



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, February 6th, 2023
6:00 PM to 7:45 PM
Zoom Virtual Meeting

Attendees

RSMPOC Members: Charlotte Nelson, Dorothea Jones, Lorraine Payne Wheeler, Nefertiti Lawrence, Steven Godfrey, Sue Sullivan, Tru-See Allah, Valeda Britton

BPDA Staff: Jonathan Short, Jamarhl Crawford, Yarisamar Cortez, Ángel Guzman

Link to PowerPoint:

<https://www.bostonplans.org/planning/planning-initiatives/roxbury-strategic-master-plan#past-meetings>

Opening

On February 06, 2023, Co-Chair Steven Godfrey of the Roxbury Strategic Master Plan Oversight Committee (RSMPOC) called the meeting to order and welcomed everyone. Yarisamar (Yari) Cortez, BPDA Planner I, welcomed all and made initial announcements of meeting recording and Zoom and interpretation channel instructions. The Spanish interpreter gave their introduction and initial instructions followed by the Haitian Creole interpreter and Cape Verdean Creole interpreter. Yari continued with zoom etiquette instructions and an overview of the meeting agenda. Steven then continued with greetings and reviewed the calendar of upcoming RSMPOC meetings over the year, gave a brief overview of the RSMPOC and its responsibilities and encouraged people to get involved and remain engaged.

Presentation Notes - Topic: PLAN:Nubian Square Developer Updates Part II

Yari (BPDA) instructed the public and presenters that each Project Team will have 10m to present with the exception of Bartlett Place since they have more projects. Each project will have an opportunity for Q&A.

Drexel Village

Presenter: Bill Grogan, President of the Planning Office for Urban Affairs, POAH and Jonathan Garland from J.Garland Enterprises

Presentation:

1. POAH's Planning Office for Urban Affairs and J.Garland Enterprises were designated developers of the Crescent Parcel at the end of 2021.
2. Housing elements are similar to those that were presented in their RFP response which proposed to combine the Crescent Parcel and the Archdiocese Parcel to maximize affordable housing and community benefits.
3. Currently, the project provides 217 units of income-restricted housing opportunities.
 - a. For rental units: 18% of units will be below 30% AMI, 33% of units are between 30-50% AMI, 36% of units are between 60-80% AMI, 3% of units are at 80%-100%, 28% of units are at

- market-rate. This is consistent with the guidelines outlined in PLAN:Nubian Square and the Crescent Parcel Request for Proposal (RFP)
- b. In addition, this project proposes 11 income-restricted homeownership units.
 - c. The Proponent team is looking into increasing the number of homeownership opportunities pending securing funding opportunities made available by the State Department of Housing Community Development and MassHousing Finance Agency.
 - d. Through the Article 80 conversations, once they submit, they hope to explore more ways to increase homeownership opportunities within Drexel Village.
4. In addition to housing, Drexel Village will provide community benefits such as approximately 1,450 square feet of cultural space and 26,100 square feet of social service space.
 - a. Which includes space for the ABCD organization to remain on the property in a newly reconfigured and renovated space.
 - b. Preserve the Parish, St. Francis de Sales.
 - c. Also, by combining both parcels, the project will be able to deliver on approximately 60-65,00 square feet of publicly accessible open space that is community and multigenerational accessible.
 5. In December 2022, the Drexel Village filed a Letter of Intent (LOI) to the BPDA and In the next 30-40 days, Drexel Village LLC anticipates filing an expanded project notification form to the BPDA to formally start the Article 80 process.
 6. The Proponent team expects construction 16-20 months after the completion of the Article 80 process, permitting and zoning approvals.
 7. Jonathan Garland, provided an overview of the project site plan.
 - a. Jonathan Garland, summarized again the proposal of 3 new buildings and the renovation of the St. Francis de Sales Parish
 - b. The buildings proposed looks at appropriate height and density design and provide maximum open space to provide a destination within the site that people can go to as well as a space to pass through.

Comments/ Questions/ Answers:

RSMPOC Member: In the original proposal, the B1 Building was supposed to have a chapel. What happened to the Chapel in the B1 Building?

- Bill Grogan Answer: Yes, in the original proposal the B1 Building was one building that wrapped around Tremont Street to Ruggles Street with a chapel on the ground floor. One of the goals became to increase pedestrian access into the site and to preserve the existing Parish building. By preserving the Parish it eliminated the need to have a church space within the B1 Building. We are envisioning for B1 to have a portico and walkway that you can see the Church from Tremont Street. B1 will have ground floor commercial space along Tremont St. and residential amenity space. The B1 building will have approximately 140 units.
- Jonathan Garland Answer: We are able to create an access point for people to access the site and the community spaces. The team also paid attention and wanted to honor the existing materiality of the church.

Community Member: How tall is the tallest building? I wish that community benefits were thought of as establishing a trust so we can help people that are being pushed out of the community stay in the community. Giving people a room is not a community benefit. 12 stories is too high. If we can do a conversation about a community benefits and what that means to the community it would be appreciated? What AMI are you using?

- Jonathan Garland Answer: B1 is 12 stories. Reiterates the depth and range of affordability that project is proposing through a range of AMI options and qualitative open space. Project creates quality publicly accessible open space in an urban community.
- Bill Grogan Answer: AMIs are set by the City of Boston and HUD.

RSMPOC Member: Community Benefits is an important part of all of the project. What part of the community benefits listed are part of the proposal and what part is not part of the proposal? I don't see housing as a community benefit because it is part of the project.

- Bill Grogan Answer: The Planning Office and J.Garland Enterprises are committing several thousand dollars for a couple of different elements within the community. The first is asset and wealth building for residents within the development. The developers are going to make funds available for people to build equity as renters. Secondly, resources committed for subsidizing tenancing the commercial space in the development parcel as well subsidizing open space and the public park.
- RSMPOC Member: Has it been decided what percentages the housing subsidies are? As well as the commercial space?
 - Bill Grogan Answer: In our original proposal we committed to \$150,000 for commercial and cultural support and \$250,000 commitment for asset building and job training, this is part of the original proposal and current response.

RSMPOC Member: What is the cost of the condos and unit breakdown? How can people build equity? That is a tall building at a major intersection?

- Bill Grogan Answer: The cost of the condominiums will be set according to the BPDA sales price guidelines. These will be long-term income restricted condominiums. BPDA sets limits as to what those sale prices can be taking into account condo fees and other mortgage and other costs that a potential homeowner might have to bear. Currently, we are proposing 11 homeownership units at 8 which will be at 80% AMI and 3 at 100% AMI, but we are looking at an appropriate mix that would be suitable for the community. These will be subject to a deed restriction on a long term basis. In terms of equity within, the affordable housing restriction provides a limitation in terms of a homeowner's ability to grow wealth and equity. I would have to check what are the current limitations that the City and MassHousing Finance Agency have in place but there are specific parameters that allow for a percentage of equity to be realized overtime based on the down payment that the person has made.
- RSMPOC Member: How many rental units are you proposing?
 - Bill Grogan Answer: 217 units total; 206 rental and 11 homeownership.
- RSMPOC Member: Do you think that is sufficient?
 - Bill Grogan Answer: As mentioned before, we are looking at additional funding sources that will help us increase the number of homeownership units.
- RSMPOC Member: How are you accommodating parking? Do your residents have to pay?
 - Jonathan Garland Answer: We believe we have sufficient parking spaces for the proposed project. We are proposing 60 spaces and part of that predicated on access to public transit and location and other means of transit that have taken place. Many residents around the city use diverse modes of transportation, carpooling, share-ride, apart from one-vehicle per unit. Answering height and scale question - for context, Northeastern is proposing a 23 story residential building on Tremont Street. Tremont Street is wide street, by creating some level of density we hope the pedestrian experience starts taking priority and slow down vehicular traffic. We are trying to take a balanced approach to density and massing that can prioritize the pedestrian experience and slow down traffic.

- RSMPOC Member: I don't think 60 parking spaces is enough for 200+ units. I have some concerns about the ratio of rental to homeownership units currently proposed. It seems that it is not advancing wealth building goals in the community.

Steven Godfrey [RSMPOC Co-Chair]: Closed conversation on this project and requested Oversight Committee members to identify themselves when speaking to the public. To the developers, thank you for the presentation. To the question of community benefits, for continuity it would be great to see that listed in the presentation.

- Jonathan Garland Answer: If I may add, in the topic of community benefits, we are providing affordable child care on site which we do see as a need, the Timothy Smith Network, the food pantry, and additional programming.

Yari [BPDA]: Included that the project still needs to go through the Article 80 process and encourages the community to become involved in the community process once the Article 80 process begins for this project.

Parcel 8

Presenter: Kamran Zahedi, Ubanica and Joanna Cuevas from the NHP Foundation.

Presentation:

1. NUBA in Parcel 8 has homeownership units and rental units. 64 rental units and 45 homeownership units. The rental units are anywhere from 30% AMI to Market rate and homeownership units are between 80% AMI and 120%AMI.
2. The first floor of the project is dedicated to artists and artists' live-work units. It includes 2,5000 square feet of exhibition space.
3. The goal of this project is to reinforce cultural space and art in this area.
4. There are 10 parking spaces
5. 10,500 square feet of artists work spaces
6. And 2,500 of exhibitions space
7. Project will create a park at the corner of Washington and Melnea Cass of approximately 8,626 square feet.
8. The project has done most of its permitting, it has gone through the Article 80 process, zoning, and MEPA, near completion of design development, Designs have been submitted to the City for review. After city feedback is received, the next step is to move to the construction document phase which is going to take another 2-3 months.
9. The idea is to break ground at the end of the year.
10. On the housing aspect, the development team has received funding from MOH and are currently waiting on Mass Housing followed by private bank financing.
11. The apartment piece is going through the State for tax credit allocation.
12. The Masswork funds have been approved for around 2 million dollars. This money will be used to improve sidewalks and the creation of a small art alley between BFIT and Parcel 8.
13. The Project is expected to create 150 jobs and 60 MWBE jobs.
14. The development team's goal is to award at least 40% of the contracts to MWBEs. That's the policy we've had for the past 6 years.
15. On the Boston job residents requirements, in previous jobs we've managed to meet close to 51% jobs go to Boston residents in our previous job we've had 49% of boston residents. For minority we've had over 70%, and women around 10% but here we are trying to reach 12% for women jobs.

16. As mentioned, we have completed the design development of this project. We expect to complete the construction drawings in 2 to 3 months from now. And approvals that we still need are Boston Water and BPDA Design Review and Boston Parks. We've received approvals from Boston Landmarks on the buildings and we are looking to review the park details and apply for TAPA. Massworks funds were approved and are going through the City to go through the documentation.
17. As mentioned we expect to start construction at the end of the year. At this point, it is possible that the homeownership piece is constructed first but our preference would be to do it all together. We expect the project to take 2 years to finish.
18. As far as community benefits, we are providing 250,000 dollars. 100,000 dollars will be dedicated to the entrepreneur businesses in the neighborhood and 100,000 dollars would be allocated to the activation of the park. 50,000 would be applied to nonprofits in this neighborhood.
19. [Joanna Cuevas from Urbanica] In the first chart, we had combined the homeless set-aside units within the 30-50% AMI categories, to clarify we do have 13 homeless set-aside units which would be 20% of the total units in this project. These are being supported by a commitment through the Boston Housing Authority for project based vouchers.

Comments / Questions / Answers:

Community Member: Question was for the last project. Community Member identifies themselves as a member of Reclaim Roxbury. For the current project at hand, the question is, as far as rental units, are you going to accept Section 8 vouchers from families that have more than 2 kids? And what are the community benefits in terms of afterschool programs and programs for families for young children, senior citizens, and teenagers? And what will you actually have as far as local hiring for residents that actually want to live in the area and work in the same area ?

- Joanna Cuevas Answer: Responding to question about section 8 vouchers, yes, section 8 vouchers will be accepted. The Project Based Vouchers that were committed through Boston Housing Authority, are for 1,2, and 3 bedroom units so there is a range there. We are going to accept individuals and families. In terms of resident services, the NHP foundation has a subsidiary quote operation pathways which provides services in all of our buildings. As a family building we will be partnering with local groups and providing in-house services for the families and the children, in addition to financial support, and a variety of services. We've been talking to third party providers that are focused on STEM and STEAM programs. We are looking at different opportunities to bring to the building and are open to hearing as to what types of services are needed here.
- Nicky [NHP Foundation]: To add, we would be able to take Section 8 mobile vouchers to all of the tax credit units. So not only will there be Project Based Vouchers, we can accept tenant based vouchers.

Steven Godfrey [RSMPOC Co-Chair]: It sounds like there is a diversity of subsidies that are available, but there are a lot of hands raised so probably best not to get to that level of detail.

Yari [BPDA]: Acknowledges that chat and the comments that are being written there and acknowledgement of the time of the meeting which is scheduled to end at 7:45 pm. Apologies if not everyone's comment or questions is addressed during the time of the meeting but encourage the chat feature to interact as a community and to place comments for the record.

RSMPOC Member: Has the dollars been committed by the City for these 13 homeless set-aside units?

- Joanna Cuevas Answer: We have 13 homeless set aside units committed at the 30% AMI level. We have separate units for the 50% AMI level. The Boston Housing Authority has committed Project Based Vouchers towards the homeless set-aside units. And we have submitted to DHCD for the capital financing at those different levels as well.
- RSMPOC Member: What happens if that submission does not come through?
- Joanna Cuevas Answer: Which submission? From the Boston Housing Authority we have the Project Based Vouchers committed. We have submitted to DHCD for the 4% low-income housing tax credit program. We are committed to keeping the AMI levels. If we don't get approval for this round, we'll apply for the next round at the same AMI levels.

RSMPOC Member: What will be the square footage of each of the bedrooms?

- Kamran Zahedi Answer: 1-bedrooms will be around 650 square feet. 2-bedrooms will be 750-800 square feet, and 3-bedrooms will be close to 1,100 square feet.

Steven Godfrey [RSMPOC Co-Chair]: Received question from community member, are your projects related to biolab development? Are you receiving any funds or are you directly related to the biolab development? The question is directed to the developer in front of us and if the rest of the developers could answer this question as well.

- Joanna Cuevas Answer : We have not received any in kind services or association with biolab development.
- Bill Grogan [Drexel Village] Answer: No association with the biolab development.

Community Member: Are the resident services programs in the writing or planning stages? In other words, is there a commitment that these services will be provided?

- Joanna Cuevas Answer: We have received commitment from our subsidiary operations pathways to provide resident services. In terms of working with third party agencies those haven't been signed up yet but we are in the process of doing so.

Yari [BPDA]: Closes the Q&A portion for this project.

Steven Godfrey [RSMPOC Co-Chair]: Acknowledges and hechos the BPDA's Community Engagement Manager's comment, the department and oversight committee are committed to answering the publics' comment. Reminder that the chat is part of the public record.

Bartlett Station

Presenter: Andre Jones, Nuestra Comunidad

Presentation:

Bartlett - A

1. Bartlett A is basically at 100% completion.
2. The move-in for Bartlett A is going to begin February 15.
3. As you can see there are 60 units. They are all affordable at different levels of AMI.
4. A key component of Bartlett A, is the first floor commercial space. Nuestra is working hard to find commercial tenants. We have 3 Letters of Intents (LOIs) including a signed letter of intent with a local MBE/WBE of a local restaurateur that is interested in the corner space between Bartlett Station Drive and Washington Street.

5. We also have NEI who is a general contractor, who is going to put in a work lab to provide resources for individuals that want to get into the trades. For example, contractors who want to become developers to provide those resources to the community.
6. There will be a ground breaking in April. We will inform the RSMPOC of the exact date of this.

Bartlett - F1 & F3

1. Andre based on the RSMPOC meetings that I've attended, there is a push for affordable homeownership. Nuestra has taken note of that and has pushed for homeownership when the funding is available.
2. Arnold Johnson from Windale, Windale is our 50% development partner at Bartlett Station. Windale Development is developing 24 homeownership units. 100% of those units will be affordable. 21 of those 24 units will be 3-bedroom units. The other 3 units will be 2-bedroom units.
3. The chart presented gives you an idea of what the prices are going to be for the homeownership units.
4. There is no commercial space attached to F1 & F3
5. The status of F1 & F3 is that they are proceeding toward Article 80 approval. They've gone through the Boston Civic Design Commission Design Review. We are hoping to get F1 and F3 approved by the BPDA board by April. Once approved, we hope to begin construction by the third quarter of 2023.
6. Windale will be proactively marketing the homeownership opportunities in the community.

Steven Godfrey, RSMPOC Co-Chair, requested for Windale representatives, Arnold, to speak more on the homeownership opportunities.

Arnold was called to the conversation but there was no response from Arnold.

Jamarhl Crawford [BPDA]: Reminder to call the next slide.

Andre Jones: Wants to answer the general question about affiliation to lab science development. To clarify, each part of the Bartlett projects is funded separately but none of the projects presented today have an association with biolab.

Bartlett F5

1. 44 affordable rental units. 11% of the units are at 30% AMI, 32% are between 30-50% AMI, 11 units at 60-80% AMI.
2. Bartlett F5 has article 80 approval and it is fully funded.
3. Currently, we put it out to bid for general contractors. We hope to do a financial closing during the 2nd quarter.
4. And hope to be under construction quarter 4 of 2023.
5. One of the benefits of F5, it will include 2,200 square feet of community space that will be able to the Bartlett residents and community residents.
6. This is the last rental project that will be built in Bartlett Station.

Bartlett D

1. This is 50 units of senior affordable housing and it is being built by POAH at different income limits.
2. The 1,070 art gallery space will be built out on the first floor of Bartlett D or the KENZI.
3. Galley space will be built out for Nuestra as an amenity to the public park, Oasis, which is under construction. Nuestra is going to rent the space from POAH, then we will be seeking a local organization to run the art gallery on behalf of Nuestra. We want to provide Roxbury artist with the economic opportunity to show their work and create economic opportunities at Bartlett.

4. 45% completion.
5. Anticipate, construction will be completed Q4 of 2023

Bartlett Station - Workforce updates for Bartlett A and D

- Reminder that Bartlett A is 100% complete and Bartlett D is 45% complete.
- Boston resident hiring is at 33%, 74% for minority owned, 9% for women at Bartlett A. some sub contractors haven't started work yet so these could increase as they begin work.

Question & Answers:

RSMPOC Member: What percentage of or number of permanent jobs will be created by Bartlett and please state the community benefits for these Bartlett Buildings? Can they be stated in your progress report for future discussion.

- Andre Jones Answer: Yes, we can add community benefits for future reports. We still anticipate 100 permanent jobs created at Bartlett. I can also outline community benefits in addition to affordable housing which is substantive at Bartlett Station. Community Benefits include Oasis public park, community space, programs for artists. Again, I can provide a list

Community Member: Complement Bartlett that they are following through. I have a number of questions on process and performance.

Steven Godfrey [RSMPOC]: Are there questions that you want to note for the record, Louis, to be addressed in the future. Related to design issues, concerns around shadows. We want to prevent a wind tunnel corridor.

Andre Jones: Bartlett Station is a Planned Development Area, the overall development plan went through design review and then each individual project has to go through design review through the Article 80 Process and Boston Civic Design Commission. Request of methods to keep the RSMPOC better updated on urban design updates for each individual buildings. There are separate processes that go on. Happy to provide information as the building

Yari [BPDA] : Working with the RSMPOC to review the monthly progress report that is sent to developers, and then made available to the public, to ensure that the needed information is captured in these reports. So keep an eye out for those changes in the next couple of months. This is an ongoing project with the RSMPOC.

RSMPOC Member: Has the lottery for the KENZI units already occurred?

- Andre Jones Answer: The lottery has not occurred. It would need to get closer to 100% completion. Sometimes, we get inquiries about particular buildings. In the case of the KENZI building, I forward them to the project manager at POAH so the person making inquiry can be notified when the lottery happens. At this particular point, the project is not close to holding the lottery. We can let the RSMPOC know when the lottery is getting closer.

Community Member: Please indicate how individuals that fit several categories are counted? For instance, how would a female, Boston resident, minority be counted to understand the data properly?

- Andre Jones Answer: They may be counted twice if they fit multiple categories.

Community Member: What are the developers doing with Madison Park High School? If nothing then, why not?

- Andre Jones Answer: Speaking for Bartlett, for instance the NEI worklab, NEI will be engaging with Madison Park, and they have already. The worklab might be a place that Madison Park Students could use for those who have interest in the trade of general contractor or developer. It could start as a place to learn and then eventually lead to a job.

Community Member: Are biological research labs being built?

- Andre Jones Answer: No, they are not being built. The commercial space at Bartlett is at Bartlett A & B on the first floor of the Washington Street side. The emphasis for Nuestra and Windale is to identify and recruit local businesses preferably MBEs and WBEs. For instance the restaurant space, where we have a signed letter of intent, is a MBE/WBE.

RSMPOC Member: The employment of the construction side falls below the BRJP guidelines. Bartlett A and D has a high percentage 74% of minority, I wonder what percentage of those live outside the city of Boston? Bartlett A is only 33% of Boston residents and Bartlett D is only 13% of Boston residents.

- Andre Jones Answer: In terms of KENZI, when the subcontractors come in the numbers should go up. It is not where we want it to be but we are making efforts to work with the city to get those numbers up. Over the course of construction of Bartlett, the numbers from the construction of Bartlett B to A the W/MBE numbers have gone up. We set a goal of 15%. We are not going to be satisfied until we hit 15%
- RSMPOC: Once the framers come in and you pour the concrete, most of the money on the jobs is pretty well established outside the low paying jobs. We all know at every phase of construction the employment numbers should begin and end as prescribed by BRJP.
- Andre Jones Answer: These numbers have not been booked until they have done the work. Say if you have an electrical contractor that was a W/MBE they haven't touch the KENZI.

Steven Godfrey [RSMPOC Co-Chair]: The numbers are lower because they are duplicated numbers. For the future it would be good to have non duplicated numbers.

RSMPOC Member: 3-bedroom homeownership units, how will they be marketed?

- Andre Jones: Prior to the lottery, F1 & F3 will be subject to a fair housing tenant selection plan. However, Windale and Nuestra, will make people aware in the neighborhood that the lottery is going to happen and work with people to submit their application so as many of these units can go to Roxbury residents.
- RSMPOC Member: That would include your residents that are renting and are in a place to pursue a homeownership path but are you reaching out to other part of the community?
- Andre Jones Answer: Yes, we will. In the near term, we will reach out to different community groups to make them aware of these family sized units in F1 & F3. We are also working with MAHA to build from their services to make sure that people get their 1st time buyer education requirement completed. And to support in the technical details once an opportunity has been offered.

RSMPOC Member: I'm curious to see the actual reports. The numbers seem skewed. When you have 74%/76% minority but you only have 33%/13% percent resident in area where you have a large number of minority. I'm wondering, where are the companies recruiting their workers from? I would think those numbers should be closer together.

- Andre Jones Answer: This has been a recent request from the oversight committee. We are going to facilitate making sure that our weekly reports to the BRJP are provided to Oversight - create a system that these reports get to Oversight. When we were at the early stages of Bartlett A and doing framing,

not sure what are the variables that are keeping the numbers down in terms of Boson residents. We can go back and talk to general contractor and the City and do a comparison with other developers to see if there is a trend.

Meeting Adjourned:

Yari (BPDA) starts wrapping up the meeting at 7:40 and invites people to leave comments in the chat for follow-up correspondence. Attendees and presenters are thanked for their time. Yari turns it over to Steven. Steven makes closing remarks and meeting adjourns at 7:45.

THE FOLLOWING PAGES ARE THE
ZOOM CHAT TEXT FROM THE MEETING

00:32:03 Yari Cortez (she/her), BPDA: To view slides in your preferred language, click the green rectangle at the top of your screen, then click view options, then select your preferred language to view the slides in

00:48:14 Yari Cortez (she/her), BPDA: ENG February RSMPOC Presentation: <https://bpda.box.com/s/lt2v45owrxt7noyuhqec1by6ps3jemuj>

CVC February RSMPOC Presentation: <https://bpda.box.com/s/qkkkipe08gvlpr7rfapyxwr8fc2bp4jd>

HC February RSMPOC Presentation: <https://bpda.box.com/s/icree3j2q34tcrb0o7yf1mpwie4kott>

SPA February RSMPOC Presentation:

<https://bpda.box.com/s/3tcefu0ez22hihaknxkn36e2v1u0e4se>

00:48:26 Yari Cortez (she/her), BPDA: To view slides in your preferred language, click the green rectangle at the top of your screen, then click view options, then select your preferred language to view the slides in

00:51:30 Yari Cortez (she/her), BPDA: Drexel Village BPDA Project Page: <https://www.bostonplans.org/projects/development-projects/drexel-village>

00:58:00 Amanda Govan: I agree with Lucille

00:59:01 Amanda Govan: Yeah so they including the coast of Maine into metropolitan Boston

01:03:40 Kara Verrochi: Bill Grogan - can you explain how the asset building works?

01:03:53 Armani White: Thanks for the update. When will the affordable housing opportunities come online at Drexel Village? As in, when will renters start to enter a lottery or fill out aps?

01:04:03 valeda britton: Are condos deed restricted?

01:05:14 Connie Forbes: Currently a significant number of vehicles use this space, a number of BPD staff and officers. Where will they be accommodated? BPDA seems to be shortsighted when planning to make sure first responders and others who park in this area are not displaced.

01:05:35 Dorothes M Jones: What is the sq ft for each of the units?

01:06:40 Amanda Govan: Will there be community activities for families with young children & employment opportunities for residents that want to work & live locally?

01:06:50 Andre Jones: Hi All, here is a link to BPDA Income, Rental and Sales Price Limits. Andre, Nuestra.

01:06:58 Andre Jones: <http://www.bostonplans.org/housing/income-asset-and-price-limits>

01:07:22 Louis Elisa: Dre those so called community benefits a one time give it an annual commitment? If all the benefits are for the improvement of the sight, then what are the benefits to the community in general?

Where use the shades and shadows diagrams given the 12story structures How will it effects the open and. community space?

01:08:00 Angela Williams-Mitchell, BJC: Bill, are you saying the deed restriction does not allow for next of kin/spouse inheritance?

01:08:16 Louis Elisa: Just to be clear the community is opposing the NEU STRUCTURE

01:08:52 Alison Pultinas: Isn't Whittier Choice Phase 3 12 stories?

01:08:58 Louis Elisa: what percentage of your profits will be the benefits

01:08:59 Amanda Govan: They're trying to make Roxbury look like Back Bay.

01:09:25 Amanda Govan: & no local hiring

01:09:27 Tahara Samuel: Is there a landscape architecture firm working to develop the open space? Will this space be large enough for community events, be ADA accessible, and provide benches and overhead shade?

01:12:30 Yari Cortez (she/her), BPDA: Drexel Village BPDA Project Page: <https://www.bostonplans.org/projects/development-projects/drexel-village>

01:12:46 Connie Forbes: Please provide benefits for development residents vs. community surrounding project 🙏

01:12:47 Jamarhl Crawford - Spanish Slides: Please everyone who had questions put them in the chat. They will be documented

01:12:53 Lucille Jones: Community benefit. You all just don't want to understand,

01:13:08 Connie Forbes: Please everyone who had questions put them in the chat. They will be documented

01:13:22 valeda britton: Can you explain how deed restrictions impact the equity one can obtain on resale?

01:13:33 Angela Williams-Mitchell, BJC: Yes, Steven, it is important to show dollars and sense when referencing AMI. Equally important, AMI is a Federal, State and City control.

01:13:46 Angela Williams-Mitchell, BJC: *Controlled

01:13:46 Jamarhl Crawford - Spanish Slides: also please note to which project your question is regarding

01:14:01 Amanda Govan: They just said "community benefits" as an appeasement they don't mean it honestly

01:14:43 DOROTHY COTTON: no one is talking about parks,,for the kids.older people

01:14:49 Lucille Jones: 😂

01:15:11 Louis Elisa: What is the reason non members are not allowed an opportunity to ask questions? Why identify the CHAT if no one will respond to questions placed there???

01:15:30 Tomiqua Williams: No units for "homeless"??

01:16:11 Lucille Jones: Everyone wants space for artists. I don't think we have THAT many!

01:20:00 Jamarhl Crawford - Spanish Slides: the chat is still part of the record. with various presentations we are under a time crunch. Anyone with a question should state it and state which project they are referring to for clarity.

01:21:07 Mount Pleasant, Forest & Vine Association: If they don't erase it by mistake.

01:21:24 Lucille Jones: The chat can and should be a part of this>

01:21:51 Jamarhl Crawford - Spanish Slides: no one is erasing anything. the chat is recorded just like the video as part of the zoom.

01:22:09 Dorothes M Jones: What will be the SF of each of the units 1 bedroom, 2, bedroom etc.?

01:22:36 Connie Forbes: For each proposal: Please provide community benefits for development residents vs. community of residents surrounding project 🙏

01:23:34 Mount Pleasant, Forest & Vine Association: It has happened before.

01:24:49 Jamarhl Crawford - Spanish Slides: I can assure you if anything happened it had to be a technical glitch. no one is erasing anything. no conspiracy. if you have a specific instance feel free to contact me and I will research. if whatever meeting you are talking about was recorded the chat should be there.

01:27:07 Angela Williams-Mitchell, BJC: Joanna, are the Residents Services program in writing or in planning stages? In other words, is there a commitment that these services will be provided?

01:30:18 Dorothes M Jones: NUBA/The detail on jobs on the site are well below the BJRP

01:31:05 Yari Cortez (she/her), BPDA: Bartlett Plan PDA BPDA Project Page:
<https://www.bostonplans.org/projects/development-projects/bartlett-place>

01:38:54 Dorothes M Jones: What % or # of permanent jobs will be created by Bartlett and Please state the community benefits for these Bartlett buildings. Can they please be stated and put on your status reports for future discussion?

01:41:15 Lorraine Payne Wheeler: Has the lottery for affordable units at Kenzie already occurred?

01:42:47 Nefertiti Lawrence: Hello everyone, Happy to be here with you. How long on the presentations and how long for questions?

01:43:34 Yari Cortez (she/her), BPDA: it's been 10m/10m; Bartlett has more projects so they have more min for Q&A

01:45:38 Jamarhl Crawford - Spanish Slides: if anyone has additional questions on any of these projects I am your Community Engagement Manager... feel free to reach out... jamarhl.crawford@boston.gov

01:46:44 Andre Jones: ajones@nuestracdc.org Let me know if you have questions.

01:47:21 Connie Forbes: Please indicate how individuals who fit in several categories counted. For instance how would a female, Boston resident, who is a minority be counted. To understand the data properly.



- 01:48:27 Dorothés M Jones: Construction jobs fall well below BJRP guideline
- 01:50:03 Louis Elisa: what are any of the developers doing with Madison Park High School If nothing then why not?
- 01:51:40 Angela Williams-Mitchell, BJC: @Bartlett, are biological research labs being built?
- 01:52:14 Nefertiti Lawrence: Please be sure to include the O'BRYANT as well.
- 01:53:21 Amanda Govan: So the commercial space is for local artists & local retailers and restaurants?
- 01:53:34 Tomiqua Williams: Are these projects committed to implementing a hiring policy prioritizing the residents impacted by the development and low income individuals living directly near the project, zip code 02119, 02120?
- 01:55:12 Nefertiti Lawrence: Any questions or support needed, please reach out to our D7 office 617-635-3510 or email: Tania.anderson@boston.gov ... I have to jump off to another commitment. I look forward to our continued work together.
- 01:56:27 Louis Elisa: Madison is as Voc/Tech HS whose students for the most part are trained, peeped and pointed towards them trades and the construction industry There really has to be some real effort to engage and involve those young men and women!
- 01:57:06 Lorraine Payne Wheeler: The 3 BR homeownership units are needed in this community. How will they be marketed locally to interested families?
- 01:57:55 Lorraine Payne Wheeler: Drexel Village also has a program with Madison Park High through Greg Janey
- 01:59:02 Angela Williams-Mitchell, BJC: As it relates to the label "Minority," how is minority on the project being classified, i.e., Blacks, Hispanic/Latinos, others people of color?
- 01:59:17 Dorothés M Jones: For Clarity they can simply provide a copy of the utilization reports that are submitted to the City (BJRP)
- 02:01:37 Kara Verrochi: It also seems that I've heard these numbers/reports have been asked for before, no?
- 02:02:52 Holly Shepherd: It was agreed at the last RSMPOC mtg actual reports would be presented
- 02:02:57 L F: Recruitment and retention should be included in all reports from all developers particularly when the unions support to promotion of the projects
- 02:03:36 Connie Forbes: If you could please provide # of individuals who do not fall into the categories vs. total # of individual hired.