

Question	Asker Name	Answer	Answer Name
Before we go any further, can we know if there are any representatives, councilors, media here?	Ana Ventura	live answered	Bryan Glascock (BPDA)
Good evening! I'm here representing City Councilor Anderson's office (District 7).	Councilor Anderson's Ofc. (Matthew Broude)	Thank you for joining!	Maya Kattler-Gold
globe not on bottom of my screen	Louise B	live answered	Tim Davis (MoH)
globe not on bottom of my screen	Louise B	Hi Louise - the globe icon should be there now for you to select your preferred language	Naoise McDonnell (BPDA)
How many people are here	Markeisha Moore	There are 104 attendees at the moment	Maya Kattler-Gold
How many people are here	Markeisha Moore	122 people, and yes, the Q&A will also be interpreted.	Bryan Glascock (BPDA)
Will they also be interpreting Q&A's	Markeisha Moore	live answered	Bryan Glascock (BPDA)
Will they also be interpreting Q&A's	Markeisha Moore	Hi Markeisha - we would be able to forward a question to the appropriate interpreter if needed	Naoise McDonnell (BPDA)
Hello. Someone who is joining by phone doesn't see the Q&A option.	George - he/him	Hi George - I just tested it as well and that does seem to be an unfortunate limitation. If you can continue to share Q&A for them for now, we will do our best to find another workaround	Naoise McDonnell (BPDA)
How are the Zones determined?	Michele Brooks	Zones were established by looking at the cost of construction based on where the unit was being produced.	Bryan Glascock (BPDA)
The person Cristian on the phone next to me said, "That's crazy. For four people \$98,000? That's basically \$100,000. Why does it need to be that high?" (He doesn't have the Q&A option on the phone.)	George - he/him	Thank you for relaying the comment	Tim Davis (MoH)
Why has the Off-site option for rental housing been eliminated	Mat Thall	There has been strong interest in the neighborhoods to keep units on-site	Tim Davis (MoH)
The construction-cost based feasibility for creating zones also makes no sense to me. Land trusts and CDCs manage to build condos in Zone C. Why should private developers not have to?	Mary Jo Connelly	The feasibility by zone is more related to the market rate sales prices/rents attainable in different neighborhoods. Construction costs do not vary as much. Land trusts and CDCs are usually using public funds to make up the gap in funding to make condo projects possible,	Tim Davis (MoH)
Can you explain how AMI are determined?	Karen Chen	AMI, or Area Median Income, is based on the median family income for the Greater Boston region.	Tim Davis (MoH)
I'm not seeing a mic-unmute button?	Andrea Humez	When it's your turn, Bryan will call on you and you'll be given permission to speak. You'll then be able to unmute	Maya Kattler-Gold

we have 3 residents speaks Cantonese want to testify	Karen Chen	Hi Karen - thank you for raising this, and I see your comment below also. We certainly welcome all testimony. We do have a Cantonese interpreter available tonight to share information out - however we are limited in our capacity to provide a response or answer	Naoise McDonnell (BPDA)
Could you ask people to identify themselves as a resident or their affiliation?	Sara McCammond		
Actually they speak Taishanese	Karen Chen	thank you for raising this!	Naoise McDonnell (BPDA)
Thank you Mr. Edwards.	Hajar Logan		
I concur with Mr. Edwards testimony.	Hajar Logan	Thank you for your comment	Maya Kattler-Gold
Chief Dillon, do you have the data you referenced in the last technical advisory committee about housing production not dropping?	George - he/him	The Boston Globe reported a drop in BPDA approvals, but that was misleading, as large projects, such as Suffolk Downs was in 2020, and Bunker Hill in 2021. A better measure is actual construction permits pulled, which increase from 2020 to 2021, and again from 2021 to 2022	Tim Davis (MoH)
Ah, got it	Andrea Humez		
Very well stated Izabel. Thank you!	Mary Jo Connelly	Answering so others can see	Maya Kattler-Gold
I concur with Isabel	Hajar Logan	Noted, thank you	Maya Kattler-Gold
And what exact geography does the Greater Boston region include, that determines AMI?	Sarah Horsley	You can look up the towns included at the HUD website at https://www.huduser.gov/portal/datasets/il/il2022/select_Geography.odn	Tim Davis (MoH)
Labs, labs, everywhere. What will they do for our communities is a very good point!	Karen Chen	Thank you for your comment	Maya Kattler-Gold
we have 15 people at cpa office	Karen Chen	Thank you, Karen	Maya Kattler-Gold
would be nice if sheila dillon turned off her video while she seems to be cleaningup her desk	jane kelley		
Naoisa, I can help interpret. I also have testimony from CPA as an organization as well	Karen Chen	If you could interpret, that would be great! And yes, please do share that testimony from CPA as well! If it is written, the best place to submit it is here: https://www.bostonplans.org/projects/standards/inclusionary-development-policy	Naoise McDonnell (BPDA)
In terms of how you are planning where is housing being built for people who are paid minimum wage	Hajar Logan		

But answer how AMI is calculated. That did not answer the question Tim.	Markeisha Moore	AMI is based on the median family income for the greater boston region.	Tim Davis (MoH)
could Michelle McCarthy adjust her screen so we can see her whole face? Thx!	jane kelley	Sorry I sent a link to someone and they appeared with my name and as a panelist. The real Michelle (me) has headphones on (with a full face view!) Sorry for the confusion.	Michelle McCarthy (BPDA)
None of your AMI percentages include people earning minimum wage, but people of color and large segments of families many with single parent heads of household need stable housing.	Hajar Logan		
Newton and Wellesley in this region	Charles Gyukeri		
Why is Boston excluding low-income people and not affirmatively furthering fair housing, by not doing a policy with lower AMIs?	Sarah Horsley	The set aside for voucher holders is intended to help this population increase their options for housing across a range of neighborhoods	Tim Davis (MoH)
yes but not everyone has vouchers and the waiting list for vouchers & similar housing is years long, as the current person is testifying about!	Sarah Horsley		
Thank you, Michelle>	jane kelley	You're welcome!	Michelle McCarthy (BPDA)
the 3 individual speakers that karen is speaking for are 3 individuals that each deserve their speaking time like the rest of the english speakers have received	Abby Burkland	I've given them each at least 3 mins. Everyone else 2 mins.	Bryan Glascock (BPDA)
accessible translation and interpretation can sometimes require that extra time.	Abby Burkland	You're right! Thank you Abby	Naoise McDonnell (BPDA)
Tim are you saying that low-income BIPOC people only have vouchers? there are a lot of working low income folks without vouchers. How are we reaching those folks?	Markeisha Moore	No.. it is only one feature of the proposal. By doing an average AMI more units will be accessible to a broader range of incomes. The City, through funding of more fully affordable properties is also working to meet the needs of very low income households, who are more likely to be BIPOC.	Tim Davis (MoH)
I repeat: It's very distracting as Sheila Dillon moves around as she appears to be cleaning up her desk. It also feels disrespectful. it would be good if she could turn off her video.	jane kelley		
Why was East Boston moved from Zone B to Zone C?	Sarah Horsley	Feasibility in East Boston is now more similar to other neighborhoods in Zone B than in Zone C, and by moving it to zone B, we will get more from developers as a result.	Tim Davis (MoH)

If it's "affordable" for 50% AMI, by definition the bottom 50% of residents can't afford it.	Andrea Humez		
OK then the slide is incorrect. Slide 13 says you're proposing moving from Zone B to Zone C - file:///C:/Users/sarah/Downloads/IDP-Presentation-1.21.2023.pdf	Sarah Horsley	again, thank you for asking..	Tim Davis (MoH)
Do we have to go by the Federal Government's idea of AMI>	Charles Gyukeri		
oops never mind! I misread it, so sorry!	Sarah Horsley	it can be confusing... thank you for bringing it up, nonetheless.	Tim Davis (MoH)
East Boston has many 9 units projects that were approved without question.	Diane Valle		
Does the verbal testimony here tonight get submitted to public record and shared w/ others at City Hall, or is submitting written testimony required for that?	Helen Matthews	live answered	Bryan Glascock (BPDA)
For those living in Chinatown, look at the U.S. census data for Boston's Area Medium Income (AMI). The Asian community has the highest Boston AMI, which is a great success. So why are Chinatown residents having such a tragic difficulty with housing? Is it possible that Cantonese-speakers are crammed into Chinatown while Mandarin-speakers represent wealthy immigrants who only live in the suburbs? If so, the two groups probably should be listed separately, or AMI should be restricted to Boston Residents only. Has BPDA examined this question so this issue can be understood?	Kent Edwards		
Thanks for answering Tim. But we the people are saying that those AMI's are not meeting our needs.	Markeisha Moore		
How many people are here!	Kathy Brown	Hi Kathy - we had up to 131 I believe. we are at 110 now	Naoise McDonnell (BPDA)
Hi we had 4 people wanting to submit comment	Leonardo Ruiz Sanchez		
That was a question, I keep getting kicked off webinar	Kathy Brown		
I think it is my bad internet	Kathy Brown	Sorry, let me know, you can call in too.	Bryan Glascock (BPDA)
Could you please give us 4 more minutes for us to submit comment? Thanks!	Leonardo Ruiz Sanchez	Sure, please raise you hand again and I will get to you.	Bryan Glascock (BPDA)

Thank you!	Leonardo Ruiz Sanchez		
Thank you!	Kathy Brown		
We are a local family development company working to develop a neighborhood mutli family project in the Audobon neighborhood. The proposed inclusionary housing restricted units will be a hardship on developoments that do not have commercial space to lease, to offset the inclusionary restricted units.	matthew allen	live answered	Maya Kattler-Gold
Where is the unmute button?	Mary Jo Connelly	Hi Mary Jo - you should be able to find the unmute button in the bottom left hand corner of your screen	Naoise McDonnell (BPDA)
Charlie is being cut off	Markeisha Moore	Apparently he has an older version of Zoom which no longer works very well.	Bryan Glascock (BPDA)
Hello my name is Kisha and currently a community ambassador for the Allston/Brighton area. As mentioned before if the income in a particular area is actually lower than what is believed it should be how can current residents even have a fair chance to apply? Why does the market rate have to be so high? Just because the unit can be rented at say \$4000 a month that does not mean that it should be. We need the moral police to harness this grab at making the maximum profit at the expense of middle to low income residents. Has it occurred to these developers that if they made these units "truly affordable" and got people into them they would make back and more because people are actually in them paying rent?	Kisha Porter	live answered	Maya Kattler-Gold
We have testimony to submit from Equity Now & Beyond, whose members are African Community Economic Development of New England, Haitian-Americans United/True Alliance Center, Agencia ALPHA, Brazilian Women's Group and Center to Support Immigrant Organizing. How can we do so? It's about 2 pages written.	Equity Now & Beyond	Hi - thank you for sharing. The best place to submit your testimony is here: https://www.bostonplans.org/projects/standards/inclusionary-development-policy	Naoise McDonnell (BPDA)
How much profit will developers make per year according the City's study?	Sarah Horsley		

The problem can't possibly get worse Eric. So please don't feel bad.	Markeisha Moore		
Thank you Chief Dillon	George - he/him		
Question two. Can you please show the chart explaining how a 60% AMI average works and how many units are at different AMI's, and clarify if any 30% AMI or 40% AMI units are in your example? When typical Black, Latinx, and Asian rental households make \$31,000-\$37,000, if a family with that income doesn't have a voucher, can they afford the IDP units?	George - he/him		
Asking for a live response to that question, not a link to a chart	George - he/him	live answered	Maya Kattler-Gold
please don't avoid the question	Sarah Horsley		
How many people were on this call in total? How many were on the one Saturday?	JT Kelly	Hi JT - I believe we had up to 131 this evening, and on Saturday I believe around 72	Naoise McDonnell (BPDA)
What is being done for our elderly & handicapped, our most vulnerable residents?	Diane B		
There are usually only about 20 people who don't represent the communiyt spaeking for us.	Markeisha Moore		
It is not enough to listen to us and not take our comments into account.	Markeisha Moore		
20% of nothing is nothing, 20% of 9units is also nothing	Markeisha Moore		
WHO put my hand down?!	Markeisha Moore		
What are the defined choices in your planning that includes minimum wage and single family heads of household?	Hajar Logan		
NO, you didn't get through them all	Markeisha Moore		
Will this recoeding be up tomorrow?	LUANNE O'CONNOR		
Thank you all!	Councilor Anderson's Ofc. (Matthew Broude)		