



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, May 07, 2018
6:00 PM to 8:00 PM
Boston Water & Sewer Commission, 980 Harrison Ave, Roxbury

Attendees

RSMPOC Members: True-See Allah, Valeda Britton, Bing Broderick, Frederick Fairfield, Dorothea Jones, Jorge Martinez, Marzuq Muhammad, Charlotte Nelson, Norman Stembridge, Susan Sullivan, City Councilor Kim Janey (Ex-Officio)

Not in Attendance: Beverly Adams, Felicia Jacques, Frank Williams, Rep. Evandro C. Carvalho (Ex-Officio), State Senator Sonia Chang-Diaz (Ex-Officio), Rep. Byron Rushing (Ex-Officio), Rep. Chynah Tyler (Ex-officio)

BPDA Staff: Courtney Sharpe, Lillian Mensah, Victoria Phillips

City Staff: Devin Quirk (DND), Donald Wright (DND), Eva Jermyn (DND)

Link to PowerPoint: <http://www.bostonplans.org/getattachment/2987a405-bee2-4b40-b423-ff367a2313b1>

Opening

On May 7, 2018 Co-Chair Norman Stembridge called the Roxbury Strategic Master Plan Oversight Committee to order. The agenda was reviewed as well as committee responsibilities.

Planning Update

Following the opening, Courtney Sharpe, BPDA Senior Planner, presented an update on the PLAN: Dudley Square process.

- The process was born out of the Roxbury Strategic Masterplan and is continued implementation of that plan. The point of engagement is to understand what the community would like to see in the Requests for Proposal (RFPs). Eight RFPs will be released. Since the process began there have been 21 public meetings.
- PLAN: Dudley Square's objective is the implementation of the Roxbury Strategic Master Plan with the overall goals including: maintaining and expanding affordable housing; increasing individual and cooperative homeownership; designing and planning innovative housing and its

integration with the neighborhood's social and economic structure; and maintaining and enhancing the quality of public and subsidized housing.

- For more information please visit: bit.ly/PlanDudley

Following the PLAN: Dudley Square process update, Devin Quick, DND Director of Operations, and Donald Wright, DND Deputy Director, Real Estate Management and Sales, presented an overview of DND's work and an update on the DND RFPs.

RSMPOC Questions and Comments

- A RSMPOC member asked if the $\frac{1}{3}$, $\frac{1}{3}$, $\frac{1}{3}$ housing affordability split was driven by any feasibility considerations. A DND staff member responded, the split is largely driven by policy. Most projects are not going to be financially feasible without land cost subsidy and likely more grant financial subsidy additionally and then government source will step in to help fill those gaps. $\frac{1}{3}$, $\frac{1}{3}$, $\frac{1}{3}$ is a baseline requirement; 100% deeply affordable housing is not only supported it is a highly advantageous response in the RFPs.
- A RSMPOC member stated: If we are asking developers to use their imagination for resources and what is possible, they are concerned about the paragraph referring to $\frac{2}{3}$ of community benefits going towards housing is stifling. A DND staff member responded, the statement referenced is in the presentation for explanatory purposes to set expectations but it is not written into the RFP. The RFP states community benefits are an evaluative criteria.
 - A RSMPOC member followed-up to ask if that paragraph could be rephrased or taken out. A DND staff member responded, it is definitely not in the RFP themselves. This is a public document now, if there is substantial concern we can work to have a second document.
 - A RSMPOC member followed-up stating, I am still concerned about putting something in a public document that gives someone leeway to forego additional community benefits or using their imagination. A DND staff member responded, that window should not be there, you are correct.
- A RSMPOC member asked if the anti-displacement language is a first and if other departments are looking at this. A DND staff member responded, they are the primary City department which disposes of land but other departments and the BPDA are looking at the language.
- A RSMPOC member asked for clarification on the total number of affordable housing units within Roxbury versus the City [see presentation slide 19]. A DND staff member responded that the total number of units within the study area is 2,468; the total number of units in Roxbury is 20,227 of which 52% is rental affordable. These charts also include units which have been approved.
- A RSMPOC member stated that they thought the number of income-restricted units in Dudley Square was vastly higher. A DND staff member responded, to explain that the percentage existing today is higher, however, the chart [see slide 19] includes those that have been approved (through Article 80).

- A RSMPOC member asked if those numbers [see slide 19] include the $\frac{1}{3}$, $\frac{1}{3}$, $\frac{1}{3}$ mix from the PLAN: Dudley Square parcels. A DND staff member responded that they do not because the RFPs have been approved yet and are not approved developments. The chart refers only to projects which have gone through Article 80 and have been approved.
- A RSMPOC member asked if is there number on the buildout of these parcels based on the RFPs. A DND staff member responded that there is not because there is a broad range of what could happen with the RFPs. When we look across all parcels, it would likely be between 300-900 units built, which is a broad range, and it would be a $\frac{1}{3}$, $\frac{1}{3}$, $\frac{1}{3}$ of that. This also assumes that everything gets built and every RFP gets responded to which may not be the case.
 - A RSMPOC member followed-up stating that it may be helpful to have that number from DND assuming all the parcels are built out what does the affordability look like. A DND staff member responded, it is the percentages identified in the RFP apply to that big number. There also may be, and likely will be, projects that apply with 100% affordable units, which means one possible scenario is that all the units are affordable, which is what makes predicting what will happen difficult we see how the development community responds to these RFPs. We know it will not be less than $\frac{1}{3}$, $\frac{1}{3}$, $\frac{1}{3}$ but it could be sustainably larger than that.
 - A RSMPOC member followed-up stating that it would be helpful then to know what affordable units look like in Roxbury. A DND staff member responded that could be provided.
- A RSMPOC member asked if developers must include a plan establishing and overseeing a minority outreach program and who is going to be the judge of whether or not the developer is doing minority outreach. A DND staff member responded that it starts with the proposed plan and the city's protocol is taking a compliance approach to it, as in, the same way we do construction with monitoring, we would take that a similar approach to ensure the expectations are being met and also if they are not.
 - A RSMPOC member followed-up asking if they could we have a copy of the City's protocol. A DND staff member continued that this is also selection criteria so what we are looking at is which developer has presented the strongest, most enforceable program.
 - A RSMPOC member followed-up expressing concern that City is not doing a great job monitoring and wanted to know to trust that the diversity and inclusion provision will be enforced. A DND staff member responded that they are going to be looking at the development team itself, who responded to the proposal, and if someone comes with a team of color in specific trades then they will be evaluated that way compared to other developers. From construction to finance, if a team is a team of color that project will be seen as highly advantageous.
 - A RSMPOC member followed-up to ask how it would be ensured that teams that begin diverse remain diverse and that they will get paid. A DND staff member responded, once

a developer is selected there are test points, meetings and this is something that will be monitored through to the end of the project so any changes will be known.

- A RSMPOC member asked, how much weight will one section versus another have. A DND staff member responded, there is no explicit weighting in the RFPs but all the selection criteria are de facto equally weighted but through the community review process there can be a discussion of how these factors influence one another.
 - A RSMPOC member followed-up stating, to make things real it is important to have weights; without them they are goals. Understanding how these are being judged is important for us and the community. A DND staff member responded, a lot of time has been spent drafting this language so it is very important to DND. We do not have all the answers regarding monitoring but as a collective body we will be able to that with taking some direction from people we hear from in this room to make sure we get it right. Another DND staff member then responded, agreeing that ensuring the evaluation criteria are legitimate and holding to our values. Also adding, we cannot reward a great design that has no ability to be financed so we have to make sure we weigh these two things.
 - A RSMPOC followed-up stating, they agree with their colleague on weighting the criteria but at the base of it all has to be financial feasibility because we have seen projects that were not financially feasible. Additionally, the PRC process is made up of members of the community who presumably be weighting these projects. A DND staff member responded, that is the intention in not wanting to be too prescriptive.
- A RSMPOC member asked, some developers have an abysmal record around job standards and some have good records; will those who have had a good track record be given preference over those who have not and stated it seems like people have not been penalized very much. A DND staff member responded, respondents that have a bad track record of making promises they cannot deliver on hurts them in a few places like team experience and the diversity and inclusion narrative. If it looks great on paper but everyone knows it is not real, there is the opening for community feedback that it should not be rated highly advantageous.
 - A RSMPOC member followed-up stating, things usually start to fall apart when the sub-contractors come in because you will not always know who the sub-contractor and with the City's lack of attention to construction there is a definite concern. A DND staff member responded, we want to make sure we are holding developers accountable and the good news is that the City is involved and is staying involved as many of these projects need government financing and so there is long-term leverage during development and long after development too. Another DND staff member then responded, in the last couple of years we have seen developers respond to the hiring protocols and being better prepared for DND meetings and being able to those numbers and back it up. Not all of them of course but they are hearing from the community and coming more prepared.

- A RSMPOC member asked, do you have the same criteria citywide. A DND staff member responded, a couple of these are new including the development without displacement criteria but for the most part the selection criteria is used across.
 - A RSMPOC followed-up asking, so this is the same criteria that was used in the Seaport. A DND staff member responded, no this is only for public development, these are DND's criteria for public land. The Seaport was private land.
 - A RSMPOC member followed-up asking, so was there public land in East Boston and South Boston. A DND staff member responded, yes there is. There is not much in South Boston anymore.
 - A RSMPOC member followed-up asking, how do you prevent a developer from saying this is their best faith effort and not being able to enforce it. A DND staff member responded, because this is public land and most likely publically financed development we have more leverage and have more opportunities to enforce this. I also look to the expertise in this room on how we can do the best and ensure accountability.
 - A RSMPOC member followed-up stating, every general contractor and sub-contractor on a job is not going to meet those criteria. A DND staff member responded, to clarify, these are the selection criteria for the best developer amongst all the development proposals. These are criteria for how we choose which of the developers is best to develop the site. This is different from the Boston Residents Job Policy and ongoing job monitoring.
 - A RSMPOC member followed-up stating, this is a good point though because there are DND projects which are out now which have abysmal numbers including the Vine Street Community Center and the Dudley Branch Public Library. A DND staff member clarified that is a City of Boston project not a DND specific project. The RSMPOC member continued stating, the City really has to be in this.
- A RSMPOC member stated, I think this is why we need to see the City's protocol. A DND staff member stated, the City protocol would be the Boston Resident Jobs Policy and what is written in the RFP under the diversity and inclusion language, there is no protocol beyond that.
- A RSMPOC member asked, Massport has a functioning office who determine who is classified as a minority or women business, what does the City have that can be a guide for weighing it. A DND staff member responded, I believe the City does certify minority owned businesses and women owned businesses.
 - A RSMPOC member followed-up stating, the minority business office was disbanded so is this new policy or are you using the state criteria or if you were certified by the State then you are classified to work on a City job. A DND staff member responded, the City of Boston Office of Economic Development is working with the State for cross certification. In DND, when contractors come in and they are minority or women contractors I make sure they go down and register with the City. The goal is to align the State's list with the City's list.

- A RSMPOC member stated, the unions have had a large role in opening doors for people in the community and having much more to choose from.
- A RSMPOC member asked, 11,481 affordable housing units seems like a lot, deed restricted housing is up which is great for the community but how do we balance these things out. A DND staff member responded, these are households at the least risk for displacement. If rents go up and you are in deed-restricted housing you are safe from those market changes. There is a breadth of affordability within the income restricted units which is part of the ⅓, ⅓, ⅓ vision in by providing a balance of deeply affordable units to those who need it most, income restricted units to those in the middle of the road, moderate income for those who are being priced out of the City, and market rate units to cross-subsidize.
- A RSMPOC member asked, the issue is that the number of affordable units is already high, how do we protect and be prescriptive of where affordable housing is built. A DND staff member responded, this is referring to the Inclusionary Development Policy (IDP). IDP prioritizes housing that is built on-site opposed to off-site and if it is built off site it is supposed to be within a quarter-mile of the development. To clarify, what we are talking about here tonight with the RFPs is city owned land and with city owned land we can be much more prescriptive on what we want to have happen; to require subsidy so we have the opportunity to build a lot more affordable housing on these sites than on any private land which is an important part of our community development strategy to utilize our land to create and protect people from displacement.
- A RSMPOC member asked, what public resources are available to Roxbury, are they limited by geography or open across the City. Historically how many of those dollars have come to Roxbury and what do we project will come to Roxbury. A DND staff member responded, we can do some research into that. Speaking from a right now perspective, our affordable housing resources are dedicated citywide. We try to find the best projects which are before us, prioritizing projects which are on city owned land. We have a history of funding all the good projects which come forward and we have a priority to make sure income restricted affordable housing is being built across our city. It is hard to predict future allocations as it is really based on projects.
 - A RSMPOC member followed-up, it would be helpful for the committee and community to be able to manage expectations to know what is likely to be built given resources.

Development Project Update

- Courtney Sharpe, BPDA Senior Planner, then presented the status of the following development projects:

Bartlett Place: <http://www.bostonredevelopmentauthority.org/projects/development-projects/bartlett-place>

- Bartlett is under construction. Design and development in underway on all of the sights.

Parcel 10 - Madison Tropical: <http://www.bostonredevelopmentauthority.org/projects/development-projects/madison-tropical-parcel-10>

- Pre-construction and marking is underway. Phase 1 is completed. Phase 2, 9 Williams is open and occupied. 2085 Washington is the largest component and is in preconstruction

P 9 – Melnea Hotel and Residences:

<http://www.bostonredevelopmentauthority.org/projects/development-projects/melnea-hotel-and-residences>

- Phase 1 is completed. First phase of the hotel component is currently under construction. Second phase residential is underway, this project is in final designation.

P-3 Tremont Crossing Project: [http://www.bostonredevelopmentauthority.org/projects/development-projects/tremont-crossing-\(p-3\)](http://www.bostonredevelopmentauthority.org/projects/development-projects/tremont-crossing-(p-3))

- Tremont Crossing is working on their financing plan and is tentatively designated.

Community Questions and Comments

- A community member asked, for DND on the conversation around anti-displacement, have you already taken into account the people who have already been displaced. Also with the conversation coming out of Washington, DC and HUD talking about tripling rents what is the impact on household which you mentioned earlier that are supposedly in a safe zones in terms of rents.
 - A DND staff member responded, for the first question about accounting for people who have already been displaced and are facing displacement, there are two different things:
 - In the RFPs, we are expecting developers to put together a plan that speaks to their commitment to prevent displacement which should speak to their past track record in preventing eviction. At DND, we are working on a displacement or renter preference for affordable housing opportunities to make sure the affordable housing lotteries first preface people who are at risk for displacement which is measured by rent burden.
 - In response to what is coming out of Washington, once a deal is signed and an income restriction is set on the property, the rent is not going to change after. What the Trump administration is proposing is more specific to Section 8 voucher holders and public housing residents.
 - A community member followed-up stating, we do have Section 8 renters in Roxbury so what would be the impact with the sifting of those folks. A DND staff member responded, there is a serious commitment to making sure that does not happen and if it does working together to find a global solution that will hold the community's values first.

- A community member asked, are there set goals for minority women owned businesses in the RFPs. A DND staff member responded, there is no set goal in the RFP, it is an evaluative criteria so we will be judging the proposals against each other to determine which is the strongest.
 - A community member followed-up asking, does the Boston Resident Jobs Policy have standards. A DND staff member responded, yes the Boston Resident Jobs Policy have very clear job standards for minority women owned businesses and construction.
- A community member asked, the Roxbury Strategic Master Plan has higher goals in minority women owned businesses and workforce goals than the City goals, how does this tie together. A BPDA staff member responded, the baseline is Boston Resident Jobs Policy so when we are evaluating projects, the more people who are included in that standard would be the most highly advantageous.
- A RSMPOC member asked, will there be another opportunity to talk about the housing breakdown as we were promised in earlier discussions. Also, are there any updates on new members joining the PRCs and RSMPOC. A DND staff member responded, to answer the first part of the question, there have been many, many community meetings and last summer there was a whole meeting dedicated to housing. There have been three workshops since January where the affordable housing selection criteria have been the focus of the conversation. At this point, we feel the 1/3, 1/3, 1/3 standards are the right compromise. It is a tough balance to set, we want more affordable housing in our city and it is important to mention, 1/3, 1/3, 1/3 is a baseline. We are open to community feedback and technical changes. We look to the Oversight Committee and other as to whether we should make broad policy changes to 1/3, 1/3, 1/3. A BPDA staff member then responded, as the PRC nominations go out so will the RSMPOC nominations.
- A community member asked, are there any comparable neighborhoods trying to develop these many parcels at one time. A BPDA staff member responded, no not that I am aware of.
- A community member asked, is there a timeline for when the good job standards will be available and will be brought to a vote. Also in JP/ROX, which included private parcels of land, they found a way to make it 100% affordable, how can these strategies be applied to Roxbury. A DND staff member responded, there is a significant difference between PLAN: Dudley Square and PLAN: JP/ROX. PLAN: Dudley Square is a parcel disposition process; PLAN: JP/ROX was about changing zoning for all land, the vast majority of which was private. Ultimately, the proportion of affordable housing in Dudley will be much higher than in PLAN: JP/ROX. A BPDA staff member then responded, to underscore the feasibility, we also say a general lack of growth after PLAN: JP/ROX with people trying to get around IDP requirements by developing sites with unit counts that are under the threshold, like triple-deckers. We have seen one project go through Article 80 since the plan. Following, the RSMPOC stated they would return to the vote question at the end of the meeting.
- A community member asked, is there a priority list of parcels for which ones are going out first. A BPDA staff member responded, the four DND parcels will go out first.
 - A community member followed-up asking, is there an overall timeline for all the parcels. A BPDA staff member responded, the goal is calendar year 2018.

- A community member asked, do you feel confident that the community has enough information about all of this the processes and what is at stake to make an informed decision. A BPDA staff member responded, the short answer is yes. The master plan has been out since 2004, there have been 21 meetings since the process began, open comment periods for the drafts, and are fully accessible.
 - A community member followed-up asking, as a neighborhood association president I have a lot of members and neighbors saying they do not have enough information so how do you account for that. A BPDA staff member responded, the idea is that since we have been having these meetings for so long that if people wanted to be part of this process they are welcome to join and if people have not been reaching out or expressed certain concerns that silence is taken as approval. A DND staff member then responded, to add to that, no process is perfect and we can look back and make improvements. At the core of this is that there is a housing crisis in the City and we have the opportunity to make a difference using these parcels which we can do quickly if we get started. There is much more community process ahead which will be robust because there will be the opportunity to respond to what each developer has submitted so I feel we have enough where we can get start with the next stage of engagement.
 - A community member followed-up asking, would it be possible for you to come out to neighborhood association meetings opposed to asking people to come to meetings like this. A DND staff member responded, it has been a standard practice for DND to develop presentations that happen at the neighborhood association level so we can definitely work with you on the right way to reach people.
- A community member asked, are you working with an honest AMI and have updated information for the AMI for Roxbury versus greater Boston as a whole. A DND staff member responded, AMI is something we have to use because it is how projects like these are underwritten but what is really important for making decisions is what is the rent the property is going to rent out for and what is the maximum income you can have to afford to live there. The DND staff member then referred to slide 23 to demonstrate the rent and income ranges. This is built into the evaluation criteria and are working to account to the difference in Roxbury with this criteria.
 - A community member asked, there still is a disparity because there are families in Roxbury which make \$20,000 or less and the lowest shown is \$27,000 and below. A DND staff member responded, that is true and there may be some families who will not be able afford \$600 a month. We are trying our best with the limited resources we have and also increase access to other housing resources as well. The median household income in Roxbury is also low because there are a lot of income restricted units in Roxbury today so a lot of very low income people in Roxbury have a place to live and are not facing displacement. Though there certainly are people who have very low incomes who are facing displacement. Roxbury AMI is not a perfect measure for who is at risk.

- A community member asked, what are the considerations for wealth generation, as only providing subsidized housing does not allow for that. A DND staff member responded, there are preference criteria in the RFP for wealth creation opportunities, so we are preferring income restricted home ownership opportunities, participation of community land trusts for rent-to-own strategies, and cooperative housing. Also this is public land so we have the opportunity to create more deeply affordable housing, we control the development a lot more and want to seize the opportunity to create the greater degree of affordable housing that we can. A BPDA staff member then responded, since the proposals are required to do 1/3, 1/3, 1/3, some of them are going up to \$75,000 so we take into account what the median is now and that fact that there is a lot of income restricted units already, we are looking per the master plan to add the diversity of incomes in the neighborhood.
- A community member asked, did you do anything to alleviate the deed restrictions for the market rate units. A DND staff member responded, there is no deed restriction on market housing only on the very low-, low-, and moderate- income units.
- A community member stated, I hope we can become more creative when it comes to the deed covenants as it relates to affordable housing because you are not going to be able to create wealth in affordable equity home ownership. A DND staff member responded, the homeowner can capture 4% equity annually so there is some wealth generation there. It is not to the same degree as market rate housing but it is substantially more than rental housing. One reason for this requirement is that we are putting a lot of money, either in terms of direct financial assistance or land cost subsidy, to create these affordable units so when that person sells their home, we certainly want them to capture a little bit of appreciation but then they need to pass along the community's invest to the next owner so the unit stays an affordable unit for the next owner.

The RSMPOC closed the meeting stating their intentions to take a vote to issue the DND RFPs at their next meeting on June 4th, 2018.* A community member asked, if the RSMPOC will take a vote even if the good job standards are not finalized. A RSMPOC member responded, they hope the language will be resolved but plan to take a vote.

- A community member asked, can the RSMPOC push the City to finalize the good job standards. A RSMPOC member responded, there are a lot of meetings going on around this but our primary focus is the RFPs which need to be dealt with.

Meeting Adjourned approximately 7:50pm

*In response to the unfortunate and unexpected passing of RSMPOC member Marzuq Muhammad the vote was postponed until the next regularly scheduled meeting, July 2, with a memorial held on June 11.