



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, April 03, 2023
6:00 PM to 7:45 PM
Zoom Virtual Meeting

Attendees

RSMPOC Members: Frederick E Fairfield, Dorothea Jones, Valeda Britton, Norm Stenbridge, Lorraine Payne Wheeler, Steven Godfrey, True-See Allah, Charlotte Nelson,

BPDA Staff: Jonathan Short, Jamarhl Crawford, Rebecca Hansen, Cyrus Miceli

Link to PowerPoint:

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

Opening

On April 03, 2023, Co-Chair Norm Stenbridge of the Roxbury Strategic Master Plan Oversight Committee (RSMPOC) called the meeting to order and welcomed everyone. Jonathan Short, BPDA Senior Real Estate Officer, 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. Jonathan continued with zoom etiquette instructions and an overview of the meeting agenda. Norm 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.

Co-Chair Norm acknowledged and gave a few honorary words of Mr. King's legacy after his passing. Mr. King is recognized as a local activist, leader, and advocate for Black bostonians. Mr. King championed good paying jobs, education, and affordable housing.

A moment of silence was held in the virtual space in honor of Mr. King.

Presentation Notes - Topic: Presentation by the City of Boston's Chief of Housing, Sheila Dillon.

Mayor's Office of Housing (MOH) - Overview

- 150 employees that work across all divisions under MOH.
- The Boston Home Center Division is managed by Karen Rebaza, Deputy Director. This division helps residents buy a home, improve their homes, and keep their homes.
 - There are about 30 staff in this division.
 - A lot of the home improvement aspect of this division is working with senior citizens on improving heating systems and weather related needs in their homes.
- The Office of Housing Stability Division is managed by Danielle Johnson, Deputy Director. This division helps residents find and maintain stable and affordable housing. This division is working with the renter population to ensure they don't lose their homes due to eviction or if their home no longer fits their needs, the Office helps residents through transition.

- More recently, the Office of Housing Stability is responding to fires and the rise in asylum seeking migrant populations. This Office is responding at the city level working towards sheltering this population while they wait to receive resources at the state level.
- The Neighborhood Housing Development Division is managed by Jessica Boatright, Deputy Director. This division builds, preserves, and acquires income-restricted and affordable housing both homeownership and rental
- The Supportive Housing Division managed by Laila Bernstein, Deputy Director. This Division works to end homelessness in the City. This division is not overseeing shelters, instead the division works with families and individuals experiencing homelessness and moving them towards more stable housing.
- The GrowBoston Division managed by Shani Fletcher, Director. This was formerly known as the Grass Roots program. It has been expanded to support both urban agriculture and innovative farming methods and food production.
- Real Estate Management & Sales managed by Rose Chung , in acting capacity. This Division is responsible for managing and disposing of Boston's tax-foreclosed real estate.
- The Policy Development & Research Division is responsible for tracking housing trends in Boston and other cities to learn from. They are at the center of creating new programs and policies.
- MOH staffs the neighborhood housing trust which spends the City's linkage money and support staff to the Community Preservation Act (CPA). While these are independent entities, MOH helps staff and support.

Mayor's Office of Housing Employee Demographics

- As of last week, approximately 60% of MOH staff is female and 40% male. Also, approximately, 47% of staff are non-white and 52% is white.
- MOH has been working on racial equity measures not only in the programming created but internally as well. MOH is focused on hiring a diverse workforce including leadership levels.
- Additionally, MOH is focused, now more than ever, on retention of current employees and providing professional development paths within the MOH. To do this, the office is making promotions more transparent, ensure employees have access to professional development opportunities they want, and providing relevant guidance and feedback throughout the trajectory of employment. MOH is being more intentional that a wide range of staff is present at decision-making moments, policy drafting, and program making.

Goals of Citywide Land Audit - Chief Dillon handed off presentation to Rebecca Hansen, BPDA Director of Real Estate since the bpda oversaw the land audit.

- For more context, about a year and half ago, the bpda and the Mayor's Office of Housing embarked on conducting a land audit of all city-owned properties. The goals of the citywide land audit were to generate comprehensive database of City-owned property, create a visualization tool, and to identify properties that could advance the creation of affordable housing, recovery services and transitional housing, and community development opportunities.
- In total there were 2,976 city-owned parcels identified which translates to roughly 177.3 million square feet (MSF).
- Of the 2,976 parcels, 1,238 parcels (or approximately 9.5 million square feet or 5% of City owned real estate) were identified as underutilized.
- Underutilized parcels were broken down further into the following categories: ongoing active project, potential future project, no plan - high opportunity, and no plan - low opportunity.

- In last month's RSMPOC meeting, we announced a public meeting for the Boston Water and Sewer Commission (BWSC) parcels which through this land audit were identified as "no plan - high opportunity." As you can see, we are taking steps to move forward with the disposition of these parcels to get them to a productive use.

Rebecca Hansen, bpda Director of Real Estate, hands back the presentation to Chief Dillon.

MOH Land Disposition Process

- Jessica Boatright and team are leading an effort to put forth the smaller sites (approximately 150 parcels) out for development, primarily for homeownership opportunities.

Chief Dillon hands off the presentation to Jessica Boatright, Deputy Director of MOH's Neighborhood Housing Development Division.

- There are a number of steps to start the MOH land disposition process.
 - 1) Identifying city-owned property that are both feasible and desirable for community development use.
 - Evaluate development feasibility.
 - Meet with community and stakeholders to determine / refine guidelines for Requests for Proposals (RFP).
 - Issue RFP including community feedback.
 - Advertise RFP and outreach to the development community.
 - Hold RFP pre-applicant conference / networking opportunities.
 - Review proposals received by RFP deadline.
 - Go back to meet with the community and present proposals that meet Minimum Eligibility Criteria.
 - RFP Evaluation Review Committee will make developer recommendations(s) to MOH's Project Review Committee (PRC) and the Public Facilities Commission (PFC).
- A key regulatory framework is that MOH is governed by Mass General Chapter 30B which requires MOH to advertise and go through a RFP process but more importantly requires MOH to conduct and put forth a competitive and fair process that puts respondents on equal footing.

Welcome Home, Boston

- Welcome Home, Boston is a new MOH initiative that launched last fall. The goal of this program is to help low and moderate income Bostonians become homeowners. Through the land audit and the research conducted by MOH, 150 City-owned parcels were identified as suitable for homeownership development. These 150 sites are smaller-scale neighborhood infill sites. The majority of these sites are owned by the Mayor's Office of Housing but other agencies own some of these parcels as identified by the Citywide Land Audit.
- The Mayor allocated \$58 million dollars in one-time limited Federal ARPA funds to support the initiative. Part of this funding is to help develop these 150 parcels. These funds are allocated to help first-time homebuyers. This is administered through the Boston Home Center.
- The idea is to create a multipronged approach 1) creating affordable homeownership opportunities, 2) use funds to create tools for low to moderate income Bostonians to purchase any home in the City of Boston

Timeline of the Welcome Home, Boston

- 150 sites were identified through the Citywide Land Audit. MOH is putting out the sites in groups. Groups are based on where their most developable sites are, where MOH has had community

interaction in the past that has indicated a desire or need for smaller scale homeownership, and proximity to one another to make it easier for developers to put forth proposals, and to better manage small scale multi family condominium projects.

- The first 20 sites are in district 4. There is a grouping in District 7 that is in the pipeline but we are starting in District 4.
- The first Request for Proposals for Welcome Home, Boston were released today. Link to the RFP was shared in the chat.
- MOH will continue to release RFP for sites in packages through mid-2024.
- MOH needs to commit the funds to specific projects by the end of 2024.
- The funds need to be spent by December 2026, that means that projects need to be in construction.

Increasing Opportunity

- MOH has been looking at holistically all of the economic development opportunities that result from a housing project. MOH is working on releasing an RFP that is accessible and welcoming to BIPOC-led development teams and developers based in the City of Boston
- In the past year, MOH has conducted targeted outreach to BIPOC-led developers to inform them about the Welcome Home, Boston program.
- MOH is simplifying the RFP process, language, and marketing to make it more accessible.
- MOH has expanded the bidding process by adding 2 bidders conferences to 1) educate people about how MOH works with developers and 2) provide a platform for developers to network with one another.
- MOH is engaging a lending entity to provide enhanced technical assistance and predevelopment loans to help underrepresented developers create affordable housing.

Development Guidelines

- Based on public feedback, MOH will ask RFP respondents to maximize use of public land to create affordable homeownership opportunities for low to moderate income homebuyers, focus on providing family sized units (2BR+), provide complimentary open space where feasible, provide parking appropriate to the site context and access to transit.
- Slide showcases examples of potential sales prices for 2 and 3 bedroom units.

Jessica proceeds to answer chat questions in the chat box. Presentation is handed back to Chief Dillon.

Update on Rent Stabilization

- Some members of the public refer to it as rent control. MOH addresses it as rent stabilization.
- Process of developing a Home Rule REnt Stabilization Policy, the process began with public engagement efforts such as hosting 5 public listening sessions. Listening sessions targeted different populations like renters, homeowners, etc.
- The Mayor created an advisory committee made up of advocates, small and large landlords, academics, developers, etc.
- MOH also analyzed data from other cities that have similar policies implemented.
- After, MOH drafted a Home Rule Petition and it passed City Council in March 2023.
- The next step is for the Home Rule Petition to be approved by the State legislature and Governor. This must happen in order to adopt such policy.
- The Home Rule petition that was drafted would:

- limit rent increases to Consumer Price Index (CPI) +6% annually, not to exceed 10% - Most owners are not putting forth 8% rent increases, however there are outliers. This is meant for owners to continue to get a return they need to to maintain their properties while stopping egregious behavior especially when there is a change in ownership.
- exempt new construction an owner-occupied buildings with 6 or fewer units - We included an exemption if a property had been built for the first 15 years it would be exempt from the policy.
- includes companion policies like just cause eviction, additional tenant protections in condo conversion developments.
- MOH is working with State colleagues to pass the Home Rule Petition. Although, the Home Rule Petition would only impact Boston, every State Representative and every State Senator will vote on Boston's Home Rule Petition.

Housing Strategy - Increase Tenant Protections & Resources

- A few other measures MOH is taking and/or supporting to protect tenants:
 - Tenant Opportunity Purchase Act (TOPA) - MOH is supportive but this is not a bill created by MOH. The bill was re-filled in 2023. This allows residents to purchase buildings for fair market value if the owner of their building is putting up for sale.
 - The Right to Counsel - this would require that every person facing eviction would have the right to legal representation. Currently, only about 9% of tenants going into housing court have legal representation while 90% of owners do. The outcomes are better when both parties have legal counsel.
 - Eviction Prevention - MOH is continuing very hard on eviction prevention. Many of the covid moratorium are now lifted and we are starting to see eviction numbers go up. MOH is providing back rent, legal resources, working with tenants and owners in mediation. MOH anticipates evictions to rise now that covid moratoriums come to an end.

Questions / Comments / Answers:

RSMPOC Member: What percentage of the funds that MOH received come through HUD? What are the regulations in terms of workforce percentages for people of color, boston residents, and women? In addition, I would like to know the utilization of minority and women contractors on the jobs under MOH purview?

- Chief Dillon Response: Over the years MOH and Boston Housing Authority (BHA) have received less and less funding from the federal government, so we've had to rely more on our generated funding both from operating budgets, commercial fees, and from residential fees that we receive from private developers. It used to be that the majority of MOH funding came from HUD now we get some, but over the past decade it has stayed stale except for funding for the homeless. Chief Dillon will follow up with further information on the workforce front.

Community Member: What kind of numbers does MOH keep on contracting and employment? How are the Mayor's overall goals of climate resilience, affordability, race equity, and wealth building tied to the work that MOH is putting forth?

- Chief Dillon Response: Right now, we are putting together an outline on goals related to development, meeting the population growth, climate, and equity and inclusion. MOH is developing an action-oriented outline that will be made available to the public soon. Some questions addressed in

the work outline are: where MOH is spending its dollars, what MOH is requiring from its own development activity, who MOH is giving developments to, construction hours and requirements.

- Jessica Boatright Response: MOH started a process around 2 years ago in MOH's major funding RFPs, creating a floor for BIPOC led ownership and/or BIPOC led in the development structure. MOH is now using this as a criteria when deciding who is eligible for City of Boston funding. Over the years, we increase the percentage of ownership we expect to see. Overall, there's been a positive impact on how teams are made up and respond to MOH RFPs. Additionally, MOH has been partnering with the Environment department, we have an important lever that anywhere where MOH funding is going is positively contributing to climate reduction. MOH is in its 3rd year requiring that all new construction meets a 0 emission standard if it has City of Boston funding.
- Chief Dillon Response: A lot of MOH owned land is in Dorchester, Mattapan, Roxbury, even though there is a housing crisis in the city and we want to see new housing and development, we are working with many communities on expanding our open space , passive parks, and new community gardens. We see the need to not build on every single parcel.

Community Member: Reclaim Roxbury has been in conversations with the City around the Inclusionary Development Policy (IDP), right now according to the updated proposal, Roxbury is not included in this IDP Policy based on a feasibility study. It is of concern that Roxbury is not included in the Policy.

- Chief Dillon Response: We have been looking at now 6 to 9 months the Inclusionary Development Policy (IDP) and we are interested in putting it into zoning. The current policy calls for if you are going to develop market-rate housing, 13% of IDP needs to be onsite or 18% IDP offsite. Part of the analysis has been looking at feasibility - what allows developments to be feasible while at the same time can we get more affordability from our private developments. MOH conducted a feasibility study across all Boston neighborhoods and in some parts of the city, when we ran the numbers, because rents weren't as high and sales prices weren't as high in the market, it was hard to raise those IDP % in this area. We have heard people loud and clear so in zoning we are not going to have a lesser requirement in Zone C as it is currently drafted. However, there are smaller developers that are concerned about this. MOH put out a proposal that we are increasing the 13% IDP with some caveats to 17% and requiring market-rate developers that 3% of those units are set aside for people with Section 8 certificates. This helps fair housing. This policy has to go to the City Council so there will be more ongoing conversations there as well.

Community Member: Reclaim Roxbury is trying to better understand how Roxbury residents can apply to these affordable housing units. Do you have any data on how many Roxbury residents are applying and getting approved for affordable housing units coming online in Roxbury? And what is the racial demographic of those in affordable housing?

- Chief Dillon Response: The bpda collects that data but we are all looking at what data we should be collecting. People can access metrolist and access the affordable housing lotteries. I don't think we have demographics on who are using the units, but we are in the works right now of seeing how to collect that information. There is a report of where the units are. Feel free to reach out to me directly.

Community Member: As these parcels are distributed, is it possible to see their financials? So we can get a cost per unit understanding? With public land, can we ask developers for their financials because often times developers express that they cannot afford to build the project within the parameters that the community has expressed.

- Rebecca Hansen, BPDA Response: Most residential developments on bpda land are mostly affordable housing projects. It is very dependent on project specific and the market conditions in which they are built. We look at the financials of all developers that respond to Request for Proposals, a lot of the projects that put forth a response are dependent upon subsidies from MOH and State funding and other sources.
- Chief Dillon Response: For a MOH Parcel, from developers, we are getting their best thinking in height and massing, community benefits, and numbers. Often members of the community review those numbers with us. I would say yes, if the community is interested in understanding why a development is saying what they can do or not do, I would say yes we can share those numbers with the community.

Community Member: My question is about AMI. I was reading chapter 40B and what I noticed that AMIs were 80%, 100% and that is considered affordable. What can be done to lower AMIs in Roxbury to truly make it affordable for longtime residents of Roxbury?

- Chief Dillon Response: We use the AMI structure because usually there are 3 to 6 if not more funding sources in a singular project - this is everyone is using the same metric. In rental projects we are working on getting a broad range of incomes both with projects that are funded by MOH and through the Inclusionary Development Program (IDP). There is 30%, 50%, 60%, 70%, and 80% AMI. It is rare for a rental project to go to 80% AMI. If we can subsidies, city-based or HUD we can attach them to those units and make them even more affordable. For homeownership it is a higher AMI, it is 80 and 100% AMI. There are two reasons, one MOH is subsidizing those projects because there are not a lot of other funding sources available, the deeper we go into affordability the more expensive it is to fund. MOH is funding affordable homeownership projects and providing substantial down payments to allow households of AMIs lower than 70%AMI, MOH is providing down payment assistance so people can access those units as well. If people are interested in buying a home, please refer to the homeownership programs that MOH has. MOH can provide through these homeownership programs up to 50,000 dollars and money to buy down mortgage rates.

Community Member: Why is the cost of homeownership units developed on City-owned land does not match the cost of another homeownership unit in a project of similar scale? Are the home ownership units that are priced higher using different materials or is there some other challenge that allows this difference in price? Second question is, have you put together a process to help identify small developers to take advantage of programs such as WelcomeHome Boston?

- Chief Dillon Response: Today, I am feeling very encouraged that we are seeing more BIPOC led development teams.
- Jessica Boatright Response: I can speak to the projects that have MOH funding attached that are homeownership and affordable homeownership. Two mechanisms that we can monitor, the developer provides the materials used for each unit and there should not be any differences between the market rate units and the affordable units - this is when units are sold. Once a unit is sold, the owner might decide to change the countertop as an example. The second mechanism is reviewing market rate prices because we don't want to set the market higher than it is. On the WelcomeHome Boston Program, we are seeing new developers coming in. We are also seeing some interest from some more older more established developers who are interested in mentoring these younger organizations. For Welcome Home Boston, MOH has extended their bidders conference time period and increased methods for information sharing to get new engagement from community and developers. On the first package of Blue Hill Ave, we were excited to have a new respondent firm called DVM. We are currently

in the process of designating the second parcel on BlueHill Ave and again working with some teams that we have not worked with before that are BIPOC led and have strong local connections. Additionally, some exciting things that are happening in WelcomeHome Boston that through public meetings that MOH has hosted and open houses, new developers that MOH has not talked to before showed up at these events. MOH hosted a couple of focus groups over the summer to learn about some of the barriers that developers face when responding to MOH's Request for Proposals. MOH has presented to the Builders of Color Coalition a number of times. The Mayor announced the program in her State of the City which has garnered new engagement as well. As a result, MOH has hosted office hours so people can ask any questions about the program.

RSMPOC Member: How do CDCs operate in Roxbury? There is not a formal process to engage the neighbors and direct abutters around the projects?

- Chief Dillon Response: MOH has been trying to balance the need, desires, and the vision of people that have lived in neighborhoods a long time and then there are lots of folks that don't have housing - it's a hard place to be these days. If you want to have a conversation about the particular project you mention please feel free to reach out directly.

RSMPOC Member: Is there any possibility that through any of the developments to secure housing for Black veterans in Roxbury? What percentage of community development block grant (CDGs) funds go to CDCs vs other kinds of developers?

- Chief Dillon Response: We don't use a lot of CDGs for development these days. These funds go to job training programs, small business, and for main street districts. Some of these federal resources are becoming cumbersome to use for development, but I can get you the breakdown. To answer the first question, yes, MOH would like to create more veteran housing. Some examples of large veteran housing that come to mind are Patriots Home in South Boston and more recently 1501 Commonwealth Avenue with Brighton Marine.

Community Member: Will affordable home ownership have endless deed restrictions?

- Chief Dillon Response: The new homes that MOH is building will have deed restrictions because we are putting a lot of resources into them. We are hearing from a lot of people on this very important topic of deed restrictions and once again we are trying to gather as many opinions as possible. The WelcomeHome Boston homes , MOH did modify our deed restrictions from our older homeownership developments. The modification is that it is a 30 year deed restriction and we are moving from 3% appreciation to a 5% appreciation which is similar to the market. We are allowing family members to buy without income qualifying , and we are giving larger financial recognition upon sale based on improvements made. We are once again trying to find a middle ground. These are projects that are State funded as well so the City and State need to come together to revise deed restrictions.

Meeting Adjourned:

Jonathan (BPDA) starts wrapping up the meeting and acknowledges Councilor Anderson's attendance in the meeting and invites her to say a few words to the community. Councilor Anderson provides a few words, thanks for participation and the presentation. Jonathan Short, hands the presentation back to Norm Stenbridge for closing remarks. Norm calls a motion to adjourn the meeting. Motion is seconded.

THE FOLLOWING PAGES ARE THE
ZOOM CHAT TEXT FROM THE MEETING

00:35:44 Cyrus Miceli - Cape Verdean Creole Slides: English Slides:
<https://bpda.box.com/s/nocaop0eb2m2n6fe5vrkx9q9fzqna3nv>
 Haitian Creole Slides: <https://bpda.box.com/s/tx3e9agkwqe0plb5nck3qt16dpl6o6ts>
 Cape Verdean Creole Slides: <https://bpda.box.com/s/h3cqpad2vbfv7fjt0gltsbb1i726jr4>
 Spanish Slides: <https://bpda.box.com/s/m1u5loidbg9yzl2fman1p4xw4yr6133t>

00:47:42 Jamarhl Crawford (Spanish Slides): RIP Mel King!!!

00:48:03 Kai Grant: Say his name. #Ase thank you, Co-Chairman Norm.

00:48:21 LOUIS ELISA: Why is my presentation in Creo...I emphasized english

00:48:50 Norm Stembridge: Thanks Kai!

00:49:01 Rebecca Hansen, Haitian Creole Slides: @Louis if you go to the top of your screen you should be able to select Jonathan's Slides (English)

00:49:11 Lorraine Payne Wheeler: At the top of the screen you can choose Jonathan Short for slides in English

00:53:57 LOUIS ELISA: Who leads the reasearch

01:00:13 Rebecca Hansen, Haitian Creole Slides:
<https://www.boston.gov/housing/citywide-land-audit>

01:01:08 LOUIS ELISA: Does home ownership mean singly family homes or multi family units?

01:01:54 sheila dillon: @Louis - that position is vacant now.

01:02:16 Paige Roosa: <https://www.boston.gov/departments/housing/requests-proposals>

01:02:19 sheila dillon: Amelia Najjar is in the Acting Deputy Director position

01:03:52 LOUIS ELISA: How are candidates identified and selected...whats the criteria. ?

01:04:10 Paige Roosa: Link to the Mayor's Office of Housing current Requests for Proposals, including those as part of the Welcome Home, Boston initiative:

01:04:33 Paige Roosa: <https://www.boston.gov/departments/housing/requests-proposals>

01:05:24 LOUIS ELISA: Are these sited for developers or for individuals who might widh to build? Is this a developer's opportunity...small or large developers?

01:06:44 Dianne Wilkerson: Notice no mention of the Mayor's Racial Equity and wealth creation so far. RE: housing how will it work?

01:09:04 LOUIS ELISA: How are you getting the word out developers, new and old...what process or through which office are you working

01:11:11 Lorraine Payne Wheeler: How are projects getting funded by the city of Boston before community review has occurred? How can the neighbors be recognized when the required community review under Article 80 and Article 50 has not occurred?

01:12:23 Jessica Boatright: The sites are geared towards developers, although of course we expect some developers may respond who are single-person development shops. We anticipate that the respondents will likely be teams that are "smaller" - teams just starting and teams that have been working from the scale of single family homes to 15-20 unit buildings.

01:16:42 Dianne Wilkerson: My question is in the chat

01:17:06 Curtis Rollins: a

01:17:08 Curtis Rollins: sk

01:17:44 Curtis Rollins: ask* out loud senator. they may have missed it

01:18:30 Jonathan Short (English Slides): We will go to Dianne, Armani, then to chat questions

01:18:48 Jessica Boatright: In getting the word out to developers, we have been trying to work through multiple avenues. We have conducted focus groups with both developers who have worked on City-land development before and those who have responded to RFP's but been unsuccessful in the past. We have done presentations at a variety of community groups, including the Builders of Color Coalition and Kings Amongst Kings. We also have held Development 101 office hours with developers who have not worked with City before. This week we are very focused on getting the word out to developers about the RFP opportunity - if anyone has ideas about where to send the RFP information I am happy to have my team reach out.

01:19:37 Dorothea M. Jones: Thank you, Getting back to me will be greatly appreciated.

01:22:15 BJC, Angela Williams-Mitchell: Acknowledgement:

There has been a number of housing developments being built. It is important to understand what has been built to know if and how the housing needs of Boston's residents, with emphasis in Dorchester, Mattapan, Roxbury (this is to include all projects leading to Mass Ave. which by some is being renamed South End) what needs have been met, what needs have yet to be met. With that said, please provide the following information for development in the last 20 years

Homeownership:

1. # of multi-family homes
2. # of one family homes
3. # of condos

Rental Units:

1. # of 3 bedrooms
2. # of 2 bedrooms
3. # of 1 bedroom
4. # of studios

Special interest groups

1. # of units for veterans
2. # of units Seniors
3. 2 of units for the unhoused

I ask that response is to include the following information not only in percentage, but in dollars, as it relates to eligibility for each unit.

of market income rates

of moderate-income rates

of low-income rates

01:22:24 Dorothea M. Jones: What % of Community Development Block Grants are given to Black Contractors vs Community Devel

01:22:27 Hazel Inle: Why is the City selling houses to Citizens who can't get anything out of their houses. Why NOT build these houses and rent them out rather than having Citizens who want to own and pass their homes on to their children.

01:23:00 Laila: Speaking of climate resiliency how will that be built in and encouraged in both resilient construction and also sustainable development choices etc - particularly considering Roxbury's status as a heat island? Will green development and tech be supported/taught/subsidized?

01:23:40 Dorothea M. Jones: developement Corpororations.? I sent the message too soon!

01:28:29 Armani White: I have a part two by the way

01:30:32 BJC, Angela Williams-Mitchell: Additionally, are all new homeownership subject to the 30 years, plus 20 at the discretion of the city, deed restriction? If so, how does this practice lend itself to building generational wealth?

01:32:06 LOUIS ELISA: PLEASE TAKE THE GRAPHIC DOWN SO WE CAN SEE EACH OTHER!

01:32:50 Dianne Wilkerson: JonathaN CAN WE PLEASE GO BACK TO THE GALLERY?

01:33:25 LOUIS ELISA: thanks!

01:37:19 Connie Forbes: Can financials be part of the requirement for variances? Especially if claiming a hardship.

Financials/unit

01:47:41 Flavio Marchan: What kind of contractual obligations will homeowners have to agree to when these homes are offered ?

01:49:19 Lucille Culpepper-Jones: I don't feel that there is a "balance" between truly "affordable" and market. Why?

01:53:19 Tania Anderson: Good Evening everyone, sounds like we need a part II to this meeting. Thank you -Councilor TFA

01:53:37 LOUIS ELISA: Please add GTNA, RUN to RFP process and other Community based groups

01:56:06 Connie Forbes: Excellent question Lorraine

01:58:23 Connie Forbes: Encourage the areas outside of Rox/Dor/Matt area. Tax incentives to build in other less dense parts of Boston.

01:58:56 LOUIS ELISA: here are places where density can be accommodated and then there are places where they just don't fit.

01:59:51 LOUIS ELISA: Just regulate within the context of the law...\$4.99 is outrageous

02:00:43 Lucille Culpepper-Jones: I understand change, but the congestion is becoming overwhelming.

02:02:19 Tania Anderson: Hi everyone, please submit all questions to my email Tania.anderson@boston.com and I'd be happy to follow up.

02:03:14 Dianne Wilkerson: KEEP SAYING WE DON'T DO A LOT OF FEDERAL DOLLARS. ARPA IS FEDERAL. REPRESENTS LOTS OF MONEY WHICH ACCORDING TO FEDS IS SUPPOSED TO GO TO COMMUNITIES THAT LOST MOST DURING COVID. THAT'S BLACK BOSTON!!!! THE DOTS ARE NOT CONNECTING.

02:04:00 Dorothea M. Jones: It appears that the City should seek developers to build Veterans Housing in Roxbru. Black Veterans want to live in Roxbury, and Dorchester and as a group, the City Government should seek or set aside RFP's specific to that issue.

02:05:08 Jamarhl Crawford (Spanish Slides): Folks have several options for follow up... you can certainly reach out to Chief Dillon... or certainly your City COuncillor as well... and of course our BPDA Staff Jonathan Short, Yarisamar Cortez or you can always reach out to your friendly neighborhood Community Engagement Manager jamarhl.crawford@boston.gov