

Question	Asker Name	Answer	Answer Name
How do people queue to testify?	Anastasia Nicolaou	After the presentation use the "Raise Hand" function at the bottom of the screen.	Bryan Glascock (BPDA)
How many people are on the webinar?	Kathy Brown	live answered	Jason Ruggiero (BPDA)
How many people are on the webinar?	Kathy Brown	We currently have 170 attendees	Andrew Nahmias (BPDA)
How many people are on the webinar?	Kathy Brown	There are now 198 attendees.	Kathleen Onufer (BPDA)
What does a 2-person household of renters need to make in order to pay 70% AMI without becoming RENT-BURDENED. Thank you.	Laurel Radwin	Hi Laurel: The current income limits for a AMI levels, household sizes, and how that affects maximum affordable rents can be found here: https://www.bostonplans.org/housing/income-asset-and-price-limits .	Kathleen Onufer (BPDA)
Since the list of public attendees isn't visible in this webinar format, can you announce the approximate number of public attendees? Also, are any elected officials or members of the press present?	Matthew Broude	live answered	Kathleen Onufer (BPDA)
Since the list of public attendees isn't visible in this webinar format, can you announce the approximate number of public attendees? Also, are any elected officials or members of the press present?	Matthew Broude	Hi Matthew - there are currently 174 people participating in the webinar (including staff and interpreters)	Kathleen Onufer (BPDA)
Are written comments to be sent via email or another way?	Dericka Joyner	If we don't get to your question aloud tonight, you can submit your comments via the project webpage, https://www.bostonplans.org/projects/standards/linkage	Jason Ruggiero (BPDA)
Are written comments to be sent via email or another way?	Dericka Joyner	You can submit comments using the comment form on the bottom of the project page. It can be found here: https://www.bostonplans.org/projects/standards/linkage	Andrew Nahmias (BPDA)
yes please	Kathy Brown		
Can you send or show the actual list of attendees? Would be good for attendees to know who their fellow attendees are. Thank you.	Jennifer Schultz	Hi Jennifer - we will post a list of registrants (with emails removed) on the linkage page (along with the recording, slides, and Q&A transcript) tomorrow.	Kathleen Onufer (BPDA)

<p>You will hear from many Boston residents who are born and raised in Boston. I was not; I'm a transplant from Detroit, MI. born and raised. Although Detroit suffered from 7 interstates highways through and around the city, which caused White Flight to the suburbs and then the Energy Crunch in the 1970's.</p>	Tracey Anderson	Hi Tracey - just wanted to acknowledge this comment and publish it for others to see. Thanks for joining us tonight.	Kathleen Onufer (BPDA)
<p>Sorry not done</p>	Tracey Anderson		
<p>@Kathleen Onufer(BPDA) can you share the current income limits for AMI here so those of us on this webinar can see them together, since we can't see who all is actually on with us.</p>	Markeisha Moore	Hi Markeisha - Are you able to access the current income limits here? https://www.bostonplans.org/housing/income-asset-and-price-limits Because the income limits vary by AMI and household size, want to make sure all can look up the most accurate information for their question.	Kathleen Onufer (BPDA)
<p>It is great to see the city is studying this in a robust way, however, how can we expand the linkage studies to other areas such as open space/parks, schools/child care, and transportation. Is this something the city is looking into?</p>	Jun Seung Lee	We do have a child care requirement for some neighborhoods already and expect to be expanding it.	Bryan Glascock (BPDA)
<p>Can these changes be shown on the web site? or have the PDF emailed to attendees?</p>	Richard Giordano	Rich, these proposals are on the webpage, glad to send you link afterward if you need it.	Bryan Glascock (BPDA)
<p>I am here representing Councilor Tania Fernandes Anderson.</p>	Steven Murnane	Thank you for joining us Steven	Kathleen Onufer (BPDA)
<p>You will hear from many Boston residents who are born and raised in Boston. I was not; I'm a transplant from Detroit, MI. born and raised. Although Detroit suffered from 7 interstates highways through and around the city, which caused White Flight to the suburbs and then the Energy Crunch in the 1970's. To allow developers NOT to pay the linkage, you will be creating a vacuum similar to Detroit. As an Assessor, the life-cycle of the neighborhoods are: growth, stability, decline, and revitalization.</p>	Tracey Anderson	Thank you Tracey for your comment.	Kathleen Onufer (BPDA)

Hi, looks like chat is disabled, but per the BPDA's request— I'm Catherine Carlock with the Boston Globe.	Catherine Carlock	Thanks Catherine for joining us - I'll publish this here in the Q&A.	Kathleen Onufer (BPDA)
Thank you so much. I have reviewed all of these sites. I still don't have a dollar amount for net year income.	Laurel Radwin	I'm not sure I'm understanding your question correctly Laurel, but as published there, the yearly income limit for a 2 person 70% AMI household is \$78,550. The maximum affordable rent for a 70% AMI HH of two people may vary by unit type: for an studio it's \$1,257, for a 1 bedroom \$1,473, and for a 2-bedroom \$1,668. I hope that's helpful in terms of reading the charts.	Kathleen Onufer (BPDA)
Good evening all, Elaine Donovan here for Councilor Coletta's office. Thank you	Elaine Donovan	Hi Elaine - thank you for being here with us tonight.	Kathleen Onufer (BPDA)
Is there anywhere in the city that this new Research Laboratory use would have a different allowed/conditional use/disallowed table than the existing Light Manufacturing that currently includes research labs? In other words, would this have any impact on *where* research labs would be allowed, conditional use, or disallowed by right in the zoning code?	Matthew Broude	It is not our intention to create new allowed/condition/disallowed research labs based on this definition change. However, having a different definition for research labs than other light manufacturing will allow us to have more targeted planning for these land uses in the future, including the ability to encode future changes.	Kathleen Onufer (BPDA)
Excellent, thank you Bryan.	Richard Giordano		

<p>5.What are the security levels of EACH BIOLAB being proposed (BSL1, BSL2, BSL3 or BSL4)? (Read descriptions above.)</p> <p>6.Are the proposed Level 1 facilities being built for future scaling up to level 2's, 3's and/or 4's?</p> <p>7.Who will own these BIO LABS?</p> <p>8.Ownership lasts for how long?</p> <p>9.How, when and who distributes pre-permit approval notifications for public meetings on proposed BIO LAB USE to each neighborhood? (Like the liquor licensing process for liquor stores, weed dispensary shops, etc...)</p> <p>10.In the event of an accidental release how and who officially ensures neighborhood alerts and next steps to protect the residents?</p>	Lorraine F	You can find upcoming opportunities to discuss these issues more here: https://www.bostonplans.org/projects/standards/life-sciences-action-agenda	Maya Kattler-Gold
I am here representing MAHA and Parenting Journey.	Delores Reyes	Thank you for joining us Delores.	Kathleen Onufer (BPDA)
where are these labs located and at what BSL LEVELS?	Lorraine F	You can find out more about the proposal here https://www.bostonplans.org/projects/standards/linkage	Kathleen Onufer (BPDA)
HOW MANY LABS ARE IN THE PLANNING PHASE? WHAT ARE THE PROJECTS FOR THE NEXT 10 YEARS?	Lorraine F	Hi Lorraine - I'm not sure how to answer this question (nor something I have in my head!) Publishing it here so the room can see it, and so it can be part of a broader response.	Kathleen Onufer (BPDA)
Outstanding response. Thank you. This means, I presume, that developers will charge the maximum -- because they can. Y)ou don't have to answer again, ;	Laurel Radwin		
Hi all! Kennedy here on behalf of Councilor Kenzie Bok	Kennedy Avery	Thank you for joining tonight	Kathleen Onufer (BPDA)
HAVING A PROBLEM UNMUTTING	Lorraine F		
Tim's comment just now that this extra high linkage increase will somehow help support more jobs training for life science doesn't make any sense to me...linkage that is too high will result in LESS lab development, FEWER jobs, and much less effective jobs training	Jennifer Schultz	Thanks Jennifer for your comment	Kathleen Onufer (BPDA)

with do many people on the zoom, I will submit written testimony but just want to register support for the proposal. With the current lab boom, it is important to capture some of this value to stabilize our neighborhoods. We are glad that one of the first lab projects in Chinatown is making a significant contribution to affordable housing, but this is not often the case.	Markeisha Moore	Thanks Markeisha for your comment	Kathleen Onufer (BPDA)
sorry that was Lydia Lowe above but I logged in with Markeish Moore's link	Markeisha Moore	Thank you Lydia then :)	Kathleen Onufer (BPDA)
What is the rationale for reducing the exemption amount from 100,000 sf to 50,000 sf. That reduction will catch non-profits like charter schools, community service agencies, parochial schools, church uses, and also very beneficial commercial uses in the neighborhoods, such as supermarkets and other retail uses (not just so-called big box stores). Please elaborate.	Paula Devereaux	This was based on teh nexus study recommendations.	Bryan Glascock (BPDA)
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The 2020 legislation prohibits linkage increases to apply to projects that are already under review or approved, but it does allow the City to elect to apply increases to projects that file a Notice of Project Change or PDA Amendment. Is the intent to apply these linkage increases to projects that file a NPC or PDA Amendment?	Brent McDonald	Yes	Bryan Glascock (BPDA)

Pam Kocher here, on behalf of the Boston Municipal Research Bureau	Pam Kocher	Thanks for joining us Pam	Kathleen Onufer (BPDA)
Evening, do you happen to have the ratio of jobs per housing unit in the city of boston for the years 1995 to present?			
To expand on that, do you have the \$ per sqft linkage funding per neighborhood from 1995 to present?	Ana Ventura	Hi Ana: That's not something I have in my head! I'm publishing your question to share it with all, and so that the team will have this as they work their way through more detailed responses in the future.	Kathleen Onufer (BPDA)
This is Markeisha, and my hand is still up, thank you.	Markeisha Moore	Hi Markeisha - I see your hand raised there (so Mark should be able to see it and call on you)	Kathleen Onufer (BPDA)
When did the nexus study take place?	Dericka Joyner	The nexus study was completed over the summer and early fall of 2022	Tim Davis (MoH)
When did the nexus study take place?	Dericka Joyner	You can also find a copy of the nexus study here: https://www.bostonplans.org/getattachment/fd5a58c9-1619-4af9-b577-79df066d66d0	Kathleen Onufer (BPDA)
@Kathleen Onufer(BPDA), I just didn't want to get confused with Lydia.	Markeisha Moore	Hi Markeisha - thanks. I think the challenge is about what shows up on display. Appreciaet your flagging it.	Kathleen Onufer (BPDA)
how do u unmute when u r called on?	Kathy Brown	BPDA staff will give you permission to speak and you will then be able to click the unmute button	Maya Kattler-Gold
Got it, Thanks!	Kathy Brown		
As a long-term renter (30 years) in Boston, shut out of home ownership and currently living in Roslindale, I've observed the city's ballooning commercial development far outpaces creation of affordable housing, which runs decades behind. I strongly support Mayor Wu's linkage fee proposal and its proposed implementation policy.	Karen Kirchoff	Thank you for your comments.	Bryan Glascock (BPDA)
in order to unmute go to the lower left of your screen and click on the microphone symbol	Richard Giordano	Thanks Richard - publishing this so more people can see it.	Kathleen Onufer (BPDA)

<p>I believe that the Jennifer Schultz who spoke earlier is an attorney that represents developers on zoning matters - I did not hear that she disclosed that - apologies if she did. One of the developers she represents is proposing a very large development in Charlestown that is asking for a significant zoning change through an Article 80C PDA whihc i how I have encountered her. Developers, their paid representatives, and lobbyists should identify themselves as such when they speak - just like the people reading statements from professional and industry groups and the residents who have spoken so far. Context matters. I am a Charlestown resident.</p>	<p>Nancy Johnsen</p>	<p>Thank you for your comments.</p>	<p>Bryan Glascock (BPDA)</p>
<p>Over the years, how have the 55m been spent on jobs training? How many Boston residents have benefited from the training, placed in employment, and retained employment? How many Boston residents from Roxbury, Dorchester and Mattapan have benefited from the training? The linkage contribution for job training seems to be extremely low, how was the formula of the % assigned to job training and the though process?</p>	<p>Angela Williams-Mitchell</p>	<p>While I do not have the information on hand to answer the first part of your question, I can answer your question about why job training fees are lower than for housing. As part of the study, the consultant determined the actual cost of job training and for housing, and the costs of creating housing are significantly higher than for training. This difference is reflected in the differing fees.</p>	<p>Tim Davis (MoH)</p>

<p>Can you explain any provision for daycare space/cash-out fees as part of the Development Impact Project Exactions?</p> <p>Under the existing city ordinance, Fenway Kenmore zoning district has been excluded from the 14 districts receiving daycare space/cash out contributions from commercial projects.</p> <p>With over two million square feet of mostly lab development pending approval in the Fenway neighborhood, Fenway Parent Group supports such linkage for those living and working in the neighborhood.</p>	<p>Tim Ney</p>	<p>Currently, child care is not part of the linkage program but a seperate zoning requirement, and the Kenmore area is not part of that. We are looking at updates to the child care requirement.</p>	<p>Bryan Glascock (BPDA)</p>
<p>Hi. How many attendees are here now? thank you</p>	<p>Lorraine F Lorraine F</p>	<p>160</p>	<p>Maya Kattler-Gold</p>
<p>Where have the 227 million\$ in kinkage fees since 1986 been spent or used? Where has the \$55 million dollars in jobs training been spent or used? Can we receive a report on this also for the past 12 months and related to the number of homes needed? Why not create incentives for building rather than new hidden taxes?</p>	<p>Kent Edwards</p>	<p>Hi Kent: The Boston Jobs Trust administers the workforce components of linkage: https://owd.boston.gov/neighborhood-jobs-trust/ The Boston Housing Trust administers the housing components of linkage, here is their 2020 report: https://www.boston.gov/sites/default/files/file/2021/08/Neighborhood%20Housing%20Trust%2C%202020%20Report.pdf</p>	<p>Kathleen Onufer (BPDA)</p>
<p>I will expand upon this in a separate comment. I believe that the Nexus report does touch on this and on the effect of reducing to 50,000 sf on some neighborhood developments - not large projects and not projects in the downtown area. I believe that this may impact more than what has been recognized.</p>	<p>Paula Devereaux</p>	<p>Thank you for looking into this issue in depth.</p>	<p>Bryan Glascock (BPDA)</p>
<p>Maya, what has been the highest # of attendees?</p>	<p>Angela Williams-Mitchell</p>	<p>I believe around 200</p>	<p>Maya Kattler-Gold</p>

<p>As Current Bpda Incusionary unit tenat who will soon be a graduate. I support the mayors decison but with all the commercial proterties that are vacant. I feel housing should be priority . I would like to buy a home and it wont be possible in the city of boston where I have resided for 36 years . The rent is not affordadable and the homeonwer oppoertunites are non exsistent .</p>	<p>Markeisha Moore</p>	<p>live answered</p>	<p>Jason Ruggiero (BPDA)</p>
<p>Yes, Tim, cost of housing is considerable higher than job training, on that we agree. Can you share with me, how many Boston residents will benefit from the sum allocated to job training?</p>	<p>Angela Williams-Mitchell</p>	<p>If you want to submit a comment through the website, BPDA staff can forward your question to our partners at the Office of Workforce Development.</p>	<p>Tim Davis (MoH)</p>
<p>As Current Bpda Incusionary unit tenat who will soon be a graduate. I support the mayors decison but with all the commercial proterties that are vacant. I feel housing should be priority . I would like to buy a home and it wont be possible in the city of boston where I have resided for 36 years . The rent is not affordadable and the homeonwer oppoertunites are non exsistent .</p>	<p>Markeisha Moore</p>	<p>Thank you for your comments.</p>	<p>Jason Ruggiero (BPDA)</p>
<p>As Current Bpda Incusionary unit tenat who will soon be a graduate. I support the mayors decison but with all the commercial proterties that are vacant. I feel housing should be priority . I would like to buy a home and it wont be possible in the city of boston where I have resided for 36 years . The rent is not affordadable and the homeonwer oppoertunites are non exsistent .</p>	<p>Markeisha Moore</p>	<p>Thank you for your comment, Shameeka</p>	<p>Maya Kattler-Gold</p>
<p>The comment above was myself shameeka moreno not Markeshia .</p>	<p>Markeisha Moore</p>		

Would the BPDA consider accounting for other areas of mitigation that arise during the Article 80 process in this linkage formula? At the moment, there is no predictability when it comes to additional financial commitments requested by community members, transportation or non-profits. It's difficult for developers to understand a project's feasibility since each development proposal is subject to its own unique mitigation contribution, in addition to linkage.	Christine McMahon	That's been a long-running concern, we will be looking at the cumulative effects of the various mitigation programs.	Bryan Glascock (BPDA)
Thank you for your response.	Weezy Waldstein		
Has the BPDA revamped its methods for monitoring, collecting and reporting linkage payments?	Dolores Boogdianian	There have been a number of improvements to the process over the past few years, I'm sorry I can't to the specifics but would be glad to put you in touch with the Compliance division or you can call 617-622-4300 and ask for them.	Bryan Glascock (BPDA)
Angela Williams-Mitchell, Boston Jobs Coalition, Inc. President	Angela Williams-Mitchell	Thank you for acknowledging your affiliation	Jason Ruggiero (BPDA)
Angela Williams-Mitchell, Boston Jobs Coalition, Inc. President	Angela Williams-Mitchell	Thanks, Angela	Maya Kattler-Gold
What are industry and BRA/BPDA projections combined with application completion mentorship from BPHC like BU received for the NEIDL.	Lorraine F		
I want to also flag again that the linkage should fund higher education levels of education not just community college levels, so that those higher paying jobs are available to people who would otherwise be left out.	Markeisha Moore	Thank you so much for your comments	Maya Kattler-Gold
Where do we get those previous studies?	Lorraine F	You can find the 2016 study here: https://www.bostonplans.org/getattachment/b883ad7f-fc1f-4c83-ac88-1334e519742d	Maya Kattler-Gold
yes	Lorraine F		
yES	KLARE ALLEN		

Mark, yes, Klare Allen was referencing BU's National Infectious and Emerging Diseases Laboratory (NIEDL) Bio-Level 4 lab in the South End	Dolores Boogdanian		
I also want to flag that all of the lab spaces and current housing being built seem to be investments as apposed to being built for actual use. We do not have enough affordable housing being built now so I don't feel that making investors and developers pay their dues could possibly bring in less affordable housing.	Markeisha Moore	Thank you for your comments	Maya Kattler-Gold
For the questions in the chat not gotten to, will they be shared, answered and memorialized online with the recording?	Angela Williams-Mitchell	We expect to answer them if we don't get to all. But you can submit additional questions/comments here: https://www.bostonplans.org/projects/standards/linkage	Bryan Glascock (BPDA)
What is the Mass Building Trades unions perspective on lowering the costs of building housing in Boston?	Lorraine F		
RES Group study for lab & office space in Philadelphia indicates that in a case of a 50/50 lab office project of 20,000 to, 30,000 SF could create 30 to 50 jobs permanent jobs. So, if we scale that up for the 8 million SF of lab under construction, approved or under review in the Fenway then at the low end 8 million SF would create 12,000 permanent jobs. At the high end of the RES figures then 8 million SF creates 20,000 jobs. So if we don't increase the Linkage fee how do we create the additional new apartments that we will need for all these new workes.	Richard Giordano		
Lab proposals should be required to include housing in the development.	Jo-Ann Barbour		

Thank you, Kenzie. You are making a very critical point. Money to build affordable housing does not address the problem of insufficient housing in Boston if there's no land in Boston on which to build it.	Dolores Boogdanian		
Thank you Councilor Bok. Fully agree with you!	Jo-Ann Barbour		
*Correction, questions in the Q & A	Angela Williams-Mitchell	Yes, the team is planning to publish all the questions.	Kathleen Onufer (BPDA)
Hi	Kathy Brown		
If I had time I had wanted to say the National Low Income Housing Coalition was referenced by an opponent They support Linkage, IDP, and rent control and other tools to address the housing crisis	Kathy Brown	Thank you, noted!	Bryan Glascock (BPDA)
Thank you very much, BPDA and MOH, for a very robust meeting. I also appreciate your openness to all comments and for keeping time limits so that more folks can be heard!	Laurel Radwin		
Hi again, by any chance can I get Kathleen Onufer's email? Thank you!	Ana Ventura		
Invest in Boston residents	Markeisha Moore		
Thank you Mark, Bryan and Tim for leading a great meeting!	Lorenzo Bartoloni		
Thanks for trying to answer my questions	Lorraine F		