

Article 80 Modernization: Community Survey Analysis

BOSTON, MASSACHUSETTS

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matrix 
consulting group

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1. Introduction

The Boston Planning and Development Agency (BPDA) contracted the Matrix Consulting Group to perform an assessment focused on the modernization of the Article 80 development review process. Part of this study involved performing community outreach, including a survey of members of the City's community.

1. Survey Background and Key Findings

The survey was developed and hosted using SurveyMonkey and was made available in 12 languages. Distribution of the survey was performed via targeted communications from the BPDA (email, social media, etc.) that included a URL and QR code for participants to access the survey. The survey was opened on November 3, 2023 and closed on December 8, 2023. 982 individuals opened the survey and answered the first question, though most questions received input from around 660 respondents in total.

As a result of this analysis, the following key findings were identified:

- **Responses Overall:** Response rates leaned strongly towards disagreement overall in the multiple-choice sections of the survey. For example, 59% of respondents felt as though the development review process did not have positive impacts on development outcomes. Similarly, narrative comments featured more negative sentiment than positive.
- **Strengths:** A narrative response question asked participants to identify the strengths of the Article 80 process. Public participation was by far the most commonly cited strength, with 163 comments referring to this aspect of the process. Respondents also appreciated certain aspects of the process (such as the quality of reviews that go through Article 80) as well as the fact that the process accounts for mitigation and community benefits.
- **Process Clarity and Information:** 82% of respondents indicated that the BPDA should adopt a more defined approach to mitigation and community benefits, while 74% felt that specific measures should be established based on project types and/or standard categories. This sentiment appears to extend to the overall Article 80 process. Respondents indicated wanting to see more training and better sources of information to keep them informed of development in the City and how best to interact with Article 80 as a citizen.

- **Desire for Involvement:** 76% of respondents would like multiple options to share their opinions on development and be involved in the process. Open responses largely noted a desire for more meetings, alternative meeting platforms, and use of technology to field opinions from members of the community.
- **IAGs:** Responses to statements related to IAGs were more negative than positive. 65% indicated the process was not transparent, while 56% felt that IAG composition did not generally reflect the community.

In the open response section, participants indicated a desire to “democratize” the membership process for IAGs and encourage new and more diverse individuals to join these groups.

- **Advertising and Communication:** Similar to the point regarding information, respondents would like much more advertising and communication associated with development and the Article 80 process in general. Suggestions included automatic text notifications to residents in a project-impacted area, more aggressive sign posting and distribution of flyers, and a broader media campaign associated with Article 80 to keep residents informed.
- **Interactions with the Process:** Responses were analyzed based on how the participant interacted with the Article 80 process. Those that identified as project proponents/consultants had higher agreement ratings compared to community members and advisory group members. That being said, project proponents were still more likely to disagree with most statements.

2. Demographics – Interactions with the Process

The survey asked a variety of demographic questions, split into two question banks. The first set of demographic questions focused on each respondent’s interaction with the Article 80 process:

What best describes your role?	Number of Respondents	% of Total
Community Member	535	80%
Member of an advisory group (IAG, CAC, Task Force, other)	198	30%
Project proponent or consultant	57	9%
Other (please specify)	67	10%
Total Respondents	666	
Total Responses	857	

80.3% of those who responded to this statement were community members, with advisory group members being the second most common respondent group. Those who selected “other” were asked to specify their role in the process. These roles have been summarized below:

All of the Above (2); Architect (1); Attorney (1); City Staffer (2); Civic Association Member (18); Community Member/Advisory Group Member (1); Consultant (1); External Agency Staff (2); Former BPDA/City of Boston Employee (4); Member of Advisory Group (1); N/A (1); Neighborhood Council/Organization (10); Non-Profit Employee (3); Planner (1); Property Owner (3); Realtor (1); Reporter (1); Tenant (1); Union Member (1).

The next demographic question focused on the respondent’s most recent interaction with the Article 80 process.

When was your last interaction with the Article 80 process?	Number of Respondents	% of Total
Within the last 6 months	408	64%
6 months to a year ago	60	9%
More than a year ago	166	26%
Total	634	

64% of respondents had interacted with the process within the last six months.

The next questions asked about the respondent’s frequency of engagement in the last two years.

How many projects have you been involved with over the last two years?	Number of Respondents	% of Total
Fewer than 5	491	74%
5 to 10	107	16%
More than 10	68	10%
Total	666	

Most respondents had been involved in five projects or less over the last two years. However, 10% of respondents had participated in over 10 projects.

The next question about the types of projects they have interacted with.

Which types of project(s) did you interact with most recently?	Number of Respondents	% of Total
Large Project Review (80B)	389	63%
Small Project Review (80E)	224	36%
Planned Development Review (80C)	145	23%

Which types of project(s) did you interact with most recently?	Number of Respondents	% of Total
Institutional Master Plan (80D)	113	18%
Don't Know / Don't Remember	161	26%
Total	622	

Respondents were more likely to have been involved with 80B reviews (63%) or 80E reviews (36%). 26% of respondents did not remember the type(s) of projects they interacted with.

The final demographic question asked how the respondent was informed of projects in their neighborhood.

How do you normally become aware of Article 80 projects in your neighborhood?	Number of Respondents	% of Total
BPDA notification / email	322	50%
BPDA website	105	16%
City Councilor	70	11%
Word of mouth	236	37%
Community Organization	224	35%
Neighborhood or Civic Association	345	54%
Developer	91	14%
Other (please specify)	58	9%
Total Respondents	643	
Total Responses	1,451	

Participants were most likely to find out about projects in their neighborhood via neighborhood/civic associations (54%) as well as communications from the BPDA (50%). 9% of respondents selected other and provided the following information sources:

Abutter notices (2); Advisory Groups (1); City Councilor (1); City Newsletter (3); Developer (1); Email (3); Flyers (4); Individual Knowledge/Experience (2); Internet (1); Local Newspaper (6); Neighborhood/Civic Association (5); News (2); Not Informed / N/A (8), Office of Neighborhood Services (5), Social Media (10), Word of Mouth (4).

3. Demographics

The survey also featured a series of general demographic questions (age, zip code, gender identity, etc.). These questions are standard to BPDA-issued surveys and are used at certain points in this report for demographic analysis.

How long have you lived, worked, or spent time in Boston?	Number of Respondents	% of Total
0-3 Years	8	2%
3-5 Years	16	4%
5-10 Years	23	5%
10-15 Years	36	8%
15-20 Years	34	8%
20+ Years	313	73%
Total	430	

73% of respondents had lived, worked, or spent time in Boston for 20 or more years.

The next question was focused on the respondent's living situation.

What is your housing situation?	Number of Respondents	% of Total
Own my home	323	77%
Rent my home	80	19%
Living with family or friends	7	2%
Unhoused	0	0%
Prefer not to say	12	3%
Total	422	

The majority of respondents (77%) owned their home, with renters being the second most common demographic group (19%).

Respondents were also asked to provide their age:

Age	Number of Respondents	% of Total
19-29	9	3%
30-39	35	10%
40-49	52	15%
50-59	73	21%
60-69	100	29%
70-79	64	19%
80-89	9	3%
Total	342	

29% of respondents were between 60 and 69 years old. The average respondent age was 57 and the median age was 60.

What is your gender identity?	Number of Respondents	% of Total
Man	145	36%
Woman	218	54%
Non-Binary	6	1%
Prefer not to say	31	8%
Other (specify if you wish):	2	1%
Total	402	

54% of respondents identified as female, 36% identified as male, and 1% identified as non-binary. The two respondents that selected “other” wrote N/A as their response.

The final demographic question asked about the respondent’s race/ethnicity.

What is your race/ethnicity?	Number of Respondents	% of Total
Asian	13	3%
Black or African American	30	8%
White	301	79%
Hispanic or Latino/a	14	4%
Multiracial or Mixed Race (Specify below under "other")	7	2%
Native American or Alaskan Native	1	0%
Native Hawaiian or Pacific Islander	0	0%
Other (Specify)	37	10%
Total	383	

79% of respondents identified as white, making it the single largest respondent group. Those that selected “other” specified the following:

British/West Indian (1); Cape Verdean (2); Central Asian (1); Irish American (2); Italian/Hispanic (1); Jewish (5); Jewish/Italian (2); Mediterranean (1); Mixed Race (3); Prefer not to say / N/A (18)

2. Multiple Choice Questions

The survey included three multiple-choice question banks that asked respondents to choose strongly agree, agree, neutral, disagree, strongly disagree for a series of statements. Each of the three banks asked respondents about their most recent interaction with the overall Article 80 process, their experience with Impact Advisory Groups (IAGs), and their perception of community input during the process.

This section also allowed respondents to provide feedback in their own words. Responses to each question bank can be found in Appendix A of this report.

1. Overall Process

The first question bank featured 13 statements that asked respondents about their most recent interaction with the overall Article 80 process. Statements focused on subject such as communications from the BPDA, project timelines, and consistency in the process. Survey participants were first asked to respond to the following statement, which received 479 responses in total:

Statement	SA	A	N	D	SD
The development review process overall has a positive impact on development outcomes.	6%	24%	20%	25%	24%

49% of respondents felt as though the Article 80 review process had less than positive impacts on development outcomes overall. 30% felt as though it did, while 20% were neutral towards this statement.

After the first question focused on the overall development review process, the survey then transitioned to a bank of more process-oriented questions, which received 492 responses in total:

#	Statement	SA	A	N	D	SD
1	BPDA does a good job publicizing applications and informing the public of public comment periods.	5%	25%	20%	27%	22%
2	The existing community benefit and mitigation process is easily understood.	1%	7%	13%	40%	40%
3	Community benefit and mitigation requests are established at the appropriate time in the process.	1%	10%	24%	31%	35%

#	Statement	SA	A	N	D	SD
4	I think the BPDA should adopt a more defined approach to mitigation and community benefits.	51%	31%	11%	3%	3%
5	Measures should be determined based on project types/standard categories to increase consistency across projects.	34%	37%	18%	5%	5%
6	At the completion of the process, it was clear what community benefit and mitigation measures were approved.	3%	16%	19%	33%	29%
7	BPDA plays an important role in developing a mitigation plan that balances competing requests from different entities.	7%	22%	23%	22%	25%
8	The approach to mitigation is consistent from project to project.	0%	4%	19%	33%	43%
9	Community benefits requests are consistent with citywide or neighborhood planning priorities.	1%	8%	18%	35%	38%
10	Mitigation requested is roughly proportionate to the impacts of the proposed project.	1%	9%	23%	32%	35%
11	The mitigation measures adopted provided an efficient way to offset the impacts of my project.	2%	9%	23%	32%	35%
12	The overall timeline from initiation to finalizing community benefit and mitigation was reasonable.	2%	9%	26%	32%	31%

1.1 Analysis of Overall Responses

For the more process specific questions (#1 through #12), respondents provided more than 50% disagreement for all but four statements. Statements #4 and #5 were the only questions to receive agreement ratings of 50% or more. It is worth noting, however, that agreement with #4 and #5 indicate that respondents would like changes to be made to the mitigation and community benefits process in terms of added consistency and standardization.

The responses to these statements indicate a need for a more consistent and easier to understand process, which is further confirmed by responses to statement #2. 80% of participants felt as though the existing community benefit and mitigation process is hard to understand. Statements #8 and #9 had the second and third highest levels of disagreement:

- 77% indicated that the process of identifying mitigation is inconsistent from project to project (#8)
- 73% of respondents felt that community benefits developed from a project do not necessarily align with City/neighborhood priorities (#9).

The next set of statements received mostly negative responses, where disagreement outweighed agreement by more than 20%. These statements all received significantly higher disagreement than agreement and also dealt with similar themes – clarity (#2, #6), consistency (#8), applicability (#9, #10, #11), and timeliness (#3, #12).

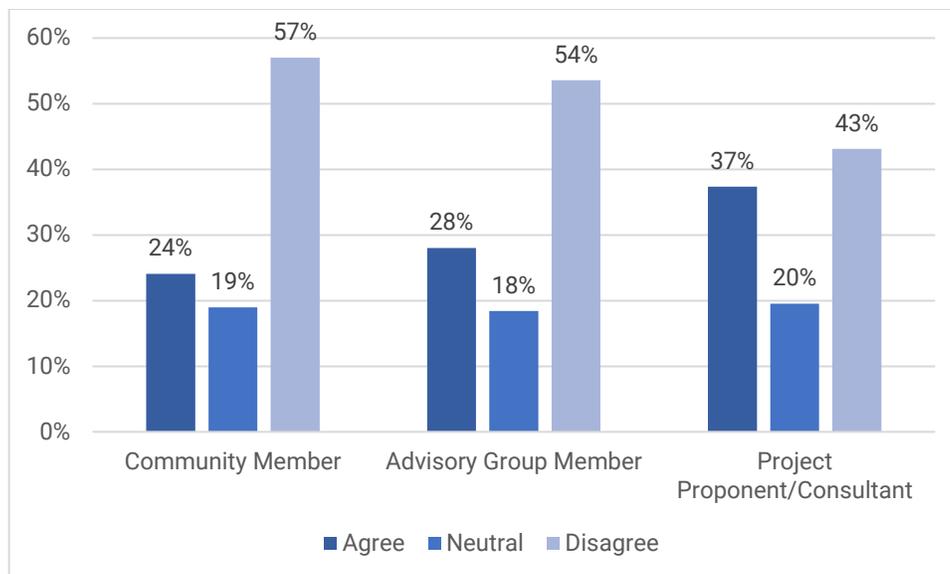
Statements #1 and #7 had higher disagreement than agreement but were slightly more mixed – meaning that agreement/disagreement were within 20% of each other. 49% indicated that BPDA does a good job of publicizing applications and communicating public comment periods (#1) and 47% felt as though BPDA does a good job of developing balanced mitigation plans that satisfy competing requests from different entities (#7).

1.2 Analysis by Respondent Type – Role in the Process

Project proponents/consultants were notably more positive towards the process' ability to impact positive development outcomes. This statement received 59% agreement from this group compared to 30% agreement overall. Community Members (the largest respondent group) were the most likely to disagree, with 54% indicating that the perceived poor outcomes as a result of the process. The following table summarizes the response rates by group.

Group	Agree	Neutral	Disagree
Community Member	26%	20%	54%
Advisory Group Member	38%	21%	41%
Project Proponent/Consultant	59%	16%	24%

Average response rates (by respondent group) for statements #1 through #12 are shown below:



For several statements within the larger question bank in this section (#1 through #12), project proponents/consultants were less negative than the other two respondent groups. These are summarized below:

- The most notable disparity was towards statement #1. 72% of project proponents/consultants felt as though the BPDA does a good job of publicizing applications and informing the public of comment periods. Overall, 30% agreed with this statement.
 - Responses to this statement seem to show that those more involved in the process (and on a regular basis) find communications regarding public comment periods to be slightly better. 26% of community members agreed, which increased to 37% for those involved with advisory groups.
- 47% of this specific group agreed that it was clear what benefit and mitigation measures were approved (#6). 19% agreed overall.
- 49% indicated that the BPDA develops mitigation plans that balance competing agency requests (#7). 29% agreed overall.
- Conversely, this group had the highest disagreement rating for all statements across all groups. 82% of project proponents/consultants felt as though the mitigation process lacked consistency between projects (#8).

For other statements in this section, responses from the aforementioned group were closely aligned with community members and advisory group members, albeit slightly more positive.

Community members also generally had the lowest agreement ratings for all statements, usually within 5% of the other two respondent groups. Some slight variations included:

- Statement #1, as mentioned above. 26% of community members agreed compared to 37% of advisory group members and 72% of project proponents.
- 14% of community members felt as though it was clear which benefit and mitigation measures were approved (#6). 25% of advisory group members agreed as did 47% of proponents/consultant.

Finally, all respondent groups had similarly high agreement ratings towards statements #4 and #5. All participants were very likely to suggest the BPDA adopt more defined approaches to mitigation and community benefits, and that said benefits should be determined based upon defined categories.

2. Impact Advisory Groups (IAGs)

The second question bank dealt specifically with the role of IAGs in the Article 80 process. This section received input from 422 respondents.

#	Statement	SA	A	N	D	SD
1	IAG membership adequately reflects the demographics of the neighborhood / project area.	3%	17%	24%	32%	23%
2	The IAG process is transparent and trusted.	2%	13%	21%	30%	35%
3	The IAG membership is reflective of the community.	3%	18%	24%	29%	27%
4	IAG meetings are productive.	4%	19%	30%	22%	25%

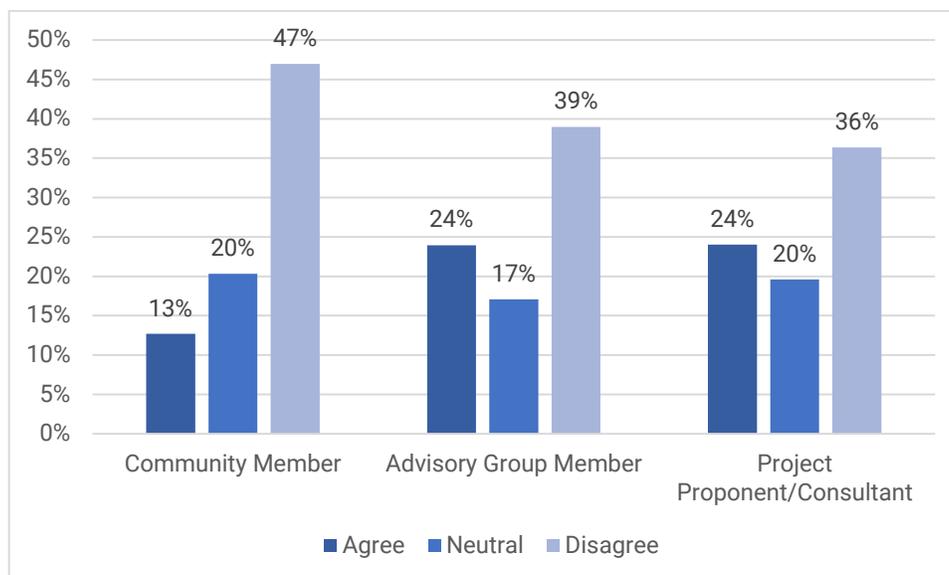
2.1 Analysis of Overall Responses

All statements in this section received higher disagreement than agreement. 65% of participants felt that the IAG process lacked transparency (#2), the highest disagreement rating across all questions.

55% of respondents felt that IAG membership did not represent neighborhood demographics (#1), nor did it adequately represent the larger community (#3). 47% felt that IAG meetings were unproductive (#4).

2.2 Analysis by Respondent Type – Role in the Process

Average response rates (by respondent group) are shown in the table below:



Advisory group members as well as project proponents/consultants had very similar response rates towards this section. Community members were generally more negative.

- Advisory group members were the most positive towards statements #1 and #4. 34% indicated that IAGs reflect neighborhood demographics and 35% felt that IAG meetings are productive.
 - Overall, 20% of respondents agreed with statement #1 and 23% with statement #4.
- 36% of project proponents/consultants found the IAG process to be transparent and trusted (#2). This statement received 25% agreement overall.
 - 10% of community members agreed with this statement as did 21% of advisory group members.

3. Community Input

The final multiple-choice question bank featured statements focused on community involvement as part of the Article 80 process. This section received 486 responses in total:

#	Statement	SA	A	N	D	SD
1	I understand how my input shapes development projects.	5%	22%	18%	28%	27%
2	I clearly understood how to submit public comments as part of the Article 80 process.	14%	43%	14%	17%	12%
3	BPDA project managers were helpful incorporating public feedback into the project.	5%	18%	27%	23%	29%
4	The format and timing of public comment under the current Article 80 process is effective and productive.	2%	14%	21%	33%	31%
5	Public comment occurs at the right time during the Article 80 process.	2%	16%	27%	27%	28%
6	Participants at public meetings adequately reflect the demographics of the neighborhood / project area.	2%	18%	21%	32%	27%
7	I feel heard and understood at in-person public meetings.	4%	21%	19%	23%	32%
8	The public comment appropriately enables full participation from all community members by facilitating input in multiple languages.	7%	23%	30%	17%	22%
9	I would like multiple options to get involved and share my input.	41%	36%	16%	3%	4%

3.1 Analysis of Overall Responses

Most statements in this section had higher disagreement, though statements #2 and #9 were more positively received. 57% of respondents understood how to submit public comments (#2) and 77% indicated that they would like multiple methods of sharing their input towards a project (#9). Responses to #9 at the very least shows that the community is interested in making their voices heard, though this may be limited by process inefficiencies and/or lack of clarity into the public comment mechanism.

Respondents were very mixed towards statement #8. 31% felt that the public comment period effectively accommodated multiple languages, 30% were neutral, and 39% disagreed. Similarly, 59% noted that those that participate in meetings may not accurately reflect the demographics of the community where the project is occurring.

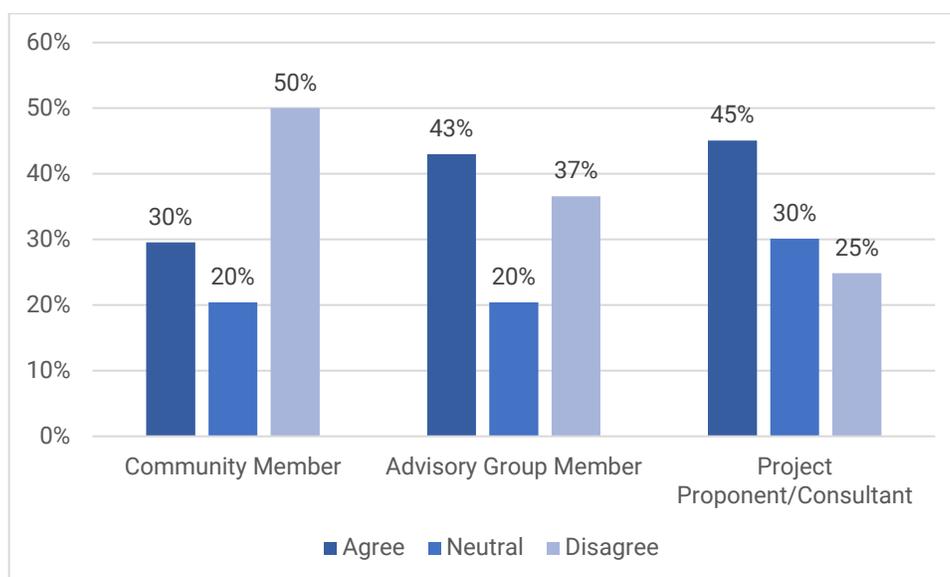
The remaining statements had higher disagreement ratings compared to agreement. Statement #4 had the highest level of disagreement, with 64% indicating that the current

format and timing of public comments is ineffective. 55% also felt that the public comment period did not occur at the right time in the process (#5).

Responses to statement #1 highlights that community members may not effectively comprehend the reasoning behind the public comment period. 55% did not understand how their comments impacted the related project. Responses to statements #3 and #7 also point to a potential feeling of disconnect/lack of impact from those engaging in the public comment period.

3.2 Analysis by Respondent Type – Role in the Process

Average response rates (by respondent group) are shown in the table below:



On average, advisory group members and project proponents/consultants were more positive. Community members had higher levels of disagreement on average.

- 60% of community members did not understand how their input shaped development projects (#1). By comparison, 41% of advisory group members and 24% of project proponents disagreed with this statement.
- Community members were also less likely to understand how to submit public comments as part of the A80 process (#2). 53% of community members agreed with this statement, compared to 80% of advisory group members and 84% of project proponents/consultants.
- 60% of community members indicated not feeling heard/understood at public hearings (#7). Disagreement among advisory group members was 43% and 25% among project proponents/consultants.

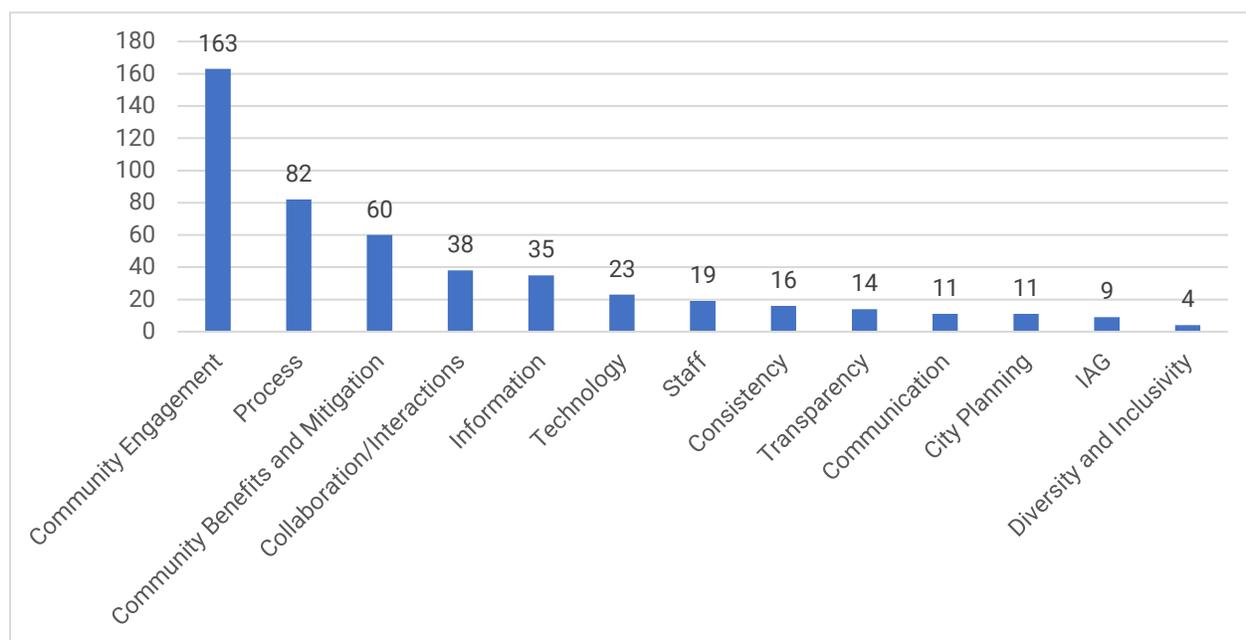
- Similarly, community members had the lowest agreement rating towards statement #8. 21% viewed public comment period as enabling varied (and full) participation from multiple languages. 41% of advisory group members and 42% of project proponents/consultants agreed by comparison.
- Project proponents/consultants were completely mixed on the format and timing of public comment periods (#4). Agreement, neutrality, and disagreement all were all at 33% for this statement.
 - 46% of project proponents/consultants were also neutral towards statement #5 (whether public comments occur are the right time in the process), higher than both agreement and disagreement.

3. Narrative Questions

The survey concluded with open-ended questions that required participants to highlight the strengths of the Article 80 process, any general opportunities for improvement and specific improvements that could be made to the community engagement aspect of the process.

1. Strengths

Respondents were asked to identify up to three of the Article 80 process’ greatest strengths. This section received a total of 604 comments from 265 participants. Each comment was categorized into broad themes and presented in the chart below:



Note that 119 comments were marked as “N/A”. Examples of these comments included “None”, “N/A”, “XX”, etc. Comments that highlighted a weakness instead of a strength were also categorized within this grouping.

Community engagement was the most commonly highlighted strength of the process.

With 163 comments in total, the most common strength identified respondents was that Article 80 facilitates public engagement as part of its process. Example comments included:

- “Allowing residents most affected by projects input on that project.”

- “Allows community members to give input, shape projects in their neighborhood.”
- And several comments that simply stated, “Community input.”

Similarly, 38 comments were positive towards how Article 80 allows residents to interact with developers, the BPDA, City departments, and other entities involved in a project (“Collaboration/Interactions”). These comments also noted that the meetings themselves promote positive discussion and interactions with these groups as well as other residents. Examples included:

- “Requires developers to engage with the community.”
- “Creates a space where people can interact directly with the proponent.”
- “Dialogue between community members and our city and developers.”

Several other aspects of the Article 80 process were positively received by respondents.

82 comments broadly referred to various aspects of the Article 80 process, such as how the process functions, as well as the fact that such a process exists. Example comments included:

- “Article 80 allows a deep look into specific project impacts that are not productive to delve into during the planning and zoning process.”
- “Review by a variety of professionals, like those on BCDC, helps to improve projects.”
- “Article 80 allows input from experts inside and outside City Hall.”

Similarly, 11 comments highlighted the positive impacts Article 80 can have on City planning and guiding development:

- “Positively controls growth.”
- “Helps facilitate city planning and needed development.”
- “Allows the City to have more control over land use.”

Lastly, 16 comments positively noted the clarity and/or consistency in the process:

- “It is a defined process that allows for the community to make comments.”
- “Defined process with timelines.”
- “The process is clear.”

Respondents appreciate the fact that Article 80 considers community benefits and mitigation as part of its review.

60 comments mentioned various community benefits/mitigation outcomes developed as a result of a project going through Article 80 review. These included affordable housing, transportation/infrastructure improvements, environmental considerations, and more. Examples included:

- “Addresses environmental impacts.”
- “Attempts to provide mitigation for problems caused by project and ensure that the community receives some benefit.”
- “Environmental impact requirement.”
- “Affordable housing for residents of the area.”

Some respondents noted that the BPDA provides quality information and communication related to projects and the process as a whole, resulting in a more transparent process.

35 comments highlighted the amount of information, such as project information and plans, as well as opportunities to become more educated on the development process. Comments included:

- “A lot of factual information is collected and presented in a digestible format.”
- “Allows the surrounding community to see the details of a proposed project firsthand, and not rely on rumor or speculation about project design.”
- “It shares the ISD Zoning review process with the neighborhoods.”

The general transparency and open nature of the process – including the availability and accessibility of the information noted above – was also mentioned in 14 comments:

- “Open process.”
- “It's accessibility.”
- “Open to the public.”

Finally, 11 comments noted experiencing quality communications during the process – including advertising of nearby project hearings:

- “Attempts to inform community of development.”

- “Advertising meetings.”
- “The ability to communicate freely and transparently.”

Participants appreciate the use of technology – specifically the utilization of virtual meeting platforms.

23 comments commented on the availability of information/usability of the BPDA’s website as well as the use of Zoom meetings to increase the level of public engagement:

- “As it is now, conducting meetings over Zoom allows flexibility and more participation from younger people, working parents, etc.”
- “Webpage that maintains all documents.”
- “Clear website + email notification to learn more about proposed projects.”

Staff are viewed as considerate, professional, and responsive.

The customer service, attitude, and experience of BPDA staff were highlighted in 19 comments:

- “BPDA Employees are considerate.”
- “Staff - BPDA staff are consistently thoughtful and careful throughout the Article 80 process.”
- “BPDA staff are responsive to calls, emails and questions.”

Some participants appreciate the use of IAGs as part of the Article 80 process.

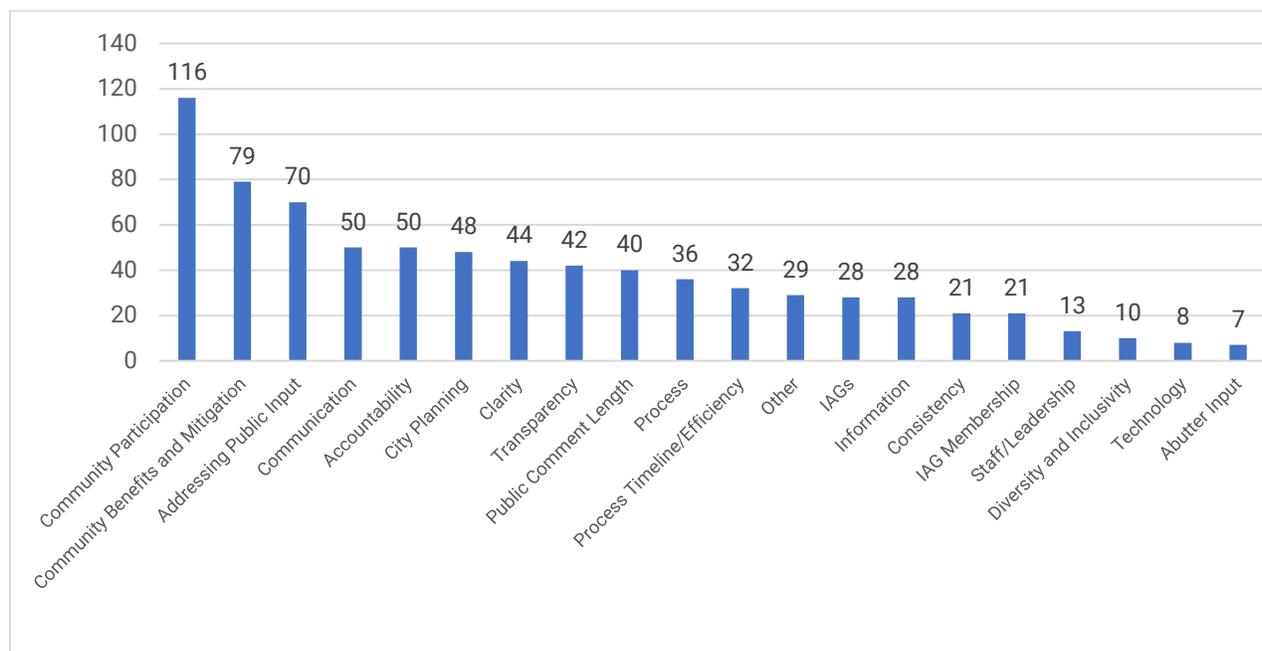
Nine comments stated that the use of IAGs was a positive outcome of the Article 80 process as it currently stands:

- “IAG allows for meaningful, dedicated community contributions.”
- “IAG’s provide an avenue or engaged community stakeholders to provide ongoing feedback.
- “Impact Advisory Groups are representative of the community.”

Similarly, four respondents commented that the process is inclusive and acknowledges the need for diversity in conversations surrounding the development process.

2. Opportunities for Improvement

Respondents were asked to identify the three most important changes they would like to see made to the Article 80 process. This section received a total of 789 comments from 307 respondents. Each comment was categorized into broad themes and presented in the chart below:



17 comments were marked as “N/A” and were excluded from the chart above.

Respondents were split on increasing or decreasing community participation in the process, though most were likely to agree with increasing the level of citizen involvement.

A total of 116 comments referred to the community participation aspect of Article 80. A small number of these comments indicated a desire for a reduction in community input, though the majority felt as though the process would benefit from more accommodative community input mechanism.

Suggestions included increasing the number of in-person meetings, broadening the scope of community input (including having open meetings), having meetings outside of regular working hours, and simply having more meetings (both in-person and virtual) in general:

- “Open public in-person community meetings.”

- “Meetings held outside of business hours.”
- “Require developers to have more than one community meeting.”

40 comments indicated a desire for a change to the length and format of public comments (“Public Comment Length”). The majority of respondents wanted longer comment periods and to involve the public earlier in the process:

- “Comment period and number of public meetings should be extended.”
- “Opportunities for Public Feedback should be initiated when the Letter of Intent is submitted to the BPDA.”
- “Allow adequate time for public comment - the proponent talks for too long and doesn’t leave time for residents to be heard.”

Ten comments discussed a need for more diversity and inclusivity as part of the process:

- “Broader Representation from several communities.”
- “Diversifying public feedback.”

Finally, seven comments specifically requested that input from those abutting a property with an Article 80 project be considered with more weight:

- “Give abutters/community a stronger voice when dealing with variances granted to developers.”
- “Take abutter input seriously and make it weigh stronger.”

Several comments referred to community benefits and/or mitigation efforts.

79 comments discussed improvements related to the community benefits/mitigation process. The most common suggestion was to establish more consistent mitigation standards and for the BPDA to ensure that they are followed during/after project completion.

Comments also pointed to specific analyses and impacts they would like more attention placed on, such as environmental impacts, creation/maintenance of green spaces, air quality, transportation, and socioeconomic impacts.

- “Have consistent, rules-based standards that ensure consistent mitigation in line with City transit, housing, and climate goals.”

- “Mitigation across sectors more--Arts, Human Services etc. not just green space and transportation--as important as those are.”
- “The developers should be REQUIRED to provide a list of STANDARD tangible benefits, i.e., street trees, parks, buried power lines.”

A small number of comments also suggested that benefits and mitigation be considered entirely separate processes, and that combining them as they are currently may be confusing to the public and/or reduce the amount of attention placed on each aspect of the review process.

Members of the public indicated not feeling heard at community engagement meetings.

The 70 comments under “Addressing Public Input” all indicated a sentiment that concerns raised by community members during public hearings are generally not addressed in the final project. A very common style of comment here was for the BPDA to “Listen to the community” during this part of the process.

- “The BPDA should listen, ask questions, respect the community input.”
- “Community objections should be incorporated and not ignored”
- “Community feedback that is listened to and acted upon by the BPDA and Developers.”

In a similar vein, 50 comments dealt with accountability. The majority of these comments indicated a desire for developers to be held accountable for their commitments. To a lesser extent, these comments also applied to the BPDA: specifically a need for the agency to adhere to established timelines and processes, or to act in a more authoritative manner to ensure accountability for all stakeholders involved.

- “A feedback loop that includes BPDA and proponent accountability to respond to public verbal and written comments and in cases when public feedback is not incorporated justify why.”
- “Require BPDA to meet deadlines set out in Article 80.”
- “Accountability and Consequences when Proponents work outside of Article 80 guidelines.”

Lastly, 42 comments noted a need for a more transparent process. These largely came from the perspective of community members noting a need for more transparency from

the BPDA as well as project proponents/developers. Some comments also noted a need for more transparency surrounding the community engagement process.

- “Lack of transparency around the scope of each approving entity within the BPDA (i.e. the BCDC).”
- “Show where letters of support or opposition come from (ZIP).”
- “Transparency from developers and BPDA.”

Communication, Clarity, and Information

50 comments discussed the level of communication involved in the process as an area for improvement. Respondents would like increased advertising and publicity associated with projects undergoing Article 80 review as well as (frequent) direct notifications regarding projects in their area:

- “BPDA could communicate about meeting and progress in more timely way.”
- “More thorough public notification via flyers, direct mail, signs, and other low-cost tools that developers can fund.”
- “More varied ways of publicizing meetings / more options for submitting input.”

44 comments discussed a need for more clarity – whether that be defining roles of stakeholders, creating standardized guidelines/deadlines associated with the process, or simply making the process less complex overall:

- “Clear and defined phases of progress of the development plan.”
- “Navigating the process is confusing, time consuming, and therefore inherently biased toward those with resources.”
- “Stick to the process in the code. That means strict deadlines, filing requirements, and findings.”

Finally, 28 respondents discussed opportunities to improve the level of information and education provided to stakeholders:

- “Broader education about the process generally.”
- “Present information from filings in digestible pieces for increase comprehension- i.e. climate resilience, building design and public realm, transportation and infrastructure impacts, etc.”

- “If IAGs or some kind of community advisory group are maintained, provide training, set expectations, encourage them to discuss together, so they can bring up common concerns and it’s not just a bunch of individuals stating their own opinion.”

Improvement opportunities may exist surrounding IAGs, including how members are selected.

A total of 49 comments specific referenced IAGs. 21 were specific to how members are selected/assigned to IAGs, while 28 discussed IAGs’ role in the process.

Respondents varied extensively in their opinions on the existence of IAGs, with some noting that the groups should be strengthened while others indicated a desire for them to be eliminated or “reined in”. Other suggestions include having more debate-focused discussions, scaling the size of IAGs with the size of the project, and having experts/paid consultants serve on each IAG. Finally, several comments noted that IAG members could benefit from receiving additional training on their role and the process as a whole.

- “IAG input and opinions should be given some weight in development process.”
- “Paid consultant to the IAG.”
- “Educate IAG members.”

The “IAG Membership” specific comments primarily discussed the perceived lack of transparency surrounding appointment to an IAG. Comments also noted that IAGs sometimes lack diversity or do not adequately represent the neighborhood/community they are serving:

- “Lack of transparency for IAG membership signup.”
- “IAG members should primarily include members of Neighborhood Associations/Civic Groups in the neighborhood in which the project sits.”
- “Appointment to IAG should be transparent process.”

Several comments suggested various City planning improvements.

48 comments discussed broad City-planning related improvements, such as better aligning Article 80 with City priorities, having master plans for each neighborhood, and improving zoning for neighborhoods. Comments also suggested that having a more cohesive approach to City planning would benefit the Article 80 process in terms of consistency and clarity.

- “Better underlying zoning for neighborhoods will help make the Article 80 process smoother and hopefully more equitable to both communities and developers.”
- “A master plan for development for each neighborhood.”
- “A clean and consistent city wide master plan and design guidelines could be adopted, largely negating the need for the entire Article 80 process.”

Several comments fell under “Other” – including several that simply stated that Article 80/the BPDA should be eliminated or have its scope reduced.

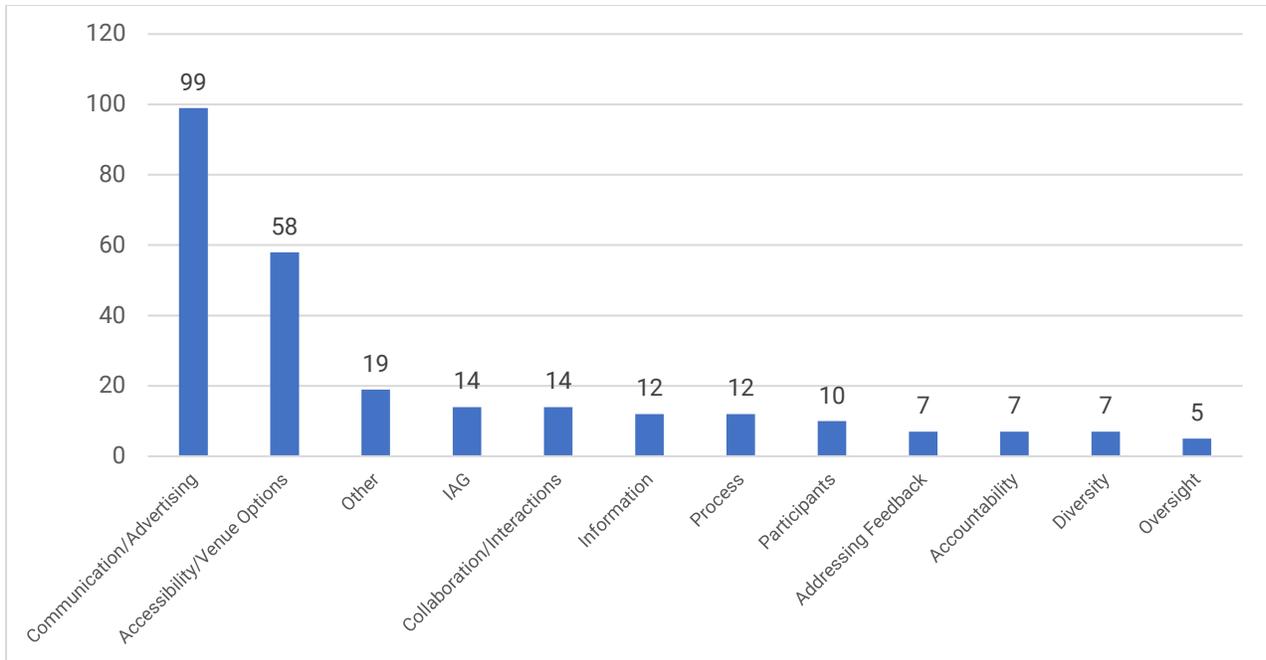
The other category featured 29 broad comments that lack specificity such as “anything”, comments discussing local taxes, and suggestions to compensate those who attend public meetings. These comments did not specifically suggest improvements to the process.

Also within this category were multiple comments that suggested that the BPDA and/or the Article 80 process be eliminated entirely, though without offering insight as to why and how:

- “Disband the BPDA and remove them from the Article 80 process.”
- “Get rid of it.”
- “The BPDA needs to be abolished. It cannot be fixed.”

3. Changes to Community Engagement

Respondents were asked to suggest specific changes they believe would broaden the audience engaged in community input. This section received input from 283 respondents. Each comment was categorized into broad themes and presented in the chart below:



19 comments fell under “N/A” and were excluded from the chart.

Communication and advertising would have the largest impact on community engagement.

99 comments referred to expansion of communication and advertising as a means of promoting more (and varied) participation by residents in the Article 80 process. Some suggestions included automatic notifications (via phone/email) for all residents in an impacted neighborhood, more widespread advertising via social media, news media, and flyers/signage, and generally being more proactive and comprehensive with communications. Respondents believe that communications strategies should be developed with the intent of capturing as much feedback as possible from members of the community:

- “Use the Dorchester Reporter, DotNews website and other community media platforms.”
- “1) Notifications to Neighborhood Association's 2) Posting signage at project locations of the various stages in the Article 80 process.”
- “Better community outreach and more obvious notification to residents to enable involvement. Mailings, emails, posters visible at frequented businesses and community centers.”

Respondents indicated a desire for greater accessibility to meetings.

58 comments fell under “Accessibility/Venue Options”. These comments focused on improvements that could be made related to the number of meetings held, when meetings are held, where they are held, and how they are held. Multiple respondents highlighted that having more flexible meeting times (to allow those with 9-5 jobs to attend), providing more hybrid meeting options, and simply increasing the number of in-person meetings would all improve engagement.

- “Hybrid meetings (not seminar mode, true public meetings where people can see each other online) in person and online, have multiple identical agendas for a daytime meeting and a nighttime meeting. consider Saturdays not just weekdays.”
- “Make sure community engagement opportunities are scheduled for a variety of days and times to accommodate work schedules. Zoom is nice.”
- “Multiple methods of community engagement, zoom, in-person, surveys, etc.”

Participants suggested some adjustments to IAGs to improve engagement.

14 comments related to IAGs and their role in the process. Suggestions varied - including having the IAG determine meeting agendas, promoting a more democratic membership process, and offering more training and guidance to IAG members.

- “An IAG should determine when it meets and what the meeting agenda are. The process is currently controlled by BPDA staff, which means the community isn’t leading.”
- “The BPDA needs to initiate an independent and unbiased process of choosing IAG Members. Involving Organizations empowers biased Community Benefits requests/decisions.”
- “Change the name from IAG to “Community Engagement Forum.” Merge the roles of the IAG and CAC - difference not clear. Recruit more diverse committee members. More widely publicize review meetings.”

Participants suggested improvements to the community engagement/Article 80 process and noted that more education and information would promote higher engagement.

A variety of process adjustments were suggested by participants. These included having fewer (but more focused) meetings, decreasing processing times, requiring BPDA to discuss its support/opposition to a project at meetings, and hosting meetings on a neighborhood-wide basis instead of at the project level:

- “Fewer but more effective meetings. Recaps from prior meetings and inputs so those that can’t attend often can catch up and not repeat the same comments. Maybe add minutes and action items.”
- “It would be helpful to move things along more quickly without limiting the input of valid constituencies.”
- “Include a discussion of BPDA's support or opposition to project as it relates to overall City priorities.”

Several comments also discussed information and education as means to improve community engagement:

- “Create an Online IAG Information Page where residents in Boston Neighborhoods can learn the IAG process and submit an application to become IAG members in their community. If their application is refused, an explanation.”
- “Make clear through training/education how to get involved in community advocacy. Keep both in person and zoom meetings - participation has increased dramatically when people can access meetings from home.”
- “Provide the public with education regarding what constitutes civil/civic engagement. Offer/promote attendance at civic coaching sessions so participation in public sessions is less intimidating for some and more effective for others.”

Some respondents agreed that the variety and diversity of participants should be expanded.

A total of 17 comments noted that measures should be implemented to increase the variety of individuals participating in community engagement. These comments discussed the need for the process to facilitate multiple languages, avoid ‘repeat’ attendees at meetings, and include more varied demographic groups such as young adults, renters, etc.

- “More needs to be done to involve younger people, renters, and working-class people in the process. The BPDA also need to do more to reach out to residents of public housing as a means to diversity TFs and IAGS.”
- “Encourage comments to be provided in an individual's primary language, with translation to occur by BPDA staff or consultants.”

- **“Allow people to volunteer for engagement. The current Art. 80m reform process is an example of a one-sided process, limited community input.”**

Appendix A: Multiple-Choice Narrative Responses

Appendix A contains all narrative responses to questions within each multiple-choice question bank. Responses have been provided verbatim, with minor editing to remove identifying information.

1. Overall Article 80 Process

#	Comment
1	"I live in Jamaica Plain neighborhood and oppose any alteration of the Article 80 process that could exclude community input. The community MUST be included in all large developments and/or proposed renovations to existing buildings. I am concerned that this "modernization" of the process could ultimately be used to exclude community input for large developments such as the Shattuck Hospital campus. My community is watching and we are highly concerned about this potential change."
2	- UNFAIR process to NOT inform neighbors impacted by "small projects" - UNFAIR jam packing "small projects" that are 10-20 times larger than nearby 1-3 family home - BAD experiments to lower quality of life of FAMILIES with kids by jam packing tiny studios and negatively impact older residents - UNFAIRLY using internet Web meeting to DISPLACE older residents who do not have computers. Meetings in person should be done for "small projects" - unfair BPDA is NOT informing neighbors for small projects to get less opposition-DO NOT change process that worked over the years!
3	1) The overall Article 80 process consistently becomes opaque for residents. There is often only one required community meeting, and then nothing else. 2) Community Benefits: these need to be discussed upfront, and decided in a measured manner. There needs to be equitable standards developed that actually take many things into account. An example of what is NOT a community benefit - a light pole.
4	A review of the most recent 5 years of small Article 80 projects in Roslindale indicate that a special interest group's requests determined the projects' mitigation/benefits. Conversations with developers indicated that the special interest group and developer met with the BPDA before the SPRA was filed.
5	A80 needs to be more community focused. Community benefits process is completely opaque
6	Abutter community input is being ignored in favor of broader philosophies existing outside of neighborhoods. People who have settled on a community and type of neighborhood have lost input on their investment.
7	All community meetings need to be in person, not via zoom and w obsessively tight control as is currently done ". E.g., who else is in attendance? Why are so few called upon to comment? Why the overly brief comment period at every meeting?
8	All of the mitigation funds should remain in the neighborhood where the project is being built.
9	Although I think the results in my neighborhood are overall slightly on the positive side, the process is exhausting, time-consuming, and engenders a lot of frustration and anger. And the results are not anywhere near what they could be with good planning. I think community

#	Comment
	members, developers and BPDA staff are all frustrated. It should be easier and more straightforward so I'm happy to see a chance to reform the process.
10	Although the BPDA could play an important role in "balancing competing requests" in developing mitigation plans/consistent community benefits, it is not viewed as an honest broker by most community members. Any plans/processes created solely by the BPDA without community input are suspect.
11	Apparently we are at the end of the project on which I served on the IAG. I am still unclear what the developer has actually done in terms of giving back to the community and mitigating the negative effects on the community. I saw nothing tangible come out of it. While they did modify their designs somewhat, they did not offer the community any real concessions that would improve the quality of life for residents -- like planting more street trees in the neighborhood, burying powerlines, re-imagining the traffic configuration. In the end, the outcome was rather disappointing.
12	Article 80 process should apply to all projects. It should not be allowed to be bypassed for any reason
13	Article 80 is a farce and is being used as a check the box offer for community input which is subsequently ignored.
14	Article 80 is currently just window dressing or fig leaf. It lets the city check a box that it "involved" the neighbors and residents in the process. In reality, the concerns of the neighbors are not heard and I have yet to hear of an article 80 project that does not receive BPDA support. The quality of the project managers for the BPDA has declined to such a degree that I expect more professionalism from a cashier at MacDonalds than I do for a BPDA project manager. The don't post comments in a timely manner (in some cases they have to be prodded to do so through community complaint), they don't truly act as liaisons for the community in the process (they are rubber stamps for the developers), they let developers monologue for more than an hour and half of a 2-hour meeting and cut off residents comment and testimony. Meetings are held fully remote, which disadvantages neighbors and benefits developers and the representatives who can Zoom in from their suburban home offices. Often times members of the public cannot tell who else is in the meeting. All of this benefits developers who merely need to run out the clock on meetings and get their buildings built with little to no compromise. It is clear that the Administration and the Mayor want this outcome and simply don't care that people who live in Boston want to see more affordable development: affordable home ownership and rental. Citizens are concerned about appropriate density and impacts on traffic and quality of life. We have to live with these negative impacts long after the Mayor's political ambitions take her elsewhere (with developer campaign support).
15	Article 80 meetings should be in person, not zoomed. There must be live debate and discussion, not presentations and limited, one-time comments.
16	Article 80 process is UNFAIR, rushed. Neighbors are NOT informed timely to get less opposition. Older residents are EXCLUDED since no computers/Web internet knowledge
17	As a besieged Brighton resident this process is failing me. Often, there are multiple meetings and they seem to be clustered at times when people are busy/not around to attend (e.g., end of august, weeks of major religious holidays). The process does not adequately account for community input or consider meaningful mitigation. In my block, I see what was significant and has had a lasting beneficial impact on the community (condo development downsized with appropriate setbacks, indoor trash, and duplexes made to be community park maintained by condo association) to benefits being hiring workers to build the building and every variance being given to build a concrete jungle that is threatening the limited existing green space we have (most projects are all concrete and plant street trees with little hope for survival). The system is very clearly directed towards approving development at the expense of the neighborhood with very limited attempts to balance conflicting interests.

#	Comment
	Ultimately those who live in the community and suffer from the development need to have more say (and the city needs to sprout a spine and enforce existing zoning - it's there for a reason) before it's too late.
18	As far as I can tell, 100% of projects in the works are unaffordable developments, driven by developers, with the City doing everything it can to keep developers happy first and foremost, with minuscule benefits (i.e., a tiny fraction of apartments designated affordable), begrudgingly meted out as a sop to residents, neighbors. Developers can gripe all they want about how long the process takes, but the fact is, they're making money hand over fist while the middle and working class are being pushed out. Forcing them to make 5 two-bedroom apartments in a building affordable at middle income levels, while keeping the other 45 unaffordable is not sufficient. In addition, aesthetically, 100% of buildings that have gone up in Boston in the last 20 years are just plain mind-numbingly drab at best, offensively ugly at worst. Effectively, with little to no oversight by the city -- little to no enforcement of the law (everybody gets a zoning waiver!) developers have turned Boston into a cash cow and are squeezing it to death.
19	As someone on an active IAG, the process still remains very unclear to me. BPDA staff has not been good at explaining, should be more clearly outlined to allow more people to understand the commitment. Asking people to invest time in multiple meets narrows participation to community members who are more well-resourced, wealthy, older, don't have school-aged kids, etc. Compensation should be provided to allow more diverse people to participate more fully.
20	At this time I think developers have more of a say, and how community is built that does not always include community. I do recognize the city, trying to do a better job. But I think accountability Hass to be taken that you gave this quasi governmental agency authority to do with they want, and that's exactly what they're doing. Nepotism is real and prevalent in the process
21	Because there is no template to follow in each project, folks try to negotiate for negotiations sake. This is true of the developers and the community and even city departments. Everyone is guilty in a crummy process that should be made more apples to apples across projects. Also the processes need to be streamlined the community spends years informing a planning process from the city and then has to go back into a process for each large project. That is a huge waste of time. Large projects that fit under an approved new plan should just move forward with set mitigations as part of the plan. Not require the community to do double the work. If the mayor is serious about a more efficient process this change has to be made across new plans. In general I would like to see the 80B and 80C parts become one efficient process.
22	Benefit and mitigation packages are often a cost burden on the developer which depresses building. The benefit of creating more housing in a housing crisis should be factored in to the Article 80 process, and communities should not be able to request as much mitigation from housing projects. Streetscape improvements should be included in mitigation for biotech and office buildings. Also should consider housing contributions for non-housing developments, since they are adding pressure on the housing market by adding new jobs.
23	Benefits should not be used to pay for improvements that would routinely be responsibility of the City; should not be used to influence members of neighborhood associations or groups or as "bribes" to organizations or churches for support of a project. "Mitigation" should attempt to repair the negative impacts of the project. No more bike racks!
24	BPDA does a horrible job of publicizing applications and informing the public of public comment periods. Without neighborhood community groups we would have no idea what is happening
25	BPDA does not encourage the developers to respond to community feedback and does not hold them accountable to do so. Too much time in calls is spent on repetitive developer

#	Comment
	presentations. Community feedback occurs but there is no response or back and forth with the developer.
26	BPDA enters the process with a development bias. The Community organizations do the exact opposite. BPDA should focus on leading developers toward affordable housing solutions (as the most widely popular community benefit) and addressing the needs to the direct project abutters. Too often the BPDA and ZBA approve projects without addressing those needs and the developer ends up negotiating with the abutters only after they have been taken to court by the abutters lawyers. This should never happen, it is unfair to the developer and unfair to the abutters.
27	BPDA is rarely responsive to community input. Usually the developer is favored. Mitigation is negotiated behind closed doors and presented as an accomplished fact. There is no or little follow up on actual implementation and if it occurs it is not shared with the community, especially wind and shadow impacts
28	Centralized communication networks must be built for anything to get accomplished in a timely manner.
29	Certain neighborhood groups (such as the North End) have way too much power and influence in stopping all development.
30	Communities are not sufficiently involved. Seeking the input of Neighborhood Civic Associations
31	Community benefits & mitigation appear to be whatever the developers choose to do – or not. Inconsistent results
32	Community benefits and mitigation are useless tools that are rarely used and are ineffective in offsetting the enormous projects that are being built with vehement community objection. A good project needs no mitigation. The city has millions of mitigation that was never distributed. It is a bad joke on the public and a laughing stock for developers. Stop gaslighting the public.
33	Community benefits for almost all projects are insignificant. I can't think of a single one that's significantly improved a neighborhood for current residents.
34	Community benefits in Greater Mattapan have not been a process where there has been follow- through nor any accountability standards been visible.
35	Community comment via Zoom ineffective. Comment period too brief.
36	Community engagement should begin sooner in the Project review process. Prior to any Pre-file meetings between BPDA and Developer. Neighborhood groups/ residents and small business owners, et al. Site Review should include existing Tree inventory and protection of Tree canopy to maximum extent for climate benefits. Natural resource assessment also required for possible wetland, wildlife habitat, flooding issues.
37	Community feedback is not sufficiently taken into account. Getting the project right should take high priority over any mitigation. Process is not sufficiently transparent (e.g. at least ZIP codes of people submitting feedback should be shown, BPDA votes are prematurely scheduled). BPDA appears to have unpublished plans about how much excess over zoning is adequate.
38	Community members should always have an opportunity to contribute feedback in a meaningful way (i.e.: with actual potential to change the shape and scope of a project) since they are the ones who have to live with the results of any new development.
39	Community needs are minimized while developer's wish lists are maximized. Boston neighborhoods are being overdeveloped with little attention given to proper infrastructure to support that development, which results in a traffic nightmares. Another concern that is

#	Comment
	never addressed is: just how much development can our water resources, aka Quabbin Reservoir, comfortably handle?
40	Community requests for mitigation have been ignored by the developer and BPDA.
41	Community stakeholder nets need to cast wider do more of Hyde park has a voice in article 80 matters. With the creation of the Community Input board created in direct response to this need it would seem that this outreach is improving
42	Construction mitigation and rodent mitigation are not part of the process and are done only with city agencies. Therefore residents and local businesses that are impacted are left out and not informed of outcomes. Outcomes of Construction Mitigation and road mitigation always do not meet the needs or expectations of community residents or local businesses. The city does a terrible job with this and we hold the BPDA and the Mayor's office responsible.
43	current mitigation process isn't perfect, but local orgs get compensation. I'm concerned a new process will send dollars elsewhere in the city (or city will take it as they have in the past)
44	Definitions of benefit listed things the City would normally be responsible for, therefore focus was not on the impacted residents.
45	Design review has NOT resulted in excellent neighborhood projects. Recent neighborhood construction is disappointing in quality of design.
	BPDA may be okay downtown but is not effective in neighborhoods
46	Development projects are pushed through regardless of community feedback. IAG members have little influence over projects that have major impacts on the community that IAG members represent.
47	Disappointing lack of transparency. Huge impact on neighborhoods and nearby streets, local needs, and little willingness to consider scale, livability, traffic, disruptions. City isn't building for current residents and local 'essential workers'.
48	Disaster!!!!
49	Do not see an overall planning process. Everything is piece by piece.
50	Doesn't always seem to be consistent from neighborhood to neighborhood. Even within the same neighborhoods I'm not sure the process is consistent.
51	Driven by developers. Overrides community, especially those most directly impacted. It is a travesty.
52	Even after mitigation and community benefits are established, there are many examples over the years of developers NOT upholding their agreements, without the BPDA holding them accountable.
53	First- every project is different and so are its impacts. Some projects are themselves a benefit, but many (like luxury housing or more office/lab buildings) are not improvements to our communities and the odds and ends of mitigation they offer (which are pay-offs to appease opposition) are mostly things the City should be doing anyway, like improving bike lanes and adding street trees. We do not have meaningful discussions about how to actually mitigate the negative impacts of a proposal, like lowering the height to reduce wind and show impacts, or reducing paved surface to reduce flooding. Developers just right checks and build the project that best benefits their bottom line. We all know this. They only bend when they think they won't get their variances or approvals, which often requires elected officials or other powerful people to intervene. The current method of determining mitigation pits advocacy groups against each other, fighting for the same few dollars. We need better planning so that each project starts with what's best for the community, not the developer, and mitigation is not needed in the first place.

#	Comment
54	First, some of these questions are leading and skewed. One question refers to a project as "my project" rather than "a project" or "the project."
55	First, the mitigation process does little to ensure that the people who will be most effected by a development will be the beneficiaries of mitigation. The mitigations implemented for local projects seem to further the Mayor's agenda and not community specific needs.
56	First, this survey is written to confuse the average community member. I am confused by most of these questions and wonder if this wasn't written this way to confuse the community members.... Second, I strongly oppose any changes to the Article 80 process that would limit, reduce, or exclude community input regardless if the development is for affordable housing or not. The community MUST continue to have input, especially on large developments and/or renovations of existing buildings. For example, the proposal to redesign the Shattuck Hospital campus is an important project that would affect MANY surrounding communities. If you try to use this "modernization" of Article 80 to shut out community engagement, we will not accept this. I am fearful that this change could be used to remove community input from this development and if this happens, the communities that live near the Shattuck will not remain silent. Housing is important, but so is the safety and environmental and mental health of the neighborhoods that live near campus.
57	For affordable housing projects, the process has been especially difficult to adhere to and the level of study & mitigation required is often not proportional to the size & scope of the project.
58	From recent instances it seemed like the community benefit was plugging a shortfall in the city of Boston's funding for projects rather than providing an additional benefit to the community that had the project so it doesn't always feel like the community benefit comes with a component of additionality
59	Full disclosure of the mitigation money a d WHERE it is used
59	All mitigation money should be used in the area where the development is taking place is that is the most impacted area
60	Have no visibility to community benefit. BPDA acted as an advocate for developer very much at odds with community. BPDA ignored community input and objections.
61	Heavily weighted in favor of developer. Community is muted (literally and figuratively)..it's a sham
62	I actually think community mitigation should be MORE individually tailored to projects size location etc.--NOT made more formulaic. I am frustrated by lack of mitigation for cultural and the arts--cultural orgs and arts-serving orgs.
63	I am not sure what publicity you give these Article 80 measures, but this is the first I am hearing of them. Also, the language of the survey is very
63	governmental-ese" and if you are interested in public feedback, you need to use common language.
64	I am strongly of the opinion that the handling of comment letters needs to change. Having the developer answer the various issues raised in the letters is worthless. The BRA/BPDA should answer them in a written report issued after the close of the comment period. The report should classify the various issues raised, and say as to each one whether there is agreement and that the issue will be addressed and implemented in the manner requested in the comment letters received pertaining to that issue. If, on the other hand, the BRA/BPDA disagrees and refuses to address and implement as the comment letters request, the report should give a detailed explanation of why that position is taken. Without this way of handling them, the public believes that comment letters simply go into a black hole and that the effort to write them produces no worthwhile results.

#	Comment
65	I believe that this process should stay in effect and that should be followed through by the current laws that are in effect.
66	I do not believe that cash mitigations should be used to evaluate a project. If the project is not appropriate, no amount of mitigation will make up for that.
67	I don't know much about Article 80. All I know is that they're planning to put an enormous drug treatment center with 850 units at the Shattuck Hospital near where I live and since they put in 24 low threshold units there, my neighbors and I are seeing a huge increase in drug use, dealing, theft, syringes, trash, and encampments in Franklin Park and the surrounding area and we are demanding a better community process!
68	I don't think mitigation or community benefits that I've seen come out of Article 80 review processes are specific enough to the immediate neighborhood that is affected by the project. They tend to be more city-wide in benefit and they tend to be too standardized in nature.
69	I don't think the BPDA listens to the community and the community needs.
70	I feel the BPDA does what they want. Our community speaks to deaf ears. Decisions should not be based on a few peoples thought rather a vote or based on the communities wishes.
71	I have been on many IAGs. Only once was I sent the Cooperation Agreement to review before it was signed and approved. IAG members should be given training (IAG Boot Camp) when they agree to participate. For a new member to interpret a PNF and know what to look for in assessing a project is assuming way too much. Lack of knowledge causes poor IAG input to a project.
72	<p>I have NEVER frankly been a fan of the Article 80 process- I was on the BRA committee that created Article 51 for Allston-Brighton, that created I thought a fair zoning code that reflected widespread community and BRA input. But before the ink could even dry so to speak on our zoning code, Article 80 was created it seemed out of nowhere- frankly trumping Article 51 in most cases. Instead of just saying "no" to proposals that far exceeded the zoning code, Article 80 seemed to say that the zoning code didn't really matter- EVERYTHING was negotiable. It has been very frustrating to see this play out over the years. Projects would be proposed for example that were triple the zoning density and scale, reduced through Article 80 to say double the density and scale, and BPDA would say that was a success. Maybe true sometimes- but oftentimes no- the project was still too large in the opinion of many of us in the neighborhood.</p> <p>Change is inevitable, and reasonable growth is indeed needed, and there is always a need for some variances. But many of us feel that our neighborhoods are being changed beyond recognition- and that the BPDA NEVER says no to a development, no matter how far it exceeds the base zoning code- Article 80 makes everything negotiable.</p> <p>And the answer is not to "up zone" the neighborhood by changing the zoning code in the guise of updating it- most of us fear that will be handing the neighborhood over to developers, who just look at us as a cash cow. We do need appropriate growth, but not at the expense of the fundamental character of our neighborhood, which is why we live here in the first place.</p> <p>I'm sorry about the length and intensity of these comments, but as you can tell, I feel strongly about these points, and do not want to see my neighborhood changed beyond recognition. Thank you!</p>

#	Comment
73	I have on idea what happens to the mitigation and community benefits requests, where the money goes and if any of it is ever implemented. This always seems to be a very big black hole.
74	I have participated in the Article 80 process more times than I can count. The focus should be on creating good projects consistent with zoning and feedback from local residents. If projects are good for the site, there shouldn't be such a need for community benefits (which the community gets in exchange for bad projects). Community benefits are a way for developers to buy off the neighborhood rather than build a project the neighborhood wants. The process is controlled by the BPDA and the community review is just a veneer rather than a legitimate process leading to proposals supported by local residents.
75	I is necessary for transparency
76	I live in Jamaica Plain neighborhood and oppose any alteration of the Article 80 process that could exclude community input. The community MUST be included in all large developments and/or proposed renovations to existing buildings. I am concerned that this "modernization" of the process could ultimately be used to exclude community input for large developments such as the Shattuck Hospital campus. My community is watching and we are highly concerned about this potential change.
77	I met to gain a better understanding of the criteria that would determine why the Independence proposal would not be approved. How is the approval or denial determined. . I wanted to understand metric an around on the approval process for a project and neither was able to offer any clarification. I also asked to receive information post comment period on the number of people who oppose the project versus those were for the project, and I was told only the comments will be summarized and stats on the # of approved vs opposer will not be published. The BPDA nor the mayor is transparent. I believe there's a mandate set, and the BPDA is expected to carry it out and community in point input is just a formality. The community best interest is not accounted for. The mayor has an objective, and does not care of the impact to residents quality of life or safety. There's a need to house the homeless, and it doesn't matter doesn't where they see placed. As a long time resident of the Navy Yard I don't feel heard and I'm very frustrated with the lack of transparency with the Article 80 process. There's also a huge conflict of interest and the BPDA a board member should not be the ones who vote.
78	I often find that 'angry' anti-development folks take over the process and demand irrelevant mitigation, some of which goes against established and publicized goals that the City and community at-large support. Things like parking count and unit numbers are somehow dependent on the person who lives nextdoor ONLY.
79	I think mitigation/community benefits should be better laid out. One thought is to have a review every few years that plans out neighborhood priorities/benefits and then developers can use those options when submitting plans (with transparent costs that scale with projects)
80	I think the process that the BPD used wasn't useful. I see the role of the staff is to help us through this process of understanding the need for the development and without tearing the community apart. My experience with 150 Center street was awful with a lot of bad feelings. half the neighbors don't talk to each the role of staff is keep us informed and facilitate. This process should be about building community. It seems like the developers run the process Primarily because they have the staff to influence the cities staff.
81	I think the vast majority of people have no idea mitigation or community benefits are something that projects do. If you don't know how to find information, you would never know. Those who do know often use the process to advance their individual agendas.
82	I was chosen from something I signed on for a different purpose. I was not notified of my responsibilities or meetings.

#	Comment
	I was told to stop reaching out to this very platform with my BPDA concerns.
	I quit for many reasons including the attempt to mute my concerns regarding BPDA in the Roxbury neighborhood.
	As shown at last night's meeting, each and every time; I voice the concern I raised yesterday I am shut down, interrupted or provided empty promises of action(s).
	For years I have spoken more times than I can count regarding the issues I brought up at last night's meeting. To date I have singled handedly assisted over at least 80 Boston constituents with BPDA housing from my living room.
	I have made flyers, sent emails, texts and letters helping Boston constituents complete BPDA housing application and attain occupancy.
	The most imperative issue facing the affordable housing population is the housing discrimination. These residents face and are left to fight against leasing and management agencies of said BPDA affordable housing buildings.
83	BPDA has no system in place to help affordable housing tenants after lease signing. Tenants are left to file law suits or endure discrimination including but not limited to denied amenity rental, refund policy and rewards program simply because of affordable housing tenants receipt of public assistance .
	This is unfair, unfortunate, detrimental, life altering and simple illegal. But because BPDA has no aid, legal assistance or programs to help affordable housing tenants fight housing discrimination. The leasing agencies and management companies offer BPDA affordable housing building continue to not only do it but get away with it.
	Please don't mention city of Boston housing agencies as a place to go for help for all of them from HuD, OHS, OFH&E, BHA, 311, VLP, GBLS, BFHC and MBHP to name a few. Advice to BPDA tenants is to file a MCAD complaint and litigate my case against leasing and/or management retained attorneys.
	How BPDA tenants are expected without a legal degree, experience or finances to retain an attorney or fight legal cases pro se is beyond the imagination and at the door of BPDA to resolve.
84	I wish the BPDA would have listed to the community when they expressed concerns about the process being rushed. I find that when changes are aligned with the City's goals the process moves quickly and at times seems rushed.
85	IAG meetings should build on each meeting with notes, follow up recommendations to the developer and comments from the public to keep track of status of each proposal.
86	IAGs are weaponized and terrible representatives of community. The mitigation is terrible and misplaced. The BPDA needs to do a better job of explaining what the IAG does and what they are supposed to do. Also the tone is really nasty. Also feels like homeowners are overly represented.
87	If the development fits within a neighborhood no community money is needed. Please investigate 566 Columbus or Harriet Tubman House as an example.

#	Comment
88	If the primary goal of this project is to create a predictable and transparent Article 80 that builds trust with internal stakeholders and communities alike. Why are you trying amendment change to Article 80B-5.2, which allows the Agency to waive Article 80 of the zoning code for Affordable Housing Waiver? Does that mean resident input is not needed to force low income and PSH housing in Boston anywhere you can locate space to build or take over an empty building without considering/ caring about the impact to your tax paying constituents ?
89	IGA should be provided a budget to hire a consultant. The consultant should be involved in every stage of the process and all meetings that involve the developer and BPDA.
90	Implementation of the approved mitigation does not necessarily take place and there is no follow-up or notification.
91	Implementation of the Article 80 process has not been transparent and seems to benefit the developer over the abutters.
92	In Mattapan it's like there are different standards of what gets offered. Developers come with dumb things like painting murals as a community benefit, while the Seaport gets a museum. It's a confusing process on top of it all.
93	In my case, Tavistock 763-791 Boylston, promised mitigation still hasn't materialized. Mitigation should be in-kind – if you are ruining a historic block or building with an addition, provide some much needed preservation or restoration to a historic building in need. PLUS other types of mitigation.
94	in my experience, unless we specifically ask about mitigation or community benefits, the BPDA establishes what they are with no involvement with the community, no conversation about what the community needs. most of the time we never know what the benefits or mitigations were until the project is approved.
95	It is confusing and does not engage community members effectively. The trend and acronyms are confusing.
96	It is haphazard and the people in charge of the article 80 process are often insensitive to the needs of the neighborhood.
97	It is not clear what the balancing mechanisms are in the process and how community inputs are weighted and addressed.
98	It is not very clear what the article 80 process even involves... It is really hard to metabolize these very large projects.
99	Also, things go on behind the scenes that make for less transparency.
100	It is very sad what has happened in Charlestown. The community's voices are not heard.
101	It isn't clear to me what the mitigation and benefit measures are for a particular project. I give my input during public meetings. However, unless I proactively seek follow up on the project, I have no idea what the results of the community input are. It would be most helpful if the BPDA meeting coordinator sent out an email informing meeting participants of the next step / benefit and mitigation measures of a project.
102	It lacks process, discipline and consistency across projects.
103	It seems that certain clearly foreseeable issues are treated inconsistently. Groundwater issues have a formal structure, whereas wind issues are not treated consistently, and there is not real set of rules that anyone follows consistently.
104	It was challenging to answer these questions because the mitigation and community benefits process has differed significantly across projects. That is an issue for the BPDA to address I believe.

#	Comment
105	<p>It was clear from the beginning that the BPDA had already decided to support the developer. Emails were not answered and IGA letters ignored. It was a "check the box" exercise with a predetermined outcome. The BPDA worked with the developer and avoided the neighborhood associations and abutters concerns,</p> <p>Even responding to this survey is yet another BPDA "check the box" exercise, where they will do what they want regardless of the feedback.</p> <p>Mayor Wu said she would abolish the BPDA. She needs to be held to her pledge..</p>
106	It would be helpful to get follow up messages until the process is completed.
107	It's archaic to say the least
108	It's complicated, difficult to understand and honestly preposterous! It's not going to work in East Boston!
109	It's difficult, as a community member and not a special interest group, what the agreed to benefit is let alone if it's in a reasonable timeline.
110	It's mere window dressing and the scope is extremely limiting. It's a hollow process where the CAC/IAG gets to impact so little of the actual process the entire Article 80 process should be scrapped. It's almost meaningless in actual community input to the total project. The process only lets the CAC members touch tangential issues. Can't get economic details of what the actual building costs and selling out prices are projected to be, etc.
111	It's not what the community wants or needs, it's which crumbs the masters brush off the table.
112	<p>It's opaque, seems like it's rigged, little communication and understanding of the process, purpose.</p> <p>It's really hard to tell what feedback the developer incorporated and what they did not. In other regulatory projects proponents need to respond to written comments, which I think would be helpful here. One other concern I see is that tradeoffs are not really talked about. The A80 process has people react to what they're shown and we don't talk about the bigger picture and how it achieves the goals set out for the neighborhood.</p>
113	<p>I'm also super curious to know what happens with public feedback. Who is that shown to and who is responsible for advocating for the communities concerns? As a former BPDA neighborhood planner I never knew what the community's feedback was unless I attended public meetings. Written testimony should be shared with people review development (at the time DNP, but even UD, CEMs etc.) PM's may have been privy but I don't think people outside Dev Review did.</p> <p>Also not abundantly clear why some projects went through the permitting process the way they did. Who got formally scoped? When do you do a DPIR vs FPIR? etc.</p>
114	Lack of communication. The only people who know what is going on is the special interest groups specifically the walk-up groups and some neighborhood associations. Other than that there is no engagement with the local residents and these projects are always a surprise. Groups like RVMS and walk up do not represent the community. In fact they have engaged in very aggressive tactics to shut down counter viewpoints.
115	Little to no feedback to IAG. No clarity on binding developer to agree benefits.
116	Many times the questions from the community were not clearly addressed and/or answered.
117	Migration funds disappear into city, BPDA and are used arbitrarily without any opportunity for community participation or competition like RFP's

#	Comment
	Mitigation and community benefits too often are city-wide and not beneficial enough to the immediately impacted neighborhood.
118	The BPDA needs to stop acting like a passive meeting concierge and force changes to the project based on valid and valuable community feedback. This is one of the biggest friction points in the entire process and a source of the prolonged process that frustrates everyone.
119	Mitigation and competition for is divisive and the
120	Mitigation could be an efficient way off set impacts of projects. Ideally, if projects are reasonable, mitigation measures would be less important. But projects are often unreasonable, and the mitigation suggested by developers is often inadequate.
121	Mitigation for Harvard projects works because of CSL/Ed LeFlore. Mitigation with all other current Allston projects is terrible...no clear prices or communication lines, neighbors don't trust developers, developers don't listen to neighbors and don't compensate them for damage
122	Mitigation is inconsistent overall. The BPDA plays an important role, but they have not demonstrated results that are aligned with citywide goals including addressing equity and preparing for climate change. The process remains ad hoc and focused on special interests. The BPDA should be leading not just facilitating.
123	Mitigation is just crumbs and a ruse. Developers get all the benefits.
124	Mitigation is not tracked in a publicly accessible way, nor is there a way to see a comprehensive list of mitigation items across multiple projects
125	Mitigation may be agreed upon at the close of an article 80 process, but the development often changes during project finalization with the BPDA and the early stages of construction, and there are no community conversations at that point, and as far as I know, no changes in mitigation or community benefits.
126	Mitigation measures often had no relation to specific project impacts and seemed to be based on a formula that was not relevant to the impacted neighborhood.
127	Mitigation packages should remain a central focus of the Article 80 process. Many important neighborhood improvements are a result of mitigation benefits.
128	Mitigation would be more effective if it were a way for developers to color in the lines of the city capital plan or other plans, rather than develop bespoke mitigations to meet the whims of an unrepresentative group of busybodies. For development that exceeds the bounds of an existing area plan or neighborhood plan, more negotiated mitigation might be appropriate, but the City should not burden the timeline of development with unpredictable mitigation. We need a clear, transparent, and predictable process that doesn't change depending on what BPDA project manager you have.
129	More robust measures should be put in place to make sure that developers do not default or renegotiate mitigation measures after approvals are received.
130	My experience has been that impact mitigation is either 1) not enforced because the appropriate enforcement mechanism doesn't exist 2) not commensurate with the actual impact of the project.
131	My experience is community information is extremely important. Consultant information is incomplete. It only represents a snap in time and for example impacts in holiday times are missed. Also, impacts in community events are not always considered.
132	My experience with 35-43 Braintree St was positive. My experience with 119 Braintree was mostly positive but I wish the resident artists got more out of the agreement that was reached. My experience with 1270 Comm Ave was extremely negative, the developers refused to acknowledge any of the community's concerns and chose to simply expand their sidewalks and provide funding to Ringer Park in lieu of creating actual green space in the neighborhood.

#	Comment
133	My Neighborhood, Heron St, off Washington, is densely occupied and has sever drainage issues. Since 14 Heron is a "private way", we receive NO support from the City despite the they want to build an apartment building and a condominium on a narrow, very low lying area on each side of the street. Appeals to the BCC from the abutters have been ignored, as we are in certified Mass State Wetland.
	4945 Washington is on the market for 22 million and the proposed 28 house development behind out Condo has build 3 homes since 2018.
	Why is this ridiculous development being allowed?
134	Needs to be clarified, made more fair and explained more clearly and fairly to community members. Developers rule, citizens take a back seat.
135	Needs to be established process clearly communicated to community and ALL projects, large or small, should have a minimum required mitigation, even if it's just planning street trees. There also needs to be a process holding developers accountable to their promises (in terms of design changes, quality of materials, mitigation), and publicizing the results to the public when their next project comes up for consideration.
136	New to area
137	N/A
138	Not transparent in the least. Virtual only meetings are counter productive to community input. Often times you can't see who is in the meeting. Chat function is disabled and the project mgr. who leads the meeting is not on camera.
139	Off site mitigation should be banned. Benefits should go to the neighborhood where the project is located. The city should not be robbing local mitigation funds to provide them to unaffected neighborhoods. The city should be limited to getting the taxes from the project as its benefit and any housing associated with a project should be in the affected neighborhood. The failure of the BPDA in the Fenway to create work force housing has driven out most middle class workers from the neighborhood. The ability of the BPDA to ignore existing zoning regulations is disheartening. Still we keep working at improving the process. I have 25 years of experience with creating new zoning and trying to get the city to honor that zoning.
140	Overall, the BPDA leaves the process almost entirely in the hands of the developer to coordinate, they just go along for the ride.
141	Process needs to be clarified up front and providing an amount would be helpful. Knowledge of benefits already decided before IAG begins (which we know takes place). Community benefits priority to impact area. Overall, the process should be more transparent and across the board as each development seems different depending on how invested/aware of the process the IAG members are. Some projects I've been involved in have been very transparent and successful - but majority are not. It is a lot of work to do this and if it needs to be streamlined. It's not an easy task for BPDA or IAG and sometimes other entities push their agenda.
142	Process should be short and predictable. City needs more housing and housing developers should not be expected to provide huge mitigation beyond affordability.
143	Proponents and developers should not be allowed to waive the Article 80 process. period. Meeting should be held in person and virtually combined.
144	Proponents bringing forth buildings that are 100% income restricted or have a significant amount of income restricted units should be streamlined through the process so they don't get tied up in community meetings ranging from months to years. It adds to the cost of the project and we need these housing units NOW not five years from now.

#	Comment
145	Public Input is the most important aspect of any Development and should be represented by Neighborhood Resident Representatives. Re: Consistency - Each project is different and impacts each neighborhood differently.
146	Question: How do you prevent 'mitigation' arrangements from seeming to be favoring certain interest groups and not others. The mitigation arrangements for the Fenway Project, for instance, seemed a direct 'exchange' for allowing the shadowing of the Emerald Necklace that many of us opposed. A similar situation appeared to be the case with the Millennium Tower downtown several years ago. Rats , traffic , useless bike lanes taking away valuable parking and reducing accessibility for vehicles in the city is making this city extremely dangerous for any type of travel. MBTA, sidewalks dangerous and too small , driving in and around this city is a nightmare.
147	Rodents not dealt with before the projects have begun. Bus and bike lanes look great on paper but they do not work with the current infrastructure of Boston presently. Taking existing lanes and eliminating lanes to add other modes of travel lanes is not the answer.
148	since the process and mitigation is not defined, much too much time is spent discussing items that are not up to debate most of the time
149	Since there is no BPDA neighborhood vision and planning, community benefits are always pushed off as a last resort. The project is always approved by the BPODA board and the community benefits were determined by the developer. They vary greatly in scope from project to project with little input from the community,
150	Some of your statements here imply that consistency of mitigation and community benefits are the main goal - but for most residents and abutters the most important goal is to reduce negative impacts, not mitigation or community benefits. Consistency is not important because each project is different and has different impacts. Also, Question #7 (above this one) needed an option "It depends", because while the development review process is needed, it does not always produce a positive outcome from the community standpoint.
151	Standard mitigation measures need to be established across all project types and all neighborhoods. Similar projects in the same neighborhood should have similar mitigation packages based on agreed-to metrics, and not subject to the preferences of different IAGs.
152	STOP BUILDING. The congestion is at its peak. Less lanes more cars. NOISE, NOISE, RATS, RATS, and TRAFFIC is what the outcome is.
153	Stop gentrifying our neighborhoods- we don't want it and we are tired of all the construction and our peace being disturbed-
154	Stop trying to push through your agendas in communities where residents would be negatively impacted. The article 80 process at least requires a fair hearing for all of Mayor Wu's homeless ideas-Particularly when they so negatively impact historical communities. (We notice, of course, none in her own community.)
155	The approval process and timeline were not clearly outlined
156	The Art 80 process is too rigid as it tries to bifurcate large and small projects with different requirements for each. Most builders purposefully stay just shy of the large project qualifications to avoid the stricter requirements imposed. This means that for projects that but for a few hundred square feet would qualify for large projects, the BPDA is not considering impacts such as traffic and or environmental impact/need to provide back to the community. This has led to the over population of places like south Boston where traffic

#	Comment
	concerns and congestion are not being appropriately addressed because of these loopholes. BPDA representatives mean to speak for the benefit of community members have stronger relationships with builders and tend to try to find solutions that favor builders -- this has eroded trust for the Athens Street Community and the broader South Boston community over the past several years.
157	The Article 80 community benefits and mitigation process is arbitrary and adds delay to the development process for little benefit. Capital improvements in the public realm are generally positive, but the existence of the process discourages other City agencies from doing necessary work near planned or proposed developments. It is inappropriate for the City to be delaying or failing to do core public improvements in order to align with a private developer's proposed timeline. Community benefits targeted to neighborhood or advocacy organizations are misleading, as they are often unavailable to the organizations directly.
158	The Article 80 process is fundamentally flawed. It lacks consistency and transparency. The BPDA does little to educate Boston residents about their potential roles in influencing projects. Mitigation and community benefit processes are broken, with a lack of consistency and groups/organizations seeking financial support from developers at the beginning of development processes in return for supporting a project.
159	The article 80 process is more form, than substance. It lacks transparency. I feel that all stakeholders are not treated equally, with each having a proper seat at the table. It seems the process is undertaken to meet legal requirements, but not to receive and evaluate input from the various stakeholders.
160	The article 80 process over rides and crushes existing Zoning codes which were put in place to assure that new development benefits local residents and gives them assurances of what to expect as their neighborhood grows and develops.
161	The Article 80 process regarding the Charlestown Helm or In- Dependence process began with very little & almost non-existent community awareness.
162	The Article 80 was unknown to me until I received the email about taking this survey. I have not interacted with the process, but have tried to find information on several projects in the past, and found it difficult.
163	The authoring of PDAs and Cooperation Agreements should be done by BPDA lawyers based on information submitted by the proponent and public/IAG feedback. Depending on the proponent to write them is like asking the fox to guard the henhouse.
164	The IAG should have access to the drafting of the Board memo to make sure it is reflective of what the community asked for during the public meeting process.
164	The bigger issue is the release of those mitigation commitments. We agree on them now and then there is lack of follow up as many of them are not effective until the problem is complete ..
165	The BPDA and community are in the process too late. We are often presented with a project that is ugly, too large, and doesn't reflect the location.
166	The BPDA approved developer project for Mattapan is not accommodating to the residential neighborhood.
167	The BPDA does not listen to what the community wants or can handle. Mitigation is not worth it.
168	The BPDA does play an important role in developing a mitigation plan, but it does so poorly. Mitigation should not mean "community benefits" that a developer either offers or is expected to provide in lieu of the City fulfilling its municipal duties. Mitigation should mean eliminating or significantly reducing the negative impacts of a proposed project. That would mean lowering height so as to avoid shadow on our public park land; reducing density so as to reduce demand on an over-extended transportation system and utility infrastructure; conducting traffic studies that do not ignore reality; undertaking assessments of the

#	Comment
	possible risks and safety implications associated with high-rise development for laboratory uses adjacent residential buildings and public facilities; putting Boston residents and their concerns and well-being above - or at the very least equal to - developers', consultants', or institutions' desires and objectives; understanding that community participants speak on behalf of the city and in response to what is happening on the ground, not as a 'special interest group' seeking special benefits or personal gain. In fact, the 'community benefits' game fosters competition for developer money when the real goal is and should be how to make the PROJECT benefit the community. The BRA talks a good game but it is totally tone deaf to Boston's residents. If it spent half as much time actually listening and taking into account neighborhood issues and concerns as it says it does, we would all be a lot better off. In fact, my community negotiated a better mitigation plan directly from the developer than was recommended by the project IAG or deemed adequate by the BRA. You folks don't really care and it shows.
169	The BPDA is a political arm of Mayor Wu. They don't consider community input or impact. It is all about making money regardless of the damage a development will have on a community.
170	The BPDA is an appointed board by the mayor, the mayor has in the past used Executive Order to circumvent the process of community involvement, nor has the BPDA listen to the community during its comment period. For these reasons I believe this survey will be handled the way other comments to BPDA are handled, ignored or brushed aside and do what the mayor wants.
171	The BPDA is carrying out a sham here, inviting feedback via a survey. If you really wanted community input in revising the Article 80 process, you might have included more than one person to represent the dozens of long-standing neighborhood organizations in your zoning advisory board. Based on a careful reading of "Reforming the Boston Zoning Code", you are following its advice to a T- you don't want a "visioning session", but rather a useless practice of debating draft language for what you repeatedly insist are previously- established visions for Boston's future development.
172	The BPDA is non functional body which operates with no oversight, makes arbitrary decisions, often contrary to neighbors overall requests, applies design review and changes inconsistently and appears to be corrupt at its core with some developers getting more favorable treatment, some projects completely changed in design and scope arbitrarily by the BPDA months or years after the so called community process was completed and often in contradiction to what was agreed upon with neighbors with regards to IDP levels, parking levels etc. Most often the BPDA reduces IDP units, forces developers to build more parking spaces and demands anti environmental design changes.
173	The BPDA is terrible at communication. It's published communications contain many typos and are startlingly unclear and are grammatically incorrect.
174	The BPDA routinely negotiates community benefits outside of the Article 80 process and consistently has allocated benefits offsite such that true mitigation for the physical presence of a project in the neighborhood never occurs. Each project is a piggy bank for the city to dole out patronage and social welfare benefits to other neighborhoods while burdening my neighborhood with projects that never have improvements to physical infrastructure and neighborhood services to compensate for the development.
175	The BPDA staff and directors need more backbone when negotiating community benefits packages, they are swayed too much by NIMBYS and city councilors. They process is never going to change because local elected leaders are anti- development and neighborhood groups are too empowered. They will hold onto the process and structure and it will take incredible political will and courage to change things. I don't see that in today's weakened BPDA.

#	Comment
176	The BPDA's sole objective is over development and the resulting revenue to the city coffers. The mitigation is only a checkbox.
177	The City of Boston is not consistent about community mitigation. Increasingly, the City takes the funds for City chosen pet projects (like bike lanes they should be funding for themselves) and does not include the community. Some neighborhood councils, Like the West Roxbury Neighborhood Council, pushes for his pet project, Parkway soccer and hockey, to receive funds. This does not benefit most of the neighborhood, the way new roads or trees would.
178	The city should adopt a schedule of exactions/mitigation measures and determine community needs through planning and not individual project review.
179	The developer of the project for which I was an IAG member made no mitigation concessions nor met any community requests except several extremely minor ones. They have provided no benefits to the community; in fact, their actions have been extremely detrimental to the community and neighborhood.
180	The entire conception of mitigation assumes that development projects have a negative impact on the community. This is a baseline assumption that needs to be reassessed. A developer investing millions of dollars to build housing or commercial space is unequivocally a good thing. The requirements to build housing are already very onerous, as evidenced by the lack of housing production in Boston despite rents that consistently place in the top 5 nationally.
	In addition, the Article 80 process takes far too long and forces community meetings for the sake of community meetings. Often, the outcome of the community meetings is less housing being built where it is needed most.
	Developers should have a clear set of rules that they assess, attempting to change the rules during an Article 80 review process by adding additional constraints is not a fair or productive way to construct housing in the city.
181	The focus should be on making the best project. A good project is by far the most important community benefit. The discussion here implies that projects are a necessary evil, so let's make the best of them.
182	The harms that are being mitigated are not clearly identified or analyzed and mitigation is used to "bribe" recipients - including worthy causes - to support the project. The project should stand on its own two feet as beneficial.
183	The IAG that I am involved with is still operational. The project is still under review.
184	The installing and implementation of the speed bump and bike lane projects had no real Community outreach or involvement.
185	The notification and engagement process does not reach out to communities and neighbors, rather it requires the community to search for information which is often incomplete on the BPDA website. The meetings allow for anyone to comment even if they do not live in the area and there is no review of conflict of interest of participants, this often leads to preference for the developer as they are often more aware than the community of upcoming meetings and then invite their staff. There are often more BPDA staff on calls than community members.
186	The only place in Article 80 Community Benefits are mentioned is in the Institutional Master Planning Process. By telling people the purpose of IAG's is to determine what Community Benefits will mitigate the project you are voiding the stated purpose of insuring the development is of the proper scale and impact. Instead every non profit is lining up to support it in the hope they will get something out of it. This process is a sham.

#	Comment
187	The period where a project is open to negotiating community benefits and mitigation is not clear. Participants who follow the process from start to finish will see it, but it is not highlighted in BPDA notification emails such that community members know which meetings are relevant to those two aspects, and which are more procedural.
188	The process does not listen to community input. It is all political.
189	The process for determining mitigation benefits is very confusing,
190	The process for publicizing development is not standard or transparent. Getting on an IAG is very fixed. It should be a lottery system if interested community members. Too many non residents are allowed on IAGS. Mitigation and community benefits are arbitrarily decided and not always memorialized in the legal agreements. Developers pay off potential opponents and call it community benefits. It often gets decided before there are even any meetings and all based on who asked first it what IAG member has a pet project. There is no clear difference between the two.
191	The process is a mystery to most residents. The IAGs, although flawed, are critical to community participation. They should be retained and strengthened. Folks engage forcefully and enthusiastically, only to be shot down and silenced. Impact must be the result of community voices. There should be no pre-file meetings which result in an almost fully baked project.
192	the process is all done behind a curtain and is the farthest from transparent.
193	The process is arcane and deceptive. By the time the community becomes aware of a neighborhood changing development the process is near completion—almost as if it was the result of decisions made in a star chamber.
194	The process is cloaked and obfuscated to confuse the public. Residents deserve more input, not the final say; just to have had our concerns considered. Thank you.
195	The process is completely smoke and mirrors. Community input is listened to, but never feels like is taken into consideration. It is all about what the mayor's priorities are and pushing. the process needs an overall and needs to ACTUALLY ADDRESS community needs and concerns instead of steam rolling over them. This has the potential to be a very valuable and useful process.
196	the process is complex and requires significant time investment from community members for whom this is a volunteer/civic engagement activity. Enhancing participation will require a substantial change or we will end up with only retirees (mostly white) deciding the outcome of all city projects.
197	The process is fundamentally broken. BPDA project managers do not demonstrate training in meeting facilitation, conflict resolution, or relationship building. They also do not demonstrate knowledge of neighborhood needs and resources. The BPDA makes promises on behalf of other City departments that can't be and aren't kept. Construction management is a big impact on the neighborhood, and commitments are made during the article 80 process that BTM construction management staff do not uphold, and in some cases, have actively flouted, with proof. Construction management plans are not made public so community members don't even know what should be happening to keep them safe. Community benefits and mitigations are arbitrarily chosen and negotiated, and then there is no public accountability process. I was on an IAG and had to personally track down a commitment made to an NGO that was 9 months late in payout. It categorically would never have been made, due to admitted gaps in accounting and tracking, had I not followed up.

#	Comment
	This process has lost all community faith for anyone who has been part of it.
198	The process is lengthy, unpredictable, and tends to be dominated almost entirely by opponents of projects because they are most motivated to show up. This has detrimental effects because the excessive delays cause vacant lots and blighted buildings to sit in limbo for years open years, runs up costs, and makes it hard to build needed housing. No one knows what will be approved or not. opponents to a recent project in my area stated in a public meeting that they didn't know why we were even having a meeting because they called a contact in either the BPDA or ISD and were assured that the project would simply never be put to a vote or would never be given a permit. That is unacceptable. The loudest or most connected voices aren't necessarily the ones with the best interest of the community or the city as a whole in mind. There needs to be a defined and consistent process that allows appropriate projects to proceed. Too many projects are held up excessively compared to other cities and I absolutely believe this is driving our housing crisis. Also, there are far too many meetings overall.
199	The process is not sensitive enough to the community needs. The communities that do not have strong, political influence are being destroyed and the current doesn't provide enough protection. If anything, the current process needs to be more responsive to the community.
200	The process lacks transparency and move too quickly.
201	The process results in too many zoning variances and displacement.
202	The process takes way too long. It invites too much uncertainty into the development of housing. And it essentially holds development hostage to the whims of a few people. And I feel that way even when the community mitigation is a huge benefit like the money going to the path in the Arnold Arboretum.
203	The process took too long
204	The project in the Charlestown, Navy, yard has been a fine example of railroading through the process. There is no evidence that any of the concerns expressed by the community have been taken seriously and addressed. The community does not feel heard and recognized.
205	The project was already "set" before the public had a voice. Not enough emphasis on trees & open space as a climate resilience measure. Not enough response to community feedback.
206	The questions stated make assumptions that make answers to this type of survey inaccurate. Communities where development is constant require community members to make decisions when the next project has implications for the project just completed. A master plan for each community is needed IN ADVANCE for considering each development individually.
207	The review process slows down development and increases costs. We need more housing and more affordable housing and community review makes it harder and more expensive to create new units.
208	The size and nature of community benefits is much too small given the size and scale of the projects being built in the neighborhood. There should be a formula/calculation like community benefits funding per square foot of development so that the larger the project the larger the community benefits funding coming to the community.
209	There are no standards. We allow developers to get away with everything, rarely tasking them with providing basic support services for transportation especially pedestrians. When we reduce automotive parking access we need to strengthen pedestrian infrastructure.
210	There is a lack of communication to everyone. Nearby neighbors, people who submit comments or attend meetings are not kept up to date as proposals are reviewed. Maybe you get an email, maybe you don't. And likely not one from a city agency

#	Comment
211	There is a need to revert to in person community meetings. It feels like the BODA is using virtual meetings to avoid negative input.
212	There is little transparency on choices and decisions on mitigation and community benefits. There is little consistency on communication on process, time line and often short notice or last minute cancellations of meetings. Even if you are a member of an IAG, even then there is no uniformity of communication stream to the group as a whole from the development team, or from the BPDA project manager. When meetings do occur, it becomes clear that much has been decided or is being decided behind the scenes, outside of the meeting, by elected and other influencers/leaders. Unfortunately benefits appear to be negotiated behind the scenes and often seem to be directed to locations/organizations that do not benefit the people//community who live and work closest to the project location.
213	There is too much happening between developer and BOPA BEFORE the project is revealed to the public, too much reliance on PDAs, too much "I'll get back to you on that."
214	There needs to be communication and transparency of community benefits. Where does this money go? Is it staying in the communities where the developments are happening?
215	There needs to be more community education around this issue. It would be good to know the goals and objectives and expected impact from your point of view. Community organizations are hesitant to let go of their current review and approval authority. Is there a way to appeal to them ? Question is How to open the process and still allow for valid changes that reflect community concerns ?
216	There was no meaningful input from abutters and the community on mitigation and community benefits. This was all decided behind closed doors at the BPDA and then presented as an established deal. Every project should have some mitigation and benefits for abutters and the direct neighbors, not just for some other part of Boston or even some other part of the neighborhood.
217	There was no out reach from the BPDA regarding the project. The impacted community would not be aware if it were not for local associations.
218	There was very little talk of or granting of community mitigations in the Dorchester/Neponset/Port Norfolk article 80 projects
219	This process has been a disaster for our community. The BPDA did almost nothing to assist the community with issues related to a large project proposal. It seemed as if the BPDA were an extension of the development team.
220	This process is one-sided and community opinion is not valued in my experience in Charlestown.
221	This process is very opaque, very political and very much against the due process of every day citizens. having special interests and Neighborhood associations have a voice is to put everyday citizens voices silenced
222	This process was frustrating and dehumanizing. I put a lot of work into opposing a project and was barely given an opportunity at the several meetings I attended. They cared more about the developer than the neighbors who are directly affected.
223	Too much of a black hole. BPDA doesn't seem interested with working with neighborhoods.
224	Under former mayors, big developers ALWAYS got what they wanted despite hours of useless meetings. On the other hand, community members can be narrow and small minded and only represent current residents, not the likely future composition of the neighborhood. So I am very mixed on giving either the developer or the "community" too large a voice. Intelligent urban planning with consistent and fair rules/zoning would be a big help.
225	Under the Walsh administration, everything was 'pay to play'. Harvard had a free reign. Major projects were jammed down my neighborhood. Mitigation to me is don't make your problem

#	Comment
	my problem. Issues like trucks on roads weren't enforced. Times of construction wasn't enforced. Design standards aren't enforced. Land banking of acres of property is still allowed. Under Menino, we had somewhat of a voice. At times. The process can be fixed but BPDA has to be willing to do it relentlessly. Today, my neighborhood is covered in graffiti. Buildings are allowed to have 'for lease' signs when there is no intention of leasing. Those building aren't kept up. Street lights are off. We get zero city services. But we send millions in linkage money downtown with no impact in our day to day life. Our civic pride is eroded. We're embarrassed and angry at what our streets look like.
	UNFAIR process neighbors who are impacted are NOT timely informed.
226	Public comments time should start from the neighbors public meeting and NOT when developer submit new proposal that is NOT presented to public yet. Technology is used AGAINST older residents to not participate in process if not having internet, computer etc.
227	Very confusing
228	Very few neighborhoods are aware of or understand the Article 80 process. It seems most projects/ developers are given carte blanche. Neighborhoods are all treated as cookie cutter.
229	Very worrisome project; please, please reconsider In-Dependence in Charlestown
230	When a project is Article 80 my reaction is there will be NO BENEFITS for direct abutters, resulting in automatic approvals for developers to make HUGE profits for themselves
231	Who makes up the IAG? How come many are on it for years. Many also contributed to the Mayor. How does a community member get appointed? Why have zoning if every development is open to negation and no one who goes through the Art 80 process is limited to zoning. In addition, I have been on IAGs that the BPDA did not consulted about mitigation or informed the Art 80 process was completed even though the IAG never saw a final or semifinal plan.
232	This is a tremendous waste of citizens/taxpayers time because seldom does the BPDA consider our opinion. But we still have to participate. BPDA hasn't seen an overdeveloped site that needs modification. This causes real estate speculation because developers know the "housing crisis" will be used by the BPDA to approve an overdeveloped site to cover the developers' bad business decisions. BPDA has and Mission Hill a "Sacrifice Zone" for over development of temporary/dorm type housing. What is the BPDA plan for MH? It's clearly not what the zoning would indicate.
233	Zoning variances are mitigate parcels that are not perfect . YOU DONT GIVE VARIANCES IN EXCHANGE FOR BENEFITS OR MITIGATION.

2. IAGs

#	Comment
1	Impact Advisory Group ("IAG") should have been included in the Constitution Inn Project and Pine Street Inn PSH project iprior to approval. Seemed to be effective with the Bunker Hill Housing Project.

#	Comment
2	I think the BPDA could do a better job of promoting the IAG opportunities to a wider group of people in the community. -IAG members with special interest contrary to neighbors for "small projects"
3	-IAG should be nominate by LOCAL residents and NOT by outside conflict of interest -conflict of interest of IAG
4	"I live in Jamaica Plain neighborhood and oppose any alteration of the Article 80 process that could exclude community input. The community MUST be included in all large developments and/or proposed renovations to existing buildings. I am concerned that this "modernization" of the process could ultimately be used to exclude community input for large developments such as the Shattuck Hospital campus. My community is watching and we are highly concerned about this potential change."
5	A conflict of interest policy needs to be implemented regarding IAG member selection. No IAG member should be receiving funds from the proponent before or during the Article 80 process and especially not mitigation or community benefits from the project. The IAG should be listening to the public as part of their role as advisors and not putting forward ideas that don't garner community support. The IAG process greatly depends on the project manager who vary greatly in training, experience and abilities.
6	Additional and more varied participation in the IAG's would help the process.
7	Advisory groups are a good place to get very specific feedback from a small number of non-representative people.
8	Again, I feel the community is being not fully being listen to. Some compromising but not really address the true worries of the community
9	Again, in Roslindale, the most recent large project IAGs are dominated by Board members of the special interest group.
10	Again, the IAG process is just kabuki theatre. It really is just a formality to dupe the public into thinking they are being listened to. A smart person would refuse to serve on an IAG-- they are a frustrating waste of time by design.
11	Again, under the Walsh administration, it was horrible. Right now, you cannot get a list of who is appointed to any particular IGA or project. IGA members deserve more support from the BPDA. We aren't the developers. We work full time and raise families but have to give up everything because our neighborhood is being destroyed.
12	All of this depends-but we should net jettison IAGs
13	Am aware of no IAG on the above mentioned projects
14	Appointments are politically motivated. Should be more reflective of real community interests in the area of the project.
15	Article 80 process is UNFAIR, rushed. Neighbors are NOT informed timely to get less opposition. Older residents are EXCLUDED since no computers/Web internet knowledge
16	Article 80 ties the hands of the IAG to deal with so small, defined by the agency, issues. It's a rigged process from the communities view
17	As a community member, IAGs feel like they don't really do anything besides slow a project down and make small improvements. I haven't seen a project where I've thought the project was significantly better after IAG involvement.
18	As a lifelong resident homeowner of Allston/Brighton I have volunteered to serve on many IAG's only to be ignored because I am strongly in favor of abutters, residents and homeowners

#	Comment
19	As a member of Bartlett yard, I have seen community concerns with thrown out the window and questions ignore if there was more of a community voice in the building process we would see more homeownership opportunities that are really affordable we would see more agencies looking to fight against AMI that negatively affects communities Financially hit the hardest
20	At times IAG members seemed to to veer off topic from the aim, by commenting on the size/scale of the project (often negatively), and aiming to reduce the project. In my opinion the IAG's aim should be to assume the project is being built as-is (since presumably the BPDA/ZBA process is where the project's size would be changed), and focus on mitigation/community benefits that would occur as a result.
21	At times, the same individuals get on every IAG and only represents one segment of the community/demographics.
22	Being on an IAG is a waste of time and most people don't want to do it. Therefore, the same people are tapped to serve on them over and over. Meanwhile, people that are abutters to projects are never asked to participate. The process is completely broken. We need more representation from property owners who reside in the homes they own. They are the ones who are eyes and ears for the neighborhood and pick up trash, help elderly neighbors, etc. But most homeowners don't want to deal with the BPDA because it's a waste of time - you give input, you write letters, and nothing changes.
23	Being on the IAG was a total waste of time. Why have the IAG when the BPDA rubber stamps every project regardless of enormous community opposition to the project?
24	Better projects better for the community would happen if IAG were filled with community activists, who often are in the audience and allowed to make comments only after decisions have been made.
25	Both as an IAG member in the past and as a community member attending IAG meetings, I do not see IAG responses being incorporated into projects. This seems to be purely a gesture on the part of the BPDA, not a meaningful interest in community opinions or suggestions.
26	BPDA appointed IAG members with financial relationships to developer despite community. It worked with developer, leaving IAG members to be the only true reviews of the project.
27	BPDA does not encourage the developers to respond to community feedback and does not hold them accountable to do so. Too much time in calls is spent on repetitive developer presentations. Community feedback occurs but there is no response or back and forth with the developer. When a participant asks a question, the developer should respond and the participant should be able to follow-up if the answer is non-responsive.
28	Bpda staff give misleading information, are woefully unprepared and unable to comment on the wider impact of other projects as they relate to the project we are working on.
29	Case by case, I've seen good IAGs and horrible ones. All IAGs are different. Make up of IAGs do not always follow guidelines. Political manipulation has been common.
30	Ccitizens devote a great deal of volunteer time as members of IAG and frequently feel like their input is ignored by the BPDA
31	Communication to & about IAG members/activities is not adequate
32	Community membership is biased toward those in favor of development
33	Community review should harness the wisdom of the community to help improve projects. The emphasis on mitigation and community benefits eliminates this wisdom and holds off solid community input until much too late in the process.
34	Depends on the membership and experience of the IAG, and the leadership of the BPDA Project Manager.
35	Elected officials hand-selected people for the IAG to achieve the outcome they want, and they regularly select the same people repeatedly. There is rarely an appropriate cross-

#	Comment
	section of perspectives. Sometimes the IAG wields too much power, and sometimes they're completely ignored. The BPDA asks a lot of IAG members- many hours at meetings, reading through filings, etc and those hours need to be meaningful. I do think IAGs are important, in theory, but we need to modify the process.
36	Elected officials tend to nominate development-friendly individuals to serve on IAGs, and the BPDA also makes sure that is the case. This is fundamentally unfair, as it predetermines the outcome. IAGs (or whatever bodies end up taking over their role) should have members who represent and are chosen by established neighborhood groups, not the elected officials or the BPDA.
37	Every proposed project should have an open and honest IAG
38	Except that IAG meetings are often canceled and the BPDA largely ignores the recommendations of the IAGs
39	From my experience the majority of appointed members have poor participation.
40	Go back to in-person meetings. Forcing IAG members to participate via Zoom lessens our impact and ability to participate.
41	Half the members of the IAG were more than likely requested by the developer and had ties in one way or another with the developer.
42	Half the time members didn't know what was going on. It appeared to us they more connected with the developers. Meeting Times, agendas and transparency was lacking. Which impacted the lack trust. It seemed that the staff were a bunch of college educated professionals who studied the Theory of housing development, but lacked the experience of community development. It BPD board seemed to rubber stamp what staff put forward.
43	Hard to say. The IAG I was one was great and gave an opportunity for more varieties of people to be heard outside of the usual neighborhood associations (which tend to be entrenched membership selective groups against all development in my neighborhood), but it depends on how people are brought to it and how they get involved as to whether that's effective. I've seen anti development community groups now organizing to self nominate to get on to all of the IAGs they hear about on social media so I don't know if it's reliable.
44	Have no idea how the members of the IAG were chosen. I also feel it's disproportionate, focusing on one area, when all of East Boston will potentially be affected.
45	Having been close to the IAG process it is completely flawed.
46	How does IAG members know what the community wants? How do community members give input to IAG members before they talk/negotiate with the developer? It would be more impactful to have the IAG members present a united front.
47	I appreciate that the Art 80 process incorporates an IAG and that the IAG gets to directly engage with the developer. I also applaud the willingness of the BPDA to select some community members who may have objections or issues to the project because at least those issues get put on the table for consideration and remediation. I would say that the process for choosing IAG members is not transparent. One must have visibility with the city/BPDA or elected officials to be considered. Perhaps an "open call" would be more democratic and inclusive. I also recommend that city departments that weigh in on a project (e.g., BTD, Office of Historic Preservation, etc.) attend IAG meetings to lend their expertise to issues that are raised in that forum.
48	I believe IAGs are needed but need to be more transparent.
49	I can only speak from experience on the South Bay Dorchester IAG I was involved in. I don't believe anything substantially constructive results from these meetings.
50	It appears to be a 'paper tiger' ruse to allow the BPDA to say they incorporated community input, while gravelling along w their approvals.

#	Comment
51	I don't know about the IAG members and wouldn't know where to find that information. The BPD site is not intuitive.
52	I don't think the city listen fully to the community and what we what in our neighborhoods.
53	I don't think the public is given enough notice of public meetings with developers. Last meeting people were notified day of the meeting.
54	I feel that the IAG members and people who attended the meeting tended to be the older, whiter, wealthier residents in the community. However, the neighborhood in Brighton is mostly made up of younger people, families, and definitely more people of color. Some effort should be made to recruit more diversity on IAG committees.
55	I felt honored when selected to serve on the IAG for a development I was in favor of from the beginning. I was not familiar with the process and was excited to participate. Unfortunately, it wasn't a positive experience. It was apparent that the other community members had participated in an IAG in the past. I didn't feel welcome or feel like I contributed to the process.
56	I have been impressed with the developers eagerness to make suggested changes and to follow up on ideas.
57	I have been on IAGs that the BPDA did not consulted about mitigation or informed the Art 80 process was completed even though the IAG never saw a final or semifinal plan. This is a tremendous waste of citizens/taxpayers time because seldom does the BPDA consider our opinion. But id=f we don't try to get better developments, then we would have given up on our city and community.
58	I have been on two IAGs and I know at least a dozen people who have served. There has not been a single instance of the BPDA project manager explaining the role of the IAG. Many times, including myself, the only initial communication is a PM asking for our mailing address and then a massive PNF appearing - no guidance on how to read it, what to do with it, what we have influence on or not.
59	I have never been on an IAG and do not know how they operate.
60	I have never served on an IAG. I do think it is a good idea. I think it is also hard to find members with background and time to participate.
61	I have only served on one IAG. We struggled to find times to meet together and to write our comment letters. Some members didn't participate at all.
62	I have seen where those chosen are people who do not live in the community. There have even been cases where these chosen individuals work for companies hired to do work either directly or indirectly for companies hired by the project.
63	I live in a diverse neighborhood. There are old people, young people, families, white people, black people, Hispanic people. And yet when I served on the IAG it was almost exclusively white people 50+.
64	I live in Jamaica Plain neighborhood and oppose any alteration of the Article 80 process that could exclude community input. The community MUST be included in all large developments and/or proposed renovations to existing buildings. I am concerned that this "modernization" of the process could ultimately be used to exclude community input for large developments such as the Shattuck Hospital campus. My community is watching and we are highly concerned about this potential change.
65	I never know who is on an IAG.
66	I think the BPDA does a very good job of selecting people who represent constituent groups that are knowledgeable and relevant for the project. I also appreciate the BPDA's willingness

#	Comment
	<p>to seat people who may have serious concerns about the project being proposed, even if that creates more friction in the process, because ultimately it surfaces more issues that may need to be considered and addressed. I don't think the selection of members is transparent, as it is usually not advertised at all ("open call"), and IAG members need to have some prior visibility with the BPDA or elected officials. I greatly appreciate that the BPDA now records IAG (and public) meetings. But I have ongoing concerns about BPDA accountability for comments/feedback that is offered and how it is addressed behind closed doors. I acknowledge that the proponent is asked to address specific feedback from IAG comment letters, but compliance is inconsistent, and the overall process of addressing IAG feedback is still a black box. Finally, I am perplexed as to why the BPDA does not take a more authoritative approach to managing projects that go through Article 80 development review. It seems that most often, proponents present, the community provides input, and then the developer gets to choose to what extent it wants to incorporate any of that feedback or those concerns. The BPDA seems to take a hands-off, passive, concierge-like approach as opposed to actively helping to shape the project by demanding certain changes to the project based on community feedback and its own internal analysis. This is a core source of frustration for community members who actively and passionately engage in the Article 80 review process.</p>
67	<p>I think the IAG process is just a doggy and pony show to keep the natives satisfied. The recommendations of the neighborhood are usually not listen to and the lodge overwhelming projects are generally approved with only minimal changes. It's a joke I say this as a former member of an lag group.</p>
68	<p>I think the time frame for serving on an IAG needs to be better defined. There needs to be a better understanding what the needs and commitments are before, during and after the development process.</p>
69	<p>I was selected based on something I signed and was not explicitly told thar I was my role or why I was chosen.</p>
	<p>I was told to stop reaching out to this very platform with my BPDA concerns.</p> <p>I quit for many reasons including the attempt to mute my concerns regarding BPDA in the Roxbury neighborhood.</p> <p>As shown at last night's meeting, each and every time; I voice the concern I raised yesterday I am shut down, interrupted or provided empty promises of action(s).</p> <p>For years I have spoken more times than I can count regarding the issues I brought up at last night's meeting. To date I have singled handedly assisted over at least 80 Boston constituents with BPDA housing from my living room.</p>
70	<p>I have made flyers, sent emails, texts and letters helping Boston constituents complete BPDA housing application and attain occupancy.</p> <p>The most imperative issue facing the affordable housing population is the housing discrimination. These residents face and are left to fight against leasing and management agencies of said BPDA affordable housing buildings.</p> <p>BPDA has no system in place to help affordable housing tenants after lease signing. Tenants are left to file law suits or endure discrimination including but not limited to denied amenity rental, refund policy and rewards program simply because of affordable housing tenants receipt of public assistance.</p> <p>This is unfair, unfortunate, detrimental, life altering and simple illegal. But because BPDA</p>

#	Comment
	has no aid, legal assistance or programs to help affordable housing tenants fight housing discrimination. The leasing agencies and management companies offer BPDA affordable housing building continue to not only do it but get away with it.
	Please don't mention city of Boston housing agencies as a place to go for help for all of them from HuD, OHS, OFH&E, BHA, 311, VLP, GBLS, BFHC and MBHP to name a few. Advice to BPDA tenants is to file a MCAD complaint and litigate my case against leasing and/or management retained attorneys.
	How BPDA tenants are expected without a legal degree, experience or finances to retain an attorney or fight legal cases pro se is beyond the imagination and at the door of BPDA to resolve.
71	I went to a single virtual IAG meeting for a development in Brighton, and the membership was far older than my understanding of the people that lived around me in Brighton, and they came off as very NIMBY. They did not share my concerns about the affordability of the area, and made false claims about new apartments being empty (I live next to a new building and it filled up very quickly).
72	I wish the IAG process focused more on reducing the scale of buildings rather than just trying to get mitigation measures- I don't mind the density so much as the height issues
73	I've been parts of a few IAG meetings and any changes to projects are small tweaks around the edges. Nothing significant ever comes from them and it makes everyone feel like they're wasting their time.
74	I've had positive experiences on IAGs and know that all IAG meetings are open to the public. Unfortunately, I know some who are not on IAGs who think conversations happen behind closed doors.
75	IAG are often reflective of people that have negative concerns about the project, my perception is that most people with positive or neutral concerns about a project would not join an IAG.
76	IAG final suggestions when agreed on by the majority should be strongly adhered too.
77	IAG goes to politically connected people. Another farce.
78	IAG groups have been populated by special interests that do not reflect the neighborhood's preferences. That changes the original design which is presented to the abutters, now adjusted by the will of special interests. So the neighborhoods are not seeing the original plans and have a reduced voice in what the plan is presenting. By then it has already been changed. This is like insider trading. Someone needs to do the homework to see how recent past IAG groups have been directly tied to special interests.
79	IAG has no standards for membership, and frequently developers place their allies on the IAG. Neighborhood pointed out several IAG had financial connections with Developer. BPDA ignored the conflict of interest for the benefit of the Developer. Several abutters and Neighborhood leaders were not placed on the IAG, but around 8 Developer allies were already installed. BPDA works hard for Developers and stifles the voice of the Neighborhood.
80	IAG is critical and very difficult to get representation of all of the community, especially those who are the most marginalized and the most at risk of being ousted from their community by gentrification. Developers should also be made to make (and keep) any meaningful commitments. The bait and switch is occurring too often. And large parcels should be considered wholistically and not piecemeal
81	IAG is NOT representative of the community. BPDA has yet to respond to our community recommendation candidates for IAB.
82	IAG meeting since covid and being remote have drastically reduced the effectiveness of these groups..

#	Comment
83	IAG meetings are extremely productive however IAG participation isn't widely advertised and the same people consistently appear on IAGs
84	IAG meetings give the community the illusion that they are more powerful than they are. If IAGs continue, they must reflect not just the local community but also the stakeholders who may use the space (people visiting from afield). They take a lot of time and not a lot of people volunteer for them because they are an unpaid commitment
85	IAG meetings should be formalized to include election of a Chair; minutes written up and votes taken and publicized; contact information should be public (not the BPDA's) so that community can inform IAG of opinions; term of IAG should begin at LOI or before if site is projected for dev.; transportation, childcare and technical assistance should be provided if necessary; the IAG will be provided with all information pertaining to a project from the time it is received by BPDA. If there are competing proposals or a site is designated for development but no developer has been identified, IAG will hold public meetings to determine how neighborhood wants site to be used.
86	IAG members are frustrated that their input has little impact. Increasing difficulty to find people who are willing to volunteer. Conflict of interest is not sufficiently excluded. Selection of some out-of-area members is not transparent.
87	IAG members have no influence on process. They are a distraction used by city, a complete sham
88	IAG membership does not include persons who no longer live in the community because they have become homeless are forced to move from the community to the few shelters in Boston. Their key voices are missing.
89	IAG membership has become somewhat more representative in my neighborhood but has a good ways to go still. Representation has been helped both by our city councilor taking an active role in finding new people and community organizations encouraging participation and offering classes in the planning process and IAG Bootcamp (Allston Brighton CDC)
90	IAG membership is heavily weighted towards individuals biased towards the development industry due to their work or other factors. Members of the community (including direct abutters) are not given equal weight in the make up of IAGs.
91	IAG membership selection at worst appears arbitrary and at best is not transparent
92	IAG membership very rarely reflects my neighborhood. If an IAG is an integral part of the process, BPDA should do more effort to directly reach out to abutters and community members. IAG meetings feel like closed door discussions with a select few residents who support the BPDA's predisposed positions, and in that light IAGs seem unnecessary.
93	IAG needs to advertise its existence more so people can actually communicate.
94	IAG nominees are limited and often consist of the same residents who in many cases are already serving on one or more IAGs.
95	IAG s are very political and do not reflect the community. They not vety useful
96	IAG selection is hardly transparent nor does represent the community.
97	IAG should be offered to neighbors living as close as possible to the project. Many times letters of support come from far away or unions or advocates for certain agendas.
98	IAG's are like neighborhood associations: the same voices of well off white land owners are heard and only their concerns are heard. The BPDA regularly picks and chooses comments from the IAG to create the appearance as if it "listens to the community", even though this is not the case, nor is the IAG representative of anything. In JP - the same voices have been on multiple IAGs for years, pushing their own personal anti poor, anti density, anti transit and anti affordable housing agenda. There is no consistency in the way the discussion is managed nor in the way the BPDA applies the concerns of the community, if those are even ever heard of at IAG meetings, which are poorly advertised and more poorly attended despite

#	Comment
	the fact they are potentially hugely impactful to the community. I say potentially, because at the end of the day the BPDA usually arbitrarily makes design decisions not consistent with the voice of the community, good design, affordably housing policy, transit oriented development and non car centric urban planning. Because of this, participating in the IAG meetings is often pointless because the BPDA will make its own arbitrary decisions while offering no reasoning to anyone. Since it operates with no oversight, the BPDA never has to explain reasons for its arbitrary design decisions.
99	IAG's are toothless -and often stacked in favor of the developer (which must there be a seat for the building trades?). In my experience, the scope of the IAG's review is too limited. IAG members should control the timing of their meetings and the meeting agendas, rather than having these things controlled by BPDA staff.
100	IAGs and Task Forces are routinely filled with professional activists (that get paid to attend meetings at the disadvantage of unpaid community members and civic association volunteers) and 'non-profits' more interested in extracting financial arrangements that benefit themselves than neighborhood residents. The last thing these groups need is more ethnic identity politics for divide and conquer nonsense. Serving on the IAGs should be limited to community organizations without a financial self interest and residents. Make it more like jury duty.
101	IAGs are an important part of a more inclusive development process. However, the process of selection, when meetings occur, and how IAG members are engaged (if a project even creates an IAG in the first place), is what requires review. Not the 'what', the 'how.' Most IAG selections are intensely political, and the IAG members are not provided the necessary education in the process in order to be best involved.
102	IAGs are composed of people who have time and mental space for extensive volunteer work. This group doesn't reflect the diversity of our neighborhood. And they haven't learned how to effectively gather neighborhood needs in order to convert them into the vendors and mitigation processes
103	IAGs are dramatically overweighted toward older, white, wealthier homeowners whose vested interests conflict with those of the people who will benefit from new developments, who are not represented in the process
104	IAGs are important as a part of the process; the BPDA needs a way to remain open and participatory at the same time as it is transparent about its own priorities. The answer to NIMBYs it not to pretend to listen to them, it is to be clear about what input is being accepted and what is being discounted, and why that is appropriate in a public process.
105	IAGs are terrible. All homeowners, usually nasty and personal and unable to have opinions that benefit anyone but themselves.
106	IAGs are top-loaded with people not from neighborhood and friendly to the developer.
107	IAGs must be strengthened, not eliminated.
108	IAGs should be able to elect their own chairs and should have more authority. The BPDA has co-opted the process and does not listen to the neighbors
109	IAGs tend to be packed with developers and business owners who have an interest in the development rather than the community. There should be a requirement to disclose any conflict of interest.
110	IAGs too often serve as veto points, rather than used for the very specific and circumscribed task outlined in the executive order establishing impact advisory groups.
111	If the majority of community's feedback is not heard, then the IAG meeting is a waste of time. IAG should include residents when low income (affordable housing) and apt with PSH that will allow their residents to use illicit drugs and do no recovery program is required (housing first model) like the constitution Inn proposal by the St. Francis house. That is unacceptable and will cause harm to the community. Vote no to the Independence project!!

#	Comment
112	Impact Advisory Groups used to be meaningful and impactful. Today, they are just to "check the box." The BPDA staff overlord the process and the citizens of Boston no longer have strong input.
113	In my experience the members of the IAG were intimidated by the developer and BPDA. Training and team-building absent, we were ineffective in adding value.
114	In the Crane's Ledge Woods project, why was the IAG convened before the project was even approved?
115	Insufficient number of meetings, meetings are inconveniently timed and too often held via Zoom, which is just not adequate.
116	It didn't seem to matter what the IAG thought. BPDA just approved everything.
117	It doesn't seem like IAG member have any impact on the development but have some influence on receivers of community benefits.
118	It is as good structure and works to some extent. Could get "fresh blood" in these IAG groups though. I wish IAG's were all pushed to create a collective response. You will never get rid of all complaints and moaning no matter how 'transparent' the process is, but you may be able to get more diverse representation. Also, I sense mitigation still happens on one-to-one meetings w developer, BPDA and a group that wants the mitigation. This part could be made more democratic and transparent. What about X dollars for the Arts, X dollars for green space, X dollars for transportation mitigation etc. or a rough table like that? No matter how you do, some and in fact many in Boston will complain! (that's a cottage industry in itself in Boston ;)
119	It is crucial that these public meetings are held in person. The remote aspect only helps the developer and hurts community process
120	It is not an open process. Many are never even acknowledged when inquiring about seats
121	It is not at all clear how people get to be on IAG groups. It does not seem that any effort is made to ensure that the Groups are truly representative of the community and of those who will be most directly affected by a project.
122	It is not clear how people are selected for this committee and if they are reflective of the community or the BDPA/Mayor's agenda. The only way to build trust in the BPDA and the process it to listen, address the concerns, ensure the people who reflect the community are on this committee.
123	It worked well on the one project I was involved in at 140 clarendon.
124	<p>It's really difficult to answer these questions. Each IAG is different. You often feel like the project is a done deal and you are being a rubber stamp BUT there are times when you have a real impact on the final project and that is why you say YES to the next request to serve.</p> <p>Transportation department needs to be more involved with the IAG meetings as development in my neighborhood now relies on infrastructure improvements for any growth. We need to look at safety and traffic impacts. It's hard to support a project without assurance that real changes are going to be made to our outdated infrastructure that cannot handle the traffic, and many are very concerned about public safety. We need traffic calming measures.</p> <p>Utilities are concerning too. We have outages and exploding manholes. It appears our electrical grid cannot handle our current needs - and we are planning for thousands of more units and labs. We have a water & sewer project that is going to be in our neighborhood for 5 years. The project is vital, and we know it has to be done - but can we sync up all the construction, so our streets aren't torn up several times. Who can coordinate this and can</p>

#	Comment
	BPDA assist with the communications - can Eversource and other utilities attend IAG meetings with info on the electrical grid?! It really would be helpful.
	It's the same people. Self-appointed political people.
125	It's not an open process and they never leave or change. There is no process to apply? How can a everyday person participate?
126	It's unclear how members get onto IAG groups. The process seems very opaque and political, with applications required that are reviewed by folks who may have an 'opinion'.
127	It's unclear what the rules are and how decisions are made and what influence the community has. Our IAG meetings feel perfunctory.
128	Many members of a particular IAG are not from the neighborhood most effected by homeowners and renters
129	Many times, the IAG members do not attend, and it seems like most are picked so that they do what BPDA wants.
130	Meetings can be very productive; yet traffic issues, for example, are never adequately addressed. In the Fenway area residents and IAG members have consistently asked for traffic analysis measures be applied to days when the Red Sox are playing. This has never happened.
131	Meetings should be in person and community should have the opportunity to discuss more than once. Also, consultants such as Donna Joyce should not lead - the people involved in the projects should be able to stand their own and be accountable.
132	Most of the IAGs in my neighborhood, Allston-Brighton, are high percentage white and homeowners when our neighborhood is very diverse and much younger.
133	Most times I don't know how the group is representing the community. Not sure there is transparency in this representation.
134	My colleagues and I provided important, thoughtful input but were routinely ignored during meetings. We were extremely frustrated and were later told by more seasoned IAG members that our experience had been disgraceful. It was a bad experience all around.
135	My experience serving as a member of the IAG is that some members are hyper focused on existing conditions like traffic and parking and the conversation doesn't actually get to actionable items that can mitigate the impact of the project. My feeling is that the IAG should be provided with a scope of topic and a list of potential measures that the City or community stakeholders have identified to focus the conversation. Developers would be less reluctant to agree to impact mitigation if the terms of the conversation had a predictive model to follow. For example- the City's open space plan, or working with the CPA on projects in the area that need gap funding.
136	my IAG never met as a group, we were never allowed to talk to each other. we only attend a couple developer presentations and never discussed anything. and not all members attended these presentations, so they really did not contribute anything at all to the process.
137	My preference is to shift away from the current nomination process. Instead, each IAG should includes flyers to every resident within a radius (say, four block radius) offering them the chance to join an IAG. For renters especially they often do not get directly informed of the opportunity.
138	Need IAG Boot Camp!!
139	Neighbors deserve a forum to ask questions and advocate for better development projects, but too often the IAG meetings are poorly publicized, include the same 15 people from the neighborhood, are out of line with the realities of Boston today and, more importantly, of

#	Comment
	Boston in 10 years. IAG members act like they represent residents, but are rarely diverse enough in experience or thought.
140	New to the area
141	No confidence that BPDA takes IAG feedback/work into real consideration.
142	no consistency with project managers, seem to have great discretion how to deal with IAG members. This has gotten more confusing in this admin.
143	no idea
144	No one explained the purpose of or the workings of the IAG. Some members of the IAG were from the furthest point within the city neighborhood from the actual project. As predicted, they were all for the project without having to live in close proximity.
145	No specific guidelines or outline of the process were provided. BPDA did nothing to insure follow-up to questions by members. It all feels like a formality, just checking a box.
146	Nomination process is inconsistent and uncoordinated. Meetings cancelled/rescheduled / short notice. Developers ignore input. There's no AB Plan to guide anything!
147	Not enough representatives of community. Same ole folks. Perhaps free monetary compensation?
	Now that meetings are all on zoom, IAG meetings feel very similar to standard public meetings and are rarely focused on specific mitigation questions.
148	Rotating more community members through IAGs (rather than the same folks) and training them on how to meet with developers, review projects, etc. would improve participation. Compensation would also help to support low income folks participating more actively.
149	often times the IAG is not contacted with advance notice.
150	Only 'hearsay': It can seem to be more a public relations gesture than a serious and sincere process to receive, ponder and respond to public input.
151	Our IAG had a hard time meeting and several members never responded to any attempts to meet, never came to BPDA meetings, did not write any comment letters.
152	Our IAG is over-representative of white owners of single-family homes, much older than neighborhood population, engaged in civic associations already (which represent a VERY SMALL percentage of the neighborhood population). BPDA staff are too permissive of people voicing completely irrelevant feedback, monopolizing meetings for their personal interests, making false claims, claiming to speak for people who are not in the meeting, treating peers who disagree with them like garbage, insinuating other people are not "real" community members. More moderation and clear ground rules for etiquette are needed.
153	Project opponents view the IAG as a tool to derail a project.
154	Read the first page of Article 80 and start doing what it says needs to be done.
155	Residents may be asked if they wish to participate as an IAG member but who has the final decision as to who is chosen? What is the criteria for selection?
156	Right now they are not much use at all as most decisions Are made in private with Developers.
157	same faces, with good intentions and good results, but some fresh faces that are younger and more diverse would better represent the residential make-up of the city's various neighborhoods
158	See a lot of the same people in IAGs
159	See other comments above. The IAG process and experience of being a member varies widely. It seems to depend a lot on the BPDA manager assigned to it and their own varying workload and communication approaches. In general, there is a lack of consistent and timely communication about meeting dates, updates and next steps.

#	Comment
160	Seemed to me in the groups I observed (downtown, both Winthrop Center entirely railroaded by developer) and Bromfield St (another this time entirely railroaded by MT/Winthrop Center developer and not Bromfield's) everyone had their set axe to grind and Millennium Partners ended up getting what they wanted from the beginning.
161	Some projects should not make it to the IAG stage until they address important questions. For example, Stop & Shop wanted to reserve the right to develop designated open space in the future. This should have been a non-starter. Once the IAG is established, the project becomes inevitable. The city seems unable to ever say, no, start all over again.
162	Suggestions from the community are ignored when developers do not like them. They run the show which is unfair.
163	The board needs to balance with residents of each neighborhood.
164	The BPDA expects that plumbers, house husbands, software engineers to be capable of evaluating a major project, having input on design and its ramifications, and understanding the difference between mitigation and community benefits, and the wherewithal to help in the negotiations. Where is the training for this? BPDA PMs are autocratic and sometimes disrespectful to the process. The don't back up IAG member ideas, feels very exclusive. My way or the highway. The webinar vs zoom meeting format is very isolating and prohibits community dialogue (webinar). It is not a community building tool. The IAG should be encouraged to write a group/consensus comment letter. The IAGs come up with good ideas and the BPDA ends up dictating the community benefits with the developer, ignoring the IAG input. It is not a community building experience nor does it put any trust in the BPDA's methods.
165	The BPDA relies too heavily on the IAG and public to call out misinformation provided by the development teams. Staff should be empowered to share internal analysis such as the information provided in scoping sessions to the public so we have qualified information that we can base our feedback on. All we have to go on is the information developers present, which is often objectionable to the BPDA.
166	The BPDA should provide an online Article 80 Course where neighborhood residents interested in serving on IAGs can obtain information and a Certificate of Completion that would make them eligible to serve. Elected officials IAG nominations don't necessarily reflect Development abutters who are impacted the most, or a diverse group of people. Allowing Organizations to choose IAG Members will result in Community Benefits being swayed to those organizations. There needs to be an unbiased process of choosing IAG members.
167	The community participation in the 140 Clarendon project was excellent. The developer's professionalism and responsiveness avoided much anticipated NIMBYISM.
168	The developer influenced the IAG, nominating members with direct financial ties to the developer and requesting that abutters be excluded from the IAG.
169	The developers and BPDA have already come to agreements. IAG meetings are too often a humiliation exercise. Developers aren't honest. The BPDA planner needs to step in and quickly clear up any confusion. If a developer announces jobs, what types, at what parts of the process? In the case of labs, jobs are 90 percent construction. Once built, the jobs are actually existing staff overcrowded in labs or university student research positions. There are no jobs. Be clear.
170	The IAG and Task Forces need structural reform. Both tend to reflect residents who are older, whiter, and homeowners, with younger residents, renters and people of color underrepresented. Regularly, the same people are appointed to multiple projects at the same time. Service on an IAG should be limited to 3 at the same time. Some TF and IAG members are more interested in securing financial support from developers than obtaining a good project. TF members serve for life, with some becoming too close to the university and hospitals and other large non-profits they are supposed to review. TF members should serve

#	Comment
	limited and staggered terms. The BPDA should have in place a training program for IAG and TF members on development issues and also institute a code of ethics that bars conflicts of interest, which now frequently exist. Membership in TF and IAGs should be diversified to make them more representative of the community.
171	The IAG does not run the meetings the BPDA does so the IAG is only allowed to ask questions first. I don't see any other benefit.
172	The IAG is made up of political appointments and has no power in the Article 80 process. IAG's are made up of the same people who reflect nonprofits for the gain of community benefits. New projects should bring new ideas to the community for benefits. BPDA allows residents, civic organizations, IAG members to think they are an important part of the process when in reality it's a false narrative and it's clear. The BPDA is a totalitarian agency and misleads residents by pretending to listen to the community. They divide and conquer in neighborhoods. They cannot and will not tolerate opposition from planning to BPDA Board. It is a corrupt agency who takes direction from the mayor. BTD fits into the same category!
173	The IAG is useless. It is advisory only. There is no impact. This is nonsense. Residents who do not live in Boston are appointed on the IAG. It is political. It serves developers and BPDA. It is not public process; it is a political fraud and useless.
174	The IAG members are treated poorly. Loads of back room deals being made to side step the IAG.
175	The IAG process is a black box. How are they selected? Do they represent community needs? How does the community influence them? Does the IAG even have any power? No one knows.
176	The IAG process is incredibly unrepresentative. I have served on multiple IAGs, and I have never felt that they have truly represented the diverse neighborhoods of Boston. IAGs have represented busybodies and NIMBYs, serving the interests of these "frequent flyers" rather than renters, immigrants, students, and families. IAGs should be discontinued and replaced either with a lottery selected panel, compensated for their time, or with a scientific polling process, or with a decision made by democratically elected officials.
177	The IAG process lacks a preliminary criteria for each neighborhood. example: why do some neighborhoods have little of not affordable housing. Let's concentrate on solving the problem by sharing solutions.
178	The IAG selection process in the past has had to have members approved by the administration and/or BPDA. If a community member volunteers to serve and has been a vocal opponent of current policies the chance of them being selected is poor. In my experience the city councilor would have to really push to get some on an IAG who wasn't pre screened by administration.
179	The IAG's are a group of people assembled by and for the developer of the project to assure that no dissenting voices are heard. It is not at all representative of the local community.
180	The IAG's involved in recent projects in my community did not feel listened to and were not listened to. The developers pretty much received what they wanted, and compromise and mitigation offered was minimal. IAG's should ALWAYS include members nominated by a community group/or multiple community groups. I cannot answer most of these questions as they could be interpreted in multiple ways.
181	The IAGs are set up to put competing interests at odds with each other so, for example, residents go head to head with representatives from institutions or businesses or advocacy groups. Everyone gets a say but no consensus is fostered or allowed to develop. It's a process with no recognizable goal - and, once again, is focused on the wrong thing. It becomes all about extracting from the developer money or side benefits rather than demanding a project that not only does no harm, but truly benefits the neighborhood and the city. One would think that the BRA would want this, as well.

#	Comment
182	The IAGs tend to be the same people who have the time to serve on these groups. The BPDA needs to find ways to engage others who may not have the time to serve on an IAG but still wish to provide input on a project. This includes residents and also local businesses who will be impacted by a particular project.
183	The most important thing about choosing members of an IAG is not demographics. The most important criteria are to have people who are committed to giving their time to the process and who are knowledgeable about both the neighborhood and the process. Having a member of a particular demographic but who never attends the meetings or who has no investment in the neighborhood is not helpful. There should ideally be some IAG members who are abutters.
184	The only issue with the IAG process is that I recognize many faces from neighborhood to neighborhood. Many of the same people are appointed from project to project.
185	The process for identifying IAG members skews the demographics to largely older, Caucasian and does not represent the demographics of A/B. Members are not trained on their role as IAG members. PBDA staff appear not to have received training in how to run productive meetings.
186	The process of politicians recommending IAG members results in the same people being on IAGs. The BPDA does not like to be challenged by people from the community and input is frequently disregarded.
187	There is no training of the IAG, expectations are not set regarding their role and they are not effectively used by the City in the review process
188	There should be signup for IAG membership by project, The signup was by word of mouth - not transparent. The IAG meetings were repetition of the project meetings. No additional value of added - it felt a paper exercise for the sake of going through the motions.
189	There was a question answer zoom session. Proponents in favor of the proposal were given unequal excessive time to sell th so is project with incorrect information, and questions that needed to be asked could not be asked and answered. The zoom order requesting questions was not respected.
190	There was often very little advance notice of IAG meetings. And I don't understand why BPDA staff don't work more closely with IAG members.
191	These Groups are being used to mitigate community responses that are unfavorable to the private interests of the projects.
192	These meetings are taken over by the loudest folks who have their own agendas. Either community groups or non profits that want to see themselves get things out of a process. Also the voices that aren't willing to yell and perform can't get through.
193	These processes are awful, and I've served on a bunch. Non-profits angling for mitigation dollars, NIMBYs trying to block the project outright, YIMBYs who are doing favors for the developer, and - most of all - a total disconnect from representing the socioeconomic diversity of a neighborhood. These groups, were they to continue, should be more racially diverse, younger, income diverse, and viewpoint diverse. Those with special interests - like nonprofit leaders - shouldn't be serving. And neighborhood associations shouldn't have so much voice, as they don't actually represent the makeup of their communities.
194	These take place after the alignment of what is going to be built is already agreed. IAG has no impact on design at all and serves no purpose.
195	They believe they are participating on all aspects of the project from design to traffic vs identifying appropriate mitigation and public benefits for the impacts of the project. Their role is inconsistent and unclear and out of control
196	Too many times the IAG process participation is not known unless you are on it for a project. I have seen non-community Members placed on an IAG.

#	Comment
197	Too much emphasis is placed on the civic associations UNFAIR process neighbors who are impacted are NOT timely informed.
198	Public comments time should start from the neighbors public meeting and NOT when developer submit new proposal that is NOT presented to public yet. Technology is used AGAINST older residents to not participate in process if not having internet, computer etc.
199	Unfamiliar with IAG so it's not very clear to community how this works and who is involved. Union representation does NOT reflect the communities needs or wants.
200	Union representation in an IAG only serves the needs of the Union, which is of course, more development and more construction, which is most often counter to the desires of the community
201	Very biased and seems unjust
202	Very political and very much viewed as nonwhite / woke agendas, with only special interest
203	Virtual meetings do not work. The format does not allow for back-and-forth discussion of critical issues. The honest discussions we need do not happen on the format that is now being used. In a 2 hour meeting developers use the majority of the time going over project plans that all members of the IAG should have already reviewed prior to the meeting. So if you do your homework you have to sit through a lot of repetitive drivel and cannot change the narrative regardless of how flawed the reasoning maybe. Then after 5 meetings of the developer using the same rhetoric folks start to accept the flawed reasoning. Kind of like MAGA.
204	We are not heard
205	When the same people are appointed as IAG Members then you do not have a diverse age or cultural neighborhood or community representation. There's also the reported issue of well-known community members blocking new people from serving on IAGs which should be considered unacceptable. IAG Members exert power and control issues over neighborhood communities when newcomers considered inexperienced are not allowed to participate as IAG Members where they can obtain experience and learn the IAG process. The BPDA should create an Online IAG Information Classroom so that interested persons can access IAG Process Information independently versus paying the Allston-Brighton CDC to host classes where their low-income tenants may feel pressured to attend the classes, serve as IAG Members, and request Community Benefit Funding that will financially benefit the ABCDC versus the Community as a whole. A BPDA sponsored IAG Information Program would provide unbiased information and opportunity for residents in all Boston Neighborhoods to serve as IAG Members which in turn creates IAG Member diversity.
206	Why have a meeting when the BPDA is not ready to listen?

3. Community Engagement

#	Comment
1	I appreciate the multi-language translation services offered. Biggest question about public comment is what do project managers do with them? I never hear why or why not any changes were made to plans. Usually there is no evidence of changes to the plan despite public comment.

#	Comment
	-UNFAIR process to NOT inform neighbors impacted by "small projects"
	-UNFAIR jam packing "small projects" that are 10-20 times larger than nearby 1-3 family homes
2	-BAD experiments to lower quality of life of FAMILIES with kids by jam packing tiny studios and negatively impact older residents
	-UNFAIRLY using internet Web meeting to DISPLACE older residents who do not have computers. Meetings in person should be done for "small projects"
	-unfair BPDA is NOT informing neighbors for small projects to get less opposition-DO NOT change process that worked over the years!
3	"Feedback from owners for these developments do NOT live within in a mile of the developments. Just ask the usual suspects....."
4	"I live in Jamaica Plain neighborhood and oppose any alteration of the Article 80 process that could exclude community input. The community MUST be included in all large developments and/or proposed renovations to existing buildings. I am concerned that this "modernization" of the process could ultimately be used to exclude community input for large developments such as the Shattuck Hospital campus. My community is watching, and we are highly concerned about this potential change."
5	<p>1) I would like to have in-person public meetings again. Some of us are not so computer/zoom savvy. Or have a computer capable of zoom features(camera/mic)</p> <p>2) There are too many projects happening in my community. Sometimes these project meetings happen on the same night and time. It would be most helpful if BPDA not schedule project meetings on the same night.</p>
	3) The zoom meetings are not conducive to meaningful dialog. It is not capable of spontaneous back and forth, esp. when I must type in my questions/comments. Once the developer answers my questions, there's no way for me to reply or follow up on the answer spontaneously. I don't have a camera or mic on my computer.
	4) Families with children are not adequately represented in public meetings, esp. when they are happening during dinner hours.
6	A major role I play in the community is to tell people in the dog park what is planned and how to speak up. Compared to other places that I have lived in Boston has very little requirements for transparency and developers do not need to be forthright with their plans. there is a small (and growing) network of enraged neighbors trying to counter the flood of developer\$ trying to extract as much profit as they can before moving to the next area they want to pillage.
7	Again, there has been no real community involvement in the planning process for the City' predetermines speed bumps and bike lanes.
8	Again, if homeless individuals and families are to be included the current public comment process does not work.
9	Again, the BPDA process for every project is created and managed to benefit the developer. There is never any meaningful, or minor change to a project because of residents' concerns. Never.
10	Again, the information about these processes is very limited and opaque.

#	Comment
11	AIG process should be continued for all projects
12	ALL abutter meetings should be in-person AND accessible via Zoom. No abutter meetings should be allowed to happen unless & until the paper flyers have gone out to the neighborhood AND the neighborhood liaison has emailed constituents about the meeting -- at least 30 days in advance AND the meetings should be posted in the Eastie Times.
13	All comments in the chat need to be recorded and publicized.
14	Although it's clear HOW to submit written comments, it's not clear what we should be commenting on (what would be most effective, what is not going to change). Also, I feel confident writing, but many people do not, so there should be other ways (besides attending and speaking at a public meeting which is also scary for most people). Most people don't know where to look for developer's responses to public written comments, and in any event, the developer responses are often vague. And there is no record (no minutes) of verbal comments besides the recording and no record of responses. So it seems the public meetings are just a checkmark, a step that has to be done but isn't all that important. Some project developers do interact effectively at public meetings and there are responses, but again, it would be helpful to have some minutes. I don't know how people who don't feel confident writing in English are supposed to have a voice, or how us English speakers would be able to know what they wrote. We have a lot of immigrants in my neighborhood and it seems they are mostly left out.
15	Anything to make the process more transparent and shared with the entire community when possible is going to make a lasting impact.
16	Article 80 process is UNFAIR, rushed. Neighbors are NOT informed timely to get less opposition. Older residents are EXCLUDED since no computers/Web internet knowledge
17	Article 80 should remain as is. We are residents, who pays taxes and 2 %back to BPBA have absolute rights to be part of any prosed project, and there should be no back channels created to avoid our opinion! We are hard working people and deserve as much consideration as people who choose not to work .
18	As a community leader, my experience is different than many others. I feel heard, however that is different than having a positive effect on a projects outcome. Most feel unheard and project managers ignore suggestions that are substantive. We need a true partnership, better designs, a commitment to neighborhood design principles. All neighborhoods are not the same, nor should the projects create a homogeneous city. We need more voice and ability to effect outcomes, not less.
19	As a resident, I have no information about what projects are happening in my neighborhood. I have to proactively seek them out, and often that happens too late to be involved or to offer comments. If I attend a meeting, I feel bullied out of sharing my point of view by louder, more politically connected neighbors. Zoom chats and meetings are not moderated for effective participation.
20	As I indicated earlier, the BPDA had already decided to support the project. Three neighborhood associations, the abutters and over 1000 signatures in opposition were submitted, None of that mattered. I will not become involved in another Article 80 review. The BPDA is an unelected agency that does what it wants. Regardless of neighborhood concerns. It needs to be abolished.
21	As previously stated, it is difficult to answer these questions as I am very proud of some of the developments that I have served on as an IAG member. A suggestion to have a confidential survey at the end of the IAG for feedback.
	I do think we need to go back to in-person meetings. Too easy for someone to log on to support a project for their own personal gain. It should be for the good of the community!!! Also - folks need to state their address before speaking. Where they live!

#	Comment
22	At times it is the same people who are vocal. My goal is to engage more of the community so an adequate representation of all demographics and opinions is included and heard. This includes people from all demographic segments and not just one side.
23	BPDA currently blesses development projects before they are presented to the public through LOI. It would be more productive if the community representatives could meet with developers at this stage of the process.
24	BPDA does not answer questions via staff or managers. Requested info is often not available or delayed. It has also become evident that the BPDA is not listening to abutters and neighborhood associations. Their mind has been made up and it always favors the developer even when there is resounding opposition. A true community process and consideration of abutter input has been lost.
25	BPDA engaged with neighborhood only when forced. It ignored the Code for the benefit of the developer.
26	Bpda has made it very clear that my role is to be a rubber stamp. Other than the process of shaking down developers for mitigation money, there is no planning going on. Bpda staff are not prepared and are not particularly pleasant to work with.
27	BPDA needs to be transparent and explicit about how public comment shapes projects. BPDA needs to put equal value on written and remote comment, and not privilege in-person comments at meetings, which tend to be dominated by the loudest voices.
28	BPDA organizes meetings with the community to minimize and dissent to development. This is particularly true for Zoom meetings. They preselect biased speakers, they don't determine how many in the audience are for/against the project. they hide public comment on "previous versions" of proposals. Overall, BPDA project managers subvert the process to push development agenda and railroad developments into neighborhoods that already carry way more than their share of the low-income, high-density, etc housing (compared to other neighborhoods).
29	BPDA priorities developers/development over community and needs. Development funds BPDA and therefore a conflict of interest starts form the beginning.
30	bPDA seems to side with developers and are not aligned with the neighborhood's expressed needs.
31	BPDA seldom pays attention to public comments in our community. It has its own plan for the community and ignores the residents. BPDA is more interested in housing students from the overenrolled colleges and universities and ignores long term residents. This group is becoming fewer and fewer as the developers build temporary housing. Even developers who claimed they were building housing for workforce people and others are renting out units as Air BnBs or as corporate rentals.
32	BPDA staged IAG meetings for Developer. Did not play role of Reviewer but rather advocate. Often, the BPDA presentation was on the Developer laptop and the Developer presented the BPDA's slides and then it's own. The message: The BPDA is coordinating with the Developer to orchestrate the sessions to get approval for all projects. Outrageous. I have never seen a public agency behave in such a flagrant manner.
33	By the time community is brought in, projects are more or less baked cakes. Once the BPDA does engage with the actual community that will be affected by the proposed development, its outreach is an afterthought, with procedures that are neither systematic, verifiable, nor substantial.
	BPDA public meetings are, sadly, nearly always the only opportunity for community members to be heard. The meetings are most often dominated by developer presentations. The community that is most affected cannot be effectively heard because the development team "runs down the clock." Moreover, speakers at these meetings often do not live in the most impacted neighborhood, so their remarks do not reflect essential information about how the

#	Comment
	<p>community will be affected—both positively and negatively—by a proposed development. Rather, those who speak at the meetings are often members of the very same special interest groups with whom the developer and BPDA interacted pre-filing.</p> <p>Some people in the most affected community learn of the Article 80 process too late to be effectively engaged or, in some cases, may not be notified at all. BPDA community engagement managers are responsible for promoting outreach and community involvement, but their roles and responsibilities are not well articulated. Many in the community are entirely unaware that a manager is assigned to their community. At the same time, it is not unheard of for managers to offer their own assessment of a project, rather than that of the community, at a public meeting.</p> <p>Finally, the community is never certain how much—if any—of their feedback will be put into the project manager’s Memorandum to the BPDA Board of Directors. Meanwhile, community members are not allowed to speak at the BPDA Board of Directors’ meetings, further silencing their voices.</p> <p>Unfortunately, instead of addressing these deficiencies, the City’s proposals for reforms to the Article 80 process and the Boston Zoning Code seem designed to further remove community voice from the development process.</p>
34	Comments in meetings and in letters are ignored by city. It is just theater to distract community, public from what developers want to build
35	Community concerns are routinely ignored. It doesn’t matter how you collect it if the responses are ignored.
36	Community input for projects should come very early, when the Letter of Intent is filed. It’s too late to wait until the PNF stage. Once a developer has invested time and money into developing a plan, they are not going to want to make any significant changes. That’s understandable. Community input must be part of the very early planning so that it can be incorporated.
37	Community meetings always skewed older/whiter, and public commentators typically were critical of the projects and had goals that went against BPDA/city aims (wanting fewer housing units, less density, more parking, etc). I was glad that while projects would sometimes be reduced in scope, it didn’t seem to overall deter progress
38	Community participation disproportionately reflects NIMBYism and demographic groups with the knowledge of the process and the time to attend lengthy meetings. In Charlestown this means that families with young children, lower-income households, and people of color are often not involved while the same small group of politically connected folks and retirees with free time are greatly over-represented.
39	community participation is mostly from residents that opposed the proposed projects and are for the most part the vocal minority of the community at large.
40	Community voices are given token acknowledgement with minimal changes to original plans. Developers have too much say and power.
41	Could the BPDA run regular information sessions for interested community members? How to get involved in community development? What is Article 80 and how to participate in Article 80? Run 3-4 times a year!
42	Development needs to be faster and supported by the administration. Don’t take away key tools that enable development to happen, especially at this very difficult time in the financing and capital markets. There is a saying right now: stay alive till ‘25. The real estate industry is at a stand still, please I act policies that help, not further burden housing and other development from getting started.

#	Comment
43	Developments are already planned, designed, and implemented long before the illusion of community input is invoked.
44	Even when there is community input the resulting development doesn't adequately include or respond to the expressed local needs.
45	Everyone pretends to listen to community feedback on projects, but then a couple of months later nothing really changes and you have another meeting where everyone says the same thing.
46	Format for the feedback will not matter as long as the BPDA controls the process and as long as the Project Manager is not held accountable for accurately and thoroughly representing all feedback.
47	Have to fight tooth and nail for multilingual and inclusive meetings.
48	Having construction union members show up at meetings during the process when they aren't neighborhood residents is an intimidation factor. BPDA Project Managers will offer to speak to people over the phone to make promises/assurances they have no desire to document or follow through with. There is poor continuity between projects and the city has no problem throwing out zoning and decades long planning processes whenever it is convenient to them. The Imagine Boston 2030 plan which ignored a lot of community input gets used as a excuse to ignore longstanding community desires, precedent, and other planning initiatives to suit whatever political agenda the BPDA feels like. The appearance of process with the substance of process. "We listened, didn't like what heard, so we'll put on a show and do what we want after throwing money at the vocal shake down artists from x,y,z organization to act like we cared" is all too often literally what happens.
49	How about changing the president and office holders on the IAG. How about a person that does not contribute or work on behalf of the mayor?
50	How are the input sessions reported out and evaluated. We feel like we are being "patted on the head" while projects move forward no matter what the community outcry.
51	I agree that my input and public comments are accepted as part of the Article 80 process but they have been routinely ignored as part of the decision making process.
52	I am aware of residents who have submitted comments which were missing from the public record, censored, or misclassified. We have received misleading instructions on how comment periods work/begin/end. I have heard BPDA project managers say comments can still be submitted at times after the period is closed. Community members send emails of their comments to electeds to ensure their comments are seen.
53	I believe it is critical to have in-person public meetings on projects, so that the community can be heard and can hear each other's viewpoint
54	I believe that the BPDA project managers make every possible effort to engage the community on projects and to solicit feedback. I think that there is a dark under belly of community engagement that favors the vocal minority who oppose everything to the detriment of the City as a whole. We don't have the housing to keep up with the demand but we also do not have an endless supply of public resources to create all the amenities the public want.
55	I don't think our comments matter. I submit feedback and never hear back nor do they ever make a difference.
56	I don't think you need to have new ways to get my input - you won't listen to us anyway.
57	I feel it doesn't matter what input the community puts in, if the project is wanted it just goes through. The community's opinion isn't valued.
58	I feel like in-person feedback is always weighted differently than written. It's as if someone needs to yell and scream if they want their opinion heard. These angry voices are so unrepresentative. Most folks are supporting of development and don't have the time to show up. Most are happy to submit some feedback on their own time via the online forms. It

#	Comment
59	always feels like it's not included or considered. 8 people who show up and scream should not dictate what happens in a neighborhood of thousands of people.
60	I have been avoiding public meetings since the pandemic. I have heard that Article 80 may be revised to remove/limit opportunities for public input. Please do not make any changes to Article 80 that do not include a robust, transparent, impactful procedure for public input, including better mechanisms for informing the public about upcoming projects. (For example, I get regular emails from my city councilor and the mayor, and I do not recall seeing projects/opportunities for input in them. But maybe it has just been a while.) Thank you, and thanks for providing this survey.
61	I know how to speak at a meeting. I also know that my ideas don't matter as it has already been determined at City Hall and by the planners at the BPDA. We feel like idiots. I don't remember being able to have said NO to a project in years. We have had promises of master planning and none happens. I put it all on the BPDA. We're ready and able to stay involved. But the game is too rigged.
62	I live in Jamaica Plain neighborhood and oppose any alteration of the Article 80 process that could exclude community input. The community MUST be included in all large developments and/or proposed renovations to existing buildings. I am concerned that this "modernization" of the process could ultimately be used to exclude community input for large developments such as the Shattuck Hospital campus. My community is watching and we are highly concerned about this potential change.
63	I live in the Jamaica Plain neighborhood and oppose ANY alteration of the Article 80 process that could exclude community input. The community MUST be included in all large developments and/or proposed renovations to existing buildings. I am concerned that this "modernization" of the process could ultimately be used to exclude community input for large developments such as the Shattuck Hospital campus. My community is watching and we are highly concerned about this potential change!
64	I really dont see much of the BPDA project managers except maybe at a community meeting with the developer. And alot of times you get people who show up at meetings but don't actually live anywhere nearby.
65	I think maybe having more rolling deadlines would be better.
66	I think public comment should be solicited at the earliest possible time so that developers hear specific concerns ithey start to lock in planning decisions that are problematic for those impacted.
67	I was told to stop reaching out to this very platform with my BPDA concerns. I quit for many reasons including the attempt to mute my concerns regarding BPDA in the Roxbury neighborhood. As shown at last night's meeting, each and every time; I voice the concern I raised yesterday I am shut down, interrupted or provided empty promises of action(s). For years I have spoken more times than I can count regarding the issues I brought up at last night's meeting. To date I have singled handedly assisted over at least 80 Boston constituents with BPDA housing from my living room. I have made flyers, sent emails, texts and letters helping Boston constituents complete BPDA housing application and attain occupancy. The most imperative issue facing the affordable housing population is the housing discrimination. These residents face and are left to fight against leasing and management agencies of said BPDA affordable housing buildings.

#	Comment
	<p>BPDA has no system in place to help affordable housing tenants after lease signing. Tenants are left to file law suits or endure discrimination including but not limited to denied amenity rental, refund policy and rewards program simply because of affordable housing tenants receipt of public assistance .</p> <p>This is unfair, unfortunate, detrimental, life altering and simple illegal. But because BPDA has no aid, legal assistance or programs to help affordable housing tenants fight housing discrimination. The leasing agencies and management companies offer BPDA affordable housing building continue to not only do it but get away with it.</p> <p>Please don't mention city of Boston housing agencies as a place to go for help for all of them from HuD, OHS, OFH&E, BHA, 311, VLP, GBLs, BFHC and MBHP to name a few. Advice to BPDA tenants is to file a MCAD complaint and litigate my case against leasing and/or management retained attorneys.</p> <p>How BPDA tenants are expected without a legal degree, experience or finances to retain an attorney or fight legal cases pro se is beyond the imagination and at the door of BPDA to resolve.</p>
68	<p>I would also like to note that public comment should be available even after comments are typically closed so that way we can get the full spectrum of peoples pain points and figure out. Where did we go wrong and how can we write the wrong for the future. And I believe the public comments after the fact should be shared with the developer so they can understand how to do a better job for the future. I think community liaisons another way that developers can become connected. If I'm being 1000% transparent, it pays me as a real estate agent to see so many of these developers not have to have any diversity quota within , the agents that they use, they have to meet diversity when they're choosing contractors, but no diversity in the brokerages they hire to sell the property which could alter the lives of many agents that would benefit from the commission, including myself</p>
69	<p>I would like community input to shape the project!</p>
70	<p>I would like more signage at project sites, sure. I would also like face-to-face meetings held with neighborhood councils in the locale, rather than zoom meetings to which outsiders are allowed to participate, and where BPDA staff running the technology are free to cut off local voices. We experience these projects as a community! We learn what our neighbors feel strongly about and why by meeting together in person. Trying to isolate residents by approaching us via survey or at a tightly constructed virtual space, where we can't even see who else is in attendance, nor have the capacity to even chat with one another is the old divide and conquer...</p> <p>You locals who have taken high paying jobs with the BPDA to sell off your neighborhood should be ashamed.</p>
71	<p>I would like the comments we submitted being addressed</p>
72	<p>I'm happy to offer more input/examples to the survey team, if you wish to be in touch.</p>
73	<p>If the BPDA truly valued community and abutter inputs, it would make a far greater effort to inform the community/abutters of project, and project meetings. It would ensure that special interest groups do not have an advantage in knowing about projects and in providing feedback to developers. BPDA project manager often seem to be on the developers side -- for example, they allow developers far more time to present there projects than they allow community members to ask questions and raise issues.</p>
74	<p>If the goal is building projects that the community desires, then the process is backwards. It should start with the community deciding what should be build on a proposed project site</p>

#	Comment
	and then a developer should be chosen who will do so. Now the developer decides how it can maximize profit and then makes whatever minimal concessions it can get away with in order to make a maximum profit. Let the community decide what to build where.
75	If there were a sense that these groups were legitimate and really reflected the community, maybe there would be more interest and participation. Poor communication, poor understanding of what it all means, along with a general sense that how people are chosen for the groups is opaque and rigged, make this process suspect.
76	In my experience with Trinity development, they were able to canvas a broader section of the community. Which impacted who was able to speak in favor of their project many of the people who spoke, we're not a butters they lived a mile or more from the project, the was it was conducted made things feel their input was equal to the abutters. I did not support the project because of size and lack of amenities. Like no conference room space no laundry room space no space for meetings for the community. I have worked with homeless families. Families were dealing with domestic violence I support affordable housing. That was not the issue for me my issue was that the proposed development it was inappropriate. The people in support of it made it seem like abutters did not want affordable housing and from NOT in in backyard. That is not true we want affordable housing!
77	In my experience, my comments were overlooked and not included in the public comment experience. Multiple times my letters were not included in the public feedback process. (for reasons unknown and unexplained)
78	In the BPDA zoom meetings I was cut off; muted after my question. There was no sharing of the chat comments. Why doesn't the community opposition translate to stopping the project or going back to the drawing board?
79	In the last year or so, BPDA project managers, during public meetings, seem to defend the position of the developer. Often the BPDA rep will respond to concerns from community members or IAG members during meetings and defend the developer's plans. The impression is that the project, as proposed, is a done deal.
80	input is not enough. impact is necessary
81	It has felt like the project wasn't going to be modified much if at all in response to public feedback.
82	It is a lot of talk and listening but always leave these meeting with the feeling that decisions are already made because special interest coopted the conversation and the feedback is a "yah, okay - you said your say, thanks for participating" but not interested and no notated
83	it is deceiving that your input is not accounted for or documented if you don't include your phone number. it doesn't note that it is required or that you need to look to for an email confirmation to ensure you know your feedback was submitted.
84	It's no secret, the loudest voices at meetings aren't the actual representation of the whole community.
85	Large Zoom meetings are a total waste of time. That is not community involvement, it is an unlimited series of disconnected statements not reflective of a serious public meeting.
86	Listen and include feedback: The BPDA do not listen to the community. We need in person and zoom meetings combined. There are too many meetings. There is no master planning. There is only spot zoning and approval. The development process in Boston is madness. Boston wins the award for worst traffic and they still build with no infrastructure. Is this administration going to break Boston? Boston is the second most expensive city for costs of living with the worst traffic. Poor educational outcomes; high asthma/respiratory/cardiac disease rates; decrepit public buildings/roads /bridges. Doubling population without

#	Comment
	planning, building in flood zones, placing housing next to toxic air corridors is dangerous and irresponsible. Downtown is an expanding dead zone. Seaport is an Inundation District, and with no lessons learned, Charlestown will be Inundation District 2. The BPDA are putting the public at risk while billionaires profit, and the BPDA benefits. Boston development is not transparent, irresponsible and unaccountable. The BPDA do not listen to the communities. There is no planning. There is jamming.
87	Listen to the arguments/merits of a proposal and come to a determination of the feasibility of it before you start discussing benefits. Tell people that is what the purpose of the IAG is, not what price can their quality of life be sold for and who gets the money they are willing to pay for that.
88	Many of us want to have in person community meetings, and I was told by the BPDA they are going to be limited to only zoom meetings. I believe zoom meetings allow the BPDA to limit video sharing, hide the chat feature, and only allow people to speak who they want to speak. The meetings are very long, and are in favor of the developers. For the Independence project the community is demanding an in-person meeting and not on zoom. If the BPDA board members were to attend an in-person committee meeting, they would realize the overwhelming opposition. The Approval process for important community projects is flawed and is not transparent
89	Many proposals seem to have approval BEFORE the review process. There are many developers who have conflicts of interest that prevents abutters to comment for better quality of life if projects are approved
90	Many times notices for meetings were sent out day before or day of meeting. Many times cutoff for comments was before discussions could take place at Civic Associations.
91	Meeting need to go back in person. The City has lost the opinions of seniors who are unable to Zoom. Was that the plan? The City is restricting residents the ability to view sites in person and ask questions in a group format to the project manager and each other. Is that the plan, no accountability for the BPDA and it's planning or design departments?
92	It appears the goal of the BPDA and the City is to eliminate seniors, families and the middle class. The attitude is "this is what we're doing, if you don't like it, MOVE!" The comments from the mayor regarding quality of life do not align with the BPDA. So, who's in charge? It's certainly not the voice of the residents. Perhaps the developers who continue to get green lighted at ZBA for luxury condo living.
92	Meeting should be in person. Community members should have a voice and better representation. BPDA does not value community input and the community often feels this.
93	Meetings need to be held in person. The zoom calls are exclusionary to certain populations.
94	Meetings should be in-person not via zoom.
95	Minutes of meetings are not taken and distributed. The BPDA should handle this responsibility. Community feedback is lost at the meeting. Developers exploit the holiday calendar minimizing the comment period. There should be a pre-meeting filing community meeting for all projects.
96	Most importantly - participants at public meetings do NOT adequately represent the makeup of a neighborhood and should be discounted or offset by other BPDA effort to identify ways to gain feedback from a broader subset of neighborhood residents.
97	Most of my neutral check marks are because I don't know much about that question. There needs to be more education of the general public about the review process and proposed changes. The community review process should still be meaningful even if there are zoning issues that need to be addressed to increase amount of affordable housing. Perhaps numbers of cost benefit would help citizens understand trade offs.

#	Comment
98	Most people who show up to meetings have a vested interest in the status quo. It can be very difficult to raise issues that run counter to the main complaints (for example, parking, height) when you're in a room of your neighbors who are all rallying around the same topics. More ways to share other than public meetings/comment letters should be considered.
99	My answers may not be very helpful. I believe the IAG process is intended to help the developer to pay the community for negative impacts of the project. My hope has been that public participation will actually reduce negative impacts. Unfortunately, it may be too late in the process for the project to change significantly.
100	Neighborhood groups have to much say in what projects get approved and only promote their small special interests NOT what's best for the city overall.
101	No number of thoughtful, well-reasoned or cogent arguments for either denying the extravagant amount of zoning relief developers have sought or demanding a better result or true mitigation of project's negative impacts has had any impact on the BRA's decisions. The BRA clearly wants more and bigger, devil take the hindmost, and the total disregard for zoning and the reasons zoning rules had been put in place has made the city a free-for-all where there are no rules. So, what would make it better? How about a BRA that actually cares about Boston's residents more than union reps who are pleased about construction jobs. How about a chair of the Zoning Commission who is unbiased about development and not clearly in support of 'building big buildings' as he so proudly announces. How about a BRA Board that reads the PIRs and public comments and does not rubber stamp the BRA staff's prepared Memoranda outlining a project's description and achievements. How about an actual planning agency that respects the unique, historic and proud neighborhoods that make Boston - or have made Boston - a great place to live, work and visit? How about admitting that the zoning initiatives being proposed by the BRA are to usurp any controls or say a neighborhood may have on its own destiny? Until there is evidence that thoughtful public input is actually valued, there is no point in having additional 'options' to 'share' it.
102	Not everyone has a smart phone/computer so In person meetings are crucial
103	Notices posted at site; radio spots announcing meetings; Project File containing all information pertaining to project available to the public and includes all determinations by all reviewing agencies and all public comments or synopses of comments from public meetings. Project
104	Schedule listing all dates and agency decisions, if any, pertaining to a project, accessible to the public. All projects should be reviewed by DPH and Environment Dept. All comments made on-line should be public. (At this time,, some are and some are not.) notification of project to the community IN the community is really valuable. there are often large parcels in a development process with no effective signage as to what's happening there. signage on the ground is a really effective way to notify people walking, driving, or taking the bus near a project site. much easier than finding things on the website, where you have to know the specific address.
105	On certain projects the process has worked very well, with certain developers even expressing their appreciation to IAG members asking for more varied apartment sizes and layouts. In other words the IAG had helped the developers create something that would appeal to tenants.
106	On location signage should have a we code that links directly to the project website.
107	Opportunities to comment are adequate but the degree that comments are seriously considered or affect outcomes is very inconsistent or negligible if they don't align with city agenda/priorities.

#	Comment
108	People complain about the process as a way to oppose projects on the substance. If BPDA ran a clear and transparent process every time so much less time would be wasted on process
109	Please lean into the fort point projects, the IAG is constantly being disrespected. Too many side deals being made with the developers, very corrupt. Nick the project manager is extremely rude.
110	Please listen to the community
111	Please stop Zoom meetings. Public input is often cut off while those in favor can drone on and on.
112	Process favors developers
113	Project managers are often inept (don't know how to post comments, work it features or even be on camera during the meetings which they chair). It is shameful.
114	Public / community process has become less meaningful and more cosmetic in recent yers.
115	public BPDA meetings preference developers speaking, and don't have enough time for public comment. It is also not acceptable that the things said in the meeting don't make it into publicly viewable documents or meeting minutes
116	Public comments seem to go into the ether. At least I've never seen any follow thru to collate or analyze or summarize them in any public way.
117	Public input at meetings is overwhelmingly dominated by older people and development opponents. It favors well off people who can make time to attend meetings. Opponents shout down and scream at supporters in my area and gatekeeper whom they think should be allowed to speak. It makes it difficult and stressful to participate.
118	Public input frequently functions as an airing of grievances by a consistent group of residents who are not representative of the neighborhood. BPDA is prompt at integrating these comments into project review, but these comments typically water down the actual benefits of new development by overemphasizing large parking structures and height/density restrictions over affordability and quality of life needs.
119	Public input is widely believed in the community as simply another "box to check" for the BPDA to state that they considered the public's input, with the project outcome known all along. The vast majority of residents don't trust the BPDA, including this "new" version under Mayor Wu. Even this survey is part of the facade of a newer, kinder BRA (using "Agency" instead of "Authority" doesn't change the fact that the BRA is autocratic and dictatorial and sustains their budget from developers' fees. This is an innate conflict of interest and proves the BRA serves the developers not residents.
120	Public input on development projects should be solicited and processed by the BPDA after the Letter of Intent is received, but BEFORE the pre-filing meeting that the BPDA has with developers. The BPDA should communicate community wishes and expectations to the developers, so those wishes can be incorporated in the filed plan as much as possible. Incorporating community feedback after filing, it's too much of a struggle because developers already have spent time and money on producing the plan. If filed plans were taking community desires into account from the start, everything would be going more smoothly and save everyone's time.
121	Public Input should begin when the Letter of Intent is received so that the Development designs can be adjusted to accommodate residents' requests/comments. Doing so is cost effective and timesaving.
122	Public meetings are not always the best way to get community feedback. I think it's hard to keep people on track. Maybe more creative solutions for public input are needed
123	Public meetings need to be truly public: online/Zoom meetings are not fully public and discourage full participation from residents. It is pathetic that the BPDA has not returned to

#	Comment
	in-person meetings with a hybrid option. It is clear that they want to muzzle the public and benefit developers. Developers and the BPDA should have the decency to at least be present in the neighborhoods they are disrupting and damaging.
124	Public meetings should be discontinued in their current form. Proponents should instead do pop-ups, postcards, and other more low-threshold engagements, and developments should meet the public hearing requirement through "open house" style events with multiple projects presenting at the same event, rather than each project having its own night. These open houses could be produced by the BPDA, and could have food and childcare provided.
125	Public meetings should be Hybrid (in-person in the neighborhood and virtual) as much as practicable. Notifications in local newspapers as well as online--at least two weeks prior to the meeting. Written comments submitted for any Project should be posted on Project web page ASAP.
126	question 24 is moot as there are no in person meetings. Some project managers fail to post public comments, and when they are posted they are often truncated and incomplete.
127	Question 24 is odd, because most meetings have occurred on zoom for the past 3 1/2 years and that often leads to an increase in miscommunication. Zoom has facilitated the ability to offer better interpretation services but is rarely utilized by non-English speakers who have difficulty finding out about and following the meeting.
127	During the process, the meeting style should change and evolve. Input in the early meetings should be collected via surveys and other tools to hear from everyone participating. Even later in the process, something that allows people to weigh in on specific items that could be changed with feedback would be more productive than having folks speak in order of hand raising (especially on meetings when significant time is given over to union people voicing support rather than speaking about the topic at hand).
128	Re: #20, Some BPDA project managers are better than others. The good ones are really excellent. Less good ones sometimes seem to shut down public comment. That never feels good. Re: #26, I do not think that surveys are the way to go - survey questions are much too restrictive. People should write their own comments letters. That way they are free to express their ideas with greater transparency.
129	see comments above. The process is significantly flawed and significantly lacks transparency.
130	See prior statements
131	Special interest groups dominate public meetings by stacking the room with rehearsed supporters that's often make it very uncomfortable for regular residents to speak without feeling demeaned. Same holds true when special interest groups provide public comment and give the impression that their opinion is the same as residents.
132	Stop assuming that individuals understand the process! I've lived here for almost 15 years and wouldn't be able to explain it to a newcomer. I just discovered the glossary on the website. The definition of Article 80 is written at a high school reading level. True community engagement involves all members of a community, not just the individuals who show up. Individuals should feel comfortable to stand up at a community meeting and admit they don't understand. Do better!
133	Submitted letters should be promptly published and at least ZIP codes of senders be included to make it clear who is a real local stakeholder and who is not. Quality of BPDA project managers varies from good to often insufficient. Meetings should revert to in person. With Zoom meetings, one can often not see who else is in the room, Chat is disabled, and discussion is curtailed by muting the microphone. Even overwhelming community opposition is often overridden without explanation. Some dates are announced without sufficient prior notice (should be at least one week).

#	Comment
134	The Article 80 process does not always allow all participants to voice their comments. Any written/email correspondence is noted but not commented upon by BPDA. It feels like a one way street with no feedback from BPDA. Developers have an unfair advantage because they are in the BPDA/IDS offices all the time lobbying for their projects. The taxpayer doesn't have the same ability/time to do the same.
135	The BPDA and City agencies need to do a PR campaign on the impact that lack of affordable housing has and how just minimal article 80 changes can help. Maybe go slow with the waivers or apply them to a smaller defined subset of large projects. Define better what aspects of review will remain for communities. State if these waivers will apply to current projects. Focus on and state the most important aspects to be waived: height? Traffic?
136	The BPDA as with many City of Boston entities hears residents but doesn't listen to or act on residents' requests, especially re: disapproval comments, resulting in fewer people participating citing that "It's a waste of time".
137	The BPDA consists of young children trying to make a name for themselves at the expense of all of us who live here. They are all transplants from somewhere else and have no idea what we really want and need. I find them to be demeaning and patronizing. Some may have a plethora of degrees but no real experience or expertise or common sense!
138	The BPDA has not held an in person meeting since the start of the pandemic and continues to hide behind Zoom where participants have little opportunity to speak, hear others' ideas, and have a meaningful conversation with a developer or with public officials. I have literally been told by a BPDA project manager "We are the people with advanced degrees, so we know how to make these decisions."
139	The BPDA has tried to skip the article 80 process and is now trying to eliminate it.
140	The BPDA hides behind ZOOM. There are seniors who don't ZOOM therefore have no voice. The PM at the last ZOOM I attended was condescending, dismissive and rude to more than one participant.
141	The BPDA is a rubber stamp agency that does not listen to the neighborhood, nor do they show any concern for our concerns. Public feedback is a waste of time with the current BPDA.
142	The BPDA needs to be more transparent around how public input contributes to each phase of the project. For example... public meeting input give the developers a chance to change their project to gain community support, the BPDA does not hear it or implement it... written comments are what the BPDA looks at. Comments on the PNF and DPIRs are answered by the developer officially and considered by the BPDA.
143	The BPDA needs to do a MUCH better job of reaching out to those in the community who may have a vested interest in a proposed project. It is insufficient to ask people to be on a BPDA email list or to rely on people to see a notice in a weekly neighborhood newsletter. Physical fliers in mailboxes or emails sent to every person in the affected community (identifiable by either voter registration or census) is the sort of outreach that needs to take place to make community members aware that something is happening that they might want to know about. A small number of community members are really "in the know" on processes like this, and it falls on very engaged members of a condo building or neighborhood association to inform the community through word of mouth. That burden needs to fall more heavily on the BPDA. I greatly appreciate that the BPDA now records IAG (and public) meetings. But I have ongoing concerns about BPDA accountability for comments/feedback that is offered and how it is addressed behind closed doors. I acknowledge that the proponent is asked to address specific feedback from comment letters (most often IAG or high profile entities), but compliance is inconsistent, and the overall process of addressing feedback is still a black box. One other suggestion is that the comment period should last NO LESS THAN two weeks after the public meeting. Very few

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	people are in a position to submit comments on a project ahead of those meetings, and leaving a week or less afterward until the comment window closes puts community members in "fire drill" mode to comment. Finally, I am perplexed as to why the BPDA does not take a more authoritative approach to managing projects that go through Article 80 development review. It seems that most often, proponents present, the community provides input, and then the developer gets to choose to what extent it wants to incorporate any of that feedback or those concerns. The BPDA seems to take a hands-off, passive, concierge-like approach as opposed to actively helping to shape the project by demanding certain changes to the project based on community feedback and its own internal analysis. This is a core source of frustration for community members who actively and passionately engage in the Article 80 review process.
144	The BPDA needs to have "in person" meetings. The zoom meetings are not a true reflection of the community and how they feel about a project.
145	the BPDA seems to work extensively with developers pre-file to the point that the city is already satisfied with what it thinks should be built when the developer officially files their plans. without even talking to the community first, it locks in major concepts too early. i once attended a first and only community meeting for a small project review, run by a BPDA project manager, who started the meeting by saying the the BPDA was already satisfied with the project, ie, they didn't see the need for any changes. with NO community input solicited or received yet. the BPDA does not do a good enough job letting people know projects are proposed, meetings are scheduled, comments can be made, what the deadlines are, etc. they need to utilize ONS, press, and social media, as well as connect with local neighborhood associations to do this better and they need to give the community adequate time to analyze and discuss these complex projects to truly understand how they will be affected by them, good or bad. last, the BPDA needs to actually do something with all this community feedback. they need to incorporate changes based on this feedback not just say that they had a process. they need to actually do something that is a result of that process.
146	The BPDA's 5% language threshold is not a language justice approach. There are neighborhood languages that are undercounted due to a number of factors. BPDA notices go out in English and the only translated content is about requesting interpretation; why would someone request interpretation for something that has not been initially described to them in their language? The entire premise is flawed. It also requires people to request interpretation well in advance. That may be a practical need for the BPDA, but it reflects a practice that still centers English speakers only and prioritizes budget spending that way.
147	The BPDA's process feels like going through the motions of input without much impact. The BPDA's staff makes it all too clear that the public can speak but the agency will do what it wants.
148	The broader issues is that these meetings are just motions that the BPDA managers go through. The comments are not taken seriously and those that are dismissed and pushed aside. As a community member, or even as a coalition of community members, there is no way to make meaningful suggestions that are taken seriously or weighed during the final evaluation process. BPDA has the last word during closed door meetings and comments/concerns for safety etc are dismissed.
149	The city and the BPDA will do whatever they want to without regard to the neighborhood's wishes and needs . This is a comment from a person who has observed the actions of the BRA and BPDA from the beginning in Charlestown in the 1960s !
150	The City of Boston has exploited the pandemic by only hosting virtual meetings and no longer truly listening to the voice of the community.
151	The comment period always seems very close to the date of the first public meeting, which is when most people find out about a project.

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	The comment period is opened prior to project presentation and has minimal time to comment after presentation. Projects typically surprise residents due to inadequate notice.
152	The process for comment is inadequate especially since as residents we live with what is approved.
	BPDS is shortsighted in their processes.
	The comment window should last AT LEAST two weeks after the public meeting to give community members an adequate opportunity to digest the presentation and provide feedback. Few people are in a position to do so prior to the public meeting.
153	The impact of comments provided (verbally or written) is opaque, particularly when the proponent does make material changes in response to the most frequently communicated issues. If they are not being addressed via project changes, why does the city feel they are not impediments to a successful project?
	Meetings should be publicized more heavily and broadly. Use voter registration or the census to send emails and physical fliers to everyone in the community who would be impacted by a project. Current means of awareness (e.g., subscription to BPDA emails, distribution through neighborhood association emails) is inadequate to reach people in an equitable manner.
154	The community is being notified about projects on Instagram more than any place. Unacceptable
155	The community process is a farce. First of all, developers should only be able to submit plans that meet building codes and don't have variances. Why do the codes even exist if every developer just has plans that go against them anyway? Please, please adjust the parking codes. Developers building 4 bedroom condos with one parking spot each is absolutely ridiculous. 1.5 spots per unit is ridiculous. Boston is not a city you can bike in - the weather doesn't allow for it nor does the public transit system. Stop trying to make it happen. It won't. Force all developers to actually give something back to the neighborhoods they are developing in. Trees, shared driveways, home improvements for abutters, etc. The disparity of wealth is completely unfair.
156	The current comment process can be confusing and could be improved.
157	The developers have the agency in their pocket and neighbors are not hears. Things that should be reviewed as glossed over in order for the bpda staff to get items off the docket and to appease the. Developers
158	The entire community should be made aware of projects and allowed to provide input, not just those of us who belong to neighborhood organizations or read community press. I think most people in the neighborhood are horrified by this project but had no input because they weren't solicited.
159	The meetings should be in person. Not zoom.
160	The neighborhood politics and uninformed biases tends to overwhelm thoughtful, fact-based exchanges at the public meetings
161	The notification is inadequate. People are shut down and muted in online meetings. Attendees lists are hidden. Meetings are held at inconvenient times.
162	The overall discussion on the Dorchester Bay City was poor. We still do not know the height of each of the buildings. We never heard from the Environmental impact study along the water front or beach.
163	The Process is being used to serve the interests of the investors alone. There is no community involvement. Real people have jobs and no time for zoom meetings.

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164	The process is NOT REPRESENTATIVE of the neighborhood. More renters, people of color, parents, etc need to be engaged. Having interpretation in multiple languages makes meetings moderately more accessible, but still not at all inclusive/welcoming. Process takes too long. Opponents tend to be dug in to their stance and no number of meetings repeatedly discussing the same issues is going to help. More engagement just supports opponents delay tactics, preventing development.
165	The process is too narrowly framed so all the public input is nearly useless to the actual projects direction. The agency controls the process by limiting rules & narrowing process
166	the process takes too long and is not accessible to all. As a developer the process is too slow and costly making buildings even more expensive. The city wants to develop housing but the process is so difficult and so expensive there is a reason that not a lot of housing gets built. Many staff comments along the process are naive and reflect a lack of real world experience. This inexperience drastically affects the outcome in a negative way.
167	the public and IAG members dedicate substantial amounts of time and the developers on some projects are not responsive to the feedback and make zero changes to the project to respond to the feedback. The BPDA does not hold the developers accountable in this regard. What is the point of these meetings if the developers are not responsive and provide no mitigations?
168	The public comment process is defective in its current form because of the fact that commentators rarely represent the community at large. Mostly, the public comments are pointless and ineffective because of the arbitrary and inconsistent way the BPDA is "designing/planning" the city. With no master plan, a zoning law that excludes virtually each and every construction project and a strong push against affordable housing and transit oriented development, it is clear the BPDA never actually considers public comments unless it already aligns with its car centric anti poor policies.
169	The public input during the community process needs to be better defined. It almost by design leads to remarks that do not illicit community-based solutions but rather very negative knee-jerk reactions. There has been no real work done to address the lack of written response to proposed projects.
170	The public is against two projects currently being proposed in Charlestown. It is being presented as we don't have a choice.
171	The public meetings need to be reformed. The Wu administration deserves some credit for employing translation services with regularity. Meetings, however, are frequently dominated by the presentations of developers and then long-winded unresponsive comments by developers to public comments. The BPDA at times schedules key meetings just prior to major holidays, a decision that favors developers. More time should be devoted to public questions and comments. I have attended many BPDA meetings when only 5 to 10 minutes are devoted to public comments after lengthy presentations by developers and questions/comments by IAG/TF members.
172	The question relates to in person meetings that the BPDA has held none of since COVID. The current meeting format is very much a "check the boxes approach" and minimizes opportunities for community members to interact with each other, proponents, or BPDA staff.
173	The review process is too long. Buildings get tied up in the community process which makes them cost more to develop. Those costs are pushed down to future residents making everything more expensive. I do think the IAGs, public meetings and other ways to comment need to be looked at. The groups are mostly white, mostly older, and mostly homeowners. You see the same characters at every meeting and new voices are not brought into the process enough.
174	The time provided for oral inputs is far too short and the schedules for public input do not consider other time pressures on residents and their priorities, e.g., in holiday periods

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175	The timing is chosen by the developer not the BPDA. The project manager made time for us - that was good. The developer should be held accountable to speak to the feedback from the IAG and not repeat the same presentation.
176	The volume of processes taxes a community's civic volunteer time. Input suffers when not well scheduled, gives advantage to proponents
177	There are no longer in person meetings and the BPDA uses the webinar function of zoom, so it is very difficult feel heard.
178	There have been good and bad BDPA managers. I person seemed more in the developers camp than the neighborhood.
179	There is a general feeling in our community that the public/community input is not valued by the BPDA and Program managers seem dismissive of community input. It is often discussed that projects have already been decided before they come to the community.
180	There is no opportunity for the community to present during the public comment process. The posted public comments are uncurated, emails are separated from attachments, and formatting errors drop letters and entire words, making text difficult to read. There is no effort to translate the PNF and comments for the community.
181	There need to be clear rules that everyone can follow.
182	There needs to be a real definition of who what during this process. Who makes sure that promises to follow up are actually kept. That meetings are held, and people notified There needs to be a better system of notification. The current mishmash of websites, emails, and various online forums are ineffective.
183	There was barely opportunity to oppose the Helm/ In-Dependence Charlestown project.
184	These meetings are not respectful. I witnessed a meeting being taken over by a former state rep who went to jail for bribery. Why would I listen to her?
185	This process was frustrating and dehumanizing. I put a lot of work into opposing a project and was barely given an opportunity at the several meetings I attended. They cared more about the developer than the neighbors who are directly affected. There was no opportunity to counter a statement said against my points. Nobody cared.
186	Throughout my extensive experience spanning a decade, I have noticed a rather curious pattern. Projects that were originally conceived on a larger scale at these community meetings, seemingly sacrificing their size and scope to appease the community. Moreover, the meetings associated with these projects have proven to be unproductive and wasteful, as we find ourselves fighting for a project that was never intended to be as large w roof decks etc; I know the developers initial intent was to deliver a smaller-scale endeavor that was ready to go from the start. Makes the community feel as is they've won something.
187	To some degree, this varies depending on who the BPDA staff person is overseeing the project. But in general, I do not see community concerns being adequately addresses in any project revisions (if there are revisions at all).
188	Too often a project does not come to the community early enough; therefore, it is difficult to make changes or takes an inordinate amount of time and effort to get changes. It might be helpful for the public to give feedback to the BPDA during a project on how effective the project manager is at understanding public issues on a project and incorporating the feedback. Again it really depends on the project manager.
	Public comments should be solicited at multiple times during a project. Incorporating surveys or polls during and/or after a public meeting would provide good insights into the project along the way.

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189	Too often feedback from meetings is prioritized over written feedback which can be created at any time. There should be fewer public meetings for small and large projects and better signage to inform people on-site.
	UNFAIR process neighbors who are impacted are NOT timely informed.
190	Public comments time should start from the neighbors public meeting and NOT when developer submit new proposal that is NOT presented to public yet.
	Technology is used AGAINST older residents to not participate in process if not having internet, computer etc.
191	Upon review of public comments, it is clear that those reviewing (or perhaps it is a computer interpreting) do not comprehend anything beyond basic utterances. Comments that were against a project were mislabeled as for the project. Perhaps you should adopt a check-the-box form that lists for/ against/ indifferent at the top and then an open comment box at the bottom.
192	Virtual meetings are much easier to access, please don't go back to in-person
193	We do not need more public input. We need reasonable rules regarding what can get built. There is no reason for multiple public meetings on whether someone can have a deck on their roof. Either allow roof decks or don't, but have a consistent rule so we don't need to waste time on reviewing every deck. Not everything needs public input.
194	We don't have in-person public meetings anymore. I feel unheard and misunderstood at these zoom meetings and webinars.
195	We need to be reaching more members of the community for public dialogue by utilizing other platforms and outlets. Reps from the project should be going to more Neighborhood Association meetings, Main Street groups, etc. to reach a broader audience. I've spent years on a project, with clear and consistent feedback from nearly every member of the public, and the project moves forward unaltered which is extremely frustrating and makes my time seem meaningless. Does BPDA project manages have any control over the project or does the proponent make all the decisions? The project manages tend to indicate they have no control and they are there just to facilitate the meeting and "pass feedback along" but to whom and to what end is never clear. Also, the public has no access to pre-file meetings so what is filed is often not something that the community would support, but we are forced to spend months responding to it over and over again. Like in Article 85 hearings (which should be at the very beginning of the process, not the end) proponents should present different options for the site, get public feedback, and then move forward with the option that best supports the needs of the neighborhood. Otherwise, decisions will continue to be made by the bottom line of the developer. We should be discussing if existing buildings can be reused before we even see a proposal for demo and new construction, but it never happens that way.
196	We should be very cautious about community feedback during the Article 80 process that results in less housing being built than a developer is willing to produce.
197	What a waste of taxpayer money! BPDA is a joke and viewed as such. You are not playing in the world class city arena and until the fat agencies are cut, Boston will remain a city by default.
198	What significance is there in providing feedback to a project only to discover when development began at the site that the BPDA had determined that the project was too small for their review and had been transferred to ONS WITHOUT notification to participants providing feedback because they did not live within 300 feet of the project.
199	When a Project like the the Independence, includes housing homeless coming in thru the "Boston entry system" with mental illness and drug addiction issues then its imperative we

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	are given multiple in person community meetings during the article 80 process and all parties are present including the BDPA board who votes.
200	Why can't we vote on any projects that directly affect our health and well being
201	Would be better to have in-person and/or hybrid meetings rather than just virtual only.
202	You need to re-establish in person meetings as one method of community engagement.