



Boston City Council Committee on Ways and Means

Dockets #0524-0531 FY22 Budget

Boston Planning & Development Agency

Working Session: Friday, May 21, 2021, 10:00 a.m.

Hearing: Friday, June 4, 2021, 10:00 a.m.

The following is a collection of questions that were asked by the Committee regarding the Boston Planning & Development Agency's budget at the Working Session on Friday, May 21, 2021 at 10:00 a.m. Recording here: <https://youtu.be/Aml3Vd97nuA>

The Administration is requested to respond to all questions in one of three ways:

1. Verbally at the hearing on Friday, June 4th, at 10AM.
2. For factual questions, through written responses supplied prior to June 4th, including budget book page numbers or other references where appropriate.
3. By deferring to a specific scheduled departmental budget hearing.

Please annotate and return this information request before June 4th, indicating how each question will be answered.

Boston Planning & Development Agency Budget Questions

Councilor Kenzie Bok, Chair, asked:

- How can we incorporate historic preservation, and planning with history in mind, more into our development and planning processes?
- Specifically, what is the BPDA thinking about in terms of reforms to the Article 85 demolition delay process?
- Please provide updates on the Coastal Flood Resiliency Zoning Overlay Districts and the Zero Net Carbon Building Zoning Initiative.
- How can we better utilize our urban renewal tools for the public good? For example, how is the BPDA thinking about land trusts, ground leases, and its real estate portfolio in acquiring and developing more land and resources for the public good?
- How do we ensure that when there is a new development proposed in an area with a recent planning effort or an urban renewal plan, developers are made aware of the community priorities reflected in those planning documents?
- Can the BPDA provide an update on AFFH implementation? Have any projects filed their Assessment forms yet? We have an excellent staff member tasked with this effort, but is the staffing sufficient as it ramps up?
- Councilor O'Malley and I have filed a zoning amendment to remove parking minimums for all-affordable housing developments; would the BPDA support this change?



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Councilor Liz Breadon asked:

- We have talked about how helpful it would be to have an executive summary accompany PNFs that include all pertinent info. Can you provide an update on this process and whether all new PNFs are including a summary?
- We have actually seen an increase in some community participation over the pandemic, as people have been able to join in from wherever they are. Are there plans for a hybrid model of participation to enable broader participation when we return to in-person meetings?
- Can you provide an update on 1047 Comm Ave? The project was built 7 years ago and approved to provide 26 IDP units, but the owner then leased it to universities, so those units have never been realized. If we're not having those units provided, what mitigation or compensation will we get to make up for that loss?
- Please provide an update on implementation of the Affirmatively Furthering Fair Housing amendment.

Councilor Matt O'Malley asked:

- I appreciate that the BPDA is showing up to budget hearings, as years ago the Agency did not. It's important that we continue to provide as much clarity and transparency as possible for constituent trust.
- Please discuss net zero carbon building standards and the Article 75 process, particularly what changes have been made.

Councilor Ed Flynn asked:

- Please provide details on the short- and long-term improvements planned for the Ray Flynn Marine Park.
- What are the plans for the China Trade Center Building? Who are the current occupants? Are we doing anything to attract local MWBEs?
- What are you doing to ensure translation and interpretation is available at community meetings? Thank you for the improvements over the years, what additional progress is being made in this space?
- How can residents make sure they are fully participating in community meetings and processes, including people who don't speak English or persons with disabilities?
- A few years ago the Council had a hearing regarding a developer that was selling affordable units at market rates. Please speak to the enforcement to ensure developers are living up to affordable housing requirements.



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- What are we doing to focus on affordable housing for families, immigrants, and seniors?
- When we return to in person meetings, how do we ensure people who missed out during remote sessions (for example less-tech-savvy older Bostonians) get back in the loop and have their voices heard?