

THE
PROJECT WILL PRESERVE 101 UNITS
OF DEEPLY AFFORDABLE ELDERLY
DISABLED HOUSING FOR GENERATIONS
TO COME.

OUR RESIDENTS DESERVE TO LIVE IN
SUITABLE AND DECENT HOUSING AND
TO OFFICIALLY REALIZE THEIR WISH
TO BECOME A PART OF THE CAPITAL
SQUARE COMMUNITY.

WE ASK FOR YOUR SUPPORT OF THIS
LEGISLATION SO THAT WE ARE ABLE
TO MAKE THIS VISION A REALITY
FOR THEM.

>> THANKS SO MUCH FOR THE CHANCE
TO COME TODAY.

>> THANK YOU VERY MUCH.
AND YOUR PRESENTATION ANSWERED
SOME OF MY QUESTIONS IN TERMS OF
THE NUMBER OF UNITS, WE ARE
GOING STAY AT 101.

>> YES.

>> WE HAVE A HEARING HERE IN
THIS CHAMBER LAST NIGHT TALKING
ABOUT THE SCHOOLS AND THE
CAPITAL EFFORT UNDER BUILD BPS
AND ONE THING THAT STRUCK ME FOR
A SIGNIFICANT PERIOD OF TIME, WE
AS A CITY NEVER REALLY HAD A
PLAN AS TO HOW WE WERE GOING TO
MAKE THE THAT'S UPGRADE FOR
AGING FLEET OF SCHOOLS.

>> YES.

>> AND ALSO AS YOU KNOW IN THE
PORTFOLIO OF BHA HOUSE SWREG A
LOT OF AGING DEVELOPMENTS AND SO
KNOWS CRITICAL PARTNERSHIPS,
WHETHER IT IS WITH WIND, THOUGH
A PHENOMENAL JOB AND HAVE A
GREAT TRACK RECORD OR EVEN WHAT
YOU ARE ASKING FOR TODAY IS
PARAMOUNT IN TERMS OF PUTTING A
PLAN TOGETHER, GIVING ATE DEGREE
OF PREDICTABILITY AND
PREDICTABILITY IN REAL ESTATE
AND CONSTRUCTION AND REHAB IS
HUGE AND THEN JUST WORKING
SMARTER, AND YOU GUYS HAVE BEEN
DOING THAT SO I JUST CREDIT TO
YOU AND TO LYDIA AND TO YOUR

TEAM, DEAN AND ALSO BILL MCGONAGLE FOR EFFORTS BECAUSE AS AT TIMES AS WE HAVE BEEN WATCHING THE FEDERAL GOVERNMENT KIND OF TURNING THEIR BACK ON PUBLIC HOUSING BUT AT THE SAME TIME YOU GUYS HAVE BEEN ABLE TO SORT OF STATUTORY AND CLAW AND GET EVERY SENT OUT OF EVERY DOLLAR AND THAT'S HUGE FOR FOLKS LIVING IN PUBLIC HOUSING AND SPEAKING FOR SOMEONE WHO WAS BORN IN PUBLIC HOUSING.

>> THANK YOU.

>> SO I APPRECIATE THOSE EFFORTS.

CAN YOU MAYBE JUST GIVE US A SNAPSHOT OF THE TIMELINE IF ALL GOES WELL IF WE CAN GET A POSITIVE COMMUNITY REPORT AND GET THIS BEFORE THE COUNCIL FOR A VOTE?

ARE WE GOING TO BE IN THE GROUND FAIRLY SOON AND FROM A DISPLACEMENT STANDPOINT THE RESIDENTS WILL HAVE TO BE RELOCATED?

>> WE ARE HOPING TO DO OCCUPIED UNIT REHAB OR ACCUMULATE SOME VACANCIES WITHIN THE BUILDING, YOU KNOW, FOR THOSE THAT MAY NEED TO BE OUT OF THEIR UNITS FOR, YOU KNOW, OVERNIGHT OR FOR A NUMBER OF WEEKS, BUT TRY TO AVOID OFF SITE RELOCATION, WE ARE NOT --

>> WHICH YOU GUYS HAVE KIND OF MASTERED.

>> YES.

>> OVER THE LAST SEVERAL YEARS.

>>

[LAUGHTER.]

>> BUT IT IS POSSIBLE IF YOU DO IT WITHOUT.

>> YES.

>> BUT THE WAY --

>> I MEAN ESPECIALLY WITH AN ELDERLY DISABLED POPULATION IT IS NOT OUR GOAL TO HAVE TO PUT THEM THROUGH THAT, AND SO WE WILL DO EVERYTHING WE CAN TO MINIMIZE IT, I MEAN SOMETIMES PEOPLE HAVE NEEDS, SUCH THAT THE DO CONSTRUCTION IN THEIR UNIT WE

DO NEED TO RELOCATE THEM BRIEFLY, BUT WHAT WE ARE GOING, WE ARE GOING TO TRY TO MINIMIZE THAT.

>> SO IS IT LIKE A TWO PHASE OR THREE PHASE OR FOUR PHASE?

>> HOW DO YOU ENVISION --

>> IT SHOULD BE ONE LONG PHASE. WE HOPE START WITHIN ABOUT A YEAR. THIS IS KIND OF THE FIRST STEP TOWARDS SECURING ALL OF THE RESOURCES WE NEED TO DO TO DO THIS PROJECT.

WE ARE IN ACTIVE CONVERSATIONS WITH THE CITY AND STATE AND WE ARE JUST TRYING TO FIND WHERE THE SWEET SPOT IS IN THEIR FUNDING QUEUES FOR THE PROJECT, BUT WE HOPE TO MOVE FORWARD AS QUICKLY AS POSSIBLE.

THE BUILDINGS ARE IN BAD SHAPE. >> OBVIOUSLY GIVEN JUST THINGS THAT JUST HAVE COME UP, WHETHER IT IS THROUGH PHASING OR THROUGH THE RELOCATION EFFORT, NOT RELOCATION BUT JUST THE CONSTRUCTION OF IT, IS IT SORT OF A DEFINED START AND FINISH? YOU WOULD LIKE TO START WITHIN A YEAR AND BALLPARK IS WHEN YOU THINK PROJECT --

>> I WILL GUESS 18 MONTHS, ADAM, AS A CONSTRUCTION TERM, YEAH, ABOUT 18 MONTHS.

>> GREAT.

AND THEN FROM THE OUTREACH TO THE RESIDENTS, I MEAN THERE HAS BEEN I WOULD ASSUME JUST LIKE YOU HAVE DONE IN THE OTHER CASES THAT WERE MENTIONED THERE HAS BEEN EXTENSIVE CONVERSATION AND OUTREACH TO THE TASK FORCE?

>> YES.

AND AS I MENTIONED, THEY ACTUALLY --

>> NO ONE LIKES GETTING CAUGHT OFF GUARD.

>> NO.

ABSOLUTELY, THERE HAVE BEEN REGULAR MEETINGS THERE, THE TASK FORCE IS ACTIVELY ENGAGED AND THE TASK FORCE HELPED US SELECT A DEVELOPER, AND AS I MENTIONED THEY ACTUALLY CAME TO THE BHA TO

ASK FOR THIS TRANSITION, SO
ETHER VERY MUCH ON BOARD.

>> MAYBE TO DEAN ON THE LEGAL
SIDE, THIS REDEVELOPMENT WOULD
REQUIRE CERTAIN EXEMPTIONS FROM
THE STATE'S CONTRACT AND
PROCUREMENT AWARD LAWS.

I KNOW THAT WE HAVE DONE THAT IN
THE PAST.

ANY TIME YOU SORT OF DEVIATE A
LITTLE BIT FOLKS GET A IT
APPREHENSIVE AND CONCERNED, SO
MAYBE JUST IF WE CAN TALK A
LITTLE BIT ABOUT WHAT SOME OF
THOSE EXEMPTIONS ARE AND HOW WE
ARE ABLE TO OVERCOME THEM.

>> YOU KNOW, --

>> GOOD MORNING, COUNCILOR.
SO THE WAY THAT THIS LEGISLATION
WORKS, UNDER 149 THERE IS A
WHOLE LONG BIDDING PROCESS,
THERE ARE SUBBIDS AND THEN THE
GENERAL BID.

UNDER THIS LEGISLATION, WE WOULD
STILL, AND AS WE DID, WE DID DO
AN RP TO SELECT A DEVELOPER
UNDER THE STATE PROCUREMENT
LAWS.

WE THEN GIVE A LITTLE BIT MORE
FLEXIBILITY TO THE DEVELOPER.
THEY STILL -- WE STILL REQUIRE
THAT THEY HAVE SOME KIND OF
SELECTION PROCESS.

BUT THEY DON'T HAVE TO GO
THROUGH THE ENTIRE PROCESS OF
THE VHA ITSELF WOULD NORMALLY GO
THROUGH.

AND SO THAT BY STREAMLINING THAT
IT DOES RESULT IN COST SAVINGS
AS KATE MENTIONED.

>> AND WOULD IT ALSO SPEED UP
THE PROCESS A LITTLE BIT?

>> YES.

BECAUSE IT COLLAPSES SOME OF
THAT SELECTION.

>> OKAY.

>> SO THEY GO OUT FOR ONE BID
WITH A GENERAL CONTRACTOR RATHER
THAN HAVING TO DO SUBBIDS AND --

>> AS FAR AS SORT OF THE
COMPETITIVE BIDDING PROCESS,
THAT STILL CONTINUES, SO THE
ADVERTISEMENTS AND FOLKS BEING
WILLING TO COMPETE FOR -- SO YOU

GUYS HAVE NOT SELECT ADD
DEVELOPER YET?

>> WE HAVE SELECTED -- YES, WE
DID GO THROUGH THAT PROCESS
UNDER 30 B.

>> RIGHT.

>> AND --

>> THAT PART IS DONE AND GOING
DOWN ROAD OF 149 AND GOING TO
GIVE THE --

>> YES.

THIS IS -- GRANTS AND EXEMPTION
TO 149 SO THEY WOULDN'T
NECESSARILY BE THE WHOLE PUBLIC
BIDDING PROCESS.

>> OKAY.

>> GOTCHA.

>> VERY GOOD.

OKAY.

I KNOW THERE ARE SOME FOLKS HERE
WHO HAVE INDICATED THAT THEY
HAVE SIGNED UP BUT DIDN'T
INDICATE THEIR WILLINGNESS TO
TESTIFY, BUT NOW IS THE TIME FOR
PUBLIC COMMENT IF THERE IS
ANYONE HERE THAT WISHES TO OFFER
PUBLIC TESTIMONY, THEY MAY DO SO
NOW.

OR FOREVER HOLD YOUR PEACE.
SEEING AND HEARING NO DESIRE TO
DO SO, THAT WILL CONCLUDE THE
PUBLIC TESTIMONY STANDPOINT AND
ON BEHALF OF MY COLLEAGUES HERE
AND THE COUNCIL AND PARTICULARLY
COUNCIL FROM THE DISTRICT THIS
IS AN EXCITING OPPORTUNITY WITH
RESPECT TO THE AVA WHITE
DEVELOPMENT AND SENIORS AND
DISABLED COMMUNITY OVER THERE
WILL BE THRILLED WHEN IT IS ALL
DONE.

I KNOW, I AM SURE THERE ARE SOME
ANXIETY ASSOCIATED WITH SORT OF
THE WHAT IFS BUT AT THE END OF
THE DAY IF YOU TAKE A LOOK AT
WHETHER IT IS MISSION MAIN OR
JUST ANOTHER EVENT OVER AT THE
OLD COLONY IT IS AMAZING IN
TERMS OF WHAT YOU GUYS HAVE BEEN
ABLE TO DO IN TERMS OF
TRANSFORMING THE HOUSING, SORT
OF THE OLDER HOUSING STOCK INTO,
YOU KNOW, JUST REAL GREAT LIVING
SPACE, WITH ALL OF THE, YOU

KNOW, THE FRESHNESS AND ALL OF THE, ALL OF THE AMENITIES THAT WE SEE AND SOME OF THE OTHER, YOU KNOW, HIGH END UNITS BEING DEVELOPED IN THE CITY, SO THAT IS VERY ENCOURAGING, SO FROM MY PERSPECTIVE I WILL BE ISSUING A FAVORABLE MEAT REPORT AND GET THIS THING TURNED AROUND.

>> THANK YOU SO MUCH.

>> AND I APPRECIATE YOUR TIME AND ATTENTION.

THANK YOU FOR THE WORK YOU GUYS DO ON BEHALF OF THE RESIDENTS FOR THE BHA AND LOOK FORWARD TO CONTINUE WORKING WITH YOU AND HOPEFULLY -- I WISH WE COULD DO ONE OF THESE A WEEK.

[LAUGHTER.]

>> IF WE GET MORE WE CAN DO THEM AND ALSO TO THE WYNN COMPANY, I SEE NATIONAL NIGHT OUT IS PROBABLY THE BEST, YOU KNOW, OPPORTUNITY OR FOLKS TO KIND OF GET A FRONT ROW SEAT FOR THE WYNN COMPANY AND THE RESIDENTS THAT LIVE IN THOSE RESIDENTS HOW THEY REALLY APPRECIATE THE ATTENTION TO DETAIL THAT NGUYEN PUTS INTO THE HOUSING AND THEY ARE THRIVING COMMUNITIES AND WE WANT TO CONTINUE TO SEE MORE OF THAT HERE IN THE CITY, SO WITH THAT, DOCKET 0210, PETITION FOR A SPECIAL LAW ACT RELATIVE TO CERTAIN AFFORDABLE HOUSING IN SOUTH BOSTON, THIS MEETING IS ADJOURNED.

THANK YOU.

>> THANK YOU, COUNCILOR.