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PUBLIC TESTIMONY NAME
AFFILIATION RESIDENTS AND PLEASE
CHECK THE BOX IF YOU DO WISH TO
TESTIFY.

THIS YEAR'S BUDGET REVIEW
ENCOMPASSES OVER 36 HEARINGS,
OVER ROUGHLY SIX WEEKS.
WE STRONGLY ENCOURAGE RESIDENTS,
WHETHER HERE IN THE CHAMBER OR
AT HOME TO TAKE A MOMENT TO BE
ENGAGED IN THIS PROCESS, BY
GIVING TESTIMONY FOR THE RECORD.
YOU CAN DO THIS IN SEVERAL WAYS.
COME TO ONE OF THE 36 HEARINGS
AND PUBLICLY TESTIFY IN FRONT OF
US.

COME TO THE HEARING DEDICATED TO
PUBLIC TESTIMONY ON TUESDAY,
JUNE 5th.

ANY TIME BETWEEN TWO CLOOX TO
6:00 PMPLT M.

YOU CAN SEND YOUR TESTIMONY TO
THE COMMITTEE ON WAYS AND MEANS
BOSTON CITY WALL, 1 CITY HALL
PLAZA, BOSTON, MASS, 02201, OR
E-MAIL THE COMMITTEE AT
CCC.WM@BOSTON.GOV.

TODAY'S DOCKETS ARE 0559 THROUGH
0563.

ORDERS FOR THE FY'19 OPERATING
BUDGET INCLUDING ANNUAL
APPROPRIATION FOR DEPARTMENTAL
OPERATIONS, ANNUAL
APPROPRIATIONS FOR THE SCHOOL
DEPARTMENT, APPROPRIATION FOR
OTHER POST EMPLOYMENT BENEFITS,
APPROPRIATION FOR CERTAIN
TRANSPORTATION AND PUBLIC REALM
IMPROVEMENT.

AND APPROPRIATION FOR CERTAIN
PARK IMPROVEMENTS.

ALSO DOCKETS 0564 THROUGH 0565
CAPITAL BUDGET APPROPRIATIONS,
INCLUDING ORDERS AND LEASE AND
PURCHASE AGREEMENTS.

I'M GOING TO INTRODUCE MY
COLLEAGUES IN ORDER OF THEIR
ARRIVAL.

TO MY FAR LEFT, DISTRICT CITY
COUNSELORS ED FLYNN, ANDREW
CAMPBELL AND JOSH ZAKIM.

TO MY IMMEDIATE RIGHT, COUNCILOR

TIM McCARTHY, TO MY IMMEDIATE
LEFT COUNCILOR FRANK BAKER.
AND TO MY FAR RIGHT, COUNCILOR
ANNISSA ESSAIBI-GEORGE.
WANT TO WELCOME CHIEF DILLON AND
HER TEAM AND I WILL HAND IT OFF
TO YOU AT THIS POINT.
>> THANK YOU, COUNCILOR.
JUST GOING TO SPEND A COUPLE OF
MINUTES MAKING SOME GENERAL
REMARKS.

THANK YOU.

MY NAME IS SHEILA DILLON AND I'M
CHIEF OF HOUSING AND DIRECTOR
FOR THE DEPARTMENT OF
NEIGHBORHOOD DEVELOPMENT.
TESTING WITH ME TO ARE TWO OF
DND DEPUTY DIRECTORS RICK WILSON
AND DONALD WRIGHT FROM OUR REAL
ESTATE MANAGEMENT AND SALES
DIVISION.

ALSO JOINING ME IN THE AUDIENCE
ARE MANY MEMBERS OF OUR SENIOR
STAFF INCLUDING THE NEW DEPUTY
DIRECTOR FOR THE OFFICE OF
MOUSING STABILITY DOMINIQUE
WILLIAMS WHO YOU MAY OR MAY NOT
HAVE MET YET.

THEY'RE ALSO ABLE TO ANSWER ANY
QUESTIONS YOU MAY HAVE TODAY
DURING THIS HEARING.

IN FISCAL YEAR '19 DND WILL
CONTINUE TO DRIVE AND PROVIDE
OUTSTANDING COMMUNITY
DEVELOPMENT SERVICES TO THE
RESIDENTS OF BOSTON.

AS YOU KNOW DND'S MISSION IS TO
BUILD STRONG, INCLUSIVE
COMMUNITIES WITH ACCESS TO
STABLE AND AFFORDABLE HOUSING.
OUR WORK REALLY CUTS ACROSS FIVE
MAIN AREAS.

CREATING LOW, MODERATE AND
MIDDLE INCOME HOUSING.
ENDING HOMELESSNESS.

STRENGTHENING HOME OWNERSHIP,
SUPPORTING RENTERS IN HOUSING
CRISIS, AND DEVELOPING SURPLUS
CITY-OWNED PROPERTY WITH
NEIGHBORHOOD INPUT TO MEET
COMMUNITY DEVELOPMENT
OBJECTIVES.

I'D LIKE TO SPEND JUST A COUPLE
OF MINUTES UPDATING YOU ON HOW

WE ARE DOING IN EACH OF OUR STRATEGIC AREAS, WHAT WE HAVE PLANNED FOR FISCAL YEAR '19. AND THEN PROVIDE SOME DETAIL ON OUR OPERATING BUDGET.

LET ME START WITH HOUSING DEVELOPMENT.

I AM HAPPY TO REPORT THAT WE ARE ON TRACK TO MEET THE HOUSING PRODUCTION GOALS OF THE MAYOR'S HOUSING 2030 PLAN.

AS YOU KNOW, THE PLAN CALLS FOR THE CREATION OF 53,000 NEW UNITS OF HOUSING BY 2030 TO ACCOMMODATE GROWTH AND STABILIZE RENTS AND HOUSING PRICES.

AS OF MARCH, 2018, OVER 26,000 UNITS OF HOUSING HAVE BEEN PERMITTED AND ARE EITHER IN CONSTRUCTION OR COMPLETE. AND ANOTHER 25,000 ARE ACTIVE IN THE DEVELOPMENT PROCESS.

IN FACT, WE HAVE 5300 NEW UNITS PERMITTED THIS LAST CALENDAR YEAR.

IT IS OUR BEST YEAR EVER FOR HOUSING CREATION IN THE 22 YEARS THAT WE HAVE BEEN TRACKING SUCH METRICS.

SINCE THE START OF THE HOUSING PLAN, ALMOST 10,000 UNITS OF HOUSING AFFORDABLE TO LOW AND MIDDLE INCOME RESIDENTS HAVE BEEN PERMITTED OR COMPLETED, INCLUDING NEARLY 5,000 INCOME RESTRICTED UNITS WITH LONG-TERM AFFORDABILITY CONTRACTS.

AND OVER 12,000 UNITS OF AFFORDABLE RENTAL HOUSING HAS BEEN PRESERVED.

SO, NOT ONLY DO WE HAVE TO BUILD MORE AFFORDABLE HOUSING, WE HAVE TO MAKE SURE THE AFFORDABLE HOUSING THAT WE HAVE IS HERE FOR GENERATIONS TO COME.

AND TO ACCOMMODATE OUR GROWING STUDENT POPULATION AND EASE PRESSURE ON OUR NEIGHBORHOOD HOUSING SUPPLY, SOMETHING COUNCILOR CIOMMO AND OTHERS CARE ABOUT, 5800 DORMITORY BEDS HAVE BEEN COMPLETED OR IN CONSTRUCTION AND ANOTHER 2,000 BEDS ARE CURRENTLY IN OUR

POOIPLINE.

IN FISCAL YEAR '19 WE WILL CONTINUE TO WORK WITH COMMUNITY ORGANIZATIONS, NONPROFITS, PRIVATE DEVELOPERS, TO ADVANCE THE MAYOR'S HOUSING PRODUCTION GOALS.

TO STAY ON TRACK THE HOUSING PLAN CALLS FOR 2600 NEW UNITS OF HOUSING TO BE PRODUCED IN FISCAL YEAR '19, INCLUDING 1300 UNITS FOR LOW AND MIDDLE INCOME RESIDENTS.

WE ALSO WORKED VERY HARD TO MAKE GOOD ON OUR PROMISE TO CREATE MORE HOUSING FOR OUR SENIORS BY STARTING CONSTRUCTION ON THREE PROJECTS 16 RONALD ROAD IN FOUR CORNERS, 5 O'CONNOR WAY, 47 NEW UNITS OF ELDERLY HOUSING IN SOUTH BOSTON.

AND A PROJECT, AN ELDERLY PROJECT ON NORTH MARGIN STREET, HOPEFULLY IN THE NORTH END. WE CONTINUE TO WORK TO PRESERVE THE AFFORDABILITY IN THE STATE FUNDED 13-A PORTFOLIO.

WE'RE WORKING VERY, VERY HARD ON THIS.

IT'S A VERY TROUBLING PORTFOLIO, GIVEN THAT THE TENANTS DON'T HAVE ANY PROTECTIONS AT THE END OF THE AFFORDABILITY PERIOD.

WE'LL RECAPITALIZE OUR ACQUISITION OPPORTUNITY PROGRAM, AND PUSH FORWARD WITH OUR NEIGHBORHOOD HOMES INITIATIVE, BUILDING AFFORDABLE HOME OWNERSHIP OPPORTUNITIES FOR OUR RESIDENTS.

A SECOND STRATEGIC AREA IS THE FIGHT AGAINST HOMELESS LNS WHERE WE CONTINUE TO MAKE SIGNIFICANT STRIDES.

THROUGH THE BOSTON'S HOME INITIATIVE, DND AND OUR PARTNERS HAVE HOUSED OVER 900 HOMELESS VETERANS SINCE JULY 2014 AND PUT AN END TO CHRONIC VETERANS HOMELESSNESS IN BOSTON.

WE'VE ALSO HOUSED OVER 480 CHRONICALLY HOMELESS INDIVIDUALS SINCE JANUARY 2016.

THESE INDIVIDUALS ARE MOST

CHALLENGING, AND HAVE BEEN ON THE STREET AND IN SHELTER FOR VERY LONG PERIODS OF TIME. BECAUSE OF OUR COMMITMENT TO ONGOING INVESTMENTS IN HOUSING AND SERVICES, BOSTON MAINTAINS THE LOWEST RATE OF UNSHELTERED PEOPLE EXPERIENCING HOMELESSNESS AMONG ALL MAJOR U.S. CITIES. ALTHOUGH WE'VE BEEN ABLE TO HOUSE MORE THAN 1200 FORMERLY HOMELESS INDIVIDUALS IN THE PAST THREE YEARS, BOSTON SERVES AS A REGIONAL HUB FOR SERVICES AND EMERGENCY SHELTER, WHICH CONTINUES TO INCREASE THE NEED FOR HOMELESS HOUSING. SUPPORTS IN THE CITY.

SO TO THAT END IN FISCAL YEAR '19 WE'LL PLACE ANOTHER 200 CHRONICALLY HOMELESS INDIVIDUALS AND 200 HOMELESS VETERANS INTO PERMANENT HOUSING WITH SERVICES, AND WE'LL HOUSE 300 HOMELESS INDIVIDUALS THROUGH RAPID REHOUSING -- OUR RAPID REHOUSING PROGRAM.

WE'LL ALSO BE FOCUSING THIS YEAR ON THE CRITICAL ISSUES OF YOUTH HOMELESSNESS AND TRANSFORMING OUR EMERGENCY SHELTER SYSTEM TO RESPOND MORE QUICKLY AND EFFECTIVELY.

BOTH OF THOSE PLANNING INITIATIVES ARE UNDER WAY, AND WE'RE VERY HOPEFUL THAT WE WILL HAVE ACTION REPORTS COMPLETED IN THE MONTHS TO COME.

FINALLY, AS YOU RECALL, IN JANUARY, MAYOR WALSH ANNOUNCED THE CREATION OF BOSTON'S WAY HOME, BOSTON WAY HOME FUND IN PARTNERSHIP WITH PINE STREET INN.

WITH THE GOAL OF RAISING \$10 MILLION IN FOUR YEARS OF PRIVATE MONEY TO CREATE 200 UNITS OF PERMANENT HOUSING FOR OUR MOST VULNERABLE CITIZENS.

AS OF MARCH WE'VE ALREADY RAISED \$3 MILLION SO WE ARE WELL ON OUR WAY TO MEET THAT GOAL AND WE'RE ALSO NOW TRYING TO IDENTIFY SITES WHERE THIS HOUSING CAN BE

BUILT.

I'LL TALK JUST VERY, VERY BRIEFLY ABOUT HOME OWNERSHIP. IN ADDITION TO CREATING HOUSING AND ADDRESSING HOMELESSNESS WE CONTINUE TO STRENGTHEN HOME OWNERSHIP THROUGHOUT THE CITY. IT'S A VERY CHALLENGING MARKET AS WE ALL KNOW.

IN FISCAL YEAR '18 OUR BOSTON HOME CENTER IS PROJECTED TO COMPLETE OVER 2,000 HOME RENOVATIONS OR REPAIRS INCLUDING 1,600 REPAIRS FOR OUR SENIORS. IN MARCH, MANY OF US WERE THRILLED TO HAVE MAYOR WALSH HELP CELEBRATE OUR SENIOR SAME HOME HEATING SYSTEM REPLACEMENT PROJECT.

WE DID THAT IN ROXBURY. THESE REPAIRS ARE IMPROVING OUR AGEING HOUSING STOCK AND HELPING SENIORS AGE IN PLACE, STAYING IN THE HOMES THAT THEY ENJOY. WE'RE ALSO HELPING LOW AND MIDDLE INCOME BOSTONIANS ACHIEVE THE DREAM OF HOME OWNERSHIP. OVER 2,300 POTENTIAL HOME BUYERS ATTENDED BOSTON HOME CENTER CLASSES AND SEMINALS AND HUNDREDS RECEIVED DOWN PAYMENT ASSISTANCE.

IN FISCAL YEAR '19 THE BOSTON HOME CENTER WILL CONTINUE TO SUPPORT AND PROMOTE HOME OWNERSHIP BY PROVIDING OVER 6,000 INDIVIDUALS WITH ASSISTANCE, INCLUDING HOME BUYER CLASSES, SEMINARS, FORECLOSURE COUNSELING, DOWN PAYMENT ASSISTANCE, HEENLD REPAIR PROGRAMS.

WE ARE THRILLED THAT THE PROPOSED BUDGET INCLUDES ADDITIONAL FUNDING FOR DOWN PAYMENT ASSISTANCE TO MEET THE DEMAND FOR MIDDLE INCOME BUYERS. JUST WANT TO TOUCH BRIEFLY ON OUR WORK AND HOUSING STABILITY. SO IN FISCAL YEAR '17 MAYOR WALSH AS MANY OF YOU KNOW AND YOU HELPED FUND THROUGH THIS BUDGET LAUNCHED THE OFFICE OF HOUSING STABILITY OR OHS.

IN FISCAL YEAR '16 OHS EXPANDED PROGRAMS AND SERVICES TO HELP TENANTS AND LANDLORDS WITH THE GOAL OF PRESERVING TENANCIES AND PREVENTING DISPLACEMENT.

IN BOSTON THE DEMAND FOR HOUSING STABILIZATION SERVICES REMAINS TOO HIGH.

VERY, VERY HIGH.

SO FAR THIS FISCAL YEAR, OHS HAS ASSISTED 3,250 CONSTITUENTS, INCLUDING 169 PERSONS DISPLACED BY FIRE, IN OVER 60 HOUSEHOLDS FROM PUERTO RICO AND FLORIDA DISPLACED BY NATURAL DISASTERS THAT HAVE COME TO BOSTON LOOKING FOR A NEW LIFE.

ONE OF OHS'S MAIN GOALS IS PREVENT EVICTIONS AND STABILIZE TENANCIES.

AS OF MARCH, OHS PARTNERS, WE DO CONTRACT WITH SOME PARTNERS, HELPED DIVERT 368 HOUSEHOLD EVICTIONS WITH ANOTHER 132 PROJECTED BY THE END OF THIS FISCAL YEAR.

THESE ARE HOUSEHOLDS THAT HAD RECEIVED EVICTION NOTICES, AND WERE WORKING, YOU KNOW, THEY WERE GOING TO LOSE THEIR HOMES.

OHS WORKING WITH OUR I.T. DEPARTMENT HAS ALSO HELPED REVAMP METRO LIST.

THIS IS OUR DATABASE OF HOUSING OPPORTUNITIES.

WHICH NOW REACH OVER 13,000 SUBSCRIBERS WEEKLY.

FOR MANY YEARS WE HEARD THAT IT WAS TOO HARD TO FIND AFFORDABLE HOUSING IN BOSTON SO WE'RE REALLY DOUBLING DOWN ON THESE EFFORTS MAKING SURE ALL NEW LISTINGS THAT COME ONLINE ARE AVAILABLE TO FOLKS THAT ARE LOOKING FOR HOUSING.

SO, IN FISCAL YEARANCE 19 WE'LL CONTINUE TO BUILD ON THE CAPACITY OF THE OFFICE OF HOUSING STABILITY TO PREVENT 625 POTENTIAL EVICTIONS, AND PLACE ANOTHER 250 HOUSING INSECURE HOUSEHOLDS INTO PERMANENT HOUSING.

WE'LL BE AIDED IN ACHIEVING

THESE GOALS TO INCREASE FUNDING IN THE PROPOSED BUDGET FOR A NUMBER OF HOUSING STABILIZATION SERVICES, INCLUDING CASE MANAGEMENT SUPPORT, THIS BUDGET PROVIDES ANOTHER -- MONEY FOR ANOTHER STAFF PERSON, WHICH IS SO BADLY NEEDED.

FLEXIBLE FINANCIAL ASSISTANCE FOR RENTERS IN HOUSING CRISIS TO PRESERVE THEIR TENANCIES OR MOVE THEM INTO NEW HOUSING.

LEGAL ASSISTANCE FOR RENTERS FACING EVICTION AND HOUSING IN DISTRICT COURT.

AND EMERGENCY HOUSING ASSISTANCE PROGRAMS WHICH SUPPORT RESIDENTS DISPLACED BY FIRE, CONDEMNATION OR OTHER NATURAL DISASTERS.

WE ARE EXCITED THAT THE PROPOSED CAPITAL BUDGET INCLUDES AN INVESTMENT TO FURTHER ENHANCE THE METRO LIST WEBSITE.

FINALLY, WE CONTINUE TO ACCELERATE THE DISPOSITION AND DEVELOPMENT OF CITY-OWNED PROPERTY.

WE ANTICIPATE SELLING 100 PARCELS BY THE END OF THE FISCAL YEAR AND HAVE ANOTHER 300 CITY PARCELS IN ACTIVE DISPOSITION. THE MAJORITY OF THESE LAND SALES ARE BEING USED TO CREATE AFFORDABLE RENTAL AND HOME OWNERSHIP OPPORTUNITIES.

IN FISCAL YEAR '19 WE'LL CONTINUE TO EFFECTIVELY MANAGE CITY OWNED PROPERTIES AND SELL OR TRANSFER ANOTHER 100 LANCE PARCELS OR BUILDINGS FOR HOUSING DEVELOPMENT AND OPEN SPACE PROJECTS.

SO THAT'S WHAT WE'VE BEEN DOING IN FISCAL YEAR '18 AND WHAT WE HAVE PLANNED FOR IN FISCAL YEAR '19.

TO WRAP UP, I'D LIKE TO OUTLINE THE BUDGET REQUEST BEFORE YOU TODAY.

OUR FISCAL YEAR OPERATING BUDGET REQUEST TOTALS \$14.2 MILLION WHICH REPRESENTS AN INCREASE OF \$728,000, OR 5.4 MILLION OVER FISCAL YEAR '18.

THIS INCREASE IS PRIMARILY DUE TO THE COST OF LIVING ADJUSTMENTS AND DETERMINE FUNDING FOR DOWN PAYMENT ASSISTANCE, HOUSING STABILIZATION INITIATIVES, AND LAND MAINTENANCE SERVICES TO HELP BETTER MAINTAIN CITY-OWNED PROPERTY UNTIL WE CAN DISPOSE OF IT.

AS MOST OF YOU NOW, DND FUNDING COMES FROM EXTERNAL SOURCES. OUR OPERATING FUNDS SUPPORT ADMINISTRATIVE ACTIVITIES NOT ELIGIBLE FOR EXTERNAL SOURCES, AND FUND THE HOUSING 20 SPECIAL APPROPRIATIONS WHICH SUPPORT OUR WORK WITH AT-RISK TENANTS, THE HOMELESS AND VARIOUS MIDDLE INCOME HOUSING PROGRAMS. WE WORK EXTREMELY HARD TO LEVERAGE OUR OPERATING FUNDS TO MAXIMIZE EXTERNAL REVENUE. THE PROPOSED BUDGET INCLUDES AN ESTIMATED \$78 MILLION IN EXTERNAL FUNDS IN FISCAL YEAR '19.

THESE IMPORTANT FUNDS WHICH PRIMARILY COME FROM THE FORM OF GRANTS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ALLOW DND TO CARRY OUT A WIDE RANGE OF HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS AND ACTIVITIES THROUGHOUT EVERY NEIGHBORHOOD IN THE CITY OF BOSTON.

IT'S IMPORTANT TO NOTE THAT THE GRANT AMOUNTS YOU SEE BEFORE YOU WERE BASED ON BEST ESTIMATES WHEN WE SUBMITTED OUR BUDGET EARLIER THIS YEAR.

JUST LAST MONTH, HOWEVER, CONGRESS PASSED AN OMNIBUS SPENDING BILL THAT INCREASED HUD'S COMMUNITY DEVELOPMENT BLOCK GRANT BY 10% AND OUR HOME FUNDING BY MORE THAN 40%. HUD HAS NOT RELEASED THE EXACT AMOUNTS OF EACH COMMUNITY -- FOR EACH COMMUNITY BUT WE ANTICIPATE THAT OUR FUNDING WILL BE INCREASED BY SIMILAR LEVELS. THIS WAS ESPECIALLY WELCOME

NEWS, CONSIDERING THE
PRESIDENT'S BUDGET CALLED FOR
THE ELIMINATION OF CDBG AND
HOME.

THE PRESIDENT HAS ALREADY
PROPOSING AN ELIMINATION OF BOTH
OF THESE CRITICAL PROGRAMS IN
FISCAL YEAR '20 BUT WE'LL
CONTINUE TO FIGHT WITH OUR
PARTNERS AT THE FEDERAL LEVEL.
SO IN THE UPCOMING WEEKS WE'LL
RECEIVE OUR EXACT AWARD AMOUNTS
AND WE'LL GO BEFORE THE HOUSING
COMMUNITY DEVELOPMENT COMMITTEE
FOR APPROVAL TO ACCEPT AND
EXTEND FISCAL YEAR '19 GRANTS.
FINALLY WE'LL CONTINUE TO
LEVERAGE OTHER CITY REVENUE
SOURCES INCLUDING NEIGHBORHOOD
HOUSING TRUST, INCLUDE HEARING
DEVELOPMENT PROGRAM AND CPA,
COMMUNITY PRESERVATION ACT
FUNDING TO SUPPORT OUR HOUSING
DEVELOPMENT GOALS.

THIS YEAR WE'VE WORKED CLOSELY
WITH THE DIRECTOR AND THE
COMMUNITY PRESERVATION COMMUNITY
TO HELP SET UP THAT OFFICE AND
ISSUE THEIR FIRST FUNDING
REQUEST FOR PROPOSALS.

WE ANTICIPATE WORKING WITH OUR
DEVELOPMENT PARTNERS TO SEEK CPA
FUNDING IN FISCAL YEAR '19 FOR
HOUSING PRODUCTION AND
PRESERVATION PROJECTS.

WITH THAT, THANK YOU VERY MUCH
FOR HEARING ME.

I KNOW IT'S A BIT LONG.

BUT THERE'S A LOT GOING ON.

A LOT TO COVER.

AND WE WELCOME ANY QUESTIONS YOU
MAY HAVE.

>> THANK YOU, CHIEF DILLON.

LET ME FIRST START BY THANKING
YOU, AND YOUR ENTIRE STAFF BUT
IN PARTICULAR DONALD HAS BEEN
VERY HELPFUL TO MY OFFICE OVER
THE PAST COUPLE OF YEARS.
ESPECIALLY WITH DATA, AND
OTHER -- A LOT OF OTHER STUFF.
BUT I ALSO WANT TO MENTION DEVON
QUIRK, AS WELL AND MY FRIEND,
NEIGHBOR AND CONSTITUENT BETH.
SO COULD YOU GO IN TO THE IDP

FUNDS.

I SEE THAT THERE'S A PRETTY
LARGE INCREASE OVER LAST YEAR.
LIKE MORE THAN DOUBLE THE
APPROPRIATION REQUEST, \$10
MILLION LAST YEAR, \$21 MILLION
THIS YEAR.

CAN YOU GIVE US AN OVERVIEW OF
HOW THEY'RE GOING TO BE
DISBURSED AND IN WHAT AREAS?

>> SURE.

SO -- AND I THINK I'LL LET RICK
TALK ABOUT WHY THERE'S AN
INCREASE.

GENERALLY, YOU KNOW --

>> CAN I -- I'M SORRY.

I DID WANT TO MENTION THAT WE'VE
BEEN JOINED AT THE BEGINNING OF
YOUR PRESENTATION BY COUNCILORS
MICHAEL FLAHERTY, AS WELL AS
COUNCILOR LYDIA EDWARDS AS WELL.

>> THANK YOU.

INCLUSIONARY DEVELOPMENT IS A
PRODUCT, IT'S MONEY THAT WE
EXTRACT FROM PRIVATE DEVELOPMENT
ACTIVITIES.

SO WHEN THERE'S INCREASED
RESIDENTIAL, PRIVATE
DEVELOPMENTS, WE, TRACT MORE
UNITS AND MONEY.

SO AS SOON AS WE PROJECT OUT
VERY -- WE'RE TRACKING IDP VERY
CLOSELY THESE DAYS.

WE KNOW WHAT'S COMING IN.

WE KNOW WHAT WE CAN ANTICIPATE
RECEIVING.

AND WE HAVE TRANSPARENT REQUESTS
FOR PROPOSALS WHERE WE'RE, YOU
KNOW, SEEKING THE BEST
DEVELOPMENTS TO FUND.

BUT, I'LL TURN IT OVER TO RICK.
HE CAN TALK A LITTLE BIT MORE
ABOUT WHY THE INCREASE.

>> THANK YOU.

SO, THE SWINGS ARE ACTUALLY,
IT'S IMPORTANT TO NOTE THAT
THAT'S NOT WHAT WE EXPECT TO
COLLECT FOR THAT FISCAL YEAR.
IF YOU ACTUALLY LOOK BACK OVER
THE PAST SEVERAL YEARS, I HAVE
IN FRONT OF ME, WE COLLECTED
ABOUT \$21 MILLION IN FY'16.

I THINK THIS YEAR WE'VE
COLLECTED ABOUT \$14 MILLION OR

SO.

BUT WHAT'S IN THE BUDGET BEFORE YOU IS WHAT WE EXPECT TO COMMIT. THAT'S REALLY THESE ARE BIG CONSTRUCTION PROJECTS AND IT'S JUST THE TIMING OF WHEN THESE PROJECTS ARE RECEIVING STATE FUNDING OR THEY'RE READY TO MOVE FORWARD AND CLOSE OUT ALL OF THEIR FINANCING.

SO IT'S BEEN ACTUALLY PRETTY STEADY OVER THE YEARS.

IT'S NOT -- IT DOESN'T MEAN THAT WE'VE GOT A HUGE INCREASE IN REVENUE NEXT YEAR THAT WE'RE EXPECTING TO EXPEND.

WE CAN PROVIDE YOU FURTHER DETAIL ON KIND OF WHERE THE FUNDING IS --

>> COULD YOU GIVE US AN EXAMPLE OF SOME OF THE USES OF THE MONEY, THEN?

>> SURE.

I MEAN WE REALLY USE IDP FOR THE CREATION, AND SOMETIMES PRESERVATION, OF AFFORDABLE HOUSING DEVELOPMENTS.

THEY'RE IN FAMILY DEVELOPMENTS, THEY'RE IN SUPPORT OF HOUSING DEVELOPMENTS.

THEY'RE VERY MUCH USED IN OUR ELDERLY DEVELOPMENTS.

WE DO, BECAUSE, IDP, THE MARKET RATE DEVELOPERS ARE SUPPOSED TO CREATE NEW, AFFORDABLE UNITS. WE DO LIKE TO USE THE MAJORITY FOR PRODUCTION.

AND NOT PRESERVATION.

>> RIGHT.

AND I THINK, SPEAKING OF PRESERVATION, YOU DID MENTION 1200?

OR 12,000?

I'M SORRY, I MISSED THAT.

>> 12,000.

>> RIGHT.

AND COULD YOU GIVE US AN OVERVIEW OF SOME OF THE USES TO PRESERVE THOSE EXPIRING USES?

>> SO MANY OF THEM ARE EXPIRING, AND WHEN WE CAN NEGOTIATE WITH THE LANDLORD, AN OWNER, TO INCREASE -- TO INCREASE THEIR COMMITMENT, TO KEEP THE

DEVELOPMENT AFFORDABLE, THAT'S WHAT WE'D LIKE TO DO, AND WE'D LIKE TO USE STATE MONEY AND STATE RESOURCES WHENEVER WE CAN TO DO THAT.

THERE ARE TIMES, HOWEVER, THAT THE CITY NEEDS TO PUT MONEY IN TO HELP KEEP A DEVELOPMENT AFFORDABLE.

WE WORKED ON A VERY HIGH PROFILE DEVELOPMENT JUST SEVERAL MONTHS AGO IN THE FENWAY THAT WE WERE GOING TO LOSE, IT WAS 54 UNITS, I THINK.

AND SO WE DID PUT MILLIONS OF DOLLARS INTO THAT PARTICULAR DEVELOPMENT THAT WAS CITY MONEY TO KEEP THOSE UNITS AFFORDABLE. THERE WAS A LOT OF LOW INCOME AND ELDERLY LIVING IN THOSE UNITS.

WE DO LIKE TO USE STATE RESOURCES AND HAVE MASS HOUSING, AND DO REFINANCES AND WORK WITH DEVELOPERS.

BUT SOMETIMES THE CITY DOES HAVE TO COMMIT ITS OWN FUNDS TO KEEP THEM -- TO KEEP THEM AFFORDABLE. AND WE ARE SPENDING MONEY HELPING THE BHA, WE DO SOME OF THEIR UNITS THAT ARE BECOMING OBSOLETE.

AND WE DO COUNT THAT IN OUR PRESERVATION ACTIVITY.

>> AND, WHAT IS -- WHERE IS THE BALANCE OF THE IDP?

AND LET ME BACK UP.

SO, THE BPEA STILL COLLECTS THE FUNDS, AND THEN TRANSFERS IT TO DND?

>> SO, IT'S ACTUALLY WORKING VERY WELL NOW.

THE WBDA ENTERS INTO THE AFFORDABLE HOUSING AGREEMENT. SO THEY ACTUALLY SIGN UP WITH -- THEY SIGN THE DEVELOPER UP, AND GET THEM TO PLEDGE BASED UPON AGREED UPON FORMULAS.

NO NEGOTIATION, AGREED UPON FORMULAS HOW MUCH THEY OWE.

AND YOU KNOW THEY CAN DO ON-SITE, OFFSITE.

AND SOMETIMES THEY CAN PAY OUT. IF MONEY IS INVOLVED, THOSE

AGREEMENTS GO TO TREASURY.
TREASURY THEN COLLECTS FROM THE
DEVELOPER, AND THEN WE PUT OUT
RFPs AND GET THE MONEY COMMITTED
BY SOME PRETTY STRICT
UNDERWRITING.
SO IT'S MANY DEPARTMENTS WORKING
TOGETHER.
>> RIGHT.
AND I THINK JCHE HAS SOME OF
THOSE FUNDS FOR THE NEWER UNITS
ON CHESTNUT HILL?
>> I'M GETTING A NOD.
YES, THEY DO.
>> GREAT.
GREAT.
I'M RUNNING UP AGAINST THE FIVE
MINUTE TIME LINE.
SO -- AND WE'VE BEEN JOINED BY
COUNCILOR MATT O'MALLEY.
LET ME NOW RECOGNIZE COUNCILOR
ED WITH FLYNN.
>> THANK YOU, COUNCILOR CIOMMO.
GOOD MORNING, CHIEF DIN.
>> GOOD MORNING.
>> CHIEF DILLON, COULD YOU
EXPLAIN THE IDP FUNDS?
YOU KNOW, WHEN THE CITY HAS
THOSE FUNDS, HOW DO YOU
DETERMINE WHERE THEY'LL BE USED?
DOES IT STAY IN THAT
NEIGHBORHOOD?
FOR EXAMPLE, THE BOOMING SOUTH
BOSTON WATERFRONT, A LOT OF
DEVELOPMENT GOING ON THERE.
IT'S A WALKING -- IT'S A SHORT
WALK TO CHINATOWN, IT'S A SHORT
WALK OTHERS AREAS IN SOUTH
BOSTON.
IS ANY OF THAT MONEY BEING USED
TO HOUSE PEOPLE IN THOSE TWO
NEIGHBORHOODS?
>> THAT'S A GREAT QUESTION
COUNCILOR AND WE DO RECEIVE IT A
LOT.
I MEAN, IT IS -- IT IS THE BEST
OUTCOME WHEN WE CAN TAKE MONEY
BEING GENERATED FROM A
PARTICULAR NEIGHBORHOOD, AND
REINVEST IT IN THAT
NEIGHBORHOOD.
THAT IS WHAT WE LIKE TO DO.
THERE ARE TIMES, HOWEVER, WHEN
WE -- WHEN WE COULD START

COLLECTING MONEY FROM A PARTICULAR DEVELOPMENT AND WE REALIZE THAT THERE'S NOT A COMPANION AFFORDABLE HOUSING PROJECT GOING ON. AND SO IT IS HARD FOR US TO HOLD BACK MONEY FOR YEARS. BUT IT IS -- IT IS ALWAYS, ESPECIALLY IN SOUTH BOSTON, IF WE CAN FIND AN AFFORDABLE HOUSING PROJECT, WE REALLY DO TRY TO GET THAT PROJECT MONEY, JUST TWO GREAT EXAMPLES WEST BROADWAY RIGHT NOW IS UNDER CONSTRUCTION. AND THAT IS GETTING IDP MONEY. A GOOD SIZE -- A GOOD AMOUNT OF MONEY. AND THE ELDERLY PROJECT THAT'S GOING TO HAPPEN IN O'CONNOR WAY, THAT IS ALSO RECEIVING IDP OFFSITE BENEFITS. SO, WE DO THAT EVERY TIME WE CAN. I DO -- I DID PULL OUT SOME OF THE NUMBERS BY NEIGHBORHOOD, AND SOUTH BOSTON HAS CREATED 632 ON-SITE AND OFFSITE UNITS. MEANING THE DEVELOPERS HAD CHOSEN NOT TO GIVE MONEY, BUT INSTEAD TO ACTUALLY CREATE THE UNITS. SO THEY THOUGHT, SINCE THE POLICY HAS BEEN IN PLACE, THEY'VE CREATED 632 UNITS IN SOUTH BOSTON WHICH IS A REALLY, IT'S A GOOD NUMBER. IT'S A GREAT NUMBER. AND THEN WE HAVE FUNDED ANOTHER 70 UNITS OF AFFORDABLE HOUSING IN MOSTLY DONE BY THE SOUTH BOSTON NDC. >> WHAT PERCENTAGE OF THE IDP FUNDS WOULD LEAVE THE NEIGHBORHOOD, THOUGH? >> I DON'T HAVE THAT ANALYSIS WITH ME. BUT I'D BE GLAD TO GET THAT FOR YOU. >> OKAY. DO YOU HAVE A LIST OF ALL CITY-OWNED PROPERTIES, WHETHER IT'S THROUGH DISTRICT OR CITYWIDE?

IS THERE ANY WAY I CAN GET A COPY OF THAT?

>> SURE IT'S ON OUR WEBSITE. BUT I CAN ALSO GET IT FOR YOU. ABSOLUTELY.

CAN YOU TALK ABOUT ONE ISSUE THAT'S VERY IMPORTANT TO ME, IS THE SUCCESS OF HOUSING HOMELESS VETERANS.

WHAT TYPE OF COOPERATION ARE YOU GETTING FROM THE STATE GOVERNMENT, THE FEDERAL GOVERNMENT?

AND WHY IS THAT PROGRAM SUCH A SUCCESS?

>> YES.

IT IS REALLY IMPORTANT, AND I'M GLAD YOU RAISED IT.

WE'VE GOTTEN GREAT COOPERATION FROM OUR NONPROFIT PARTNERS, THE SHELTER FOR HOMELESS VETS AND THE FEDERAL GOVERNMENT EARLY ON. THEY MADE A LOT OF RESOURCES, AND WE USED THOSE RESOURCES VERY EFFECTIVELY.

WE DO HAVE A SMALL AMOUNT OF VOUCHERS LEFT BUT WE HAVE NOT BEEN ABLE TO USE.

SO WE ARE NOW WORKING WITH THE BRIGHTON CAMPUS AND GOING TO TAKE THOSE VOUCHERS AND ATTACH THEM TO A NEW PROJECT THERE, THEY'RE GOING TO WORK MORE INTENTLY WITH HOMELESS VETERANS. SO I THINK THAT THE SYSTEM HAS REALLY COME TOGETHER, TOO, AND I DO WANT TO CREDIT LILA BERNSTEIN AND KATIE CAHILL WHO ARE HERE. THEY MEET EVERY OTHER WEEK. EVERY WEEK. EVERY WEEK.

WITH A LIST OF HOMELESS VETS, AND ALL OF THE PARTNERS, AND THEY GO THROUGH A BY NAME LIST TO MAKE SURE THAT ALL THE VETS IN OUR SHELTER SYSTEM ARE ON THE STREET, ARE ON TRACK OF GETTING HOUSED.

IT'S -- I INVITE YOU TO STOP BY SOMETIME.

IT REALLY IS -- IT'S JUST A WONDERFUL ACTIVITY TO WATCH. IT'S VERY, VERY INTENTIONAL, AND THE RESULTS HAVE BEEN

SIGNIFICANT, AND ALL OF THE
NONPROFITS IN THE CITY HAVE
REALLY COME TOGETHER TO SOLVE
THIS PROBLEM.

SO I'M -- IT'S WORKING REALLY
WELL.yM

>> THANK YOU.

I'D LIKE TO TALK FURTHER WITH
YOUR STAFF ABOUT THAT.

>> GREAT.

>> THAT'S ALL I HAVE FOR NOW.

>> THANK YOU.

COUNCILOR CAMPBELL?

>> THANK YOU COUNCILOR CIOMMO.

THANK YOU, COUNCILOR CIOMMO.

THANK YOU, CHIEF AND RICK AND
DONALD FOR BEING HERE, AND THANK
YOU TO YOUR TEAM MEMBERS, AS
WELL, FOR THE WORK THAT YOU GUYS
DO.

I KNOW IT'S NOT EASY WORK.

I HAVE TO ALSO GIVE A SPECIAL
SHOUT-OUT TO DONALD WHO ALSO IS
A D-4 RESIDENT WHO'S BEEN VERY
HELPFUL TO OUR OFFICE, AND
CHIEF, JUST A QUICK -- SOME
QUICK QUESTIONS.

ON THE IDP, AND THE LINKAGE
ASSESSMENTS, AND THE MONEY THAT
COMES IN, JUST SORT OF THIS IS
AN INFORMATIONAL REQUEST, IF WE
COULD GET THE MONEY OVER THE
PAST FEW FISCAL YEARS FOR BOTH
OF THOSE, WHERE THEY'RE
DISTRIBUTED, I THINK FOLLOWING
UP ON COUNCILOR FLYNN'S
QUESTION, HOW MUCH IS SORT OF
DISTRIBUTED, AND FOR WHAT
PURPOSE, ALSO, IF THERE IS THE
PROCESS AROUND THIS, I DON'T
KNOW IF THERE'S A WRITTEN
PROCESS AROUND HOW THIS MONEY IS
DISTRIBUTED.

SO A COPY OF THAT, TOO, WOULD BE
REALLY HELPFUL.

ON THE AFFORDABLE HOUSING PIECE,
I KNOW, IN LAST YEAR'S BUDGET,
WE TALKED A LOT ABOUT THE NEED
TO DO MORE IN THE SENIOR HOUSING
SPACE.

SO WHERE ARE YOU THIS FISCAL
YEAR COMPARED TO LAST YEAR AND I
WANT TO THANK YOU FOR BEING
FRANKLY CANDID EVEN IN LAST

YEAR'S FISCAL BUDGET, WHICH WAS,
YOU KNOW, THAT WE COULD BE DOING
A LOT MORE, AND SO I'D BE
CURIOUS TO SEE WHERE WE ARE
COMPARED TO FISCAL YEAR '18, AND
IF WE'RE NOT DOING WHAT WE WOULD
LIKE TO DO, WHAT'S THE
LIMITATION?

IS IT RESOURCES?

OR IS IT SOMETHING ELSE?

>> I'LL FIND YOU THE EXACT
NUMBERS.

WE -- WE ARE NOT MEETING OUR
ELDERLY HOUSING GOALS THAT WE
PUT FORTH IN HOUSING BOSTON
2030.

BUT I FEEL VERY CONFIDENT THAT
THE NUMBERS THAT WE PUT FORTH ON
CREATING AFFORDABLE ELDERLY
HOUSING WERE CATCHING UP.

AS I MENTIONED IN MY REMARKS WE
ARE NOW MOVING ON THREE VERY
IMPORTANT, ACTUALLY FOUR
IMPORTANT SITES, AND THREE OUT
OF THOSE FOUR ARE CITY OWNED
LAND.

SO WE'RE GOING OUT VERY
INTENTIONALLY AND SAYING, WE'VE
GOT THIS LAND.

WE WANT TO GO TO AFFORDABLE
ELDERLY HOUSING.

AND THE RESPONSE IN THE
COMMUNITIES HAS BEEN GOOD.

I THINK WE NEED TO FIND MORE
OPPORTUNITIES.

IT SEEMS LIKE WHEN THE CITY GETS
VERY INTENTIONAL ABOUT IT AND
SAYS WE WANT TO DEVELOP
ADDITIONAL SENIOR HOUSING AND DO
IT HERE, THEN DEVELOPERS COME
FORWARD AND RESPOND AND WE CAN
MAKE RESOURCES AVAILABLE.

>> GREAT.

WHAT WE STILL HAVEN'T SEEN IS
DEVELOPERS COMING FORWARD AND
CREATING -- MARKET RATE HOUSING
FOR SENIORS LIKE WE DO SEE IN
THE SUBURBS, QUITE FRANKLY.
WITH WRAPAROUND SERVICES.

WE'RE ASKING A LOT OF DEVELOPERS
WHY THAT'S THE CASE.

THEY SAID IT'S VERY EXPENSIVE TO
BUILD IN BOSTON WHICH WE KNOW.

THEY ALSO SAY THAT THE SENIORS

MOVING INTO THE CITY ARE SLIGHTLY DIFFERENT BREED AND THEY DON'T NECESSARILY WANT TO MOVE INTO ELDERLY MARKET RATE HOUSING.

THEY'RE MOVING IN TO ELEVATOR BUILDINGS THAT ARE, YOU KNOW, MORE INTEGRATED -- AGE INTEGRATED.

JUST IF YOU'RE MOVING INTO THE CITY, YOU DON'T WANT MORE OF A SUBURBAN MODEL.

WE DO NEED TO RETHINK THAT GOAL GOING FORWARD AND THAT'S PART OF PUTTING THE HOUSING ADVISORY TOGETHER SOON TO LOOK AT THAT.

WE KNOW IT IS THE FASTEST GROWING PORTION OF OUR POPULATION AND WE'RE NOT SEEING THE MARKET RESPOND.

BUT WE'RE GOING TO CONTINUE TO BUILD AFFORDABLE HOUSING.

>> I WOULD LOVE TO SEE THE NUMBERS IN TERMS OF THE ELDERLY HOUSING IN THE 2030 PLAN BUT I WOULD ADD WE HEAR THAT FROM CONSTITUENTS PARTICULARLY IN DORCHESTER, AND PARTS OF MATTA PAN IN MY DISTRICT, FOLKS WHO WANT TO DOWNSIZE BECAUSE THEY HAVE THESE LARGE HOMES AND WOULD LOVE TO MOVE INTO A BUILDING, BUT FRANKLY A BUILDING THAT IS INTERGENERATIONAL, NOT JUST SENIOR ASSISTED LIVING AND I THINK COUNCILOR BAKER TALKS ABOUT WHETHER IT'S LIVING ON TOP OF A LIBRARY OR SOMETHING ELSE. IT'S GOOD TO HEAR THAT.

TWO MORE POINTS.

ONE IS ARE WE DOING THIS \$5 MILLION VOUCHER PROGRAM?

>> SO WE'RE LOOKING AT IT. IT'S NOT IN THIS YEAR'S BUDGET BUT WE'RE CERTAINLY LOOKING AT IT VERY CLOSELY.

FOR US IT'S BEEN ANALYZING THE TRADEOFF OF DOING THE VOUCHER PROGRAM IF WE HAVE THE SAME RESOURCES.

DOING THE VOUCHER PROGRAM DOESN'T ALLOW US TO CONTINUE TO INVEST IN DEVELOPMENT.

AND IT'S BEEN OUR CALCULATION
THAT WE GET ADDITIONAL UNITS BY
DOING DEVELOPMENT OVER 20 -- YOU
LOOK AT 20 OR 30 YEARS, AND WE
CAN HELP MORE FAMILIES AND
INDIVIDUALS.

>> I KNOW IT'S SOMETHING I'M
SURE COUNCILOR ZAKIM WILL BRING
UP BUT I FULLY SUPPORT HIS
REQUEST.

I WAS JUST AT A CONFERENCE WITH
OTHER PRESIDENTS, INCLUDING THE
GENTLEMAN FROM D.C. TALKING
ABOUT THE SUCCESS OF THAT
PROGRAM AND FINDING MORE
CREATIVE TOOLS, AND NOW WE HAVE
CPA THINKING ABOUT HOW PIECE OF
FUNDING FROM CPA MAYBE IDP COULD
BE MATCHED UP TO DO A VOUCHER
PROGRAM.

AND LASTLY JUST THE McCORMICK,
THAT CAME UP, IN CONVERSATIONS
RELATED TO BPS POSSIBLY
TRANSFERRING LAND TO DND.
HAS THAT EVER HAPPENED BEFORE?
AND IS THIS IN CONNECTION WITH A
PLAN RELATED TO THE FACILITIES
PLAN?

WHERE DID THIS COME FROM?

AND WHERE IS IT GOING?

>> OKAY.

SO I THINK I TESTIFIED LAST
MONTH THAT THE SCHOOL COMMITTEE
HEARING, THERE WAS SOME --
THERE'S DISCUSSION RIGHT NOW
ABOUT WHETHER THAT FIELD NEXT TO
THE McCORMICK COULD BE BETTER
UTILIZED.

COULD THERE BE A PRIVATE
PARTNERSHIP SO THAT SITE CAN BE
ASSIST MORE CHILDREN IN THE
NEIGHBORHOOD, ASSIST THE SCHOOL
CHILDREN MORE, ASSIST THE
NEIGHBORHOOD, AND JUST BE MORE
ACTIVATED.

THE ADMINISTRATION HAS GOT SOME
FOLKS THAT ARE KIND OF LIKE WOW,
WE COULD DO SOMETHING WITH THIS.
WE COULD MAKE THIS REALLY GREAT
FOR THE NEIGHBORHOOD.

SO THE CONVERSATION WAS, DOES
THE SCHOOL DEPARTMENT SURPLUS IT
TO US, LET US -- LET US
COMMUNITY PROCESS ON THAT PIECE

OF LAND, IF IT DOESN'T MEET THE SCHOOL COMMITTEE'S GOALS, THEN THE LAND WOULD REVERT BACK. NOW WE'RE TALKING TO LEGAL ABOUT WHETHER WE HAVE TO GO THROUGH THAT.

WHY DON'T THEY HAVE A CONVERSATION WITH THE NEIGHBORHOOD.

MORE TO COME ON THAT.

THE IDEA IS NOT TO DO HOUSING THERE.

IT'S JUST MORE HOW CAN WE SUPPORT THE SCHOOL AND THE NEIGHBORHOOD WITH A MORE ACTIVATED PIECE OF LAND.

>> IS IT POSSIBLE, THOUGH, FOR, AT SOME POINT DOWN THE LINE, LOOKING AT PROPERTIES IN OTHER DEPARTMENTS, FOR HOUSING PURPOSES, SORT OF HOUSING BEEN TRANSFERRED FROM OTHER DEPARTMENTS, WHETHER IT'S BPS OR SOMEWHERE ELSE, TO THE DND FOR HOUSING PURPOSES?

>> OH, YES.

WE RECEIVE ALL SURPLUS -- SO WE'VE DEVELOPED OLD SCHOOLS INTO ELDERLY HOUSING.

EMPTY FIELDS, PARKING LOTS. THOSE KINDS OF THINGS.

SO AS WE CONTINUE TO DISPOSE OF OUR OWN PROPERTY, THAT CRITICAL IS GOING TO BECOME MORE IMPORTANT.

WE JUST DID -- WHAT'S THE -- ASSETS.

PUBLIC ASSETS.

HOUSING WITH PUBLIC ASSETS, RFI, WHERE THE HOUSING INNOVATION LABS HAS LOOKED -- HAS PUT OUT A BUNCH OF PUBLIC ASSETS, LIBRARIES AND SCHOOLS AND PARKING LOTS JUST FOR THE COMMUNITY'S GOOD THINKING AND IDEAS ON WHETHER WE CAN COMBINE HOUSING AND OTHER USES, AND GET A REFURBISHED PUBLIC ASSET.

SO THAT WORK IS UNDER WAY.

AND IT'S ON LINE NOW, TOO IF YOU WANT TO LOOK AT SOME OF THE IDEAS.

IT'S THE START OF A PROCESS.

IT'S THE START OF A

CONVERSATION.

BUT OTHER CITIES ARE LOOKING AT HOW CAN WE USE OUR PUBLIC ACCESS BETTER AND GET MORE FROM THEM?

>> AND MY LAST THOUGHT, JUST ONE THANKING YOU AND YOUR TEAM AGAIN, AND LOOKING FORWARD TO REVIEWING THE INFORMATION.

THERE'S A STUDY THAT'S GOING TO COME OUT AND HASN'T YET, I THINK BY NATIONAL LEAGUE OF CITIES LOOKING AT THE LARGER CITIES IN THE COUNTRY, FROM '96 TO 2016 IN TERMS OF AFFORDABILITY, AND PRICING OUT, AND DISPLACEMENT, AND THERE'S SORT OF A PREVIEW, AND I THINK BOSTON IS GOING TO BE AT THE TOP OF THAT LIST WHICH ISN'T NECESSARILY A GOOD THING. AND I'M WAITING TO SORT OF SEE IT.

IT WAS JUST SORT OF THROWN OUT THERE IN PASSING.

TO ME BECAUSE I WAS FROM BOSTON. AND SO I'M WAITING TO SEE JUST SORT OF WHERE WE MIGHT FALL WITH RESPECT TO OTHER CITIES, AND LOOKING AT '96 TO 2016 BECAUSE WE'RE DOING A LOT OF INNOVATIVE AND CREATIVE THINGS.

BUT WE ALWAYS WANT TO KNOW WHETHER OR NOT IT'S HAVING A DENT IN MAKING AN IMPACT BEFORE WE LOSE, YOU KNOW, OUR NEIGHBORHOODS.

RIGHT?

AND THE DIVERSITY OF OUR NEIGHBORHOODS AS THEY CURRENTLY EXIST.

THANK YOU FOR THE WORK YOU DO AND I ALSO WANT TO THANK YOU COUNCILOR ZAKIM FOR PUSHING THE VOUCHER PROGRAM.

>> COUNCILOR ZAKIM.

>> NICE SEGUE.

THANK YOU, CHIEF, GENTLEMEN, NICE TO SEE YOU.

THANK YOU FOR EVERYTHING THAT YOU'RE ALWAYS DOING EVERY DAY TO ADDRESS HOUSING ISSUES IN THE CITY OF BOSTON.

I WILL LEAD OFF, I DON'T THINK IT HAS TO BE ASKED AGAIN, BUT I DO WANT TO REITERATE MY SUPPORT.

I SEE MICHAEL HERE FROM THE COALITION OF HUD TENANTS WHO HAVE BEEN REALLY PUSHING THE HOUSING VOUCHER PROGRAM.

I THINK, YOU KNOW, FOR PRESIDENT ALLUSION TO THE SUCCESS OF THE PROGRAM IN D.C. WHICH IS REALLY WHERE I THINK OUR IDEAS FOR THIS CAME FROM, AND IT WORKS REALLY WELL THERE, AND I UNDERSTAND THAT WE HAVE LIMITED RESOURCES, AND THEY ARE ALWAYS LIMITED, AND I THINK WITH THE MESS IN WASHINGTON, THEY MAY BE EVEN FURTHER CONSTRAINED.

BUT AT THE SAME TIME THE NEED FOR PERMANENT, STABLE HOUSING ONLY GETS GREATER.

SO I WOULD JUST ENCOURAGE AND REITERATE MY REQUEST THAT WE DO PUT HOUSING VOUCHER PROGRAMS, CITY FUNDED, IN THE BUDGET. AND BEYOND THAT, I HAVE A COUPLE QUICK QUESTIONS.

THAT COUNCILOR BAKER AND I FILED LAST YEAR AND REFILED THIS YEAR A BILL AROUND NOTIFICATION FOR EVICTIONS.

YOU KNOW, I THINK IT WAS, WON'T CALL IT COMPANION BUT IT WAS RELATED TO THE JIM BOOKS BILL AND IT WAS AN ORDINANCE BECAUSE OBVIOUSLY THE JIM BOOKS BILL UP AT THE STATE HOUSE SORT OF OUT OF OUR HANDS AT THIS POINT. IT WAS A BILL, IT WOULD REQUIRE LANDLORDS, TO NOTIFY YOUR DEPARTMENT OF ANY EVICTIONS, AND THEN WOULD ALLOW YOUR DEPARTMENT TO SEND INFORMATION TO TENANTS ABOUT THEIR RIGHTS, ABOUT OFFICE OF HOUSING STABILITY, YOU KNOW, THAT SORT OF THING.

I JUST, YOU KNOW, I THINK WE'RE GOING TO BE BE WORKING TO THE ON THIS WITH THE NEW CHAIR -- WELL NOT THAT NEW, CHAIR OF THE HOUSING COMMUNITY DEVELOPMENT COMMITTEE COUNCILOR EDWARDS TO MAKE SURE THAT WE GET THIS IN PLACE TO ADDRESS SOME OF THE DISPLACEMENT ISSUES.

JUST WONDERED WHAT YOUR THOUGHTS WERE ON THAT AND HOW YOUR

DEPARTMENT AND HOW THE OFFICE OF HOUSING STABILITY WILL BE ABLE TO PUT THAT IN PLACE?

AND MAYBE WHAT'S HAPPENING NOW AND HOW WE CAN HELP.

>> YOU KNOW, WE HAVE BEEN VERY SUPPORTIVE OF THE JIM BROOKS STABILIZATION ACT.

AND WE'VE BEEN DISHEARTENED THAT THE STATE SEEMS TO HAVE ISSUES WITH SOMETHING THAT HAS ALREADY BEEN PRETTY WATERED DOWN.

WE'RE HOPEFUL THAT WE CAN GET THEIR COMMUNITIES AND WORK ON GETTING SOMETHING THAT THEY CAN SUPPORT ASAP.

I'VE BEEN A LITTLE BIT HESITANT ON THE ORDINANCE JUST BECAUSE OF THE ABILITY -- I MEAN, HOW WE ENFORCE IT.

AND ANY TIME SOMETHING IS PUT IN PLACE, THE POPULATION AND CITIZENS THINK THAT YOU SHOULD BE ABLE TO ENFORCE.

AND I JUST DON'T KNOW WHAT THE ENFORCEMENT MECHANISM S&L HERE. SO THAT'S MY ONLY CONCERN COUNSELOR, AND I THINK WE'VE TALKED ABOUT THAT.

>> HOW DO YOU FEEL RIGHT NOW ABOUT THE SETUP FOR WHETHER IT'S HOUSING STABILITY OR YOUR DEPARTMENT GENERALLY TO INTERVENE?

I KNOW, YOU KNOW, THERE'S NO REALTIME NOTIFICATION AT LEAST FROM LANDLORDS.

IT'S OFTEN WE RELY ON NEIGHBORHOOD GROUPS, INDIVIDUALS, TO LET US EITHER OUR INDIVIDUAL OFFICES OR YOU OR THE MAYOR'S HOTLINE KNOW ABOUT THIS.

HOW DO YOU FEEL THE CURRENT RESPONSE IS TO FOLKS WHO ARE BEING EVICTED?

I THINK TYPICALLY ONCE THEY, IF IT'S IN TIME AND KNOW ABOUT THEIR RIGHTS, THEY CAN BE VERY SUCCESSFUL IN ARRANGING A SETTLEMENT OR GETTING SIGNIFICANT RELOCATION PAYMENTS.

I MEAN, HOW DO YOU FEEL THAT'S GOING RIGHT NOW?

>> YOU KNOW, THERE'S STILL TOO MANY EVICTIONS AND THERE'S STILL TOO MANY LANDLORDS ASKING TENANTS TO LEAVE.

I JUST HAVE TO EXPRESS MY FRUSTRATION THAT WE'RE A GREAT CITY AND WE DON'T NEED TO BE DOING THIS TO FOLKS.

BUT, OKAY.

SO, I THINK WHEN WE GET THE CALL WE'VE GOT SOME VERY SKILLED PERSONNEL THAT ARE ANSWERING THE QUESTIONS, THEY KNOW HOW TO COACH PEOPLE ON THEIR RIGHTS. THEY KNOW HOW TO COACH PEOPLE ON GETTING RENT ARREARAGE PAYMENTS. I THINK THEY'RE DOING AN ADMIRABLE JOB UNDER VERY DIFFICULT CIRCUMSTANCES.

BUT YOU'RE RIGHT THE CALLS HAVE TO COME IN TO US, AND THAT'S WHY JIM BROOKS WAS GOING TO BE SO HELPFUL BECAUSE WE WERE GOING TO GET THAT INFORMATION, AND ONCE LANDLORDS KNEW THEY COULDN'T EVICT UNTIL THEY DID THAT, THEY WOULD NOT BE ABLE TO GO THROUGH AN EVICTION PROCESS UNTIL THEY FILED THAT, YEAH, I THINK IT WAS GOING TO BE A VERY POWERFUL TOOL.

SO I THINK WE'RE DOING THE BEST WE CAN, BUT FOLKS HAVE TO KNOW ABOUT US.

THE WORD IS GETTING OUT. WE ARE RECEIVING OVER 125 CALLS A WEEK.

SO PEOPLE DO KNOW IT'S A RESOURCE AND THEY KNOW THAT WE'RE GETTING RESULTS, SO I THINK THEY KNOW TO CALL.

>> THANK YOU.

>> BUT STILL, IT'S -- WE'RE NOT RECEIVING EVERYONE.

>> I LOOK FORWARD TO WORKING WITH COUNCILOR BAKER AND COUNCILOR FLAHERTY ON GOVERNMENT OPERATIONS AND YOU AND YOUR TEAM TO SEE WHAT WE CAN DO IN THE INTERIM WITHOUT STATE ACTION. AND MY FINAL ONE, MR. CHAIRMAN, WE HAVE -- I'VE BEEN WORKING AND WE HAD A HEARING HERE WITH FENWAY HEALTH AND THE FENWAY

INSTITUTE AROUND LG ABOUT THE Q
FRIENDLY SENIOR HOUSING AND I
KNOW THEY'RE LOOKING AT
TAKING -- TRANSFERRING SOME CITY
OWNED LAND FOR POTENTIAL
PROJECTS NOT IN MY DISTRICT
UNFORTUNATELY AT THIS TIME.
BUT IT'S A REALLY IMPORTANT NEED
AND THEY'RE GOING TO BE IN HERE
TALKING TO THE COUNCIL I THINK
IN THE COMING WEEKS, SO REMIND
MY COLLEAGUES IT'S AN
INTERESTING TOPIC AND IMPORTANT
ONE.

WHAT ARE YOUR VIEWS ON THAT?

DO WE HAVE ANY --

>> OH, WE LOVE THIS PROJECT.
WE'VE MET WITH THEM SEVERAL
TIMES.

WE'RE TOO THUZ YASTIC ABOUT IT.
THEY JUST HAVE TO FIND A SITE.
THEY'RE LOOKING AT SOME CITY
PROPERTIES THAT ARE NOT --
HAVEN'T BEEN SURPLUSED YET.
WE'RE GIVING THEM OUR LAND LIST
TO SEE IF THERE'S SOMETHING
THERE THAT WOULD WORK FOR THEM.
AND WE'RE ALSO ENCOURAGING THEM
TO ACTUALLY JUST BUY A PIECE OF
LAND, AND WE COULD HELP THEM
WITH THE ACQUISITION.

SO IT'S A GREAT, GREAT PROJECT.
WE WANT TO DO IT.

THEY JUST NEED TO LAND ON A
LOCATION.

>> GREAT.

THANK YOU VERY MUCH.

THANK YOU, MR. CHAIRMAN.

>> THANK YOU, AND WE'VE BEEN
JOINED BY DISTRICT CITY
COUNCILOR MATT O'MALLEY.
COUNCILOR McCARTHY?

>> THANK YOU VERY MUCH.

HE ALREADY GOT SOME LOVE EARLY.

>> OH, DOUBLE LOVE.

>> HE IS.

>> YOU ARE WORTH IT.

GOOD MORNING, EVERYBODY.

AND THAT'S A GOOD SEGUE FOR ME,
COUNCILOR ZAKIM, THAT PROJECT
WITH THE LGBTQ COMMUNITY IS
LOOKING AT THE ROGERS SCHOOL IN
HYDE PARK.

I WOULD LOVE FOR THEM TO GET

THAT BUILDING.

OR SOMEBODY TO GET THAT BUILDING.

WHEN THAT BUILDING WAS -- WHEN THAT SCHOOL WAS CLOSED FOUR YEARS AGO, I WILL BE VERY HONEST WITH YOU, THE ONLY PHONE CALLS THAT I RECEIVED WAS FROM THE LOCAL BUSINESSES SAYING, PLEASE, DON'T OPEN ANOTHER SCHOOL, MIDDLE SCHOOL IS TOUGH, AS YOU KNOW.

AND WHEN THE DOORS LET OUT THE BUSINESSES WERE AFFECTED NEGATIVELY WHEN KIDS CAME OUT. AND IT'S RIGHT -- IF YOU KNOW WHERE THE BUILDING IS, I KNOW YOU DO, IT'S RIGHT IN THE MIDDLE OF A NEIGHBORHOOD.

AND THIS WOULD BE PERFECT ADDITION TO THE NEIGHBORHOOD. SO THANK YOU VERY MUCH FOR THE LAY-UP, COUNCILOR ZAKIM.

A LOT OF THE HOUSING QUESTIONS HAVE BEEN ANSWERED.

THE ONE QUESTION THAT I STILL HAVE ISSUE WITH IS, SO WE'RE BUILDING 2650 NEW UNITS, WHICH SUN BELIEVABLE.

AND THEN WE SAY LOW, MODERATE AND MIDDLE INCOME.

WHAT IS THAT?

WHAT IS LOW, MODERATE AND MIDDLE INCOME?

IS THERE ANY -- IS THE NUMBERS? IS IT A -- YOU KNOW WHAT I MEAN? LIKE A SPECTRUM?

>> YEP.

IT'S TRACKED BY ACTUAL INCOME BANDS.

I MEAN, WE'RE PRETTY EXACT ABOUT IT.

LOW IS TYPICALLY HOUSING THAT'S UNDER 60% OF AMI.

AND I KNOW THE BIG AMI/BMI DEBATE CONTINUES AND RAGES.

BUT SO, YOU KNOW, FOR HOUSEHOLD OF THREE IT'S MAKING LESS THAN \$50,000.

MIDDLE INCOME, MIDDLE INCOME DEED RESTRICTION, RESTRICTED IS REALLY FOR FAMILIES MAKING 70% OR BELOW, AND YOU KNOW, THAT'S, YOU KNOW, IN THE 60s DEPENDING

ON THE FAMILY SIZE, MAYBE UP TO 70.
AND THEN WE DO LOOK AT NEW, IT'S A LITTLE CONTROVERSIAL, BUT WE DO LOOK AT THE MARKET RATE UNITS COMING ONLINE AND WE SAY, OKAY, IS ANY OF THIS, YOU KNOW, WHAT IS NONLUXURY?
WHERE CAN MIDDLE INCOME FAMILIES AND INDIVIDUALS MAKING ABOUT \$125,000, WHERE CAN THEY LIVE? IS ANY OF THIS AFFORDABLE TO THEM AND WE COUNT THOSE NUMBERS AS WELL.
YES, EVERY UNIT THAT WE COUNT HAS AN INCOME BAND ASSOCIATED WITH IT.
WE'D BE GLAD TO GET YOU THOSE DETAILS WITH THE INCOME BANDS.
>> THAT WOULD BE GREAT.
WE HAVE A LOT OF DEVELOPMENT IN DISTRICT 5, OR POTENTIAL DEVELOPMENT, POSSIBLE DEVELOPMENT HAPPENING, AND THOSE QUESTIONS CONTINUE TO COME UP.
>> SURE.
>> EXACTLY WHAT THESE BUILDINGS WILL LOOK LIKE ULTIMATELY AT THE END.
>> RIGHT.
>> AND, YOU KNOW, JOSH HAS TALKED ABOUT THE VOUCHER PROGRAM.
AND I THINK SOMETHING LIKE A VOUCHER PROGRAM HAS A POSSIBILITY OF WORKING.
MY THOUGHT AND COUNCILOR CIOMMO AND I HAVE HAD THIS CONVERSATION MANY TIMES, IS THAT INSTEAD OF HELPING OUT WITH A VOUCHER FOR RENTALS, TO HELP OUT FOR HOME OWNERSHIP.
A LOT OF THE DEVELOPMENTS THAT ARE COMING IN TO SPECIFICALLY INTO THE REVO SECTION I'VE ASKED DEVELOPERS TO LOOK INTO CONDOS OR OWNERSHIP.
I THINK WHEN THERE'S SKIN IN THE GAME IT TENDS TO BE A BETTER DEVELOPMENT, A BETTER PROJECT FOR EVERYBODY INVOLVED, WHETHER THERE'S LOW, MODERATE, MIDDLE OR EVEN LUXURY AT THE TAIL END.
WHEN THAT SPECTRUM IS COVERED,

THERE SEEMS TO BE A LOT OF
SUCCESS.
I ALWAYS GO BACK TO THE BEECH
STREET DEVELOPMENT IN ROSEN
DALE.
THAT USED TO BE A VERY TOUGH
BHA.
IT REALLY WAS.
THIS IS GOING WAY BACK.
WHEN I WAS THE NEIGHBORHOOD
COORDINATOR FOR RAY FLYNN I USED
TO GO TO THOSE MEETINGS AND
THERE WASN'T A SINGLE PIECE OF
GRASS IN THE ENTIRE DEVELOPMENT.
ONLY THE GRASS THAT GREW UP
BETWEEN THE CRACKS AND WE FOUND
OUT THE REASON WHY IS BECAUSE
THERE WAS ARSENIC IN THE GROUND
AND THE BEST WAY TO GET RID OF
ARSENIC IS TO KOIFRT, NOT GET
RID OF IT.
THEN WE HAD THE HOPE 6 GRANT.
NOW THE DEVELOPMENT HAS
COMPLETELY CHANGED AND WHEN I GO
TO THE BIMONTHLY NEIGHBORHOOD
MEETINGS, AND WE GIVE THE
SIX-MONTH POLICE REPORT, THE 911
CALLS FROM THE DEVELOPMENT ARE
MINUSCULE.
YOU KNOW THE LAST TIME WE WENT
THERE, WE WENT TO THE APRIL ONE,
I THINK THERE WAS SIX CALLS IN
THE NEW YEAR.
THREE WERE FOR MEDICAL.
TWO WERE FOR DOMESTIC AND ONE
WAS FOR LOUD MUSIC.
I MEAN THESE ARE NUMBERS THAT
REFLECT YOU KNOW, HIGH END CONDO
UNIT IN DOXBURY, SO I THINK IF
WE BUILD HOME OWNERSHIP AND
PEOPLE HAVE POSSESSION IT'S
OBVIOUSLY A BETTER PLACE.
AND MY LAST THING WOULD BE TO
DONALD, DONALD DOES A GREAT JOB
WITH ALL OF THE VACANT LOTS AND
THE FENCES AND ALL THAT STUFF.
AND I JUST AS SPRING IS
HOPEFULLY ABOUT TO SPRING AND
SPRUNG, HOPEFULLY WE CAN STAY ON
TOP OF THOSE, BECAUSE I THINK
THERE'S NOTHING WORSE THAN IFD
GOING OUT AND FINING PEOPLE FOR
AN UNKEPT LOT, YET OUR LOTS ARE
UNKEPT, AS WELL.

AND DONALD'S DONE A REALLY NICE
JOB.
SO THANK YOU FOR VERY RESPONSIVE
WHEN WE CALL.
WE HAVE A BUNCH OF LOTS IN
DISTRICT 5 YOU ALWAYS TAKE CARE
OF.
>> AND THIS BUDGET DOES PUT IN
FOR ONE MORE CLEANING CUT WHICH
WE THOUGHT WAS NEEDED.
>> YEAH, I APPRECIATE THAT.
THANKS VERY MUCH.
ESPECIALLY NOW LIKE SEPTEMBER,
OCTOBER, NOVEMBER ARE STILL
WARM.
SO MATT CAN TALK ABOUT THAT.
ALL RIGHT.
THANKS.
>> THANK YOU.
COUNCILOR BAKER?
>> THANK YOU, MR. CHAIR.
GOOD MORNING CHIEF DILLON AND
RICHARD AND DONALD.
HOW ARE YOU TODAY?
THANKS FOR COMING OUT.
CAN YOU TALK A LITTLE BIT, FIRST
I HEARD OF IT, WAS A -- THE
McCORMICK SCHOOL, I GUESS.
WITH THE INTEREST OF SURPLUSING
A PROPERTY.
CAN YOU TALK ABOUT THAT A LITTLE
BIT?
SO WE LOOK TO BE DOING A DIRECT
DESIGNATION OR SOMETHING LIKE
THAT HERE?
>> NO.
I DON'T -- WE HAVEN'T MADE A
DECISION.
I THINK WE JUST WENT TO THE
SCHOOL COMMITTEE TO TALK ABOUT
IT.
I THINK IT'S JUST TO TALK TO THE
NEIGHBORS.
WE WERE JUST GOING TO GET THE
GREEN LIGHT TO TALK TO THE
NEIGHBORHOOD, TALK TO THE
SCHOOL, ALONG WITH THE SCHOOL
DEPARTMENT, ABOUT HOW TO
ACTIVATE THAT SITE.
IT'S JUST -- IT'S A BALLFIELD.
BUT UNDERUTILIZED.
VERY, VERY LARGE IN AN AREA
WHERE THERE'S A LOT OF
NEIGHBORHOOD CHILDREN AND A LOT

OF SCHOOLCHILDREN.

I THINK THE IDEA OF THINKING IS,
IS THERE SOMETHING ELSE THIS
COULD BE TO HELP MORE
CONSTITUENTS?

>> YES.

BECAUSE I MEAN I QUESTION, AND I
KNOW IT'S A DIFFERENT HEARING,
BUT I QUESTION IF WE'RE GOING TO
CONTINUE TO INVEST IN THOSE
SCHOOLS DOWN THERE.

I MEAN, SO I WOULD WANT TO BE
KEPT UP TO SPEED ON WHAT'S
HAPPENING WITH THAT -- THAT
DISCUSSION.

AND SEEING AS WE'RE ON THE
TOPIC, DIRECT DISPOSITION, HAS
THE CITY EVER DONE THAT?

>> DONE --

>> DIRECT DESIGNATIONS OR CITY
SURPLUS?

>> NO.

WE CAN'T.

WE CAN DO DIRECT DESIGNATION IF
THE VALUE OF THE PROPERTY IS
LESS THAN \$25,000?

I THINK IT'S \$25,000.

I HAVE TO LOOK AT THE LAW.

IT'S A STATE LAW.

BUT IF IT HAS NOMINAL VALUE WE
CAN MAKE DIRECT DESIGNATIONS.
BUT EVEN THEN WE TYPICALLY
DON'T.

WE PUT OUT EVERYTHING FOR
COMPETITIVE BID AND PROPOSAL.

>> MM-HMM.

OKAY.

YOU HAD TALKED ABOUT HOUSING, I
THINK IT WAS FOUR ELDERLY
PROJECTS.

WHERE ARE THOSE FOUR PROJECTS?

I KNOW THE ONE DOWN ON O'CONNER
WAY WHICH SEEMS LIKE IT WILL BE
A WIN FOR US WITH THE MONEY
GOING DIRECTLY FROM DEVELOPMENT
DOWN ON THE WATERFRONT TO HELP
BUILD THAT.

WHERE ARE THE OTHER THREE?

>> WE HAVE ONE HOPEFULLY WE'LL
GET FUNDED FROM THE STATE.

RONALD STREET.

IT'S AN OLD SCHOOL SITE BUT JUST
LAND IN FOUR CORNERS.

YOU MENTIONED O'CONNER WAY.

WE HAVE -- WE'RE WORKING WITH AN OWNER OF A BUILDING IN THE NORTH END, NORTH MARGIN STREET. WE'RE WORKING WITH THE COMMUNITY ON RIVER STREET RIGHT --

>> SO IS THAT A PRIVATE DEAL IF YOU'RE WORKING WITH AN OWNER ON NORTH MARGIN STREET?

>> YES, YES.

>> SO PRIVATE DEVELOPER TO BUILD IT?

>> THEY'VE COME FORWARD SAYING WE WANT TO BUILD IT. WE DON'T NEED THIS BUILDING. WE WANT TO BE A GOOD ASSET FOR THE COMMUNITY, WE'RE WORKING WITH THEM NOW. IT WOULDN'T BE LARGE. BUT AND WE'RE ALSO PUTTING -- HAVING SOME COMMUNITY CONVERSATIONS ON A SITE ON RIVER STREET. AND LOWER MILLS, LOWER MILLS, KIND OF MATTAPAN LINE THERE.

>> YEAH.

>> TO SEE IF THE COMMUNITY WOULD ACCEPT ELDERLY HOUSING THERE. SO, EVERY TIME WE LOOK AT A PIECE OF LAND WE'RE REALLY SAYING, WOULD THIS BE SUITABLE FOR ELDERLY HOUSING BECAUSE THE NEED IS SO GREAT.

>> WELL I THINK IF WE CAN MAKE IT ELDERLY ONLY HOUSING AND IT WAS AN AGE, AN AGE LIMIT, I THINK PEOPLE WOULD BE MORE OPEN TO IT. THAT'S THE NORTH END ONE. SO PRIVATELY FUNDED. AND ARE WE SUPPORTING THEM HOW?

>> SO, IT'S A PRIVATE BUILDING THAT -- BUT WE WOULD BE PROVIDING MONEY, PROBABLY --

>> SO THE UNITS WOULD BE LOTTERY UNITS?

>> YES, EXACTLY.

>> AND HOW MANY UNITS WOULD BE THERE?

>> NOT MANY. IT'S A SMALLER BUILDING. I THINK 25 WE'RE LOOKING AT. YOU KNOW, IT'S IN A PRELIMINARY STAGE. IT HASN'T LANDED YET.

>> MM-HMM.
>> BUT AS WE SCOUT AROUND IT SEEMED LIKE A GOOD OPPORTUNITY.
>> YEAH.
>> AND WE KNOW THE MICHELANGELO SCHOOL IN THE NORTH END HAS A VERY LONG WAIT LIST.
>> YEAH.
IT CERTAINLY DOES.
AND THE BOSTON WAY HOME MONEY, IS THAT ALL GOING TO BE RUN THROUGH PINE STREET, AND THEIR SUPPORT OF HOUSING, SORT OF THE WAY THEY'RE DEALING WITH HOUSING NOW AND HOMELESS NOW?
>> THE COUNT IS CONTROLLED BY PINE STREET.
BUT --
>> SO THE MONEY THAT'S RAISED, THE MAYOR HAS ASKED PEOPLE TO RAISE THROUGH THE --
>> THAT IS CORRECT.
BUT IT'S NOT FOR THE OPERATION, SO IT'S GOT A VERY, VERY SPECIFIC --
>> BUILD HOUSING.
>> IF I COULD JUST TAKE ONE MINUTE.
OTHER --
>> I ONLY HAVE 40 SECONDS.
>> OH, NO, NO, NO.
BUT OTHER CITIES, OTHER LARGE CITIES THAT ARE GRAPPLING WITH HOMELESS PROBLEMS MUCH LARGER THAN OURS HAVE LARGER DEVELOPMENTS, YOU KNOW, 100-PLUS UNITS FOR HOMELESS INDIVIDUALS WITH WRAPAROUND SUPPORT SERVICES.
>> YES.
>> BECAUSE, TO HAVE THESE SMALL SITES, THESE DEVELOPMENTS, THEY'RE VERY INEFFICIENT AND THEY'RE VERY COSTLY.
AND I THINK ENTITIES LIKE PINE STREET ARE HAVING A HARD TIME RUNNING THEM.
SO THESE WOULD BE BEAUTIFUL DEVELOPMENTS, BUT WITH A LOT OF SERVICES.
BUT THEY'D HAVE SOME SCALE TO THEM.
AND THAT'S WHAT WE WANT TO USE THE MONEY FOR.

>> YEAH.
PROBABLY GOING TO BE SOME SORT
OF SWEET SPOT THERE, SHEILA,
WHETHER IT'S 30 TO 50 UNITS OR
SOMETHING LIKE THAT.
AND WE TALK SMALL UNITS, SO
PEOPLE MAY HAVE, LIKE A HALF A
KITCHEN OR WHATEVER.
>> THAT'S RIGHT.
LIKE A KITCHENETTE AND A BATH, A
LOT OF COMMON SPACE AND A LOT OF
PLACES WHERE STAFF CAN BE -- CAN
MAKE SURE THAT THEY'RE
SUCCESSFUL.
>> COMMON KITCHEN, COMMON LIVING
AREAS.
>> YEAH.
>> GREAT.
SOUNDS GOOD.
OKAY I'LL COME BACK.
THANK YOU.
>> THANK YOU.
COUNCILOR FLAHERTY?
>> THANK YOU, CHAIRMAN.
GOOD MORNING, CHIEF.
>> GOOD MORNING.
>> WANT TO PICK UP WHERE
COUNCILOR ZAKIM WAS WITH RESPECT
TO THE DATA COLLECTION PIECE.
WE STILL HAVE SOME WORK TO DO ON
THAT.
JUST WANT TO RENEW MY REQUEST TO
MAKE SURE WE HAVE THE OFFICE OF
HOUSING STABILITY.
I THINK THAT WAS CREATED BY
EXECUTIVE ORDER.
ONE WOULD ARGUE THAT THAT SHOULD
BE CREATED LEGISLATIVELY THROUGH
THE PARTNERSHIP BETWEEN THE
MAYOR'S OFFICE AND THE COUNCIL
TO GIVE IT, I GUESS, THOSE
CODIFYING, LEGISLATIVE,
EMPOWERING POWERS THAT ALLOW
THEM TO SORT OF AFFECT UATE FEES
AND FINES.
IF THAT'S STILL THE OPINION OF
EITHER YOURSELF OR OTHERS WE
JUST NEED TO MAKE SURE THAT
THAT'S DONE SO WE CAN MOVE
FORWARD ON THE DATA COLLECTION
FEES AS SOON AS POSSIBLE.
I WANT TO FOLLOW UP AND GET YOUR
THOUGHTS ON IF YOU HAVE ANY
INITIAL THOUGHTS ON THAT.

>> NO.
I'VE HEARD YOU MENTION THIS
BEFORE AND I MADE A NOTE TO
MYSELF TO FOLLOW UP WITH YOU ON
THIS.
>> GOTCHA.
THANK YOU.
WITH RESPECT TO THE IDP STUFF.
YOU HAD MENTIONED THE 623 UNITS
ON-SITE HOUSING IN SOUTH BOSTON.
>> MM-HMM.
>> OUT OF HOW MANY CITYWIDE, AND
OUT OF OVER HOW MANY SERVICE?
YOU'RE NOT IN ONE COUNTY I KNOW
FOR EXAMPLE, THE O'CONNELL
PROJECTS YOU HAD MENTIONED,
WE'VE BEEN PROBABLY TALKING
ABOUT THAT NOW FOR FIVE YEARS.
FOUR OR FIVE YEARS.
AND IT'S STILL NOT OPEN.
SO THESE THINGS TAKE TIME.
>> RIGHT.
I BELIEVE THESE ARE UNITS THAT
ACTUALLY EXIST.
SO O'CONNOR WOULDN'T BE IN THAT
COUNT.
SO WHEN WE LOOK AT ON-SITE -- OR
UNITS THAT WERE CREATED EITHER
ON-SITE OR OFFSITE, BY A
DEVELOPER, NOT MONEY, THEY'RE
3,000 UNITS IN TOTAL.
SO 632 OF THOSE 3,000 ARE
LOCATED IN SOUTH BOSTON.
>> OKAY.
>> WHICH IS A GOODLY PERCENTAGE.
>> OKAY.
AND THEN ON AVERAGE IT TAKES HOW
LONG FOR THAT TO HAPPEN?
>> OH.
THESE HAVE BEEN -- WE'RE
COUNTING SINCE THE BEGINNING OF
THE PROGRAM, WHICH WAS REALLY
2001.
BUT, THERE WERE NOT MANY UNITS
CREATED THEN.
AND THEN THE RECESSION.
SO MOST OF THIS ACTIVITY HAS
BEEN IN THE LAST FIVE, SIX
YEARS.
>> AND I WOULD ARGUE THAT IT
JUST TAKES A LONG TIME WHEN
YOU'RE DEALING WITH SORT OF DND
PROPERTIES, FEW WILL, WHETHER
THAT'S THROUGH THE IDP OR

WHETHER THAT'S THROUGH SITES OR
I DON'T KNOW WHAT IF ANYTHING
CAN BE DONE ON OUR END TO
EXPEDITE THAT PROCESS.
GIVEN THE AFFORDABLE HOUSING
CRISIS, AND GIVEN THE HOMELESS
CRISIS THAT WE FACE.
BUT I'LL JUST USE THE O'CONNELL
AS PROBABLY A PERFECT EXAMPLE.
I WANT TO SAY WE STARTED TALKING
ABOUT THIS FIVE YEARS AGO.
AND THERE'S STILL NOT A SENIOR
IN THAT RESIDENCE YET.
SO, WHAT IS IT THAT WE CAN DO?
IF WE'RE LOOKING AT OURSELF.
IF WE'RE A C.E.O. SAYING HOW DO
WE MANAGE THIS BETTER?
HOW DO WE STREAMLINE THIS
BETTER?
HOW DO WE BECOME MORE EFFICIENT?
YOU KNOW, INSTEAD OF HAVING IT
VIEWED AS A BUREAUCRATIC
NIGHTMARE, WHICH IS WHY I THINK
PEOPLE WOULD TEND TO SHY AWAY
FROM DOING BUSINESS WITH US.
I'D LOVE TO DO IT BUT YOU KNOW,
IT'S SO ARDUOUS, IT'S SO -- THE
PAGES, THE BOOKS, THE VOLUME,
OH, I'M JUST GOING TO DO THIS.
HOW DO WE CHANGE THAT SO PEOPLE
SAY, YOU KNOW WHAT I'M GOING TO
DO WITH MY AFFORDABLE
CONTRIBUTION?
I'M GOING TO CALL DND AND GET A
UNIT ONLINE ASAP?
HOW DOES THAT HAPPEN?
BECAUSE IF IT COULD HAPPEN I
THINK WE COULD HAVE MORE
PARTICIPATION.
>> YEP.
YOU KNOW, I SHARE YOUR
FRUSTRATION.
AFFORDABLE HOUSING PRODUCTION
TAKES TOO LONG.
WE'RE EITHER WAITING -- OUR
PROJECTS ARE WAITING AT THE
STATE, WAITING FOR STATE
RESOURCES THAT SOMETIMES TAKE
TWO OR THREE YEARS TO LINE UP.
SO THAT IS SOMETHING I FIND VERY
FRUSTRATING.
WITH O'CONNOR WAY, THE PROJECT
WAS GETTING OFFSITE
CONTRIBUTIONS FROM TWO SEAPORT

DEVELOPMENTS THAT WERE STALLED.
AND THAT'S THE REASON THAT
O'CONNOR WAY TOOK A LONG TIME.
SOMETIMES, IF A DEVELOPER HAS
GOT ALL THROUGH APPROVALS AND
THEY'RE JUST LOOKING TO LAND THE
UNITS IT CAN HAPPEN WITHIN SIX,
SEVEN, EIGHT MONTHS.

THIS PARTICULAR ONE WAS TIED TO
A COUPLE OF DEVELOPMENTS THAT
YOU PROBABLY KNOW THAT HAD
LAWSUITS, ET CETERA, AND BECAUSE
THE MARKET RATE DEVELOPMENT WAS
HELD UP, THE AFFORDABLE WAS HELD
UP.

PROBABLY SHOULD HAVE TALKED
ABOUT IT OR THOUGHT ABOUT
SWAPPING OUT FOR ANOTHER.
BUT I THINK THE RELATIONSHIPS,
AND THE, YOU KNOW, THE
UNDERSTANDINGS HAD BEEN MADE.
BUT I SHARE YOUR FRUSTRATION,
COUNCILOR.

>> VERY GOOD.

CPA, THANKS FOR YOUR
PARTICIPATION.

>> THANK YOU.

>> I LIKE TO ALWAYS ADD, HAD THE
PREVIOUS ADMINISTRATION ALLOWED
YOU TO PARTICIPATE WE WOULD HAVE
BEEN ABLE TO BEEN THE
BENEFICIARIES OF TENS OF
MILLIONS OF ADDITIONAL DOLLARS.
THAT SAID MOVING FORWARD
APPRECIATE THAT THE WALSH
ADMINISTRATION APPRECIATED THE
VALUE IN THE CPA.

THERE WAS A ROUND OF FUNDING
THAT'S GOING OUT IN MAY, I'M NOT
SURE IF YOU JUMPED ONTO THAT
ONE, BUT DO YOU PLAN TO FILE ON
THE APPLICATION FOR THE
SEPTEMBER ROUND AND IF SO WHAT
TYPES OF PROJECTS ARE INCLUDED
IN THAT?

>> SO WE ARE PUSHING, WE WOULD
NEVER LET PARKS GET ALL THE
MONEY IN THIS FIRST ROUND.
SO WE ARE PUSHING SMALLER
DEVELOPERS THAT ARE READY TO GO.
BECAUSE THE CAP IS \$500,000 PER
PROJECT.

SO WE DO HAVE A PIPELINE OF
PROJECTS THAT ARE GOING TO BE

SUBMITTING APPLICATIONS.
AND THEN THIS FALL WE'LL BE
LOOKING AT MORE OF OUR
TRADITIONAL, PROBABLY MORE
EXPENSIVE PROJECTS TO GO IN.
YES, WE'RE GOING TO UTILIZE
EVERY BIT OF MONEY THAT WE CAN.
>> IN SORT OF A GAP FINANCING --
>> YES.
GAP, BUT WE DON'T WANT
DEVELOPERS, TOO, TO BE BECOMING
TO LINKAGE AND IDP AND CPA.
SO WE'RE GOING TO BE LOOKING FOR
PROJECTS THAT WE'LLY NEED THE
CPA MONEY.
>> VERY GOOD.
AND THEN JUST LASTLY, WE'RE
BECOMING THE CITY OF THE VERY
RICH AND THE VERY POOR.
WHAT IS DND DOING ABOUT THE
MIDDLE CLASS.
AND I'M TALKING ABOUT THE
COLLEGE GRADUATE JUST STARTING
OUT IN THE WORKFORCE, STRAPPED
WITH STUDENT DEBT, AND, YOU
KNOW, PAYING A PRETTY DECENT
RENT AND/OR TWO NEWLYWEDS THAT
WANT TO MAKE A COMMITMENT TO
STAY IN THE CITY, THE
NEIGHBORHOOD THEY WERE BORN AND
RAISED IN, CHANCES TO MOVE THOSE
PERCENTAGES TO GET THAT
DEMOGRAPHIC?
WE SEEM TO DO A GREAT JOB WITH
THE LUXURY CONDOS.
WE SEEM TO DO A GREAT JOB AROUND
YOU KNOW THE AFFORDABLE PIECE
FOR THE LOW INCOME AND FOR
HOMELESS, BUT I'M REALLY
CONCERNED ABOUT THAT MIDDLE
SECTOR THAT THE COLLEGE
EDUCATED, THE WORKFORCE, THE
BRAIN POWER THAT'S GOING TO TAKE
THE CITY TO THE NEXT LEVEL AND
THEY'RE BEING PRICED OUT OF
BOSTON IN RECORD NUMBERS.
>> I COULDN'T AGREE WITH YOU
MORE.
AND WE ARE VERY FOCUSED ON
MIDDLE INCOME PRODUCTION.
WE NEED THE MARKET TO STEP UP
AND CONTINUE TO PRODUCE THINGS
THAT MIDDLE INCOME HOUSEHOLDS,
YOUNG FAMILIES, CAN AFFORD.

AND I AGREE WITH FOLKS THAT SAID THAT WE NEED A MORE AFFORDABLE, NOT BIG "A" AFFORDABLE BUT MORE MARKET RATE AFFORDABLE MORE HOME OWNERSHIP TOO.

WE'RE FUNDING SOME OF THAT BUT I THINK THE MARKET NEEDS TO DO THAT AS WELL.

THAT'S WHY WE COUNT EVERY UNIT. BECAUSE WE'RE NOT -- IT SEEMS LIKE WHEN YOU LOOK DOWNTOWN THAT WE'RE BUILDING JUST LUXURY HOUSING BUT WE'RE NOT.

WE'RE BUILDING HOUSING ACROSS THE SPECTRUM.

BUT I THINK WE NEED TO ASK DEVELOPERS, EVERY TIME THEY COME TO YOU OR ME WE SHOULD BE SAYING AND WHAT ARE YOU DOING FOR THE MIDDLE CLASS.

>> RIGHT.

>> SOME OF OUR AFFORDABLE PROJECTS THAT THE WE'RE FUNDING, WE ARE ASKING DEVELOPERS TO DO A MIX OF INCOMES.

YOU KNOW, DO THE LOW INCOME AFFORDABLE, BUT ALSO HAVE A BAND FOR MIDDLE INCOME.

THAT'S IMPORTANT.

THIS BUDGET HAS AN INCREASE --

>> CAN I JUST ASK YOU WHAT IS YOUR DEFINITION, THIS FIGURE, PUT THE PERCENTAGES ASIDE LIKE 150 TO 160, JUST GIVE ME REAL NUMBERS.

SO, YOUNG PERSON STARTING OUT MAKING BETWEEN SAY \$60,000 AND \$80,000, COLLEGE EDUCATED, AGAIN, STRAPPED WITH SOME STUDENT DEBT, PAYING A DECENT RENT NOW.

THEY HAVE ANY SHOT AT GETTING ANYTHING IN DND?

OR IS IT -- BECAUSE WHAT'S HAPPENING IS THEY'RE MAKING JUST A LITTLE TOO MUCH MONEY TO QUALIFY.

>> YEP.

>> BUT NOT ENOUGH MONEY TO AFFORD TO LIVE IN THE CITY.

>> RIGHT.

>> AND I THINK THAT'S THE DEMOGRAPHIC.

WE'VE GOT TO CHANGE THOSE

PERCENTAGES TO GO AFTER THOSE
KIDS TO KEEP THEM IN THE
NEIGHBORHOODS THEY WERE BORN AND
RAISED IN.

>> WE ARE DEVELOPING SOME RENTAL
HOUSING IN THOSE BANDS.
BUT YOU'RE RIGHT WE'RE SPENDING
MOST OF OUR MONEY IN A LOWER
INCOME BAND FOR RENTAL.
WE ARE FUNDING HOME OWNERSHIP
PROJECTS THAT ARE, I'M GOING TO
USE \$80,000 TO \$100,000.
BUT LIKE YOU SAID, 60, 70 IN
THERE.

>> 60, 70 GRAND A YEAR?

>> YEP.

AND THE BPDA, THE IDP UNIT THAT
THEY'RE DOING ON SITE ARE VERY
MUCH IN THAT SWEET SPOT.
AND WE'RE SEEING A LOT OF MIDDLE
INCOME YOUNG COLLEGE GRADUATES,
COUPLES, AVAIL THEMSELVES OF THE
BPDA LOTTERIES.

AND REALLY ALL OF THE IDP
ON-SITE UNITS ARE SORT OF IN
THAT, YOU KNOW, HIGH 50s, 60s,
70% AMIs.

SO I REALLY THINK THAT A LOT OF
THE IDP UNITS ARE BEING CREATED
ARE FOR THAT SORT OF THE
DEMOGRAPHIC THAT YOU'RE TALKING
ABOUT.

SO, WE NEED TO ASK THE MARKET TO
DO MORE.

I THINK IDP IS REALLY SERVICING
THAT NEED AND WE'RE LOOKING AT
MORE AT MIXED INCOME
DEVELOPMENTS EVERY CHANCE WE
GET.

WE HEARD MOST RECENTLY THAT
PEOPLE REALLY WANT TO SEE A
THIRD, A THIRD, A THIRD.
THEY REALLY WANT TO SEE THAT
MIDDLE INCOME BAND IN
NEIGHBORHOODS IF WE PUT OUT
RFPs.

SO WE'RE GOING TO CONTINUE TO
TODAY THAT.

>> COUNCILOR ESSAIBI-GEORGE?

>> THANK YOU, CHAIRMAN.

THANK YOU CHIEF DILLON FOR BEING
HERE.

I WANT TO JUST, FOR THE RECORD,
THANK YOU FOR YOUR LEADERSHIP ON

THE FAMILY-LED STABILITY
PROJECT, AND OUR OFFICES WORK IN

PARTNERSHIP WITH SOME OTHER
DEPARTMENTS AROUND FAMILY
HOMELESSNESS IN PARTICULAR.
AND FOR INCLUDING ME IN THAT
WORK.

BECAUSE IT IS VERY IMPORTANT FOR
US TO MAKE SURE THE CITY THAT
WE'RE NOT FORGETTING ABOUT
FAMILY HOMELESSNESS AS WE FOCUS
ON INDIVIDUAL HOMELESSNESS.

I DO WANT TO FOLLOW UP ON
COUNCILOR FLAHERTY'S LINE OF
QUESTIONING AROUND THE -- SOME
OF THE INCLUSIONARY HOUSING AND
THE LOTTERY.

FOR BOTH RENTAL AND HOME
OWNERSHIP OPPORTUNITIES.
WE TALKED ABOUT IT I THINK LAST
YEAR AND WE'VE TALKED ABOUT IT
OVER THE YEAR.

HAS THERE BEEN ANY GAINS IN
RELATION TO FAIR HOUSING, IN
HELPING INDIVIDUALS WHO LIVE IN
A PARTICULAR COMMUNITY STAY IN
THAT PARTICULAR COMMUNITY
THROUGH OWNERSHIP OR RENTAL
LOTTERIES?

>> SO, WE HAVE GOTTEN APPROVAL
FROM FAIR HOUSING TO GIVE SOME
PRIORITY, AND I'M GOING TO GET
YOU A BETTER ANSWER THAN THIS.
I KNOW IT.

BUT I WANT TO WRITE IT DOWN AND
GIVE YOU THE ACTUAL POLICY,
COUNCILOR.

BUT, IF A NEIGHBORHOOD IS
DIVERSE, IF IT MEETS FAIR
HOUSING'S DEFINITION OF BEING
DIVERSE ENOUGH, THEN WE CAN GIVE
PRIORITY TO SOME FOLKS FROM THE
NEIGHBORHOOD THAT WOULD BE
GETTING DISPLACED.

IT'S MORE COMPLICATED THAN THAT.
THAT'S WHY I REALLY WANT TO GET
YOU THE LANGUAGE.

IF, THOUGH, A NEIGHBORHOOD IS
NOT -- DOESN'T MEET THE FAIR
HOUSING DEPARTMENT'S DEFINITION
OF DIVERSE, THEN THEY -- THEY
THINK THAT NEIGHBORHOOD
PREFERENCE, AS DOES HUD, WOULD

BE A FAIR HOUSING VIOLATION.
WE ARE WORKING WITH OUR FAIR
HOUSING DEPARTMENT HERE AND THE
STATE RIGHT NOW ON WHAT I THINK
WOULD BE A VERY GOOD POLICY,
THAT I DON'T THINK HAS ANY FAIR
HOUSING ISSUES.
ALTHOUGH, STILL TRYING TO WORK
WITH THE STATE ABOUT FOUR MONTHS
LATER, THAT SAYS -- THAT WOULD
SAY IF NEW AFFORDABLE UNITS ARE
COMING ONLINE, AND YOU CAN PROVE
THAT YOU ARE AT RISK OF HAVING
TO LEAVE YOUR HOME, IN BOSTON,
OR LEAVE YOUR HOME BECAUSE YOU
ARE RENT BURDENED, THAT YOU
COULD ACCESS THOSE -- SOME OF
THOSE UNITS WOULD BE SET ASIDE,
AND YOU WOULD HAVE PREFERENCE TO
SOME OF THOSE UNITS.
SO IT'S NOT NEIGHBORHOOD BASED.
BUT IT'S NEED BASED.
WHICH I THINK IS ALSO AN
INTERESTING CONCEPT.
BECAUSE RIGHT NOW YOU HAVE A
LOTTERY, AND, YOU KNOW,
EVERYBODY CAN PUT THEIR NAME IN,
WHICH IS FINE.
AND THEY PICK OUT, YOU KNOW,
NAMES FROM A LOTTERY.
AND THAT'S A VERY FAIR WAY OF
MAKING SURE THAT EVERYBODY HAS
EQUAL CHANCE OF GETTING THOSE
UNITS.
BUT I THINK SOMETIMES IF YOUR
FAMILY, AND YOU'RE PAYING 50%,
60% OF YOUR INCOME TOWARDS RENT,
THAT THE NEW UNITS COMING ONLINE
SHOULD SERVE YOU BETTER.
SO I'M REALLY WORKING HARD ON
THAT POLICY.
>> GREAT.
AND TO PARTICIPATE IN ANY OF THE
LOTTERIES DO YOU NEED TO BE A
BOSTON RESIDENT?
>> PREFERENCE.
IF IT'S STATE FUNDED, 70% OF THE
UNITS CAN GO TO HOUSEHOLDS THAT
ARE LIVING IN BOSTON.
THE STATE, BECAUSE THEY HAVE
STOMP MONEY IN THEIR RESERVES.
THEY DON'T WANT 100% BUT WE GET
70% PREFERENCE.
>> AND THEN ON ANY OF OUR LAND

DISPOSITION WHEN WE DISPOSE OF
PROPERTY FOR AFFORDABLE CAN WE
PUT A BOSTON RESIDENTIAL
REGULATION?

>> YES.

I KNOW WHEN WE FUND WE HAVE A
70% PREFERENCE.

IF IT'S JUST LAND?

IT'S A PREFERENCE.

IT'S A PREFERENCE, RIGHT.

SO IF -- AND NO ONE SHOWED UP IN
THE LOTTERY THAT WAS FROM
BOSTON, WHICH IS NEVER THE CASE,
THEN WE WOULD HAVE TO DEFER AND
GO TO THE FOLKS THAT DID SHOW
UP.

BUT USUALLY THERE'S NOR BOSTON
RESIDENTS THAN WE CAN SERVE.

SO 70%.

>> RIGHT.

AND THEN WE HAD HAD A HEARING
JUST OVER A YEAR AGO NOW, ABOUT
A YEAR AGO, REGARDING THE
ONLINING THE PROCESS FOR THE
LOTTERIES.

AGAIN FOR RENTAL OR FOR
OWNERSHIP.

AND I UNDERSTAND THE ROLE OF THE
METRO LIST.

BUT BECAUSE HOUSING LOTTERIES
COME FROM DIFFERENT PLACES, HAVE
WE MADE ANY -- I THINK THERE'S
REFERENCE TO A COMMON APP BEING
USED.

IS THERE ANY UPDATE ON THIS?

OR ANY MOVEMENT TOWARDS uu
STREAMLINING THE PROCESS TO
ACCES#|(THOSE UNITS?

>>ñr I-mÑÑjr GOING TOçó GET YOU A MOREÑiÑix

COMPLETE UPDATE BUT WORKING WITH

DOñr IT, THEREñrñ%i ISñrçpGñÑi AÑiñrÑi CpGAU|>N#|ÑiÑi THATÑiñrñrçóñrçSñI|

EVERYONEÑi

EVERYONE ISçóÑi USING,=

THAT EVERYTHING IS USING.

THERE IS MONEY IN THE CAPITALÑiçóÑiÑi)3

BUDGET, DEVON, RIGHT?

DO YOUÑiÑi HA)M| ANçu

>> YES.

COUNCIL, THERE'S FUNDING IN THE

CAPITAL BUDGET AS SHEILA

MENTIONED INñrÑi HER OPENIN

REMARKS, TO TAKE US TOçóÑi THE NEXT

PHASE.Q&C @&C

THE WAYÑiçóÑiÑiÑi|r TOçó A YOOUFERLS

APPLICATION BUT THE NEXT --
YEURLS UNIVERSAL PROCESS, BUT
THAT TAKES DIFFERENT MANAGEMENT
FROM PROPERTY MANAGEMENT TO
AGGREGATE THAT, SO PEOPLE CAN
SEE ALLt(çó THE OPPORTUNITIES THAT
ARE OUT THERE.
BUT IT'S NOT GOING TO BE QUITE
TO THE LEVEL OF UNIVERSAL
APPLICATION.
>> WHAT IS THE PERCENTAGE THAT
THE METRO LIST CAPTURES OF THE
ONES THAT ARE AFFORDABLE?
>> ALT THE AFFORDABLE UNITS
COMING ON --
>> ALL NEW.
>> .I CAN'T SPEAK TO WHAT
POr
COMPANIES AND DEVELOPERS DO
THAT.
>> THE LAST QUESTION, I'LL WAIT=)ii
WHEN WE MET WITHÑi ASSESSING, ANDxD
I THINK OVER THE BUDGET OVERVIEWx
PROCESS /%xrñr]/>ÑiÑ-
DEPENDENCE ON PROPERTY TAX AND
NEWñrñr GROWTH.
THE WAY IT WAS LAST YEAR.
DO WE HAVE A PROJECTION OF THE
INCLUSIONARY FUND BASED ON THE
LESSON OF THE PROJECTIONS FOR
NEW GROWTH?
>> DO WE HAVE THE PROJECTION?
>> I DON'T HAVE THAT IN FRONT OF
ME RIGHT N)My SORRY.
>> IT DOES DIRECTLY IMPACT THE
PRODUCTION OF AFFORDABLE UNITS
ON YOUR END?
>> ABSOLUTELY.
>> IT WOULD BE GOOD TO KNOW, AS
WE'RE LOOKING FOR LESS NEW
GROWTH OR PLANNING FOR LESS NEW
GROWTH, ,E'RE ALSO GOING TO BE
PLANNING FOR LESS NEW AFFORDABLEçó
UNITS.\$kZeñrñrçó ABSOLUTELY.
WE AREÑiñr GETTING THE MAJORITYÑi OF
OUR RESOURCES RIGHT NOW FROM NEWñr
DEVELOPMENT.
I WILL SAY THAT IT'S -- THERE'S
NO MAJORçó CLIFF.
BECAUSE IDP AND LINKAGE PAYñr IN
OVER 7 YEARS.
IT DOESxD HELP, ALTHOUGH WEÑi WANT
THEÑi MONEYñr IMMEDIATELY TO SPEND
IT>'ów3Y5C

PROJECTS, HAVING IT SPENT OVER YEARS DOES HELP TO EQUALIZE YEAR TO YEAR SO THERE'S NOT A DRASTIC FALLING OFF.

>> THANK YOU, I'LL SAVE THE REST FOR NEXT ROUND.

>> NIXDCOUNCILOR EDWARDS.

>> THANK YOU, GOOD AFTERNOON I GUESS.

I WANT TO SAY CONGRATS TO YOUR DEPARTMENT, FOR MY FORMER COLLEAGUES, I LOVE ALL.

PART OF THAT CONGRATS IS, A LOT OF YOU'RE PUSHING A LOT OF THE LARGER COMPANIES TO REVEAL THAT DATA TO YOU, WHILE WE'RE IN THE MIDDLE OF SEEING IF THE STATE HOUSE WILL REACT, WHILE WE'RE TRYING TO GET SOME OF THE DATA OUT

DEALING WITH WHAT THAT REQUIRES WITH OHS BECOMING A FORMAL ENTITY.

I KNOW AND D AND D STOOD UP AND SPECIFICALLY REQUIRED THE CONTRACTING ENTITIES TO GIVE SOME OF THAT ACCOUNTABILITY. SO I WAS JUST C5K=UM HOW THAT WAS GOING.

CONTRACT ROUNDS?

DO YOU HAVE DATA?

>> WE DO HAVE DATA, I DIDN'T BRING IT WITH ME.

BUT WE'RE SEEING A SLIGHTLY POSITIVE TREND.

>> SO I'M GLAD TO SHARE THAT WITH YOU.

BUT WHAT WE HAVE NOTICED IS THAT NOW WE'RE -- I THINK WE'RE SHINING A LIGHT ON THE EVICTION ISSUE AND THAT'S VERY, VERY HELPFUL.

AND I THINK IT'S INTERESTING WE ALL CALL ON EVICTION, I'M SURE YOU ALL DO, TOO, WHEN SOMEONE IS GETTING EVICTED, THE RESPONSE IS BETTER, I THINK WE ARE COLLECTING THE DATA AND MANAGING THE DATA, AND BEING MORE RESPONSIBLE ON EVICTIONS, VERY GOOD.

WE ARE ASKING STAFF NOT TO SHOW ONLY THE NUMBERS ON EVICTIONS

BUT ALSO ASKING THEM TO GIVE US
A PLAN FOR REDUCING EVICTIONS.
WHAT'S YOUR PLAN SO YOU'RE NOT
DOING AS MANY EVICTIONS.
THEN WE REALIZED WE DIDN'T KNOW
WHAT A GOOD PLAN LOOKED LIKE, A
BAD PLAN, WE ARE
FOLKS, KATE BRADY AND DOMINIQUE
AND OTHERS, TO SAY WHAT'S THE
BEST PLAN, WHAT ARE WE LOOKING
AT WHEN WE ASK A DEVELOPMENT AND
MANAGEMENT COMPANY FOR A GOOD
PLAN TO REDUCE EVICTIONS, WHAT
DOES THE PLAN LOOK LIKE?
THAT WILL BE PART OF THE NEXT
FUNDINGS ROUND.
I THINK THAT WILL WORK.
>> IS THAT WORKING MORE WITH
HOME STARTS?
>> IT SHOULD HAVE ALL OF THE
RESOURCES LISTED.
>> OKAY.
SO I WANTED TO ASK A LITTLE BIT
ABOUT THE RECENT, I THINK IT WAS
A CITY AUDIT ON SECTION 3
HIRING.
AND I THINK THERE'S BEEN SOME
CONFUSION ABOUT WHAT IT'S
ACTUALLY SAYING VERSUS WHAT IT'S
ACTUALLY SAYING.
SO WHEN YOU FIRST LOOK AT IT, IT
SHOWS ON SECTION 3 HIRING OR ON
SECTION 3 HIRING (SHOULD BE THE
CONTRACTS FOR BOSTON RESIDENTS
AROUND AT RACIAL DIVERSITY,
IN THAT AUDIT IT SHOWED FOR
EXAMPLE THE SECTION 3 REPORTING
OUT, CONSTRUCTION CONTRACTS
AWARDED THAT IT WAS, WHILE D AND
D HAD REPORTED \$20 MILLION, THAT
THAT NUMBER WAS OVERSTATED BY \$9
MILLION.
I THINK THERE IS PROBABLY A
OF THAT.
SECTION 3 HIRES AT 163
OVERSTATED BY 28.
AND SO IF YOU COULD JUST WALK
THROUGH WHAT THE --
>> WE DIDN'T TAKE A LOOK AT THAT.
THIS MORNING -- LAST NIGHT AND
THIS MORNING.
IF IT'S OKAY WITH COUNCIL I'LL
HAND THIS TO RICK WHO REALLY
KNOWS THE DETAILS.

>> YES, COWRNL.
THE SECTION -- BE BE COWRNL.
THAT FINDING
THAT YOU'RE TALKING ABOUT WAS
FROM FISCAL YEAR 2016, THAT SAID
AS YOU POINTED OUT THAT WE HAD
OVERRECORDED THE DOLLARS AND THE
JOBS CREATED.
THE AUDITORS PROVIDED US WHEN
THEY PROVIDED THE FINDING WE
LOOKED AT I AND WE REALIZED WE
HAD PROVIDE PROVIDED IN THE
SUMMARY REPORT FOR THAT YEAR DID
NOT CORRESPONDING CORRESPOND OR
DID NOT ALIGN WITH THE BACKUP WE
PROVIDED.
THAT IS WHAT ACCOUNTED FOR THE
DISCREPANCIES.
WE ACKNOWLEDGED THAT MISTAKE WAS
MADE, ADMINISTRATIVE ERROR, A
CONFUSION AROUND TWO DIFFERENT
YEARS REPORTING, AND DIDN'T
COMPLY WITH THE SUMMARY REPORT.
WE HAVE MULTIPLE LAYERS OF
REVIEW TO MAKE SURE THE
CALCULATIONS ARE CORRECT AND THE
BACKUP CORRESPONDS TO THE REPORT
AND WE HAVE ACTUALLY ALREADY
SUBMITTED THE FOLLOWING YEAR'S
REPORT TO HUD.
THEY'VE LOOKED AT IT, THEY
REVIEW THE CALCULATIONS AND SAID
EVERYTHING LOOKS FINAL.
WE THINK WE HAVE A -- LOOKS
FINE.
WE'RE SURE WE HAVE A BETTER
SYSTEM IN PLACE AND THE RESULT
DOESN'T LOOK LIKE THAT AGAIN.
>> I HAVE A QUESTION FOR REMS, I
NOTICE THAT THE DEPARTMENT HAS A
TARGET OF FY 19, FOR BUILDINGS
TO BE SOLD OR TRANSFERRED.
AND I WAS JUST CURIOUS IF YOU
COULD BREAK DOWN, OF THE NOTICE
SURPLUS PROPERTIES, AWAY NUMBER
ARE A RESULT OF TAX FORECLOSURE?
>> ALL THE SURPLUS PROPERTIES.

>> ARE FROM TAX FORECLOSURE?
>> OUR SURPLUS PROPERTIES.
-- OR SURPLUS PROPERTIES.
>> OF THE TOTAL, JUST ROUGH
CALCULATION, HOW MUCH ARE TAX
FORECLOSURE AND HOW MANY FROM

SURPLUS PROPERTIES?

>> 95% -- I'M NOT MAKING THIS UP, VERY SMALL PERCENTAGE OF SURPLUS PROPERTIES.

>> JUST CURIOUS, TON FORECLOSURE AND THE PROCESS OF -- ON THE FORECLOSURE, WHEN YOU DO GET THE TAX FORECLOSURE AND ULTIMATELY A FORECLOSURE HAPPENS, I'M FULLY AWARE OF THE IMMENSE AMOUNT OF WORK TO PREVENT PEOPLE FROM EVEN GOING INTO FORECLOSURE.

ANOTHER DEPARTMENT I CAN COMMEND ON THE AMOUNT OF WORK ALMOST DOWN TO SOCIAL-WORK LEVEL YOU TRY TO DO TO KEEP PEOPLE IN THEIR HOMES.

>> YES.

>> BUT TAX FORECLOSURE AND THE LAW DEPARTMENTS AND THAT PROCEDURE, WHAT IS THE CHANNELING OF THAT PROPERTY TO CDC TO OPEN SPACE TO NONPROFITS, WHAT HAPPENS AT THAT POINT OR IS THE CITY JUST TRYING TO CAPTURE ITS TAX DOLLARS AND MOVING ON?

>> THE VAST MAJORITY, ONCE AGAIN, AND WE CAN GET YOU NUMBERS, WE'RE PUTTING OUT THE LAND EITHER SURPLUS OR TAX, FOR TAX TAKING, FOR AFFORDABLE MIDDLE INCOME, DEED RESTRICTED HOUSING, URBAN AGRICULTURE, COMMUNITY GARDENS.

THERE IS OCCASIONALLY A PIECE OF PROPERTY THAT WE'VE EVALUATED, IT DOESN'T LEND ITSELF TO ANY OF THE ABOVE.

IT'S GOT A LOT OF WORTH AND WE WILL SELL IT FOR RESOURCES SO THE CITY CAN MAKE REVENUE.

THOSE ARE RARE.

ESPECIALLY NOW, IN THE LAST FIVE YEARS OR SO SINCE WE REALLYñI STARTED, FIVE, SIX YEARS SINCE WE'VE HAD HOUSING -- AFFORDABLE HOUSING CRISIS, THE VAST MAJORITY HAS GONE FOR AFFORDABLE HOUSING.

WE CAN GIVE YOU THE BREAKDOWN.

>> AND LARGELY GOING TO A LARGE DEVELOPER WHO IS COMMITTED TO AFFORDABLE HOUSING?

>> IT CAN VARY, WE HAVE VARIOUS

LEVELS OF FOLKS BASED ON THE PROGRAM.

SO IF IT'S HOMES THAT'S ONE SPECIFIC GROUP.

LARGER SITES YOU MAY HAVE THE CDC OR MID SIZE SORT OF DEVELOPER.

>> I WOULD SAY OUR SMALLER INFILL DEVELOPMENTS, THE HOME OWNERSHIP.

>> EVEN IF IT'S SECTION 22 --

>> YOU WANT ME TO WRAP IT UP?

>> ALL RIGHT I'LL WAIT --

>> GO AHEAD, GO AHEAD.

>> OUR NEIGHBORHOOD HOMES INITIATIVE THAT DONALD MENTIONED WE ARE TRYING -- DONALD MENTIONED, WORKING WITH LOCAL CONTRACTORS TO BUILD THE NEW HOMES, WE'VE BEEN VERY SUCCESSFUL FOR THAT.

IT'S TOO SMALL FOR THE LARGER NONPROFITS.

PLUS WE WANT TO -- WE WANT TO KEEP THE MEN, THEY ARE USUALLY MEN, TO PARTICIPATE IN THE PROGRAMS.

>> I'LL WAIT FOR THE NEXT ROUND.

>> COUNCILOR O'MALLEY.

>> THANK YOU MR. CHAIR. THIS IS BEEN MY 8th BUDGET SEASON.

I REALLY APPRECIATE THE WORK YOUR TEAM IS DOING, AMONG THE LARGEST ISSUES WE'RE FACING AS A CITY.

IT'S AMAZING TO THINK THE ECONOMY HAS NEVER BEEN STRONGER, REAL ESTATE VALUES HAVE NEVER BEEN HIGHER YET AT THE SAME TIME WE ARE SEEING PEOPLE DONATED. WE ARE DEALING WITH ISSUES

AROUND DISPLACEMENTS, GENTRIFICATION, ET CETERA.

APPRECIATE YOUR GOOD WORK.

I HAVE SIX QUESTIONS CHEMI WANT TO GET THROUGH ALL OF THEM.

IF I CUT YOU OFF I APOLOGIZE FOR BEING RUDE AHEAD OF TIME.

5%.

LESS THAN \$750,000, CAN YOU BRIEFLY TALK ABOUT WHAT THAT IS?

>> THAT IS GOING TO BE A FEW OF THE INVESTMENT STAFF SHEILA OFFERED IN HER OPENING REMARKS

IN THE OFFICE OF HOUSING
STABILITY.
ABOUT \$360,000 OF THAT HAS GONE
TO THE OFFICE OF HOUSING
STABILITY, LEGAL ASSISTANCE AND
SO FORTH.
THAT WAS OFFSET BUY REDUCTION
FROM ANOTHER INVESTMENT, FOR
VETERANS HOMELESSNESS, A GRANT
WE PROVIDED TO THE NEW ENGLAND
HOME CE
OF OUR BUDGET.
>> SO BASICALLY LEGAL SERVICES?
>> LEGAL SERVICES, FINANCIAL
ASSISTANCE, .
>> SPECIAL APPROPRIATIONS
\$415,000, CAN YOU SPEAK ABOUT
THAT?
>> DOWN PAVEMENT ASSISTANCE
PROGRAM.
>> HOW MANY TOOK ADVANTAGE OF
THE DOWN PAYMENT ASSISTANCE
PROGRAM?
>> ABOUT 40, FOR AS LONG AS I'VE
KNOWN THE DEPARTMENT, YES.
>> IS 100 A HIGHER NUMBER OR
LOWER OR --
>> MUCH HIGHER.
WE ARE WORKING WITH ABOUT 20 NOW
MEMBER BANKS AND WE -- YES.
IT'S HIGHER.
>> GREAT.
PERMANENT EMPLOYEES JUST UNDER
200,000, IF I HAVE IT RIGHT?
FTES ARE DECREASING SLIGHTLY
FROM 138 TO 121, IS THAT TYPICAL
SMALL ADJUSTMENTS IN SALARY?
>> THE DOLLAR INCREASES ARE
PRIMARILY DUE TO COST OF LIVING,
ONE ADDITIONAL STAFF PERSON WE
ARE GETTING THE OFFICE OF
HOUSING STABILITY IS
CONTRIBUTING TO THAT.
AND I THINK THAT'S PRIMARILY IT.
>> AND THEN EXTERNAL FUNDS ARE
UP CONSIDERABLY, ABOUT \$11.6
MILLION, IS THAT NEW GROWTH IN
ALL THE DEVELOPMENT?
>> THE COUNCILOR ASKED BEFORE, I
DISMPP, TIMING WHEN WE EXPECT TO
COMMIT FROM PRIOR YEARS TO
PROJECTS.
>> INTERESTING.
FINISHING YOU ALL AND MAYOR

WALSH'S AMBITIOUS NEW HOUSING
GOAL BY 2030.
WE HAVE BUILT OR PERMITTED
SLIGHTLY LESS THAN HALF OF THAT,
ABOUT 25,000.
ARE WE ON GOAL TO MEET THAT?
>> ON GOAL.
>> AHEAD OF SCHEDULE?
>> I THINK AHEAD OF SCHEDULE.
LOOKING AT POPULATION NUMBERS
NOW AND WORKING ON THE REGION
FOR THEIR NUMBERS.
AS OUR POPULATION GROWS IT GROWS
REGIONALLY.
>> DO YOU THINK WE'LL HIT THE
GENOME BY 2020?
>> YES.
>> DO YOU THINK WE'LL HIT A
MILLION RESIDENTS IN OUR
LIFETIME?
>> FAIR ENOUGH.
>> WHAT PERCENTAGE OF MARKET
RATE VERSUS AFFORDABLE AMONG
THOSE 25,000 BUILT OR PERMITTED
UNITS DO YOU HAVE THAT FIGURE?
>> I DO.
>> LET ME JUST -- 5,000 UNITS
ARE DEED RESTRICTED, 2,000 UNITS
ARE LOW INCOME.
2500 UNITS ARE MIDDLE INCOME
DEED RESTRICTED, THOSE ARE IZP
UNITS.
AND THEN ABOUT -- IZ -- IDP
UNITS.
AND THE REST ARE AFFORDABLE
UNITS.
>> SO 2,000 LOW INCOME DEED
RESTRICTED, 2500 MIDDLE INCOME
DEED RESTRICTED AND 5,000 MARKET
RATE WHICH ARE INCLUDING AS
AFFORDABLE, WHEN -- I MEAN
PROBABLY ON THE HIGHER END.
>> RIGHT, THE HIGHER END.
>> THEY'RE NOT LUXURY, IT'S NOT
\$4,000 FOR A TWO BEDROOM
APARTMENT BUT IT MIGHT BE 3,000?
>> YES.
HOW CAN YOU TALK ABOUT THAT AS
BEING AFFORDABLE MANY WOULD SAY,
BUT WE NEED TO BUILD
THE MARKET SO I THINK THE STOCK
>> I Ú
BE THIS OTHER REMAINING 60%
WOULD BE LUXURY.

>> YES.
>> OKAY, CAN WE GET A BREAKDOWN
BY NEIGHBORHOOD OF NEW
DEVELOPMENTS?
>> YES.
>> OKAY GREAT.
I THINK I KNOW THE ANSWER TO
THIS QUESTION AND YOU JUST
ANSWERED, BUT DO YOU FEEL THERE
ARE ANY AREAS OF THE MAYOR'S
HOUSING GOALS THAT ARE NOT BEING
MET?
>> OUR ELDERLY NUMBERS ARE
PROBABLY THE ONLY NUMBERS THAT
ARE LOWER THAN WE WOULD LIKE
THEM.
FOR AFFORDABLE, THEY ARE 67% ON
GOAL AND FOR THE MARKET RATE
THEY ARE VERY LOW LIKE 10%, SO
WE REALLY DO NEED TO FIGURE THAT
PIECE OUT.
>> AND IF OTHER THING IS YOU
DO -- THE OTHER THING IS YOU DO
HAVE A NUMBER OF SENIORS WHO
HAVE HOUSES THAT ARE WORTH FOUR,
FIVE, TEN TIMES WHAT THEY PAID
FOR IT, WANT TO STAY IN THE
CITY, ARE ACTIVE.
WOULD DOWNSIZE INTO A CONDO
SOMEWHERE.
THAT IS A LEVEL WE HAVE TO
STRIKE.
ROCKINGHAM GLEN AND WEST
ROXBURY, W0A5! IS THE STRATEGY
FOR THAT, IT'S ONLY GOING TO
FURTHER COMPASS BAITD, I SHARE
THAT VIEW WITH YOU, MANY SENIORS
WILL BE PRICED OUT.
>> FORBES IS A 13A PROPERTY.
THE TENANTS WILL HAVE NO
PROTECTION IF IT GOES MARKET.
WE ARE WORKING WITH THE OWNER,
WE ARE WORKING WITH THE STATE TO
REALLY PUT RESOURCES IN
IT IS MERCANTILE DOWNTOWN,
FORBES, NEW CASTLE, 13A
DEVELOPMENTS THAT KEEP US UP AT
NIGHT, THAT WE ARE WORKING ON
BUT WE ARE CONFIDENT THAT WE CAN
FIND A SOLUTION ON THE FORBES.
>> MY TIME IS UP BUT I WANT
COUNCILLOR ZAKIM.
THANK YOU MR. CHAIRMAN.
>> THANK YOU.

I GUESS I'M GOING TO HAVE TO GO ON RECORD IN SUPPORT OF DOWN PAYMENT] ASSISTANCE MORE THAN VOUCHERS.

IF WE ARE GOING TO TACKLE THE WEALTH GAP IN THIS CITY, WE HAVE TO GET PEOPLE OUT OF RENTALS AND INTO HOME OWNERSHIP.

I WANT TO BE ON RECORD TO SAY THAT.

IS IT FAIR IN THE Woy IDPx HAVEN'T APPROPRIATED EVERYTHING OUT, THERE IS A BALANCE IN THE FUND?

>> SO I WOULD SAY THAT RIGHT NOW -- YOU KNOW WHAT I'M GOING TO LET RICK --

>> OKAY, SO UP TILL NOW WE'VE COLLECTED ABOUT \$88 MILLION INCLUDING THE \$21 MILLION THAT THE AGENCY TRANSFERRED TO US. WE HAVE A PROJECTION WE'RE GOING TO COLLECT, I FAILED TO ANSWER COUNCILOR ESSAIBI-GEORGE'S QUESTION FROM BEFORE.

THROUGH THE END OF NEXT YEAR, THE VAST MAJORITY OF THAT HAS BEEN AWARDED OR COMMITTED TO PROJECTS.

WE ARE EXPECTING AND INTENDING TO DEDICATE SOME REVENUES IN OUR NEIGHBORHOOD HOMES INITIATIVE OUT OF THAT FUNDING.

SO IF YOU ADD ALL OF THAT TOGETHER THE AWARDS AND THE COMMITMENTS THAT WE'VE ALREADY MADE, WHAT WE'RE PLANNING TO COMMIT IN PROJECTS FOR THE NEXT YEAR WEE ARE MORE OR LESS ADMITTED THROUGH NEXT FISCAL YEAR.

WE WILL DO A FUNDING ROUND IN THE FALL FOR DOWN THE ROAD, PROJECTS THAT ARE PLANNED IN THE OUT-YEARS.

BUT WE HAVE A BALANCE FUNDING SITTING THERE, WAITING TO BE USED, NO.

>> SO YOU APPROPRIATE EVERYTHING AS IT COMES IN?

>> ABSOLUTELY.

LIKE RICK MENTIONED WE'LL DO AN RFP AND THE RFP WILL BE FOR FUNDS THAT WE ARE CONFIDENT WE'RE GOING TO GET BUT HAVEN'T

COME IN YET.

>> THE SPECIAL APPROPRIATION, I KNOW YOU TOUCHED ON IT EARLIER. THAT'S STRICTLY FOR THE DOWN PAYMENT OR IS THAT LIKE AN \$8 MILLION APPROPRIATION, SPECIAL APPROPRIATION, CAN YOU BREAK THAT DOWN FOR ME?

>> SURE.

THE BIGGEST CHUNKS OF THAT ARE ACTUALLY FOR OUR HOMEOWNER HOME REPAIR PROGRAMS.

SO 3.5 MILLION WE HAVE A HOMEWORK HELPS, DOWN PAYMENT ASSISTANCE AS YOU MENTIONED. THE OTHER BIGGEST PIECE OF THAT IS FOR SENIOR HOUSING, THE MAYOR PUT A LINE FOR SENIOR HOUSING, 1.5 MILLION FOR SENIOR HOUSING. THERE'S \$1 MILLION FOR JUST GENERAL FUNDING \$900,000 HAS BEEN IN THE BUDGETS FOR THE LAST TWO YEARS AND AGAIN BACK IN THE BUDGET AND OUR FAMILIES NET PROGRAM TO PROVIDE EMERGENCY HOUSING FOR PEOPLE WHO NEED TEMPORARY HOUSING.

>> AND TO YOUR POINT CHIEF DILLON, WE ARE ON GOAL, I THINK YOU GAVE US 26 UNITS HAVE BEEN PERMITTED AND 25,000 -- 25,000 ARE IN PRO PROCESS.

SO THAT'S 51.

AROUND WE'RE IN 2018.

I THINK WE'RE WELL AHEAD OF OUR GOALS.

AND I'M WONDERING TOO, WE TALKED A LITTLE BIT ABOUT THE DIFFERENT DEMOGRAPHICS THAT WE'RE MAYBE FALLING SHORT ON.

IS IT TIME TO KIND MUCH REASSESS AND REDUSHES KIND -- REASSESS AND KIND OF WENT ON FIVE YEARS AGO TO READJUST MAYBE?

>> THAT ANALYSIS IS ONGOING RIGHT NOW.

WE ARE WORKING WITH THE BPDA, OUR REGIONAL PARTNERS, DEMOGRAPHIC GROWTH AND CHANGES, ESAD WE WOULD LOOK AT THIS EVERY YEAR BUT BECAUSE THE PLAN NOW IS, OVER 40 YEARS OLD, WE ARE LOOKING AT THAT RIGHT NOW

AND WE HOPE TO HAVE SOME
POTENTIAL REVISIONS TO JUNE,
MAYBE MORE LIKE JULY.
BUT COMING UP AND WE'LL
CERTAINLY SHARE THAT WITH THE
COUNCIL WHEN WE HAVE THEM.
>> AND A QUESTION THAT I'VE BEEN
THINKING ABOUT FOR A WHILE AND
NEVER HAD A CHANCE TO ASK.
SO WE HAVE DEED RESTRICTED HOME
OWNERSHIP, THROUGH THE
AFFORDABLE DEVELOPMENTS WE HAVE.
DO WE HAVE A PROGRAM WHERE WE
ACTUALLY TRY TO TARGET THOSE
SPECIFIC COUPLES OR INDIVIDUALS
WHO CAN MAYBE QUALIFY FORñi MARKET
RATE EVENTUALLY, DO WE WORK WITH
THEM TO GET THEM OUT OF THAT, SO
THAT FREEZE UP THOSE UNITS FOR
MORE CYCLING IN AND OUT?
>> SO OUR RENTAL AND OUR HOME
OWNERSHIP, ONCE A HOUSEHOLD
OCCUPIES IT, WE NEVER SAY, YOU
KNOW, RENTAL DOES HAVE SOME
RULES LIKE YOU CAN GO TO I THINK
IT'S 140% OF THE INCOME YOU NEED
TO QUALIFY WITH, BEFORE YOU'RE
ASKED TO LEAVE.
BUT TYPICALLY, PEOPLE, IT'S
THEIR HOME, THEY STAY.
WE'RE ALWAYS HEARTENED WHEN
SOMEONE SAYS THIS HAS SERVED ME
WELL BUT NOW I CAN DO SOMETHING
ELSE.
WE DO SEE A SIGNIFICANT AMOUNT
OF TURNOVER FROM PEOPLE SELLING
THEIR AFFORDABLE HOME OWNERSHIP,
THEY ARE GETTING SOME MONEY OUT
OF THE SALE, AND THEY'RE
HOPEFULLY PLACING THAT INTO
BUYING A MARKET RATE HOME.
SO I THINK THE SYSTEM DOES WORK.
>> AND I WOULD JUST SAY THAT I
THINK THAT'S IMPORTANT DATA TO
COLLECT.
AND WONDERING IF -- HOW MUCH
EQUITY ARE THEY ALLOWED TO PULL
OUT OF THE DEED RESTRICTED
UNITS?
>> SO IT'S BETWEEN 3 AND 5% A
YEAR AND IF YOU OWN SOMETHING
FOR TEN YEARS WALKING AWAY WITH
A GOODLY AMOUNT OF EQUITY, 100,
100 PLUS.

AND THEY'VE HAD STABLE HOUSING COSTS DURING THAT TIME PERIOD. SO THEY DON'T GET THE WINDFALL NECESSARILY THAT THE SOMETIMES MARKET RATE PROPERTIES DO, THEY DO GET A HANDSOME RETURN EVERY YEAR AND IT DOES HELP THEM BUY OR MOVE ON TO THEIR NEXT PROPERTY.

>> ONE MORE NOTE ON THE VOUCHER PROPOSAL.

WE FUND OUR GOVERNMENT QUITE DIFFERENTLY THAN WASHINGTON, D.C.

I THINK WE NEED TO TAKE THAT INTO ACCOUNT WHEN WE ENTERTAIN SUCH PROGRAMS.

HOW MANY PEOPLE DO YOU THINK \$5 MILLION WOULD ACTUALLY HELP IN A VOUCHER PROGRAM?

>> OUR ANALYSIS SHOWING IT'S ABOUT 300.

IT VARIES, WE'RE MAKING CERTAIN ASSUMPTIONS ABOUT PEOPLE'S INCOME AND -- BUT IT'S ABOUT 300.

>> AND WE DO HAVE I THINK IT'S CALLED THE RAFT PROGRAM FOR PEOPLE WHO ARE VULNERABLE OR IN JEOPARDY OF LOSING THEIR HOUSING.

THEY CAN -- I KNOW WE HAVE WORKED ON SEVERAL --

>> HOME BASE PROVIDES PROBABLY ABOUT A YEAR OF RENTAL SUBSIDY FOR FAMILIES THAT ARE AT RISK OF BECOME HOMELESS AND NEED TO STABILIZE.

>> AND I BELIEVE FIRMLY IN SOMETHING LIKE THAT.

BUT I THINK WE SHOULD CERTAINLY BE LOOKING TO DOING MORE ABOUT HOME OWNERSHIP AND BUILDING WEALTH FOR PEOPLE, RATHER THAN JUST MAKING IT EASIER TO RENT. I'D RATHER SEE IT EASIER TO OWN. BUT LET ME NOW RECOGNIZE COUNCILOR FLYNN.

>> THANK YOU MR. CHAIR.

HOW IS THE DEVELOPMENT GOING, I BELIEVE IT'S TRINITY, I JUST DON'T WANT TO SEE TRINITY BEING ABLE TO PUSH THESE RESIDENTS OUT OF THEIR HOUSING.

THESE RESIDENTS HAVE BEEN THERE
FOR A LONG TIME.
TRINITY IS MAKING MILLIONS AND
MILLIONS OF DOLLARS OFF THE
BACKS OF THESE TENANTS.
AND CHINATOWN SHOULD BE A PLACE
FOR THESE LOW INCOME FAMILIES.
>> I APPRECIATE YOUR BETTER THAN
MASS PIKE AND CHINATOWN.
I TOO AM ALWAYS WORRIED ABOUT
CHINATOWN AND ITS STABILITY AS A
NEIGHBORHOOD.
MASS PIKE TOWERS IS AFFORDABLE,
WILL REMAIN AFFORDABLE FOR THE
NEXT 70 YEARS.
I THINK YOU'RE REFERRING TO THE
TENANTS DID TRY TO PURCHASE THE
BUILDING FROM TRINITY.
THE PURCHASE PRICE WAS TOO HIGH.
SO THEY WEREN'T ABLE TO EXECUTE
THAT PURCHASE.
BUT WE FEEL CONFIDENT THAT THEY
WILL BE SAFE FOR 70 YEARS.
WE'D LIKE TO CERTAINLY SEE THAT
INTO PERPETUITY, MAYBE IT'S
SOMETHING THAT WE CAN TALK TO
TRINITY ABOUT.
BUT -- AND ALSO THE UNITS ARE
GETTING UPGRADED.
SO THE PROPERTY IS STABLE RIGHT
NOW AND WILL BE FOR 70 YEARS.
>> THANK YOU.
I JUST WANT TO GO BACK TO MY
EARLIER QUESTION ABOUT FUNDING
THAT'S GOING IN IDP FUNDING.
I JUST WANT TO TRY TO SEE IF I
CAN GET SOME NUMBERS.
NUMBERS THAT ARE IN A CERTAIN
NEIGHBORHOOD.
DO THEY STAY IN THAT
NEIGHBORHOOD OR DO THEY GO
THROUGHOUT THE CITY OR WASTE --
OR WHAT'S THE PROCESS?
HISTORICALLY WHAT WAS THAT THEN?
>> WHEN A DEVELOPER IS MAKING AN
OBLIGATION BY WRITING A CHECK IF
YOU WILL, THAT MONEY IS THROUGH
D AND D'S TO COMMIT AND WE PUT
THAT OUT TO PROPOSALS.
I VEX LIKE AND SUPPORT WHEN
WE -- VERY MUCH LIKE AND SUPPORT
WHEN WE CAN KEEP MONEY IN AN
AREA THAT IT'S GENERATED.
IT'S NOT'S POSSIBLE.

THERE ISN'T SOMETIMES AN AFFORDABLE HOUSING MATCH IF YOU WILL AND IT GOES INTO THE GENERAL FUND AND ANYBODY CAN APPLY FOR IT.

BUT WE DO LIKE TO MAKE THOSE MATCHES WHENEVER WE CAN.

>> ONE OF THE FRUSTRATIONS I HAVE WITH IT, THERE WAS A SITE THAT BUILT 30 OR 35 UNITS IN THE SOUTH END.

THERE WERE NONE THAT WERE AFFORDABLE.

SO THAT WAS FRUSTRATING TO ME. THAT HAPPENED MAYBE A YEAR AGO. I WANT TO MAKE CERTAIN THAT THESE COMPANIES IF THEY DO MAKE A DONATION TO THE FUNNELED THAT THAT MONEY STAYS IN THAT NEIGHBORHOOD.

BECAUSE YOU ARE BUILDING WEALTHY, LUXURY CONDOS, AND IF YOU ARE PUSHING OUT OF THAT NEIGHBORHOOD, YOU ARE BUILDING LUXURY CONDO AFTER LUXURY CONDO AND THE MIDDLE CLASS OR THE POOR ARE GETTING SQUEEZED.

>> MEETING OBLIGATION BY ACTUALLY DEVELOPING ONSITE OR FINDING AN OFFSITE WITHIN A HALF MILE RADIUS TO DO THEIR OWN AFFORDABLE DEVELOPMENT.

SO UNITS ARE BEING BUILT.

I DON'T KNOW WHAT EXACTLY WHAT DEVELOPMENT YOU'RE REFERRING TO IN THE SOUTH END BUT I CAN CERTAINLY RESEARCH IT FOR YOU. I THINK IT WAS BEING BUILT AS OF RIGHT PERHAPS.

>> SEEMS LIKE IT WAS A TECHNICALITY THAT THE DEVELOPER USED TO EXPLOITZ THE SITUATION. OWNERS-EXPLOIT THE SITUATION. BUT THE OWNERS ARE PAYING THE PRICE FOR THAT.

>> MORE TO COME ON THAT.

>> AS IT RELATES TO THE BPDA OSH DA ORTHE LOTTERY, HOW LONG DO THEY HAVE TO KEEP THE UNITS FOR AND DO THEY HAVE TO -- CAN THEY AT SOME POINT SELL IT?

>> THE DEVELOPER OR THE HOMEOWNER COUNCILOR?

>> THE HOMEOWNER DO THEY KEEP IT

FOREVER OR DO THEY HAVE THE
OPTION OF SELLING IT?
>> THEY CAN CERTAINLY SELL IT,
ONCE YOU'RE A HOMEOWNER THEY CAN
STAY FOR AS LONG AS THEY WANT.
IF THEY ARE GOING TO SELL THEY
NOTIFY US BECAUSE WE HAVE A
MORTGAGE ON THE PROPERTY THAT
SECURES THEIR DEED RESTRICTION
AND WE INCOME-QUALIFY THEIR
BUYER.
AND DETERMINE HOW MUCH MONEY
THEY CAN RECEIVE FOR THE UNIT.
SO IT'S -- WE MONITOR THESE
VERY, VERY CLOSELY.
>> AND HOW LONG HAS THAT GONE ON
FOR?
>> OH, A LONG TIME.
I MEAN, CERTAINLY THE ONES THAT
D AND D FUNDS, THAT'S BEEN IN
PLACE FOR DECADES.
>> SO IF SOMEONE BOUGHT -- IF
SOMEONE GOT A CONDO AN
AFFORDABLE UNIT FOR \$200,000,
CAN THEY SELL THAT UNIT ARE NOW
FOR \$600,000?
>> THERE'S TWO TESTS.
ONE THEY CAN ONLY -- IF IT'S AN
OLDER ONE THEY CAN ONLY RECEIVE
5% APPRECIATION PER YEAR, TEST
NUMBER 1 AND WE DO THAT
CALCULATION FOR THEM.
THE SECOND IS THEY HAVE TO
SETTLE IT TO THE SAME INCOME
BAND.
IF THEY WERE AN 80% AMI BUYER
THEN THEY HAVE TO STOLE AN 80%
AMI BUYER.
THEY HAVE GOT TO MEET BOTH
TESTS.
EVEN IF THEY ARE ABLE TO
RECOGNIZE A 5% APPRECIATION THEY
HAVE TO LOWER THE SALES PRICE TO
MAKE SURE THAT THAT SAME INCOME
BAND CAN PURCHASE, .
>> IT IS COMPLICATED.
WE HAVE RECORDS THAT THAT'S
EXACTLY WHAT HAPPENED, THAT
PEOPLE ONCE SELLING THEIR UNITS
FOR \$500,000, I JUST DON'T WANT
PEOPLE MAKING A PROFIT OFF OF
THESE.
AND IT SHOULD STAY AFFORDABLE
HOUSING.

>> WE WANT PEOPLE TO MAKE A SMALL PROFIT, WE WANT PEOPLE TO GET SOME EQUITY OUT, SEND THEIR KIDS TO SCHOOL OR GET THEIR MARKET RATE UNITS, BECAUSE WE HAVE A MORTGAGE ON THE PROPERTY AND THEY CAN'T GET -- THEY COULDN'T SELL IT TO A BUYER, THEY COULDN'T SELL IT TO SOMEONE WHO NEEDED TO GET A MORTGAGE WITHOUT A TITLE COMPANY SAYING WAIT A MINUTE, THERE'S A MORTGAGE HERE, WHAT IS THIS? SO WE REALLY DO -- THEY CAN'T SELL WITHOUT CHECKING IN WITH US.

AND THEN WE'RE VERY, VERY CAREFUL AND WE GIVE APPROVALS AND WE PLACE A NEW MORTGAGE ON THE PROPERTY AND A NEW DEED RESTRICTION REFLECTING THE NEW BUYER.

SO IT IS VERY WELL RUN.

I CAN CHECK THAT WE HAVE RECORDS ON A PARTICULAR UNIT, I'M SURE WE DO AND WHO'S THE BUYER AND WE HAVE INCOME-QUALIFIED ET CETERA. BUT WE ARE VERY, VERY CAREFUL ABOUT IT.

WE HAVE STATS THAT DO NOTHING BUT THESE RESALES.

>> THE NEW UNIT, THAT IS AN AFFORDABLE UNIT FOR THE NEW BUYER?

>> THE NEW BUYER HAS TO BE INCOME QUALIFIED.

THE NEW BUYER CAN'T MAKE MORE THAN \$65,000.

THEN WE'RE LOOKING FOR THEIR INCOME TO MAKE SURE THEY INCOME-QUALIFY.

>> ANY OF THAT WATERFRONT MONEY, IS IT ANY OF IT BEING USED NOW IN BROADWAY DEVELOPMENT OR OAK COLONY DEVELOPMENT, AND LYNCH HOMES?

>> I'M LOOKING AT CHRIS.

I WANT TO LOOK IT UP EXACTLY. THERE IS SEA PORT MONEY GOING INTO THEçó WEST BROADWAY DEVELOPMENT.

I DON'T KNOW IF THERE'S ANY IN OLD COLONY.

THAT'S WHY I WANT TO CHECK.

IT'S HARD TO KEEP THOUSANDS OF THESE PROPERTIES IN YOUR HEAD BUT I WILL LOOK INTO THAT FOR YOU.

>> WHAT IS THAT SEA PORT MONEY GOING INTO WEST BROADWAY FOR?

>> WEST BROADWAY IS A SMALLER DEVELOPMENT THAT THE SOUTH BOSTON NDS IS DOING. ACROSS FROM BROADWAY DEVELOPMENT PROBABLY BETWEEN C AND D, DOWN LOWER TOWARDS WEST BROADWAY T STOP AND THERE ARE 16 OR 17 UNITS OF RENTAL HOUSING THAT ARE GOING UP RIGHT NOW, BUT I THINK SOME OF THE SEA PORT MONEY IS GOING INTO THAT.

>> IF YOU COULD FOLLOW UP I'D LIKE TO GET A LITTLE MORE BACKGROUND FORECAST ON THAT.

>> BE GLAD -- BACKGROUND INFORMATION ON THAT.

>> BE GLAD TO.

>> COUNCILOR BAKER.

>> THANK YOU MR. CHAIR.

BACK TO THE DEED RESTRICTED UNITS, IF SOMEONE PAYS WHATEVER THE MORTGAGE IS COULD THAT BE A LOOPHOLE BUT IT'S STILL IN THE DEED SO ONCE YOU RESEARCH AT REGISTRY OF DEEDS IT POMS UP THEN?

-- IT POPS UP THEN?

>> THAT'S RIGHT.

>> HOW ARE WE ASSURED WITHIN THE DEED THAT THEY NEED TO CAUGHT YOUR OFFICE?

>> JUST TWO THINGS.

IF WE CREATE AFFORDABLE RENTAL HOUSING, THAT UNIT STAYS AFFORDABLE IN PERPETUITY.

SO FOREVER AND EVER.

WE'VE LEARNED OUR LESSON THROUGH SOME OF THESE EXPIRING USE PROJECTS, WE NEVER WANT TO LOSE THE AFFORDABILITY.

AND THESE 50 YEAR PROPERTIES WHY DOESN'T HAD A GO IN PERPETUITY?

>> IS IT A 50 YEAR MORTGAGE?

WE HAVE A 30 YEAR MORTGAGE AND THE RIGHT TO EXTEND FOR ANOTHER 20 WHICH WE DO.

SO IN TOTAL IT IS 20 YEARS.

>> PART OF THAT MORTGAGE WOULD

BE THE STIPULATION FOR EXTRA 20 YEARS?

>> YES, YES.

SO WHEN SOMEONE GOES TO SELL, çóñr TD

BECAUSE THEY HAVE TO GET THE -- THEY DO CALL US REGULARLY.

NO ONE'S CONFUSED BYÑi THAT.Ñi THEY HAVE TO KNOW HOW TO PRICE THE UNIT AND WHAT THEY'RE GOING TO GET FOR THE UNIT.

SO THE FIRST STOP IS TO CALL US AND WE PROVIDE THEM A MAXIMUM RESALE PRICE AND THEN WHEN I HAVE IDENTIFIED A BUYER THEY CONTACT USñr AGAIN WITH THE BUYER, SO THAT WE CAN INCOME-QUALIFY AND MAKE SURE THAT THE BUYER IS MEETING THE INCOME RESTRICTIONS.

>> OKAY.

AND AWAY DO WE HAVE IN PLACE -- AND WHAT DO WE HAVE IN PLAGUES? I'VE SEEN ONE DEFINITELY AND POSSIBLY ANOTHER ONE LIKE SMALLER BECAUSE THE BRA RUNS THIS AFFORDABLE UNITS ALL GO THROUGH THE BRA.

SO SOMETHING THAT IS UNDER THE BRA PURVIEW WHETHER IT'S 50,000 SQUARE FEET OR 25,000 SQUARE FEET, A BUILDING SMALLER THAN THAT, ONLY GOING THROUGH ZONING WHAT DO WE HAVE IN PLACE TO MAKE SURE THOSE UNITS OVER 10 UNITS, WHAT DO WE HAVE IN PLACE THAT ALL OF THOSE UNITS ARE -- WE'RE GETTING OUR TWO UNITS IF IT'S 15 UNITS, HOW DO WE KNOW THAT THAT DEVELOPER THAT'S DEVELOPING THAT BUILDING, HOW ARE WE KEEPING THEM IN LINE?

>> I WILL REFER TO THE BPDA, THEY CAN MAYBE GIVE YOU A MORE IS ADVANCED ANSWER, BUTçó ANYONE DOING BUILDING HAS TO GO TO THE BPDA FOR DESIGN REVIEW.

IF THEY ARE RIGHT THAT DOESN'T GET TRIGGERED, BUT THEY HAVE TO GO TO THEçóÑi BPDA FOR DESIGN REVIEW, FOLKS ARE THERE AND THEY KNOW THE DRILL.

>> TO ENSURE IT IS 100% BPDA.

>> YES.

>> THANK YOU.

BACK TO THE BOSTON WAYCÓ HOAX.
THE MONEY WILL GO TO PINE STREET
SO PINE STREET WILLÑiÑi DESIGNATE
THE MONEY?->> IT IS AN ACCOUNT SET UP BY
PINE STREET, IT IS EASIER FOR
THEM TO ACCEPT MONEY THAT IS
BEEN LOCALLY RAISED.
PINE STREET DOES A FINE JOB
DEVELOPING AND OWNING HOUSING
FOR THE HOMELESS, PROBABLY
BETTER THAN ANYONE ELSE IN THE
CITY BUT THE MONEY ISN'T
NECESSARILY THEIRS AND THEY KNOW
THAT.
WE JUST NEED TO CREATE THE
UNITS.
IN THE END THE MONEY WILL BE
USED TO CREATE THE UNITS.
WHETHER OR NOT IT'S PIENL
STREET.

-- IT'S PINE STREET.
>> THERE IS NO PROCESS IN PLACE
AS TO HOW THAT -- A DEVELOPER OR
WHOEVER IS GOING TO COME TO
EITHER PINE STREET OR TO YOU AND
SAY, THIS IS WHAT I'M THINKING,
THIS IS WHAT I WANT TO DO, HOW
DO I GET IN LINE FOR THAT THIS?
>> YES, BUT THERE'S VERY FEW
DEVELOPERS THAT WANT TO DEVELOP
HOUSING FOR CHRONICALLY HOMELESS
INDIVIDUALS.
>> WE HAVEN'T MADE IT APPEALING
TO THEM YET AND MAYBE THIS IS A
WAY TO MAKE IT APPEALING.
>> POSSIBLY, YES.
IT'S BEEN REALLY FOCUSED WITHIN
THE NONPROFITS.
AND PINE STREET OFTEN TEAMS UP
FOR FOR PROFITS AND NONPROFITS
TO DO THE LARGER DEVELOPMENTS.
THEY'RE DOING THAT MORE AND
MORE.
>> THE NONPROFITS THEN, HOW LONG
SOME IF WE GIVE THE FELON
PROFITS, SAY DORCHESTER BAY,
THEY -- THE NONPROFITS, SAY
DORCHESTER BAY, WHAT IS IT, HUH
HUMPHREY STREET, DO WE HAVE
ANYTHING IN PLACE THAT THE CITY
CAN SAY IF YOU'RE NOT DEVELOPED
IN FIVE YEARS, IF WE'RE GOING TO
USE JUST THE CDC TO DEVELOP THEM

WITH AND WE'RE FUNNELING THEM PROPERTIES, IS THERE ANY SORT OF BENCHMARK WHEN THEY SIT IN THESE PROPERTIES FOR 20 YEARS TEN YEARS AT WHAT POINT DO WE SAY OKAY WE'RE GOING TO TAKE THAT BACK NOW?

>> WE DESIGNATE DEVELOPERS AND WE GIVE THEM A TON OF DESIGNATION, WE GIVE THEM TIME TO RAISE THEIR OWN MONEY. EVEN IF WE HAVE MONEY IN THAT, LET'S SAY 65 EAST COTTAGE AS AN EXAMPLE, THEY HAVE TO GO TO THE STATE AND GET LONG TERM HOUSING CONSIDERATION.

THEY HAVE TO RAISE THE LION'S SHARE OF THAT.

IT'S FRUSTRATED AND TAKES SEVERAL YEARS.

IF WE DIDN'T THINK THAT THE NONPROFIT OR FOR PROFIT WASÑiÑi DOING EVERYTHING THEY NEEDED TO, WEçó WOULD PULLÑi THATçóÑi DES s WITHOUT HESITATION.

EVERY SINGLE FLOOJT WE HAVE A DESIGNATED DEVELOPER -- PROJECT THAT WE HAVE A DESIGNATED DEVELOPER WE ARE CHECKING EVERYÑi SINGLE MONTH.

>> I'M NOT PICKING ON THAT --

>> NO NO NO.

IT'S A VERY TYPICAL ONE THOUGH. THEY HAVE OGO TO THE STATE AND IT TAKES THEM TWO, TWO AND A HALF YEARS TO LINE UP FUNDING.

I THINK MAXWELL BOX --

>> CLOSE TO FIVE YEARS?

THEY WEREN'T INVITED IN THE FIRST ROUND AND THEN I THINK THIS IS THEIR SECOND ROUND SO MAYBE IT'S MORE LIKE THREE YEARS.

SO IT IS A FRUSTRATING PROCESS. BUT I'M PRETTY HOPEFUL THEY'LL GET FURNISHED THIS YEAR AND START THIS YEAR.

>> I'M GOING TO MOVE ON AND COME BACK.

WE'VE BEEN INDIE BY COUNCILOR JANEY AND COUNCILOR FLAHERTY.

>> THANK YOU, I THINK THE D AND D TRACKING MOST OF THESE, WHERE ARE THE A DICTIONS TAKING PLACE

THE TOP THREE OR FOUR
NEIGHBORHOODS?

>> IS IT IN THIS REPORT?

>> I -- I'M JUST GOING TO SEE.
THIS IS ISN'T PUBLIC YET BUT
WE'VE GOT A NEW REPORT ON THE
NEWEST DATA.

I DON'T KNOW IF IT'S IN HERE.
IT IS DORCHESTER, ROXBURY AND
MATTAPAN, I BELIEVE.

>> AND WHAT SORT OF EVICTIONS
ARE FOR NONPAYMENT OF RENT
VERSUS NONRENEWAL OF LEASES?

>> I'LL GET THAT TO YOU TOO, I
WOULD SAY IT IS PROBABLY 80 OR
90% ARE NONPAYMENT.

BUT NONPAYMENT SOMETIMES, THE
RENTS ARE RAISED SO MUCH THAT IT
REALLY IS JUST AN INTEREST IN
HAVING THE TENANT LEAVE.

>> GOTCHA SO IT'S NOT
NECESSARILY A SITUATION OF A NEW
BUYER, SAY SOMEONE BUYS THE
HOUSE AND THEY KNOCK ON THE DOOR
AND SAY I'D LOVE TO HAVE YOU
STAY BUT I'M GOING UP ON
EVERYONE'S RENT BECAUSE I PAID X
AMOUNT OVER THE PROPERTY THAN
THE LAST PERSON PAID.

>> THE LAST DATA COLLECTION WE
DID SOME 70% WAS NONPAYMENT.

>> AND OF THAT 70% THE
NONPAYMENT WAS IT, I'D LIKE TO
PEEL BACK THE ONION ON THAT.
THE 70% IS FOR NONPAYMENT OF
RENT BUT WE DON'T KNOW WHEQ
gRz NOT THOSE ARE IN SORT OF A
NEW OWNER SITUATION WHERE THEY
JACKED UP THE RENT VERSUS JUST
NOT PAYING THE RENT FROM THE
PREVIOUS OWNER?

>> WE WOULDN'T KNOW WHETHER IT
WAS A NEW OWNER.

I GUESS WE COULD LOOK AT THE
ADDRESSES AND THEN CROSS,
RETREAT DATA DEALING WITH RECENT
SALES.

THAT WOULD BE A BIG RESEARCH
PROJECT AND I DON'T HAVE IT.

>> ONE THING FOR SOMEONE BEING
IN THE DISPLACEMENT BUSINESS,
WHY WE MADE SO MUCH EMPHASIS ON
THE JUNE BOOK INFORMATION, BUT
SOMEONE IN THE CITY BUYING UP

AND DISPLACING, WE NEED TO KNOW WHO IS DOING IT AROUND WHY THEY ARE DOING IT, DEAL WITH IT THAT WAY, VERSUS SOMEONE NOT PAYING THE RENT, WHAT'S THE HOMEOWNER GOING TO DO?

EVERY TIME WE TAKE ON THIS ISSUE, WHETHER IT'S JIM BROOKS OR EVERY OTHER YEAR, IT COMES IN A DIFFERENT FORM OR DIFFERENT NAME, IF WE GET 70%, IF THE EVICTIONS ARE HAPPENING IN THE NEIGHBORHOODS AND 70% OF THEM ARE FOR NONPAYMENT OF RENT I THINK IT BEGS THE QUESTION AS TO THE NEW OWNER SITUATIONS WHERE THE RENT HAS BEEN JACKED UP THEN THAT'S A DISPLACEMENT, THAT'S PURPOSEFUL AND THAT DATA IS VERY IMPORTANT AND WHO'S DOING IT, WE NEED TO KNOW WHO'S DOING IT.

FIRST IT'S A LONG STANDING OWNER WHO HAS GOT TO MAKE REPAIRS ON THE PROPERTY, HAD TO PUT IN NEW WINDOWS, NEW ROOF, GO UP IN THE RENT, THAT'S KIND OF HOW IT WORKS, I WOULD BE TREATING THAT AS TWO SEPARATE THINGS.

WE SHOULD GO AFTER THE DISPLACEMENT AND ATTACKING THOSE WHO ARE GOUGING, PURPOSEFULLY DOING IT VERSUS THAT POOR SOLE SOLE -- POOR SOUL WHO IS HOUSE RELINQUISH, CASH POOR, AND WHO CAN'T PAY THE RENT, THAT'S A TOTALLY DIFFERENT SITUATION.

I THINK THAT NEEDS TO BE PEELED BACK SO WE HAVE FACTUAL DATA, SO WE CAN ATTACK THAT PROBLEM AS OPPOSED TO BROAD BRUSHING IT. UNFORTUNATELY IN THIS DEBATE IT GETS BROAD BRUSHED, YOU HAVE THE ADVOCATES VERSUS THE HOMEOWNERS VERSUS THE SMALL PROPERTY OWNERS.

WE GET SO IN THIS QUAGMIRE EVERY YEAR.

THERE WOULD BE LESS FINGER POINTING AND MORE SOLUTION CREATING.

>> I AGREE, I THINK THAT DISTINCTION IS VERY IMPORTANT. 15% OF THIS LAST DATA SET WERE FOR NO FAULT.

I WILL GO BACK AND LOOK AT THE
CALLS THAT WE GET.
MAYBE THERE'S A DATA MATCH
THERE.

I AGREE, THERE ARE SOME PEOPLE
THAT SIMPLY NEED TO PAY THEIR
RENT, SOMETHING THEY CAN AFFORD
BUT ARE NOT BUDGETING PROPER BY
LP SO MANY OF THE CALLS ARE NEW
OWNERS WHO ARE BUYING BUILDINGS
AND JACKING UP RENT, OR PEOPLE
WHO ARE GOUGING.

I WAS TALKING TO ANY COLLEAGUE
EMILY SHAY, I DON'T THINK SHE'S
BEEN HERE YET.

MADE MY BLOOD BOIL THAT ANYONE
WOULD BE DISTRESSING OUR ELDERLY
PEOPLE --

>> THE JACKING UP AND GOUGING, I
WANT TO MAKE SURE PEOPLE ARE
JUST NOT JUMPING ON TO THAT
WAVE.

THE 311 CALLS, GIVE ME A
SNAPSHOT OF CALLS TO 311 USING D
AND D, FOR POTHOLES AND STREET
SIGNS --

>> WHAT KIND OF CALLS DO WE GET?
>> 311 WHAT ARE THEY SAYING
ABOUT D AND D?

>> THEY ARE CALLING FOR SITES,
ABOUT SITES AND WANTING US TO --
THEY'RE INTERESTED IN LAND THAT
WE HAVE OR THEY'RE CONCERNED
ABOUT, YOU KNOW, IT HASN'T BEEN
CLEANED UP OR SO.

WE'RE GETTING THOSE CALLS.

NOT THAT MANY BUT SOME.

THEY HAVE A RENTAL ISSUE AND
THEY NEED TO BE CONNECTED WITH
THE OFFICE OF HOUSING STABILITY.
THEY'RE VERY INTERESTED IN
LOTTERIES AND NOW I THINK WE CAN
REFER THEM TO METRO LIST AND
REST ASSURED THEY ARE GETTING
GOOD INFORMATION.

I'M LOOKING AT STAFF.

SENIOR, THEY WANT TO BUY A HOME,
THEY WANT TO KNOW ABOUT THE
CLASSES.

A LOT OF CALLS WITH SENIOR HOME
REPAIR WHICH WE ARE VERY
RESPONSIVE AND HELPING LOTS OF
SENIORS THESE DAYS.

>> ALL RIGHT AND THEN IT'S

LISTED AS WE HAVE A 95%
SATISFACTION RATE.
FOR ME 95 IS AN A.

NO ONE'S PERFECT BUT CLEARLY
SOME OF THEM ARE IMPROVEMENT.
WHAT ARE THE 5% THAT WOULD NOT
SATISFY?

IS THAT BECAUSE THEY DIDN'T WIN
THE LOTTERY, BECAUSE THEY CALLED
AND COMPLAINED AND DIDN'T GET A
RETURN PHONE CALL?

WHAT WOULD YOU PUT THE --

>> IF I MAY COUNCILOR, WE WANTED
TO FIND THOSE TOUCH POINTS WITH
OUR CONSTITUENCY, SO WHAT WE DID
ON THE PROPERTY MANAGEMENT SIDE
WE CONTACTED RIGHT AFTER THE 311
DPLAINT WE WANTED TO MAKE AN --
COMPLAINED WE WANTED TO MAKE AN
INITIAL CONTACT, ADDRESSING THE
ISSUE, IF IT WAS GOING TO TAKE
AN EXTENDED PERIOD OF TIME, IF
IT WAS TREE SERVICE TO THAT
EFFECT OR FENCE REPAIR, WE
WANTED THEM TO KNOW THAT AND
UNDERSTAND THAT.

BUTTER IT ALSO GAVE US AN
OPPORTUNITY TO -- BUT IT ALSO
GAVE US AN OPPORTUNITY, WE TOOK
THOSE OPPORTUNITIES TO SORT OF
MAXIMIZE THE OUTCOMES, WHAT WEAR
DOING IS SO THE OF THE END OF
THE PROCESS, WE'RE ALSO HAVING
OUR CONSTITUENTS TAKE SURVEYS
WHICH WAS SOMETHING VERY NEW.
FOR US GETTING TO 100%, THAT IS
A GOAL, AND I THINK AS LONG AS
WE CONTINUE TO WORK TOWARDS
THAT.

BUT WHEN THERE'S SOMEONE ON THE
OTHER END WHEN THAT CONSTITUENT
CALLS THERE'S A POINT THAT I
WOULD SAY WE ALWAYS HEAR GOOD
THINGS.

FOLKS SAY I DIDN'T EXPECT TO GET
SOMEONE OR I DIDN'T EXPECT TO
HEAR BACK FROM YOU SO SOON.
THAT'S A WIN FOR US AND WE WOULD
CONTINUE TO WORK TOWARDS HAD A.
>> THAT'S GREAT OUT-- TOWARDS
THAT.

>> THAT'S GREATLY.

ONE OTHER QUESTION, D AND D DO
YOU GUYS CONDUCT YOUR OWN

LOTTERIES OR YOU SEND OUT TO AN
INDEPENDENT --
>> HOUSING WORKS WITH THE
DEVELOPERS TO DO THAT.
>> DO YOU CONDUCT ONLINE SITE
LOTTERIES?
>>
>> WHAT ARE HOUSING REQUIRES.
SOMETIMES THEY DO, SOMETIMES
THEY DON'T.
WE DO MARKET THE NEW AFFORDABLE
HOMES THAT ARE BUILT, THAT WE'RE
FUNDING.
WE ARE DOING THE SALES WITH THE
DEVELOPERS ON THOSE.
>> ONSITE LOTTERIES ARE ALLOWED
BY FAIR HOUSING.
ARE YOU SELLING ME FAIR HOUSING
TELLS YOU GUYS HOW TO CONDUCT
YOUR LOTTERY?
>> NO, FAIR HOUSING --
>> MY RECOMMENDATION IS THAT WE
DO ALL CITY PROPERTIES THAT
SHOULD BE ALL ONSITE LOTTERIES
THAT GIVE PEOPLE IN THE
DISPLACED COMMUNITY THE BEST
CHANCE OF HAVING SUCCESS AT THAT
LOTTERY, WITH ALL DUE RESPECT,
WE TALKED ABOUT HEARING ABOUT
SUBURBAN SENIORS WANTING TO MOVE
BACK INTO BOSTON FROM DOVER,
THEY WERE GETTING A LITTLE
STUFFY, THEY DON'T LIKE THE
COUNCILOR.
THEY CAN CALL THEIR DOVER CITY
COUNCILOR AND DEAL WITH IT
THERE.
BUT WHEN WE'RE DEALING WITH OUR
OWN SENIORS HERE THEY CAN DEAL
WITH THEIR LOCAL ELECTEDS.
BUT I THINK THE D AND D
DEPARTMENT, GIVEN HAD A IT'S
ALLOWABLE, IN DISPLACED
NEIGHBORHOODS, THEY HAVE A
CHANCE, THAT'S WHERE THEIR
SUPPORT SYSTEM IS, SOFTEN AND
DAUGHTER IS, COMMUNITY HEALTH
SYSTEM IS, DOCTOR, DENTIST AND
PODIATRIST IS, WHEN WE ABANDON
ANY MODEL OF BEING SORT OF
COMMUNE BASED WHEN IT COMES TO
LOTTERIES AND I THINK A LOT OF
THOUGHT SHOULD BE GIVEN INTO
TRYING TO GIVE PEOPLE THE BEST

POSSIBLE CHANCE OF STAYING IN
THEIR COMMUNITY.
STAYING IN THEIR SUPPORT SYSTEM.
SO BY REQUIRING THAT WE SOLVED
THAT AND I THINK IT'S A
SIGNIFICANT PERCENTAGE OF FOLKS
THAT ARE FROM THE NEIGHBORHOOD
THAT PARTICIPATE IN THAT LOCAL
ONSITE LOTTERY, THEIR CHANCES OF
GETTING A UNIT INCREASE
SIGNIFICANTLY, GIVEN THE
COMPETITION THAT COMES FROM
EVERYWHERE, INCLUDING SUBURB
COMMUNITIES.
THANK YOU CHIEF.

>> COUNCILOR ESSAIBI-GEORGE.
>> THANK YOU.

AND THANK YOU FOR YOUR
ASSISTANCE HERE TODAY, I KNOW
IT'S A LONG MORNING ALREADY.
SO MY QUESTIONS NOW ARE ABOUT,
AND I MEANT TO START HERE, BUT
IT WORKED OUT STARTING WITH
OTHER QUESTIONS EARLIER, ABOUT
THE NUMBERS OF HOMELESS
INDIVIDUALS THAT WE'RE
SUPPORTING ACROSS THE CITY.
I THINK IN YOUR OPENING
PRESENTATION, YOU MENTIONED SOME
OF THE TARGETED NUMBERS NOR
FISCAL YEAR 18 WHAT WE ARE
AIMING FOR IN FISCAL YEAR 19.
COULD YOU REVIEW SOME OF THOSE
NUMBERS?

>> SURE.

WHAT I MENTIONED IS SINCE WE PUT
OUR HOMELESS PLAN TOGETHER FOR
HOMELESS INDIVIDUALS, WE HAVE
HOUSED OVER 900 HOMELESS VETS
AND OVER 480 CHRONICALLY
HOMELESS INDIVIDUALS.

AND SO THAT THIS YEAR WE HOPE TO
HOUSE ANOTHER 200 CHRONICALLY
HOMELESS, THAT MEANS THEY'VE
BEEN HOMELESS FOR OVER A YEAR
WITH A DISABILITY.

AND WE HOPE TO HOUSE ANOTHER 200
HOMELESS VETERANS.

>> SO IT'S 200 PLUS 200 VETS?

>> YES, UH-HUH.

>> WHAT WERE OUR GOALS LAST YEAR
AND HOW DID WE DO FOR ACHIEVING
THEM?

>> I THINK IT WAS ABOUT 200 LAST

YEAR AS WELL.

>> IT'S IN HERE.

WE'LL FIND IT.

I KNOW THSj'! OUR SHELTERED DATAçó
SHOWS THAT JUST OVER HALF THE
INDIVIDUALS WHO PRESENT
THEMSELVES TO OUR LOCAL SHELTERS
Q-Q NOT FROM THE CITY OF BOSTON.
DO YOU HAVE,ñr

INDIVIDUALS THAT WE'RE HOUSING,
HOW MANY ARE FROM BOSTON, HOW
MANY ARE NOT ORIGINALLY BUT
THEIR COMMUNITY OF ORIGIN IS
OTHER THAN BOSTON?

>> SO THE FIRST PART, I'LL
RESPOND TO YOUR FIRSTÑiÑiÑiñr COMMENT,
IT'S BETWEEN 50 AND 60% OF NEW
INDIVIDUALS COMING INTO
INDIVIDUAL SHELTERS ARE FROM
OUTSIDE OF BOSTON.

>> AND WHAT'S OUR RELATION -- GO
AHEAD.

>> JUST THAT.

>> WHAT IS OUR RELATIONSHIP WITH
THE SENDING COMMUNITIES, DO WE
HAVE ANY ABILITY TO BILL THEM
FOR THE SERVICES THAT WE'RE
PROVIDING AT GREAT EXPENSE TO
THEIR RESIDENTS?

>> WE DON'T BILL.

WE HAVE STARTED TO HAVE
CONVERSATIONS WITH OTHER LOCAL
SHELTERS, THERE'S YOU KNOW
SHELTERS IN QUINCY, FOR
INSTANCE.

SO WE SEE A LOT OF HOMELESS
FOLKS FROM QUINCY COMING TO OUR
SHELTERS.

AND SO WE'VE STARTED TO HAVE A
CONVERSATION, IF SOMEONE COMES
AND THEY'RE BETTER SERVED, DOES
TRANSPORTATION MAKES SENSE?
BUT THE CONVERSATIONSñr NEEL Tz BE
MOREi]Ñiñr ROBUST.çó

WE'RE ALSOçóçóçó MEETING WITH THE
STATE, IN THE UPCOMING WEEKS
THEY'RE RIGHT NOW PRO COOURK
THEIR SHELTER CONTRACTS.

WE WANT TO -- PROCURING THEIR4Ñ9TEM!

WE WANT TSi HAVE AÑi CO
ABOUT WHAT ARE THEIR SHELTERS
GOING TO FUND, EVEN IF THEY ARE
FUNDING ADDITIONAL SHELTERS
STATEWIDE ARE THEY DRY SHELTERS,

ARE THEY SHELTERS THAT BAR
CERTAIN ACTIVITIES, CERTAIN
PEOPLE?
IF THEY DO THEN PEOPLE ARE GOING
TO CONTINUE TO COME TO BOSTON.
WHILE I NEVER WANT TO SOUND
UNWELCOMING, NOR DOES THE
ADMINISTRATION, THEY ARE SERVED
BETTER IN THEIR HOME COMMUNITIES
EVEN THOUGH THEY'RE FRACTURED.
THIS IS SOMETHING WE'RE REALLY
GOING TO FOCUS ON THIS YEAR.
WHEN WE SHELTER SO MANY HOMELESS
INDIVIDUALS WE SEE OUR SHELTER
NUMBERS DECREASE.
AND WE'RE NOT.
WE SEE THEM REMAIN STEADY.
THE LENGTH OF STAY IS GOING DOWN
BUT THE INFLUX IS SOMETHING WE
CONSTANT SEEM TO GET AHEAD OF.
>> AND WHAT IS THE SHELTER
CONTRACT, WHAT IS THE
REIMBURSEMENTS RATE FOR THE
STATE FOR OUR VETS?
>> LOOKING AT OUR HOMELESS
EXPERTS.
>> THAT'S THE REIMBURSEMENT RATE
FROM THE STATE, ABOUT \$30 A
NIGHT?
>> RIGHT.
>> SHELTERS OUTSIDE OF THE CITY
YOU ARE SAYING THEY'RE GETTING
THE SAME REIMBURSEMENT BUT
PERHAPS HAVE MUCH MORE
RESTRICTIVE POLICIES ON THEIR
GUESTS.
>> I KNOW THEIR REIMBURSEMENT
SHELTERS ARE FRUSTRATED WITH
BECAUSE THEY THINK THE
REIMBURSEMENTS DO VARY AND I
DON'T THINK THERE'S A SET POLICY
THAT ACTUALLY COINCIDES WITH THE
VARIATION.
BUT YES, THEY -- GENERALLY
THAT'S TRUE THAT NO ONE IS
GETTING MORE OR LESS BECAUSE OF
A CERTAIN POPULATION.
>> AND THEN COULD YOU TELL US
ABOUT WHAT THE HOUSING OF
CHRONICALLY HOMELESS INDIVIDUALS
AND VETERANS CAN YOU TELL US
ABOUT THE PERCENTAGES THAT
ARE -- THEIR COMMUNITY OF ORIGIN
IS BOSTON?

>> I'Mñr GOING TO ASK LILA OR KAY
TO COME DOWN AND SEE IFxD THEY CAN
BE AVAILABLE FOR ANY QUESTIONS
AROUND HOMELESSNESS.

>> SURE.

>> ANY TIME I CAN TALK ABOUT THE
TARGET.

OUR TARGET WE HAVE 200
CHRONICALLY HOMELESS VET RAOVS,
THAT IS OUR TARGET, AND WE HAVE
HOUSED 196.

AND 200 CHRONICALLY HOUSED
HOMELESS, WE HAVE HOUSED 150 SO
ABOUT ON TARGET THERE AS WELL.

>> ARE THEY ALL BEING REHOUSED
IN BOSTON?

RICK WITH THOSE PROJECTIONS --

>> I'M LOOKING UP.

>> SORRY.

>> NO.

MOST OF OUR HOUSING RESOURCES
ARE IN THE FORM OF MOBILE
VOUCHERS.

HOUSINGMY! SEARCH WORKERS HAVE TOçó
HELPxD PEOPLE FIND HOUSING HOWEVER
IT WORKS FOR THEM, SOMETIMES
OUTSIDE THE CITY OF BOSTON.

>> YOU DON'T HAVE A BREAKDOWN OF
THE 200 HOUSED, THE 150, 196,
WHERE THEY MIGHT BE LANDING?

>> WE COULD GET A BREAKDOWN OF
THE VOUCHERS THAT COME THROUGH D
AND D.

WE COULD FIND PRECISE ADDRESSES
OF THOSE BUT SOME OF THESE
VOUCHERS ARE FUNDED THROUGH THE
VA AND OTHER SOURCES AND WEñiçó
DON'T HAVE EVERYONE'S ADDRESS
TRACKED IN THAT SAMEñr WAY.

>> AND ARE MOST OF THESE
VOUCHERS DISTRIBUTED THROUGH A
HOUSE BEING SEARCH EVENT, THEY
ARE INCREDIBLE EVENTS, GET SOME
CREDIT AND DESCRIBE THE EVEN.

>> I'LL DESCRIBE THE EVENT.
THE ANSWER IS NO, PRIMARILY, THE
HOUSING SEARCH IS NOT THE
BIGGEST WAY IN WHICH NOT THE
LARGEST PROPORTION OF THE
HOUSING THAT WE'RE DISTRIBUTING.
HOUSING SEARCHES ARE THESE,
WE'VE HAD SEVEN OF THEM IN THE
CITY OF BOSTON.

THEY ARE THESE ONE-TIME EVENTS

AND THEIR MISSION IS THAT WE ARE ABLE TO HOUSE, ESSENTIALLY HOUSE THE PEOPLE THAT WALK THROUGH THE DOOR THAT DAY.

SO THEY'RE VERY TARGETED, THE FIRST EVENT WAS FOR HOMELESS VETERANS, THE LAST FEW HAVE BEEN FOR CHRONICALLY HOMELESS ELDERS. WE HAVE TO HAVE A LARGE AMOUNT OF HOUSING AVAILABLE.

OFTEN THEY ARE THROUGH VA VOUCHERS AND THROUGH VHA THE MOST RECENT SURGE.

AND WE ARE ESSENTIALLY ASKING EVERYBODY TO COME TOGETHER SO THAT FOLKS GET HOUSING AND SERVICES THAT SAME DAY.

BUT THAT'S JUST -- I MEAN THAT'S THE MOST PUBLIC WAY IN WHICH WE ARE HOUSING PEOPLE BUT ACTUALLY, EVERY DAY PEOPLE ARE GETTING ACCESS TO HOUSING VOUCHERS OR HOUSING UNITS THAT ARE DESIGNATED FOR HOMELESS HOUSEHOLDS AND SO WE HAVE MULTIPLE METHODS THAT PEOPLE ARE GETTING ACCESS TO THOSE.

WE BUILT A HOUSING MATCHING ENGINE THAT'S ONLINE SO AS SOON AS THERE IS A VACANCY PEOPLE ARE GETTING MATCHED TO THE UNIT IF THEY'RE ELIGIBLE.

WE HAVE LOTS OF RAPID REHOUSING TEAMS OUT THERE ENGAGING PEOPLE IN THE SHELTERS ALL THE TIME. SO THE HOUSING SURGES ARE VERY WELL-KNOWN BUT NOT ACTUALLY THE PRIMARY WAY PEOPLE ARE GETTING HOUSED.

>> DO YOU HAVE THE CENSUS DATA YET FROM THE 2018 HOMELESS COUNT THAT WE PARTICIPATED IN?

>> YES.

>> WHAT'S THE COUNT?

>> THE HOMELESS INDIVIDUALS FROM THE JANUARY, FEBRUARY COUNT?

>> I'M SORRY.

SO THERE WAS THE NIGHT OF THE CENSUS, THERE WERE 163 INDIVIDUALS ON THE STREET, AND 1779 INDIVIDUALS IN SHELTER.

>> ALL RIGHT.

AND THEN DO I HAVE A FEW MORE MINUTES?

>> A MINUTE.

>> OKAY, JUST I KNOW LAST YEAR WHEN YOU WERE BEFORE ASKED, WOE WERE HOPEFUL TO GET A CONTINUUM OF CARE GRANT, OR GRANT AROUND THE CONTINUUM OF CARE AROUND YOUTH AND YOUNG HOMELESS, YOUTH AND YOUNG ADULT HOMELESSNESS? I KNOW ON FRIDAY A NUMBER OF THESE INDIVIDUALS WERE AT THE SUMMIT TO SORT OF WE ALL FOCUSED ENERGY ON THIS ISSUE.

DO YOU WANT TO SHARE A LITTLE BIT ABOUT THAT AND WHERE THAT WORK WILL LEAD US OVER THE NEXT FOUR MONTHS I THINK IT IS.

>> I CAN START IT CERTAINLY BUT LILA JUMP IN.

WE'RE VERY EXCITED AND THANK YOU FOR YOUR PARTICIPATION ON FRIDAY.

WE ARE PUTTING TOGETHER A PLAN FOR YOUTH FOR OUR YOUTH HOMELESS.

IT IS RIGHT NOW THEY'RE IN A SYSTEM THAT'S NOT DESIGNED FOR THEM.

TEENAGERS AND YOUNG ADULTS SHOULD NOT BE IN A SHELTER, THEY SHOULD NOT BE ON THE STREET OR BOUNCING AROUND ON COUCHES OR UNSAFE SITUATION.

IT IS A BIT OF WORK WE ARE NOT EXPERTS IN.

WE HAVE HIRED AN EXPERT, MATTHEW AARONSON AND FRIDAY WE KICKED OFF A PLANNING PRESS AND HOPEFULLY THAT PROCESS WILL BE DONE IN ABOUT FOUR MONTHS I WANT TO SAY.

AND WE RECENTLY DID APPLY TO HUD FOR OUR WORK IN THIS AREA, AND I'M GOING TO LOOK TO LILA TO TELL ME ABOUT THE TIME LINES WHEN WE MIGHT HEAR.

>> GREAT SO WE APPEARED FOR A VERY COMPETITIVE GRANT TO FUND OUR WORK AROUND ENDING HOMELESSNESS FOR YOUTH AND YOUNG ADULTS.

IT WOULD BE A LARGE TWO TO \$4 MILLION GRANT.

HUD DOESN'T ASK YOU TO ASK FOR AND AMOUNT OF MONEY.

THEY WILL TELL YOU HOW MUCH THEY
WILL GIVE YOU.

IF WE WERE AWARDED THAT, WE WILL
KNOW IN THE FALL, ISN'T THAT
RIGHT, KATIE?

WE PUT IN A VERY COMPETITIVE
APPLICATION BUT THEY SELECT I
THINK SIX URBAN COMMUNITIES
AROUND THE COUNTRY, AND
SOMETHING LIKE -- AND FIVE
RURAL, AND TENS OF PAIR 100
COMMUNITIES ARE -- OF MAYBE 100
COMMUNITIES ARE APPLYING, WE
HAVE APPLIED ANYWAY.

IT'S MATT AARONSON AND FOUR
OTHERS, VERY EXPERIENCED, WE'RE
GOING TO PUT TOGETHER A PLAN AND
FIND OTHER FUNDS TO FUND IT IF
HUD DOESN'T COME THROUGH.

>> THANK YOU FOR CONTINUING TO
DO THAT WORK.

THANK YOU CHAIR.

>> COUNCILOR EDWARDS.

>> THANK YOU.

TO GO TO SHIFT TO SOME OF THE
FUNDING QUESTIONS AND HOW WE'RE
CONTINUING TO DEVELOP.

I WAS SPECIFICALLY CURIOUS, IN
THE VOUCHER HOMEOWNER KIND OF
DEBATE.

I THINK THERE'S AGAIN A FALSE
DICHOTOMY AS IF WE CAN'T HAVE
BOTH, INCREASING HOME OWNERSHIP
AND ALSO POTENTIALLY INCREASING
OUR VOUCHERS.

AND PART OF THAT HAS US LOOKING
AT THE VARIOUS FORMS OF FUNDING,
A LOT OF OUR FUNDING IS COMING
FROM THE DEVELOPMENT OF MARKET
RATE HOUSING.

I'M CURIOUS AS IF THERE'S BEEN
ANY MOVEMENT OR THOUGHT ABOUT
BONDING FOR HOUSING,
SPECIFICALLY WITH THE CPA
FUNDING WHICH WE CAN BOND.

THE FUTURE FOR CPA PAYMENTS TO
HELP PAY OR THE ONE OR BETH OR
MANY OTHER OPTION -- OR BOTH OR
MANY OTHER OPTION HE.

>> WE HAVE LOOKED AT FUNDING,
I'M GOING TO GO TO RICK.

>> WHETHER THIS IS SOMETHING WE
AGREE WITH YOU I THINK WE HAVE
SEEN OTHER COMMUNITIES THAT HAVE

BONDED FOR HOUSING.

WE HAVEN'T TAKEN THAT VERY FAR AS OF RIGHT NOW, CPAA JUST HAD THEIR FIRST FUNDING ROUND A MONTH OR TWO AGO, THERE IS THE NEXT ONE IS IN THE FALL.

MY SENSE IS PEOPLE WANT TO SEE HOW THAT PROCESS PLAYS OUT AND KIND OF GET OUR FEET UNDER US BEFORE WE THINK ABOUT BONDING THAT WILL OBVIOUSLY TIE UP THAT REVENUE TO PAY THE DEBT SERVICE ON THE BONDS FOR SOME TIME TO COME.

BUT WE'VE DEFINITELY STARTED THE CONVERSATION AND LOOKING AT THAT AND GETTING A SENSE OF WHAT OTHER JURISDICTIONS HAVE DONE WITH THEIR REVENUE.

>> THAT WOULD BE GREAT.

I PERSONALLY WOULD LOVE TO GET AN UPDATE ON HOW THAT IS GOING. I THINK WE WOULD BE DERELICT IN OUR DUTY IF WE DIDN'T THINK ABOUT CPA FOR HOUSING.

DIRECTOR OWEN, YOU HAD MENTIONED THAT A LOT OF THE DEVELOPERS WERE ACTUALLY FULFILLING THEIR IDP GOALS ONSITE.

REALLY COMFORTING FOR ME TO HEAR BUT I'M ALSO SEEING IN EAST BOSTON AND OTHER PLACES THEY'RE DOING WHAT THEY CAN TO BUILD JUST NINE UNITS AND BUILDING JUST BELOW THE THRESHOLD SO THEY DON'T HAVE TO HAVE IDP APPLIED TO THEM.

IS THERE ANY MOVEMENT OR THOUGHT ABOUT CHANGING IDP WHO IT APPLIES FOR, FOR MAYBE ALL DEVELOPMENT GOING IN ORDER AND INCREASING THE PERCENTAGE IN OUR BUILDINGS AND ALSO, HERE'S THE THIRD ONE, GETTING RID OF ANY WAIVERS SO THERE IS NO LONGER ANY OPPORTUNITY TO BUILD OFFSITE BUT REQUIRING IT ALL TO BE BUILT THERE?

>> SO I CAN TELL YOU THAT WE PROMISE THAT EVERY THREE YEARS AGO -- EVERY THREE YEARS WE WOULD LOOK AT THE MONEY THE POLICIES ET CETERA AND THE BPA IS TAKING THE LEAD ON THAT WORK.

AND I KNOW THAT WORK HAS BEGUN,
I SHOULD HAVE COME WITH A TIME
LINE BUT THE ANALYSIS IS
UNDERWAY.

>> THE D AND D AND THE BPA --
>> THEY'RE DOING THE ANALYSIS.
>> AND THEN IN TERMS OF THE
OTHER SOURCE HE OF FUNDING AND
I'M JUST CURIOUS ABOUT YOUR
THOUGHTS ON IF WE WERE TO
INCREASE LINKAGE, IF WE WERE TO
INCREASE THE IDP IN GENERAL
THEIR PERCENTAGES OR THE AMOUNT,
DO YOU THINK THERE WOULD BE A
NEGATIVE ON DEVELOPMENT?

>> I THINK AS WE DID THE LAST
THREE YEARS, WHEN WE DID IDP, WE
WERE VERY CAREFUL, AND THE
EQUATION WAS OR THE TASK WAS,
HOW MUCH CAN WE EXTRACT BEFORE
DEVELOPMENT IS NO LONGER
FEASIBLE.

AND I THINK, I LOOKED AT THE
NUMBERS MYSELF.

I THINK WE WERE VERY, VERY
THOUGHTFUL OF IDP AND WE WERE
HAVING CONVERSATIONS ABOUT
LINKAGE AS WELL.

ALL THAT IS GOING ON AND WE
APPROACH IT THAT WAY, HOW MUCH
CAN WE EXTRACT BEFORE
DEVELOPMENT BECOMES OBSOLETE.
SO I THINK THERE WILL BE MORE TO
COME ON THAT IN THE UPCOMING
MONTHS ON WHERE WE LAND ON SOME
OF THESE ANALYSES.

>> YOU ALSO MENTIONED IN EARLIER
TESTIMONY THAT THE CITY IS
LOOKING AT THE PLAN THE HOUSING
PLAN, THE 53,000 UNITS SINCE WE
ARE ON TRACK.

I THINK IN AN EARLIER HEARING
YOU HAD MENTIONED THERE WAS
POTENTIAL TO INCREASE THAT
NUMBER, THE 53,000 UNITS, WHERE
HAVE THOSE CONVERSATIONS GONE?
>> SO THE D AND D, BPDA, LOOKING
CLOSELY AT POPULATION NUMBERS
RIGHT NOW, TO DO TWO THINGS, TO
SEE IF THE 52,000 WOULD MEET OUR
POPULATION GROWTH, WERE WE TOO
CONSERVATIVE IN OUR POPULATION
GROWTH?

BUT ALSO WHAT IS THE REGION

GOING TO DO?

BECAUSE I THINK PART OF THE PRESSURE BOSTON IS FEELING IS THE REGION IS NOT DEVELOPING ENOUGH HOUSING.

SO ONE CAN'T STAND ALONE IF YOU WILL.

SO ALL OF THAT RIGHT NOW IS BEING ANALYZED AS WELL.

>> WHO'S AT THE TABLE IN TERMS OF COMMUNITY MEMBERS AND THOUGHT PROCESS ABOUT THAT NUMBER OR THE GOALS?

>> SO THE ACTUAL POPULATION SIGNALS IS JUST AGENCIES TO AGENCIES.

BUT WE'RE GOING TO CERTAINLY SHARE THAT WITH THE HOUSING ADVISORY WHEN WE HAVE THE DATA.

>> AND THEN THEY'LL HELP TO ALSO DIRECT, LOOKING AT NOT ONLY LOOKING AT NUMBERS BEING A GOAL BUT WHO'S OCCUPYING THE UNITS IN TERMS OF RACIAL DIVERSITY, IN TERMS OF INCOME DIVERSITY AND THINGS LIKE THAT?

EXPLAIN A LITTLE BIT MORE, I'M SORRY.

>> SO --

>> OR MAYBE IT'S ALREADY HAPPENING BUT WHEN THE AGENCIES GET TOGETHER DO YOU LOOK AT THE HOUSING AND THE NUMBERS THROUGH A RACIAL EQUITY LENS, DO YOU SEE 55% OF BOSTON, WILL ALSO BE OCCUPIED AND REFLECT THAT NUMBER OR NO?

>> WELL I THINK YES AND NO. I THINK WE'RE BEING VERY INTENTIONAL ABOUT NEIGHBORHOODS OF COLOR AND THE GENTRIFICATION AND OUR CONCERN ABOUT THOSE. AS MORE IDP UNITS ARE CREATED ON SITE, THERE IS CERTAINLY MORE OPPORTUNITY FOR ECONOMIC AND RACIAL DIVERSITY.

THAT'S WHY WE VERY MUCH SUPPORT DEVELOPERS DOING IT ONSITE, IN UNITS, BECOMING MORE HOMOGENEOUS AND THE LIKE.

I THINK YES, WE HAVE COMMITTED TO CONTINUING TO BOTH PUT TOGETHER A FAIR HOUSING PLAN WHICH IS HUD -- WE'RE WORKING ON

IT VERY, VERY DILIGENTLY AND HUD SAID WE NO LONGER HAD TO DO A FAIR HOUSING PLAN BUT WE ARE COMMITTED WITH OUR FAIR HOUSING PARTNERS TO REALLY LOOK AT AND DOING A FAIR HOUSING PLAN AND MAKE SURE OUR MEMBER BECOME INTEGRATED AND NOT GENTRIFIED.
>> I KNOW I'M GOING TO GET THE CANE VERY SOON OR THE PLAYOFF MUSIC.

BECAUSE ONE OF OUR BIGGEST CONCERNS IS WE ARE D AND D IS IN THE NEIGHBORHOOD OF NEW DEVELOPMENT, WE HAVE THE POTENTIAL OF A NEW NEIGHBORHOOD, SUSSEX DOWNS, THIS IS NOT TO D AND D'S CRITICISM, OR THE CITY OF BOSTON CRITICISM, WHEN WE BUILT A NEW NEIGHBORHOOD, I THINK THAT WAS A FAILURE AND NOW WE'RE GOING TO SIT BACK AND COME BACK TO THE TABLE TO TALK ABOUT OUR NEW NUMBERS FOR ALL OF BOSTON AND HOW ARE WE LOOKING AT THE SEA PORT'S FAILURES TO DEVELOP FOR ALL OF US IN THAT CONVERSATION?

>> I THINK IT'S A VERY, VERY GOOD OBSERVATION.
AND I THINK WE NEED TO BE VERY INTENTIONAL ABOUT THAT.
I APPRECIATE THAT, I APPRECIATE THAT OBSERVATION.

>> ONE OTHER OFF-PLANNING QUESTION, I'M SURE WE ALL READ RECENTLY THAT THE FEDERAL GOVERNMENT IS AGAIN RETRACTING ITS COMMITMENT TO HOUSING PEOPLE, EVEN THOUGH IT IS -- ITS JOB IS TO HOUSE PEOPLE, AND MY BIGGEST CONCERN IS THEIR RETRACTION IS OF COURSE BEING PLACED ON THE SHOULDERS OF OUR POOREST AND MOST VULNERABLE PEOPLE, BY NOW REQUIRING OR HOPEFULLY AT A THEY WILL PAY MORE OF THEIR INCOME.
DOES THE CITY OF BOSTON HAVE A FULL COMMITMENT TO MAKING SURE THAT WE ARE AT 30% OF INCOME EVEN THOUGH THE FEDERAL GOVERNMENT MAY PULL BACK AND REQUIRE 35 OR 40%?

>> THAT'S HOW WE'RE UNDERWRITING ALL OF OUR AFFORDABLE HOUSING DEVELOPMENTS.

WE'RE USING THE 30% STANDARD.

IF IT'S A HOME OWNERSHIP PRODUCT, WE'RE USING 33 OR WHATEVER THE HOME OWNERSHIP PRODUCT WE'RE USING.

THEY DO VARY SOME.

WHEN WE'RE LOOKING AT WHAT'S NATURALLY OCCURRING, AFFORDABLE HOUSING, I THINK WE'RE USING 33. IT'S VERY CLOSE TO 30 BUT WITH THE AFFORDABLE HOUSING DEVELOPMENTS WE'RE PRICING EVERYTHING AT 30%.

IN TERMS OF OUR PLANNING WE'RE NOT MOVING OFF OF THAT.

THE STATE VOUCHER POLICEMAN GOES TO 40.

THERE IS VARIATION ACROSS THE VARIOUS PROGRAMS -- PROGRAM GOES TO 40.

BUT BY AND LARGE WE USE 30%.

>> I JUST WANT TO, I FORGOT TO ASK THIS QUESTION.

IF YOU HAVE RAW DATA ON THE HOUSES THAT GO INTO PRE-FORECLOSURE, HOW MANY ACTUALLY END UP BEING FORECLOSED ON?

>> I.D. HAVE TO GET THAT FOR YOU.

>> I DON'T THINK I HAVE THAT. WE'LL GET THAT FOR YOU, WE HAVE THE DATA.THANK YOU.

>> COUNCILOR O'MALLEY.

>> THANK YOU, MR. CHAIR AND THANKS TO THE PREVIOUS SPEAKER, FOR REITERATING, AS I WOULD LIKE TO NOTE, SUPPORT OF BOTH THE PILOTED VOUCHER PROGRAM THAT COUNCILLOR ZAKIM IS TALKING ABOUT AND THE FIRST TIME HOME BUYER ASSISTANCE PROGRAM ARE NOT MUTUALLY EXCLUSIVE.

THEY ARE TWO DIFFERENT THINGS, APPLES AND CHAINSAWS NOT EVEN APPLES AND ORANGES.

I WROTE DOWN THIS QUOTE, WE SEE A LOT OF HOMELESS IN QUINCY, FOR EXAMPLE.

>> NO TWEETING!

>> I WON'T TWEET BUT I HAVE BEEN

DISMAYED BY SOME OF OUR
COLLEAGUES IN GOVERNMENT FROM
QUINCY WHO HAVE SUGGESTED THAT
REOPENING THE LONG ISLAND BRIDGE
AND TANGENTIALLY RELATED, IT IS
NOT A QUINCY PROBLEM BUT A
BOSTON PROBLEM.

>> AGREED.

>> I WANT TO TALK A LITTLE BIT
ABOUT THE MAIN STREETS
DISTRICTS, PROUD TO REPRESENT
FOUR MAIN STREETS DISTRICTS IN
MY DISTRICT.

IT IS NOT UNDER YOUR DEPARTMENT
BUT OFFICE OF ECONOMIC
DEVELOPMENT.

>> ABSOLUTELY.

>> HOWEVER, THE VACANCIES AND
VACANT STORE FRONTS--NO THEY ARE
NOT?

>> ALL OF THE BUSINESS FUNCTIONS
WENT TO THE OFFICE OF ECONOMIC
DEVELOPMENT.

THE MONEY STILL FLOWS TO US BUT
THE ACTUAL ACTIVITY IS NOW WITH
JOHN.

>> WE'LL GO TO THE NEXT ONE.

WE'RE EXPECTING TO SEE
SIGNIFICANT CUTS FROM THE
FEDERAL BUDGET DUE TO THIS, IN
MY OPINION, LACK OF LEADERSHIP
IN WASHINGTON FOR BOTH THE CDBG
AND THE HOME GRANTS.

I THINK IN THE LAST YEAR WE WERE
SORT OF GIRDING TO THE FACT THAT
THIS IS IT, NO MORE, BUT NOW A
REPRIEVE.

BETTER WAY TO PHRASE THE
QUESTION, TELL ME HOW YOU ARE
DEEG DEALING -- DEALING WITH THE
UNCERTAINTY IN WASHINGTON AS IT
RELATES TO FEDERAL STREAMS OF
REVENUE?

>> YOU'RE RIGHT, WE DID RECEIVE
A REPRIEVE, WE'RE ANTICIPATING
CDBG IS GOING TO INCREASE BY 10%
AND OUR HOME FUNDING BY 40%, BUT
THERE WILL BE A FIGHT UNTIL THE
CHANGE IN ADMINISTRATION.

SOME OF THOSE FUNDS CERTAINLY
ARE FOR PROGRAMS AND WE WOULD
HAVE A HARD TIME REPLACING THEM.
SO WE WOULD HAVE TO CUT BACK
SOME OF THE PROGRAMMING.

WHEN WE USE THEM FOR AFFORDABLE HOUSING PRODUCTION AND PRESERVATION THEY'RE ONE TIME EXPENDITURES SO WE -- IF WE VILT WE SPEND AND IF WE DON'T HAVE WE DON'T DO.

THE FACT THAT WE DO USE A LOT OF THESE FUNDS NOR CRITICAL PROGRAMS WE WOULD HAVE TO CUT BACK DRASTICALLY OUR PROGRAMS AROUND HOME OWNERSHIP AND ELDERLY HOME REPAIR AND BUSINESS SPOWRLTS.

SO THE ONLY THING WE COULD DO WAS LOOK AT OPERATING OR EFFICIENCIES OR LESS EFFECTIVE PROGRAMS BUT THAT WOULD BE TRAGIC.

SO EVERY YEAR, I THINK OUR APPROACH IS THAT WE FIGHT REALLY HARD AND LINE AND LINK ARMS WITH OUR PARTNERS.

AND SO FAR WE HAVE BEEN SUCCESSFUL.

>> THAT'S GREAT.

THE UNCERTAINTY IS ALMOST WORTH KNOWING THE CUT IS IMMINENT BUT WE HAVE TO BE NIMBLE AND I APPRECIATE YOUR EFFORTS.

YOU TOUCHED UPON IT AND I DON'T HAVE MUCH TIME BUT ON EXPIRING USE, AS IT RELATES TO AFFORDABLE HOUSING, YOU TALKED ABOUT THE FORBES BUILDING, YOU FEEL SOMEWHAT CONFIDENT WE'LL BE ABLE TO PROTECT THE RESIDENTS THAT LIVE THERE.

BUT AS IT RELATES TO MANAGING THE CONTROL WE HAVE SO IT DOESN'T GROW WIDER.

>> A COUPLE OF THOUGHTS ON THAT. EVERY SINGLE AFFORDABLE HOUSING UNIT WE HAVE IN BOSTON, WE KNOW, WE KNOW THEIR ADDRESS, HOW MANY, WITH RENTAL HOW LONG THAT DEED RESTRICTION IS IN PLACE.

SO WE TRACK AND WE HAVE A SMALL CONTRACT WITH OUR PARTNERS AT CE CEDAC, WHO IS EARN, WHEN AFFORDABILITY IS COMING DUE AND WHEN SOMETHING HAS FIVE YEARS LEFT, FOUR YEARS LEFT, THREE YEARS LEFT WE'RE REACHING OUT TO THE OWNER AND STARTING TO WORK

WITH GROUPS AROUND ORGANIZING
TENANTS, ET CETERA.
AND LINING UP IN OUR BUDGET
SUPPORT IF WE NOAA WE HAVE TO
FUND TO KEEP IT AFFORDABLE.
IT IS A PRETTY ORGANIZED EFFORT,
WE MEET ON A VERY REGULAR BASIS
ON ALL THESE UNITS.
SO THAT'S HOW WE APPROACH IT SO
EVERY UNIT IS DEAR TO US AND
EVERY UNIT HAS A PERSON IN IT
AND WE'RE VERY WORRIED ABOUT
KEEPING ALL OF THAT AFFORDABLE.
THESE 13A'S HAVE JUST SCOOPED
ALMOST FOR -- SCHOOLED, VERY
EXPENSIVE TO PRERCH.
>> HOW MANY 13A'S DO WE HAVE?
HOW MANY BUILDINGS DO YOU KNOW?
>> I WANT TO SAY TEN, 12.
>> AND STAGGERED --
>> STAGGERED BUT NOT THAT --
ONLY OVER A COURSE OF FOUR OR
FIVE YEARS.
AND THERE'S SOME REHIGH PROFILE
ONES LEFT.
-- VERY HIGH PROFILE ONES LEFT.
EXCEPT FOR PHYSICAL
OBSCOLESCENCE, THERE IS A HANDFUL
THAT I'M REALLY WORRIED ABOUT.
>> THIS PARTY HAS BEEN WORKING
WITH YOU AND THE ADMINISTRATION
AND VIRTUALLY EVERYONE HAS BEEN
ENGAGED IN HOME SHARE AND B AND
B STATUS, WHATEVER EVENTUALLY
LEGISLATION THAT COMES OUT TO
HELP OVERSEE THAT AND DEAL WITH
THAT.
>> NO.
THAT WOULD BE, I DON'T THINK D
AND D HAS CONTEMPLATED THAT WE
WOULD DO THE OVERSIGHT OF THAT.
IT IS CERTAINLY AN ISD DO IT, IT
WOULD BE IN THOSE REALMS.
AND I THINK EARLIER THERE WAS
TALK ABOUT THE FEES ASSOCIATED
WITH THE AIRBNB ORDINANCE.
THOSE FEES WOULD GENERATE
HOPEFULLY ENOUGH MONEY TO
OVERSEE THE COMPLIANCE OF THAT
ORDINANCE.
>> I WILL SAVE THAT QUESTION TO
THE DO IT BUDGET SESSION LATER.
>> COUNCILOR JANEY.
>> THANK YOU MR. CHAIR, I WOULD

AGAIN ECHO WHAT MISS COLLEAGUE HAS SAID ABOUT THE SEA PORT. I THINK IT'S WORTH NOTING THAT THAT WASN'T JUST ABOUT PRIVATE DEVELOPMENT BUT THAT WAS PUBLIC DOLLARS WERE USED TO FUND AND CREATE THAT NEIGHBORHOOD. AND SO IT'S ENCOURAGING TO HEAR THAT YOU'RE BEING MUCH MORE THOUGHTFUL AND INTENTIONAL AS WE MOVE FORWARD.

I HAVE SOME QUESTIONS, I'M NOT SURE WHAT WAS ALREADY ASKED SO PLEASE FORGIVE ME.

>> SURE.

>> I'M WONDERING ABOUT THIS 53,000 UNITS THE BOSTON 2030, IF YOU COULD TALK ABOUT HOW MANY ARE MARKET RATE VERSUS AFFORDABLE WAS THAT ALREADY COVERED BECAUSE I'M HAPPY TO -->> IT WAS AND WE CAN CAN GET THAT FOR YOU BUT OF THE 26,000 UNITS THAT HAVE BEEN PERMITTED, ABOUT 2,000 ARE AFFORDABLE TO LOW INCOME HOUSEHOLDS.

ABOUT ANOTHER 2500 ARE AFFORDABLE TO MORE MIDDLE INCOME OR HOUSEHOLDS, BUT THOSE ARE DEED RESTRICTED.

AND ANOTHER FIVISH ARE UNITS THAT WE BELIEVE THAT ARE IN THE MARKET, THAT ARE AFFORDABLE TO OUR DEFINITION OF MIDDLE INCOME HOUSEHOLD.

>> WHICH IS WHAT THE 70% --

>> NO, THOSE ARE THE DEED RESTRICTED.

THESE ARE THE HIGHER INCOME, IT'S HOUSEHOLDS THAT CAN MAKE UP TO \$125,000 A YEAR, TWO PEOPLE MAKING \$60,000 A YEAR.

>> ARE ALL OF THOSE RENTALS, HOME OWNERSHIP?

>> COMBINATION OF RENTAL AND HOME OWNERSHIP, MAJORITY BEING RENTAL.

THAT BREAKDOWN I CAN GET YOU COUNCILOR.

>> THAT WOULD BE HELPFUL.

IN TERMS OF AFFORDABILITY AND WHAT THAT LOOKS LIKE WHAT IS YOUR THINK, WHERE IS THE ADMINISTRATION IN TERMS OF

REDEFINING?

>> YOU NOES EVERYBODY HAS A DEFINITION -- -- YOU KNOW, EVERYBODY HAS AN OPINION AND THE OPINIONS VARY WIDELY.

BUT MOST OF OUR MONEY WHEN WE FUND AFFORDABLE HOUSING RENTAL PROJECTS, MOST OF THEM ARE FUNDING UNITS THAT ARE AVAILABLE TO HOUSEHOLDS MAKING BETWEEN 21,000 AND 55,000, IN THAT, I'M NOT TALKING ABOUT PUBLIC HOUSING, JUST NEWLY AFFORDABLE RENT HOUSING.

AFFORDABLE HOME OWNERSHIP IS SERVING PEOPLE MAKING BETWEEN 57 AND 90, 57 AND 82, DEPENDING ON FAMILY SIZE.

AND THEN MOST OF THE INCLUSIONARY DEVELOPMENT UNITS ARE RENTAL AND THEY ARE SERVING HOUSEHOLDS THAT ARE MAKING IN THE BETWEEN 50 AND 60,000 A YEAR.

THE AVERAGE PUBLIC HOUSING TENANT, HOUSEHOLD IS MAKING \$14,000 A YEAR.

SO I THINK EVERYONE HAS GOT AN OPINION, NOT SAYING THIS ABOUT YOU, BUT WHERE WE SHOULD BE PUTTING ALL OF OUR RESOURCES. WE HAVE REALLY DETERMINED THAT THE NEED IS ACROSS MULTIPLE INCOME GROUPS.

AND THAT WE SHOULD BE REFUR BENEFICIARYING PUBLIC HOUSING THAT IS SERVICING OUR -- YOU KNOW LOWEST INCOME HOUSEHOLDS RIDE UP TO THE MIDDLE INCOME POPULATION, TRYING TO KEEP THEM HERE.

>> HOW ARE YOU USING A LENS TO DETERMINE WHO'S GETTING HOUSING WHERE?

>> WE'RE MAKING SURE THAT ALL THE HOUSING THAT'S CREATED, AFFORDABLE HOUSING THAT'S CREATED, THAT EVERYONE KNOWS, AND THAT WE ARE TRYING TO PUT A LOT OF NEW AFFORDABLE HOUSING IN NEIGHBORHOODS WHERE WE ARE WORRIED ABOUT GENTRIFICATION. AND MAKING SURE THAT THOSE

HOUSEHOLDS KNOW OF THE OPPORTUNITY.

I WOULD SAY WHILE WE REALLY WANT TO HAVE MIXED INCOME, AND RACIALLY DIVERSE NEIGHBORHOODS, WE REALLY WANT TO MAKE SURE THAT NEIGHBORHOODS THAT ARE OF COLOR CAN ALSO STAY INTACT.

SO IT'S A COMPLICATED PROBLEM RIGHT NOW.

AND --

>> I APPRECIATE THAT.

DID YOU SAY EARLIER THERE WERE 3,000 IDP UNITS CITYWIDE? DO YOU HAVE THAT BROKEN DOWN BY NEIGHBORHOODS?

>> I DO, I DO, LET ME PULL IT BACK UP.

THERE ARE -- SO THERE WERE -- THERE ARE 3,000 INCLUSIONARY DEVELOPMENT UNITS THAT HAVE BEEN PRODUCED ON SITE OR BY THE DEVELOPER FX THERE IS ANOTHER 1800 IDP UNITS THAT HAVE BEEN CREATED USING CLURGS DEVELOPMENT FUNDING.

FUNDING WE GET FOR THE DEVELOPERS SO A TOTAL OF 4800 UNITS.

>> IN TERMS OF EARLIER, I THINK WHEN I CAME IN THERE WAS A DISCUSSION AROUND SENIOR HOME REPAIR.

ARE THERE INCOME REQUIREMENTS FOR THAT?

IF SO WHAT ARE THEY?

THEY ARE INCOME RESTRICTED.

I WANT TO SAY, 57,000 YOU ABOUT THE VAST MAJORITY OF THE SENIORS THAT WE ARE WORKING WITH ARE ON FIXED INCOMES AND THEIR INCOMES ARE MUCH CLOSER TO 20,000.

>> THAT'S IT FOR NOW.

THANK YOU.

>> COUNCILOR FLAHERTY.

>> I JUST HAD ONE QUESTION ON WHAT IS THE LATEST ON AIRBNB? I CONTINUE TO VISIT CHINATOWN EVERY DAY, I WAS OVER THERE THIS WEEK.

I DO SEE MORE PEOPLE MOVING OUT, A LOT OF LONG TIME RESIDENTS BEING PUSHED OUT ACTUALLY, AND I SEE A LOT OF PEOPLE USING

AIRBNB, THESE CORPORATE
PROPERTIES BUYING UP THE
PROPERTY.

WHAT'S THE LATEST ON THERE?

>> SURE.

IF YOU KNOW THE ADMINISTRATION
FILED AN ORDINANCE, AND
COUNCILOR EDWARDS AND COUNCILOR
WU DID AS WELL.

THERE'S CONVERSATIONS GOING ON
BETWEEN THOSE TO COUNCILORS AND
THE ADMINISTRATION AND I BELIEVE
IN THE LAST COUPLE OF WEEKS
THERE WILL BE A NEW ORDINANCE
FILED BASED ON ALL OF THOSE
ROBUST CONVERSATIONS.

SO I KNOW PEOPLE ARE WORKING ON
IT VERY, VERY HARD.

I'M NOT AT LIBERTY TO SAY HOW
IT'S SHAPING UP BUT I'M
CONFIDENT THAT AT LEAST THE
COMPROMISE EVERYONE CAN FEEL
CONFIDENT ABOUT.

>> THE LAST YEAR OR SO THERE WAS
200 UNITS IN CHINATOWN ALON ON ALONE, ON
AIRBNB, A LOT OF THE ELDERLY
WERE PUSHED OUT, THEY LOST THEIR
SOCIAL SERVICE NETWORK, THEIR
HEALTH CARE WAS LOCATED RIGHT IN
CHINATOWN, THEIR COMMUNITY WAS
THERE.

YOU KNOW, AS A CITY WE WANT TO
MAKE SURE THAT BOSTON IS ALWAYS
A PLACE FOR LOW INCOME FOR
IMMIGRANTS, OR THOSE THAT DON'T
HAVE MONEY OR ACCESS TO HOUSING.
AND FOR HOUSING IT'S A TOP
PRIORITY FOR EVERYBODY.

>> COUNCILOR FOR THE WALSH
ADMINISTRATION, THEY ARE TRYING
TO GET THIS UNDER CONTROL.
WE ARE WORKING WITH PARCEL 12
AND A FEW OTHERS, BUT IF WE WANT
TO KEEP CHINATOWN AFFORDABLE, WE
HAVE TO WORK ON THAT PIPELINE SO
IT IS ALWAYS ON THE FOREFRONT OF
OUR MINDS.

>> WHAT DO YOU THINK IS THE
FUTURE OF CHINATOWN AS IT
RELATES TO AFFORDABLE HOUSING?
ARE WE ABLE TO ENSURE THAT IT
REMAINS A NEIGHBORHOOD OF
IMMIGRANTS AND LOW INCOME
FAMILIES?

OR ARE WE GOING TO BUILD HOUSING FOR WEALTHY, HOUSING RECENTLY BUILT AND IT WAS A LOT OF MONEY CAME, FOREIGN MONEY WAS INVESTED IN THERE.

BUT HOW CAN WE ENSURE THAT CHINATOWN REMAINS A COMMUNITY OF IMMIGRANTS, OF LOW INCOME FAMILIES, AND YOU KNOW PEOPLE THAT ARE WORKING HARD?

>> SO CHINATOWN, I WON'T GO BACK AND CHECK THE PERCENTAGES.

IT IS ABOUT 43 TO 45% OF THE RESIDENTIAL SOCK IN CHINATOWN IS DEED RESTRICTED, AFFORDABLE.

WHICH IS GOOD.

I THINK THERE WILL ALWAYS BE A LARGE NUMBER OF HOUSEHOLDS IN CHINATOWN THAT CAN STAY.

I THINK I KNOW, THE WHRARCH WALSHADMINISTRATION IS SUPPORTIVE OF THIS, THAT IT IS AFFORDABLE FOR YEARS TO COME.

48 BOYLES ON STREET IS UNDER CONSTRUCTION, WE HAVE JUST FINISHED OTHER PROPERTIES, SO IT'S GOING TO BE A CONSTANT PIECE OF OUR WORK TO MAKE SURE THE CHINATOWN BUSINESSES AND RESIDENTIAL FABRIC REMAIN.

>> WHAT'S THE SITUATION ON 1,000 BOYLESTON STREET, ARE YOU FAMILIAR WITH THE PROJECT?

>> I AM FAMILIAR WITH THE PROJECT.

>> CAN YOU GIVE US A LITTLE BACKGROUND OF THAT?

>> I THINK THE BPDA A MONTH OR SO AGO.

>> WHAT ABOUT AFFORDABLE UNITS?

>> I KNOW THE DEVELOPER IS TALKING TO BPDA FOR AFFORDABLE OPPORTUNITIES, I DON'T KNOW ANY MORE ABOUT THAT I'M SORRY.

>> IS THE DEVELOPER INVOLVED IN THE DISCUSSIONS?

>> IF THE DEFORM IS GOING TO HAVE AFFORDABLE ON CITE -- SITE, BPDA HAS PART IN IT.

IF THEY ARE LOOKING TO DO THEIR DEVELOPMENT OFFSITE, I ENGAGE.

>> LOOKS LIKE THE UNITS WILL BE ONSITE?

>> I THINK CONVERSATIONS ARE

ONGOING.

I KNOW THE DEVELOPER WAS LOOK FOR OFFSITE OPPORTUNITIES BUT ONCE AGAIN WITHIN A HALF MILE RADIUS.

>> COUNCILOR BAKER.

>> THANK YOU, MR. CHAIR.

LILA, THANK YOU, I HAD A QUESTION.

>>>>>>>>

SO THREE YEARS.

THAT'S PROBABLY A GOOD SCHEDULE, YEAH.

>> DO YOU HAVE THE -- WHEN THAT WAS DESIGNATED TO DORCHESTER BAY?

I JUST WANT TO HEAR YOUR VOICE.

>> LET ME SEND YOU OVER THE LIST.

>> GOOD.

THANK YOU.

>> COUNCILOR EBB.

A QUICK FOLLOW UP TO THE QUESTIONS EARLIER ABOUT ASPIRING YOUTH UNITS, TELL US WHICH NEIGHBORHOODS THOSE UNITS ARE IN?

>> ABSOLUTELY.

WE CAN GIVE YOU BREAK DOWN OF ALL THE AFFORDABLE UNITS WHERE THEY'RE LOCATED.

>> AND --

RIGHT.

THEY ALL COULD EXPIRE UNLESS THEY'RE AFFORDABLE IN PERPETUITY.

I CAN GET YOU REPORTS SHOWING ONES THAT ARE AT RISK IN THE NEXT FIVE YEARS, TEN YEARS IF THAT WOULD BE HELPFUL.

>> THANK YOU.

ARE WE SEEING MORE IN SOME NEIGHBORHOODS OF THE CITY THAT OTHERS.

THE ONES THAT ARE -- THAT WERE BOTH MOST WORRIED ABOUT THE 13A AND DOWNTOWN LOCATIONS.

>> WHAT'S THE TIMELINE ON THOSE.

I THINK WE TALKED ABOUT 13A
LAST YEAR.
>> IT'S ALL WE SLEEP IT, WE
BREATHE IT.
THEY WERE -- HAVE SOME
PROTECTIONS BUT EXPIRE OVER THE
NEXT FOUR TO FIVE YEARS.
>> THANK YOU.
THAT'S IT FOR ME, CHAIR.
>> COUNCILOR JANEY.
THANK YOU.
I JUST WANTED TO COME BACK TO
THE DOWN PAYMENT ASSISTANCE.
YOU SAID THE MAJORITY GO TO
PEOPLE OF COLOR.
>> 71% OF THE HOUSEHOLDS THAT
ARE RECEIVING DOWN PAYMENT AND
CLOSING COST ASSISTANCE ARE
HOUSEHOLDS OF COLOR.
>> DO YOU HAVE A BREAK DOWN BY
ETHNICITY, HOW MANY ARE
IMMIGRANTS, HOW MANY ARE
LONG-TERM RESIDENTS?
>> LET ME SEE WHAT I HAVE.
THE PIECE I DON'T KNOW, KNOW HOW
LONG THEY HAVE BEEN HERE.
I DON'T THINK WE WOULD HAVE THAT
BUT I'LL CHECK.
WE CAN GET YOU THAT REPORT.
>> THANK YOU, I APPRECIATE IT.
ARE THESE MARKET RATE HOMES OR
ARE SOME OF THEM LIMITED.
>> BOTH.
WHAT PERCENTAGE IS LIMITED
EQUITY?
>> I CAN FIND OUT FOR YOU.
I DON'T HAVE THAT WITH ME.
>> WONDERFUL.
IN TERMS OF CITY FUNDED
RENTAL SUBSIDIES.
WOULD BE IN FAVOR OF SEEING THAT
AND HOPE THAT YOUR OFFICE WOULD
MOVE FORWARD OF MAKING SURE THAT
OF COURSE WE NEED HOME OWNERSHIP
OPPORTUNITIES AND ASSISTANCE
HELPING FAMILIES WITH DOWN
PAYMENT.
WE ALSO CAN LOOK CREATIVELY AT
MAKING SURE WE HAVE RENTAL
SUBSIDIES.
ONE WAY IN PARTICULAR, COULD BE
THROUGH LUXURY CONDO TAGS.
ALSO INTERESTED IN LOOKING AT A
VACANCY TAX.

COULD YOU JUST TALK ABOUT
WHAT -- HOW THIS IS IMPACTING
THE HOUSING MARKET.
THERE ARE LOTS OF EMPTY UNITS.
THERE ARE EMPTY STOREFRONTS ALL
OVER THE PLACE.
WHAT KIND OF IMPACT IS HAPPENING
IN TERMS OF THE HOUSING CRISIS?
>> CERTAINLY WE KNOW THAT SOME
UNITS ARE NOT BEING OCCUPIED BUT
I HAVE NO DATA, I DON'T KNOW HOW
TO GET IT.
I DON'T KNOW HOW TO QUANTIFY --
NOBODY SEEMS TO KNOW EITHER HOW
WE KNOW WHETHER NEW APARTMENT
BUILDING, FOR INSTANCE, HAS 15
OF 100 UNITS VACANT.
SO, I WALK AROUND I LOOK AT
THEM.
BUT WE DON'T HAVE ANY DATA TO
KNOW WHETHER IT'S A VERY SMALL
PERCENTAGE OR SIGNIFICANT
PERCENTAGE.
I'D LOVE TO THINK HOW TO GET
THAT DATE BUT RIGHT NOW WE DON'T
HAVE A WAY OF DOING THAT.
>> THERE'S ALREADY BEEN
CONVERSATION ABOUT THE
SHORT-TERM RENTALS I KNOW IN
TERMS OF MONITORING, BUT JUST
IMPACT THAT IT'S HAVING ON THE
HOUSING CRISIS OVERALL.
>> OUR RESEARCH HAS SHOWN
THERE'S ABOUT 2,000 AIRBNB UNITS
THAT ARE RENTED MORE THAN 250
DAYS A YEAR THERE REALLY ARE --
THEY ARE UNITS OFF THE
RESIDENTIAL MARKET.
>> FINALLY, I'VE HEARD OVER THE
WEEKEND AN ISSUE WITH THE PIANO
FACTORY.
THAT PEOPLE ARE BEING DISPLACED
OR ASKED TO LEAVE?
>> I HEARD THAT COUPLE OF DAYS.
DO YOU HAVE ANY MORE
INFORMATION ON THAT?
>> THE PIANO FACTORY WAS AN
AFFORDABLE DEVELOPMENT THAT LOST
AFFORDABILITY RESTRICTIONS IN
THE '90s I BELIEVE.
BUT THERE WAS SUBSEQUENT
AGREEMENT THAT SOME OF THE
ARTISTS, ESPECIALLY THE ARTISTS
THAT WERE USING THE FACTORY TO

WORK IN COULD STAY.
I BELIEVE THOSE RESTRICTIONS ARE
NOW UP AND THE OWNER HAS ASKED
VERY LONG TERM RESIDENTS TO
LEAVE.
THE ADMINISTRATION IS CALLING
THE OWN OR, THEY'RE OUTRAGED,
WE'RE WORKING ON IT.
WE CAN CERTAINLY REPORT BACK
WHEN WE HAVE MORE.
>> WONDERFUL, THANK YOU SO MUCH.
LAST THING.
THEY HAD AN AGREEMENT THAT THEY
COULD STAY, DO YOU KNOW IF IN
FACT THIS WAS THE END OF THAT
AGREEMENT.
>> A NEW THING.
SUDDENLY WE CAN GET --
>> I BELIEVE IT WAS THOUSANDS OF
DOLLARS.
>> I BELIEVE AT THE END OF THE
AGREEMENT.
>> I CAN GET YOU MORE ON THAT.
THANK YOU.
I'M FOLLOWING UP AS WELL.
THANK YOU.
>> THANK YOU.
WE'RE GOING TO PUBLIC TESTIMONY
NOW.
WE HAVE MICHAEL CANE AND PEGGY
WISENBERG.
>> THANK YOU.
THANK YOU VERY MUCH FOR YOUR
TIME AND TESTIMONY TODAY AND TO
YOUR ENTIRE TEAM.
>> THANK YOU.
WELL THANK YOU FOR WAITING
THIS FOR ANOTHER PUBLIC
TESTIMONY.
MICHAEL CANE THE MASS ALLIANCE
OF H.U.D. TENANTS.
WE ARE SPEARHEADING A COALITION
OF ABOUT 30 ORGANIZATIONS THAT
HAVE SENT A LETTER TO THE MAYOR,
I HAVE COPIES IT FOR THE
COUNCIL, I THINK MOST OF YOU
RECEIVED IT THAT SUPPORTS AGAIN
THE IDEA OF THE CITY FUNDED RENT
SUBSIDY PROGRAM.
WE WANT TO THANK THE COUNCILORS,
THERE ARE TECH COUNCILORS,
COUNCILOR ESSAIBI GEORGE, JANEY
AMONG THEM THAT ALSO SENT LETTER
TO THE MAYOR SUPPORTING RENT

SUBSIDIES FOR VERY LOW INCOME PEOPLE.
AND COUNCILOR, YOU HAD MENTIONED THE NEED FOR HOME BUYER ASSISTANCE.
WE CERTAINLY SUPPORT THAT.
IT'S NOT AN EITHER OR THING AS COUNCILOR O'MALLEY POINTED OUT. THERE ARE NEEDS OF ALL KINDS OF HOUSING ASSISTANCE.
BUT ONE OF THE BIGGEST FLAWS, SHORT COMING OF THE MAYOR'S HOUSING PLAN IS THAT THE LOW INCOME UNIT WHICH THEY JUST TALKED ABOUT, 2,000 UNIT OF INCOME IN THE LAST YEAR.
60% OF THE MEDIA, MOST OF THE RENTERS IN THE CITY ARE ACTUALLY BELOW THAT INCOME LEVEL.
MOST OF THEM.
THE PEOPLE THAT ARE BELOW 30% OF THE MEDIAN.
BELOW 30% BUT THERE ARE MANY PEOPLE, GETTING SQUEEZED OUT OF THE CITY ARE LOW INCOME RENTERS PREDOMINANTLY, NOT EXCLUSIVELY PEOPLE OF COLOR.
THE NUMBERS ARE ACCORDING TO MAYOR'S PLAN ITSELF 38,000 LOW INCOME NON-ELDERLY HOUSEHOLDS THAT WILL NEED RENTAL ASSISTANCE.
38,000.
PEOPLE THAT ARE NOT ASSISTED IN THE MAYOR'S PLAN EXCEPT FOR ONE THING.
MAYOR'S PLAN SAYS OF THE NEW LOW INCOME HOUSING UNITS OUT OF THE 6500, 1700 WOULD BE FOR VERY LOW INCOME PEOPLE.
TAKING VOUCHERS FROM THE BHA POOL CONVERTING TO VOUCHERS.
THAT'S FINE IN TERMS OF MAKING SURE THOSE LOW INCOME UNITS ARE AVAILABLE.
BUT THERE'S NOT IN THE MAYOR'S PLAN THERE'S NOT ONE UNIT OF NET LOW INCOME RENTAL HOUSING FOR FAMILIES.
ZERO.
IN THE MAYOR'S PLAN.
THAT'S A MAJOR SHORTCOMING, WE THINK, THE WE BRING THAT UP.
THAT'S WHAT IT SAYS.

SOME OF THE 2,000 UNITS WILL BE AFFORDABLE TO VERY LOW INCOME PEOPLE BECAUSE VOUCHERS WILL BE USED FOR THEM.
BUT THAT VOUCHER COME OUT OF THE VOUCHER POOL FOR THE CITY.
IT'S NOT A NET INCREASE.
ONE WAY TO ADDRESS THAT IS FOR THE CITY TO COME UP WITH SUPPLEMENTAL FUNDING FOR LOW INCOME RENTERS, THAT'S WHAT THE PROPOSAL S. CREATE PROJECT-BASED RENTAL ASSISTANCE, PROJECT-WAYED VOUCHERS JUST LIKE ONES THAT THE BHA IS DOING TO INCREASE THE NUMBER BY COMING UP WITH AN ADDITIONAL FUNDING SOURCE.
SO, CITY OF BOSTON, THE BHA GETS ABOUT 13,000 RENTAL VOUCHERS FROM H.U.D. EACH YEAR.
UNFORTUNATELY CONGRESS DID SUSTAIN THAT, ACTUALLY INCREASED IT SLIGHTLY IN 2018 WE THINK THEY PROBABLY WILL IN 2019.
WE DON'T KNOW WHAT IS GOING TO HAPPEN AFTER THAT.
BUT AT LEAST THERE WASN'T A CUT IN VOUCHERS.
THE NEED IS STILL VERY GREAT IN THE CITY.
THAT'S WHAT WE'RE LOOKING TO GET SUPPORT FROM THE COUNCIL FOR.
WE AGAIN APPRECIATE TEN COUNCILORS HAVE STOOD UP FOR THAT.
JUST COUPLE OF POINTS, THOUGH, ADDITIONAL POINTS, THE CITY OF WASHINGTON, D.C. PROGRAM WHICH OUR PROPOSAL IS BASED, LOCAL RENT SUBSIDY PLAN IS FUNDED OUT OF THE REGULAR CITY BUDGET, 60% OF THAT MONEY AND IT'S ABOUT \$46 MILLION A YEAR NOW, 60% THAT HAVE MONEY GOES TO PROJECT-BASED RENTAL ASSISTANCE NOT TENANT-BASED ASSISTANCE.
THAT IS MUCH LESS EXPENSIVE ESPECIALLY APPLIED TO LOW INCOME HOUSING TAX CREDIT.
TAKE THE 6500 UNITS, PROBABLY SOME PROJECT-BASED VOUCHERS PLANNED FOR THOSE NOW.
THEY COST ABOUT \$10,000 A YEAR TO SUBSIDIZE VERY LOW INCOME

PERSON IS BELOW 30% OF THE
MEDIAN.
ABOUT \$10,000.
WHILE WE HAVE RECOMMENDATION FOR
HOW TO FUND THAT WHICH IS OUR
LATEST PROPOSAL.
RECOMMENDATION IS TAKE THE NEW
REVENUE FROM THE LUXURY CONDO
THAT ARE BEING BUILT IN THE
CITY.
THE NEW REVENUE, JUST PROPERTY
TAX.
FOR EVERY MILLION DOLLARS IN
VALUE THE OWNER PAYS ABOUT \$10.5
THOUSAND IN TAXES.
FOR ONE LOW INCOME RENTER ON
PERMANENT BASIS.
IF YOU TOOK THAT NEW REVENUE
SIMPLY SET IT ASIDE FOR LOW
INCOME RENTERS IT WOULD BE ONE
FOR ONE CORRESPONDENT.
LOOK AT THE MIL LEARN YES, MA'AM
BUILDING, COMING OVER HERE.
442 NEW LUXURY CONDOS IN THE
MILLENNIUM TOWERS BUILDING
THAT'S ALREADY OPEN.
AVERAGE SALE PRICE IS \$2.4
MILLION.
FEW PEOPLE CAN AFFORD THAT.
HARDLY ANYBODY FROM BOSTON
BOUGHT INTO THAT.
ONLY 25% RESIDENTIAL EXEMPTION.
MOST ARE FOREIGN INVESTORS THAT
ARE PURCHASING A UNIT.
THE TOP FOUR WAS PURCHASED
BY GONES GREATMAN FOR \$37 MI
MILLION.
THAT ONE UNIT ALONE IS
GENERATING \$370,000 IN TAX
REVENUE FOR THE CITY OF BOSTON.
THAT IS ENOUGH FOR 35 LOW INCOME
RENTERS.
THE TENANTS ARE HERE FROM NEW
CASTLE, ONE OF THE -- NEED 35
UNITS OF PROJECT-BASED VOUCH
TURNOVERS MAKE SURE THAT
FAMILIES CAN STAY THERE.
THAT ONE UNIT IN THE TOWERS
BUILDING IS ENOUGH MONEY TO TAKE
CARE OF THE ENTIRE BUILDING THAT
NEW CASTLE SAY KNACK.
OUR RECOMMENDATION IS EARMARK
JUST A PORTION OF NEW TAX
REVENUES AND NEW LUXURY CONDOS

GOING UP IN THE CITY, JUST THAT PORTION THAT IS ABOVE A MILLION DOLLARS A YEAR, EARMARK THAT REVENUE FOR LOW INCOME SUBSIDIES.

MIL LEARN YES, MA'AM TOWERS IS GENERATING \$10.9 MILLION A YEAR NOW.

THAT IS ENOUGH FOR 1,000 LOW INCOME RENT SUBSIDIES.

BECAUSE YOU GET THE POINT. WAS MENTIONING THOUGHT FIVE MILLION WOULD BE ENOUGH FOR 300 THAT IS IF THEY WERE RENTAL VOUCHERS THEY WERE LOT MORE EXPENSIVE.

ENOUGH FOR 500.

WE THINK THIS IS A WAY TO ADDRESS THE PROBLEM OF HOMELESSNESS IN THE CITY. THOUSAND UNITS WOULD GO LONG WAY TOWARD ADDRESSING THE OTHER PROBLEMS THAT THE CITY'S PLAN IS ADDRESSING LIKE CHRONIC HOMELESSNESS.

A THOUSAND UNITS CAN BE MADE AVAILABLE FOR LOW INCOME HOMELESS PEOPLE.

THAT IS -- JUST WANT TO MAKE THOSE POINTS.

WE NEED YOUR HELP TO SEND THAT MESSAGE TO THE CITY THAT THEY NEED TO COME UP WITH SOME OF THAT MONEY.

OR JUST EARMARK FUTURE REVENUE. 2200 LUXURY CONDOS ARE BEING BUILT NOW ALL OVER THE CITY INCLUDING BRIGHTON, THE SOUTH END, EAST BOSTON, EVERY SINGLE NEIGHBORHOOD LUXURY CONDOS. THAT IS DRIVING RENTS UP, THAT IS DRIVING -- MAKING IT HARDER FOR LOW INCOME PEOPLE TO STAY IN THE CITY.

IT WOULD BE POETIC JUSTICE TO TAKE THE REVENUE FROM THOSE LUXURY UNITS ALONE EARMARK FOR LOW INCOME RENTERS, PHASES IN OVER THE NEXT FEW YEARS THAT THOSE BUILDINGS COME ONLINE. WE'RE TALKING 4-5,000 LOW INCOME RENT SUBSIDIES.

WOULDN'T TAKE ANYTHING OUT OF THE EXISTING BUDGET BUT JUST

FUTURE REVENUE WE'RE ENCOURAGING THE CITY TO LOOK AT IT LIKE THAT.

WE DON'T EVEN NEED AN ORDINANCE OR LEGISLATION JUST QUESTION OF PERSUADING THE MAYOR TO TARGET THE NEW REVENUE PORTION THAT THE CITY IS GETTING.

I JUST WANTED TO ADDRESS IT BECAUSE YOU BROUGHT UP SOME OF THOSE CONCERNS I WANTED TO ADDRESS ESTIMATE OF COST THAT WERE MENTIONED.

>> THANK YOU.

PEGGY HERE?

>> YES.

THANK YOU TO THE COUNCILORS WHO ARE STILL IN THE ROOM AND OTHERS WHO ARE LISTENING.

I CAME HERE TO APPEAL TO YOU AS AN ELECTED CITY OFFICIALS TODAY TO HELP BRING MORE TRANSPARENCY AND ACCOUNTABILITY TO THE FISCAL YEAR 2019 BUDGET FOR ACTIVITIES OF THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT AND BOSTON PUBLIC SCHOOLS.

I'M A 40-YEAR RESIDENT OF BOSTON AND RAISED THREE CHILDREN EDUCATED IN THE BOSTON PUBLIC SCHOOLS AND I WORKED WITH SCHOOL PARENT COUNCILS TO HELP PLAN AND BUILD PLAYGROUNDS AND UPGRADE SCHOOL LAND AT THREE SCHOOLS THAT MY CHILDREN ATTENDED.

AS ALLUDED TO IN QUESTIONS FROM PRESIDENT CAMPBELL AND SOME OF THE OTHER COUNCILORS I WAS CONCERNED, AFTER I HEARD CHIEF DYLAN AND BOSTON PUBLIC SCHOOLS PEOPLE WHO MANAGING DIRECTOR FOR EXTERNAL AFFAIRS, THIS MONTH ASKED APPOINTED BOSTON SCHOOL COMMITTEE TO VOTE TO SEPARATE A PARCEL FROM THE EXISTING FOOTPRINT OF THE BOSTON PUBLIC SCHOOLS, TO DECLARE THAT PARCEL SURPLUS AND UNDERUTILIZED, TRANSFER A PORTION THE MIDDLE SCHOOL YARD FROM THE BOSTON PUBLIC SCHOOLS TO DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT FOR DEVELOPMENT.

AND WE ARE TOLD WOULD GO THROUGH A NINE-MONTH PROCESS IN THE UPCOMING FISCAL YEAR TO FIND SOME DEVELOPER TO DEVELOP SOME SORT OF FACILITY THERE.

ON SUCH VOTE ACCORDING TO THE SUPPORTING MATERIALS THAT WERE PRESENTED ONLINE ON THE BOSTON PUBLIC SCHOOLS WEBSITE OR BOSTON SCHOOL COMMITTEE WEBSITE WOULD, QUOTE, SET PRECEDENT FOR ADDITIONAL OPPORTUNITIES TO APPROACH THE PRIVATE SECTOR PARTNERS TO COLLABORATE ON DEVELOPMENT OPPORTUNITIES WITH BOSTON.

THAT'S WHAT THE EQUITY IMPACT STATEMENT OF APRIL 11th. DISCUSSING MOVING UP TO THE BIG IDEA THAT WOULD SET PRECEDENT AND START US DOWN A PATH THAT WE WON'T KNOW.

IN ANY CASE, THOSE OCCURRED UNBEKNOWNST TO THE COMMUNITY TASK FORCE TO RESIDENTS OF COLUMBIA POINT ALSO KNOWN AS HARBOR POINT.

TO RESIDENTS OF THE CITY OR EVEN PEOPLE OF THE McCORMICK SCHOOLS.

TO DATE THE CITY HAS NOT SHARED ITS TEN-YEAR EDUCATION AND FACILITIES MASTER PLAN WITH THE PUBLIC.

HELP THE CITY -- TEN-YEAR MASTER PLAN OF YOU THE CITY COUNCIL OR DEPARTMENT OF NEIGHBORHOOD AND DEVELOPMENT.

PART ONE IS A FACILITY. BUT NO DETAILS ABOUT WHERE WE'RE GOING WITH EACH FACILITY AND EACH PARCEL PLANNED OVER THE NEXT TEN YEARS.

WHAT IS THE PROCESS FOR DETERMINING OR DECLARING SCHOOL PROPERTY SURPLUS PROPERTY. HOW MANY SCHOOLS HAVE SURROUNDED LAND THAT CAN BE USED FOR ATHLETICS, RECESS, GARDENING AND OTHER EDUCATIONAL USES FOR BOSTON PUBLIC SCHOOLS STUDENTS. HOW MANY SCHOOLS AND SCHOOL YARDS ACROSS THE CITY, ARE WE TALKING HYDE PARK TO COLUMBIA

POINT TO EAST BOSTON.

ARE GOING TO BE RENOVATED, WE
PURPOSED OR DECLARED SURPLUS AND
SOLD OR LEASED TO DEVELOPERS OR
TAKEN OUT OF THE CONTROL OF THE
SCHOOL DEPARTMENT CURRENTLY
CONTROLLED FACILITIES, SOMETIMES -- THE LIBRARY, OUT OF
THE SCHOOL DEPARTMENT'S CONTROL.
EDUCATIONAL AND FACILITIES PLAN
FOR THE DEDICATED FIVE-SCHOOL
AND McCORMICK SIX TO EIGHT
MIDDLE SCHOOL.

WILL IT BE BOTH SCHOOL BUILDINGS
BE RENOVATED AND FOR WHAT USE.

[INAUDIBLE]

NONPUBLIC SCHOOL USE FOR THAT
BUILDING, MIDDLE SCHOOL WAS
CLOSED THERE.

ACCORDING TO THE DEMOGRAPHICS,
SURVEYS AND BUILDING SURVEYS
THAT WERE DONE IN PART ONE OF
BUILD BOSTON ANALYSIS, MORE
EXTRA SPACE IN THE BOSTON PUBLIC
SCHOOLS, A LOT OF SPACE DOES NOT
MEET 21st CENTURY REQUIREMENTS
FOR 21st CENTURY LEARNING.

WHEN WE DO RENOVATE DONE WITH
THE BOSTON -- SOMETIMES THE
STUDENTS WILL HAVE TO MOVE TO
WHAT THEY CALL SWING SPACE IN A
VACANT BUILDING WHETHER IT'S THE -- IN THIS CASE I BELIEVE
SCHOOL DEPARTMENT JUST CLOSED
DORCHESTER ACADEMY OR PHASING
OUT SO THAT THE BOSTON ACADEMY
STUDENTS CAN BE THERE WITH THE
RENOVATION.

IT IS COMPLEX.

BUT EDUCATIONAL AND ECONOMIC
JUSTICE REQUIRE EQUAL ACCESS TO
INVOLVEMENT IN GOVERNMENT
DECISION MAKING.

I CAME HERE TO RESPECTFULLY
SUGGEST THAT THE CITY COUNCIL
IMPOSE A MORATORIUM ON DECLARING
ANY SCHOOL BUILDING OR LAND
SURPLUS UNTIL THE CITY REVEALS
THE DETAILS OF THE TEN-YEAR
EDUCATION AND FACILITIES MASTER
PLAN.

A CONDITION THE DEPARTMENT OF
NEIGHBORHOOD DEVELOPMENT
APPROPRIATION FOR FISCAL 19 ARE
NOT TO SPEND MONEY OR STAFF TIME
ON THE COLUMBIA POINT PROPERTY

UNTIL THE CITY ENGAGES IN AN AUTHENTIC COMMUNITY ENGAGEMENT PROCESS THAT EMPOWERS, IN THIS CASE, THE HARBOR POINT COMMUNITY TASK FORCE WHICH HAS STUDENTS AT THE SCHOOLS VOLUNTARILY MAINTAINS THE SCHOOL YARDS AND FIELD THERE THAT ARE BEING SURPLUSED.

AND ACTUALLY HAS DEVELOPED A PLAN AND IS RAISING MONEY FOR A PLAN TO IMPROVE THE SCHOOL YARD LAND IN A WAY THAT PRESERVES GREEN SPACE, THANK YOU.

>> GEORGE.

HELLO, GOOD AFTERNOON.

MY NAME IS GEORGE LEE AND I'M PART OF KEEP IT UNDER FOR AFFORDABLE HOUSING AND RACIAL JUSTICE.

FINALIST FOR PULITZER PRIZE ONE OF THE MAIN ARTICLES THAT CAUGHT PEOPLE'S ATTENTION HOW WEALTHY THE SEAPORT DISTRICT IS. THE FACT IS IT'S NOT JUST THE SEAPORT THAT'S HEADING IN THAT DIRECTION.

EARLIER SHEILA SAID THAT ROXBURY, DORCHESTER, MATTAPAN THE MAJORITY OF EVICTIONS ARE HAPPENING WE KNOW ALSO HAPPENING IN EAST BOSTON AND JAMAICA PLAIN, IN CHINATOWN AND THAT WE HAVE TO HAVE POLICIES THAT MAKE SURE THAT THE CITY STAYS WELCOMING TO PEOPLE OF COLOR, THEIR CHILDREN ARE GROWING UP. OTHERWISE WE'LL HAVE BUNCH OF SEAPORT LOOKING LIKE NEIGHBORHOODS ALL OVER THE CITY. IF YOU LOOK AT THE INCOMES OF FOLKS FROM A LOT OF THE NEIGHBORHOODS I KNOW FOLKS HAVE HEARD FROM THEIR CONSTITUENTS, ROXBURY, LOT OF FOLKS ARE MAKING LESS THAN \$30,000 A YEAR AND CHINATOWN ALSO THE SAME THING. SO THERE'S A FEW MYTHS OUT THERE AROUND HOUSING THAT I THINK ARE REALLY TO TACKLE.

ONE HOUSING CRISIS IS PRIMARILY ABOUT JUST MIDDLE INCOME, WHAT THE CITY CALLS MIDDLE INCOME FOLKS.

IT'S TRUE SOME FOLKS ARE GETTING SQUEEZED OUT, THE CITY EVEN SAYS OTHER FOLKS MAKING UNDER 25,000 ARE FACING HARD TIMES.

BUT THAT'S IGNORING ALL THE FOLKS MAKING WAY LESS MONEY. MOST IN THE CITY MAKE \$55,000 A YEAR.

AND IF YOU NEED -- NOT JUST THE FOLKS WHO THE CITY IS CALLING IN THE MIDDLE WHICH WERE ACTUALLY IN THE HIGHER END.

FOLKS ARE TALK IN ROXBURY ABOUT REAL MEDIAN INCOME BASED ON WHAT ROXBURY FOLKS MAKE.

IF YOU LOOK AT WHO IS -- ALMOST 50, FOLKS MAKE LESS THAN 30,000 A YEAR.

50,000 HOUSEHOLDS, I'M SORRY. PAY MORE THAN 30-50% FOR THEIR RENT.

ALL THE FOLKS WHO SAY, ALL THE POOR PEOPLE, THEY HAVE ALL THESE PROGRAMS, PUBLIC HOUSING, IT'S REALLY EVERYONE WHO IS MAKING MORE MONEY THAT'S SUFFERING.

COLLEAGUE OF MINE, WELL, WOULD YOU TRADE PLACES WITH THEM? SOMEONE WHO IS MAKING \$20,000 A YEAR WORKING FULL TIME AND SUPPORTING AND GETTING HOUSING BENEFITS, THE ANSWER IS, OBVIOUSLY NOT.

IT'S HARD MAKING ENDS MEET. THOSE FOLKS AT THAT INCOME LEVEL AREN'T GETTING HOUSING ASSISTANCE.

IS THAT WE NEED TO ONLY BUILD FOR SO-CALLED MIDDLE INCOME AS IF IT'S OKAY TO IGNORE THE FOLKS AT THE BOTTOM.

THE OTHER MYTH IS THAT HOME OWNERSHIP IS THE MAIN THING THAT GO FOR, AFFORDABLE RENTERS, YOU CAN'T SAVE MONEY TO BUY A HOME IF YOU ARE PAYING 50-70% OF YOUR INCOME ON RENT.

LOT OF THE FOLKS I KNOW WHO HAVE ARE HOMELESS HAVE BEEN ABLE TO PAY RECENT RENTS, SAVE MONEY THEN BUY HOMES.

I HOPE THAT FOLKS DON'T FALL INTO THAT TRAP OF IGNORING THE VAST MAJORITY OF FOLKS WHO ARE

REALLY STRUGGLING GETTING
EVICTED FOR PAYING RENTS NOW.
KEEP THE SUPPORT OF THE CAMPAIGN
TO GET MORE INCOME RENTAL
SUBSIDIES WHICH WOULD REALLY BE
A CATCH TO THESE NEW PROJECTS,
THE ADMINISTRATION SHOULD HAVE
SAID THEY WANT TO MAKE SURE THAT
BUILDING AFFORDABLE HOUSING AND
BEHIND THIS, THEY'RE NOT
VOUCHERS YOU'RE TAKING TO PAY
OFF SOME \$3,000 A RENT OR
HARSHING EXORBITANT RENTS FOR
THE CDC, THE MADISON PARK
DEVELOPMENT CORPORATION, THE JP,
WHO ARE BUILDING AFFORDABLE
HOUSING THEY CAN'T AFFORD TO
ACTUALLY BUILD A LOT OF HOUSING
THAT IS REACHING THE MOST INCOME
LEVELS.

SIGNED ON TO THIS CAMPAIGN
BECAUSE THEY KNOW GET MORE
VOUCHERS THEY CAN SERVE FOLKS
WHO REALLY NEED THE HOUSING YOU
CAN ONLY GET A FEW SECTION 8
VOUCHERS FROM THE STATE.
COUNCILOR JANEY ASKED IN ANOTHER
HEARING, IT'S NOT DISCUSSION,
SEATTLE IS SPENDING \$6 MILLION A
YEAR ON RENTAL SUBSIDIES.
BOSTON IS USING CPA MONEY FOR
RENTAL SUBSIDIES.

VERY DOABLE TO DO AND IMPORTANT
THAT WE DO IT.
SECOND SOLUTION RIGHT NOW, ONLY
REQUIRES THAT 10% OF CITY FUNDED
AFFORDABLE HOUSING GOES TO
HOMELESS FOLKS MAKING 30%.
FOLKS MAKING ABOUT \$30,000 OR
LESS.

AGAIN OTHER CITIES ARE DOING
THIS MUCH STRONGER.
SEATTLE HALF OF THE NEW
AFFORDABLE HOUSING IS REQUIRED
FOR FOLKS MAKING \$30,000 OR
LESS.

ADDRESSING THE NEED OF THE FOLKS
AT THE BOTTOM.
CAN CHANGE IN THE POLICIES ALONG
WITH HAVING THE VOUCH TURNOVERS
BACK IT UP.
BY REQUIRING MORE AFFORDABLE
HOUSING AT THE LOWEST INCOME
LEVELS.

THEN FINALLY CHANGE OVERALL
CITY-WIDE PLAN.
NUMBER ASKED TODAY, 53,000 UNITS
HOW MUCH IS AFFORDABLE, HOW MUCH
IS MARKET RATE.
IT'S NOT A LOT THAT IS
AFFORDABLE.
TRULY AFFORDABLE.
FACT THAT THE CITY IS FALLING
SHORT.
EVEN THOUGH YOU CAN GET THE
BASIC ANSWER, 20% DEED
RESTRICTED, 20% IS MARKET.
60% IS MARKET RATE.
HIGHER LEVELS, IT'S IMPORTANT
THAT CITY COUNCIL REALLY BE MORE
ACTIVE AS THE MAYOR AND CITY ARE
LOOKING AT REVISING THAT PLAN,
LOOK AT THE DETAILS.
20% OF THE HOUSING THAT'S
THEY'RE CALLING AFFORDABLE,
COUNCILOR O'MALLEY POINTED OUT
WOULD BE 3,000 A MONTH IN RENT.
CAN I IS A FEW THOUSAND DOLLARS
A MONTH APARTMENT BUILT IN
ROXBURY, SOUTH BOSTON OR
CHINATOWN IS THAT GOING TO HELP
RESIDENTS NOW OR FURTHER
DISPLACE GENTRIFICATION.
LET'S SEE ABOUT THOSE UNITS.
IS FOLKS MAKING 30,000 OR LESS.
AS MICHAEL POINTED OUT LOT THAT
HAVE ISN'T COMING FROM NEW
HOUSING JUST MOVING VOUCHERS
AROUND.
THEN 6-7% FOR FOLKS MAKING
\$50,000 OR LESS.
THAT'S 10% OF ALL HOUSING IS
BEING BUILT IN THE MAJORITY OF
BOSTON.
I GO BACK TO THE GENERAL POINT
THAT THIS MEANS WE'RE RISKING
THAT ALL THESE NEIGHBORHOODS IN
BOSTON ARE GOING TO LOOK MORE
LIKE SEAPORT.
WE EITHER HAVE MORE HOUSING FOR
LOWEST INCOME LEVELS IN THE
HOUSING PLAN, VOUCH TURNOVERS
BACK THAT UP AND -- MAKE SURE
WHO ARE AGAIN JUST MAKING IT SO
THAT WE'RE -- THANK YOU.
>> THAT CONCLUDES TODAY'S
HEARING.
I'M SORRY.

>> I'M GOING TO BE VERY, VERY
BRIEF, I'M SORRY.
MY NAME IS -- MY FAMILY AND I I
ARE AFFECTED BY THE COMING TO AN
END.
WORKING CLOSELY WITH MICHAEL I
JUST WANT TO TELL YOU GUYS THAT
I WAS GOING THROUGH, LOT OF WHAT
I HAVE TO SAY IS REITERATED BUT
WE'VE ALL BEEN SAYING.
IF YOU LOOK AT THE AMIs, THIS
IS FIRST TIME -- AS BOSTON
RESIDENT THAT I ACTUALLY PAID
ATTENTION TO THE ANIs AND I
COULD CONTEST ALONG WITH MORE
THAN HALF MY BLOCK, WE DON'T FIT
IN ANY OF THESE CATEGORIES.
I WORK AT A HOSPITAL I DON'T
MEET 30% OF THE AMI.
I HAVE A CHILD.
-- I THINK THAT THERE IS LOT OF
DISCREPANCY AND I THINK THAT WE
NEED TO REVISE THE -- THE TRUTH
AND REALITY IS THAT MOST OF
BOSTON, DORCHESTER, ROXBURY,
MATTAPAN, LIVED HERE FOR
GENERATIONS.
WE RAISED OUR KIDS HERE.
WE DON'T FALL WITHIN THESE
INCOME GUIDELINES, WE DON'T.
WHAT I SUGGEST ALONG WITH A LOT
OF OTHER FAMILIES THAT ARE BEING
AFFECTED IS THE PROJECT SPACE
VOUCHERS.
I THIS THINK THAT IT MAKES A LOT
OF SENSE.
IT WILL IMPACT CITY'S REVENUE OR
FINANCIAL SITUATION IN ANY
NEGATIVE WAY.
I DON'T SEE ANY DISCREPANCIES IN
IT.
AS FAR AS BEING HOME OWNERS, I
MYSELF WOULD LOVE TO BE A HOME
OWNER.
I WANT TO STAY IN THE CITY.
I STAYED IN THE CITY.
WE HAVE SO MANY BENEFITS, IT'S
BEAUTIFUL IN THE CITY,
EVERYWHERE.
AGAIN I'M NOT GOING TO TAKE TOO
MUCH TIME.
THIS IS A SERIOUS ISSUE.
I THINK A LOT MORE PEOPLE --
NEED TO HAVE MORE OUTREACH TO

THE COMMUNITY.
BUT WE DO.
WE HEAR NO STATISTICS.
HOW DO I SAY THIS?
I'M GOING TO -- STATISTICS.
THAT'S WHAT I HAVE TO SAY.
THANK YOU VERY MUCH.
>> THAT CONCLUDES OUR REVIEW OF
THE DEPARTMENT OF NEIGHBORHOOD
DEVELOPMENT.
THIS HEARING STANDS ADJOURNED.