOU THE EXACT NUMBER FROM MAPC.

>> THANK YOU. AND THEN ALSO IF WE CAN ALSO GET THE NUMBER OF AFFORDABLES WITHIN THAT.

>> BECAUSE I KNOW THAT IS ONE OF THE MORE CHALLENGING PIECES.

>> YES.

>> WE WANT TO KNOW THEY ARE NOT JUST TAKING PHOTOS AND PRESENTING THEMSELVES AS THE METRO MAYORS AND THEY HAVE THIS AGGRESSIVE GOAL FOR AFFORDABLE AND MORE UNITS IN THE REGION. BUT THEY ARE ACTUALLY FOLLOWING THROUGH WITH THAT COMMITMENT.

>> I KNOW THAT WE ARE DOING OUR -- WE ARE DOING A REALLY GOOD JOB HERE THIS BOSTON. AND I DON'T KNOW WHETHER THIS CAME UP EARLIER IN THIS HEARING, BUT CAN WE TALK A LITTLE BIT ABOUT THE VACANT POUREDDABLE UNITS, THE LOTTERY, AND THE OCCUPY -- HOW MANY OCCUPIABLE AFFORDABLE UNITS DO WE HAVE RIGHT NOW THAT ARE VACANT AND WHAT IS, WHAT DOES THE PIPELINE LOOK LIKE GOING FORWARD.

>> I WILL HAND THIS OVER TO RICK WHO HAS BEEN HANDLING THIS, HE WILL MENTION THAT IN THIS YEAR'S BUDGET WE ARE ASKING FOR ADDITIONAL STAFF PERSONS BECAUSE VOLUME IS SO GREAT.

>> AND OF ALL OF THE STUFF I NUT THIS BINDER THE ONE THING I FORGOT TO -- THE STATUS ON THE VACANT OCCUPIED UNITS, AND HAVE TO GET THAT TO YOU OFF-LINE, BUT I THINK THERE IS A LOT OF ACTIVITY GOING ON IN THIS AREA RIGHT NOW, SHEILA MENTIONED THE VOLUME OF PROJECTS WE HAVE AFFORDABLE HOUSING IS FANTASTIC BUT IT IS PUTTING A STRAIN ON OUR RESOURCES IN THIS THIS I CAN'T AREA. I THINK THE LAST I LOOKED 56 PROJECTS IN SOME STAGE FROM MARKETING PLAN REVIEW ALL THE WAY THROUGH LOTTERIES, YOU KNOW, GOING THROUGH WITH THE LOTTERY

SO INCREDIBLE AMOUNT OF VOLUME WHICH IS GREAT.

WE ARE GETTING AN EXTRA STAFF PERSON, WE ARE ALSO --

>> WHAT IS THE ROLE OF THE EXTRA STAFF PERSON?

>> THE GOAL IS WE HAVE ONE PERSON WHO IS PRIMARY JOB TO REVIEW THE PLANS, WORK WITH THE DEVELOPERS AND THE MARKETING AGENTS ON THE PLANS AND ALL OF THE COMPLIANCE BUT ALSO RESPONSIBLE FOR HANDLING ALL OF THE CONSTITUENT INQUIRIES THAT COME IN, SWAY LOT, AND HELPING TO PREPARE FOR THE LOTTERIES. SO THIS IS A PROGRAM THAT COULD DO MORE OF THE SUPPORT TASKS AND TAKE THE PRESSURE OFF OF HER SO SHE CAN FOCUS ON REVIEWING PLANS AND MAKING SURE PLANS ARE GETTING REVIEWED AND COMPLIANCE SUBMISSIONS LIKE APPLICANT LOGS AND LOTTERY RESULTS ARE GETTING REVIEWED TIMELY. WE KNOW IT IS NOT HAPPENING AS FAST AS ANY OF US WOULD LIKE AND WE ARE WORKING HARD TO THE FIX THAT AND HAVE A NEW IT DIRECTOR WORK THONG AS WELL AN HIRED A PROJECT MANAGER TO WORK ON BOTH THE FAIR HOUSING MARKETING PROGRAM AND OUR METRO LIST PLATFORM AS WELL TO MAKE IMPROVEMENTS BOTH OF THOSE AREAS AND BRINGING THEM UP TO SPEED AND MEET -- WE IDENTIFIED A GROUP OF DEVELOPERS AND MARKETING AGENTS THAT ARE GOING TO BRING TOGETHER TO HELP US PRIORITY TIES AND FIGURE OUT WHAT ARE THE PAIN POINTS AND OPPORTUNITIES TO IMPROVE? WE WILL WILL HAVE JUST DASH AND WITH WHAT WOULD BE HELP SUCCESSFUL KNOW NUMBER OF AFFORDABLES THAT ARE OCCUPIABLE, BUT VACANT AS OF TODAY. AND WHAT WE HAVE IN THE PIPELINE COMING ON. I DON'T KNOW IF WE WANT TO TALK A SIX-MONTH PERIOD OR

TWELVE-MONTH PERIOD BECAUSE WE MAY KNOW BOTH OF THOSE NUMBER, AND WHAT SORT OF INVESTMENT WOULD WE NEED TO REALLY SHRINK THE TIME THAT -- AN AFFORDABLE UNIT WHETHER RENTAL OR A -- OPPORTUNITY IS AVAILABLE TO THESE PURCHASE, FOR PURCHASE OR LEASE BUT NOT IN THE HANDS OF SOMEONE WHO IS QUALIFIED IN THE LOTTERY SYSTEM?

AND I GUESS THERE IS A PAIN POINT AND DELAY POINT, SOMETIMES OFTEN WITH THE DEVELOPER, SOMETIMES WITH THE INDIVIDUALS JUST FOLLOWING UP SO THEY ARE THERE IN THE LOCK LOTTERY AND ALSO KNOW THE DELAY IS INTERNAL BECAUSE OF THE LACK OF, I THINK STAFFING AND RESOURCES ON OUR END.

YES.

THAT'S WHY WON'T TO -- I DON'T WANT TO G IF THE IMPRESSION IT IS JUST DEVELOPERS.

BUT SOMETIMES WE ARE HEARING FROM THE DEVELOPERS LATE IN THE PROCESS AND JUST STARTING SO WE WANT TO MAKE SURE WE CAN BE PROACTIVE AS WELL.

>> I THINK IT IS THE RIGHT RESOURCES IN YOUR OFFICE WE CAN SPEED THAT PROCESS UP, AND THE AFFORDABLE UNITS INTO THE HANDS OF OUR RESIDENTS.

DOESN'T QUITE HELP US WITH THE, NOT SUPER AFFORDABLE, AFFORDABLE UNITS BUT AT LEAST THOSE -- IF WE CAN GET THOSE UNITS OCCUPIED. MY OTHER QUESTION IS ON -- WORK SPACE AND I KNOW THIS FALLS UNDER OFTEN THE BPDA BUT IS THERE ANY WORK YOUR OFFICE DOES AROUND THIS WORK OR --

>> THERE IS GREAT DEMAND FOR ARTIST LIVE WORK AND ARTIST WORKSPACE IN THE CITY OF BOSTON. WE HAVE PUT OUT A COUPLE OF PARCELS OF LAND TO ENCOURAGE, ONCE AGAIN, WE INTENTIONALLY ENCOURAGE THESE TYPES OF DEVELOPMENT.

WE HAVE TWO PROJECTS THAT ARE GOING TO START CONSTRUCTION VERY SOON IN TERRA STREET IN MISSION HILL AND WE HAVE ANOTHER MUCH LARGER PROJECT THAT WE ARE DOING ON CONDOR STREET IN EAST BOSTON FOR AFFORDABLE RENTAL, ARTIST LIVE WORK.

SO IT SEEMS ONCE AGAIN THAT WE ARE POT, WE ARE NOT RECEIVING A LOT OF PROJECTS THROUGH OUR FUNDING ROUNDS, COMING FORWARD AND SAYING WE WANT TO DEVELOP THIS.

INSTEAD IT HELPS IF WE GO OUT AND SAY WE KNOW THERE ARE A LOT OF ARTISTS IN THIS NEIGHBORHOOD AND WE HAVE HEARD THERE NEEDS TO BE THIS KIND OF HOUSING AND WE PUT OUT LAND TO ENCOURAGE IT. SO WE SHOULD BE LOOKING AT -- BECAUSE THESE TWO, WE HAVE CHOSEN A DEVELOPER AND MOVING ALONG IN GETTING THEIR APPROVALS WE SHOULD START THINKING ABOUT THE PIPELINE AND WHAT IS NEXT. THANK YOU FOR THE REMINDER.

>> THANK YOU.
THANK YOU, CHIEF, THANK YOU,
CHAIR.

>> COUNCILOR JANEY.

>> THANK YOU SO MUCH, MR. CHAIR.
I JUST WANTED TO FOLLOW UP ON ONE OF MY LAST QUESTIONS.
I HEARD YOUR RESPONSE, I THINK ON SENIOR HOUSING BUT NOT SO MUST HAVE ON THE LGBTQ.

>> OH, SO -- YOUR -- SHEET LGBTQ FRIENDLY SENIOR HOUSING WHICH THERE IS SOME GREAT DEVELOPMENTS IN OTHER CITIES, AND SHAME ON US WE HAVEN'T DONE ONE YET.
THERE IS GREAT INTEREST IN A SITE IN HYDE PARK AND FOR THIS TYPE OF DEVELOPMENT.
THERE IS A COMMUNITY MEETING MAY 16TH.

>> IN THE UPCOMING WEEKS, AND AT THE HIGH SCHOOL -- AT THE VACANT

HIGH SCHOOL THERE.

>> 0 WE ARE NOT MOVING UNTIL WE HEAR FROM THE NEIGHBORHOOD AND COMMUNITY.

ALTHOUGH WE GOT CALLS AND VERY SUPPORTIVE OF THAT BEING ELDER HOUSING AND LGBTQ FRIENDLY. SO WE ARE ENCOURAGED BY THAT AND INTERESTED IN THAT BUT WE HAD TO HEAR IT FROM THE COMMUNITY BUT WE WOULD LIKE TO SEE THAT BE DEVELOPED IN THE CITY OF BOSTON.

>> CAN YOU TALK A LITTLE BIT ABOUT AFFORDABLE HOME OPPORTUNITIES AND I KNOW YOU TOUCHED ON THIS IN YOUR PRESENTATION AND SOME OTHER RESPONSES TO HE COLLEAGUES, BUT I AM PARTICULARLY INTERESTED IN WHETHER THAT PIECE OF THE PIE HAS GROWN IN THE LAST YEAR, LIKE ARE MORE PEOPLE ABLE TO BUY THEIR HOMES THROUGH THE CITY OR NOT STAYING STEADY OR A DECREASE?

>> AND WHERE IT IS THROUGHOUT THE CITY IN TERMS OF THE MAPPING BY ZIP CODE AGAIN?

>> I CAN GIVE YOU THE NUMBERS OF WHERE WE HAVE AFFORDABLE HOME OWNERSHIP AND WHERE WE DEVELOPED AFFORDABLE HOME OWNERSHIP. WE WOULD BE MORE INTERESTED IN DOING THE CONSTRUCTION COSTS AS I MENTIONED EARLIER, THEY -- IT WAS GETTING VERY, VERY EXPENSIVE. RIGHT NOW, IF WE WANT TO BUILD AFFORDABLE RENTAL HOUSING WE PUT MONEY IN, DEVELOPERS GO TO THE STATE, THEY GET TAX CREDITS AND THEY TAKE PERMANENT DEBT AND WE ARE, YOU KNOW -- NOT AN INSIGNIFICANT BUT A SMALL PIECE OF THE TOTAL PUNNING PIE. WITH HOME OWNERSHIP, IT IS US AND THE MORTGAGE. SO THE PER UNIT COST DEVELOP OF HOME OWNERSHIP IS A LOT --

>> WHAT IS THE THIRD UNIT?

>> WHAT THE THE PER UNIT COST?

>> SO SAY IT COSTS AN AVERAGE
400, 425 TO BUILD A UNIT, SORT
OF, A SIMPLE UNIT OF HOME
OWNERSHIP, AND THE PERSON CAN
SUPPORT A MORTGAGE OR HOUSEHOLD
OF 250 OR SO, WE ARE PUTTING IN
CLOSE TO \$200,000 TO CREATE A
UNIT OF AFFORDABLE HOME
OWNERSHIP ON TOP OF THE 400?
SO ARE WE TALKING --

>> NO, AS PART -- AS PART OF THE
400.

>> SO I THINK AVERAGE SUBSIDY
FOR AFFORDABLE RENTAL UNIT, WHEN
WE FUND IS 75,000.
SO COST IS, IT COST US A LOT OF
MONEY TO BUILD AFFORDABLE HOME
OWNERSHIP OPPORTUNITIES.
WE BELIEVE WE SHOULD.
WE BELIEVE THAT WE SHOULD BE
DOING A LOT OF THIS.
WE ARE ENCOURAGING THE STATE
RIGHT NOW TO HELP US FUND RIGHT
NOW.
THEY ARE NOT INTERESTED IN
FUNDING AFFORDABLE HOME
OWNERSHIP, BUT WE HAVE BEEN
MEETING WITH THEM AND HAVING
LOTS OF DIALOGUE.
WE WOULD LIKE THAT, BECAUSE IF
WE ARE SPLITTING THE COST WITH
THE STATE THEN WE CAN TAKE OUR
MONEY AND IT GOES MUCH FURTHER.
AND I WOULD SUPPORT THAT.

>> GREAT.
OKAY.
WE MAY NEED TO DO --

>> SO WE MAY BE REALLY GOOD
PARTNERS AND WE KNOW THERE IS A
LOT OF AFFORDABLE HOME OWNERSHIP
PROPOSED IN THE DUDLEY
PROPOSALS, ALL OF THEM, SO I
HAVE ALREADY MENTIONED TO THE
STATE THAT WE HAVE THESE
WONDERFUL PROPOSALS COMING AND
THISER INTERESTED IN MEETING

WITH US, WHICH IS GREAT.
SO WE JUST NEED FIND OTHER
FUNDING SOURCES TO HELP US DO
MORE AFFORDABLE HOME OWNERSHIP.
CPA IS GOING TO BE A BIG HELP
TOO.

>> WONDERFUL.
AND JUST IN TERMS OF FOLLOW-UP,
THE MAPPING, UNDERSTANDING WHAT
THE CURRENT LANDSCAPE LOOKS
LIKE, WOULD BE PARTICULARLY
HELPFUL.

>> 45 PERCENT OF THE HOUSING --
THE HOUSING UNITS IN ROXBURY ARE
DEED RESTRICTED AFFORDABLE.

>> OKAY.
AND WHEN SOMEONE OWNS A HOUSE
THAT IS DEED REVICTIMMED IN THE
CITY OF BOSTON, HOW DOES THEIR
-- WHAT HAPPENS WITH THEIR
EQUITY?
HOW DOES THAT GROW OVER TIME?
BECAUSE IT IS RESTRICTED.
WHAT CAN A HOMEOWNER WHO GETS A
DEED RESTRICTED HOUSE, WHAT CAN
THEY ANTICIPATE IN TERMS OF
BEING ABLE TO BUILD WEALTH OVER
TIME?

>> SO MOST OF THE RESTRICTIONS
ALLOW FOR EITHER A FIVE PERCENT
APPRECIATION OR A THREE PERCENT
APPRECIATION PER YEAR, DEPENDING
ON HOW OLD THE DEED RESTRICT
HUNDRED IS, AND, RESTRICTION IS
.. AT THE SAME TIME THEY ARE
PAYING DOWN THEIR MORTGAGE.
SO WHEN -- WHEN HOUSEHOLDS COME
TO US AND THEY ARE LOOKING FOR
MAXIMUM RESELL PRICES, THEY ARE
NOT SEEING THE GAINS THAT PEOPLE
THAT OWN MARKET RATE HOUSING BUT
THEY ARE REALIZING, YOU KNOW,
TENS OF THOUSANDS IF NOT
HUNDREDS OF THOUSANDS OF DOLLARS
SOMETIMES.
SO THEY ARE WALKING AWAY WITH
EQUITY TO EITHER, YOU KNOW, USE
TO MOVE OR BIDE THEIR NEXT HOME,
ET CETERA.
SO IT IS A GOOD PROGRAM BUT LIKE

I SAID AT THE BEGINNING IT IS NOT FOR EVERYONE. NOT EVERYBODY WANTS TO BUY A DEED RESTRICTED UNIT BUT MANY DO.

>> IT IS AN IMPORTANT PIECE OF THE PUZZLE.

>> I TOTALLY AGREE, COUNCILOR.

>> DEED RESTRICTED OWNERSHIP, CO-OPS, YOU NAPE IT, RENTALS IT IS ALL A PART OF THE PUZZLE.

LAST QUESTION, I PROMISE.

I AM INTERESTED IF THE CITY HAS A PROGRAM TO HELP THOSE WHO PERHAPS BOUGHT A DEED RESTRICTED HOUSE, 20 YEARS AGO, BUT IS INTERESTED IN GETTING INTO THE MARKET AND GETTING INTO, YOU KNOW, A MARKET -- WHAT AM I TRYING SAY?

>> MARKET RATE --

>> MARKET RATE, THANK YOU.

>> MARKET RATE 0 HOME OVER TIME S THERE A RAM THAT THEN HELPS THOSE WHO ARE IN THE DEED RESTRICTED HOUSE KIND OF GO FROM THERE AND GET INTO A MARKET RATE HOUSE?

>> OR NO?

DOES THAT NOT EXIST?

NOT A SPECIFIC PROGRAM BUT THEY COME TO US AND SAY THEY WANT TO GET THE MAXIMUM RESALE PRICE AND GIVE IT TO THEM AND THEN WE START A DIALOGUE WITH WHAT THEIR PLANS ARE AND OFTENTIMES THEY ARE LOOKING FOR ADVICE ON MORTGAGE PRODUCTS, ET CETERA, BUT THEY HAVE EQUITY NOW THAT THEY CAN ACTUALLY GO OUT AND PURCHASE A MARKET RATE HOME AND WE SEE THAT QUITE OFTEN.

IN TERMS OF FOLLOW-UP I WILL BE INTERESTED IN HOW MANY IN THE DEED RESTRICTED HOMES HAVE STAYED IN THEIR HOMES FOR THE LIFE OF THEIR LOAN, I IF ES IT IS A 30-YEAR MORTGAGE, JUST LIKE

--

>> YES.
VERSUS HAVING USED THAT AS A
LEVERAGE TO BET INTO A MARKET
RATE HOUSE OR NOT.

>> YES.
WE WOULD HAVE TO CREATE IT, BUT
LET'S LOOK AT IT.
IT IS A GOOD THING TO KNOW.

>> OKAY.
THANK YOU SO MUCH.

>> THANK YOU.

>> COUNCILOR EDWARDS.

>> THANK YOU.
JUST GOING I THINK BACK TO SOME
OF THE QUESTIONS AHEAD ON
POLICY.
SO I AM VERY EXCITED TO KNOW
THAT THE, I THINK YOU GUYS ARE
WORKING ON FAIR HOUSING AND I
HAVE INTRODUCED THE ZONING
AMENDMENT, FOR EXAMPLE, AND
HAVING THAT DIRECTLY
INCORPORATED INTO OUR ZONING
CODE.
BUT WANT TO SHARE ABOUT THE WORK
YOU ARE DOING DIRECTLY, IF THERE
ARE ANY UPDATES ON FURTHER FAIR
HOUSING AND HOW THAT IS
INCORPORATED.
I THINK IT IS GREAT THAT THE D
AND D AND BHA HAVE BOTH
COMMITTED TO THAT DESPITE I
THINK THE FEDERAL GOVERNMENT'S
QUESTIONING WHETHER IT IS STILL
NECESSARY, WHETHER THEY WILL
STILL BE A PART OF ITS
ENFORCEMENT, SO I AM CURIOUS TO
HEAR ABOUT YOUR ROLE OR DND'S
ROLE.

>> THANK YOU FOR REMINDING WITH
US WE NEED TO PLAN A FOLLOW-UP
MEETING.
YES.
RIGHT.
AS YOU MENTIONED THIS WAS A HUD
REQUIREMENT THAT WE WERE EXCITED

ABOUT, IT WAS A BIT DAUNTING
BECAUSE THE FORMAT THAT HUD WAS
GIVING US WAS QUIT BURDENSOME.
AND THEN HUD DIDDED THAT, NO HE.

>> THEY NO LONGER WANTED THIS
EXERCISE AND NO LONGER WANTED
CITIES TO DO THESE REPORTS.
WE AGREED WITH THE ADVOCATES WE
WOULD CONTINUE THE WORK AND IT
HAS BEEN A VERY GOOD DIALOGUE.
WE HAVE TO CREDIT GARRETT AND
THE POLICY TEAM.
THEY HIRED PROFESSOR JENNINGS TO
HELP WITH US THIS WORK, TO WRITE
THE REPORT AND TO LISTEN TO
PEOPLE'S COMMENTS AND THOUSAND
WE ARE REALLY GOING THROUGH ALL
OF THE RECOMMENDATIONS WITH A
LOT OF FAIR HOUSING ADVOCATES
AND LAWYERS TO FREON WHAT WE CAN
DO.

WHAT WE MAY NOT BE ABLE TO DO
OR, YOU KNOW, MIGHT SIT SOME
PLACE ELSE SO THE WORK IS, WE
WANT TO FINALIZE IT IN APRIL
BECAUSE IT IS FAIR HOUSING
MONTH, WELL, IT IS MAY SO I AM
HOPING REALLY BY THE END OF THE
FISCAL YEAR EARLY IN FISCAL YEAR
20 WE WILL COMPLETE THE REPORT.

>> SO THAT IS -- AND THE FISCAL
YEAR AND --

>> YES.
OKAY.

>> SO -- AND I THE THAT IS GREAT
I AM LOOKING FORWARD TO HEAR HOW
THEY ARE INCORPORATED THAT
SPECIFICALLY AND MAKING SURE
THAT WE ARE GOING BEYOND JUST
SAYING WE WON'T JIM THAT BUT HOW
ARE WE GOING TO PROMOTE
INTEGRATED COMMUNITIES, HOW WE
ARE GOING REMOVE OBSTACLES, TO
OPPORTUNITIES, THOSE ARE ALSO
FEDERAL MANDATES AS PART OF
HOUSING.
SO THANK YOU.
I THINK EARLIER WITH COUNCILOR
FLYNN YOU WERE TALKING ABOUT
CHINATOWN SPECIFICALLY LOOKING

AT THE ROW HOUSES AND I HAVE HAD
CPA HAS HAD LAND TRUSTS AND
OTHER GROUPS APPROACH ABOUT
COLLECTIVE PURCHASING OR TRYING
TO GET A LAND TRUST ON THE TABLE
WITH THE DEVELOPER.

AND JUST WONDERING IF WE DON'T
HAVE AN OPPORTUNITY LOOKING AT
IDP AND ESPECIALLY WHEN
DEVELOPERS ARE GOING TO GO OFF
SITE AND HOW WE CAN'T MANNER THE
TWO TOGETHER, SAYING IF YOU
DON'T WANT TO -- 45 OR IN THE --
EAST BOSTON OR WHATEVER THE
BUILDINGS ARE, AND YOU ARE GOING
TO DO YOUR AFFORDABLE HOUSING
OFF SITE UNDER YOUR IDP
REQUIREMENT, DO WE HAVE A MATCH
PROGRAM, ARE WE PROMOTING OR
PUSHING TO LAND TRUSTS OR GROUPS
OF INDIVIDUALS TO MAKE SURE THAT
THEY ARE GETTING THE BUILDINGS
AND GETTING THINGS BUILT OR
NOAPG PURCHASE BUILDINGS?

>> YES, I MEAN, KIM DAVIS IS, A
MASTER MATCHMAKER THESE DAYS AND
HE ACTUALLY DID MAKE A MATCH.
I HAVE TO FIGURE OUT WHAT
HAPPENED BETWEEN THE DOWNTOWN
DEVELOPER.

WE ARE GOING MATCH A DEVELOP
NEVER EAST BOSTON TO THE ROW
HOUSES UNLESS IT IS WITHIN HALF
A MILE OR PRETTY CLOSE [WE ARE
NOT GOING TO] BECAUSE IF YOU
ARE GOING TO GO OFF SITE THE
RULE THAT WE WANT YOU TO STAY
CLOSE TO THE SUBJECT PROPERTY,
SO THAT WE USE HALF A MILE,
SOMETIMES IF IT IS OLDER WITH HE
CONSIDER IT BUT WE LIKE THE
DEVELOPERS TO HAVE AN OBLIGATION
TO KEEP IT WITHIN THE GENERAL
NEIGHBORHOOD BUT THE WHEELHOUSES
ARE DOWNTOWN.

SO WHILE A LOT OF DOWNTOWN HAD
ALREADY MET THEIR OBLIGATION
THERE WERE A FEW OUTSTANDING WE
WEREN'T TRYING TO MAKE THAT
MATCH.

THE WHEELHOUSES ARE SO EXPENSIVE
BUT IT IS A PERFECT IDP OFF SITE
OPPORTUNITY.

>> IT IS PERFECT.

>> SINCE WE ARE ON THIS TOPIC OF IDP, A LOT OF THE QUESTIONS PEOPLE HAVE OF WHAT IS THAT RIGHT WALL, AND FOR SO MANY OF US THE, MYSELF INCLUDED THAT 13 PERCENT IS -- SEEMS TOO LOW. AND WHILE, YOU KNOW, I KNOW OTHER CITIES ARE AT 20 PERCENT, AND THAT MIGHT BE -- THAT MIGHT SEEM TOO HIGH, I JUST WANTED TO WALK ME THROUGH, 13 PERCENT OF YOUR TEN UNITS AND YOUR BUILDING ON-SITE, OFF SITE IT DOES GO UP, DOESN'T IT?

>> 18.

>> 18 PERCENT OFF SITE AND WHAT IS THE PERCENTAGE IF YOU CONTRIBUTE TO THE HOUSING TRUST.

>> 18.

>> 18 PERCENT S THERE MOVEMENT IN THE OTHER TWO?
IS THERE AT ALL ANY THOUGHT OF MOVEMENT IN THE 13 PERCENT?

>> SO AS I MENTIONED THE BPDA HANDLED LAND WISE TO STRESS THE MARKET RATE DEVELOPMENTS TO BUILD A MODEL TO LOOK AT ALL OF THE VARIABLES AND SEE IF MORE CAN BE EXTRACTED TO THEY ARE BUILDING THE MODEL RIGHT NOW AND HAVING IT INTRODUCED WITH DEVELOPERS AND NONPROFIT DEVELOPERS, FOR PROFIT DEVELOPERS AND ADVOCATES. BECAUSE REALLY ADVOCATES HAVE BEEN VERY SKILLED AT LEARNING THE VARIABLES AND KNOWING THE VARIABLES SO DOING A LOT OF INTERVIEWING AND I THINK WE ARE GOING TO HAVE RESULTS SOON AND THOSE RESULTS ARE COMPLETELY PUBLIC AND VERY TRANSPARENT.

>> OKAY.

>> CAN I KEEP GOING?

>> KEEP GOING.

>> SO ANOTHER THING THAT WE PROPOSED AND WHILE -- I BELIEVE WE HAVE ALREADY -- THE MAYOR'S REPORT OF LINKAGE, GRANTED THE CITY MORE FLEXIBILITY IS MY UNDERSTANDING, TO BE ABLE TO TURN IT UP OR DOWN AT THE CITY LEVEL, RIGHT?
THAT'S --

>> EXACTLY RIGHT.
RIGHT NOW WE HAVE TO EVERY FEW YEARS, YOU KNOW, BE TIED TO THIS FORMULA.
BUT I WOULD SAY THIS PAST YEAR AND PASSED THE STATE IT WOULD ALLOW THE CITY TO INCREASE OR DECREASE AS IT SEES FIT.

>> RIGHT.
AND SO RIGHT NOW, WE ARE AT \$10, I THINK -- FOR THESE JOBS AND NINE SOMETHING IS FOR HOUSING.

>> I HAVE THAT WITH ME.
YES.
IT IS ABOUT \$10 A SQUARE FOOT AND JOBS IS A LITTLE UNDER TWO.

>> RIGHT.
AND I JUST WANTED TO BEN UNDERSTAND A LITTLE BIT MORE OF WHY WE WEREN'T AT LEAST EVEN SAYING THE WORD MINIMUM AND \$10 IN OUR PROPOSALS THAT WE WOULD SEND TO THE STATEHOUSE. YOU KNOW, WHY WE ARE NOT PUTTING IN SOME -- YOU KNOW I CERTAINLY WANT PA WAY MORE THAN I THINK THE -- THE \$24 AND FOLLOWING THE LINKAGE NEXUS REPORT SO I SUPPORT THAT NUMBER.
BUT I AM WONDERING WHY AN ODD NUMBER, EVEN IF IT IS THE ONE WE ARE COMMITTED TO RIGHT NOW ISN'T IN -- OR WON'T COMMIT TO THAT?

>> SO THE LO VICK WAS THAT WE WOULD, YOU KNOW, GET THE APPROVAL, G AT THE TIME AUTHORITY AND AT THE SAME TIME

BE WORKING WITH THE CONSULTANTS
LOOKING AT LINKAGE ON HOW MUCH
YOU CAN STRESS COMMERCIAL
BUILDINGS.

SO IT IS THE SAME PROCESS THAT
WE ARE DOING WITH IDP AND DOING
WITH COMMERCIAL DEVELOPMENT AS
WELL.

HOW MUCH CAN DEVELOPERS
CONTRIBUTE BEFORE COMMERCIAL
DEVELOPMENT WHICH WE NEED IN THE
CITY IS HARMED.

SO THAT -- BECAUSE NEXUS STUDY,
VERY MUCH, I READ IT, IT LOOKED
VERY MUCH AT NEED.

IT WASN'T AS THOUGHTFUL OR
COMPLETE ON WHAT CAN BE
EXTRACTED BEFORE YOU HARM
DEVELOPMENT.

SO THAT TOO IS ONGOING WITH THE
SAME TIMELINE.

SO WE SHOULD -- WE SHOULD KNOW
THE NUMBER, I THINK, PRETTY SOON
EVEN ON WHAT THAT BALANCE IS?

>> YES.

AND I UNDERSTAND IT CERTAINLY
DIDN'T MAKE THE FINAL DRAFT OF
THE -- BUT I THINK IT IS
SOMETHING WE SHOULD KNOW.

>> I THINK ADMINISTRATION OF THE
WALSH ADMINISTRATION IS ONCE WE
HAVE IT MAKE IT PUBLIC.
SO ONCE WE HAVE THE APPROVAL AT
THE STATE WE CAN COME BACK AND
DECIDE WHAT THAT NUMBER SHOULD
BE.

>> AND RIGHT THOUSAND, FOR
LINKAGE, HOW MANY -- SO MY
UNDERSTANDING IS MOST LINKAGES,
AFTER THE BUILDING IS COMPLETED
AND THEN THERE IS A SEVEN YEAR.

>> SEVEN YEAR PAY IN, CORRECT.

>> HOW MANY -- ARE ANY OF THE
PLANS LATE?
HOW MANY OF THEM ARE ON TARGET?

>>

>> YEAH.

ACTUALLY INFORMATION WE HAVE
FROM TREASURY --

>> MY UNDERSTANDING, I ASKED
THIS QUESTION TODAY, IS THAT
THERE ARE NO SIGNIFICANT
DELINQUENCIES ON THE LINKAGE
SIDE AND THE IDP SIDE AS WELL.
SO I AM CURIOUS, GOING TO, STINT
WE ALREADY BROUGHT UP BHA WHICH
IS ONE EXTREME OF HOUSING IN A
BIG WAY, OR DEEPLY AFFORDABLE
UNITS AND VERY HAPPY AGAIN WITH
WHAT WE ARE GOING TO GET DONE
THERE, SWINGING OVER THE THE
OTHER SIDE, SUFFOLK DOWNS, AND
THE AMOUNT OF HOUSING TO BE
BUILT THERE, ABOUT 10 TOWD
UNITS, 7,000 ON BOSTON SIDE, AND
I AM WONDERING AND I UNDERSTAND
RIGHT NOW WE ARE STILL IN THE
PLANNING OF IT, AND SO ON AND SO
PORT, WE ARE TALKING ABOUT A NEW
NEIGHBORHOOD IN BOSTON, WE ARE
TALKING ABOUT TUB POTENTIAL, I
THINK, TO -- YOU KNOW, THIS
IS -- I CAN SAY, THIS AND SOME
MAY AGREE OR DISAGREE, TO DO
BETTER THAN THE SEAPORT.
AND MAKE SURE THAT THOSE WHO
BUILD IT, THOSE WHO LIVE IT
REFLECT THE DIVERSITY AND
ETHNICITY OF BOSTON, UNLIKE WE
HAVE NOW IN THE SEAPORT.
AND SO I AM CURIOUS, IF IN THAT
KIND OF LARGE SCALE BUILDING,
WOULD IT MAKE SENSE TO HAVE A
DIFFERENT ANALYSIS FOR WHAT THE
IDP COULD BE THERE?
OR SHOULD BE THERE?
RIGHT NOW, THE, THEY ARE
FOLLOWING 13 PERCENT, WHICH, YOU
KNOW, ANYBODY WHO BUILDS 10
UNITS OR MORE IS AT THAT
13 PERCENT AND I DON'T KNOW HOW
THEY EXIST IN THE SAME PLANET,
WE ARE TALKING ABOUT LITERALLY
TWO DIFFERENT -- TWO DIFFERENT
PLANETS I THINK OF HOUSING AND
HOW SOMETHING SO GRAND THAT IS
GOING TO BE 20 YEARS OF
DEVELOPMENT AND BUILDING CAN
ALSO BE UNDER IDP'S SAME
LANGUAGE, IF MARK WERE TO BUILD

11 UNITS.
OF THAT 13 PERCENT.

>> YES.
SO I MEAN, I HAVEN'T BEEN
INTIMATELY INVOLVED IN
SUFFICIENT POKE DOWNS, SO, YOU
KNOW, I WILL DEFER TO THE FOLKS
AT THE B BPS, BPDA, I KNOW WE
HAVE BEEN TALKING TO THEM ABOUT
THE PROGRAM TO SEE IF THERE IS
MORE WE CAN GET FROM SUFFOLK
DOWNS TO CERTAINLY ASSIST THAT
PROGRAM.
BUT I HADN'T BEEN CLOSE ENOUGH
TO THE IDP TO DO CONVERSATIONS
WITH SUFFICIENT OAK DOWNS AND I
APOLOGIZE FOR THAT.
I JUST -- I KNOW THAT THEY ARE
ONGOING BUT I JUST HAVEN'T
JUMPED INTO THEM.

>> RIGHT.

>> I THINK WHAT YOU ARE ASKING
THOUGH IS, SHOULD WE DO SEPARATE
ANALYSIS ON DEVELOPMENTS OF A
CERTAIN SIZE TO SEE --

>> PDA.

>> YES.
IF WE ARE GOING TO BE AT THE
TABLE FOR IDP, I DON'T SEE HOW
WE CAN ACT AS THOUGH ALL
DEVELOPMENTS -- I MEAN IT IS THE
SINGLE LARGEST DEVELOPMENT IN
BOSTON'S HISTORY, RIGHT, AND THE
OPPORTUNITY IT PRESENTS.

>> WELL, YOU KNOW, --

>>BPDA.

>> SO FOR US TO SAY AND THEY
HAVE COMMITTED JUST TO THE
13 PERCENT I CAN'T -- I FIND
THAT UNACCEPTABLE 0 PERCENTAGE.
SO WHAT THEY ARE GOING TO BE
BUILDING AND HOW MUCH THEIR
ACQUISITIONS COSTS WERE, I THINK
\$155 MILLION FOR 162 ACRES
WHICH, YOU KNOW, IS ABOUT 155
TRIPLE DECKERS.

SO, YOU KNOW, WITH THE PROJECTION OF BILLIONS OF DOLLARS TO BE MADE, THERE I THINK THE CITY NODES TO BE FIGHTING FOR MORE. AND ALSO JUST AGAIN IN SUFFOLK DOWNS, THERE IS A PUBLIC COMMENT PERIOD THAT IS ENDING ON MAY 31ST.

I WAS WONDERING IF ANY OF THE DEPARTMENT THERE IS DND WILL BE SPECIFICALLY ASSESSING OR TALKING ABOUT THE LACK OF HOMELESSNESS, LACK OF, I THINK THERE IS NO SHELTERS, IT SEEMS TO BE A FAMILY SIZED PROJECTED OF 1.58 PROJECTED FAMILY SIZE THE BOSTON'S LITTLE OVER 26. THERE SEEMS TO BE NO SCHOOLS. NO COMMUNITY BUILT IN THAT SITE. AND SO JUST AGAIN WE TALKED ABOUT ALL OF THE MANY WAYS IN WHICH YOU TOUCH HOUSING.

>> THIS DEPARTMENT. ARE YOU OR ANYBODY ELSE IN THIS DEPARTMENT GOING TO BE COMMENTING ON SUFFOLK DOWNS AND THE COMMENT PERIOD AND IN LOOKING AT THE PLANS?

>> WE TYPICALLY DON'T COMMENT ON, THIS GOES OVER TO A SCOPING SESSION AND MAKE SESSION COMMENTS. BUT TO PUT COMMENTS IN WRITING, ALTHOUGH WE HAVE. SO I CAN CHECK ON THAT, COUNCILOR, I HADN'T REALLY THOUGHT ABOUT THAT BUT I WOULD BE GLAD TO GIVE IT SOME THOUGHT. I THINK YOU A UNIQUE LENS ON HOMELESSNESS, FROM HOME PURCHASING, FROM ACQUISITION, FROM DESTABILIZATION, OR ACTUALLY FROM STABILIZATION, SORRY, FROM STABILIZING COMMUNITIES, ALL OF THESE EXPERTS AND THE CREATIVITY THAT HAS GONE BEHIND ALL OF THAT AND NOW HERE IS LITERALLY BUILD A NEIGHBORHOOD FROM THE GROUND UH, HOW DO YOU BUILD AND PREVENT DISPLACEMENT AND DO ALL OF THOSE

THINGS AND I THINK THAT I WOULD HOPE DND'S EXPERTS COULD HAVE AN OPINION IN THAT.

SO JUST ON TO YOUR CREATIVITY, AND SOME UPDATES, I DID HAVE SOME QUESTIONS ABOUT -- I AM SWITCHING TOTALLY NOW SO THAT ABATEMENT PROGRAM.

>> UH-HUH.

>> AND HOW SUCCESSFUL THAT HAS BEEN, HOW DAB WHAT AREAS ARE YOU FINDING IT TO BE STILL VERY --

>> I STILL FIND TENANTS, PARTICULARLY FOLKS LIVING WITH CHILDREN WHO ARE NOT GETTING RENTED TO AND I THINK THAT IS ONE OF THE ISSUES IS BECAUSE OF THE LEAD REQUIREMENTS. I LIKE THEM, I WANT THEM. BUT HOW DO WE GET AHEAD OF THAT AND TELL THEM NOT TO BE FRIGHTENED OF THE HOUSE OR ADVERTISING? HAVE YOU SEEN AN INCREASE IN THOSE ACCESSING IT?

>> I DON'T THINK WE HAVE SEEN AN INCREASE. IN FACT WE ARE ALWAYS LOOKING AT MARINE, TRYING TO BEAT THE BUSHES AND GET PEOPLE TO PARTICIPATE IN THE PROGRAM BECAUSE WE WANT PEOPLE TO PARTICIPATE IN THE PROGRAM AND WE WANT OWNERS PARTICIPATING IN THE PROGRAM. WE DO GET NOTIFIED IF THE HEALTH MISSION GETS NOTIFIED IF THERE IS ELEVATED LEAD LEVELS, TO ME, THAT IS UNFORTUNATE, IT SHOULDN'T GOAT THAT POINT,.

>> RIGHT.

>> YES.

>> AND SO THEN WE ACT TO MAKE ALL OF OUR SERVICES AVAILABLE, BUT WE ARE ALWAYS -- ON WHEREVER AIR ADVERTISING, WE ARE ALWAYS TRYING GET THE WORD OUT ABOUT

OUR LEAD PROGRAMS, NEIGHBORHOOD MEET THINGS, MEETINGS WITH LANDLORDS, NONPROFITS, YOU KNOW, FOR PROFITS, WE ARE ALWAYS PUSHING, BECAUSE WE WANT TO INTEND THE MONEY, SO -- BUT WITH IT IS ALWAYS A LOT OF WORK IF YOU -- TO PARTAKE THE PROGRAM. SO, TO PARTAKE THE IN THE PROGRAM, TO.

>> ANY WORD TO, ANY EFFORT TO GET THE WORD OUT WOULD BE APPRECIATED W THE LANDLORD GUARANTEE PROGRAM, I AM HOPING -- HOW IS IT GOING? I THINK WE BROUGHT IT UP BEFORE AND I AM JUST -- IS THERE A WAY WE CAN HELP INCREASE --

>> I THINK IT IS SIMILAR.

>> WE NEED GET THE WORD OUT. WE NEED RENTERS TO UNDERSTAND WHAT THE PROGRAM S DADE LITTLE BIT MORE RESEARCH AFTER WE HAD THE HEARING, BEFORE YOU ASKED ABOUT THE PROGRAM. AND THINK IN OTHER CITIES -- SO WE HAD SOMEONE GO OUT AND GET SOME FEEDBACK FROM LANDLORDS ABOUT WHY THEY WEREN'T TAKING UP THIS PROGRAM, AND SO SYSTEM ARTICULATED THEY FOUND IT A BIT OMINOUS, THAT THIS IS BEING ADMINISTERED BY THE CITY. AND THAT IN OTHER CITIES IT HAS BEEN MORE SUCCESSFUL WHEN ADMINISTERED BY A PROFIT PARTNER OR FOUNDATION OR UNITED WAY OR SOME KIND OF THIRD PARTY, SO IT IS SOMETHING WE MIGHT WANT TO LOCK INTO IS FINDING A PARTNER, YOU KNOW, I DON'T HAVE ALL OF THE TO THE DETAILS, WE ARE KIND OF HESITANT TO ENGAGE WITH THE CITY, I ALSO THINK THEY FOUND THAT THIS WAS A LITTLE BIT PERVERSE BUT HE POUND WE WERE OFFERING UP TO \$10,000 ALSO A BIT OMINOUS, HIKE, WELL, ARE THE DAMAGES GOING TO BE \$10,000? SO I THINK WE HAVE TO RETHINK THE PROGRAM A LITTLE BIT, BASED

ON WHAT WE ARE HEARING, WHY IT IT IS NOT BEING TAKEN UP IN BOSTON LIKE IT WAS IN OTHER CITIES. BUT I THINK THERE ARE SOME OPPORTUNITIES FOR DOING ATE LITTLE BIT DIFFERENTLY AND MAYBE HAVING MORE SUCCESS.

>> I THINK THERE WERE LANDLORDS IN REMEDIATION AND MEETING WITH FOLKS.

>> YES.
WE HAVE AN OUTSIDE CONTRACTOR. AND I HAVE BEEN DOING SOME, AND DOMINIQUE WILLIAMS LAB DOING SOME.

>> YEP.

>> AND THAT'S WONDERFUL. THAT IS ACTUALLY WE HAVE BEEN REFERRING FOLKS TO AS WELL. I THINK IT IS A GREAT SERVICE AND WANTED TO HIGHLIGHT THAT. ANOTHER POLICY PROPOSAL THAT I THINK HAS COME BACK OR I HOPE IT IS IDLE WAS THE LANDLORD -- THE TAX CREDIT AND THAT WAS FOR -- AS I RECALL, IT WAS FOR IF YOU CAPTURE RENTS BELOW MARKET RATE, THERE IS A CERTAIN, I THINK 1,500 DOLLARS. 1,500 DOLLARS CREDIT, STATE CREDIT. AND IT WAS -- WE DIDN'T FILE IT BECAUSE IT HAS VERY LITTLE TRACTION, HOWEVER, COUNCILOR, I AM SORRY, STATE REP HONAN HAD SO I LEARNED THIS ABOUT A WEEK AGO AND SET UP A MEETING WITH HOE MAN TO -- SO WE COULD HEAR WHAT OUR PROPOSALS ARE. BUT IT WAS ACTUALLY -- I WAS GLAD TO HEAR SOMEONE ELSE HAD TAKEN THE LANGUAGE AND WAS RUNNING WITH THAT. SO I CAN GET MORE INFORMATION ON THAT BECAUSE I WANT IT MYSELF.

>> NO. I THINK IT IS AGAIN A WONDERFUL OPPORTUNITY TO ALLOW FOR A BREAK IN TAXES, BUT YOU DID THE RIGHT THING.

SO CARROT VERSUS STICK, I
UNDERSTAND THE CREATIVITY THAT
YOU NEED.

>> YEP.

>> I THINK THAT'S IT FOR ME.

>> THANK YOU.

THANK YOU.

DOES ANYBODY WISH TO TESTIFY?

NO ONE CHECKED THE BOX.

EVERYBODY?

>> OKAY.

COME ON DOWN.

QUICK QUESTION WHILE MAKING HIS
WAY DOWN.

PROPERTY DISPOSITION FUND,.

>> A BALANCE?

>>

>> IN THE SURPLUS PROPERTY FUND?

>> I'M SORRY, YES.

>> WE WOULDN'T HAVE THAT
INFORMATION.

IT WOULD BE IN THE AMF.

>> DEPARTMENT.

SO IT WOULD BE A QUESTION FOR
THE BUDGET PROCESS.

>> I AM LOOK EGG AT THE BUDGET
OFFICE RIGHT NOW AND I AM SURE
THEY CAN GET AN ANSWER.

OKAY.

>> OKAY.

>> GO AHEAD, MICHAEL.

>> OKAY.

THANK YOU.

AND HERE, I AM HERE TODAY
REPRESENTING NOT JUST -- BUT
ALSO THOSE AT CITY RENT SUBSIDY
COALITION AT 32 ORGANIZATIONS OF
ALL KIND, CDCS, ACTIVIST GROUPS,
TENANT ORGANIZATIONS, THAT HAS
BEEN WORKING FOR A FEW YEARS TO

PROPOSE A CITY PUNNED RENT
SUBSIDY PROGRAM LIKE THE ONE IN
WASHINGTON, D.C. OR WALTHAM, AND
NOW NEW YORK, WHERE THE CITY
USES ITS OWN BUDGET TO FUND
LOW-INCOME RENTAL HOUSING NEEDS.
AND I THINK THE CITY IS ACTUALLY
MOVING IN THIS DIRECTION, SINCE
WE STARTED THIS.

THE BND BUDGET FOR HOUSING HAS
ACTUALLY INCREASED FROM ROUGHLY
6 MILLION A YEAR, THERE IS
EXCLUSIVE OF GRANTS TO
18 MILLION A YEAR.

AND THIS YEAR, THE CITY IS
DEDICATING THE NEW HOTEL TAX
REVENUE FOR A \$4 MILLION
LOW-INCOME RENT SUBSIDY FOR
SUPPORTIVE HOUSING.

THAT'S EXACTLY THE RIGHT
DIRECTION TO GO AND THE IDEA OF
EARMARKING NEW REF NEWS, NEW
TAXATION REFER NEWS FOR THAT
PURPOSE IS A VERY IMPORTANT
PRECEDENT.

SO IT IS EVOLVING IN THE RIGHT
DIRECTION.

AND WE WERE VERY EXCITED WHEN
THE SITUATE GOT HUD TO COME UP
WITH ANOTHER 1,000 VOUCHERS.
THAT WAS FANTASTIC.

SOME OF THEM MAY BE ENOUGH TO
SOLVE OR ALMOST SOLVE THE 13 A
CRISIS, WE ARE, WE WORK VERY
CLOSE WITH THAT.

SO IT IS ALL MOVING IN THE RIGHT
DIRECTION AND PARTICULARLY
COUNCILOR EDWARDS' INITIATIVE TO
GO TO THE NEIGHBORHOOD HOUSING
TRUSTS AND PROPOSE THE CREATION
OF A PROGRAM OF BOSTON RENTAL
FORDABILITY PROGRAM.

WHICH THE TRUST COULD COMMIT TO
PROJECT BASED SUBSIDIES, TO
HOUSING.

NOT JUST THE 13 A PRESERVATION
BUILDINGS BUT ALSO NEW HOUSING.
INCLUDING THE SUFFOLK DOWNS
HOUSING, IT WOULD BE A SOURCE OF
MONEY FOR LOW-INCOME RENTERS IF
THAT PROGRAM IS ESTABLISHED. SO
GETTING THE PROGRAM SET UP IS
VERY IMPORTANT.

IT IS, THE OTHER QUESTION IS HOW

DO YOU FUND IT?

SO WE MET WITH THEM A, WITH THE MAYOR A COUPLE OF TIMES AND CHALLENGED US TO COME BACK WITH A SUSTAINABLE FUNDING SOURCE GOING FORWARD, AND SO WE DID. WE CAME BACK WITH DIFFERENT OPTIONS.

THE ONE THAT WE THINK IS -- HAS THE MOST PROMISE IS THE ONE THAT COUNCILOR EDWARDS BROUGHT UP, WHICH IS TO LOCHTE NEW GROWTH PROPERTY TAX REVENUE, NOT CURRENT BUDGET,.

>> DUST NEW GROWTH REVENUES SO IT IS COMING FROM THE LUXURY HOUSING PIPELINE.

THE LUXURY CONDOS AND THE LUXURY RENTALS.

SO THERE ARE CURRENTLY ACTUALLY IN THE MAYOR'S HOUSING PLAN, THAT 69,000 UNITS ACTUALLY INCLUDES ABOUT 7,500 OF THESE REALLY SUPER LUXURY UNITS OF 1,800 HAVE ALREADY BEEN BUILT, THOSE ARE THE FOCUS OF THE TOWER REPORT THAT THE INSTITUTE CAME UP WITH.

THOSE BUILDINGS KNOWS CONDOS SOLD FOR AN AVERAGE OF 3 MILLION EACH AND CREATING \$70,000 OF NEW TAX REVENUE.

THAT'S ALREADY IN THE TAX BASE AND THERE.

BUT THERE IS ANOTHER 5,100 LUXURY CONDOS OR RENTALS THAT ARE IN THE PIPELINE NOW.

AND THAT WE DID AN ANALYSIS OF THIS WHICH I WOULD LIKE TO SHARE WITH COUNCIL.

THERE WERE 800 OF THESE THAT CAME ONLINE LAST YEAR.

THERE WERE, THEY WERE MASTER LEADED, THEY WERE MASTER DEEDED LAST YEAR.

IN THE CITY BUDGET, THE ONE THE MAYOR JUST FILED.

ONE OF THOSE BUILDINGS IS THE PIERCE, AND THE FENWAY, 349 UNITS.

THE CONDOS WERE BASICALLY MARKETED FOR -- TO CHINESE INVESTORS TO USE THE E 5-D STATE

DEPARTMENT EXEMPTION TO ESTABLISH PERMANENT RESIDENCY. THE REST OF THE RENTALS ARE \$12,000 A MONTH FOR A THREE-BEDROOM APARTMENTS AND I DON'T KNOW ABOUT YOU, COUNCILOR BUT I DON'T THINK I COULD AFFORD THAT.

BUT THAT'S WHAT THEY ARE CHARGING.

SO THE BUILDING WILL AND THE OTHER BUILDINGS WILL BE GENERATING NEW REVENUE. SO IF YOU ASSUME IT IS 2 MILLION A YEAR -- \$2 MILLION FOR EACH UNIT, THAT WILL GENERATE ENOUGH REVENUE, 2 MILLION IS MUST HAVE FOR TWO LOW-INCOME RENT SUBSIDIES ON A PERMANENT BASIS, ON A PERM INNOCENT BASIS.

SO THE NEW MAYOR'S BUDGET WAS \$50 MILLION IN NEW GROWTH REVENUE, PROPERTY TAX REVENUE, WE THINK THAT ABOUT SINCE 10 MILLION OF THAT IS ATTRIBUTABLE TO THOSE 800 UNITS, APPROXIMATELY.

AT 50 PERCENT OF THAT AMOUNT, WAS DEDICATED TO LOW-INCOME RENT SUBSIDIES, PERMANENT -- IT IS A PERMANENT INCOME STREAM, RIGHT, IT IS SUSTAINABLE, AND IT WOULDN'T EAT UP ALL OF THE GROWTH REVENUE, IT WOULD USE A PORTION, THAT'S ENOUGH FOR APPROXIMATELY 800 UNITS, \$8 MILLION, 800 UNITS IN THIS FISCAL YEAR.

THE OTHER 4,000 APARTMENTS OR CON TOES THAT ARE UNDER CONSTRUCTION IN THE PIPELINE, FIVE OF THEM ARE IN MASSIVE DEVELOPMENTS LIKE THE WINTHROP SQUARE GARAGE OR SIX -- STREET, FOR EXAMPLE, OUR ONE DALTON, WHICH WILL SELL FOR 6 MILLION AVERAGE EACH, 360 UNITS, ONE DALTON WILL GENERATED 10 MILLION AIER JUST BY ITSELF IN NEW PROPERTY TAXES.

SO IF THE CITY -- THE MAYOR ADOPTED AN INFORMAL PRINCIPLE OF 50 PERCENT, WITHIN FOUR YEARS, THAT IS ENOUGH MONEY TO FUND

5,000 LOW-INCOME RENT SUBSIDIES
IN TAX CREDIT FUNDED BUILDINGS.
TO LOWER THE RENTS TO, TO THE
LEVEL THAT PEOPLE IN THE CITY
CAN AFFORD.

MOST RENTERS THAT ARE IN NEED OF
HOUSING ARE WELL BELOW
50 PERCENT OF THE MEDIAN IN
BOSTON.

AND ROXBURY IT IS BELOW 25,000.
AND THE NEAREST PLAN, FOR 21,100
FAMILIES ARE NOT ASSISTED
BETWEEN NOW AND 2030 -- THOSE
BELOW 25,000 A YEAR IN IT CAN,
SO IT IS 21,000 FAMILIES THAT
ARE NOT ASSISTED.

AND IF WE CAN AT LEAST GET, YOU
KNOW, FOUR OR 5,000 UNITS FUNDED
OUT OF THE CITY BUDGET WE WILL
MAKE A DENT IN THAT. SO THAT'S
WHAT WE WANTED TO SHARE.

THE NEW RESEARCH, AND ENCOURAGE
THE CITY, WE HAD A MEETING WITH
JOEY LAST WEEK, WE NEED YOUR
HELP TO GET THE MAYOR TO LOOK AT
THAT.

AND IT WOULD STILL LEAVE PLENTY
OF NEW GROWTH REVENUE FOR ALL OF
THE OTHER NEEDS IN THE BUDGET.
WE JUST WANT TO CITY TO LOOK UP,
FACE UP AND SAY HOUSING IS A
HUMAN RIGHT, HOUSING IS
SOMETHING THAT SHOULD BE A
FUNDAMENTAL CITY COMMITMENT JUST
LIKE POLICE, FIRE AND SCHOOLS.
AND IT SHOULD BE REFLECTED IN
THE HIGHER PERCENTAGE IN THE
CITY BUDGET, BEYOND 18 MILLION A
YEAR.

LET'S GET IT UP TO 50 OR
60 MILLION.

>> THANK YOU.

>>

>> CHIEF THANK YOU VERY MUCH.

>> THANK YOU.

>> DONALD, RICK, LEYLA FOR YOUR
TIME AND TESTIMONY TODAY.

>> THANK YOU.

>> I WILL SEE YOU AROUND.

>> ALL RIGHT.
THIS HEARING IS ADJOURNED.