

; 08/07/18 5:17 AM  
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;;;BOSTON CITY COUNCIL  
;;;8/7/2018

TEST CAPTION  
COMMITTEE

ON HOUSING & COMMUNITY  
DEVELOPEMENT I'M JOINED BY  
COUNSELOR ESSAIBI-GEORGE, THE  
ORIGINAL FILER ORE THE HEARING,  
AND COUNSELOR ED FLYNN.  
I WANT TO REMIND YOU AT THIS  
POINT THAT THIS IS A PUBLIC  
HEARING.  
IT'S BEING RECORDED AND  
REBROADCASTED.  
PLEASE SILENCE YOUR CELLPHONES  
AND OTHER DEVICES.  
WE WILL ALSO TAKE PUBLIC  
TESTIMONY AND WOULD APPRECIATE  
IT IF YOU WOULD SIGN IN AND  
CHECK OFF THE BOX TO TESTIFY.  
THE SIGN IN SHEET IS IN THE  
CORPER.  
PLEASE STATE YOUR NAME,  
AFFILIATION AND RESIDENTS WHEN  
YOU SIGN IN.  
LIMIT YOUR COMMENTS TO A FEW  
MINUTES SO ALL CAN BE HEARD.  
TODAY'S HEARING IS ON 1040.  
REGARDING VACANT AFFORDABLE  
HOUSING UNITS AND IMPROVING  
UNITS HAD THE SIT OWE OF BOSTON.  
WE HAVE SEVERAL SEEKERS.  
NOTE WE HAVE THROW PANELS THOU.  
ONE REPRESENTING THE SITE OF  
BOSTON WALKING US THROUGH THE  
CURRENT PROCESSES AND VACANT  
UNITS.  
WE WILL HAVE AP ADVOCATE PAM.  
AND WE HAD HAVE A PAM WITH  
DEVELOPERS IN THE SYSTEM THAT  
ARE BUILDING AND WORKING TO MAKE  
THE UNITS AVAILABLE.  
WITHOUT FURTHER A DO UNLESS ANY  
COLLEAGUES HAVE AN OPENING  
STATEMENT.  
>> I HAVE AN OPENING STATEMENT,  
IF YOU DON'T MIND.  
>> VERY WELL MANY.  
>> THANK YOU, CHAIRMAN EDWARDS  
FOR LEADING US IN TODAY'S

HEARING AND THOSE BEFORE US THIS AFTER.

LAST YEAR WE HELD A HEARING WORKING TO BETTER UNDERSTAND AND CREATE A BETTER ACCESS TO THE AFFORDABLE HOUSING LOTTERIES. LEARNED A LOT DURING THAT PROCESS.

LOOKING FORWARD TO LEARNING MORE TODAY.

WE ARE AWARE THIS ARE A NUMBER OF VACANT UNITS.

WE RECENTLY LEARNED THERE IS A GREATER MAGNITUDE TO THE VACANCIES ACROSS THE CITY.

WE HOPE TO LEARN MORE ON HOW MANY VACANT UNITS THIS ARE AND THE BREAKDOWN OF THE RENTALS AND OPPORTUNITIES OF THE AFFORDABLE UNITS.

I LOOK FORWARD TO HEAR FROM THE NEIGHBORHOOD DEVELOPMENT, REPRESENTATIVES FROM BPDA, HOUSING ADVOCATES, AND THE DEVELOPERS AS WELL.

WE KNOW THAT WE HAVE A NUMBER OF PARTNERS IN THIS WORK THAT HELP US AS A CITY.

NOT ONLY TO GENERALLY CREATE HOUSING TONIGHTS FOR OUR RESIDENTS BUT SPECIFICALLY CREATE AFFORDABLE OPPORTUNITIES FOR OUR RESIDENTS.

BOTH RENTAL AND OWNERSHIP.

IN CREATING A MORE ACCESSIBLE PROCESS AND A MORE STREAMLINE PROCESS IS VERY IMPORTANT TO ME PERSONALLY AND THE CITY AS A WHOLE.

I LOOK FORWARD TO HEARING FROM THE PANELS THAT WILL BE WITH US TODAY.

I ALSO LOOK FORWARD TO HEARING FROM THE PUBLIC TESTIMONY THAT WILL HAPPEN AT THE END OF TODAY'S HEARING.

IN ADVANCE THANK YOU FOR BEING HERE.

THANK YOUER IF YOUR ATTENTION IN P-RPB AND IF YOU'RE WATCHING AT HOME.

THANK YOU, COUNSELOR EDWARDS, FOR LEADING TODAY'S DISCUSSION.

>> BEFORE WE START I HAVE A

LETTER FROM COUNSELOR AYANNA  
PRESSLEY.

DEAR MADAM CHAIR WOMAN I DUE TO  
REGRET I WILL NOT BE ABLE TO  
ATTEND COMMITTEE ON HOUSING &  
COMMUNITY DEVELOPEMENT HEARING  
TODAY.

-- BY THE CITY'S DEVELOPMENT  
BOMB.

WE MUST INSURE THE NEW GROWTH  
AND DEVELOPMENT OF OUR CITY IS  
ACCESSIBLE AND AFFORDABLE FOR  
EVERYONE.

THAT'S WHY WE NEED TO EXAMINE  
AND IMPROVE WHERE NEEDED  
AFFORDABLE HOUSING UNITS.

OUR RESIDENTS ARE ASKED TO SPEND  
MORE ON DISPOSABLE INCOME TO  
HOUSING COSTS.

I WANT TO THANK THE WALSH  
ADMINISTRATION, OFFICE OF FARE  
HOUSING, AND BOSTON PLANNING AND  
DEVELOPMENT AGENCY FOR THEIR  
WORK.

I LOOK FORWARD TO CONTINUING  
THIS CONVERSATION AND WORKING  
WITH COUNSELOR ESSAIBI-GEORGE  
AND COUNSELOR EDWARDS IN  
ATTAINING THIS GOAL.

I LOOK FORWARD TO REVIEWING THE  
TAPES.

ALRIGHT.

>> GO AHEAD.

>> THANK YOU SO.

FOR HAVING US HERE.

I'M JOINED FOR THE RECORD I'M  
SHEILA DILLON, CHIEF OF HOUSING  
FOR THE DEPARTMENT OF  
NEIGHBORHOOD DEVELOPMENT.

I'M JOINED FROM DND BY RICK  
WILSON OUR ANF DIRECTOR AND MY  
COLLEAGUES FROM THE DPDA.

WE ARE REALLY LOOKING FORWARD TO  
GIVING TESTIMONY TODAY.

WE HAVE MADE VERY SIGNIFICANT  
PROCESS SINCE THIS ISSUE CAME TO  
LIGHT ON THE BACKLOG OF  
AFFORDABLE HOUSING UNITS BEING  
FILLED.

I WANT TO GIVE YOU UP TO THE  
MINUTE UPDATES.

I ALSO LOOK FORWARD TO  
HIGHLIGHTING VERY BRIEFLY SOME  
OF THE PROCESS IMPROVEMENTS WE

HAVE PUT INTO PLACE.  
BOTH AROUND THE AFFIRMATIVE FARE  
HOUSING PROCESS AND GENERALLY  
HOW THE CITIZENS OF BOSTON CAN  
ACCESS INFORMATION ABOUT  
AFFORDABLE HOUSING OPPORTUNITIES  
WITH.

THAT AS BACKGROUND, THE GOOD  
NEWS IS SINCE MAYOR WALSH CAME  
INTO OFFICE THE CITY OF BOSTON  
DND AND DPDA ARE WORKING HARD TO  
INCREASE AFFORDABLE HOUSING  
STOCK.

NEARLY 2900 NEW UNITS HAVE BEEN  
CREATED IN 162 PROJECTS.  
SOME OF THE PROJECTS ESPECIALLY  
IF YOU WERE MARKET RATE MAY HAVE  
ONLY ONE, TWO, THREE, FOUR UNITS  
IN THEM.

REGARDLESS OF THE SIZE ALL OF  
THESE PROJECTS NEED TO BE  
REVIEWED AND MONITORED BY THE  
CITY TO IN SHOWER THE PROCESS OF  
FILLING THE UNITS IS FARE AND IN  
COMPLIANCE WILL ALL FEDERAL  
STATE AND MUNICIPAL  
REQUIREMENTS.

THE PROBLEM IS THE HIGH VOLUME  
OF ACTIVITY STRAINED THE  
EXISTING SYSTEM AND PROCESSES IN  
PLACE WERE BACKLOGGED.

WE HAD FEW STAFF WORKING.  
THEY WERE WORKING HARD BUT  
COULDN'T KEEP UP WITH THE VOLUME  
OF PLANS COMING AT THEM.

IN RESPONSE THE MAYOR REQUESTED  
THAT DND AND THE OFFICE OF FARE  
HOUSING AND EQUITY BEGIN  
DISCUSSIONS TO TRANSFER THE  
AFFIRMATIVE FARE HOUSING  
MARKETING PROGRAM TO DND ON A  
PILOT BASIS.

WE HAD THE INFRASTRUCTURE.  
THE STAFF CAPACITY, EXTRA PIECE  
IN AFFORDABLE HOUSING,  
RELATIONSHIPS -- THAT  
TRANSFERRED JULY 1st OF THIS  
YEAR.

SINCE THEN DND WORKING WITH ALL  
OF OUR PARTNERS HAVE IMPLEMENTED  
A NUMBER OF MEASURES TO WORK  
THROUGH THE BACKLOG AND STREAM  
LINE THE AFFIRMATIVE MARKETING  
PROCESS.

IF I COULD OUTLINE THOSE FOR YOU.

WE HAVE TEMPORARILY REASSIGNED STAFF AT DND TO HELP REVIEW THE BACKLOG OF AFFIRMATIVE MARKETING PLANS.

WE CURRENTLY HAVE BETWEEN FOUR AND FIVE STAFF, FULL TIME WORKING ON THE BACKLOG.

WE HAVE ENHANCED OUR DATABASE TO TRACK THE STATUS OF ALL AFFORDING HOUSING PROJECTS BY THEIR STAGE IN THE MARKETING PROCESS.

EXPECT CONSTRUCTION CLOSE DATES TO PRIORITIZE THE WORK AND INSURE TIMELY REVIEWS.

WE LOOKED AT THE PROJECTS THAT WILL HAVE OCCUPIED UNITS AND PRIORITIZE THOSE FOR REVIEW.

WE ARE CONDUCTING TWICE A WEEK TEAM MEETINGS TO REVIEW PROGRESS IS PRIORITIES.

THOSE MEETINGS HAVE HAPPENED WITHOUT CANCELLATION AND WE TAKE THEM VERY SERIOUSLY.

WE HAVE ENLISTED OUR INNOVATION TECHNOLOGY TEAM TO IDENTIFY OPPORTUNITIES TO SPEED UP THE REVIEW OF MARKETING PLANS AND MATERIALS.

SO WE HAVE ENLISTED THEIR HELP TO MAKE SURE THAT WE ARE SETTING UP SYSTEMS TO TRACK OUR PROGRESS.

THIS EFFORT HAS YIELDED RESULTS. IN THE PAST FOUR WEEKS WE HAVE APPROVED 14 MARKETING PLANS, 15 STRATEGIES AND 3 LOTTERY RESULTS.

THE LOTTERIES ARE A SIGNIFICANT AMOUNT OF WORK.

AS YOU ARE AWARE THOUSANDS ARE APPLYING FOR THE OPPORTUNITIES. AS OF TODAY WE HAVE MARKETING PLANS UNDER REVIEW FOR ADDITIONAL 23 PROJECTS.

ONLY ONE OF THOSE 23 HAS A CERTIFICATE OF OCCUPANCY IN PLACE.

ALL OTHERS ARE IN CONSTRUCTION. WE HAVE TIME TO COMPLETE OUR WORK.

MOST OF THE PROJECTS ARE STILL

IN CONSTRUCTION AND MANY MONTHS FROM BEING COMPLETE.  
WE ARE ACTIVELY REVIEWING ALL PENDING MARKETING PLANS AND EXPECT THEM TO HAVE THEM APPROVED IN THE COMING WEEKS. IN TOTAL WILL PROJECTS WITH 103 VACANT UNITS.  
I JUST GOT THE DATA YOU HAD SOUGHT, COUNSELOR.  
OF THE 103, 90 ARE RENTALS AND 13 ARE CONDOMINIUM UNITS.  
103 UNITS ARE READY FOR OCCUPANCY, GOING THROUGH THE AFFIRMATIVE MARKETING PROCESS. MEANING THEY HAVEN'T HELD A LOTTERY.  
>> 99 OF THE UNITS ARE ACCEPTING AP I WILL KAEUGSZ AND FILLED IN THE UPCOMING MONTHS.  
OUR PROBLEM REALLY RIGHT NOW IS DOWN SUBSTANTIALLY.  
WE HAVE 103 OBJECTING AOU PAOEUBL UNITS THAT ARE NOW ADVERTISING AND STARTING A LOTTERY PROCESS.  
SO, WE ARE MAKING VERY SIGNIFICANT PROGRESS.  
BUT WE KNOW THAT THERE IS MORE WORK TO DO.  
AS THE PURPOSE OF THIS HEARING IS TO DETERMINE STRATEGIES FOR STREAM LINING THE PROCESS TO APPLY FOR AFFORDABLE HOUSING AND CREATE A MORE RAPID AND EFFICIENT PROCESS FOR OCCUPYING AFFORDABLE HOUSING UNITS.  
LET ME UPDATE YOU ON THE STRATEGIES THE CITY IS WORKING ON SO FAR.  
WE HAVE STANDARDIZED DOCUMENTS, TEMPLATES AND CHECKLISTS.  
WE HAVE CREATED LOTTERY PRESENTATION THAT'S EXPLAIN THE PROCESS AND PROVIDE ESTIMATED TIMELINES AND BEST PRACTICES TO IMPROVE THE APPLICANT'S EXPERIENCE THERE.  
IS NOTHING WORST IF YOU'RE AN APPLICANT AND NOT HEARING BACK FROM PEOPLE OR DON'T UNDERSTAND THE TIMELINE OR WHAT TO EXPECT.  
WE HAVE CREATED ON-LINE APPLICATIONS FOR ALL PROJECTS TO

MAKE APPLYING FOR AFFORDABLE HOUSING EASIER.  
WE HAVE ENHANCED THE -- TO PROVIDE INFORMATION ON AFFORDABLE HOUSING AND RESOURCE W-TZ METRO LIST WEBSITE.  
WE HAVE A NEWSLETTER FROM MONTHLY TO WEEKLY WITH HOUSING LISTINGS AND RESOURCES.  
SINCE WE HAVE MADE THESE ENHANCES SUBSCRIPTION TO THExD METRO LIST NEWSLETTER HAVE MORE THAN DOUBLED FROM 6000 WHEN WE STARTED TO NOW MORE THAN 13,000.  
AS A RESULT OF ALL OF THE EFFORTS WE HAVE SEEN A INCREASE OF APPLICATIONS FOR EACH AFFORDABLE UNIT.  
THIS IS GOOD BUT IT INCREASES THE WORK LOAD.  
EACH LOTTERY AFTER IT HAPPENS WE HAVE TO GO THROUGH THE LOTTERY POOLS TO MAKE SURE PEOPLE ARE QUALIFIED.  
LOOKING FORWARD WE ARE WORKING TO TAKE METRO LIST TO THE NEXT LEVEL.  
OUR FISCAL YEAR '19 BUDGET THANKS TO THE COUNCIL IS A 270,000-DOLLAR INVESTMENT FOR FURTHER ENHANCEMENTS.  
SUCH AS A SIMPLE ELECTRONIC METHOD FOR LANDLORDS TO LIST LISTINGS.  
CONNECTIONING BETTER TO THE INTER AGENT EFFORT TO CREATE A UNIVERSAL APPLICATION FOR AFFORDABLE HOUSING.  
I KNOW, COUNSELOR, YOU'RE INTERESTED IN HAVING THIS WORK COMPLETED WITH.  
THAT I WILL END.  
I JUST WANT TO STRESS AGAIN THAT WE DID HAVE A BACKLOG.  
IT WAS A SERIOUS BACKLOG.  
THE MAYOR HAS GIVEN US A VERY STRICT DIRECTIVE THAT HE WANTED IT FIXED.  
WE HAVE PUT A LOT OF STAFF ON IT AT THE SAME TIME IT'S A LEARNING PROCESS AND WE'RE TRULY THOUGHTFUL ON IMPROVING THE PROCESS GOING FORWARD.  
I WILL CONCLUDE THERE.

I THINK ALL OF US ARE HERE NOW.  
THAT'S A SUMMARY WE ALL PUT  
TOGETHER.  
WE'RE HERE TO ANSWER ANY  
QUESTIONS YOU HAVE.  
>> BEFORE WE GO TO QUESTIONS.  
I WANT TO RECOGNIZE WE HAVE BEEN  
JOINED BY OTHER COLLEAGUES.  
IN ORDER OF THEIR ARRIVAL.  
COUNSELOR FRANK BAKER.  
COUNSELOR MATT O'MALLEY.  
>> COUNSELOR KIM JANEY.  
AND COUNSELOR MARK CIOMMO.  
WE WILL GO STRAIGHT TO QUESTIONS  
>> I THINK SO IF THAT'S ALRIGHT  
WITH YOU.  
>> FINE.  
I HAVE TWO QUICK QUESTIONS.  
SO THE FORMAL TRANSFER OF THE  
OFFICE OF FARE HOUSING TO DND  
HAPPENED JULY 1st, THIS FISCAL  
YEAR.  
>> THAT COMPONENT OF IT.  
>> WE'RE NOW AT 103 AVAILABLE  
READY TO MOVE IN AFFORDABLE  
UNITS.  
>> CORRECT.  
>> WHAT WERE WE AT THE BEGINNING  
OF THE YEAR?  
>> OKAY.  
DO YOU EXPECT TO BE ABLE TO GET  
TO THAT 103 BY THE END OF THIS  
YEAR.  
>> ABSOLUTELY.  
>> OKAY.  
DO YOU -- WHAT IS THE  
EXPECTATION FOR WHAT IS COMING  
ON-LINE, ON A MONTHLY BASIS,  
QUARTERLY BASIS?  
WHAT IS IN LINE?  
>> SO WE ARE PRIORITIZING.  
I THINK THE BEST MOVE WE MADE  
WAS FIGURING OUT WHEN THE UNITS  
WERE OBJECTING AOU PAOEUBL.  
THEN PRIORITIZING THOSE  
PROJECTS.  
THAT'S HOW WE HAVE ORGANIZED ALL  
OF OUR WORK.  
SO ANYTHING THAT HAD A  
CERTIFICATE OF OCCUPANCY OR  
BASED ON WHERE THEY WERE IN THE  
CONSTRUCTION PROCESS WE THOUGHT  
WOULD HAVE A CERTIFICATE OF  
OCCUPANCY SOON.



WE HAVE PRIORITIZED THOSE.  
I FEEL CONFIDENT WE WILL HAVE  
THE BACKLOG TAKEN CARE OF.  
>> MY LAST QUESTION, WHEN YOU  
LOOK AT HOW YOU ARE ASSIGNING  
UNITS IN THE LOTTERY SYSTEM IT  
WOULD OF BEEN ONE HEARING.  
SOMEONE MENTIONED DND  
CONSIDERING DISPLACEMENT AND/OR  
PRIORITIZING FOLKS IN THE  
NEIGHBORHOOD WHO ARE STRUGGLING  
TO STAY IN THE NEIGHBORHOOD AND  
HOW IF THERE IS ROOM FOR THAT IN  
THE PROCESS.  
NOT TO COMPLICATE THIS ANY  
FURTHER BUT THAT IS ONE OF THE  
FRUSTRATIONS I HEAR.  
I'M SURE THE OTHER COUNSELORS  
HEAR AS WELL.  
THE LOTTERY COMES UP AND IT'S  
FOLKS FROM OTHER NEIGHBORHOODS  
WHO HAS JUST AS MUCH CHANCE AS  
SOMEONE IN EAST BOSTON GETTING  
INTO AN EAST BOSTON HOUSE.  
>> I CAN TALK ABOUT THAT AND  
GIVE YOU MORE INFORMATION TOO IN  
THE FUTURE.  
WE DID GET APPROVAL FROM STATE  
AND HUD TO PROVIDE -- OR IF A  
NEIGHBORHOOD HAD A CERTAIN  
COMPOSITION.  
IT WAS, IT WAS RACIALLY DIVERSE  
ENOUGH.  
BOB, IF YOU WANT TO DRILL DOWN  
ON THIS.  
WE HAVE SINCE THEN GONE TO THE  
STATE, BECAUSE THE STATE FUNDS A  
LOT OF OUR PROJECTS.  
WE REQUESTED OF THE PUBLICLY  
FUNDED AFFORDABLE HOUSING  
PROJECTS WE SET ASIDE ONE-THIRD  
OF THE UNITS SO THAT WE CAN  
PRIORITIES THOSE FOLKS NOT IN A  
PARTICULAR NEIGHBORHOOD.  
THEN IT'S COMPLICATED BUT  
HOUSEHOLDS THAT CAN SHOW US,  
BOSTON HOUSEHOLDS THAT SHOW US  
THEY'RE RENT BURDEN.  
>> IF YOU'RE OF THE RIGHT  
INCOME FOR THE UNIT.  
YOU PAY MORE THAN 50% OF INCOME  
TOWARDS RENT WE WANT TO SAY TO  
THAT HOUSEHOLD, YOU HAVE  
PRIORITY FOR ONE-THIRD OF THE

NEW UNITS IN THAT DEVELOPMENT,  
AFFORDABLE UNITS.  
THAT PROPOSAL IS AT THE STATE.  
THEY'RE REVIEWING IT AND ASKED  
FOR ADDITIONAL INFORMATION.  
WE HAVE PROVIDE IT DID.  
IT HAS GONE BACK AND FORTH TOO  
LONG, BUT I THINK IT'S A  
WORTHWHILE POLICY WE NEED TO  
PURSUE.  
>> THANK YOU.  
SO I AM VERY HAPPY YOU'RE NOW  
OVERSEEING THESE UNITS.  
CHIEF, YOU HAVE DONE REMARKABLE  
WORK.  
THANK YOU FOR THAT.  
DO WE KNOW.  
I THINK IT'S REALLY IMPORTANT TO  
KNOW.  
WE WANT TO CELEBRATE THE RECENT  
SUCCESSES.  
I THINK IT'S IMPORTANT TO  
UNDERSTAND WHERE WE HAVE COME  
FROM SO WE'RE NOT REPEATING  
THOSE MISTAKES DOWN THE ROAD.  
SO, IN ONE MONTHS TIME WE'RE  
ABLE TO IDENTIFY 103.  
WE MADE OUR ACCOMPLISHMENTS.  
WHAT WAS THE NUMBER PRIOR TO  
YOUR SHOP TAKING IT OVER?  
DO WE KNOW HOW MANY OBJECTING  
AOU PAOEUBL UNITS WERE AVAILABLE  
AT THAT MOMENT?  
>> THE SO 3 OBJECTING AOU  
PAOEUBL UNITS I DON'T THINK THAT  
NUMBER HAS CHANGED SINCE WE TOOK  
IT OVER.  
WHEN WE TOOK IT OVER THE  
PROJECTS REPRESENTING THE 103  
UNITS WERE IN EARLIER STEPS OF  
THE PROCESS.  
WE HAVE MOVED THE PROJECTS ALONG  
SO THEY'RE NOW READY TO  
ADVERTISE OR MANY ARE ACCEPTING  
APPLICATIONS AND WILL BE READY  
TO OCCUPY AND LOTTERIES IN THE  
UPCOMING MONTHS.  
>> SO, WHERE DO I GET 839 UNITS  
FROM 37 PROJECTS?  
>> THIS IS TIM DAVIS, FOR THE  
RECORD FROM BPDA.  
THE NUMBER YOU GOT, I'M NOT SURE  
HOW YOU GOT THAT NUMBER.  
THAT WAS BASED ON 37 PROJECTS

WITH OVER 800 UNITS THAT WERE IN SOME STAGE OF THE REVIEW PROCESS AT THAT TIME.

SO THAT INCLUDES ALL OF THE PROJECTS THAT SHE MENTIONED THAT ARE STILL IN CONSTRUCTION.

SO, THAT DOES REPRESENT A PIPELINE, NOT THE ONES THAT WERE ACTUALLY ALREADY OBJECTING AOU PAOEUBL.

SO IN OTHER WORDS THAT 103 IS OF THAT WILL 00.

THERE ARE MANY MORE IN THE PIPELINE THAT'S PART OF THE CONTINUING WORK IS TO, IS TO GET THAT PIPELINE DOWN.

SO WHEN THE PROJECTS ARE OCCUPYING, THEY'RE READY TO GO.

>> -- I DON'T KNOW IF THE MATH WORKS OUT FOR THE NUMBER OF UNITS IN THE PIPELINE OR COULD BE ON-LINE.

CAN SOMEONE WALK ME THROUGH THE PROCESS OF WHAT A DEVELOPER GOES THROUGH.

THE APPROVABLE.

WHEN DO WE START COUNTING THEM. HOW LONG DOES IT TAKE TO GET THEM TO OCCUPYABLE AND HOW LONG DOES THE PROCESS TAKE AFTER THAT?

>> IF WE COULD DO THAT, THAT WOULD BE GREAT.

HE HAS BEEN SO CLOSE TO THIS.

>> SURE.

THE FIRST FOR FARE MARKETING THEY SUBMIT A DRAFT PLAN FOR FARE HOUSING AND EQUITY UNDER THE OFFICE OF DND AFFIRMATIVE MARKETING PROGRAM.

WE WILL REVIEW THE PLAN.

THAT PLAN COVERS THE TYPES OF UNITS AVAILABLE.

THE INCOME RESTRICTIONS.

WE REVIEW THE PLAN.

WE COMPARE TO THE AFFORDABLE HOUSING UNIT OR WHAT DND AGREE TOO IF IT'S A DND FUNDED PROJECT.

WE HAVE BACK AND FORTH WITH THE MARKETING AGENT AND THE DEVELOPER SO THEY REFLECT WHAT THEY SHOULD MAKE AVAILABLE FOR AFFORDABLE UNITS.

ONCE THAT'S APPROVED.  
WE TRY TO DO THAT, SUBMIT BELL  
IN ADVANCE WHEN THE BUILDING IS  
EXPECTED TO BE COMPLETED.  
THAT DOESN'T ALWAYS HAPPEN.  
WE NEED TO IMPROVE THAT PROCESS  
TO BE AWARE WHEN BUILDING  
PERMITS ARE ISSUED AND REMIND  
THEM TO SUBMIT MARKETING PLANS  
TO BEGIN THE REVIEW PROCESS.  
AFTER THE PLAN IS REVIEWED WE  
ASK THEM TO SUBMIT THE  
ADVERTISING AND OUTREACH  
MATERIALS THEY USE TO MARKET THE  
PLAN.  
THOSE TYPICALLY TURN AROUND  
QUICKLY IN A MATTER OF DAYS.  
WE COMPARE THAT AGAINST THE PLAN  
AND THE AGREEMENT WITH THE DPDA.  
THEY HAVE TO ADVERTISE THE UNITS  
IN VARIOUS NEWSPAPER AND ALL  
REQUIREMENTS AROUND THE  
NEWSPAPER AND NEIGHBORHOODS  
COVERED IN THE AD.  
I THINK THAT'S TWO WEEKS.  
THEN THE APPLICATION PERIOD THEY  
ACCEPT APPLICATIONS FOR THE  
UNITS.  
THAT'S DONE -- ONE MILE FROM THE  
PROJECT.  
I DON'T KNOW THE TIME FRAME FOR  
THAT TO LAST.  
IT'S WEEKS FOR THE APPLICATIONS  
TO BE AVAILABLE.  
TWO WEEKS, A MINIMUM OF TWO  
WEEKS.  
DURING THAT TIME FRAME WE FIELD  
QUESTIONS ON THE PROCESS AND HOW  
IT WORKS.  
ONCE THE APPLICATION DEAD LINE  
COMES THE MARKETING AGENCY WILL  
TYPICALLY HAVE A LOG OF THE  
APPLICANTS RECEIVED.  
THEY GO THROUGH THE LOG AND MAKE  
SURE IT'S COMPLETE NO  
APPLICANTS.  
THAT'S TO DO THE LOTTERY TO A  
SIGN NUMBERS.  
WE ARE VIEW THE POOL.  
WE REVIEW EVERY STEP OF THE WAY  
TO MAKE SURE THEY COMPLY AND THE  
PROCESS IS DONE FAIRLY.  
THE APPLICANT LOG ONCE APPROVED  
WE SHARE WITH THE DEVELOPER.

WE RUN THE LOTTERY.  
BASICALLY IT'S JUST AUTOMATED  
AND A RANDOM NUMBER WE A SIGN.  
WE GIVE THAT BACK TO THE  
MARKETING AGENT TO SORT THE POOL  
BASED OPT UNITS AVAILABLE AND  
THOSE THAT THEY'RE ELIGIBLE FOR.  
FROM THAT POINT IT'S OUT OF THE  
FARE MARKETING PROCESS AND IT'S  
INCUMBENT TO FILL THE UNITS,  
SELECT THE APPLICANTS AND THEN  
DEPENDING ON WHETHER IT'S A DBPA  
OR DND.

>> SO, IT'S A COMPLICATED  
PROCESS AND IT'S ALL DONE  
ENTIRELY WITH THE GOAL OF  
INSURING THE PROCESS IS FARE AND  
WE TRY TO MAKE IT AS EFFICIENT  
AS POSSIBLE.

SOME OF THE CHALLENGES ARE  
ENCOURAGES TO SUBMIT EARLY TO  
HAVE TIME TO DO IT WE ASK THEM  
TO GIVE US TEN BUSINESS DAYS.  
MANY GIVE US MORE THAN.  
THAT THAT'S GREAT AND WE ARE  
LOOKING AT PRAOPBLG EX NEARING  
THEIR COMPLETION DATE.  
AGAIN THERE IS IMPROVEMENTS  
WE'RE LOOKING TO MAKE IN THE  
PROCESS.

>> WHERE IS THE LONGEST HANG UP  
AND DELAY.

>> LOTTERY POOLS.

>> YES.

>> THEY'RE ASSIGNING THE LOG.

>> YES.

THERE CAN BE A THOUSAND TWO  
THOUSAND PEOPLE IN A LOTTERY  
POOL.

>> HOW LONG DOES THAT TAKE.

>> WE HAVE DONE SOME RECENTLY.

>> YES WE SAY TEN BUSINESS DAYS  
TO REVIEW AND TURN AROUND.

THAT COULD TAKE LONGER IF WE  
REVIEW AND IDENTIFY DUPE I WILL  
CAN'S OR PEOPLE ARE DEEMED IN  
EGG I BELIEVE AND WE'RE NOT SURE  
WHY.

WE GO TO THE MARKETING AGENT AND  
ASK WHY THEY'RE DEEMED IN  
ELIGIBLE.

IF WE HAVE THAT BACK AND FORTH  
THE PROCESS TAKES LONGER.

WE TRY TO TURN AROUND OUR PIECE

UNDER TEN DAYS.  
>> ONCE THE RESULTS ARE SENT TO  
THE DEVELOPER HOW LONG BEFORE --  
>> MY GOAL IS TO LIMIT THE  
AMOUNT OF TIME FROM OCCUPYABLE  
TO OCCUPIED.  
RENT ALG OR OWNERSHIP.  
>> THIS IS HAPPENING BEFORE  
THEY'RE OCCUPYABLE.  
THAT'S THE GOAL.  
IN MOST CASES THAT HAPPENS.  
>> THAT'S THE NEW.  
THAT'S WHAT WE WAKE UP EVERY DAY  
THINKING ABOUT.  
WHEN WILL A UNIT GET A  
CERTIFICATE OF OCCUPANCY.  
ARE WE GIVING OURSELVES ENOUGH  
TIME TO MAKE SURE THEY'RE READY  
TO BE OCCUPIED WHEN THE  
DEVELOPER SAYS GO.  
YOU MAY HAVE A MORE RESPONSIVE  
DEVELOPER THAT GETS TO US BUT WE  
HAVE TO FIRST PRIORITIZE THE  
WORK AND DO THAT UNTIL WE GET  
THROUGH THE BACKLOG.  
>> SO ARE YOU ASKING NOW AFTER  
THAT IS DONE THEN THE PROCESS AT  
THE DPBA THEY COME IN FROM THE  
MANAGEMENT COMPANIES.  
WE DO A PREREVIEW TO MAKE SURE  
THEY HAVE THE FILES THAT ARE  
NEEDED.  
THEN IT GOES TO THE PROCESSERS  
TO LOOK AT.  
WE SOMETIMES NEED ADDITIONAL  
BANK STATEMENTS AND UPDATED PAY  
STUBS FOR THE COMPLIANCE UNIT IT  
USUALLY TAKES FOUR TO SIX WEEKS  
BY THE TIME IT GETS THROUGH.  
IT'S JUST THE AMOUNT OF -- IN  
APRIL TO 15 WE HAD A 92 UNITS.  
IN APRIL 2018 WE HAD 1322 WITH  
85 DEVELOPMENTS.  
THE INCREDIBLE AMOUNT IN THE  
BUILDING BOOM.  
WE REALIZE IT.  
I ALSO WANT TO SAY THAT WE  
IMPLEMENTED AT THE BPDA, A HELP  
LINE.  
SO, WE HAVE IT ON OUR WEBSITE.  
I ANSWER ABOUT FIVE TO SIX CALLS  
PER DAY OF APPLICANTS CALLING  
IN.  
IF THEY HAVE ANY ISSUES.

IF THERE ARE ISSUES I NEED TO  
DEAL WITH.  
IF THEY'RE FACING HOMELESSNESS I  
CAN LOOK AT THE APPLICATION TO  
MOVE IT ALONG.  
>> IF THEY'RE QUESTIONING OUR  
REVIEW OF THE APPLICATION I CAN  
ALWAYS HELP THEM OUT IN THAT  
WAY.  
>> GREAT.  
THOSE TWO NUMBERS YOU JUST  
SHARED THIS.  
IS THE END OF IT FOR ME IN THIS  
ROUND.  
THE 9 OTHER AND THE 1322, THE --  
950 --  
>> 592.  
THOSE ARE RENTALS.  
>> CAN YOU REMIND ME THE NUMBERS  
AGAIN.  
>> 592, 50 DEVELOPMENTS IN APRIL 2015.  
IN 2018 WE BUMPED UP TO 1322 AT  
85 DEVELOPMENTS.  
>> THOSE ARE RENTAL UNITS  
OCCUPYABLE?  
>> YES.  
>> THAT'S A SIGNIFICANT NUMBER.  
>> YES.  
>> NOW WE'RE AT 103?  
>> THESE ARE OUR TOTAL  
PORTFOLIO.  
THESE ARE THE NUMBER OF UNITS  
THAT ARE IN THE RENTAL PORTFOLIO  
THAT DPBA MONITORS.  
-- HOW MUCH MORE WORK IS  
INVOLVED WITH FILLING THE UNITS  
AND THE ON GOING MONITORING OF  
THE UNITS.  
>> AND NOT JUSTIFYING THE DELAY.  
JUST GIVING MEANING TO THE  
MATTER.  
>> I APPRECIATE THAT.  
THANK YOU.  
SO, IF I'M DOING MY MATH HERE.  
THEN I WILL WRAP UP AFTER THIS.  
TWO, FOUR, SIX, EIGHT.  
TWO, THREE, FOUR MONTHS.  
WE'RE HEARING OF CASES WHERE  
UNITS ARE UNOCCUPIED, OCCUPYABLE  
UNITS ARE NOT FILLED FOR UP TO  
TWO YEARS.  
I DON'T KNOW HOW WE GET FROM TWO  
OR THREE MONTHS OR FOUR MONTHS  
WITH THIS GENERAL DESCRIPTION.

I GUESS THERE ARE IMPROVEMENTS.  
HOW DO I, I CAN'T WRAP MY HEAD  
AROUND A TWO YEAR DELAY, TWO AND  
A HALF YEAR DELAY COMPARED TO A  
TWO MONTH DESCRIPTION HERE.

>> I CAN'T SPEAK TO THE EARLIER  
TWO AND A HALF YEARS.

WE DO KNOW THAT GIVING THE  
VOLUME THAT FIRST HALF, THE  
LOTTERY PROCESS WAS UNDER  
STAFFED.

NOW THE APPROPRIATE RESOURCES  
ARE PUT ON IT WE HOPE, LIKE I  
SAID, ANYTIME A UNIT IS  
OCCUPYABLE IT HAS A PERSON OR  
HOUSEHOLD IDENTIFIED FOR THE  
UNIT.

THAT'S HOUR GOAL AND WE'RE VERY  
CLOSE.

FOR THE IDP UNITS FOR THE  
DEVELOPER UNITS AFTER WE HAVE  
IDENTIFIED THE, YOU KNOW, THE  
LUCKY WINNER, IF YOU WILL.

THEY ARE GOING TO THE DPBA.

THAT'S A COUPLE OF MONTHS NOW.

THEY'RE WORKING HARD ON GETTING  
THE NUMBER NOW.

IT'S HARD TO TALK ABOUT WHAT  
WAS.

WE WERE HEARING THE COMPLAINTS.  
WE KNOW THE MAYOR WAS GETTING  
CALLS FROM DEVELOPERS SAYING I  
HAVE AFFORDABLE UNITS.

THAT'S WHY HE JUMPED IN AND SAID  
WE HAVE TO FIX IT I DON'T KNOW  
HOW LONG IT WAS BUT IT WAS TOO  
HROFPBLGT.

>> THANK YOU.

>> THANK YOU.

>> COUNSELOR FLYNN.

>> YES.

THANK YOU, COUNSELOR EDWARDS AND  
ESSAIBI GEORGE FOR SPONSORING  
THIS HEARING.

AS MY FELLOW COUNSELORS HAVE  
NOTED WE MUST STREAMLINE PLACES  
PEOPLE IN AFFORDABLE HOUSING  
UNITS.

ONE OF THE ISSUES I HAD AS IT  
RELATES TO THIS ISSUE IS THE  
LOTTERY SYSTEM.

THIS IS ONE CASE I SAW  
ADVERTISING A LOTTERY IN  
DOWNTOWN BOSTON.



THE PAMPHLETS WERE ONLY IN ENGLISH.  
IN THE CONTACT INFORMATION WAS ONLY IN ENGLISH.  
I WAS DISCOURAGED TO SEE THAT. WHY WOULDN'T WE WANT TO PUT SOMETHING IN SPANISH OR CHINESE. WHY KEEP IT JUST IN ENGLISH?  
>> SO, COUNSELOR PART OF THE ADVERTISING WE APPROVE ARE MAKING SURE ADS GO TO EL MUNDO AND SAN PAN, MULTIPLE PAPERS IN MULTIPLE LANGUAGES.  
I WILL DOUBLE CHECK THAT IS ALWAYS THE CASE ON THESE.  
I BELIEVE IT IS.  
I WILL DOUBLE CHECK ON THAT.  
>> ALSO THESE COMPANIES THAT DO CONTROL THE LOTTERY SYSTEM ARE THEY WOMEN OWNED, MINORITY OWNED OR VETERAN OWNED COMPANIES. THEY HAVE A PLACE OF EMPLOYMENT IN BOSTON.  
THEIR COMPANIES ARE THE SOUTH END OF CHINA TOWN OR OUTSIDE OF THE CITY?  
WHAT CONNECTION DO THE COMPANIES HAVE TO THE CITY.  
>> YOU MEAN THE MARKETING AGENTS?  
>> MARKETING ANGS.  
>> MANY ARE BOSTON BASED.  
NOT ALL.  
ONE THAT DOES A LOT OF THE WORK IS WOMAN OWNED.  
WE CAN GET THE BREAKDOWN FOR YOU.  
SOMETIMES DEVELOPERS DO IT ON THEIR OWN.  
IT WORKS BETTER HIRING SOMEONE WHO KNOWS THE PROCESS.  
WE CAN GET A BREAKDOWN FOR YOU ON THE MAIN PHAPGTMENT COMPANIES AND LOCATION IF THEY'RE OWNED BY MINORITY OR WOK.  
>> I WAS DISCOURAGED.  
WHY NOT HIRE A COMPANY WHERE THEIR PLACE OF EMPLOYMENT IS ROXBURY OR SOUTH END OF CHINA TOWN.  
WHY GO SO FAR OUT OF THE CITY TO A COMPANY THAT DOES THE WORK.  
>> WE DON'T HIRE THE MANAGEMENT COMPANIES OR THE THE COMPANIES

DOING THE SELLING AND RENTING.  
THAT IS A CONSULTANT HIRED BY  
THE DEVELOPERS.

THE POINT IS WELL TAKEN WE  
SHOULD LOOK FOR DIVERSITY IN ALL  
DEVELOPMENT TEAMS.

>> OKAY.

I WOULD BE INTERESTED IN GETTING  
DATA. AND DATA ON WOMEN OWNED  
AND VETERAN OWNED COMPANIES.  
MINORITY OWNED COMPANIES THAT  
COULD THIS WORK AND COMPARE THAT  
TO COMPANIES OUTSIDE OF BOSTON.  
I THINK THAT'S IMPORTANT TO TAKE  
A LOOK AT.

>> CERTAINLY WILL GET THAT FOR  
YOU, COUNSELOR.

>> THANK YOU.

>> COUNSELOR BAKER.

>> MADAM CHAIR.

GOOD AFTERNOON, EVERYONE.

SO WE HAVE 103 UNITS WITH 8  
PROJECTS.

ANY SENSE WHAT THE PIPELINE  
LOOKS LIKE FOR THE NEXT YEAR?  
WHAT DO THE NUMBERS LOOK LIKE  
FOR THE NEXT YEAR OR TWO YEARS?  
103 OCCUPYABLE READY NOW.  
WHAT ABOUT NEXT YEAR AT THIS  
TIME.

>> THOSE ARE THE OCCUPYABLE  
UNITS.

CERTIFICATES OF OCCUPANCY.  
THERE ARE 6 IT TOTAL PROJECTS AT  
SOME STAGE OF THE PROCESS OF THE  
MARKETING PROCESS.

THOSE 62 PROJECTS, 23 ARE IN THE  
FIRST STAGE ENTERING THE  
MARKETING PLAN.

THEIR ADVERTISING, ACCEPTING  
APPLICATIONS AND LOTTERIES.

>> THE MARKETING PLAN, WHEN CAN  
YOU SUBMIT A MARKETING PLAN?

WHEN YOU HAVE A SHOVEL IN THE  
GROUND OR ALMOST BE DONE WITH  
CONSTRUCTION?

>> NO WE ASK THEM FOR AT LEAST  
SIX MONTHS PRIOR TO CERTIFICATE  
OF OCCUPANCY TO START THE REVIEW  
PROCESS.

THEY WANT TO MARKET THEM BEFORE  
THE BUILDING IS COMPLETE, BEFORE  
THE CERTIFICATE OF OCCUPANCY.

THIS ESSENTIALLY IS OUR PIPELINE

FOR THE NEXT SIX TO NINE MONTHS.  
62 PROJECTS IN OUR HANDS AND YOU  
KNOW I THINK, LIKE I SAID WE'RE,  
NOW THAT IT'S OVER AT DND WE  
HAVE BETTER DATA. WE HAVE DATA  
ABOUT WHEN PROJECTS ARE GETTING  
PERMITS.

SO, I THINK OUR HOPE IS TO  
INTEGRATE THIS INTO OUR SYSTEMS  
AND PROCESSES TO GET THE PLANS  
AND INFORMATION IN THE PLANS AS  
EARLY AS POSSIBLE SO WE DON'T  
RUN INTO THE PROBLEM.

>> CAN I GET A POINT OF  
CLARIFICATION.

62 PROJECTS OR UNITS?

>> PROJECTS.

>> HOW MANY UNITS IS THAT?

>> 1700.

A LITTLE OVER 1700 UNITS.

>> SORRY, COUNSELOR SOMEWHERE.

>> THAT'S OKAY.

>> POINT OF CLARIFICATION ABOUT  
MARKETING REQUIREMENTS.

>> THE PROJECTS FUNDED BY THE  
DEPARTMENT OF NEIGHBORHOOD AND  
DEVELOPMENT THEY HAVE TO SUBMIT  
MARKETING PLAN AND IT HAS TO BE  
IN CONJUNCTION WITH THE CLOSING,  
BUILDING PERMITS.

THOSE PROJECTS TRADITIONALLY GET  
A HIGHER PRIORITY.

THAT'S A REQUIREMENT.

>> ANYONE TAKING IDP OR HOUSING  
COST MONEY, THEY'RE FIRST IN THE  
CUE.

>> YES.

CORRECT.

SO THE PRIVATELY CREATED UNITS.  
THE ONLY REQUIREMENT PREVIOUSLY  
WAS THAT THEY HAD TO HAVE A  
MARKETING PLAN BEFORE THEY COULD  
HAVE THE UNITS OCCUPIED.

>> HUH-UH.

>> WHICH DID NOT GIVE A SPECIFIC  
DATE TO IT.

THEY WERE ENCOURAGED TO DO IT  
SIX MONTHS IN ADVANCE.

STARTING RECENTLY WE HAVE  
STARTED TO PUT IN THE BOARD  
MEMOS THEY HAVE TO SUBMIT A  
DRAFT PLAN AT THE TIME OF THE  
BUILDING PERMIT.

SO THEY'RE TRIGGERING THE

PROCESS AT THE VERY START.  
WE CAN MOVE THESE ALONG IN A  
MORE TIMELY FASHION.  
SO WE -- BECAUSE THEY'RE THE  
ONES THAT SOMETIMES THE FOCUS OF  
BRICKS ON THE GROUND AND NOT THE  
UNITS AT THAT POINT.  
WE WANT TO MAKE SURE WE START  
THE PROCESS AS SOON AS POSSIBLE.  
>> OKAY.  
MARKETING AGENTS.  
WHO -- WHAT ARE THE REQUIREMENTS  
FOR A MARKETING AGENT?  
MARKETING AGENT IS A REAL ESTATE  
AGENT.  
ANY REALTOR WITH LISTINGS IN ANY  
COMMUNITY, ANY REALTOR IN THE  
COMMUNITIES COULD BE A MARKETING  
AGENT?  
>> AS THESE ARE PRIVATE  
DEVELOPMENTS CREATING THE UNITS  
WE DO NOT REQUIRE THEM TO USE AN  
AGENT AT ALL.  
THEY CAN COME TO US DIRECTLY AS  
A DEVELOPER.  
ALSO BECAUSE THIS IS A PRIVATE  
DEVELOPER.  
WE DO NOT GIVE OUT.  
WE DON'T ENCOURAGE THEM TO GO  
WITH A SPECIFIC MARKETING AGENT.  
>> DO YOU HAVE TO BE ABLE TO BE  
A MARKETING AGENT AND RUNT  
LOTTERY, IS THERE A REQUIREMENT?  
>> IF YOU WERE SELLING, IF YOU  
WERE SELLING THE UNITS YOU -- WE  
WOULD LOOK, I THINK WE WOULD  
LOOK, ON OUR END DND LOOK FOR  
REAL ESTATE LICENSES AND PROPER  
CERTIFICATIONS.  
IF IT'S RENTAL THEY DON'T HAVE  
TO BE WHEN DND FUND A PROJECT WE  
LOOK FOR AGENTS WITH DECADES OF  
EXPERIENCE.  
WE DEAL WITH FEDERAL MONEY.  
THEY HAVE TO GET THISñr RIGHT.  
>> THERE IS NO CERTIFICATION.  
>> THERE IS TRAINING.  
WE BRING THEM IN FOR TRAINING.  
WE GO TO THEM FOR TRAINING  
SPECIFICALLY WHEN THEY DEAL WITH  
OUR CLIENTS.  
>> LET'S TUCK SOUTH BAY.  
THEY HAVE A PLAN IN PLACE NOW?  
I THINK 400 UNITS AND 60 PLUS

AFFORDABLES.  
WHERE ARE THEY IN THE PROCESS?  
THEY'RE BUILDING HOUSING NOW.  
>> THAT PLAN IS PROBABLY.  
THIS IS ON HIS STKES CAN.  
>> I KNOW THEY WERE TALKING  
ABOUT PUTTING MONEY INTO THE IDP  
I THINK IT'S A GOOD LOCATION FOR  
ACTUAL UNITS.  
I WOULD LIKE TO KEEP AN EYE ON.  
THAT MAYBE THEY DO SOME MONEY  
INTO IDP.  
I THINK THERE SHOULD BE UNITS  
THERE.  
>> AT THIS TIME THE UNITS ARE  
ON-SITE.  
NO DISCUSSION ABOUT DOING  
OTHERWISE.  
>> OKAY.  
>> AND YOU TOUCHED ON, EARLIER,  
ABOUT NOT A NEIGHBORHOOD  
PREFERENCE BUT IF A NEIGHBORHOOD  
IS DIVERSE ENOUGH.  
THE MAKEUP IS RIGHT, WE'RE ABLE  
TO GET A NEIGHBORHOOD  
PREFERENCE.  
IS THAT GOING TO HAPPEN AT 233  
HANCOCK?  
>> I CAN CHECK ON THAT  
PARTICULAR NEIGHBORHOOD.  
THERE ARE FEW NEIGHBORHOODS WE  
GOT TO THIS REKWAOEURPLTD FROM  
BOTH HUD AND THE STATE.  
VERY FEW NEIGHBORHOODS MEETING  
THE EXACT DEFINITION.  
I CAN CHECK ON THAT FOR YOU.  
I DON'T KNOW THAT ONE OFF THE  
TOP OF MY HEAD.  
>> I HAVE THAT ONE.  
>> OKAY.  
>> 233 HANCOCK STREET -- THIS IS  
NOT A DND PROJECT.  
IT'S NOT.  
IT'S A DPBA APPROVED PROJECT.  
THE GLOVERS CORNER SECTION OF  
DORCHESTER.  
WE APPROVED THAT AS A  
NEIGHBORHOOD DIVERSITY  
PRESERVATION PREFERENCE.  
THAT'S WHAT SHOLL A SPOKE ABOUT  
EARLIER OR A VERSION OF THAT.  
WE WERE PROUD TO DO THAT WITH  
THAT PROJECT.  
THAT PROJECT HAS RECEIVED AN

ALLOCATION OF THE COMMUNITY  
PRESERVATION ACT FUND FOR MORE  
RESTRICTED UNITS.  
IT'S RESTRICTED NOT JUST BY OUR  
AGENCY BUT THE CPA.  
I'M NOT SURE THAT PREFERENCE  
WILL CONTINUE THROUGH THAT  
PROCESS OR NOT.  
>> AND TIM, MAYBE YOU CAN ANSWER  
THIS.  
WHAT IS, WHAT IS THE MAKE UP  
WE'RE LOOKING FOR, FOR THIS TO  
BE ABLE TO GET A NEIGHBORHOOD  
PREFERENCE.  
>> THE NEIGHBORHOOD CONDITION BE  
MORE THAN 60% OF ONE RACIAL  
ETHNIC GROUP.  
IT HAS TO HAVE A SUBSTANTIAL  
LEVEL OF POVERTY AND PERSONS WHO  
ARE RENT BURDENED.  
>> OKAY.  
>> SO, IN OTHER WORDS WHETHER  
IT A DIVERSE WEALTHY  
NEIGHBORHOOD.  
IT NEEDS TO BE LIKE.  
THAT GLOVERS CORNER FIT THE  
DEFINITION.  
>> YES.  
SO WHEN -- COMES DOWN THE LINE  
WILL WE BE ABLE TO DO THE SAME  
THING.  
>> WE CAN HAVE THE DISCUSSIONS  
WITH THEM.  
THEY'RE ALREADY APPROVED WITHOUT  
SUCH A PREFERENCE.  
THEY WERE APPROVED BEFORE THE  
PREFERENCE WAS CREATED.  
>> IF THEY DO COME BACK FOR  
CHANGES WE OPEN THE DISCUSSION  
WITH THEM.  
>> THEY ARE COMING BACK TO  
CHANGES.  
SO WHO ON YOUR SIDE IS THERE TO  
MAKE SURE IT HAPPENS.  
>> THAT WOULD BE ME.  
>> OKAY.  
GOOD.  
THANK YOU.  
>> COUNSELOR O'MALLEY HAD TO  
STEP OUT FOR A WEDDING.  
HE WILL HOPEFULLY COME BACK.  
HE WANTED TO MAKE SURE HE'S  
THERE FOR HIS CON STUDENTS.  
WE HAVE BEEN JOINED BY COUNSELOR

ANDREA CAMPBELL, COUNSELOR  
PRESIDENT.  
TO COUNSELOR JANEY.  
>> THANK YOU, MADAM CHAIR, CHIEF  
DILLON AND THE PANEL HERE THIS  
AFTERNOON.  
I KIND OF WANTED TO GET MORE  
UNDERSTANDING AROUND THE 103.  
DO YOU HAVE THAT BREAKDOWN BY  
NEIGHBORHOOD.  
WHERE DO I FIND THAT.  
>> YES.  
I DON'T KNOW DO WE HAVE IT WITH  
US?  
>> NO.  
>> WE DON'T HAVE IT, WE HAVE IT  
BY PROJECT BUT NOT NEIGHBORHOOD.  
WE CAN GET THAT TO YOU THIS  
AFTERNOON.  
>> THAT WOULD BE GREAT.  
GREAT.  
JUST FOLLOWING UP ON SOME OF THE  
QUESTIONS BY COUNSELOR BAKER  
AROUND DISPLACEMENT.  
YOU KNOW EVERYONE I KNOW IS RENT  
BURDENED.  
SO I'M JUST WONDERING HOW WE CAN  
MOVE FORWARD AROUND MAKING  
SURE.  
YOU TALKED TO DILLON ABOUT THE  
PROPOSAL AT THE STATE.  
WHAT NEEDS TO HAPPEN NEXT?  
>> BECAUSE THEY FUND A LOT OF  
OUR PROJECTS WE NEED TO GET  
THEIR APPROVAL ON THIS IDEA AND  
IT'S, SO WE HAVE PROPOSED A  
PILOT FOR TWO YEARS.  
BECAUSE THEY WOULD WANT, IT'S  
EASIER SOMETIMES TO GET PILOTS  
APPROVED.  
THAT ONE-THIRD OF THE AFFORDABLE  
HOUSING UNITS WE FUND WE WOULD  
BE ABLE TO SET ASIDE FOR INCOME  
QUALIFIED HOUSEHOLDS THAT CAN  
DEMONSTRATE THAT THEY HAVE A  
RENT BURDEN OVER 50%.  
THAT'S THE MOST EXTREME CASES.  
I THINK IT MAKES SO MUCH SENSE.  
THE UNITS ARE HARD TO BUILD,  
EXPENSIVE TO BUILD.  
WE NEED TO MAKE SURE WE HAVE  
GOOD MATCHING FOR THOSE MOST IN  
NEED AND THE UNITS COMING  
ON-LINE.

IT'S BEEN AT THE STATE FOR A WHILE NOW.  
THEY WANT TO US LOOK AT EXISTING LOTTERIES TO SEE IF IT'S NOT ALREADY HAPPENING.  
THAT KIND OF THING.  
WE'RE ASKING FOR ADDITIONAL INFORMATION AND WORKING ON.  
THAT THE REQUEST HAS BEEN AT THE STATE FOR A WHILE.  
>> APPROPRIATE YOUR DIPLOMACY THERE.  
IN TERMS OF DEFINING AFFORDABLE. I THINK, YOU KNOW, YOU HEAR FOLKS SAY, WHAT DOES IT REALLY MEAN TO HAVE UNITS THAT ARE AFFORDABLE.  
SO, WHERE ARE YOU IN YOUR PROCESS, I SEE IN THIS BOOKLET TALKING ABOUT WAGE CATEGORIES.  
>> SO, MOST OF OUR -- THE AFFORDABLE HOUSING PORTFOLIO. EXISTING UNITS IN THE CITY OF BOSTON AND NEW ONES COMING ON-LINE F I'M NOT ANSWERING YOUR QUESTION PLEASE LET ME KNOW. THEY SERVE A RANGE OF AFFORD ABILITY.  
OUR PUBLIC HOUSING UNITS ARE MOST NEEDY OUR LOWEST INCOME OR THOSE THAT DON'T HAVE INCOME AT ALL.  
A LOT OF THE NEW RENTAL UNITS COMING ON-LINE.  
THEY'RE AFFORDABLE TO HOUSEHOLDS MAKING LESS THAN 40,000 OR 50,000.  
THEN THE SET ASIDE AOUPBGTS THEY'RE A SLIGHTLY HIGHER INCOME.  
WE ARE TRYING TOWER HARDEST TO CREATE AFFORDABLE HOUSING UNITS AFFORDABLE TO A SPECTRUM AND MANY DIFFERENT TIMES.  
I KNOW IT'S CONTROVERSIAL.  
WE'RE NOT BUILDING ENOUGH UNITS FOR THE MIDDLE INCOME AND THE POOREST AMONG US.  
WE FEEL IT'S OUR DUTY AND OUR CHARGE TO BUILD ACROSS THE SPECTRUM.  
I THINK WE GET TRIPPED UP FROM AMIs AND BMIs.  
WE NEED TO TALK ABOUT INCOME AND



WE ARE TRYING TO BE MORE  
INTENTIONAL ABOUT THAT.  
>> DO YOU HAVE A CHART.  
WE LOOK AT 53,000 UNITS.  
WE LOOK AT THAT AS A PIE.  
A PIE CHART.  
THE BREAKDOWN OF THE DIFFERENT  
CATEGORIES.  
DO YOU HAVE THAT SOMEWHERE?  
>> ABSOLUTELY WE HAVE IT BY WHAT  
WE HAVE CREATED SO FAR.  
>> TO JUST THE AMI SCALE THAT  
LOOKS AT SURROUNDING TOWNS.  
IS THAT A FACE ISSUE OR  
SOMETHING TO TACKLE HERE.  
>> IF WE WANT TO MAKE  
ADJUSTMENTS TO THE AMI SCALE TO  
NOT INCLUDE WEST SURROUNDING  
TOWNS AND LOOK CLOSER TO BOSTON.  
WHAT WOULD THAT TAKE?  
>> THE REASON WE KEEP THE AMI  
MEASURE.  
MANY HAVE FOUR, FIVE, SIX,  
SEVEN, EIGHT SOURCES OF FUNDING.  
THEY ALL USE ONE PARTICULAR  
MEASUREMENT.  
SO THE AMI, BMI.  
IF WE WANT TO WE CAN REDUCE THE  
AMI PERCENTAGE TO 32%AMI OR  
35%AMI.  
ACHIEVE WHAT THE AFFORDABLE  
HOUSING ADVOCATES WANT.  
DEEP EAR FORD ABILITY.  
IT'S A MEASURE.  
WE WANT TO GUESS CLOSER TO THE  
BOSTON INCOME --  
>> THE AMI IS USING WHAT -P 0%  
STPHEURBLGTS THE STANDARD POLICY  
FOR RENTALS IS 70%.  
WHICH IS IF YOU COMPARE BOSTON  
INCOME TO AREA MEDIUM INCOME  
IT'S AROUND 72% OF AMI.  
WE'RE TARGETING THOSE FOLKS  
BELOW MEDIAN INCOME RANGE.  
>> TIM, IS THERE APPETITE TO  
LOWER TO 60, LET'S IS A?  
SAY?>> I THINK WE'RE LOOKING AT WHAT  
WE CAN AND CAN'T DO IN TERMS OF  
GETTING ADDITIONAL AFFORD  
ABILITY FROM DEVELOPERS.  
WHETHER WE WOULD LOOK AT DOING  
SOMETHING THAT IS MORE  
NEIGHBORHOOD BASED.  
THIS IS A LONG RANGE PLANNING

FOR THE INCLUSION POLICY  
UPDATES.  
>> THINK IT WAS EARLIER THIS  
YEAR THAT THE MAYOR MADE A  
COMMENT ABOUT INCREASING FROM  
13% TO 20%.  
ANYONE, I GUESS THAT DOESN'T  
HAVE TO BE YOU, CHIEF DILLON.  
>> I'M NOT AWARE OF THAT.  
>> I THINK THE QUESTIONS WERE  
ASKED TO MOVE TO 20%.  
>> IS WE'RE NOT AUTOMATICALLY  
AGREEING TO.  
>> I THINK THERE IS AN ASK TO GO  
TO 20%.  
I THINK IT NEEDS TO BE BALANCED  
WITH THE DIFFERENT DEVELOPMENT  
TYPES CONCERNING --  
>> RIGHT NOW WE HAVE A POLICY ON  
THREE DIFFERENT ZONES.  
THAT'S OFF SITE AND FOR THE  
CONTRIBUTION LEVELS.  
FOR THE ON-SITE NUMBER WE HAVE  
AMI ACROSS THE CITY.  
IF WE INCREASED THAT IN SOME  
NEIGHBORHOODS THAT WOULD BE  
KILLING OFF NEIGHBORHOOD  
DEVELOPMENTS.  
THE MARKET RENTS ARE SUFFICIENT  
TO SUPPORT AFFORD ABILITY AND IN  
SOME NEIGHBORHOODS WE COULD DO  
MORE.  
WITH THE CITY WIDE POLICY  
WE'RE --  
>> SO JUST TO FOLLOW-UP ON THAT.  
WOULD IT BE CONSIDERATION OR  
COULD THERE BE CONSIDERATION FOR  
PROJECTS TO LOOK AT, LET'S SAY A  
LOWER AMI.  
LIKE 60%?  
>> WE WANT TO BALANCE OFF THE  
UNITS WITH THOSE AVAILABLE FOR FOR  
MIDDLE INCOME HOUSEHOLDS.  
RIGHT NOW YOU LOOK AT RENT, HOW  
MANY UNITS DO YOU FIND WHERE  
THEY PLAY LESS THAN \$140,000 FOR  
A TWO BEDROOM.  
THAT'S OUR TWO-BEDROOM RENT.  
WE ARE TRYING TO FIND UNITS AT  
ALL INCOME RANGES.  
WE WOULD CONSIDER THAT.  
WE HAVE SPECIFIC PROJECTS DOING  
THAT.  
WE ARE ASKING FROM PROJECTS NOW

TO DO THAT ON A CASE BY CASE BASIS.

>> LAST QUESTION.

FOR IDP UNITS ON-SITE VERSUS MONEY WHAT KIND OF CONSIDERATION DO YOU LOOK AT IN DETERMINING WHETHER IT WILL BE MONEY THAT YOU TAKE THE MONEY TO PLACE SOMEWHERE ELSE OR WHETHER IT'S ON-SITE.

ARE YOU TAKING INTO CONSIDERATION AN AREA HAS MIXED INCOME HOUSING ALREADY? MAKING SURE WE ARE NOT SEGREGATING FOLKS AROUND INCOME OR RACE.

I'M CURIOUS WHAT YOU CONSIDER. THAT'S MY FINAL QUESTION FOR THE DAY.

>> THE 2015 REVISION.

WE GAVE CONDOMINIUM PROJECTS AS A RIGHT TO OPTION PAY OUT. THEY'RE NOT TAKING THE OPTION. SOME ASK TO DO OFF SITE UNITS. THOSE ARE IN THE SAME NEIGHBORHOOD OR NEARBY INSTEAD OF ON-SITE.

WE LOOK AT MAKING DECISIONS ABOUT WHETHER TO LET A DEVELOPMENT TO A CONTRIBUTION OR OFF SITE WE'RE LOOKING AT THE FINANCIAL FEASIBILITY OF THE PROJECT.

ALSO 96% OF PROJECTS DO HAVE UNITS ON-SITE.

FIVE PERCENT ARE A CONTRIBUTION. WE HAVE A FEW MORE DOING OFF SITE UNITS.

SOME ARE ON-SITE AND SOME ARE PAY OUTS.

WE HAVE A COMBINATION.

>> GOOD AFTERNOON CHIEF, GENTLEMEN.

I CAME IN A LITTLE LATE TO THE PRESENTATION.

I WANT TO CLARIFY.

THE UNOCCUPIED AFFORDABLE UNITS WAS, THINK WE COMMUNICATED A PO +\* COUPLE OF PROJECTS IN MY DISTRICT THAT HAD THAT ISSUE. IT'S DOWN TO 103 NOW?

>> THERE ARE 103 UNITS THAT ARE WITH DND NOW THAT HAVE CERTIFICATES OF OBJECTING YOU

PANT SEE THAT'S HAVE NOT GONE TO THE LOTTERY PROCESS.

WE ARE WORKING ON THOSE OR PRIORITIZING THOSE.

I DO WANT TO BE COMPLETELY. PETER MENTIONED THAT THERE ARE SOME UNITS THAT ARE COMPLETED. THEY ARE NOW AT THE DPBA AND THEY'RE DOING INCOME CERTIFICATIONS.

A BUYER OR RENTER HAS BEEN IDENTIFIED FOR THE UNITS. THEY'RE NOW DOING THE FINAL QUALIFICATIONS.

IT'S 103.

>> I THINK I HEARD YOU WERE GETTING A LOT OF CALLS.

I WANT TO COMMEND YOU, MAYOR, AND RESOURCES PUT FORWARD TO. THAT ANOTHER POINT OF CLARIFICATION.

DOES A DEVELOPER THAT HAS 60 UNITS, 13 AFFORDABLE.

IS HE PREVENTED FROM LEASING THE MARKET RATE BEFORE HE GETS THE --

>> NO.

>> IN FACT THAT WAS THE RUB. THE DEVELOPERS WERE SAYING THE MARKET RATE UNITS ARE OCCUPIED AND AFFORDABLE UNITS ARE VACANT. THAT'S NOT SOMETHING WE WANT TO HEAR.

>> GOOD TO HEAR THAT.

>> WHEN I USE TO WORK AT THE SENIOR CENTER THE FRUSTRATION WAS NUMEROUS SENIOR HOUSING DEVELOPMENTS IN THE DISTRICT. THE SENIORS DON'T NECESSARILY FET THAT AS A FIRST CHOICE. I THINK WE CHANGED THE POLICY FROM YEARS AGO YOU WENT TO THE BACK OF THE LIST IF YOU DIDN'T TAKE THE FIRST OFFERING. IT COULD BE SAY HIGH PARK. WOULD YOU GO THROUGH THE ELIGIBILITY.

HOW DO WE DO A NEIGHBORHOOD PREFERENCE?

I KNOW IT HAS TO DO WITH WHERE THE FUNDING COMES FROM. NEIGHBORHOOD PREFERENCE, BOSTON PREFERENCE AND WHERE YOU DON'T GET TO DICTATE ANY PREFERENCE AT

ALL.

>> WE ARE ALLOWED.

SO BOSTON IS -- WE ARE ALLOWED  
TO HAVE BOSTON PREFERENCE FOR  
ALL DEVELOPMENTS.

WE TAKE THAT SERIOUS AND USE IT.

>> WHAT IS REQUIRED FOR A BOSTON  
RESIDENT?

FIVE YEAR LOOK BACK TWO YEAR  
LOOK BACK?

>> THERE IS NO LOOK BACK.

YOU HAVE TO BE A BOSTON RESIDENT  
AT THE TIME OF APPLYING, YES.

>> NEIGHBORHOOD PREFERENCE  
BEFORES MORE COMPLICATED.

I KNOW THERE ARE, WE HEAR IN  
EVERY NEIGHBORHOOD THAT IS  
SOMETHING PEOPLE WOULD LIKE.

KW-D AT THE SAME TIME WE CAN  
VIOLATE FARE HOUSING.

WE ARE TRYING TO WORK AROUND.

THAT WHEN A NEIGHBORHOOD, AS TIM  
MENTIONED, IT RACIALLY DIVERSE  
ENOUGH WE APPLY THAT.

MOST RECENTLY WE HAVE GONE TO  
THE STATE ASKING FOR A  
PREFERENCE FOR FOLKS TO  
DEMONSTRATE FINANCIAL HARDSHIP  
AND RENT BURDEN.

WE ARE DOING ALL WE CAN WITHIN  
THE LAW.

WE HAVEN'T BEEN ABLE TO SAY, YOU  
LIVE DOWN THE STREET AND GET  
PRIORITY.

>> I WILL SAY ELDERLY  
DEVELOPMENTS.

ALTHOUGH I DON'T HAVE A EXACT  
PERCENTAGE.

WHEN NEW ELDERLY DEVELOPMENTS  
ON-LINE THE VAST MAJORITY ARE  
THOSE LIVING IN THE NEIGHBORHOOD  
OR ADULT CHILDREN LIVING IN THE  
NEIGHBORHOOD.

IT'S RARE THEY WILL VENTURA  
CROSS SOME, WILL FOR THE  
HOUSING, BUT MOST HAVE A  
CONNECTION TO THE NEIGHBORHOOD.

>> I THINK IT WAS MOSTLY DHA  
THAT DO D. THAT.

NOT A PRIVATE SUBSIDIZED  
HOUSING.

I GUESS THAT'S IT.

>> THANK YOU.

>> COUNSELOR CAMPBELL.

>> THANK YOU, COUNSELOR EDWARDS  
AND ESSAIBI-GEORGE FOR  
SPONSORING THE HEARING.  
THANK YOU FOR THE PRESENTATION.  
I APOLOGIZE FOR MISSING SOME OF  
IT I GOT A SUMMARY UPDATE.  
THANK YOU.  
QUICK QUESTION FOR THE CHAIR,  
HAVE WE HAD A PRESENTATION ON  
THIS.  
>> NOT YET.  
>> OKAY.  
THANK YOU.  
A COUPLE OF FOLLOW-UP QUESTIONS.  
I KNOW I WILL SAY YOUR JOBS ARE  
NOT EASY.  
SO THANK YOU.  
IN TERMS OF WHY NOT A LOWER AMI.  
>> -- YOU SAY AMI WHAT DOES THAT  
MEAN TO THE LAY PERSON.  
WHAT DOES IT MEAN --  
>> AMI IS ABOUT 50,000 FOR A  
SINGLE PERSON.  
WHEN YOU LOOK AT.  
I'M PUTTING MY DISTRICT FOUR HAT  
ON.  
PEOPLE SEE THAT AND THEY'RE LIKE  
I'M BARRED AND IT'S NOT FOR ME.  
IT'S TOO HIGH.  
GIVEN THE FOLKS WE ARE TALKING  
ABOUT.  
SOME ARE CITY EMPLOYEES.  
I TALKED TO ONE OF MY EMPLOYEES  
YESTERDAY, A TEAM MEMBER WHO  
MAKES A LOT LESS THAN THAT  
WORKING FOR THE CITY OF BOSTON.  
WHAT GOES INTO CONSIDERING ON  
AMI.  
70, 60, OR LOWER THAN THAT.  
>> ONE THING WE LOOK AT IS  
BALANCING THE NUMBER OF UNITS WE  
GET WITH THE AMI.  
IN TERMS OF WHO WE SERVE.  
I THINK IT'S IMPORTANT TO NOTE  
THE INCLUSION DEVELOPMENT POLICY  
PROGRAM HAS ABOUT TWO THOUSAND  
UNITS IN IT CITY WIDE OUT OF  
OVER 53,000 INCOME RESTRICTED  
UNITS.  
SO IT'S ONLY ONE PORTION OF THE  
PICTURE OF AFFORD ABILITY IN  
BOSTON.  
SO THAT'S WHY TO DATE WE HAVE  
KEPT IT AS A FAIRLY MIDDLE

INCOME FOCUSED PROGRAM.  
THE OTHER PROGRAMS DON'T FUND  
THE SAME INCOME LEVEL.  
THAT'S THE REASON WE HAVE KEPT  
THE AMI IN A MIDDLE INCOME  
RANGE.  
IT'S NOT THE ONLY PROGRAM OUT  
THERE.  
>> SO, PUTTING ASIDE THIS, SO  
THESE TWO THOUSAND UNITS GO TO  
FOLKS MAKING 50,000.  
>> THERE ABOUTS.  
I DON'T HAVE THE NUMBERS IN  
FRONT OF ME.  
I WASN'T ANTICIPATING THE  
QUESTION.  
WE DO HAVE A REPORT RELEASED  
ABOUT A YEAR AGO THAT SPELLS OUT  
THE AMI, PEOPLE LIVING IN THE  
AUBTS.  
WE WILL RELEASE A NEW ONE.  
I CAN SAY WE HAVE A LOST PEOPLE  
IN THE UNITS PAYING WITH  
SUBSTANTIALLY LESS INCOMES.  
SOME HAVE A CERTIFICATE OR  
ANOTHER HELP.  
THERE IS A SUBSTANTIAL NUMBER  
EARNING LESS THAN 50,000 IN THE  
UNITS.  
>> IN THE 2000 UNITS?  
>> YES.  
>> -- THEY'RE CLOSER BECAUSE  
THEY HAVE TO AFFORD THE  
MORTGAGE, THEY'RE CLOSE TOGETHER  
PROGRAM GUIDELINES ARE.  
>> I WOULD LOVE TO SEE THE  
BREAKDOWN AS WHAT IT MEANS  
TODAY.  
ALSO WHERE ARE THE UNITS.  
WHERE DO THE UNITS TEND TO BE?  
DOES THAT DIFFER FROM THE OTHER  
53,000 INCOME RESTRICT THE UNITS  
YOU WERE TALKING ABOUT?  
SO ARE THE IDP UNITS DOWNTOWN  
FOR THE MOST PART?  
>> I WOULD LOVE TO SEE.  
>> IF THEY'RE MOSTLY DOWNTOWN  
AND SAY THE DEFINITION IS  
70%AMI.  
THOSE WITH OTHER THOUSAND TEND  
TO BE DOWNTOWN.  
THOSE LESSER THAN THAT IN THE  
INCOME RESTRICTED UNITS IN  
DORCHESTER, I HAVE A PROBLEM

WITH THAT.  
I WOULD LOVE TO SEE THIS BROKEN  
APART A BIT.  
OF THOSE INCOME RESTRICTED UNITS  
WHAT IS THE DEMOGRAPHIC WE'RE  
TARGETING WITH THOSE UNITS?  
WHAT IS THAT INCOME BRACKET?  
LESS THAN 50,000.  
I ASSUME BUT WHAT DOES IT LOOK  
LIKE?  
>> SO, I WILL FLY BY THE SEAT OF  
MY PANTS ON THIS.  
TO DISCUSS THE FIRST THING ABOUT  
WHERE THE UNITS ARE.  
AGAIN WE HAD A REPORT A YEAR AGO  
GIVING YOU A MAP FOR YOU.  
THEN WE WILL UPDATE THAT SOON AS  
WELL.  
JUST REUPDATE THE MAP.  
I CAN SHOW YOU EASILY.  
THE --  
>> IN THAT REPORT THE MAJORITY  
OF THE IDP UNITS WERE DOWNTOWN.  
THEY WERE NOT --  
>> YES.  
THEY ARE WHERE DEVELOPMENT IS  
HAPPENING.  
SO IF THE DEVELOPMENT IS  
HAPPENING IN A NEIGHBORHOOD IT'S  
THERE.  
WHAT WE HAVE SEEN IS THAT, SO, I  
THINK ABOUT TEN PERCENT OF THE  
INCLUSION DEVELOPMENT POLICY  
UNITS ARE IN THE SEAPORT  
DISTRICT.  
THAT IS THE LARGEST NEIGHBORHOOD  
IN TERMS OF WHERE THE UNITS ARE.  
THERE IS PROBABLY NINE PERCENT  
IN THE REMAINDER OF SOUTH  
BOSTON.  
NINE PERCENT SOUTH END.  
THEY ARE MOSTLY IN THE  
NEIGHBORHOODS WHERE YOU SEE  
DEVELOPMENT.  
RIGHT NOW WE SEE A LOT OF NEW  
UNITS IN PLACES LIKE SOUTH  
BOSTON AGAIN.  
ALSO THROUGH BRIGHT ON THERE ARE  
NEW PROJECTS.  
SOME IN JAMAICA PLAINS AND EAST  
BOSTON.  
FEWER IN YOUR DISTRICT.  
A COUPLE PROJECTS NOW BUT FEWER  
IN YOUR DISTRICT.



WHAT WAS THE FOLLOW-UP QUESTION.  
>> OVER ALL THE 5 P THOUSAND.  
I BELIEVE, I THINK THE NUMBER IS  
ABOUT 9000 UNITS AND MORE ARE  
JUST IN THE VHA FOR THE FOLIO.  
THOSE ARE PEOPLE WITH LOW  
INCOMES OR NO INCOMES.  
I DON'T HAVE THE NUMBERS OF THE  
PRIVATE SEE OWNED.  
MANY ARE NON PROFIT OWNED.  
INCOME RESTRICTED HOUSING.  
A LARGE PROPORTION OF THOSE,  
NINE THOUSAND, HOW SECTION EIGHT  
PROJECT PROGRAM.  
THOSE ALSO SERVE VERY LOW INCOME  
FAMILIES.  
THEN WE HAVE THE ADDITIONAL  
UNITS THAT ARE AT 30, 50, 60% OF  
TH +\* INCOME.  
FOR EXAMPLE TEN PERCENT SET  
ASIDE FOR DND PROJECTS.  
TEN PERCENT SET ASIDE FOR  
FAMILIES MAKING LESS THAN 30% OF  
AMI.  
>> WHAT IS THAT FOR NUMBERS.  
>> FAMILY OF FOUR LESS THAN 30.  
SO 20,000.  
>> SO DND FUNDED PROJECTS THAT  
ARE NON BHA AND NON  
INCLUSIONAIRY DEVELOPMENT.  
THE INCOMES ARE MOSTLY FOR THE  
RENTAL BETWEEN 22,000 AND  
63,000.  
WE'RE TRYING TO ENCOURAGE  
DEVELOPERS TO DO A RANGE OF LOW  
INCOMES.  
FOR A WHILE THERE THEY WERE ALL  
DOING OF 0% OF AMI.  
A TAX CREDIT RENT, RIGHT.  
WE ARE SAYING, LET'S DO MORE.  
I WON'T TALK IN AMIs HERE.  
LET'S DO MORE FROM 37 TO 48.  
SO WE'RE ASKING THEM TO DO MORE  
IN THAT BAND.  
THEN LIKE TIM MENTIONED WE HAVE  
THEM DO 30%AMI, THAT IS 22 TO  
29,000.  
WE'RE ASKING TO BE COMPETITIVE  
NOW IN THE FUNDING ROUNDS.  
WE ASK FOR MORE OF A RANGE.  
I THINK IT'S HELPFUL AND WE CAN  
COMPLY IT.  
WE HAVE IT.  
ALL OF THE AFFORDABLE HOUSING

UNITS ARE LOCATED BY  
NEIGHBORHOOD.  
I KNOW WE'RE WORKING ON A  
DATABASE THAT WILL SHOW OF THOSE  
UNITS WHAT IS THE AFFORD ABILITY  
WITHIN EACH DEVELOPMENT.  
IT'S MASSIVE.  
YOU KNOW I THINK IT'S 54,000  
UNITS IN THE CITY.  
LET'S SEE WHERE WE ARE WITH  
THAT.  
I KNOW WE WERE WORKING ON THE  
PROJECT.  
LET'S GET YOU AND WE HAVE SO YOU  
CAN UNDERSTAND WHERE AND WHAT WE  
HAVE.  
>> ALSO THE DEVELOPMENT POLICY,  
WHERE AS WE HAVE CREATED OVER  
ABOUT TWO THOUSAND UNITS THROUGH  
THAT PROGRAM DIRECTLY CREATED BY  
THE DEVELOPERS.  
WE HAVE CREATED ALSO OVER A  
THOUSAND UNITS WITH IDP TPUPDZ.  
THOSE ARE FOR LOW TO MODERATE  
INCOME HOUSEHOLDS.  
THOSE PROJECTS ARE MORE SPREAD  
OUT ACROSS THE SAOEUFPLT THE  
FUNDS ARE MANAGED AND DISBURSED  
THROUGH SHEILA'S OFFICE.  
>> FOR THE FUNDS, RIGHT.  
>> THOSE ARE MORE SPREAD OUT  
ACROSS THE CITY.  
DOWNTOWN DEVELOPMENT IS  
HELPING --  
>> NO, AGREE.  
I GUESS I SHOULD GET -- JUST  
LOOKING AT WHAT AMI IS AND  
TALKING ABOUT IT IN TERMS OF  
INCOMES IS HELPFUL TO THE  
AVERAGE PERSON.  
NOT JUST BECAUSE IT MAKES SENSE.  
ALSO LOOKING AT THE DOLLAR  
AMOUNT YOU THINK OF FAMILIES  
WE'RE NOT TALKING ABOUT.  
YOU LOOK AT THE AVERAGE FAMILY  
INCLUDING WORKING FOR THE CITY  
OF BOSTON NOT EVEN MAKING THAT  
IN THE STRUGGLE TO FIND HOUSING.  
GOING WITH BPS AND RESEGREGATION  
AND SEGREGATION WHERE THE  
QUALITY SCHOOLS ARE LOCATED.  
WE HAD A LOT OF FOLKS REACH OUT  
TO THE OFFICE -- THE ARTICLE  
DIDN'T DO TO THE HOUSING.

RIGHT HOW IT CAN, THE HISTORY OF HOUSING AND HOUSING POLICIES IN THE CITY OF BOSTON FROM WAY BACK FROM WHEN I WAS BORN.

WHAT WILL SHIFT SOME OF THIS, NOT ONLY PUSHING BPS TO MAKING SURE EVERY COMMUNITY HAS A QUALITY SCHOOL.

BY WHERE PEOPLE ARE LIVING.

>> REPRESENTING DORE CHESTING KNOWING THAT THE QUALITIES OF SCHOOLS HAVE TO BE IMPROVED.

HOUSING PLAYS A PIECE IN THIS AND WHO LIVES WHERE.

WHAT I MEAN BY THIS IS WHO IS LIVING IN THE AFFORDABLE UNITS AND WHAT THAT MEANS.

PEOPLE WITH NO INCOME TO \$30,000 ALONG WITH THOSE WHO ARE THE 1% OF THE 9.9%.

IS THAT TRUELY A MIXED INCOME COMMUNITIES.

IF SO WHAT DOES IT MEAN FOR THE SCHOOLS AND OTHER RESOURCES IN THE COMMUNITY?

OR IS EVERYONE CONCENTRATED IN UNITS OF POVERTY WHERE NO INCOME TO \$20,000.

WHAT DOES THAT MEAN IN TERMS OF THE QUALITY OF SCHOOLS AND RESOURCES FROM.

THAT IS THE LINE OF QUESTIONING AND REVIEWING WHERE THE UNITS ARE.

BREAKING APART THE AFFORDABLE SAYING IT'S AFFORDABLE.

IF I'M LIVING IN SECTION 8 AND WORKING OUT OF THE SITUATION CAN I LIVE IN THE SEAPORT.

WHAT DOES IT MEAN TO THE SEA PORT TO MIX ALL OF THAT UP.

IT ALL HAS A RIPPLE AFFECT FOR THE COMMUNITIES.

I LOOK FORWARD TO RECEIVING THE INFORMATION.

I WILL ADD SOME FOLKS ARE TALKING ABOUT IN DORE CHESTER AND PARTS OF DISTRICT FOUR THEY DON'T WANT TO SEE ALL PROJECTS BE AFFORDABLE.

THEY WANT A TRUE MIX.

FOR PROJECTS BEFORE THEM, THOSE WITH LOW INCOME AND FOLKS THAT CAN'T GET INTO BHA HAVING A

OPPORTUNITY IN THE NEW  
DEVELOPMENTS.  
A THIRD BEING WORK FORCE  
DEVELOPMENT.  
THE CITY OF BOSTON FOR EXAMPLE.  
AND THE MARKET RATE.  
WHAT THAT CREATES FOR A  
COMMUNITY.  
THINK IT'S VERY DIFFERENT.  
SO THAT IS A CONVERSATION.  
A LOST FOLKS ON THE GROUND ARE  
HAVING THIS.  
THEY DON'T SAY WE DON'T WANT  
AFFORDABLE.  
THEY WANT TO CREATE A COMMUNITY  
THAT'S TWRAOULY MIXED.  
THAT IS WHAT THE LINE OF  
QUESTIONING IS COMING FROM.  
>> WE HEAR IT TOO.  
IT'S HARD TO SORT OUT ALL OF THE  
COMMENTS SOMETIMES.  
WE WELCOME YOUR OPINION.  
WE ISSUED RHPS.  
IT WAS CLOSE TO THE OLD MODEL  
USED ON THE SOUTH END  
SUCCESSFULLY.  
PEOPLE FELT GOOD ABOUT THAT.  
THEN PEOPLE DIDN'T FEEL GOOD  
ABOUT IT THEN THEY WANTED A HERD  
PERCENT AFFORDABLE VERY LOW  
INCOME.  
THERE IS A RANGE OF OPINIONS.  
WE'RE TRYING TO COME UP WITH  
COMPROMISES AND WHAT WE SEE IS  
BEST.  
IT'S A COMPLICATED CONVERSATION.  
>> I WILL QUICKLY ADD, SORRY.  
WITH THAT IN PARTICULAR WE PUT  
OUT FOUR PARCELS VERY LARGE.  
THAT'S A LOT OF PARCELS AT ONCE.  
THEN THE CONVERSATION IS ALL  
OVER THE PLACE.  
ALSO COMMUNITY PROCESS IN EACH  
DISTRICT LOOKS DIFFERENTLY.  
SOME HAVE MORE LAYERS IN OTHER  
NEIGHBORHOODS.  
I PUSH US AND STRIVE TO PUSH US  
TO GET TO WHAT I CALL THE  
UNUSUAL SUSPECTS.  
THOSE DOOR KNOCKING AND ASKING  
WHAT THEY TRULY WANT.  
I THINK SOMETIMES THE RESPONSE  
MAYBE DIFFERENT.  
THANK YOU FOR YOUR WORK.

>> THANK YOU.  
>> COUNSELOR, THANK YOU FOR YOUR COMMENTS AS WELL I THINK YOU HIT UPON THE ISSUE OF OTHER SCHOOLS AND INCOMES AND NEIGHBORHOODS. YOU HIT ON THE ISSUE WHY THE FARE MARKETING PLANS ARE NECESSARY.  
IT'S THE ONE WAY WE CAN ASSURE THE DEVELOPERS ARE ACTUALLY ADVERTISING MORE CITY WIDE. THE PEOPLE IN THE CITY HAVE ACCESS TO THOSE.  
IT'S A CHALLENGE AS TO WHY IT'S DIFFICULT TO DO A NEIGHBORHOOD PREFERENCE.  
WE WANT TO MAKE SURE WE KEEP UNITS AVAILABLE TO PEOPLE TO LIVE IN THE NEIGHBORHOODS THEY WANT TO LIVE IN.  
>> THANK YOU.  
>> THANK YOU, JUST LITERALLY FOLLOW-UP CLARIFICATION.  
YOU MENTIONED 62 PROJECTS 1700 UNITS THAT ARE GOING TO BE ON THE PIPELINE.  
RIGHT.  
THOSE 1700 ARE AFFORDABLE?  
>> YES, THOSE ARE AFFORDABLE.  
>> AND IN TERMS OF FOLLOWING UP --  
>> I'M SORRY ONE CLARIFICATION. OVER 450 OF THOSE ARE REHAB REPLACEMENT UNITS.  
WE HAVE TO APPROVE THE PLAN. AS THE UNITS TURN OVER WE HAVE TO MAKE SURE THEY FOLLOW HOUSING RULES.  
THE NUMBER OF NEW UNITS IS A LITTLE UNDER 1300.  
>> OKAY.  
13000 NEW ONES.  
IN TERMS OF JUST POSSIBLE SOLUTION OR CONSIDERATION WHEN WE TALK ABOUT THE PIPELINES. AS I UNDERSTAND THERE ARE TWO PIPELINES YOU TRY TO MANAGE. THE PROJECTS TO THE PEOPLE AND PEOPLE TO THE PROJECTS EX IN IN TERMS OF MAKE -RG SURE THEY HAVE FARE ACCESS.  
I ACT THE WORK DONE WITH METRO LIST TO HAVE THINGS ON-LINE, IN MORE THAN ONE LANGUAGE, AND THE

WORK I THINK IS STILL HAPPENING.  
GETTING THE DEVELOPERS TO PUT  
THIS OUT AND TAKING INITIATIVE.  
I APPRECIATE AND ACKNOWLEDGE  
THAT WORK.  
OTHER THINGS I WOULD LOVE FOR US  
TO CONSIDERATION.  
YOU MENTIONED THERE IS NO LOOK  
BACK FOR BOSTON RESIDENCY.  
I THINK THAT IS SOMETHING THAT  
SHOULD CHANGE.  
SOMEONE SHOULDN'T BE ABLE TO  
MOVE IN TO THE CITY OF BOSTON  
THE DAY BEFORE THE APPLICATION  
IS DUE AND CLAIM RESIDENCY TO  
GET IN THE LOTTERY.  
>> THERE IS A CITY COUNCIL  
ORDINANCE THAT DEFINES  
RESIDENCY.  
WE SHOULD LOOK AT IT  
COLLECTIVELY.  
>> MAKE SURE THAT'S IMPLEMENTED  
IN THE LOTTERY SYSTEM THEN.  
>> -- IT'S A LOW THRESHOLD.  
>> THEN WE WILL RAISE IT.  
WE SHOULD SHRAOERP B RAISE IT.  
>> I'M SKOPB SENDER WE DON'T  
HAVE A LOOK BACK FOR THAT IN  
THIS POLICY.  
>> THE OTHER IMPACT.  
I KNOW YOU LOOKED AT  
NEIGHBORHOOD DIVERSITY.  
ONE I KNOW, FAMILIES IN GENERAL  
AND SENIORS.  
THEY'RE IN THE NEIGHBORHOODS  
WITH THE NETWORKS THEY FORM IS.  
THERE A WAY TO LOOK AT THE  
IMPACT ON CHILDREN MOVING ACROSS  
THE CITY, NOT VIOLATING FARE  
HOUSING, AND YOU KNOW.  
THERE ARE A OVERWHELMING AMOUNT  
OF I AM GRANTS IN PW-FT ON.  
THEIR NETWORKING AND HOW THEY  
WORK WITH SENIORS WHO DON'T  
SPEAK ENGLISH, IT'S SECOND TO  
NONE IN THE STATE.  
KEEPING CERTAIN SENIORS IN EAST  
BOSTON.  
I DON'T KNOW IF THAT'S POSSIBLE  
TO CONSIDER LOOKING AT  
NEIGHBORHOODS.  
I WANT TO ACKNOWLEDGE THE LINE  
OF QUESTIONING.  
WE HAVE SEGREGATED NE

NEIGHBORHOODS.  
WE COULD RESEGREGATE.  
I UNDERSTAND THAT.  
THIS ARE CERTAIN NETWORKS FOLKS  
HAVE.  
I WONDER IF YOU CAN CONSIDER THE  
IMPACT ON THEM LOSING THEIR  
NETWORK OR ACCESS TO SOCIAL  
SERVICES WITHOUT VIOLATING FARE  
HOUSING.  
>> WE CAN CERTAINLY BRING IT UP  
TO FARE HOUSING PROFESSIONALS.  
THE FARE HOUSING CONVERSATIONS  
ARE -- THEY'RE COMPLICATED AND  
CHALLENGING.  
LOTS OF OPINION AND CASE LAWS.  
YOU KNOW.  
WE'RE GLAD TO TALK TO THE STATE.  
YOU AND OUR OWN FARE HOUSING  
PROFESSIONALS P THAT ISSUE.  
>> I AGREE THE ELDERLY AND NEWLY  
ARRIVED IMMIGRANTS BENEFIT.  
SOMETIMES WE HAVE COMPETING  
GOALS.  
>> TRUE TRUE.  
>> THEN YOU MENTIONED THE  
PRIVATE MARKET AND IMPACT ON  
LOOKING AT I DP PERCENTAGE.  
A BIG MARKET IS EAST BOSTON.  
I WONDER WHAT CITY INFLUENCE  
THERE COULD BE TO RAISE THE  
AFFORD ABILITY FROM 13% TO SAY  
20%.  
TO BE BUILT.  
UP TO TEN THOUSAND UNITS.  
HOW OR CAN THE CITY THE DPBA  
WORK TO GET THE DEVELOP TORE A  
HIGHER PERCENTAGE OR CAN YOU?  
>> WELL OUR PROJECT MANAGERS  
WORK WITH THE DEVELOPERS ON A ON  
GOING BASIS.  
THERE ARE AS TIM SAID THERE IS  
FEASIBILITY IN A PROJECT.  
THAT DOESN'T NEGATE WE TRY TO  
WORK WITH THEM.  
I MEAN IT'S IN OUR REPUTATION TO  
REALLY HELP OUT OUR CITIZENS.  
OUR BOSTON RESIDENTS FOR  
HOUSING.  
SO WE DO WORK WITH THEM.  
SOMETIMES OUR HANDS ARE TIED.  
THAT IS WHY WE HAVE MINIMUMS AT  
LEAST TO PROTECT US FROM THERE.  
WE CONSTANTLY DO WORK ON IT.

>> CAN YOU GET A PRIVATE SWEPER  
TO GO HIGHER THAN 13%.  
TELL THEM TO.

>> ON A CASE BY CASE DEVELOPERS  
HAVE AGREED TO DO MORE.  
WE HAVE A POLICY FOR  
PREDICTABILITY TO THE PROCESS.  
THAT PROVIDES THE MINIMUM.  
I KNOW YOU HAVE DISCUSSIONS WITH  
THE DEVELOPER.  
I ENCOURAGE YOU TO CONTINUE TO  
HAVE THE DISCUSSIONS.  
WE HAVE OUR OWN DISCUSSIONS WITH  
THEM.  
AGAIN WE HAVE THE POLICY TODAY.  
IF THEY MEET THAT MINIMUM THEN  
THEY'RE AT LEAST MEETING THE  
EXPECTATION.  
WE ARE -- DO CERTAINLY WANT TO  
SEE UNITS ON-SITE THERE.  
WE DON'T WANT TO, BUT WE ALSO  
WANT TO HELP EAST WORST ON AS A  
HOLE.  
WHAT CAN WE DO, ANY LINKAGE  
FUNDS THAT COME TO OTHER USE AND  
ASSIST HOUSE A +\*G AND AFFORD  
ABILITY FOR EAST BON.  
IT'S MORE OF WHAT WE DO IS MONEY  
WITHIN THE PROJECT.

>> ONE BRIEF FOLLOW-UP QUESTION.  
WE TALKED ABOUT ALL OF THE  
CONVERSATION HAS BEEN AROUND NEW  
UNITS.  
CAN SOMEONE TALK ABOUT THE  
RESALE OF AFFORDABLE UNITS WHEN  
IT'S OWNERSHIP AND HOW THAT  
PROCESS IS, HOW DO WE REGULATE  
THAT PROCESS.

>> I CAN GIVE A QUICK OVER VIEW  
THOSE FUNDED WITH CITY OWNED  
MONEY.  
WE PUT A DEED A COVENANT ON THE  
PROPERTY LIMITING THE AMOUNT OF  
DEPRECIATION AND WHO THEY CAN  
SELL IT TO.  
THE INCOME THEY HAVE TO MEET.  
TIE THE DEED TO A MORTGAGE.  
SO IT COMES TO LIGHT.  
IT'S HARD TO MISS.  
IF WE ENCOURAGE FOLKS TO OWN IT  
WE GIVE THEM THE MAXIMUM RESALE  
PRICE.  
IT'S A FRIENDLY PROCESS WITH  
EQUITY THERE.



WE SAY TO THEM FIND A BOYAR AND  
WE WILL TALK OFF THE DEED  
RESTRICTION AND MORTGAGE AND  
REPLACE TO THE NEW BUYER TO  
ALLOW FOR YOU TO RECEIVE THE  
EXIT AND THE BROKER'S FEE.  
IT'S A GOOD PROCESS.  
IT WORKS WELL.  
TO THE BEST OF MY KNOWLEDGE  
THERE IS NO BACKLOG.  
OCCASIONALLY A OPENER WILL HAVE  
A HARD TIME SELLING A UNIT FOR  
WHATEVER REASON.  
WE WORK WITH THEM AND MAY MODIFY  
THE DEED RESTRICTION SO THEY CAN  
SELL AND MOVE OP.  
>> IT'S A PROCESS THAT WORKS.  
>> WE HAVE THE SAME PROCESS WE  
FOLLOW PRETTY ACCURATELY.  
WE TRY TO, YOU KNOW THEY COME IN  
FOR THE MAXIMUM RESALE VALUE.  
IN OUR UNITS WE REQUIRE ANYBODY  
WHO OWNS ONE OF OUR UNITS IN THE  
DPBA IT HAS TO BE OWNER  
OCCUPIED.  
WE KEEP A REALLY STRICT  
GUIDANCE.  
WE HAVE GONE AFTER PEOPLE  
RENTING THEIR UNITS.  
WE ARE STRICT ON THAT AND  
RESPECT THE PROGRAM.  
FOR THE RENTALS WE ASK FOR A  
YEARLY YOU KNOW YEARLY RENTAL  
AUDIT OF THEIR FINANCES, TAXES,  
TO MAKE SURE THEY'RE NOT OVER  
THE INCOME.  
IF NOT WE DO NOT ASK THEM TO BE  
RENEWED.  
>> THANK YOU.  
>> THANK YOU.  
>> COUNSELOR BAKER.  
>> SO JUST WHO KEEPS AN EYE ON  
THE PROJECTS THAT ARE NOT IN  
FRONT OF THE BRA.  
THEY JUST NEED ZONING RELIEF OR  
WHATEVER.  
>> 12 UNITS, 11 UNITS.  
I HAVE ONE CASE IN FRONT OF ME  
THAT WAS I THINK 13 UNITS.  
THEY SLID UNDER THE RADAR THERE.  
THEY DIDN'T HAVE BRA, WASN'T A  
SMALL PROJECT.  
>> SO THE PROJECTS 10-14 UNITS  
DON'T COME IN FOR SMALL PROJECT.

THAT IS CORRECT.

IT IS THE TASK AND DESIGN TO REVIEW THOSE ZONING APPLICATIONS TO MAKE SURE I'M AWARE OF THE PROJECTS AND WE CAN SIT DOWN WITH THE DEVELOPER'S.

>> THIS SYSTEM ISN'T PERFECT. WE'RE TRYING TO EURPL PROVE IT THERE WASN'T SOMEONE IN MY ROLL THREE YEARS AGO, NOW I'M THERE AND THAT'S A PIECE THAT PEOPLE WORK WITH THE PLANNING AND ZONING STAFF.

WE IDENTIFY THE PROJECTS AND MAKE SURE THE PROJECTS ARE ADHERING TO THE POLICY.

>> SO A PLAN EXAMINER SHOULD FLAG IT.

>> CORRECT.

>> AND ANOTHER QUESTION. WHAT HAPPENS IF SOMEONE LIVES THREE YEARS IN A INCOME RESTRICTED PROPERTY AND THEN THEY GET A BETTER JOB OR WHATEVER.

THEY GO OVER THE INCOME. DO THEY HAVE TO VACATE THAT PROPERTY.

>> IT VARIES FROM PROGRAM TO PROGRAM.

FOR THE DEVELOPMENT POLICY UNITS.

FOR EXAMPLE IF YOU RENTED IN A 70%AMI UNIT.

YOUR INCOME INCREASES TO 110% OF AMI THEN WE ASK YOU TO LEAVE. YOU CAN STAY AND YOU PAY THAT SAME RENT UNTIL YOU GET TO THE INCOME.

WE FIND THAT DOESN'T HAPPEN MUCH WITH INDIVIDUALS IN OUR UNITS. WHAT HAPPENS IS WHEN THEY CHANGE THE FAMILY SIZE.

THAT IS WHAT USUALLY HAPPENS T-FPLTZ A SINGLE PERSON. ONE BEDROOM.

THEY GET MARRIED AND DOUBLE THEIR INCOME AND THEY'RE NOT INCOME ELIGIBLE THEN.

THAT'S WHERE WE SEE THE PROBLEM HAPPENING.

NOT TWO PEOPLE OR HAVING A CHILD.

USUALLY THE CHANGE IN THE

HOUSEHOLD SIZE AND NUMBER OF  
EARNERS THAT WE HAVE THE  
PROBLEM.  
>> AND IF -- LEAVE FOR WHATEVER  
REASON DO THE UNITS GO THROUGH  
THE SAME PROCESS.  
SO A SECOND TURN OVER OR A THIRD  
TURN OVER.  
DO WE HAVE A PROCESS THAT HAD  
STPHEUFRBGTS WE HAVE A PROCESS  
OF RECERTIFYING.  
NO LOTTERY.  
>> NO LOTTERY AGAIN.  
MOST PROJECTS HAVE A WASTE LIFT  
IF THEY'RE NOT THEY ARE THEN  
FIRST COME FIRST SERVE.  
WE ARE TRYING TO IMPROVE THE  
PRIVATELY OWNED PROJECTS FOR  
MORE PEOPLE TO HAVE ACCESS.  
>> THEY DON'T NECESSARILY NEED  
TO?  
>> NO.  
NOT AT THIS TIME.  
>> SO, IT WAS EN COME RESTRICTED  
TO START.  
SOMEONE WILLING THERE FOR FIVE  
TO TEN YEARS.  
VACATES THE OWNER TO FIND ANYONE  
IN THERE?  
NO WAY FOR US -- WE DON'T CROSS  
EFRPBS IT?  
>> AS HE SAID WE DO RECERTIFY  
THEM.  
THEY HAVE TO BE INCOME AND ASSET  
ELIGIBLE.  
>> YES.  
>> WE HAVE A 50 YEAR COVENANT.  
>> THANK YOU.  
>> THANK YOU, MADAM CHAIR.  
>> THANK YOU.  
SO THAT WILL BE ALL OF THE  
QUESTIONS WE HAVE NOW FOR THE  
PANEL.  
WE WILL TRANSITION TO THE NEXT  
PANEL.  
IN THAT TIME WE WILL TAKE A  
TWO-MINUTE BREAK.  
NEXT PANEL IS JOHN DEBELA, CLIFF  
NORRIS AND MICHAEL CAINE.  
A SMALL BREAK.  
>> WE'RE GOING TO RESUME THE  
HEARING ON 1040 WITH OUR SECOND.  
AN INTRODUCTION OF THE FOLKS WHO  
ARE HERE.

WE HAVE JOHN FROM HOUSING WORKS.  
CHRIS NORRIS FROM METRO HOUSING  
BOSTON.

AND MICHAEL CAINE FROM THE  
NATIONAL ALLIANCE OF HUD  
TENANTS.

WE'LL GO AHEAD AND START WITH  
JOHN.

>> THANK YOU SO MUCH.

MY SLIDES CONTAIN EVERYTHING  
THAT YOU -- I WANT YOU TO KNOW.  
THERE ARE TOO MANY.

AND I'M HOPING THAT THE FEW --  
THE FIRST TEN OR SO THAT I SHOW  
YOU QUICKLY WILL BE ENOUGH TO  
INVEST YOU IN RESEARCHING THE  
REST.

WE MANAGED THE HOUSING FOR 100  
AFFORDABLE PROPERTIES IN BOSTON.

WE HANDLE THE WAIT LIST.

WE ALSO WORK WITH 254 HOUSING  
ADVOCATES, MANY OF THEM IN CITY  
DEPARTMENTS WHO APPLY FOR  
HOUSING.

WHAT THAT MEANS IS WE ACTUALLY  
HAVE INFORMATION FROM THE MOMENT  
THE PERSON SENDS HER FIRST  
APPLICATION TO THE MOMENT THE  
LANDLORD TURNS THEM DOWN OR  
MOVES THEM IN.

AND THAT GIVES US SOME VERY  
INTERESTING REPORTS.

IF YOU WANT TO GO TO SLIDE 3.

YOU CAN'T TALK ABOUT THE  
AFFORDABLE HOUSING VACANCIES  
WITHOUT UNDERSTANDING THE  
SUBSIDIZED WORLD BECAUSE THEY  
IMPACT.

AT THE MOMENT, THE WORST ACTUAL  
WAIT TIME IN A TWO-BEDROOM  
SUBSIDIZED PROPERTY IN BOSTON IS  
18 YEARS.

IT'S NOT JUST ONE PERSON.

IT'S NOT A FREAKISH OUTLIER BUT  
IT'S NOT A LARGE GROUP.

IN THE AFFORDABLE HOUSING, THE  
WORST ACTUAL WAIT TIME IS NOW UP  
TO 13 YEARS IN ANTICIPATION OF A  
CHALLENGE, WE CAN SPEND TIME  
LATER AT SOME OTHER POINT  
DOCUMENTING WHY THESE NUMBERS  
ARE EXACT AS OF YESTERDAY.

THAT 18-YEAR WAIT IS NOW 19  
YEARS IN THOSE PROPERTIES.

I'M NOW ON SLIDE 5.

WE ALSO KNOW THAT THERE ARE AT LEAST IN 2018, 2,000 FAMILIES WHO ARE FULL-TIME EMPLOYED IN BOSTON BUT WHO ARE HOMELESS OR AT SERIOUS RISK.

AND IN 2019, THAT NUMBER IS UP TO ABOUT 3300 FAMILIES.

I'M NOW ON SLIDE 7.

I'M GOING TO SKIP THAT AND GO TO SLIDE 9.

THIS IS THE HOUSING WORKS PERSPECTIVE ON THE PROBLEMS. I THINK WHAT YOU JUST HEARD FROM THE CITY IS SUCH A DIFFERENT DESCRIPTION OF THE PROBLEM THAT IT'S GOING TO BE A WRENCH FOR YOU TO GO THE WAY THAT WE'RE GOING TO TALK ABOUT.

AND I THINK I CAN DO THIS IN THREE SLIDES AND BE DONE.

CERTAINLY, THE MAJOR PROBLEM IS A DISCONNECT BETWEEN THE SERVICE SECTORS.

I'M ON THE NEXT SLIDE NOW, WHICH IS THE THREE CIRCLES.

IF YOU THINK OF THE AFFORDABLE AND SUBSIDIZED WORLD AS BEING APPLICANTS AND ADVOCATES, THE PEOPLE WHO MANAGE AND HANDLE THE WAIT LISTS AND OWN THE BUILDINGS AND THEN THE OVERSIGHT PEOPLE, THERE'S A VERY PROFOUND DISCONNECT BETWEEN THEM.

TWO EXAMPLES THAT I JUST HEARD ONE OF THEM TODAY.

THE LOTTERY PROCESS IS BETTER. BUT IT DOESN'T TAKE INTO ACCOUNT WHAT HAPPENS RIGHT AFTER THE LOTTERY.

WE JUST HANDLED A LOTTERY THAT HAD 30 UNITS.

IT COST ABOUT \$15,000 TO DO THE LOTTERY, AND NOW WE'RE GOING TO SPEND \$30,000 TO PUT THOSE PEOPLE ON THE ACTUAL WAIT LIST THE PROPERTY USES TO FILL THE UNITS.

THAT'S TOO MUCH FOR A 30-UNIT BUILDING.

THEY CAN'T AFFORD IT.

THE SECOND PROBLEM IS THAT -- WE'LL JUST GO TO THE NEXT SLIDE, WHICH IS -- HERE'S THE ROOT OF

THE PROBLEM RIGHT HERE.  
THERE ARE 40 DIFFERENT KINDS OF  
SUBSIDIZED AND AFFORDABLE  
HOUSING AND THE SAME FAMILY IS  
GOING TO BE ELIGIBLE FOR MOST OF  
IT.

NOW, IF YOU LOOK AT THAT FROM  
THE CITY STANDPOINT, THE  
APPLICANT STANDPOINT AND THE  
LANDLORD STANDPOINT, YOU'LL SEE  
WHY WE HAVE THESE VACANCIES  
WHICH ARE UNDERREPORTED IN SOME  
WAYS BUT ALSO A LARGER ISSUE.  
THE HOUSING BEING BUILT IS THE  
NO PERTINENT TO THE PEOPLE  
LOOKING FOR IT.

IF THERE ARE 1,000 PEOPLE  
APPLYING TO FIVE OF THESE  
DIFFERENT TYPES OF HOUSING, IS  
THAT 7,000 PEOPLE ON THOSE SEVEN  
WAIT LISTS OR IS THAT THE SAME  
1,000 PEOPLE APPLYING TO SEVEN  
PLACES?

THE CITY DOESN'T KNOW, WHICH  
MEANS THEY HAVE NO IDEA WHAT THE  
DEMAND ACTUALLY IS.

AND THEY'RE BUILDING WITHOUT  
KNOWING THAT.

THAT IS NOT A CRITICISM OF D&D.  
I THINK THEY'RE DOING A HEROIC  
JOB.

BUT THE HOUSING BATTLEFIELD IS  
LARGE AND THEY'RE IN ANOTHER  
PART OF IT AND THEY'RE NOT  
LINKED TO PEOPLE WHO ARE DOING  
THESE OTHER PARTS.

BPBA IS URGE IN ISSUE.

THE BULK OF THE HOUSING THAT  
THEY'RE BUILDING, THE 70% IMI IS  
ONE OF THE MAJOR CONTRIBUTORS TO  
DISPLACEMENT AND HAVING SEEN NOW  
SEVEN OR EIGHT COMMUNITY OPEN  
HEARINGS ON BUILDINGS, THEY  
CONSISTENTLY OVERRIDE 100%  
OPPOSITION TO WHAT'S HAPPENING  
AND CLAIM THERE'S NOT ENOUGH  
OPPOSITION AND THEY BUILD THOSE  
BUILDINGS AND IT CREATES A HUGE  
AMOUNT OF DISPLACEMENT.

I URGE YOU TO HAVE A HEARING AT  
SOME POINT ON THAT.

LET'S GO TO THE LAST SLIDE AND  
THEN I'LL BE DONE.

THOSE SILOS, WE TALK ABOUT HOW

THEY PREVENT THE CITY FROM  
KNOWING WHAT'S THE DEMAND AND  
THE SUPPLIERS.  
BUT IF YOU LOOK AT IT FROM THE  
APPLICANTS SIDE, IT'S AN  
IMPOSSIBLE TASK TO LOCATE YOUR  
OPTIONS.  
IT'S IMPOSSIBLE.  
EVEN IF YOU HAVE A MASTER'S  
DEGREE AND NO DISABILITIES.  
FROM THE LANDLORD SIDE, YOU SEE  
THIS PILE OF APPLICATIONS HERE.  
THAT'S FROM ONE PROPERTY, THE  
LOTTERY THAT WE JUST RAN.  
ONCE THEY GO YOU THREW THE  
LOTTERY, THEY HAVE TO BE ADDED  
TO THE WAIT LIST.  
PEOPLE IN THOSE MODERATE AMI  
UNITS DON'T WAIT THAT LONG.  
THEY DON'T WAIT 13 YEARS.  
THEY DON'T WAIT EVEN SIX MONTHS  
TO BE ADVISED THAT THEY WERE IN  
THE LOTTERY AND WON IT.  
THEY'RE ALREADY GONE.  
LAST SLIDE, AND THEN I'LL BE  
DONE.  
WE HAVE THESE WAIT LISTS FOR 100  
PROPERTIES.  
ACROSS THEM, THERE ARE 36,000  
HOUSEHOLDS IF I UNDUPLICATE,  
MEANING THE SAME PERSON'S ON  
MANY WAIT LISTS.  
LOOK AT THE BREAKDOWN HERE.  
IN OUR 36,000 HOUSEHOLDS, BOSTON  
RESIDENTS, 90% OF THEM ARE NOT  
ELIGIBLE FOR ANYTHING OVER THE  
50% LEVEL.  
9% ARE ELIGIBLE FOR THE 60 AND  
ALMOST NO ONE FOR THE 70%.  
THAT MEANS THE -- THE PEOPLE WHO  
APPLY TO OUR BUILDINGS SINCE WE  
HAVE THE MIXED-INCOME HOUSING,  
YOU A OF THEM, NOBODY'S APPLYING  
FOR 60 AND 70% UNITS ALMOST AT  
ALL.  
AND THE PEOPLE WHO ARE TAKING  
THOSE OVER ARE OUTSIDERS AND  
COLLEGE STUDENTS.  
BUT EVEN FOR THAT GROUP, RENTS  
ARE SO HIGH THAT ACTUALLY THOSE  
FOUR COLLEGE STUDENTS AND THAT  
OUTSIDE, THAT INTERN WHO COMES  
FROM THREE YEARS, IS NOT RENTING  
IN IDP UNITS.

THEY'RE NOT RENTING OUT THE CHEAPER,  
OLDER STOCK AND IN THE PROCESS  
PAYING THE LANDLORD A LITTLE  
MORE AND DISINFLATING THE PEOPLE  
WHO LIVE THERE.

SO WE NEED TO HAVE THE AMI IF  
WE'RE GOING TO USE AMI WHICH IS  
KIND OF AWKWARD NOT TO USE.  
WE NEED TO UNDERSTAND THAT  
ANYTHING OVER THE 50% LEVEL IS  
NOT AFFORDABLE AND WE NEED TO  
STOP HAVING THE CITY SAY  
AFFORDABLE UNITS ARE BEING BUILT  
WHEN THEY'RE NOT AFFORDABLE  
BECAUSE THEY'RE NOT TIED TO THE  
MEDIAN WAGE.

THE HOUSING HAS TO BE TIED TO  
THE MEDIAN WAGE.

WHICH IS 50% AMI MAX.

I'M NOT GOING TO LIST SOME OTHER  
PROBLEMS.

I'M NOT EVEN GOING TO LIST THE  
SOLUTIONS.

BUT I'LL GIVE YOU ONE.

EVERYONE SHOULD BE APPLYING  
THROUGH A SINGLE SYSTEM FOR ALL  
40% -- KINDS OF HOUSING.

THE CITY ALREADY DOES THAT WITH  
ITS OWN DEPARTMENTS.

THEY USE OUR SYSTEM WHICH MEANS  
WE CAN GIVE YOU ANY DAY AN  
UNDUPLICATED COUNT OF HOW MANY  
PEOPLE ARE LOOKING AND WHAT  
THEIR CIRCUMSTANCES ARE.

BUT THERE'S 1,000 OTHER  
ADVOCATES IN THE CITY WHO  
VOLUNTARILY OR NOT USE OUR  
SYSTEM.

AND IF THEY WERE ENCOURAGED TO  
USE IT, TOOTING MY OWN HORN, YOU  
CAN HAVE REAL NUMBERS ON WHAT  
THE NEED IS AND THEN MAYBE YOU  
CAN DECIDE IF THERE WAS A WAY TO  
BUILD.

THE OTHER SOLUTIONS THAT I'M  
LISTING ARE NOT OURS.

THEY'RE ON SLIDE 22.

THEY'RE FROM A POLE I TOOK FROM  
THE STAKEHOLDERS WE WORK WITH.

SOME ARE FUN.

MAYBE YOU SHOULD FORCE THE  
COLLEGES WHO DEFAULTED THEIR  
PILOT TO RENT TO STUDENTS IDP  
UNITS AND AND THAT MIGHT PREVENT



IS SOME OF THE DISPLACEMENT.  
I'LL LEAVE IT AT THAT.  
BUT THERE'S SOME FUN STUFF IN  
THERE.  
THANK YOU VERY MUCH.  
HOPE THAT WASN'T TOO FAST.  
>> ING 2.  
THANK YOU.  
>> GOOD AFTERNOON, MADAME CHAIR,  
COUNCILOR ESSAIBI GEORGE,  
COUNCILOR CAMPBELL, THANK YOU  
FOR THE OPPORTUNITY TO TESTIFY  
TODAY.  
FOR THE RECORD, MY NAME IS CHRIS  
NORRIS.  
AND I'M THE EXECUTIVE DIRECTOR  
OF METRO HOUSING BOSTON.  
I HAVE SOME WRITTEN TESTIMONY AS  
WELL AS BACKGROUND MATERIAL TO  
EVERY COUNCIL OFFICE SO YOU WILL  
HAVE THAT AND I'M HAPPY TO  
FOLLOW UP IN THE FUTURE ON  
THOSE.  
TODAY I'VE BEEN ASKED TO DISCUSS  
OUR EXPERIENCE WOMEN THE HOUSING  
SYSTEM CHALLENGES AND POSSIBLE  
SOLUTIONS.  
METRO HOUSING HAS 35 YEARS OF  
EXPERIENCE IN THIS ARENA.  
TODAY WE ARE A FULL-SERVICE  
COMPREHENSIVE AFFORDABLE HOUSING  
AND HOMELESSNESS PREVENTION  
ORGANIZATION LOCATED AT ROX BURY  
CROSSING.  
THE CURRENT HOUSING SYSTEM WHICH  
YOU JUST HEARD FROM JOHN AND  
PRETTY MUCH ANYBODY ELSE YOU  
TALK TO IS FRAGMENTED AND  
DIFFICULT TO NAVIGATE WHEN IT  
COMES TO SECURING AN APARTMENT  
WITH RENT THAT IS AFFORDABLE TO  
OUR CLIENTS.  
THE PEOPLE THAT WE SERVE HAVE  
AVERAGE ANNUAL INCOMES IN THE  
RANGE OF 9,000 TO \$15,000 FOR A  
FAMILY OF THREE.  
OVER THE YEARS, BOSTON HAS LED  
THE WAY IN PRODUCING HOUSING  
WITH RENTS THAT ARE BELOW MARKET  
RATE, AND THERE ARE SOME VERY  
CLEAR AND GOOD GOALS THAT HAVE  
BEEN SET BY THE MAYOR AND ARE  
BEING TRACKED BY HIS TEAM FOR  
WHICH THEY SHOULD BE COMMENDED.

HOWEVER, WHEN THEY ARRIVE AT METRO HOUSING, FAMILIES LOOKING FOR HOUSING ARE SEVERELY LIMITED IN THEIR CHOICES.

THE MARKET IS FORCING THEM INTO SEARCH AREAS WITH HIGH CONCENTRATIONS OF POVERTY OR MOVE OUT OF THE CITY ALTOGETHER LEAVING THEIR SUPPORT NETWORKS, LEAVING SCHOOLS, LEAVING HEALTH-CARE PROVIDERS, LEAVING EMPLOYMENT OPPORTUNITIES.

CHALLENGES.

THE PRIMARY CHALLENGES, LACK OF HOUSING THAT IS AVAILABLE AND AFFORDABLE FOR FAMILIES WHO HAVE VERY LOW AND EXTREMELY LOW INCOMES.

AND BY THAT FOR US USING THE AMI, 48,000, VERY LOW INCOME FOR FAMILY OF THREE, 29,000 IS EXTREMELY LOW.

AS YOU HEARD FROM MY NUMBERS, OUR FAMILIES ARE HALF OF THAT. WE'RE NOT BUILDING THE SUPPLY OF HOUSING THAT'S NECESSARY TO MEET THE NEED, PLAIN AND SIMPLE. THAT IS ONE OF THE REASONS WHY IT'S SO IMPORTANT THAT EVERY NEW UNIT THAT'S BUILT BE MADE AVAILABLE AND OCCUPIED AS SOON AS POSSIBLE.

OPPORTUNITIES FOR HOUSING FOR THE PEOPLE WHO SEEK OUR ASSISTANCE ARE QUITE LIMITED. BY WAY OF EXAMPLE, WHEN METRO HOUSING OPENED OUR MASS RENTAL VOUCHER LIST IN 2014, WE HAD 71 VOUCHERS AVAILABLE.

THE LIST WAS OPEN FOR ONE MONTH. WE RECEIVED 10,000 APPLICATIONS. FOR SECTION 8, IT'S NOT MUCH DIFFERENT.

WE HAVEN'T SEEN VERY MUCH OF AN INCREASE, IF ANY, IN FEDERAL RENTAL ASSISTANCE OVER THE LAST MANY YEARS.

AND IN FACT, TODAY THERE ARE 34,000 UNDUPLICATED HOUSEHOLDS ON OUR WAIT LIST, AND THE FAMILIES THAT CAME INTO OUR OFFICE YESTERDAY TO SECURE A VOUCHER HAD BEEN ON THE LIST 11

YEARS.

ACCEPTABILITY IS A SECOND CHALLENGE.

NEARLY ONE-QUARTER OF THE PEOPLE SERVED BY METRO HOUSING THROUGH OUR LEASED HOUSING DEPARTMENT ARE ELDERLY.

AND MORE THAN 60% HAVE A HOUSEHOLD MEMBER WITH A DISABILITY.

GIVEN THE MOBILITY AND OTHER BARRIERS MANY OF THESE FAMILIES FACE, IDENTIFYING HOMES THAT HAVE ACCESSIBLE FEATURES IS A PRIORITY.

BEST PRACTICES EMPHASIZE THAT THE IMPORTANT WORK OF FAIR HOUSING MARKETING PLANS OUTREACH COMMUNITY MEETINGS AND TENANT SELECTION ARE CRITICAL TO ENSURING THAT THESE HOUSEHOLDS ARE MATCHED WITH THE UNITS THAT ACTUALLY HAVE THE FEATURES THEY NEED.

FINALLY, THE CITY IS LEADING THE WAY IN MANY DIRECTIONS.

JOHN MENTIONED THE ONLINE SYSTEM THAT THEY'RE USING FOR SOME OF THEIR UNITS.

BUT THERE IS NO -- AND I ECHO EXACTLY WHAT JOHN SAID AND WE DIDN'T TALK IN ADVANCE.

THERE IS NO SINGLE ONLINE WAIT LIST FOR AFFORDABLE HOUSING UNITS.

AND THE APPLICATION PROCESS OFTEN REQUIRES APPLICANTS OR THOSE WORKING WITH THEM TO GO THE VARIOUS SITES TO COMPLETE THE PROCESS.

JUST AT METRO HOUSING, WE HAVE 70 DIFFERENT PROJECT-BASED DEVELOPMENTS FOR WHICH WE'RE ADMINISTERING VOUCHERS.

37 OF THOSE HAVE INDIVIDUAL LISTS MAINTAINED BY THE OWNER. THAT'S 37 DIFFERENT APPLICATIONS, 37 DIFFERENT PLACES TO GO TO APPLY FOR HOUSING.

AND FAMILIES CAN'T UPDATE THEIR LIST.

SO DURING THE TEN YEARS OR HOWEVER LONG IT TAKES THEM TO

WAIT, WHEN THE APPLICATION  
FINALLY GETS SENT OR THE NOTICE  
FINALLY GETS SENT LETTING THEM  
KNOW THEY'VE MADE THE TOP OF THE  
LIST, WHEN IT'S RETURNED AS  
UN35ABLE, THEY GET DROPPED --  
UNDELIVERABLE, THEY GET TROPD.  
THERE ARE MANY STEPS THAT CAN BE  
TAKEN.

THE STANDARD APPLICATION SYSTEM  
ONLINE IS ONE I'VE ALREADY  
MENTIONED.

HERE ARE TWO OTHERS.

HEARINGS SUCH AS THE ONE TODAY  
ALLOW YOU TO ASK SPECIFIC  
QUESTIONS KNOWING WHAT IS BUILT,  
WHERE IT'S BEING BUILT, AND  
PROBABLY MOST IMPORTANTLY AT  
LEAST FOR THOSE OF US HERE, WHO  
IS -- WHO IT'S AVAILABLE TO,  
I.E., WHAT DOES AFFORDABLE MEAN,  
ASKING THAT NEXT QUESTION IS  
EXTREMELY IMPORTANT.

ANOTHER STEP IS TO CONSISTENTLY  
REAFFIRM OUR COMMITMENT TO FAIR  
HOUSING.

THE CITY HAS A VARIETY OF  
SEGREGATION PATTERNS OF WHICH  
WE'RE ALL AWARE.

ONE OF THE MOST VALUABLE TOOLS  
THAT WE HAVE TO REDUCE SOME OF  
THAT IS THE EFFECT OF FAIR  
MARKETING PLANS.

A MAJOR PART OF THAT IS PROCESS  
IS TO -- IN A TIMELY FASHION  
MONITOR ADVERTISING AND THOSE  
MEETINGS, THE OUTREACH, THE  
APPLICATION PROCEDURES, TO MAKE  
SURE THAT IT'S DONE IN A  
NONDISCRIMINATORY MANNER.

THE FEDERAL STATE AND THE LOCAL  
LAWS AROUND THIS ARE EXTREMELY  
COMPLICATED, AND AS WE HEARD  
FROM SHEILA ANDER HAD TEAM,  
THERE'S A LARGE VOLUME OF  
HOUSING UNDER CONSTRUCTION.  
THIS WORK NEEDS TO BE DONE  
RIGHT.

IT NEEDS TO BE DONE BY QUALIFIED  
AND TRAINED PEOPLE WHO KNOW THE  
FAIR HOUSING RULES.

AND METRO HOUSING APPRECIATES  
THAT THE ADMINISTRATION IS  
SEEKING TO INCREASE STAFF

CAPACITY TO ADDRESS THIS  
CHALLENGE AND FULLY SUPPORTS  
ADEQUATE FUNDING TO DO SO.

AGAIN, THANK YOU FOR THE  
OPPORTUNITY TO TESTIFY.

I WANT TO OFFER A BLANKET  
INVITATION TO THE ENTIRE COUNCIL  
FOR ANY AND ALL MEMBERS TO VISIT  
OUR NEW OFFICES AT ROXBURY  
CROSSING TO MEET WITH OUR STAFF  
AND TO TALK TO OUR CLIENTS AT  
ANY TIME.

THANK YOU.

>> ING IT YOU.

THANK YOU.

>> THANK YOU.

THANK YOU, COUNCILOR, FOR  
INVITING US TO TESTIFY TODAY.

MY NAME IS MICHAEL CAINE.

I'M THE DIRECTOR OF BOTH THE  
NATIONAL ALLIANCE OF FED TENANTS  
AND THE MASS ALLIANCE OF HUD  
TENANTS.

SINCE 1983, WE'VE ORGANIZED  
TENANTS IN PRIVATELY-OWNED HUD  
SUBSIDIZED HOUSING.

WE COUNT OVER 8,000 APARTMENTS  
IN BOSTON THAT WE'VE PRESERVED  
AS SECTION 8 AFFORDABLE HOUSING  
BUT FOR THE TENANTS ORGANIZATION  
IN THOSE BUILDINGS.

PRIOR TO THAT, I WAS ALSO  
INSTRUMENTAL IN BUILDING THE  
TENT CITY HOUSING DEVELOPMENT IN  
THE SOUTH END OVER A PERIOD OF  
YEARS, WHICH THE SUBSIDIES THAT  
HAD INTERNALLY SUBSIDIZE THE  
RENT TIERS SIMILAR TO THE IDP  
STRUCTURE, AND WE WERE ABLE TO  
GET A NEIGHBORHOOD PREFERENCE  
FOR PEOPLE DISPLACED FROM THE  
SOUTH END IN THAT.

SO A LOT OF SIMILARITIES TO THE  
IDP DILEMMAS THAT SHEILA WAS  
TALKING ABOUT.

I ALSO WORKED AS A CONSULTANT  
FOR THE NAACP AND THE BOSTON --  
WHICH LED TO THE CONSENT DECREE  
IN THE '80s.

I REALLY -- WE HAVE NOT  
CONFERRED ABOUT WHAT WE WERE  
GOING TO RECOMMEND, BUT I WAS  
GOING TO STRONGLY RECOMMEND  
CREATING A SINGLE UNIFIED WAIT

LIST FOR THE -- FOR ALL OF THESE PROPERTIES.

IF YOU'RE A TENANT OR SOMEBODY WHO'S HOMELESS -- AND I SHOULD ADD I'M INVOLVED TODAY WITH THE BOSTON HOMELESS SOLIDARITY COMMITTEE AND YOU'RE GOING TO HEAR FROM SOMEBODY WHO SHARED HER EXPERIENCES OF MOVING INTO THE AVALON IN THE NORTH END, THAT -- YOU KNOW, THERE ARE A NUMBER OF THINGS THAT THAT EXPERIENCE SHARED, LIKE PEOPLE HAVE TO GO TO EVERY SINGLE PROPERTY AND SIGN UP SEPARATELY. THAT'S A HUGE BURDEN FOR PEOPLE THAT ARE HOMELESS OR PEOPLE THAT ARE IN NEED OF HOUSING.

IT'S ALSO A BURDEN TO THE DEVELOPERS.

THE DEVELOPERS HAVE TO MAINTAIN -- COMPLETELY SEPARATE PROCESS FOR EACH PROPERTY WITH THE HUGE VALUE APPLICATIONS TO GO THROUGH AND A LOT OF THEM ARE THE SAME PEOPLE.

A LOT OF THEM ARE THE SAME PEOPLE.

SO FROM THE POINT OF VIEW OF JUST EFFICIENCY AND MAKING IT A STREAMLINE PROCESS FOR PEOPLE WHO ARE TRYING TO GET INTO HOUSING AND THE DEVELOPERS HAVING UNIFORM WAIT LISTS WOULD MAKE SENSE.

PERHAPS A CITY ORDINANCE COULD ALSO ADDRESS DILEMMAS, LIKE IF YOUR INCOME GOES UP, YOU'RE FORCED OUT.

WHAT'S A UNIFORM POLICY FOR THAT?

WHAT ABOUT INTERNAL TRANSFERS? THAT'S AN ISSUE IN EXISTING HUD MULTIFAMILY HOUSING.

IF YOU NEED A DIFFERENT BEDROOM SIZE AT SOME POINT, ARE YOU GIVEN A PREFERENCE OVER EXTERNAL APPLICANT?

THERE ARE QUESTIONS LIKE THAT THAT RIGHT NOW ARE UP TO THE DEVELOPERS, WHICH SHOULD BE A UNIFORM POLICY SO THAT THERE'S SOME UNIFORMITY TO THAT.

IN THE HUD MULTIFAMILY WORLD

THAT WE ORGANIZE IN, THERE'S --  
YOU KNOW, EVERYBODY HAS A LONG  
WAIT LIST.  
IT'S MANY YEARS' LONG.  
BUT THERE AREN'T A LOT OF  
VACANCIES.  
AS SOON AS A VACANCY -- THERE  
ARE SOME LESSONS TO BE LEARNED  
FROM THAT IN LOOKING AT THIS NEW  
SECTOR OF IDP/PRIVATELY OWNED  
HOUSING.  
SO I THINK A UNIFORMED PROCESS  
WITH PERHAPS AN ORDINANCE WOULD  
MAKE A LOT OF SENSE.  
BUT THE OTHER THING THAT REALLY  
STANDS OUT WHEN WE LOOK AT THESE  
NUMBERS REPORTED BY THE CITY,  
THE MEARS HOUSING PLAN TALKED  
ABOUT 53,000 HOUSING UNITS 20  
NOW AND 2030.  
OF THOSE UNITS AND I THINK  
THEY'RE COUNTING THE NEW LUXURY  
OR SUPER LUXURY UNITS TOWARD  
THAT, THE 2200 THAT ARE IN THE  
PIPELINE, LIKE THE MILLENNIUM OR  
THE DALTON, MILLENNIUM  
APARTMENTS ARE OPEN OR THE  
CONDOS OR THE DALTON WHICH IS  
GOING TO SELL FOR AN AVERAGE OF  
6 MILLION EACH FOR 160 CONDOS.  
THEY'RE COUNTING THAT TOWARD THE  
NEW PRODUCTION NUMBERS.  
WELL, THERE'S FAR MORE OF THOSE  
UNITS BEING BUILT THAN THERE ARE  
UNITS FOR VERY LOW-INCOME PEOPLE  
WHO ARE THE MAJORITY OF THE  
CITY.  
MAJORITY OF THE RESIDENTS OF THE  
CITY EARN LESS THAN 50,000 AER  
82 -- A YEAR.  
AND WE HEARD FROM -- THE CITY IS  
SAYING THAT THE IDP NUMBERS, 70%  
OF THE AMI, WHICH IS 50,000,  
WELL, THAT'S ABOVE THE AVERAGE  
INCOME FOR PEOPLE IN THE CITY.  
SO THE TOTAL NUMBER WHICH THE  
CITY HAS PUT OUT OF  
LOW-INCOMMUNETIES, VERY  
LOW-INCOMMUNETIES IS 422 THEY  
SAY.  
AND I WOULD LIKE TO QUESTION  
WHERE THEY -- WHICH ARE THOSE  
UNITS?  
WHAT ARE THE ACTUAL INCOMES OF

THE PEOPLE IN THOSE UNITS?  
AND WHAT ARE THE SUBSIDY  
SOURCES?

THE MAYOR'S HOUSES PLAN --  
>> BUT AGAIN, MICHAEL, WILL YOU  
SAY THAT AGAIN?

>> YEAH, I'M LOOK DARK THIS IS  
THE ORDER FOR TODAY'S HEARING.  
AND I'VE HEARD FROM THIS THE  
CITY AS WELL, THAT OF THE NEW  
LOW-INCOME UNITS, THE CITY HAS  
PERMITTED 422 UNITS, 348 OF  
WHICH HAVE BEEN TARGETED TO  
HOMELESS INDIVIDUALS.

I'VE HEARD FROM THAT OTHER  
SOURCES BESIDES THE ORDINANCE  
FROM THE CITY.

I -- RECENTLY, I ASKED DEVLIN  
FROM THE DND, HOW MANY OF THOSE  
WERE ACTUALLY SUBSIDIZED IN THE  
WAY THAT THE MAYOR'S HOUSING  
PLAN SAID THEY WOULD BE  
SUBSIDIZED?

WHICH IS TO TAKE SECTION 8  
VOUCHERS FROM THE BHA AND -- THE  
MAYOR'S PLAN CALLED FOR ONLY  
6500 UNITS OF AFFORDABLE HOUSING  
FOR LOW- AND MODERATE-INCOME  
RENTERS.

THAT WAS OUT OF THAT 53,000 FOR  
FAMILIES, FOR NON-ELDERLY  
FAMILIES.

THE NUMBER IS 6500.

OF THOSE FEN HUNDRED WERE  
SUPPOSED TO BE FOR VERY  
LOW-INCOME PEOPLE.

TAX CREDIT UNITS TARG ED TO  
PEOPLE BELOW 60% OF THE AREA  
MEDIAN INCOME.

THE 1700 WERE SUPPOSED TO BE  
EXTREMELY LOW INCOME PEOPLE  
EARNING LESS THAN 50, TYPICALLY  
WITH A SECTION 8 SUBSIDY, FOR  
EXAMPLE.

WELL, I ASKED HIM -- IN THE  
MAYOR'S PLAN IT SAID 1700 UNITS  
WOULD BE AVAILABLE FOR VERY  
LOW-INCOME PEOPLE BY  
TRANSFERRING VOUCHERS FROM THE  
BHA AND CONVERTING THEM TO  
PROJECT-BASED VOUCHERS,  
PROJECT-BASED VOUCHERS.  
THAT IS A WAY TO DO IT.  
AS OF NOW, ZERO UNITS HAVE IN



FACT BEEN CONVERTED BECAUSE,  
WHY?  
BECAUSE THE BHA'S WAIT LIST HAS  
BEEN FROZEN FOR THE LAST FEW  
YEARS AND THERE ARE NO UNITS  
BEING MADE AVAILABLE TO THE WAIT  
LIST OF SEVERAL -- 20-YEAR WAIT  
LIST?

NO UNITS ARE TURNING OVER  
BECAUSE THE FEDERAL CUTBACK AND  
FREEZES.

SO AS A RESULT, THERE ARE NO  
UNITS AVAILABLE FOR  
PROJECT-BASED VOUCHERS.

SO IT'S A QUESTION HOW THESE 422  
UNITS ARE ALLEGEDLY BEING  
FUNDED, SUBSIDIZED, AND WHAT THE  
ACTUAL INCOME RANGES ARE.

IT SAYS -- THEY'RE CLAIMING THAT  
MANY ARE FROM CURRENTLY HOMELESS  
PEOPLE.

IT IS POSSIBLE FOR -- TO -- YOU  
CAN BE HOMELESS AND HAVE AN  
INCOME ABOVE THAT LEVEL.  
THERE ARE MANY PEOPLE -- I THINK  
YOU'LL HEAR FROM SOMEBODY TODAY  
WHO IS ONE OF THOSE PEOPLE.

SO WE DON'T REALLY KNOW WHETHER  
EVEN THESE 422 APARTMENTS ARE  
ACTUALLY AVAILABLE TO THE  
MAJORITY OF RESIDENTS IN THE  
CITY WHO NEED HOUSING.

WE DON'T KNOW THAT BECAUSE THE  
CITY HASN'T REALLY PROVIDED  
ADEQUATE INFORMATION.

BUT CONTRAST THAT WITH THE 2200  
PIPELINE UNITS THE -- THE  
MILLENNIUM BUILDING OPENED.  
422 CONDOS SOLD FOR \$2.4 MILLION  
EACH.

AND DALTON IS GOING TO BE  
\$6 MILLION EACH, 160 UNITS.  
THAT'S WHAT'S ACTUALLY GETTING  
BUILT IN THE CITY.

WE WOULD ARGUE THAT TYPE OF  
CONSTRUCTION, THAT KIND OF  
PRIORITY IS ACTUALLY RAISING  
RENTS IN THE NEIGHBORHOODS  
NEARBY.

THE DLTEN IS NOT GOING TO LOWER  
RENT IT'S IN THE SOUTH END AND  
BACK BAY.

NOBODY BELIEVES THAT EXCEPT  
PERHAPS A FEW PEOPLE AT THE

DEPARTMENT OF NEIGHBORHOOD  
DEVELOPMENT.

YOU KNOW, THE CONSTRUCTION THAT  
IS UNDERWAY IN THE MAYOR'S  
HOUSING PLAN IN OUR VIEW IS  
ACTUALLY MAKING IT WORSE IN  
TERMS OF RAISING RENTS TO  
EVERYBODY ELSE IN THE CITY AND  
THERE IS NOT ENOUGH EXTREMELY  
LOW INCOME -- OR VERY LOW INCOME  
HOUSING THAT IS BEING BUILT  
UNDER THE MAYOR'S PLAN.

NOW, WE HAVE PROPOSED, AS YOU  
KNOW, A WAY TO OFFSET THE FACT  
THAT FEDERAL MONEY IS FROZEN,  
THAT THERE ARE NO PROJECT-BASED  
VOUCHERS AVAILABLE BECAUSE THE  
LIST IS FROZEN, BY SUPPLEMENTING  
THAT RESOURCE WITH A CITY RENT  
SUBSIDY USING THE PROPERTY TAX  
REVENUES FROM PLACES LIKE  
MILLENNIUM TOWERS AND THE DALTON  
TO TARGET THAT REVENUE TO LOW  
INCOME RENTERS TO OFFSET THE  
IMPACT ON THE MARKET THAT THESE  
LUXURY DEVELOPMENTS ARE  
CREATING.

SO WE HAVE PROPOSED THAT TO THE  
COUNCIL.

WE APPRECIATE THE COUNCIL'S --  
TEN COUNCILORS THAT HAVE  
SUPPORTED THAT TO THE PAST  
FIVE YEARS.

WE -- FEW YEARS.

WE ARE DISAPPOINTED THAT THE  
MAYOR DID NOT INCLUDE IT IN  
ISHAD BUDGET YET AGAIN.

BUT WE HAVE NOT GIVEN UP ON THAT  
IDEA.

WE, IN FACT, 50 OF US SHOWED UP  
AT THE COFFEE HOUR IN THE NORTH  
END A COUPLE OF WEEKS AGO AND  
THE MAYOR AGREED TO FINALLY MEET  
WITH US AFTER NOT RESPONDING TO  
OUR COALITION REQUEST FOR THE  
LAST SIX MONTHS.

SO WE ARE EXPECTING ANOTHER  
MEETING WITH THE MAYOR.

WE'RE GOING TO ASK HIM TO  
PROPOSE A SUPPLEMENTAL BUDGET  
REQUEST FOR AT LEAST THE  
\$5 MILLION PILOT THAT THE  
COUNCIL HAS PROPOSED.

WE ALSO WOULD LIKE TO MEET WITH

THE COUNCIL ABOUT POSSIBLY AN ORDINANCE CREATING A PROGRAM OF THAT TYPE, NOT FUNDING IT, BUT CREATING A PROGRAM, AND ENABLING US TO HAVE A HEARING WHERE ALL THE SIDES CAN COME IN AND DISCUSS IT.

WE HAVE GOTTEN SUPPORT FROM DEVELOPERS WHO THINK IT'S A GREAT IDEA, AND A LOT -- WE SUSPECT THAT A LOT OF THE DEVELOPERS IN THE IDP HOUSING WOULD WELCOME THAT BECAUSE HAVING A SUBSIDY SOURCE FOR THESE UNITS WOULD ALSO STREAMLINE AND MAKE IT QUICKER AND EASIER FOR THEM TO FILL THE UNITS WITH LOW-INCOME PEOPLE THAT MEET THE REQUIREMENTS.

ONE OF THE DIFFICULTIES IS THEY HAVE TO SEEK THE MINIMUM AND A MAXIMUM INCOME FOR APPLICANTS, WHICH MAKES IT A LOT HARDER AND MORE BURDENSOME FOR THEM TO TRY TO SCREEN PEOPLE AND A LOT OF PEOPLE WILL FALL THROUGH THE CRACKS SO THEY'RE INCOME VARIES SLIGHTLY.

SIX MONTHS LATER OR A YEAR LATER WHEN THEY FINALLY GET CALLED.

SO IT MAKES IT MORE BURDENSOME FOR THE DEVELOPERS.

IF THERE WERE A SUBSIDY SOURCE TO MAKE THESE UNITS TRULY AFFORDABLE TO THE PEOPLE OF BOSTON, THEN THAT WOULD FACILITATE THE VACANCY RATE, WE BELIEVE.

SO WE WANT TO MENTION THAT. IT'S ALSO COME TO OUR ATTENTION THAT THE CITY OF NEW YORK HAS A PROGRAM CALLED 1515, WHICH IS CREATING 15,000 UNITS OF LOW-INCOME SUPPORTIVE HOUSING FROM THE CITY BUDGET OVER THE NEXT 15 YEARS.

EXACTLY WHAT WE'RE PROPOSING HERE, EXACTLY WHAT THE CITY OF WASHINGTON, D.C. DOES.

SO AND THESE WOULD BE PERMANENT COMMITMENTS OF SUBSIDIES FROM THE CITY BUDGET, NOT JUST A ONE-TIME ANNUAL THING.

SO THAT'S -- THAT'S ESSENTIALLY

WHAT WE WANTED TO SHARE TODAY.  
SO THANK YOU FOR INVITING US.  
>> THANK YOU.

JUST -- AND ANYONE CAN FEEL TREE  
TO -- FIRST OF ALL, THANK YOU  
FOR YOUR ADVOCACY IN HOUSING IN  
GENERAL AND YEARS IF NOT  
DECADES' COMMITMENT TIC MAAING  
SURE THIS IS AN AFFORDABLE CITY,  
THAT WE ARE RACIALLY INCLUSIVE  
AND THAT WE ARE A CITY WHERE  
PEOPLE CAN -- OF ALL INCOMES CAN  
FEEL WELCOME.

SO I WANTED TO THANK YOU ALL,  
ALL THREE OF US FOR YOUR  
DEDICATION TO THAT.  
I'LL THROW OUT THE QUESTIONS AND  
YOU GUYS CAN FEEL FREE TO  
ANSWER, WHOEVER FEELS FREE, BUT  
I WANT TO BE CLEAR ABOUT WHERE  
YOU GUYS STAND ON THE NUMBERS  
FROM THE CITY.

ARE YOU DISCOUNTING THEM  
COMPLETELY?  
ARE YOU -- DO YOU DISAGREE WITH  
THE FACT THAT THERE ARE 103  
UNITS AVAILABLE RIGHT NOW FOR  
THIS LOTTERY?

I GUESS I WANT -- BECAUSE IT  
SEEMS LIKE YOU WERE STATING IT  
WAS UNDERREPORTED.

>> I CAN ANSWER ONLY FOR MY  
CLIENTS IN MY PORTFOLIO WHERE  
THE COST -- WE HAVE A DE FACTO  
CENTRALIZE THE WAIT LUS BECAUSE  
IF YOU APPLY TO ALL 100 PLACES  
AND YOU SEND AN UPDATE TO U, YOU  
GET UPDATED ON ALL THE WAIT  
LISTS.

BEFORE THEY STARTED USES US, I  
HAD A NUMBER OF CLIENTS IN THE  
60% CATEGORY WHO HAD SIX EMPTY  
ONE-BEDROOM UNITS OR  
TWO-BEDROOMOR TO I ISMONTHS  
BECAUSE IT'S A VERY DIFFICULT  
WINDOW TO FILL.

AND PEOPLE IN THAT GREAT DON'T  
WAIT THREE YEARS FOR AN -- THEY  
JUST LEAVE.

THEY MOVE OUT OF TOWN OR THEY GO  
SOMEWHERE ELSE.

IN THE 30 AND 50%, YOU DON'T  
HAVE THAT PROBLEM.  
THERE'S 5,000 PEOPLE ON THE LIST

AND THE LANDLORD'S THERE ON SUNDAY NIGHT CONTACTING THE FIRST 400 TO SEE IF THEY CAN FIND SOMEONE STILL ON THE LIST WHO'S ELIGIBLE AND REACHABLE. BUT ABSENT THAT CENTRALIZED LIST FOR AFFORDABLE UNITS, YOU'RE GOING TO HAVE THOSE EMPTY UNITS BECAUSE THE MINUTE THEY START USING OUR CENTRALIZED, THAT WENT AWAY AND NOW IT'S JUST A MONTH TO MONTH AND HALF BEFORE THEY FILL THE UNIT.

BUT MOST PLACES, MOST COMPANIES HAVE TO BECAUSE THEY OPERATE IN 22 STATES THEIR OWN WAIT LISTS. HAIR NOT CENTRALIZED WITH THE PEOPLE IN THE BUILDINGS, 100 BUILDINGS RIGHT NEXT DOOR. SO THAT'S ONE OF THOSE PROBLEMS. AND I CAN SAY THAT THERE IS MUCH MORE EMPTY UNIT TIME IN THE 60% CATEGORY THAN IN THE 30/50.

I DON'T KNOW ABOUT 70/80 BECAUSE WE DON'T DEAL WITH THAT BECAUSE IT'S NOT AFFORDABLE.

>> THE 103 --

I WOULD AGREE THAT -- I THINK THE CITY NUMBERS ARE ACCURATE. I ALSO THINK THERE'S A DISTINCTION BETWEEN UNITS READY FOR INITIAL LEASE-UP.

>> RIGHT.

VERSUS TURNOVER.

SO ON INITIAL LEASE-UP, WE MAY NOT BE AWARE OF THOSE BECAUSE THEY HAVEN'T COME.

THAT'S IN THE PURVIEW OF THE CITY.

I DO KNOW, FOR EXAMPLE, WITH OUR STATE VOUCHERS, I CAN TELL YOU THAT WE HAVE 668 ALLOCATED TO METRO HOUSING, PROJECT-BASED. WE HAVE A 95% LEASE RATE, MEANING THAT WE HAVE 30 UNITS THAT ARE SITTING VACANT RIGHT NOW.

THOSE ARE ALL TURNOVER UNITS. AND WE HAVE 130 ADDITIONAL UNITS THAT ARE UNDERCONSTRUCTION THAT WILL COME ON -- THEY'RE ESTIMATED TO COME ON BETWEEN MAY OF 2018, WHICH SHOWS THE DIFFERENCES IN THE DEVELOPMENT

PROCESSING.  
IT'S STILL NOT ONLINE.  
AND THROUGH MARCH OF 2019.  
SO WE KNOW THERE ARE UNITS UNDER  
CONSTRUCTION.  
WE GET THE DIFFERENCE BETWEEN  
THE 800 VERSUS THE ONES THAT ARE  
READY TODAY BUT I THINK THE  
QUESTIONS YOU ASKED BEING ABLE  
TO GET THAT LIST AND BEING ABLE  
TO TRACK IT.  
FOR EXAMPLE, WHY DIDN'T THE  
DEVELOPMENT THAT WAS SUPPOSED TO  
COME ON IN MAY OF '18 MANY COULD  
ON ANY THAT WE'RE IN AUGUST OF  
'18?  
>> MM-HMM.  
BUT I GUESS I'M TRYING TO MAKE  
SURE WE'RE EVEN TALKING ABOUT  
THE SAME NUMBERS, BECAUSE IF  
WE'RE NOT, IT'S VERY HARD TO  
TALK ABOUT THE SOLUTIONS.  
SO THE NUMBERS I UNDERSTOOD IS  
103 READY TO GO THAT ARE --  
PEOPLE SHOULD BE OCCUPYING  
SHORTLY OR THAT THEY'RE GOING TO  
PUSH THROUGH.  
I COMPLETELY AGREE WITH THE  
STANDARDIZED APPLICATION SO THAT  
ONE TIME A PERSON WITH LIMITED  
TIME, LIMITED RESOURCES CAN JUST  
DO IT AND IT BE SUBMITTED TO ALL  
OF THEM AT ONCE.  
BUT TO ME THEN WE'RE JUST  
SETTING UP A LONG LINE FOR 103  
UNITS IS WHAT WE HAVE AVAILABLE.  
AM I -- ARE WE AGREEING ON THAT?  
103?  
>> I DON'T -- I HAVE NO TOTAL --  
I DON'T BELIEVE THAT'S ACCURATE,  
BUT I ALSO BELIEVE IT HAS -- BUT  
I CAN'T PROVE OTHERWISE.  
I DIDN'T --  
>> OH.  
-- COME WITH THAT.  
I KNOW THAT EMPTY WAIT LIST  
TIMES, THIS TURNOVER TIME IS --  
THERE'S NO ONE WHO CAN MEASURE  
THAT RIGHT NOW.  
>> YEAH, NO, AND I'M NOT TALKING  
ABOUT TIMES.  
I'M TALKING ABOUT NUMBERS OF  
UNITS.  
>> ARE THESE IDP UNITS YOU'RE

TALKING ABOUT?

>> THESE ARE THE -- WE WERE JUST TALKING ABOUT THE VACANT -- YES, IDP UNITS THAT WE ARE TALKING ABOUT, NOT BHA SUBSIDIZED UNITS. WE'RE TALKING ABOUT IDP UNITS.

>> I HAVE NO INPUT ON THAT. OKAY.

SO -- BECAUSE EVEN WITH THE SOLUTIONS YOU HAVE SO FAR IN TERMS OF STREAMLINING THE PIPELINE, WE STILL HIT THIS BRICK WALL OF 103 UNITS THAT ARE ILL HAVABLE AND THOUSANDS OF PEOPLE WHO NEED THEM.

ANOTHER NUMBER STATED WAS THERE ARE 62 PROJECTS WITH ABOUT -- HE SAID 1700 BUT REALLY 1300 UNITS TO COME ONLINE IN VARIOUS STAGES OF BEING BUILT.

SO I WOULD THINK JUST ADD THAT TO THE 103, SO NOW WE'RE LOOKING AT ABOUT 1400, MAYBE 1500 UNITS THAT MIGHT BE READY TO GO ASSUMING THEY ALL GET DONE AT THE SAME TIME WITH THE STREAMLINE APPLICATION PROCESS, WE'RE STILL HITTING A BRICK WALL.

I THINK WE ALL AGREE THERE'S JUST NOT ENOUGH UNITS.

>> THAT'S RIGHT.

YES.

ANOTHER --

THERE AREN'T ENOUGH UNITS. THAT'S KEY IN DEVELOPMENT IS IMPORTANT.

IN TERMS OF GETTING ACCESS TO THE UNITS, THOUGH, AND URN ITING THEM AROUND SO YOU DON'T HAVE UNITS SITTING VACANT --

>> RIGHT.

WHICH I THINK IS WHAT YOU WERE GETTING TO --

>> YES.

THE COMMENTS THAT SHEILA ANDER HAD TEAM MADE ABOUT ATQUATE STAFFING, REVIEWING PROMPTLY AND WORKING WITH THE DEVELOPERS SO THAT YOU'RE HOLDING THOSE LOTTERIES BEFORE THE BUILDING IS COMPLETED, I CAN SAY WE JUST WENT THROUGH IT. WE WERE IN COUNCILOR JANEY'S

DISTRICT AND WE OPENED OUR BUILDING.

THERE WERE 40 UNITS OF AFFORDABLE HOUSING OF THE TOP THREE FLOORS WHERE OUR OFFICE IS.

AND THE DEVELOPER WAS ABLE TO FILL THOSE UNITS AND IMMEDIATELY UPON COMPLETION OF THE PROCESS. BUT THERE ARE OTHER DELAYS IN THAT, EVERYTHING FROM COORDINATING, FIRE AND WATER AND UTILITIES AND THINGS TO GET THE PERMITS.

THERE ARE TOPS OF WAY -- IN FACT, ONE SOLUTION OR ONE OPPORTUNITY FOR THE COUNCIL WOULD EVEN BE TO CREATE A COMMITTEE TO LOOK AT THOSE DIFFERENT AREAS WHERE THEY THINGS HAPPENED AND TRY TO ADDRESS THOSE, BECAUSE IT'S MORE THAN JUST THE FAIR HOUSING. THAT'S THE KEY ELEMENT IN THE ONES THAT HAVE BEEN BROUGHT TO OUR ATTENTION BUT THERE ARE NUMEROUS OTHER PARTS OF THE SYSTEM THAT CAUSE LAG OR DELAY THAT PREVENT FOLKS FROM BEING ABLE TO ACCESS THOSE UNITS TIMELY.

>> I THINK IT'S CLEAR.

I THINK THE CITY SHOULD BE COMMENDED FOR TREE LINING THE -- THAT ONE GAP THAT WAS IDENTIFIED SO THAT THE LOTTERY PROCESS IS GOING FORWARD EARLY ENOUGH. BUT THEY DIDN'T REALLY SAY HOW MANY UNITS ARE -- REMAIN AFTER THE COMPLETION OF THE LOTTERY, SOMETHING TO PLAPS ASK THEM. BUT MORE IMPORTANTLY THAN THAT, LET'S SAY IT IS 1400 UNITS THAT ARE IN THE IDP PIPELINE. ONLY A SMALL NUMBER OF THOSE ARE ACTUALLY BEING TARGETED TO VERY LOW INCOME PEOPLE.

>> RIGHT.

THEY'RE REALLY TARGETING THOSE TO THE PEOPLE 70% OF THE MEDIAN AND, AS JOHN IS SUGGESTING, THEY'RE NOT GOING TO BOSTON RESIDENTS.

THEY'RE GOING TO STUDENTS.

THEY'RE GOING TO OTHERS THAT --



THAT VERY HIGH END OF THE 60 AND 70% INCOME RANGE.

JUST AS AN EXAMPLE, THE BEVERLY HAD 239 AFFORDABLE UNITS.

OF THOSE, ONLY 48 WERE ACTUALLY MADE AVAILABLE TO VERY LOW-INCOME PEOPLE.

SOMEBODY WITH A VOUCHER, FOR EXAMPLE, WHO COULD MOVE IN.

THERE ARE ONLY 48 OF THOSE.

SO I THINK IT'S -- FOR ONE THING TO ASK IS THE BREAKDOWN OF THE 103 UNITS BY INCOME CATEGORY AND WHAT ARE THE ACTUAL INCOMES OF THE PEOPLE THAT ARE BEING SELECTED AND HOW MANY OF THEM ARE ALSO HOMELESS AND BEING SERVED IN THAT WAY?

WE NEED TO GET THOSE NUMBERS.

BUT IT'S REALLY A DROP IN THE BUCKET FOR WHAT IS GOING ON OUT THERE.

WALK OUT THE BUILDING AND SEE THE HOMELESS PEOPLE ON THE STREET.

>> I NEED TO ADD ONE THING TO THAT.

IT'S REALLY HARD TO TALK ABOUT THESE EMPTY UNITS IF THEY'RE NOT ACTUALLY IN THE AFFORDABLE CATEGORY.

YOU HAVE TO FIRST CLARIFY WHEN YOU TALK ABOUT AFFORDABLE UNITS IF THEY ARE AFFORDABLE.

I WILL SAY THIS, THOUGH.

SPECIFICALLY, THERE'S A MAJOR BREAKDOWN AT THE END OF THE LOTTERY PROCESS.

AS I THINK YOU'LL HEAR FROM THE MANAGEMENT COMPANIES WHO ARE GOING TO TESTIFY LATER, THE PROCESS THAT BOSTON HAS DONE NOW, HOWEVER STREAMLINED IT IS, IS COMPLETELY DISCONNECTED FROM WHAT THE NEXT STEPS THAT THE MANAGEMENT COMPANY HAS TO DO, COMPLETELY DISCONNECTED.

IT'S REALLY DIFFICULT TO WORK WITH THAT LOTTERY PROCESS AND ADD PEOPLE TO YOUR OWN WAIT LISTS.

SO WE -- AFFORDABLE IS -- THE WORD DOESN'T MEAN ANYTHING ANYMORE.

AND THERE ARE MAJOR DISCONNECTS  
BECAUSE PEOPLE ARE STANDARDIZING  
AND CENTRALIZING BUT THEY'RE NOT  
TALKING ABOUT  
INTERCONNECTEDNESS.

THEY'RE NOT ACTUALLY DOING THE  
WORK.

THEY'RE SETTING POLICY AND IT'S  
WREAKING HAVOC.

O THE PEOPLE WHO DO THE WORK AND  
THE PEOPLE SITTING -- SETTING  
THAT POLICY ARE NOT SITTING AND  
WATCHING WHAT IT'S LIKE ON THE  
OTHER END.

BIG ANNOUNCEMENT BUT IT'S TRUE.

>> AND SO IN SOME OF YOUR -- I  
THINK ONE OF THE BIGGEST  
PUSHBACKS I GET WHEN I TALK  
ABOUT NOT BEING ABLE TO THEIR  
WAY OUT OF THIS OR THAT WE ARE  
ASSUMING WHEN WE'RE BUILDING SO  
MUCH LUXURY WITH THE HOSPITAL  
THAT IT WILL PAY FOR AFFORDABLE  
WHAT I WOULD CALL  
TRICKLE-DOWN-HOUSING POLICY,  
WHEN WE'RE DOING THAT, ONEMENT  
BIGGEST ARGUMENTS IS BECAUSE WE  
DON'T HAVE MONEY.

THE FEDERAL GOVERNMENT HAS  
BASICALLY WALKED AWAY AND GIVEN  
UP ON ITS ROLE OR ABILITY OR  
EVEN, I GUESS, GIVE A DAMN,  
EXCUSE ME, ABOUT POOR PEOPLE  
BEING ABLE TO LIVE WITH DIGNITY  
IN THIS COUNTRY.

AND SO, THEREFORE, WE ARE FORCED  
TO LOOK AT THE PRIVATE MARKET.  
THEREFORE, WE'RE FORCED TO WORK  
AND TO MAKE SURE THAT THEY  
HAVE -- THAT THEY'RE BASICALLY  
BUILDING AS MUCH AS POSSIBLE.  
WHAT IS YOUR RESPONSE TO THAT?

>> THERE'S A COUPLE SOLUTIONS.  
THERE ARE PROPERTIES BUILDING IN  
THE 30 AND 60%, WHICH I THINK OF  
AS THE MAX OF AFFORDABLE IN  
BOSTON.

THEY'RE SMALL AND THEY'RE NOT  
DOWNTOWN.

THAT'S ONE SOLUTION IS THAT WHEN  
IT'S A LARGE DEVELOPMENT, I  
BLAME THE BPA FOR THIS.

THEY RECEIVED ENTIRELY WITH THE  
DEVELOPER AND THERE ARE NO

AFFORDABLE UNITS.  
THE SECOND THING IS THE BUILDING  
I LIVE IN HAS A FULL SPECTRUM OF  
MIXED INCOME.  
EXTREMELY LOW INCOME UP TO  
MARKET.  
THE MARKET HELPED PAY FOR THE  
OTHER CATEGORIES.  
IT'S A FABULOUS EXPERIENCE BUILD  
OF SOCIAL CAPITAL.  
SO THESE BUILDINGS THAT ARE  
BEING BUILT, WE DO NOT JUST HAVE  
MARKET UNITS AND A LITTLE BIT OF  
70%.  
THEY NEED TO HAVE 30, 50, 60, 70  
AND MARKET IN THE SAME BUILDING  
AND THEY NEED TO BE REQUIRED TO  
DO THAT.  
THAT MAKES IT AFFORDABLE.  
IT JUST MEANS THE OWNERS MAKE  
LESS MONEY.  
THERE'S PLENTY OF MONEY ON THEIR  
END.  
WHEN THEY SAY THEY CAN'T AFFORD  
IT, THAT'S A LIE.  
>> I ALSO DISAGREE BUT FOR A  
DIFFERENT REASON.  
I FIND IT INTERESTING THAT WHEN  
IT COMES TO SERVING THE FAMILIES  
THAT WE WORK WITH THAT THEY GET  
THE LEFTOVERS AND WE CAN'T BUILD  
OUR WAY OUT.  
THERE ARE FEWER EXTREMELY  
LOW-INCOME HOUSEHOLDS IN THE  
CITY THAN THERE ARE  
MIDDLE-INCOME HOUSEHOLDS.  
BUT SOMEHOW BECAUSE IT COSTS  
LESS, WE CAN AFFORD TO BUILD OUR  
WAY OUT OF THE PROBLEM IN  
MIDDLE-INCOME HOUSING.  
WE CAN CREATE LOTS OF HOUSING  
FOR MIDDLE INCOME, BUT IT'S A  
QUESTION OF RESOURCES.  
IT'S A QUESTION OF PRIORITIZATION  
AND HOW THE MONEY GETS SPENT.  
AND THAT'S, AGAIN, BACK TO MY  
FIRST SOLUTION OF HAVING THOSE  
QUESTIONS THAT GET ASKED AND  
DON'T STOP WHEN YOU HEAR  
AFFORDABLE HOUSING, ASK THE NEXT  
QUESTION UNTIL YOU'RE SATISFIED.  
IF YOU LOOK BACK WHEN GOVERNOR  
ROMNEY WAS IN THERE, THEY  
RELEASED A REPORT ON

HOMELESSNESS.

THE SHELTER CAPACITY FOR THE  
COMMONWEALTH STOOD AT 900  
FAMILIES STATEWIDE.

AND THEY HAD TO ISSUE A REPORT  
BECAUSE THEY WERE DECRYING THE  
HOMELESSNESS CRISIS.

TODAY, 28 -- DO MY MATH.

18 -- WHATEVER IT IS YEARS  
LATER, 18 YEARS LATER, THE  
SHELTER CAPACITY IS AT 3500  
FAMILIES ACROSS THE  
COMMONWEALTH.

THAT'S AFTER 18 YEARS OF  
BUILDING TONS OF AFFORDABLE  
HOUSING.

WE'RE DOING SOMETHING WRONG.  
AND NO ONE'S CALLING PEOPLE ON  
IT.

AND NO ONE'S GOING BACK TO  
ACTUALLY LOOK AT REAL SOLUTIONS.  
INSTEAD, WE HAVE INNINGS THIS  
LIKE THE ZONING BILL THAT'S  
PENDING BEFORE THE LEGISLATURE  
THAT CALLS FOR 135,000 NEW UNITS  
OF HOUSING WITH NO MENTION OFFED OF  
AFFORDABILITY.

>> THERE IS A POTENTIAL SOURCE  
OF -- IT'S GENERATING A HUGE  
AMOUNT OF NEW PROPERTY TAX  
REVENUE TO THE CITY.

THE MILLENNIUM BUILDING THAT  
OPENED AT THE OLD FILENE SITE,  
400 TRUE KOPDOS SOLD FOR AN  
AVERAGE OF 2.4 MILLION.

THE PROPERTY TAX REVENUE  
RECEIVED FROM THAT BUILDING FROM  
THE FIRST YEAR IS GOING TO BE  
\$10.9 MILLION.

THAT'S GOING TO BE A PERMANENT  
STREAM OF LINE COME TO THE CITY.  
IF ANYTHING, IT WILL ONLY GO UP  
IF THE VALUES INCREASE.

SO \$10.9 MILLION IS ENOUGH TO  
SUBSIDIZED 1,000 VERY LOW-INCOME  
FAMILIES IN TAX CREDIT  
BUILDINGS.

THE 6500 TAX CREDIT UNITS THAT  
THIS CITY SAYS THEY WANT TO  
BUILD FOR FAMILIES, THAT COULD  
BE THE SOURCE FOR THE VERY  
LOW-INCOMMUNITIES IN LIEU OF  
PROJECT-BASED VOUCHERS FROM THE  
VHA WHICH ARE NOT AVAILABLE

BECAUSE OF FEDERAL CUTBACKS.  
SO IT'S A NEW -- LOOK AT THE --  
JUST LOOK UP , IN BOSTON,  
THERE'S THIS INCREDIBLE NEW  
WEALTH THAT IS BEING GENERATED  
BY THE CITY'S SUPPORT FOR THESE  
LUXURY DEVELOPMENTS.  
WE JUST NEED TO MAKE SURE THAT  
THE REVENUE FROM THOSE IS BEING  
USED TO OFFSET THE NEGATIVE  
IMPACTS ON HOUSING, ON RENTAL  
HOUSING IN THE CITY.  
SO IT WORKS OUT THAT, FOR EVERY  
MILLION DOLLARS IN A CONDO  
VALUE, THE OWNER IS PAYING  
\$10,400 PER -- FOR THAT -- FOR  
PROPERTY TAXES FOR THAT  
\$1 MILLION.  
SO THAT'S ENOUGH FOR A VERY  
LOW-INCOME SUBSIDY AND A TAX  
CREDIT UNIT.  
IT'S ENOUGH FOR A VERY  
LOW-INCOME PERSON.  
AND IT'S A PERMT NENLT --  
PERMANENT RENTAL STREAM.  
LAST YEAR THE CITY HAD NEW  
REVENUE OF \$170 MILLION.  
SO THE CITY BUDGET IS NOW  
3.3 BILLION.  
ASSUMING THAT THE NEW REVENUE  
INCREASES EACH YEAR IN THAT  
RANGE, 170 MILLION, IT'S NOT TOO  
MUCH TO ASK THAT A SMALL PORTION  
OF THAT NEW REVENUE BE USED TO  
BE LOCATED BY THE CITY --  
ALLOCATED BY THE CITY TO A  
SUBSIDY PROGRAM, LIKE NEW YORK  
IS NOW DOING, LIKE SEATTLE IS  
NOW DOING, LIKE WASHINGTON,  
D.C., IS DOING.  
SET ASIDE -- THE MAYOR CAN DO  
THIS --  
>> WE DIDN'T --  
COUNCILOR, WE'RE JUST GOOD  
NIGHT LET HIM FINISH.  
>> IT'S NEW REVENUE COMING TO  
THE CITY.  
THERE'S A LOT OF THE OTHER  
CLAIMS IN THAT REVENUE.  
POLICE, FIRE, SCHOOLS AND SO ON.  
BUT ONE OF THE THINGS THAT IT  
CAN BE USED FOR IS THE HOUSING  
RENTAL SUBSIDY -- OPERATING  
SUBSIDY.

AND ANOTHER -- WHEN THEY TALK ABOUT AFFORDABLE HOUSING ALMOST ALL THE PROGRAMS THAT THE CITY AND STATE HAVE PUT FORWARD ARE CAPITAL SUBSIDIES.

THEY LOWER THE COST OF CONSTRUCTION OR PURCHASE OF THOSE BUILDINGS.

THAT'S HELPFUL, BUT IT'S -- EVEN IF YOU GIVE GAVE THE BUILDINGS AWAY, VERY LOW-INCOME PEOPLE CANNOT AFFORD THE OPERATING COSTS WITHOUT SOME FORM OF OPERATING SUBSIDY.

THAT'S THE REALITY.

SO YOU NEED TO HAVE SOME KIND OF OPERATING SUBSIDY, WHETHER IT'S SECTION 8 VOUCHERS THAT ARE SET ASIDE FOR THAT BUILDING OR THE STATE MRVP PROGRAM OR A CITY SUBSIDY THAT WOULD SUPPLEMENT THAT.

YOU HAVE TO HAVE SOME KIND OF LOW-INCOME RENT SUBSIDY FOR LOW-INCOME RENTERS TO BE ABLE TO AFFORD TO LIVE IN EITHER NEW HOUSING OR TO PRESERVE BUILDINGS LIKE THE 13A BILLINGS THAT ARE BEING LOST OR THE NEW MIXED-INCOME PUBLIC HOUSING BUILDINGS.

THEY NEED AN OPERATING SUBSIDY FOR THOSE I LOW-INCOME RENTERS. SOAR WOO JUST SAYING, WHEN LOOKING AT THE NEW REVENUE DIVIDING UP THE PIE, LET'S SAY THAT HOUSING IS A -- AN IMPORTANT PRIORITY JUST LIKE EDUCATION IN SCHOOLS AND FIRE, SHOULD BE A RECOGNIZED USE OF THE CITY'S BUDGET, AND THIS IS ONE WAY TO DO IT.

>> CAN I HAVE ONE MORE SENTENCE? IN TALKING ABOUT THE PRIORITY OF USING THIS MONEY, THE HOUSING MODEL APPLIES HERE.

YOU HAVE TO HAVE HOUSING BEFORE YOU CAN DO THE SCHOOLS, THE EDUCATION, THE HEALTH-CARE.

IT'S THE NUMBER ONE CASE MANAGEMENT ISSUE ACROSS THE SPECTRUM.

CHARLES DICKENSES WROTE ABOUT IT IN THE PREFERENCE TO "OLIVER

TWIST."

AND THE LESSON HE WROTE IS, IF YOU DON'T DO HOUSING FIRST, IT DOESN'T JUST BURDEN THE HOMELESS, IT TEARS APART THE ENTIRE CITY.

>> OKAY.

SO I'M GOING TO TURN IT OVER TO COUNCILOR ESSAIBI GEORGE.

>> THANK YOU, CHAIR.

THANK YOU FOR YOUR QUESTIONS. A LOT OF MINE HAVE -- A LOT OF MY QUESTIONS HAVE BEEN ANSWERED ALREADY.

SO I APPRECIATE YOUR THOROUGHNESS.

WHAT IS IT -- RELATED A LITTLE BIT.

WHAT'S THE -- WHAT'S THE VALUE THAT WE NEED THOSE MRVPs TO BE IN ORDER FOR THEM TO BE COMPETITIVE IN THIS MARKET?

>> THE MRVPs?

VOUCHERS.

OH, THE VOUCHERS.

YEAH.

WELL, I CAN SAY THAT THE CURRENT VOUCHERS, 110% LIMITED BY STATUTE, IS INSUFFICIENT TO COVER THE RENTS IN ALMOST ALL OF THE CITY AT THIS POINT.

THE MVA FEE PAYS 20%.

THEY CAN GO HIGHER BECAUSE THE STATE PROGRAM THEY'RE A THE PART OF IS -- PART OF, THEY CAN GO ABOVE THAT, BUT I -- AND CHRIS REALLY --

>> SURE.

THAT'S ON THE SECTION 8 PROGRAM. ON THE STATE PROGRAM, VOUCHERS, IF I GET THIS RIGHT, 2005?

THE LAST TIME THE STATUS ED THEIR RENT LEVELS ARE 2005. THOSE WERE THE RENT LEVELS WE'RE ALLOWED TO PAY USING THE STATE PROGRAM UNLESS WE GET A WAIVER. TO GIVE CREDIT WHERE CREDIT IS DUE, THEY'RE GRANTING MOST WAIVERS THAT THOSE WAIVERS TAKE TIME.

SO YOU HAVE AN OWNER OR NOT ONE HAND THAT CAN GO RENT IN THE PRIVATE MARKET, GIVE, WHERE THINGS ARE OR THEY CAN WAIT

WHILE WE, A, NEGOTIATE THEM DOWN FROM THE RENT THAT THEY WANT AND THEN TELL THEM WHEN THEY SETTLE ON THEIR RENT THAT WE HAVE TO GO GET A WAIVER FROM THE STATE. BUT PLEASE HOLD THIS UNIT FOR OUR FAMILY THAT'S WAITING FOR HOUSING.

SO AT A MINIMUM, MOVING THE FAIR MARKET RENT ON MRVP TO THE CURRENT FAIR MARKET RENTS WOULD SAVE TIME AND THE ROUTE TO MAKE IT MORE USEFUL FOR FAMILIES.

>> BUT IT WON'T BE -- THE PROJECT-BASED PROGRAM, THE PROJECT-BASED SECTION 8 PROGRAM ALLOWS OWNERS TO GET UP TO THE ACTUAL MARKET RENTS FOR THEIR PROPERTIES, AND I CAN TELL YOU THAT IN THE SOUTH END AND FENWAY AREAS, HUD IS CURRENTLY PAYING \$2,600 FOR A ONE-BEDROOM APARTMENT TO -- TO THOSE LANDLORDS.

AND NOW ABOVE -- IT'S UP TO 3,000 FOR A TWO-BEDROOM APARTMENT.

SO IF YOU HAVE A SECTION 8 VOUCHER, FORGET ABOUT TRYING TO FIND AN APARTMENT AT THAT -- THAT'S WHAT THE RENTS ARE IN THE COMMUNITY.

THE VOUCHERS HAS A LIMIT.

SO YOU CANNOT USE IT INCREASING REALLY AT THIS POINT I DON'T THINK THERE'S ANY NEIGHBORHOOD IN BOSTON WHERE -- UNLESS THE BUILDING HAD SOME OTHER SUBSIDY LIKE GEORGETOWN, RIGHT?

WHERE THE SECTION 8 VOUCHER CAN BE USED.

SO PEOPLE, THEREFORE, THEY CAN'T FIND A PLACE.

THEY GIVE UP THE VOUCHER OR THEY HAVE TO MOVE OUT OF TOWN TO BROCKTON OR FALL RIVER UP IN THE NORTH SHORE.

SO THAT IS AN ISSUE, THE UNITS -- AND CERTAINLY THE MRVP PROGRAM THAT ITS CURRENT PAYMENT STANDARD IS COMPLETELY USELESS IN BOSTON.

>> ALL RIGHT.

I ACTUALLY DON'T HAVE ANY OTHER



QUESTIONS.

THANK YOU.

>> THANK YOU, CHAIR.

CHRIS, CAN YOU TALK TO ME ABOUT THE FORT UNITS THAT WERE ABOVE YOU THE MINUTE THAT THEY WERE DONE, THEY WERE OCCUPIED --

>> SLUR.

WHAT DID THAT DEVELOPER DO RIGHT AND HOW DID THAT HAPPEN?

THEY WERE AHEAD -- EXCUSE ME.

THEY WERE AHEAD OF THE GAME IN TERMS OF THEIR MARKETING PLANS, SUBMITTING THE MATERIALS TO THE CITY, GETTING EVERYTHING APPROVED IN ADVANCE, AND THEN, AS SOON AS THEY HAD A DATE -- AND THIS IS WHERE I GOT BACK TO THE IDEA OF STREAMLINING THINGS SUCH AS THE PERMITTING OR THE INSPECTIONS AND GETTING GROUPS IN THE GROUND AT THE SAME TIME AS FAR AS UTILITIES, THAT, ONCE THEY HAD A DATE THAT THEY KNEW THEY WERE GOING TO BE READY TO OPEN, THEY WERE ABLE TO HOLD THE LOTTERY IN ADVANCE, GET THAT LINED UP, AND THEN MOVE PEOPLE IN --

>> AND WHO IS THAT DEVELOPER?

MISSION HILL NEIGHBORHOOD HOUSING SERVICES WAS THE DEVELOPER OF THE PROPERTY OF ROXBURY CROSSING AT PARCEL 25.

>> AND IS IT JUST 40 UNITS THERE?

IS THAT THE ENTIRE HOUSING COMPONENT?

>> THAT WAS THE ENTIRE HOUSING COMPONENT OF THAT SPECIFIC DEVELOPMENT, YES.

>> OKAY.

OKAY.

THANK YOU.

MICHAEL, WILL YOU TALK A LITTLE BIT ABOUT THE NEW YORK CITY 15 FOR 15?

DO YOU KNOW ANY DETAILS ON THAT? SO IS THE CITY USING CITY FUNDS TO BUILD BUILDINGS THAT THEY WILL OPERATE, OR ARE THEY TURNING THEM OVER AT SOME POINT? YOU KNOW HOW THAT IS --

>> WHAT I KNOW ABOUT IT IS WE

JUST LEARNED ABOUT IT RECENTLY  
FROM A LOCAL DEVELOPER, TRINITY  
FINANCIAL TOLD US ABOUT IT.  
THEY HAD CAPITAL SOURCES FOR  
SUPPORTIVE HOUSING THAT ARE BOTH  
CITY AND STATE, BUT THEY ARE  
SUPPLEMENTING IT WITH AN  
OPERATING SUBSIDY, AS I  
SUGGESTED THEY WILL NEED, AND MY  
UNDERSTANDING IS IT IT'S FROM  
THE CITY BUDGET.

IT'S SUBJECT TO ANNUAL  
APPROPRIATION.

THEY MAKE A 15-YEAR COMMITMENT,  
JUST LIKE A FEDERAL SECTION 8  
CONTRACT, THAT IS SUBJECT TO  
ANNUAL APPROPRIATION BY THE CITY  
OF NEW YORK TO THE OFFICE OF  
MANAGEMENT AND BUDGET.

>> SO THE CITY OF NEW YORK --  
THEY'RE PUTTING IN THE OPERATING  
BUDGET --

>> THAT'S MY UNDERSTANDING.  
AND THE DEVELOPER IS -- IS  
BUILDING IT THEMSELVES.

>> WELL, THE DEVELOPER IS ALSO  
GETTING SUBSIDIES --

>> FROM --

-- CAPITAL -- FROM REHAB OR  
NEW CONSTRUCTION SUBSIDIES FROM  
A VARIETY OF SOURCES, SUPPORTIVE  
HOUSING PROGRAMS.

IT'S CALLED 15 FOR 15 BECAUSE  
THEIR GOAL IS TO BUILD 15,000  
NEW UNITS OVER THE NEXT 15  
YEARS.

>> SO IT'S NOT LIKE THE CITY IS  
TAKING 100% OF THAT BURDEN  
THERE.

>> RIGHT.

AND IT'S TARGETING HOMELESS  
PEOPLE.

IT'S A HUGE PROBLEM OF  
HOMELESSNESS IN NEW YORK.  
NEW YORK'S A MUCH LARGER BUDGET,  
BUT THEY'RE --

>> WHEN YOU SAY NEW YORK, WOULD  
THAT BE MANHATTAN OR IS IT  
STATEN ISLAND OR --

>> THE CITY OF NEW YORK.

OKAY.

SO WHAT IS IT?  
SEVEN BOROUGHES?

>> FIVE.

THANK YOU.

>> COUNCILOR JANEY.

ING IT YOU, MADAME CHAIR.

THANK YOU TO THIS PANEL, CHRIS,  
THE WORK THAT YOU'RE DOING  
CERTAINLY, AND MICHAEL, YOU KNOW  
I'M A BIG FAN OF THE -- USING  
THE -- THE REVENUE FROM THE  
LUXURY CONDOS TO REALLY THINK  
ABOUT POING FORWARD -- A MOVING  
FORWARD WITH THIS CITY-FUNDED  
SUBSIDY.

SO I'M REALLY EXCITED.

I'M HOPING YOU CAN GIVE US SOME  
MORE DETAIL.

YOU JUST MENTIONED EARLIER THE  
MILLENNIUM BUILDING WHERE THE  
AVERAGE CONDOS WERE SELLING FOR  
4.2?

>> THE AVERAGE SALE PRICE WAS  
2.4.

442 CONDOS.

>> AND JUST THAT BUILDING ALONE,  
\$10.9 MILLION.

>> RIGHT.

WE DID THAT ACROSS THE CITY  
DO YOU HAVE FIGURES THAT THAT  
YOU WOULD LIKE TO SHARE WITH US?

>> YES.

THE CITY SAYS THERE ARE 2200  
SUPER LUXURY CONDOS.

FORGET ABOUT AFFORDABLE HOUSING.  
JUST SUPER LUXURY CONDOS LIKE  
THE DALTON, LIKE THAT ONE, LIKE  
THE NEW MILLENNIUM BUILDING  
THAT'S ABOUT TO BE BUILT THAT  
ARE IN THE PIPELINE AND YOU KNOW  
THEY'RE GOING UP IN EVERY  
NEIGHBORHOOD.

LOOK AT THE SOUTH END, PARTS OF  
BRIGHTON.

THERE ARE ALL THESE SUPER LUXURY  
CONDOS .

IN THE FENWAY, THAT 99-UNIT  
BUILDING THAT WAS SOLD TO  
CHINESE INVESTORS.

>> SO DO YOU HAVE ANY  
PROJECTIONS IN TERMS OF  
REVENUE, IN TERMS OF TAX,  
PROPERTY TAX?

.

>> THE DALTON'S -- I'M SORRY.

I MEAN THE MILLENNIUM WAS  
2.4 MILLION AVERAGE.

LET'S SAY FOR THE SAKE OF  
ARGUMENT THAT THESE 2200 UNITS  
WILL SELL FOR AN AVERAGE OF  
2 MILLION-PLUS, I I THIS IS A  
SAFE BET, THAT IS ENOUGH MONEY,  
YOU KNOW, 10,000 PER -- PER YEAR  
FOR EACH MILLION.

THAT'S ENOUGH MONEY TO SUBSIDIZE  
4 TO 5,000 LOW-INCOME RENTAL  
APARTMENTS ON A PERMANENT BASIS.  
HOUSING FIRST TO GET HOMELESS  
OFF THE STREET.

BUT ALSO ENOUGH TO -- IT COULD  
SOLVE THE 13A PROBLEM FOR THE  
600 FAMILIES THAT ARE FACING  
DISPLACEMENT.

IT WOULD BE -- IT COULD -- YOU  
COULD PROBABLY DOUBLE THE NUMBER  
OF LOW-INCOMMUNETIES IN THE JP  
ROCKS PLAN BECAUSE

THE 1/3, 1/3, 1/3 ARE MINIMUMS  
SO YOU COULD MAKE ADDITIONAL LOW  
INCOME RENT SUBSIDIES AVAILABLE  
TO MAKE THOSE UNITS MORE  
AFFORDABLE TO THE COMMUNITY.

OR THE PUBLIC HOUSING  
DEVELOPMENTS.

THAT'S A SOURCE THAT COULD BE  
USED TO HELP WITH THE BUNKER  
HILL RENOVATION.

THERE'S A LOW-INCOME SUBSIDY  
SOURCE FOR THOSE RENTERS.

SO IT'S A -- 4 TO 5,000 WOULD BE -- WOULD HAVE A SUBSTANTIAL  
IMPACT ON THE CITY.

AND THAT WOULD BE OVER THE NEXT  
FOUR YEARS.

THIS IS NEW REVENUE OVER THE  
NEXT FOUR YEARS.

WE ARE NOT SAYING THAT ALL  
THE -- YOU KNOW, WE'RE JUST  
SAYING TAKE A PORTION OF THE NEW  
REVENUE FROM THE CONDO  
DEVELOPMENTS, JUST THE ONES THAT  
ARE SUPER LUXURY.

>> RIGHT.

AND SO THE PORTION IS, WHAT,  
JUST SO THAT WE'RE CLEAR, TO GET  
TO THE 4 -- 4,000 TO 5,000  
SUBSIDIZED UNITS USING THE 2200  
SUPER LUXURY CONDOS, WHAT  
PORTION OF THAT REVENUE --

>> THE -- JUST --  
JUST THOSE ALONE.

-- CONDOS --

JUST ALL AND --  
THEY'RE BUILDING OTHER  
CONDOS.  
RIGHT?

THE 53,000 -- A LOT OF THE OTHER  
UNITS IN THE 53,000 TARGET ARE  
MARKET RATE DEVELOPMENTS.  
THEY -- SOME OF IT THEY CALL  
WORKFORCE HOUSING BUT IT'S  
REALLY MARKET RATE HOUSING.  
SO WE NEED A REAL BREAKDOWN OF  
WHAT SUPERMARKET ABOVE THE  
MARKET, YOU KNOW, OUTSIDE OF  
ANYBODY WHO LIVES HERE, AND THEN  
THE MARKET FOR THE PEOPLE --  
SOME PEOPLE WHO DO LIVE HERE AND  
THEN THE AFFORDABLE NEED, WHICH  
IS MAJORITY OF THE RESIDENTS.  
TAKE A LOOK AT THE ACTUAL  
NUMBERS OF THE INCOMES OF THE  
PEOPLE FOR THOSE UNITS.

>> MM-HMM.

THE REVENUE -- JUST FROM  
THE -- THE PROPERTY TAX REVENUE  
FROM JUST THOSE UNITS WILL BE  
COMING INTO THE CITY OVER THE  
NEXT FEW YEARS.

>> YEP.

AND HOW MUCH AGAIN PER YEAR DO  
YOU ANTICIPATE?

>> WELL, IF THE CITY -- I'M  
NOT -- WE -- WE NEED TO ASK THE  
CITY WHAT THEY PROJECT FROM THE  
NEW DEVELOPMENT, BUT THERE WAS  
107 -- I BELIEVE 170 MILLION  
LAST YEAR WAS THE INCREMENT IN  
NEW REVENUES, MOSTLY PROPERTY  
TAXES FROM THE NEW DEVELOPMENT.  
>> OF THAT 170, THOUGH, HOW MUCH  
IS THE SUPER LUXURY?

>> WELL, IT WAS -- THE ONLY ONE  
I KNOW IS THE 10 MILLION --  
10 MILLION OF THAT WAS FROM  
MILLENNIUM.

>> RIGHT.

WELL, I CERTAINLY, AGAIN, YOU  
KNOW --

>> 9 MILLION --

I'M FAN.

I THINK THIS IS AN OPPORTUNITY  
TO REALLY MAKE SURE THAT WE'RE  
FINDING THE GOOD, AS YOU SAY, AS  
THIS MARKET KIND OF GOES OUT OF  
CONTROL THAT WE USE THAT REVENUE

TO OFFSET WHAT IS HAPPENING IN  
OUR NEIGHBORHOODS.  
THE OTHER THING I JUST WANTED TO  
QUICKLY MENTION IS THE  
IMPORTANCE OF REALLY  
STREAMLINING THE APPLICATION  
PROCESS AND THE WAIT LIST.  
SO I'VE BEEN WORKING WITH A  
FAMILY NOW, I WOULD SAY, OVER A  
YEAR, BEFORE I EVEN GOT TO THE  
COUNCIL.  
CURRENTLY, IN A BUILDING THAT  
HAS SOME SORT OF SUBSIDY, IT'S A  
ONE-BEDROOM APARTMENT.  
THINGS HAVE CHANGED SINCE MOVING  
INTO THE ONE-BEDROOM APARTMENT.  
THIS IS AN IMMIGRANT FAMILY WHO  
NOW HAS THE REST OF THE FAMILY  
HAS JOINED THEM HERE AND SO IT'S  
LITERALLY FOUR PEOPLE LIVING IN  
THE ONE-BEDROOM.  
APPLICATIONS AT THIS SITE AND  
SITES ALL ACROSS THE CITY  
FILLING IN AND THERE'S LANGUAGE  
BARRIERS, SO LITERALLY HAVING TO  
FILL IN MULTIPLE, MULTIPLE  
APPLICATIONS.  
IT IS JUST DAUNTING FOR THIS  
FAMILY.  
AND THEN THE ONLY KIND OF  
COMMUNICATION YOU GET BACK IS  
PERHAPS YOU GET A LETTER SAYING  
THAT YOU'RE X NUMBER ON A  
WAITLIST.  
YOU GET THAT MONTHS LATER, MAYBE  
A COUPLE YEARS AFTER THAT YOU  
GET ANOTHER LETTER SAYING YOU'RE  
STILL ON THE WAIT LIST.  
YOU KNOW, RESPOND BACK TO THAT  
WE KEEP YOU ON THE WAIT LIST.  
GOD FORBID, YOU DON'T RESPOND  
BACK, YOU GET DROPPED.  
IT'S A NIGHTMARE FOR FAMILIES.  
AND MEANWHILE, THERE ARE FOUR  
PEOPLE CRAMMED INTO A  
ONE-BEDROOM APARTMENT.  
AND THERE'S GOT TO BE A  
BETTER WAY.  
-- A BETTER WAY.  
THERE HAS TO BE A BETTER WAY.  
>> THERE WAS A HOMELESS  
SOLIDARITY MEETING LAST SUNDAY  
FROM JEANNIE SHIRLEY WHO'S HERE  
TODAY WHO IS HOMELESS , AND WHEN

SHE GOT ON THE WAIT LIST, THERE WAS A PROBLEM WITH THAT FIRST, LAST AND SECURITY DEPOSIT. SHE NEEDED TO GET THAT FROM THE HOME BASE PROGRAM.

THERE'S A BUREAUCRACY THERE. AND THE TIMING OF THAT CAN ALSO GET IN THE WAY OF SOMEBODY BEING ABLE TO ACCEPT THE UNIT AT THE RIGHT MOMENT, WHICH IS A FACTOR OF MAKING IT -- THAT MAY BE ANOTHER FACTOR IN THE VACANCIES AND THE ISSUES THAT NEEDS TO BE LOOKED AT TO STREAMLINE THAT PROCESS SO THAT IT INTERFACES WITH PEOPLE WHO ARE HOMELESS -- WHO -- OR WHO ARE JUST LOW INCOME AND NEED A SUBSIDY TO GET INTO THE IDP UNITS.

>> COUNCILOR, MAY I ADD SOMETHING ABOUT THE STREAMLINED APPLICATION PROCESS. BECAUSE YOU'VE GOT SO MANY PLAYERS WHO OPERATE IN MULTISTATES, THIS -- IT'S A REALLY STICKY ISSUE WHAT THAT MEANS.

BUT THERE ARE CERTAINLY SOME PRACTICAL THINGS. I MEAN, CAN'T MAKE WIN AND PEABODY USE THE SAME APPLICATION.

BUT YOU COULD HAVE, FIRST OF ALL, A SINGLE APPLICATION PROCESS, HOUSING WORKS IS A MODEL WHERE YOU INPUT YOUR DATA AND IT GENERATES ALL THE DIFFERENT APPLICATIONS MOSTLY FILLED OUT FOR YOU SO YOU CAN LOCATE EVERYTHING AND APPLY TO IT, AND YOU OVERCOME A US HOG BARRIER BECAUSE IF YOUR ADVOCATE IS CHINESE-AMERICAN AND YOU DON'T SPEAK AMERICAN, SHE DOES AND SHE CAN HANDLE A COUPLE DIFFERENT FAMILIES WITH OUR SYSTEM.

BUT YOU COULD CERTAINLY -- WHAT'S THE WORD?

JAW BONE MANAGEMENT COMPANIES TO IMPLEMENT A ONE-PAGE PRELIMINARY APP INSTEAD OF THE 30-PAGE APPLICATION, SOME OF THEM DO, WHICH THEY DO TO DISCOURAGE

GARBAGE APPLICATIONS RIGHT NOW.  
AND THEN ONCE THE PERSON COMES  
TO THE TOP OF THE LIST IN FIVE  
YEARS, THEY COULD FILL OUT THE  
30-PAGE APPLICATION.  
AND THERE'S ONE ISSUE.  
THIS HOME-BASE ISSUE.  
THIS IS ONE OF THE CAUSES OF  
VACANCY.  
THE SHELTERS ARE DESPERATE.  
THEY DON'T HAVE A FORWARDING  
MECHANISM.  
SO IF I APPLY FROM A SHELTER AND  
I IS MONTH LATER, I GET A LETTER  
SAYING WE PUT YOU ON THE LIST,  
THE SHELTER DOESN'T FORWARD MY  
MAIL.  
SO YOU COULD INSTITUTE A  
FORWARDING SYSTEM TO AT LEAST  
REACH PEOPLE.  
RIGHT NOW WE DO 42,000 UPDATES  
AER 82 ON ONE WAIT LIST BECAUSE  
PEOPLE CHANGE THEIR  
CIRCUMSTANCES MULTIPLE TIMES .  
THAT'S A LOT OF WORK AND MOST OF  
THOSE PEOPLE WON'T MOVE IN.  
BUT THEN YOU'VE GOT THE  
HOME-BASE ISSUE.  
THE SHELTERS ARE FORCING PEOPLE  
INTO AFFORDABLE UNITS AND THEY  
CAN'T AFFORD THEM AFTER THE  
YEAR.  
SO THEY GET HE VICTED AND MAYBE  
THEY'RE NOT ELIGIBLE FOR  
SERVICES ANYMORE.  
THAT'S CAUSING VACANCIES BECAUSE  
ON YOUR LIST, IF ONLY ONE OUT OF  
EVERY 300 PEOPLE IS ACTUALLY  
REACHABLE AND ELIGIBLE, IT TAKES  
A LONG TIME TO FILL A UNIT.  
THAT'S SEVERAL THINGS ALL AT  
ONCE.  
SORRY.  
BUT THERE ARE WAYS TO MAKE THIS  
WORK DESPITE THE POLITICS AND  
THE MIX -- ECONOMICS.  
>> THANK YOU.  
SO BEFORE WE GO TO COUNCILOR  
CAMPBELL WE HAVE SOMEBODY WHO  
SPECIFICALLY ASKED MEDICAL  
NECESSITY TO TESTIFY VERY  
BRIEFLY.  
SO -- YOU WANT TO TESTIFY FOR  
ABOUT -- THE MIC OVER THERE IS



FINE.  
FOR ABOUT NO MORE THAN TWO  
MINUTES.  
>> I DON'T TAKE THAT LONG.  
HI.  
GOOD AFTERNOON.  
MY NAME IS OLIVIA MARTIN.  
AS OF LAT WEDNESDAY, I WAS  
HOMELESS.  
I LIVE IN THE SOUTH END.  
I WAS RAISED THERE IN THE SOUTH  
END.  
I SEEN DEVELOPMENT GO UP, ROXY  
HOME.  
I WAS -- HAD A FIVE-STORY  
BUILDING.  
AFTER I COMPLETELY REHABBED THE  
BUILDING THAT I BOUGHT, FOR  
\$130,000, THEY SOLD MY MORTGAGE  
AND THEY MADE \$1.5 MILLION OUT  
OF MY WORK.  
AND WE DID THE PUBLIC HOUSING.  
THOUGHT I WAS GOING TO BE THERE  
FOR FIVE YEARS.  
EVERYTHING THAT I HAD SINCE I  
WAS 9 YEARS OLD HAS WALKED OUT  
OF PUBLIC HOUSING AND MY  
APARTMENT HAS NEVER BEEN BROKEN  
INTO.  
THEY MOVED ME INTO A TWO-BEDROOM  
APARTMENT.  
16 YEARS.  
THEN THEY EJECTED ME SAYING I  
WAS DUE TO TRANSFER.  
THAT APARTMENT BUILDING THAT I  
LIVED IN IS 12 UNITS.  
EVERY APARTMENT IN THAT BUILDING  
IS TWO BEDROOMS.  
ONE PERSON IN EACH ONE.  
I WATCHED THE DEVELOPMENT, YET I  
LIVE FOR BEDROOMS OVER AND OVER  
FOR NINE MONTHS UNTIL THEY  
DECIDED WHO THEY WANTED TO MOVE  
INTO THOSE APARTMENTS.  
I MEET SENIORS RIGHT NOW WHO ARE  
LIVING IN TWO-BEDROOM  
APARTMENTS.  
THE DEVELOPMENT THAT I LIVED IN  
RIGHT NOW MY FURNITURE HAS A  
ROOF OVER ITS HEAD, AND I'VE  
BEEN WALKING THE STREETS FOR THE  
LAST FIVE NIGHTS BECAUSE I DON'T  
HAVE A PLACE TO SLEEP.  
THE VHA AND THE BHB WAS A

PARTNERSHIP.  
THEY GAVE ME A VOUCHER.  
BHA WON'T RECORD MY DISABILITY  
BECAUSE THEY DON'T WANT TO  
ACCOMMODATE ME.  
I HAVE SEEN THE TIMES THAT I  
HAVE SEEN OVER AND OVER.  
PEOPLE WHO ARE LIVING, WORKING A  
40-HOUR JOB, BRAND-NEW CARS,  
PARK AT VISAS PARKING, PARK AT  
THE METERS.  
ONE MOMENT THEY USED TO TESTIFY  
AGAINST ME.  
RIGHT NOW TODAY, SINCE 2014, SHE  
HAS BEEN SUBLETTING HER  
APARTMENT.  
THIS WOMAN, SHE'S 73, QUALIFIED  
A LONG TIME AGO, HAS A  
TWO-BEDROOM.  
THE BUILDING THAT I WAS PUSHED  
OUT, EVERYBODY IN THE BUILDING  
SHOULD BE OUT BECAUSE EVERYBODY  
IN THAT BUILDING AS THEY ACCUSED  
ME.  
MY CHILD WENT INTO THE MARINES  
IN 1999.  
FOR FOUR YEARS, FROM 2000 TO  
2005, THEY CHARGED ME WITH FOR  
MY CHILD AND MY CHILD HAS NEVER  
LIVED IN HOUSING.  
HE WAS IN IRAQ.  
FOR THIS COUNTRY.  
PEOPLE WHO ARE WORKING 40 HOURS  
A JOB ARE LIVING THERE.  
GO FROM BACK BAY DOWN TO DART  
MOUNL STREET, ACROSS OVER TO  
HARRISON TO WEST NEWTON, COME  
BACK AROUND, COUNT THOSE CARS.  
THE CITY DOESN'T -- THEIR  
PARKING PERMITS WITH THE  
DEVELOPERS.  
I GOT A VOUCHER.  
I CAN'T EVEN AFFORD TO STAY IN  
THE SOUTH END.  
AND WITH THE VOUCHER, THE ONLY  
PERSON WHO'S EVICTED ME IS  
TAKING IT.  
HOW DOES IT HAPPEN?  
I'M IN THE STREET.  
AND YOU GIVE MY FURNITURE A  
PLACE TO SLEEP?  
YOU'VE GOT MORE APARTMENTS.  
THEY'RE SAVING THESE APARTMENTS  
FOR THEIR FAMILIES.

THEIR GRANDFATHER AND THEIR MEN.  
THEY SAID IF YOU TURN 18 AND  
YOU'RE ON YOUR PARENTS' LEASE,  
YOU'RE QUALIFIED TO GET AN  
APARTMENT.

BUT THEY'RE NOT DOING THAT.  
THOSE FOUR-BEDROOM APARTMENTS  
THAT WAS VACANT FROM APRIL TO  
DECEMBER WAS THEIR FAMILY, THEIR  
FRIENDS.

YOU NEED TO CHECK OUT VILLA  
VICTORIA.

NO DISRESPECT.

YOU NEED TO CHECK OUT CATHEDRAL.  
THANK YOU.

I GOT TO GO BUT I'M STILL IN  
THE STREETS.

WHY DOES MY FURNITURE HAVE PLACE  
TO SLEEP?

>> THANK YOU.

THANK YOU, MISS MART.

MARTIN.

COUNCILOR CAMPBELL?

>> THANK YOU, MISS MARTIN, AND  
THANK YOU, COUNCILOR EDWARDS,  
FOR LETTING MISS MARTIN TESTIFY.  
I THINK -- FRANKLY, AFTER  
MISS MARTIN'S TESTIMONY, I KNOW  
EXACTLY WHAT SHE WAS TALKING  
ABOUT.

I GREW UP ON 550 MASS AVENUE,  
WHICH WAS AFFORDABLE HOUSING  
UNIT RUN BY TDC WHEN I WAS A  
KID, AND IT'S OBVIOUSLY THE  
NEIGHBORHOOD LOOKS VERY  
DIFFERENT.

AND AT THE TIME, THERE WERE  
FOLKS WHO WERE LOOKING AT WHERE  
THE CITY WAS GOING AND TRYING TO  
THINK OF CREATIVE WAYS KNOWING  
WHERE PARTICULARLY THE SOUTH END  
WAS GOING TO COME TOGETHER AND  
BUY SOME OF THESE BUILDINGS TO  
PRESERVE THEM, MORE OF THEM, FOR  
AFFORDABLE HOUSING UNITS.

I MEAN UNITS ARE TRULY  
AFFORDABLE FOR FAMILIES WHO ARE  
LIVING THERE AND ALSO SENIORS.  
SO I JUST HAD TO SORT OF -- I  
THINK WE ALL HEAR THESE STORIES  
AND KNOW THE STRUGGLE.

I JUST WANT TO THANK YOU, GUYS,  
FOR YOUR TESTIMONY.

I THINK IT HIGHLIGHTS THAT WE

HAVE A LOT OF WORK TO DO.  
IT HIGHLIGHTS, I THINK, SOME OF  
THE QUESTIONS WE NEED TO  
CONTINUE TO ASK.  
SOME OF THESE QUESTIONS WE ASKED  
DURING THE BUDGET SEASON AND  
MICHAEL IN PARTICULAR WOULD COME  
TO THE HOUSING VOUCHERS IN THAT  
PROGRAM FULLY SUPPORTED, WHICH  
FRANKLY VERY UPSET THAT IT  
WASN'T INCLUDED IN THE LAST  
BUDGET, BECAUSE I AGREE WITH  
YOU.  
THERE'S ADEQUATE RESOURCES FOR  
IT TO EXIST.  
AND I DON'T THINK IT'S MUCH TO  
ASK TO TAKE THAT AWAY FROM THE  
NEW REVENUE TO I A MY IT  
THERE -- APPLY IT THERE.  
AND I SAID, DON'T GIVE IT TO  
BPS.  
AND I SAID IT LOUD AND CLEAR.  
I THINK THERE'S SO MANY  
DIFFERENT NEEDS.  
SO HOW DO WE WEIGH WHAT OUR  
SCHOOLS NEED AND OF COURSE WHAT  
ALL THE OTHER DEPARTMENTS NEED  
INCLUDING THOSE THAT ARE TRYING  
TO COMBAT THE DISPLACEMENT ISSUE  
WHEN IT COMES TO NEW  
DEVELOPMENT.  
SO THANK YOU FOR YOUR WORK.  
I'LL CONTINUE TO WORK WITH YOU.  
I THINK, JUST FOLLOWING UP ON  
SOMETHING YOU SAID RELATED TO  
THE ORDINANCE AND THE HEARING  
PIECE, I THINK WE'VE HAD A LOT  
OF CONVERSATIONS, GLUING UNDER  
THE LEADERSHIP -- INCLUDING  
UNDER THE LEADERSHIP OF  
COUNCILOR EDWARDS, OF COUNCILOR  
ZAKIM, HEARINGS, CONVERSATIONS  
IN WANTING TO DO NOT JUST AN  
ORDINANCE OR MAKING SURE  
THERE'S FUNDING TO SUPPORT WHAT  
WE'RE TRYING TO DO THROUGH AN  
ORDINANCE.  
AND THAT HAS TO BE A JOINT  
EFFORT BETWEEN THE  
ADMINISTRATION AND THE COUNCIL.  
SO MAKING SURE THAT WE DO THAT  
SO KEEP US ABREAST OF YOUR  
CONVERSATIONS WITH THE  
ADMINISTRATION AND HOW WE CAN,

FROM OUR SIDE, SUPPORT YOU IN  
THOSE EFFORTS.  
I LOOK FORWARD TO REVIEWING THE  
UP-TO-A FROM D&D AND THE  
ADMINISTRATION AND ALSO THE DPDA  
ON THE UNITS WE WERE TALKING  
ABOUT TODAY.  
YOU KNOW, WHAT ARE THOSE UNITS?  
WHERE ARE THEY BEING BUILT?  
WHO ARE THEY MEANT TO SERVE?  
WHERE ARE THEY GOING?  
I THINK IT'S SUCH A COMPLEX  
CONVERSATION THAT I THINK WE  
NEED THAT DATA.  
I MEAN, I KNOW THE REPORT.  
THE REPORT DOESN'T SPELL IT ALL.  
AND I THINK YOU GUYS ALLUDE TO  
THAT.  
THE SOME OF THE REPORTS WE PULL  
OUT DON'T PULL IT APART IN SUCH  
A WAY THAT IT REALLY GETS TO  
WHAT WE'RE TRYING TO TALK ABOUT,  
REALLY ADDRESSES THE NEED SO  
THAT WE'RE ALL ON THE SAME PAGE  
AS TO WHAT THAT IS.  
AND THEN, OF COURSE, WHAT WE  
NEED TO BE CREATING TO ADDRESS  
THE NEED.  
SO I LOOK FORWARD TO FOLLOWING  
UP WITH YOU GUYS, INCLUDING WITH  
SOME OF MY COLLEAGUES BASED ON  
THE DATA THAT THEY WILL SUBMIT  
TO US.  
BUT JUST WANTED TO THANK YOU,  
GUYS, FOR BEING HERE AND FOR THE  
WORK THAT YOU DO EVERY DAY.  
I'M SURE IT'S EXTREMELY  
DIFFICULT BECAUSE I'M SURE YOU  
SEE FOLKS LIKE MISS MARTIN ALL  
THE TIME.  
WE DO.  
BUT I'M SURE YOU SEE MORE OF  
MISS MARTINS.  
SO THANK YOU.  
>> THANK YOU.  
SO AT THIS POINT, WE'RE GOING TO  
MOVE TO PUBLIC TESTIMONY.  
I'M SORRY.  
WE HAVE ONE MORE PANEL.  
EXCUSE ME.  
THAT WOULD INCLUDE BRIAN ANGLER  
FROM SBC HOUSING AND TAMMY  
PAULSON FROM PEABODY PROPERTIES.  
>> THANK YOU.

HELLO.

I'M BRIAN ENGLER FROM SBC HOUSING.

I'M THE PRINCIPAL THERE.

I'VE BEEN INVOLVED IN AFFORDABLE HOUSING IN MASSACHUSETTS FOR 15 YEARS.

WE ARE HIRED BY -- I'VE BEEN HIRED BY DOZENS OF DIFFERENT DEVELOPERS IN THE CITY OF BOSTON ALONE.

I'VE WORKED ON A FEW DOZEN AFFORDABLE HOUSING LOTTERIES. I THINK WE'RE PRETTY UNIQUELY POSITIONED IN THAT WE WORK AT THE INTERSECTION OF THE BUREAUCRACY OF BPDA, BOSTON FAIR HOUSING AND THE PRIVATE SECTOR, WHICH IS WORKING WITH THE DEVELOPERS IN -- AND WORKING WITH THE APPLICANTS.

SOCY HANDED OUT -- I BROUGHT A SCHEDULE HERE, WHICH IS KIND OF HIGHLIGHTS THE BEST-CASE SCENARIO IN HOW LONG IT TAKES TO LEASE THESE UNITS OR GET THEM OCCUPIED.

YOU WERE ASKING EARLIER, AFTER THE REPRESENTATIVES FROM THE BPA AND D&D WERE HERE, AND YOU'RE SAYING, AFTER EVERYTHING THAT YOU'RE SAYING, I STILL DON'T UNDERSTAND HOW IT TAKES TWO YEARS TO FILL THESE UNITS. AND THIS IS BASICALLY LAID OUT IN THE SCHEDULE THAT I HAVE HERE.

THEY ARE TAKING ACTIONS, BUT THE MAIN ISSUES FROM OUR STANDPOINT IN GETTING THESE UNITS FILLED ARE, ONE, UP UNTIL A FEW WEEKS AGO, IT TAKES FOUR TO EIGHT MONTHS TO GET A MARKETING PLAN APPROVED.

SO WHEN MR. BAKER WAS ASKING ABOUT SOUTH BAY, THAT'S ONE OF THE MY CLIENTS, AND WE SUBMITTED THAT MARKETING PLAN IN OCTOBER OF LAST YEAR, AND WE STILL DON'T HAVE APPROVAL ON THAT.

AND WE'VE RECEIVED SOME VERY BASIC COMMENTS ON IT, WHICH WE TURNED AROUND AND SUBMITTED THE DAY AFTER, WITHIN 24 HOURS, AND

WE STILL DON'T HAVE APPROVAL ON THAT.

AND SO IT'S -- THE OFFICE THAT WAS REVIEWING THOSE, THEY WORK REALLY, REALLY HARD TO TURN THOSE AROUND.

AND THEY WORK REALLY LATE.

BUT TO HAVE 1 1/2 PEOPLE WORKING THERE AND WHEN THEY NEED TO HAVE 7.

SO THAT'S A BIG ISSUE YOU CAN SHAVE FOUR TO EIGHT MONTHS OFF THE PROCESS RIGHT THERE JUST BY MAKING THE REVIEW OF THE MARKETING PLAN MORE EFFICIENT. AFTER THAT, ONCE MARKETING STARTS, IT'S A PRETTY REGIMENTED PROCESS.

THERE IS -- THERE'S NOT THAT MANY INEFFICIENCIES.

YOU COULD SHAVE OFF A WEEK OR A MONTH HERE AND THERE.

AND I COULD GO INTO TA.

THAT'S MORE FINE-TOOTH REFINEMENT.

BUT BECAUSE FROM WHEN YOU START -- WHEN YOU GET APPROVAL TO MARKET UNTIL REALLY YOU ACTUALLY RUN THE LOTTERY, IT'S GOING TO BE ABOUT FOUR MONTHS. WE DO A LOT OF 40B WORK.

WE'VE BEEN INVOLVED IN A FEW HUNDRED DIFFERENT DEVELOPMENTS IN THE SUBURBS OF MASSACHUSETTS. FOUR MONTHS FROM THE START OF MARKETING TILL WHEN YOU HAVE A LOTTERY LIST AND HOUSEHOLDS THAT YOU CAN TURN OVER TO THE LEASING OFFICE ISN'T THAT RIDICULOUS. TRYING TO TRUNCATE THAT WHEN YOU'RE DEALING WITH THOUSANDS AND THOUSANDS OF APPLICANTS, I DON'T THINK THAT'S WHERE THE FOCUS REALLY SHOULD BE.

SO THE ISSUE IS, AFTER WE HAVE -- WE RUN THE LOTTERY, WE TURN THE WAITING LIST OVER TO THE MANAGEMENT COMPANIES, THEY START SCREENING HOUSEHOLDS WHERE HOUSEHOLDS COME IN, THEY HAVE TO COMPLETE A LEASE APPLICATION JUST LIKE ANYWHERE ELSE, AND THEY GET OF APPROVED, THAT'S WHEN WE COME BACK IN AND THEY

NOTIFY US BECAUSE WE'RE EXPERTS  
IN CERTIFYING HOUSEHOLDS AS  
DOING THE INCOME AND ASSET  
VERIFICATIONS FOR THOSE  
HOUSEHOLDS.

THEY NOTIFY US THAT A HOUSEHOLD  
HAS RESERVED A UNIT.

WE WORK WITH THAT HOUSEHOLD  
DIRECTLY TO GET THE BPDA OFF TO  
ELIGIBILITY TOGETHER AND SUBMIT  
IT TO THE BPDA AND THERE IT  
TAKES FOUR TO EIGHT WEEKS TO  
APPROVE THAT.

AND THAT'S A LOT OF TIME FOR AN  
APPLICANT WHO HAS A UNIT  
RESERVED, IT REALLY ANXIOUS TO  
GET INTO AN AFFORDABLE UNIT AND  
DOESN'T KNOW WHEN THEY'RE GOING  
TO BE APPROVED.

AND IT'S ALSO UNFAIR FOR US.  
IF IT'S GOING TO TAKE TWO WEEKS  
OR IF IT'S GOING TO TAKE EIGHT  
WEEKS, THERE'S NO -- THERE'S NO  
WRITTEN GUIDELINES THAT THE BPTA  
FOLLOWS UNLIKE HUD, YOU KNOW,  
THE CHAPTER 5 GUIDELINES AND  
WHAT COUNTS AS INCOME AND WHAT  
DOESN'T COUNT AS INCOME.

AND SO SOMETIMES, EVEN THOUGH  
WE'VE DONE HUNDREDS AND HUNDREDS  
OF THESE, WE'LL SUBMIT A FILE,  
AND THE BPTA WILL SAY, THERE'S  
ONE PIECE OF DOCUMENTATION  
MIS'ing AND THEY WANT TO SEE  
THAT ONE PIECE OF DOCUMENTATION  
AND IN ADDITION THEY WANT THE  
APPLICANT BECAUSE IT'S BEEN  
EIGHT WEEKS SINCE THE FILE WAS  
SUBMITTED, THEY WANT EVERYTHING  
ELSE RESUBMITTED.

SO IT PUTS THIS UNDUE BURDEN ON  
THE APPLICANTS TO KIND OF  
SCRAMBLE AROUND WHILE THEY'RE IN  
THIS LIMBO WAITING FOR HOUSING.  
SO I THINK THAT YOU COULD -- IF  
YOU FOCUSED A LITTLE RESOURCES  
ON HOW LONG IT TAKES THE BPTA TO  
REVIEW THE FILES, THAT WOULD  
MAKE A HUGE IMPROVEMENT SO MAYBE  
INSTEAD OF FOUR TO EIGHT WEEKS,  
IT'S ONE TO THREE WEEKS.

I CAN TELL YOU MY OFFICE, WITH  
THE STAFF THAT WE HAVE, IF WE  
WERE IN THAT OFFICE AND WE WERE



BEING SENT APPLICATIONS DIRECTLY FROM PROPERTIES AND NOT EVEN DEALING WITH THE APPLABILITY CAS THEMSELVES, WE COULD TURN THEM AROUND A WEEK OR TWO AND IT'S TAKEN EIGHT WEEKS.

AGAIN, THAT'S BECAUSE THEY'RE UNDERSTAFFED AS WELL.

AND THEN THERE'S A NEW ISSUE THAT'S COMING UP RIGHT NOW, WHICH IS THAT WHEN WE SUBMIT OUR MARTING PLANS TO BOSTON FAIR HOUSING, WE TRY TO MAKE THEM AS TRANSPARENT AS POSSIBLE.

SO WE PUT ALL THE DETAILS TOGETHER ABOUT WHAT THE TRANSITION IS LIKE FROM WHEN WE NOTIFY THE PROPERTY AND NOTIFY THE APPLICANT AND HOW LONG IT'S GOING TO TAKE THEM TO -- HOW LONG THEIR PROPERTY IS GOING TO GIVE THEM TO PUT A DEPOSIT DOWN AND SIGN THE LEASE AND EVERYTHING ELSE.

IN RECENTLY, THE CITY HAS SAID THE PROPERTY CAN USE THEIR STANDARD POLICY.

SO IF THE -- AND IN SOME CASES, WE HAVE TO DISCOURAGE THE PROPERTY FROM DOING THAT BECAUSE WHEN THE MARKET -- WHEN THEY HAVE A CERTIFIED HOUSEHOLD, SOMEBODY COMES IN TO LEASE ONE OF THOSE \$3,000-A-MONTH APARTMENTS THAT'S NOT PART OF THE PROGRAM AND THEY COMPLETE THE LEASE APPLICATION, THE PROPERTY SAYS, OKAY, CONGRATULATIONS, YOU NEED TO GIVE US YOUR DEPOSIT RIGHT NOW OR WITHIN 48 HOURS AND YOU HAVE TO MOVE INTO THAT UNIT WOMENEN A WEEK OR TWO DAYS OR SOMETIMES A LITTLE BIT LONGER.

RIGHT NOW -- AND WE TELL THE PROPERTY, YOU GOT TO GIVE APPLICANTS AT LEAST 30 DAYS. WE'VE ALWAYS TOLD THEM THAT, BECAUSE IF YOU TURN AROUND AND TELL THEM THEY HAVE TO MOVE IN RIGHT AWAY, THAT APPLICANT'S JUST GOING TO WALK BECAUSE THAT APPLICANT HASN'T PUT A DEPOSIT DOWN OR ANYTHING ELSE.

WHAT THAT MEANS IS, SO, THE PROPERTIES WITH OUR ENCOURAGEMENT HAVE BEEN GIVING HOUSEHOLDS 30 DAYS TO MOVE IN. THE CITY HAS RECENTLY TOLD US -- AND THIS IS A NEW POLICY SO IT HASN'T EVEN MANIFESTED ITSELF BUT I CAN TELL YOU HOW THE IT'S GOING TO MAN TEST -- THEY'RE SAYING APPLICANTS NEED TO BE GIVEN 30 DAYS TO PUT A DEPOSIT DOWN AND THOSE HOUSEHOLDS NEED TO BE GIVEN 60 DAYS FROM THE DATE THAT THEY PUT THAT DEPOSIT DOWN AND SIGNED A LEASE TO ACTUALLY MOVE IN.

AND WHAT THAT DOES IS THAT AT THE VERY END OF THAT PROCESS, IT ADDS AN ADDITIONAL 90 DAYS ONTO THE PROCESS.

AND WHAT HAPPENS IS NOT EVERY HOUSEHOLD WHO GETS CERTIFIED AND HAS RESERVED A UNIT -- AND KEEP IN MIND WHEN THAT UNIT'S BEEN RESERVED, IT'S BEEN RESERVED FOR MONTHS BECAUSE THEY'RE WAITING FOR BPTA CERTIFICATION AND EVERYTHING ELSE.

EVERY TIME A HOUSEHOLD DOESN'T RESERVE THAT UNIT, THEY GET CERTIFIED AND THEY WAIT 30 DAYS AND THEN THEY TELL THE PROPERTY I'M NO LONGER INTERESTED, THAT UNIT THEN GETS BACKED OUT OF THE INVENTORY AND I NO IT'S GOING TO TAKE -- NOW IT'S GOING TO TAKE THREE OR FOUR MONTHS TO FILL THAT UNIT.

WHAT YOU'RE GOING TO END UP WITH IS WHAT WE HAVE AT SOME OF THE PLOTS THAT I'M WORKING AT RIGHT NOW, VIA BENJAMIN, THAT HAVE 50 AFFORDABLE UNITS, IT'S GOING TO TAKE THEM AN EXTRA SIX MONTHS TO FILL VACANT UNITS THAT ARE RIGHT THERE.

AND SO I PUT IN THE BACK OF THIS SOME OF THE SUGGESTIONS THAT I HAVE.

THE BPTA AND BOSTON FAIR HOUSING PROBABLY ROLL THEIR EYES BECAUSE I'VE BEEN TALKING ABOUT THIS STUFF TO THEM FOR THREE AND FOUR YEARS.

BUT THERE'S BEEN LITTLE CHANGE.  
I'D ALSO JUST NOTE THAT RIGHT  
NOW WE HAVE -- I'M INVOLVED IN  
SIX DIFFERENT PROPERTIES THAT  
HAVE 190 AFFORDABLE UNITS THAT  
ARE GOING TO BE COMING OBLINE  
BEFORE THEY WILL BE OCCUPIED.  
SO THAT'S NOT PART OF THAT 103.  
THESE ARE -- THERE'S 190 UNITS  
WHERE WE EITHER JUST GOT  
APPROVAL ON THE MARKETING PLAN  
OR WE'RE STILL WAITING FOR IT,  
LIKE AT SOUTH BAY, AND THOSE  
UNITS ARE GOING TO BE COMING  
ONLINE SOMETIME IN EARLY 2019.  
SOME OF THEM ARE COMING ONLINE  
IN A MONTH OR TWO.  
AND THE WAY THAT THIS PROCESS  
SHAKES OUT, HOUSEHOLDS WILL NOT  
BE MOVE IN -- IF WE GOT APPROVAL  
TODAYOR TO SOUTH BAY, HOUSEHOLDS  
WOULDN'T BE ABLE TO MOVE INTO  
THOSE UNITS IN MARCH, APRIL OR  
MAY OF NEXT YEAR JUST BECAUSE OF  
THE TIMELINE THAT I HAVE HERE.  
SO THERE'S A LOT OF OTHER UNITS  
THAT AREN'T PART OF THAT 103  
THAT THEY'RE SAYING, BUT -- SO  
THERE'S -- AND THERE'S A LOT OF  
OTHER ISSUES TOO WITH THE  
CITY -- OR NOT WITH THE CITY BUT  
WITH THE PROGRAM.  
I DON'T WANT TO TAKE UP TOO MUCH  
TIME.  
I MEAN, I -- I CAN DEFER TO YOU.  
I'M SURE YOU HAVE A LOT TO SAY  
AS WELL.  
BUT REAL QUICKLY, I WILL SAY  
THAT A MAJOR CONCERN FOR MORE IS  
THAT WE WANT TO TALK ABOUT  
HOUSEHOLDS BEING RENT BURDENED.  
RIGHT NOW THE CITY DOESN'T  
REALLY HAVE A VERY CLEAR  
DEFINITION OF WHAT RENT BURDENED  
IS.  
AND THEY DEFER TO WHAT THE  
MANAGEMENT COMPANY USES TO  
QUALIFY HOUSEHOLDS FOR MARKET  
RATE UNITS.  
SO IF A MANAGE THE COMPANY  
SAYS -- MANAGEMENT COMPANY SAYS  
A HOUSEHOLD HAS TO MAKE THREE  
TIMES THE RENT AND THEY HAVE  
SOMEBODY APPLY FOR A

\$3,000-A-MONTH APARTMENT, THAT HOUSEHOLD HAS TO MAKE ROUGHLY \$9,000 A MONTH, AND THEY CAN APPLY THAT SAME STANDARD TO SOMEBODY WHO'S APPLYING FOR A 1,000-A-MONTH APARTMENT. WHAT'S HAPPENED IS YOU HAVE NATIONAL MANAGEMENT COMPANIES AND DEVELOPERS COMING INTO BOSTON, AND THEY HAVE GONE TO -- SOME OF THESE HAVE GONE TO A NO RENT INCOME RATIO CHECK. THEY DO CREDIT ONLY. SO IF YOU HAVE A HOUSEHOLD WHO WANTS TO LEASE A \$1,500-A-MONTH AFFORDABLE APARTMENT AND THEY ONLY MAKE \$1,000 A MONTH, BUT THEY HAVE GOOD CREDIT, THEY WILL GET APPROVED. AND WE ALL KNOW THAT A US HOHOLD THAT'S MAKING \$1,000 A MONTH CANNOT AFFORD RENT THAT'S \$1,500 A MONTH. AND IT EITHER SHOULD BE SOME STANDARD IN PLACE THAT PREVENTS MANAGEMENT COMPANIES FROM -- AND MANAGEMENT COMPANIES -- AND THE ISSUE WITH THIS IS MANAGEMENT COMPANIES CAN'T IMPOSE A REQUIREMENT ON THE AFFORDABLE APPLICANTS THAT'S MORE STRINGENT OR STRICTER THAN THEIR MARKET RATE POLICIES. SO IF A MANAGEMENT COMPANY HAS A POLICY FOR THE MARKET RATE UNITS THAT THERE IS NO RENT-TO-INCOME RATIO OR THAT US HO HOLDS JUST HAVE TO MAKE THE MONTHLY RENT, THEY HAVE TO APPLY THAT TO THE AFFORDABLE TENANTS WHEREAS IF THERE WAS A REQUIREMENT FROM THE CITY THAT THEY COULDN'T APPROVE A HOUSEHOLD WHO IS MAKING -- WHO WASN'T MAKING AT LEAST TWICE THE RENT, THEY WOULD BE ABLE TO DEFER TO THAT AND, BY KIND OF -- I KNOW THE CITY IS OVERBURDENED WITH A LOT OF THE -- YOU KNOW, THE REGULATIONS AND A LOT OF THE TASKS AT HAND, BUT TO KIND OF OVERLOOK THAT POTENTIAL PROBLEM IS -- I JUST THINK IT'S A GREAT OVERSIGHT BECAUSE IT IS GOING TO BE A POTENTIAL PROBLEM.

>> GO AHEAD.

OKAY.

THANK YOU.

THANK YOU FOR HAVING ME HERE  
TODAY.

MY NAME IS TAMMY PAULSON.

I'M THE DIRECTOR OF COMPLIANCE  
FOR PEABODY PROPERTIES.

PEABODY PROVIDES AFFORDABLE  
HOUSING FOR 45 YEARS IN THE  
STATE OF MASSACHUSETTS EITHER  
THROUGH DEVELOPMENT, MARKETING  
AND, OF COURSE, MANAGEMENT.

I HAVE A LOT I COULD SAY.

I WAS REALLY HOPING THAT THE  
INDIVIDUALS FROM BPDA AND D&D  
WOULD BE HERE BECAUSE THERE'S  
SOME THINGS I THINK THEY NEED TO  
HEAR.

I THINK SOME OF THE INFORMATION  
THAT'S FED TO THEM IS VERY  
ONE-SIDED.

SO THEY DON'T SEE THE BIG  
PICTURE OF THINGS THAT ARE GOING  
ON BEHIND THE SCENES.

SO IT'S UNFORTUNATE THEY'RE NOT  
HERE --

>> YOU DO HAVE SOMEONE HERE FROM  
D&D.

>> OH.

MR. GEAR HUARD.

HI THERE.

THANK YOU.

BECAUSE IT'S GETTING LATE AND I  
WANT TO MAKE SURE THERE'S TIME  
FOR THE PUBLIC TO SPEAK AS WELL,  
I'M JUST GOING TO HIT ON ONE  
AREA THAT I THINK IS MY BIGGEST  
CONCERN.

I'M GOING TO TALK ABOUT THE  
LOTTERY PROCESS AND HOW IT  
WORKS.

CURRENTLY, THERE ARE TWO  
PROCESSES IN EFFECT.

ONE IS THROUGH BOSTON FAIR  
HOUSING COMMISSION WHICH IS PART  
OF BP SO I'M GOING TO GO OVER  
THE BOSTON FAIR HOUSING WHICH  
HAS BEEN GIVEN TO US.

AS OF 2018, BASICALLY, AGAIN,  
THE FIRST THING IS WE HAVE TO  
SUBMIT AN AD TO THEM FOR THEM TO  
REVIEW.

THEY HAVE TWO BUSINESS DAYS --

EXCUSE ME TWO WEEKS IN WHICH TO REVIEW THAT DATA AND GIVE US EITHER AN APPROVAL OR COME BACK WITH US WITH SOME REQUESTED CORRECTIONS.

IF THERE'S ANY ERRORS IN THE AD, YOU HAVE TO RESUBMIT IT AND THE TWO-WEEK PROCESS STARTS OVER AGAIN.

I JUST HAD THAT HAPPEN IN DORCHESTER.

IT'S A GREAT PROPERTY.

WE'RE REALLY EXCITED ABOUT IT BUT THERE'S BEEN MULTIPLE DELAYS IN GETTING THIS OFF THE GROUND. WE JUST FOUND OUT TODAY, AGAIN, THAT WE'RE HAVING SOME ISSUES WITH THE LOTTERY ITSELF AND THE APPLICATION LIST AND WE'RE HAVING TO RESUBMIT THAT NOW FOR THE THIRD TIME.

IT'S ADDED A MONTH TO THE WHOLE PROCESS.

SO BACK TO THE PROCESS.

IT'S TWO WEEKS TO REVIEW THE ADS.

ONCE IT'S APPROVED WE HAVE TWO WEEKS TO CONTINUE THE MARKETING OF THE PROPERTY.

THEN THERE'S FOUR WEEKS -- THEY SAID EARLIER TWO WEEKS BUT THERE'S FOUR WEEKS OF THE APPLICATION PROCESS THAT'S OPEN BOTH ONLINE APPLE KABILITIES AS WELL AS THOSE WHO PREFER TO SUBMIT PAPER APPLICATIONS.

FOR AN ADDITIONAL 1 1/2 WEEKS, WE HAVE TO ALLOW THOSE PAPER APPLICATIONS TO COME THROUGH THE MAIL.

TO BE FAIR WE WAIT FOR AN ADDITIONAL FOUR OR FIVE DAYS TO MAKE SURE ALL OF THOSE COME IN. THE MANUAL APPLICATIONS WE'RE REQUIRED TO TAKE ALL OF THAT DATA AND TRANSFER IT ONTO A SPREADSHEET.

THE APPLICATION ITSELF HAS BECOME EXTREMELY LONG.

A LOTTERY APPLICATION SHOULD CONTAIN VERY MINIMAL INFORMATION FOR A HOUSEHOLD.

THIS PARTICULAR APPLICATION THAT THEY HAVE BASICALLY HAS 60-PLUS

QUESTIONS ON THERE AND ALL OF THAT DATA GETS TRANSFERRED ON THIBLECATION.

SO WE HAVE NO ENTER ALL OF THAT DATA ON THE SPREADSHEET.

IT IS EXTREMELY TIME CONSUMING TO DO THAT.

NOT ONLY THAT THE SPREADSHEET DOESN'T NECESSARILY WORK.

SO YOU HAVE TO MAKE MODIFICATIONS AND TRANSFER ALL OF THAT DATA OVER TO ANOTHER SPREAD SHEED WHICH MEANS THAT THE PROCESS THAT'S CURRENTLY IN EFFECT DOESN'T EVEN WORK AND BEFORE THEY ROLLED IT OUT, THEY SHOULD HAVE ASSURED THAT IT WAS WORKING BECAUSE NOW WE HAVE THE BURDEN OF CORRECTING IT AND MAKING IT WORK ON THEIR BEHALF. SO AFTER THE PAPER APPLICATIONS ARE RECEIVED, THEN IT GOES BACK TO THE BOSTON FAIR HOUSING COMMISSION TO AGAIN THEY HAVE TWO WEEKS TO REVIEW ALL OF THE DATA.

IF THERE'S ANY CORRECTIONS AND I GUARANTEE YOU, THERE WILL ALWAYS BE CORRECTIONS, AGAIN WHEN YOU RECEIVE 2500 APPLICATIONS, THERE'S GOING TO BE SOMETHING THAT WE MIGHT OVERSEE -- OR WE DON'T CATCH.

EXCUSE ME.

WE HAVE THREE DIFFERENT EYES LOOKING AT IT AT ANY GIVEN TIME TRYING TO MAKE SURE WE'RE AS EFFICIENT AS WE POSSIBLY CAN BE, BUT ULTIMATELY, THEY'RE GOING TO SEND IT BACK WITH ADDITIONAL CORRECTIONS.

SOME OF THOSE I BELIEVE ARE JUST INCONSISTENCIES AND THEY DON'T UNDERSTAND.

AND THE BIGGEST ISSUE I HAVE AND I THINK GLEN CAN RELATE WITH WHAT HE JUST SAID IS THEY'RE REREACTIVE.

THEY'RE NOT PROACTIVE.

IF YOU LET US KNOW IF ADVANCE EXACTLY WHAT YOU'RE LOOKING FOR AND WHAT YOU NEED, WE WILL MAKE SURE WE ABIDE BY THAT.

WE'VE BEEN IN BUSINESS FOR 45

YEARS.

WE HAD THE HDC AND HOUSING  
COMING TO US ALL THE TIME ASKING  
FOR US TO TAKE OVER PROPERTIES  
THAT ARE STRUGGLING BECAUSE  
OWNERS AND MANAGERS AREN'T  
PROPERLY DOING THEIR JOBS.  
WE KNOW WHAT WE'RE DOING.  
WE'RE REALLY GOOD AT WHAT WE'RE  
DOING.

AND THAT'S WHAT WE'RE ASKING  
THEM DO IS ALLOWS US TO DO OUR  
JOB.

AFTER THEY APPROVE THE  
APPLICATION LOGS, THEY CAN  
SCHEDULE THE LOTTERY.  
THAT TAKES AN ADDITIONAL 1 1/2  
WEEKS.

ONE, THEY SCHEDULE IT SO IT'S  
BASED ON THEIR AVAILABILITY WHEN  
THEY CAN ACTUALLY HOLD IT.  
AND THEN OF COURSE WE HAVE TO  
NOTIFY ALL THE APPLICANTS THAT  
THE LOTTERY IS GOING TO BE HELD  
SO WE HAVE TO SEND OUT LETTERS  
OR EMAILS TO EVERYBODY TO ADVISE  
THEM OF THE DATE, TIME AND THE  
LOCATION.

AT THE CONCLUSION OF THE  
LOTTERY, AND DEPENDING UPON THE  
NUMBER OF PREFERENCES AND THE  
COMPLEXITY, IT COULD TAKE AN  
ADDITIONAL THREE TO FOUR DAYS  
FOR US TO DO THAT SORT.  
AGAIN, IT'S VERY, VERY  
CUMBERSOME.

THERE'S A LOT INVOLVED.  
WE WANT TIC MA SURE WE DON'T  
MISS MONEY OR PUT SOMEBODY IN A  
CATEGORY THEY DON'T BELONG AND  
WE'RE DONE WITH THAT.

IT TAKES AN ADDITIONAL TWO WEEKS  
FOR BOSTON FAIR HOUSING TO  
REVIEW AND APPROVE THAT.

I HAVE NOT BEEN THROUGH THAT  
PROCESS WITH THEM.

WE'RE GOING THROUGH OUR VERY  
FIRST PROJECT WITH THEM RIGHT  
NOW.

WE'RE STILL WAITING TO GET THE  
LOTTERY SCHEDULE BECAUSE WE'RE  
STILL WAITING ON THE APPLICANT  
LOGS.

SO WE'LL SEE HOW THAT PROCESS



GOES.

BASICALLY THE PROCESS IS TAKING OVER 15-PLUS WEEKS BEFORE WE CAN ACTUALLY START INTERVIEWING APPLICANTS, PROCESSING THEIR FILES AND OFFER THEM A PLACE TO CALL HOME.

KEEPING IN MIND THE 15 WEEKS A SMOOTH PROCESS AND THERE ARE NO CORRECTIONS REQUIRED DURING THIS PROCESS WHICH AGAIN IS GOING TO BE NEARLY IMPOSSIBLE.

THE SECOND APPROACH IS THROUGH DHCD AND MASS HOUSING.

AFTER APPROVAL OF THE PLANS WHICH ARE TYPICALLY DONE WAY IN ADVANCE, WE HAVE SOME THAT WE'VE WORKED ON A YEAR IN ADVANCE IF, A YEAR AND A HALF IN ADVANCE.

IT'S SOMETHING THAT'S BEEN IN THE WORKS FOR AENING LO TIME BECAUSE WE DO HAVE DEVELOPERS AND WITH OUR HELP, WE PROVIDE THAT INFORMATION EARLY ON IN THE PROCESS.

BUT THE DIFFERENCE IS THEY RELY UPON AND TRUST US TO CARRY OUT ALL REQUIREMENTS OF THE PLAN. THERE'S NO ACTIVE PARTICIPATION AND NO MONITORING AT ANY TIME DURING THE PROCESS.

THE PROCESS HAS BEEN IN PRACTICE FOR SEVERAL YEARS WITH MINIMAL TO NO ADVERSE EFFECTS.

FROM THE START OF THE OUTREACH, THE CONCLUSION OF THE LOTTERY, THE TIME LINE IS APPROXIMATELY 10 WEEKS, A SIGNIFICANT DIFFERENCE BETWEEN THE WAY HAND THEIRS AND THE WAY THAT BOSTON FAIR HOUSING DOES.

DURING MY DISCUSSION TODAY, I'VE IDENTIFIED AT LEAST ONE AREA OF INEFFICIENCY WE ARE EXPERIENCING, WITH THAT PROCESS. IT IS CLEAR TO ME THEY BELIEVE PASSIONATELY IN WHAT THEY DO AND PROVIDE A VALUABLE SERVICE TO OUR CITY.

MY INTENT IS TO BRING TO THE SURFACE PROCESSES THAT COULD BE IMPROVED WITH A FEW ADJUSTMENTS. THE BOSTON FAIR HOUSING COMMISSION WENT FROM BEING AN

AGENCY WHOSE RESPONSIBILITY WAS TO ELIMINATE DISCRIMINATION AND INCREASE ACCESS TO HOUSING THROUGH INVESTIGATION AND ENFORCEMENT HAS TURNED INTO MICROMANAGING THE BUSINESS SIDE WITHOUT REGARD TO HOW IT IMPACTS THE DEVELOPERS, OWNER AGENTS AND ULTIMATELY THE PEOPLE WHO ARE URGENTLY TRYING TO FIND HOUSING. THERE NEEDS TO BE EAFLE WILL OF TRUST IN THE PEOPLE WHO TRYING TO CARRY OUT THE POLICIES AND PROCEDURES THAT HAVE BEEN ESTABLISHED AND ALLOW US TO DO THE JOB WITHOUT INTERVENTION. MISTAKES WILL HAPPEN. THINGS WILL SOMETIMES BE OVERLOOKED BUT IT'S NEVER MALICIOUS OR INTENTIONAL AND USUALLY ALWAYS CORRECTABLE. IN ORDER TO GET THROUGH THE RED TAPE AND DELAYS WE ARE CURRENTLY EXPERIENCING, I AM RECOMMENDING A COMMITTEE BE FORMED THAT INCLUDES INDIVIDUALS FROM ALL PHASES OF THE AFFORDABLE HOUSING PROCESS INCLUDING DEVELOPERS, OWNERS AND MANAGEMENT AGENTS TO DISCUSS POSSIBLE REVISIONS TO STREAMLINE THE PROCESS AND MAKE IT LESS CUMBERSOME FOR ALL YET MAINTAINING THE INTEGRITY OF THE PROGRAMS AND THE PROCESS. THANK YOU. ON A SIDE NOTE, IN LISTENING TO YOU AT DISCUSSION, THERE'S BEEN A LOT OF TALK OF OFFERING ADDITIONAL 60% UNITS. I CAN HONESTLY TELL YOU WE ACTUALLY STRUGGLE TO FILL THE 60% UNITS. EITHER PEOPLE ARE UNDER THE MINIMUM INCOME REQUIREMENTS THAT WE DO HAVE A MINIMUM BECAUSE WE ARE LOOKING OUT FOR THE BENEFIT OF THE INDIVIDUALS THAT ARIVE WILLING THERE. AND EITHER THEY'RE BELOW OR THEY'RE WAY OVER. THERE IS A SIGNIFICANT NEED FOR HOUSING CLOSER TO THE 50% AMI RANGE. MOST OF THE LOTTERIES, YOU'VE

GOT 30% AND THEN YOU HAVE YOUR  
60.  
AND WE'RE LOOKING AT THE MINIMUM  
INCOME, THERE A LOT OF THEM ARE  
OVER 40 -- EXCUSE ME, OVER 30  
BUT THEY DON'T MAKE ENOUGH FOR  
THE 60 SO THERE'S A LARGE GAP OF  
PEOPLE WE'RE NOT ABLE TO HOUSE.  
IF WE WORK WITH THE DEVELOPERS  
OF GETTINGOR MO OF THOSE 50%  
UNITS WE WOULD BE DOING A HUGE  
SERVICE TO EVERYONE OUT THERE.  
>> THANK YOU.

THANK YOU BOTH.

I HAVE SOME GENERAL QUESTIONS  
ABOUT -- SO I WORKED AT THE  
OFFICE OF HOUSING STABILITY AND  
WORKING WITH DEVELOPERS IS ONE  
OF THE THINGS WE HAD TO DO TO  
HELP GET THE METRO LIST UP AND  
UNARING.

I REMEMBER BEING INCREDIBLY  
FRUSTRATED AT THE CALL TO BEAR  
TO THEM TO MANY COULD TO THE  
TABLE AND SUBMIT.

THEY WERE SUPPOSED TO ACTUALLY  
SUBMIT THEIR AFFORDABLE UNITS TO  
US TO MAKE SURE THAT WE WERE OUT  
THERE PUSHING THOSE UNITS.

AND WHEN WE CALLED A MEETING FOR  
ALL 15 OF THE MAJOR DEVELOPERS  
IN BOSTON, I THINK PEABODY SO ON  
AND SO FORTH, ONLY TWO ACTUALLY  
SHOWED UP TO ACTUALLY BE A  
PARTNER WITH THE CITY.

SO I JUST WANT TO BE VERY CLEAR.  
THERE'S IMPROVEMENTS ON BOTH  
SIDES, DEVELOPERS.

MAYBE IT'S A LACK OF TRUST BUT  
EARN ISLY WHEN THE CITY HAS  
CALLED FOR YOU TO BE AT THE  
TABLE AT LEAST WHEN I WAS  
RUNNING THE DEPARTMENT, THEY DID  
NOT SHOW UP.

TO HELP WITH THE METRO LIST  
WHICH IS METRO LIST AGAIN IS A  
RESULT OF A LAWSUIT OF THE CITY  
OF BOSTON BECAUSE THE UNITS WERE  
NOT PUT OUT UNIFORMLY BASED ON  
RACIAL ISSUES SO THAT WAS  
HAPPENING AGAIN.

ALSO PLAYING INTO THE SAME  
RACIAL SEGREGATION THAT HAUNTED  
OUR CITY.

SO I WANT TO BE VERY CLEAR.  
I'M NOT HERE TRYING TO ALSO PICK  
YOU APART, BUT INASMUCH AS THERE  
ARE HAND IT'S THAT ARE INVOLVED  
INIC MAAING AVAILABILITY OF  
UNITS IT'S MANY POWERFUL HANDS  
ON BOTH SIDES, PRIVATE AND  
PUBLIC, WHO ARE GUILTY.  
AND ALSO NEED SOME IMPROVEMENT  
IN STREAMLINING.

ONE OF THOSE AREAS ALSO THAT  
WE'VE NOTICED IS -- AND WHAT D&D  
IS ALSO TRYING TO DO IS MAKE  
SURE WHEN WE DO HAVE UNITS AND  
THEY ARE BEING RENTED AND THEY  
ARE BEING MANAGED BY YOUR  
COMPANIES THAT THAT EVICTION  
DATA IS PUT OUT AS WELL TO MAKE  
SURE WE'RE CLEAR THAT NOT ONLY  
ARE YOU TRYING TO MAKE UNITS  
AVAILABLE THAT WHEN YOU ARE  
EVICTING PEOPLE AS WELL, I DON'T  
KNOW IF YOU HAVE THAT  
INFORMATION.

IT WASN'T CALLED FOR TODAY.  
BUT THAT WOULD BE WORTH ALSO  
TALKING ABOUT AS WELL.  
HOW MANY BOSTON RESIDENTS ARE  
BEING PUT OUT OF YOUR UNITS.  
THE FRUSTRATION FOR US IS  
GLOBAL.

IT ISN'T JUST ABOUT BEING --  
PUTTING PEOPLE IN HOUSING.  
IT'S ALSO ABOUT KEEPING THEM  
THERE.

AND SO -- AND I WOULD ALSO  
ENCOURAGE YOU DEVELOPERS TO RISE  
TO THE OCCASION TO HELP WITH  
THAT.

IN TERMS OF THE -- ALSO, WITH  
THE APPLICATIONS, I'VE SAT WITH  
PEOPLE AND DONE THE MULTIPLE  
APPLICATIONS AND I REMEMBER  
PEABODY HAVING AN APPLICATION,  
AVALON HAVING AN APPLICATION, SO  
ON AND SO FORMING.

WHEN YOU WERE TALKING ABOUT HOW  
THERE'S SO MANY DIFFERENT  
APPLICATIONS, HAVE YOU GUYS  
THOUGHT TO COME TOGETHER?  
YOU'RE FREE-WILLED, PRIVATE  
MARKET, SIT DOWN AND DO AN  
APPLICATION TOGETHER AND COME UP  
WITH SOMETHING?

>> ABSOLUTELY.  
OUR DIRECTOR OF ADMIN AND  
COMPLIANCE, HER NAME IS DOREEN  
DONOVAN, SHE WORK THE AT MASS  
HOUSING FOR MANY, MANY YEARS.  
SHE'S ON A COMMITTEE OF VARIOUS  
INDIVIDUALS WHO ARE TRYING TO  
COME TOGETHER AND GET A  
UNIVERSAL APPLICATION.  
SO WE CAN CUT DOWN ON THE  
MULTIPLES.  
SO THAT IS DEFINITELY SOMETHING  
THAT'S BEEN IN THE WORKS.  
>> SURE.  
SO TELL ME MORE ABOUT THE  
PRIVATE MARKETS LEADERSHIP THERE  
BEYOND THE CONVERSATION.  
WE CALLED FOR UNIFORM ONCE FROM  
THE CITY BUT IF WE'RE THAT  
INEFFICIENT AT THE CITY LEVEL  
AND WE'RE NOT ABLE TO MOVE A  
UNIFORM APPLICATION, IT SEEMS  
LIKE THE TOP MAYBE TEN  
DEVELOPERS IN BOSTON COULD RIGHT  
NOW PUT YOUR HEADS TOGETHER AND  
COME UP WITH ONE --  
>> IT SHOULDN'T BE THAT  
DIFFICULT.  
ABSOLUTELY NOT.  
[ TALKING AT THE SAME TIME ]  
>> SHOULD BE ASKING FOR BASIC  
INFORMATION.  
>> RIGHT.  
IT'S A VERY BASIC STREAMLINE.  
IT'S ONE -- WE START THE  
INTERVIEW PROCESS.  
AT THAT POINT, YES, WE GET INTO  
A MORE DETAILED APPLICATION  
ASKING FOR ALL -- EVERYTHING  
THAT WE NEED TO HELP DETERMINE  
ELIGIBILITY.  
BUT I'M WITH YOU.  
INITIALLY, IT SHOULD BE VERY,  
VERY BASIC WITH MINIMAL  
INFORMATION.  
>> NO, NO, IT SHOULD BE VERY,  
VERY EFFICIENT --  
>> AS WELL.  
[ TALKING AT THE SAME TIME ]  
>> ABSOLUTELY.  
I WAS -- SAT ON A COMMITTEE  
YESTERDAY WITH CHAPA, RACHEL  
HELLER, AND WE -- THAT WAS THE  
DISCUSSION OF IT, WAS HOW DO WE

SIMPLIFY THE APPLICATION  
PROCESS, WHO ADMINISTERS THAT?  
HOW'S THE DATABASE LOOK?  
HOW DOES THE APPLICATION LOOK?  
HOW DO WE MAKE IT EASIER FOR  
APPLICANTS NOT ONLY JUST THE  
APPLICATION, BUT ACCESS TO  
HOUSING?

BECAUSE THERE'S SO MANY  
AFFORDABLE UNITS AND SO MANY  
DIFFERENT PROGRAMS ACROSS THE  
WHOLE ENTIRE COMMONWEALTH NOT  
JUST IN THE CITY OF BOSTON THAT  
WE HAVE PEOPLE -- DOZENS OF US  
CONTACTING US EVERY SINGLE DAY  
SAY SOMETHING, WHAT HOUSING IS  
IN FRAMINGHAM OR ANYWHERE ELSE?  
SO WE ARE.

WE'RE TRYING TO DO THAT.  
AND THE CITY HAS, TO THEIR  
CREDIT, THE ONLINE APPLICATION  
WE THINK IS HUGELY EFFICIENT.  
IT REALLY DOES IMPROVE THE  
PROCESS.

THEY DIDN'T ASK FOR ANY OF OUR  
INPUT EVEN THOUGH I WAS  
SUBMITTING MANY, MANY PAGES OF  
NOTES ON THINGS THAT I THOUGHT  
THEY NEEDED TO LOOK OUT FOR,  
THINGS TO CONSIDER, ISSUES WITH  
PROGRAMMING, POINTS OF CLARITY.  
THEY DIDN'T -- YOU KNOW, I --  
IT'S STILL IN ITS BETA PHASE, I  
WOULD SAY, THE APPLICATION 1.0.  
SO HOPEFULLY, THERE WILL BE  
IMPROVEMENTS WITH THAT.

BUT IT'S A GOOD MODEL TO FOLLOW  
FOR OTHER PROPERTIES.  
THERE'S A LOT OF INHERENT  
DIFFICULTY, THOUGH, IN COMING UP  
WITH ONE SINGLE APPLICATION WHEN  
EVERY PROGRAM HAS A LITTLE  
DIFFERENT NUANCES AND INCOME  
LIMITS ARE A LITTLE BIT  
DIFFERENT.

PRIORITIES CAN BE A LITTLE BIT  
DIFFERENT.  
BUT I MEAN, WE ARE TRYING TO  
TACKLE THAT.

>> OKAY.

THANK YOU.

>> THANK YOU BOTH FOR BEING HERE  
AND BEING SO PATIENT.

THE TWO COMPANIES THAT YOU

REPRESENT, CAN YOU TALK ABOUT OR DO YOU HAVE THE NUMBERS ON ANY -- THE NUMBER OF UNITS THAT YOU MIGHT HAVE AVAILABLE RIGHT NOW FOR OCCUPANCY THAT ARE VACANT?

>> I DON'T HAVE THAT INFORMATION.

I CAN TELL YOU WE HAVE THREE PROPERTIES.

AGAIN, THEY'RE ALL IN THE BOSTON AREA.

SO IT'S COPPER SMITH VILLAGE, WHICH IS IN EAST BOSTON.

WE'RE ACTUALLY DOING THE APPLICATION PHASE ON THAT RIGHT NOW.

AND THERE ARE 41 AGAIN AFFORDABLE UNITS.

8 OF THOSE ARE HOMELESS.

SO THOSE ARE DIRECT REFERRALS FROM HOME START AND THE REMAINDERS ARE 60%.

IT AS I MENTIONED EARLIER, WE HAVE HARMAN APARTMENTS IN DORCHESTER AND THERE'S APPROXIMATELY 47 UNITS THERE.

THE LOTTERY HAS NOT BEEN CONDUCTED BUT THE APPLICATION PROCESS HAS ENDED ON THAT ONE, SO UNFORTUNATELY, ANYONE -- WE STILL WELCOME EVERYONE TO APPLY BY ALL MEANS AND, OF COURSE, THEY DO GONE A POST-LOTTERY WAIT LIST, IF YOU WILL, AND THEN OUR OTHER PROPERTY IS WEST -- ACTUALLY IT'S CALLED OAK ROW WHICH IS IN WEST ROXBURY.

THAT IS ONE OF THE IDP PROPERTIES THAT THEY WERE SPEAKING ABOUT EARLIER.

THERE'S TEN AFFORDABLE UNITS ON THAT.

AS FAR AS ADDITIONAL VACANSWERS, IT'S A LITTLE TOUGH BECAUSE WHEN YOU'RE TALKING ABOUT HIGH PROPERTIES THERE ARE EXISTING WAIT LISTS AND WE NEED TO FILL THOSE WITH THOSE INDIVIDUALS THAT ARE ON WAIT LISTS FOR THOSE INDIVIDUAL PROPERTIES.

IF THE WAIT LIST IS CLOSED, THEN THEY'RE NOT ACCEPTING ADDITIONAL APPLICANTS AT THIS TIME.

BUT I MEAN, WE CAN CERTAINLY PUT SOME NUMBERS TOGETHER FOR YOU AS WELL.

>> I'D SAY WE HAVE 40 OR 50 OURSELVES ACROSS FOUR DIFFERENT PROPERTIES. AND THOSE PROPERTIES, THE LOTTERIES WERE BACK IN AT THE END OF 2017. WE'RE STILL TRYING TO FILL THOSE UNITS.

WE HAVE ACTIVE WAITING LISTS FOR 70%, 100%, 120% UNITS.

>> CAN YOU SAY THAT ONE MORE TIME?

YOU HAVE 50 UNITS?

>> 40 TO 50.

SO 40 UNITS THAT WERE READY TO BE OCCUPIED THE END OF LAST YEAR.

>> YEP.

AND THE LOTTERY HAS HAPPENED. LOTTERY HAPPENED LAST YEAR. AND YOU'RE JUST WAITING FOR THE CERTIFICATION, ALL THAT SORT OF STUFF TO HAPPEN?

>> SO SOME OF THEM, THE UNITS WERE COMING -- YEAH, WE RAN THE LOTTERY, THE SCREENING FROM THE LEASING OFFICES, AND THEN THE TURNOVER OF HOUSEHOLDS -- BECAUSE ONE THING THAT HAPPENS IS SOME APPLICANTS APPLY TO MULTIPLE LOTTERIES, AND RIGHT NOW THEY HAVE NO INCENTIVE -- THERE'S NO DEPOSIT THAT THEY HAVE TO GIVE, AND THEY CAN PUT IN -- THEY CAN RESERVE UNITS FOR MANY MONTHS AT MULTIPLE PROPERTIES WITHOUT ANYBODY KNOWING.

AND THEN WHAT HAPPENS IS, WHEN WE GO THROUGH THE CERTIFICATION PROCESS WITH THEM AND SAY, CONGRATULATIONS, YOU CAN MOVE FORWARD FOR A UNIT AT THE BENJAMIN SEAPORT, THEY SAY, OH, THANK YOU, BUT I'VE MOVED INTO A UNITY 2 1/2 MONTHS AGO AT ANOTHER PROPERTY.

AND SO THEN WE GO -- AND THEN THE MANAGEMENT COMPANY -- BECAUSE WE'RE NOT THE MANAGEMENT COMPANY.



WE'RE NOT THE DEVELOPER.  
WE'RE ENTIRELY A CONSULTANT THAT  
HELPS TRY TO NAVIGATE THIS  
PROCESS FOR THE DEVELOPERS AND  
FOR THE MANAGEMENT COMPANIES.  
WE GET HIRED BY BOTH.  
BUT SO THEN THE MANAGEMENT  
COMPANY WILL GO TO THE NEXT  
HOUSEHOLD ON THE WAITING LIST,  
SCREEN THEM, GET THEM TO RESERVE  
A UNIT AND THEN THAT THREE,  
FOUR-MONTH PROCESS STARTS AGAIN.  
SO THAT'S WHERE WE ARE RIGHT  
NOW.

OUT OF 40 UNITS, THAT'S OUT OF  
ABOUT 200 UNITS THAT CAME ONLINE  
AT THE END OF LAST YEAR.  
AND YOU DON'T GET ALL 200 UNITS  
RESERVED AND MOVED INTO IN ONE  
FELL SWOOP.

THERE'S THIS KIND OF LONG TAIL  
AT THE END OF IT, IF YOU WILL,  
OF A LITTLE BIT OF CHURN, YOU  
KNOW, FROM HOUSEHOLDS THAT END  
UP GETTING CERTIFIED AND DON'T  
MOVE IN.

>> WHICH IS A CONCERN WHY WHEN  
YOU HAVE AN APPLICANT -- AND A  
LOT OF THIS IS TRANSPARENCY AND  
TRYING TO PROVIDE APPLICANTS  
WITH AS MUCH INFORMATION AS  
POSSIBLE, AND I WOULD UNDERSTAND -- I WOULD DO THE  
SAME THING.

IF I COULD RESERVE THREE  
DIFFERENT UNITS AND I WANTED TO  
LIVE IN BRIGHTON BUT I WAS -- I  
CAME UP EARLIER IN SOMETHING IN  
THE SOUTH END, AND I'M WAITING  
FOR MY APPLICATION TO BE  
PROCESSED AND THEN THE LEASING  
OFFICE IN BRIGHTON SAYS, HEY, WE  
HAVE A UNIT AVAILABLE FOR YOU, I  
WOULD SAY, GREAT, I'M GOING TO  
RESERVE THAT ONE TOO.

AND SO I -- IT'S NOT A FAULT OF  
THE APPLICANTS.

IT MAKES SENSE.

BUT THERE'S JUST REALLY NOTHING  
IN PLACE TO PREVENT THEM FROM  
DOING THAT.

THE CITY DOESN'T EVEN HAVE A  
DATABASE OF ALL THE OHIO  
STATEHOLDS WHO -- HOUSEHOLDS WHO  
HAVE RESERVED UNITS SO THAT A

MANAGEMENT COMPANY COULD THEN CHECK WHEN THEY SAY, OKAY, CONGRATULATIONS, YOU HAVE A UNIT RESERVED, OH, I SEE THAT YOU HAVE ANOTHER RESERVATION AT THIS OTHER PROPERTY IN THE DIFFERENT PART OF TOWN.

AND SOME REQUIREMENT THAT WOULD REQUIRE THE APPLICANT TO MAKE A DECISION AT THAT POINT, BECAUSE THERE'S A CERTAIN -- YOU CAN ACCOMMODATE APPLICANTS SO MUCH, BUT IF YOU ACCOMMODATE THEM TOO MUCH, IT'S TO THE DETRIMENT OF EVERYBODY THAT'S WAITING BEHIND THEM ON THESE WAITING LISTS.

AND SO WHEN YOU GIVE AN APPLICANT THE ABILITY TO RESERVE THREE UNITS, WELL, THE APPLICANTS THAT ARE ON THE WAITING LIST OF THE TWO PROPERTIES THAT THEY'RE NOT GOING TO MOVE INTO, IT'S GOING TO TAKE THEM THAT MUCH LONGER TO ACTUALLY GET TO MOVE INTO THOSE UNITS BECAUSE THEY'RE OCCUPYING UNITS THAT THEY'RE NOT PLANNING ON MOVING INTO.

AND SO THERE IS THIS FINE BALANCE BETWEEN HOW DO YOU ENSURE THAT APPLICANTS ARE GETTING AN ABSOLUTELY FAIR CHOICE AND ACCESS TO UNITS IT AND GETTING THEM TO MOVE INTO THE PLACE THAT THEY WANT TO BUT NOT AT THE DETRIMENT OF HAVING VACANCIES THAT GO 6, 9 MONTHS AS A RESULT OF THAT.

>> THANK YOU.

COUNCILOR CAMPBELL?

>> NO, JUST THANK YOU, GUYS, FOR YOUR PATIENCE AND YOUR TESTIMONY.

I WAS GOING TO ASK A SIMILAR QUESTION TO COUNCILOR ESSAIBI GEORGE AND JUST SORT OF THE NUMBERS THAT WE'RE TALKING ABOUT.

THAT WOULD BE HELPFUL.

I KNEW PEABODY WAS INVOLVED IN THE HARMAN PROJECT IN D4.

FOLLOWING THAT, SENDING YOU FOLKS, WHICH, OF COURSE, UNITS ARE VERY SPECIALIZED.

>> RIGHT.  
PEOPLE HAVE BEEN WAITING A  
REALLY LONG TIME.  
SO LEARNED A GREAT DEAL ABOUT  
JUST SORT OF SOME OF THE HICCUPS  
IN THE PROCESS AND IN THE SYSTEM  
AND WHERE WE CAN DO BETTER,  
WHERE YOU GUYS CAN DO BETTER,  
MORE LIKE REBUILDING THE TRUST  
SO WE CAN DO BETTER TOGETHER.  
SO THIS WAS HELPFUL.  
SO THANK YOU.  
>> I'M CONCERNED ABOUT THAT  
PROPERTY BECAUSE IT IS TAKING SO  
LONG.  
AND I AM WORRIED THAT WE'RE  
GOING TO GET THE CO AND WE'RE  
NOT GOING TO BE ABLE TO PICK  
PEOPLE.  
WE'RE DEALING WITH A VERY  
SPECIALIZED POPULATION OF  
PRIMARILY DISABLED INDIVIDUALS  
AND IT DOES TAKE THEM A LITTLE  
BIT LONGER TO BE ABLE TO SET UP  
AN APPOINTMENT AND COME IN AND  
SEE US.  
SO THAT IS GOING TO DELAY IT.  
SO WHEN WE'RE BEING DELAYED ON  
THE FRONT END, AGAIN, IT MAKES  
ME A LITTLE BIT NERVOUS.  
UNFORTUNATELY FOR THE DEVELOPER  
AND THE OWNERS, THESE ARE TAX  
CREDIT UNITS.  
THEY HAVE A DELIVERY DATE OF  
DECEMBER 31st.  
IF THEY DON'T MEET IT BY THEN,  
THEY LOSE AN ENORMOUS AMOUNT OF  
MONEY.  
SO THEN THE PRESSURE IS THEN  
BACK ON US AGAIN TO DO  
EVERYTHING WE POSSIBLY HAVE TO  
DO TO MAKE SURE WE GET THOSE  
UNITS OCCUPIED WITH THESE  
INDIVIDUALS.  
SO IT'S GIVING ME AENING LOT OF  
LONG HOURS.  
BUT THAT'S WHAT WE DO.  
>> THIS WAS HELPFUL.  
THANK YOU.  
THANK YOU FOR HIGHLIGHTING THAT  
PROJECT.  
>> A QUICK FOLLOW-UP ON THAT  
PROJECT IN IRK IT, THE HARMAN  
PROJECT.

HOW DO THE FAIR HOUSING WERE YOU  
ABLE TO SET THOSE REQUIREMENTS  
FOR THE SEVERELY -- INDIVIDUALS  
WITH MORE SEVERE DISABILITIES?  
>> THIS ONE IS DEFINITELY VERY  
UNIQUE.

SO IT WAS SET UP -- IN ARE  
PREFERENCES.

SO ONE OF THE THINGS THAT WE HAD  
TO DO WAS ACTUALLY THE OWNERS  
CREATED A PREFERENCE SHEET WITH  
FEATURES OF THE UNIT AND  
SERVICES THAT ARE PROVIDED BY  
THE BOSTON HOME, WHICH IS RIGHT  
NEXT TO THE FACILITATE.

AND -- FACILITY.

WE HAVEN'T GOTTEN THERE YET AND  
IT'S MAKING ME EXTREMELY NERVOUS  
BECAUSE I DON'T KNOW HOW WE'RE  
GOING TO DO IT.

IT'S GOING TO BE ONE OF THOSE  
COMPLICATED SORTS BECAUSE  
THERE'S A BOSTON RESIDENCY  
PREFERENCE.

SO THE FIRST THING IS ADA.  
WHOEVER NEEDED AN ADA UNIT  
BECAUSE THEY HAVE SOME TYPE OF  
DISABILITY, THEY'RE GOING TO BE.  
TO OF THE PREFERENCE LIST.  
AND THEN WE'RE GOING TO LOOK AT  
THOSE FEATURES AND THOSE  
SERVICES.

AND OWNERSHIP IS STILL TRYING TO  
DETERMINE WHETHER THEY WANT TO  
MAKE THE SERVICES A PRIORITY OR  
THE FEATURES, BUT THERE'S LIKE  
13 FEATURES AND THERE'S LIKE 6  
PREFERENCES.

AND THEY'RE GOING TO THEN BREAK  
THEM UP LIKE 1 TO 4, 5 TO 9, 9  
TO 13, FOR THE FEATURES AND THEN  
DO THE SAME FOR SERVICES.

SO THEN WE'RE GOING TO HAVE TO  
TAKE THOSE AND KIND OF GROUP  
THOSE IN TO JUST DETERMINE WHO  
REALLY NEEDS THOSE FEATURES AND  
SERVICES AND THEN CREATE THE  
WAIT LIST AND THE PREFERENCE  
LIST BASED ON ALL OF THAT.

I DON'T THINK IT'S SOMETHING  
THAT'S EVER BEEN DONE BEFORE.  
SO, AGAIN, IT'S GOING TO BE --  
IT'S GOING TO BE A VERY  
INTERESTING SORT TO GO THROUGH

ALL OF IT.  
IT'S GOING TO TAKE A WHILE TO DO  
IT.  
>> THANK YOU.  
BUT THERE WAS -- BECAUSE  
AGAIN THEY'RE ALL -- WE'RE  
TREATING EVERYONE THE SAME.  
SO --  
>> OKAY.  
SO AT THIS POINT, OVER THREE  
HOURS AND WE'RE GOING TO MOVE TO  
THE PUBLIC TESTIMONY.  
SO I'M JUST GOING TO CALL OUT  
FOUR NAMES AND YOU CAN COME TO  
EITHER THE MICROPHONE.  
I HAVE HILLARY PIZER, SHERRY  
MILL.  
I THINK IT'S CHRIS PESTIA,  
JENNIFER GUILLEN, STEVE FERRELL.  
ARE ANY OF THOSE INDIVIDUALS  
HERE?  
>> HI.  
I'M HILLARY PIESER.  
I CAN BE REALLY BRIEF.  
JUST WANTED TO OFFER IN ADDITION  
TO METRO LIST, I ADMINISTER AN  
ONLINE SEARCHABLE DATABASE FOR  
PEOPLE WHO CREATE AN ACCOUNT.  
I GET FROM PEOPLE LIKE BRIAN  
ENGLER AND PEABODY PROPERTIES  
THAT JUST HOME OWNERSHIP UNITS.  
I HAVE BEEN GETTING THE NHI  
UNITS FROM D&D.  
I HAVE NOT REGULARLY BEEN  
GETTING IDP UNITS FROM THE BPDA  
AND HAVEN'T BEEN ABLE TO FIND A  
CONTACT THERE TO MAKE THAT WORK.  
BUT THAT'S SOMETHING WHERE  
PEOPLE CAN JUST GO TO OUR  
WEBSITE.  
YOU CREATE AN ACCOUNT.  
VERY SIMPLE.  
AND THEN YOU SPECIFY WHERE YOU  
MIGHT LIKE TO LIVE.  
IT CAN BE ONE NEIGHBORHOOD.  
IT COULD BE 18 TOWNS.  
IT CAN BE FIVE UNIT  
NEIGHBORHOODS OF BOSTON.  
AND THEN EVERY TIME I POST A  
UNIT IN A NEIGHBORHOOD THAT THIS  
PERSON HAS SPECIFIED, THEY'LL  
GET AN EMAIL SAYING, HEY,  
SOMEBODY JUST POSTED A UNIT YOU  
MIGHT BE INTERESTED IN.

YOU SHOULD GO TO THEIR SITE AND  
CHECK IT OUT.

>> THANK YOU.

IT'S ANOTHER RESOURCE FOR  
PEOPLE WHO ARE LOOKING AND LOVE  
TO WORK WITH THE BPDA JUST LIKE  
WE WORK WITH D&D AND PEOPLE  
THROUGHOUT THE COMMONWEALTH.

IT'S NOT JUST BOSTON.

AND THAT'S JUST ANOTHER  
RESOURCE.

AND IF YOUR CONSTITUENTS WANT TO  
FIGURE OUT HOW DO I KNOW ABOUT  
THESE THINGS, THAT'S ONE WAY TO  
KNOW ABOUT THEM.

>> EXCELLENT.

THANK YOU.

IS SHERRY HERE STILL?

OR CHRIS?

JENNIFER?

STEVE FERRELL?

ALL RIGHT.

MOVING ON TO THE NEXT SET.

JASON LINGSTROM, JANICE ATLANTA,  
VERNA KEITH, JANE SHIRLEY?

KATHY BROWN?

NINA BROWN AS WELL.

>> HI.

MY NAME IS JEAN SHIRLEY.

CAN YOU HEAR ME OKAY?

THERE'S SO MUCH TO MENTION.

SO I JUST RECENTLY HOOKED UP  
WITH A GROUP BOSTON HOMELESS  
SOLIDARITY COMMITTEE.

I MET MICHAEL ON SUNDAY.

AND HE ASKED IF I WOULD BE  
WILLING TO COME HERE AND SPEAK.

I WILL TRY TO BE QUICK.

THERE'S JUST SO MUCH TO MENTION.

I WAS HOMELESS ON THE STREETS  
FROM JUNE OF 2015 TO JUNE OF  
2017.

I WAS FULLY EMPLOYED.

I WAS NEVER NOT EMPLOYED.

I ACTUALLY WORK ON BEACON HILL.

IT DIDN'T MAKE ANY SENSE TO ME  
HOW THIS COULD HAPPEN.

I WAS BORN AND RAISED IN BOSTON,  
MASSACHUSETTS, LIVED HERE THE  
MAJORITY OF MY LIFE.

I LEFT HERE WHEN I WAS 30 YEARS  
OLD BECAUSE I COULDN'T AFFORD TO  
RAISE MY CHILDREN HERE.

SO I HAD TO MOVE TO THE SUBURBS,

BUT I ENDED UP COMING BACK TO BOSTON BECAUSE OF A SNOWSTORM OF THINGS, ECONOMY, DURING 2008, DOMESTIC VIOLENCE, COULDN'T KEEP A ROOF OVER MY HEAD, COULDN'T KEEP A ROOF OVER MY CHILDREN'S HEAD, SO I ENDED UP MOVING BACK IN -- SORRY.

I'M MOVING BACK IN WITH MY PARENTS WHO ARE IN THEIR 80s WHO WERE BORN AND RAISED IN BOSTON, MASSACHUSETTS.

I'M A FIFTH-GENERATION BOSTONIAN.

MY ENTIRE FAMILY AS FAR BACK AS I KNOW HAS ALWAYS LIVED IN BOSTON.

SO WHEN I WAS LIVING IN BOSTON, LIVING UNDER MY PARENTS' ROOF, WORKING IN BOSTON, BECAME HOMELESS IN BOSTON, I COULDN'T WRAP MY HEAD AROUND IT.

I HAVE A LOT OF -- A LOT TO OFFER.

AND I JUST COULDN'T WRAP MY HEAD AROUND IT.

A LOT OF THE PEOPLE COULDN'T WRAP THEIR HEAD AROUND IT.

BUT IT HAPPENED.

AND IT WAS REAL.

I HAD AN ACCIDENT PLAYING WITH MY SON OVER AT CASTLE ISLAND. HE'S NOW UNG WHYEST AND I BROKE MY ANKLE AND THAT WAS ON JUNE 14th OF 2015.

AND TWO WEEKS LATER, MY PARENTS WHO HAD LIVED IN HYDE PARK FOR 45 YEARS, BECAUSE OF AGE AND HEALTH, THEY HAD TO -- YOU KNOW, THEY WERE THINKING ABOUT MOVING OUT OF THE CITY, THEY THOUGHT IT WOULD TAKE ABOUT SIX MONTHS TO SELL THEIR HOME.

IT TOOK ONE DAY.

SO ON JUNE 30th, THEY SOLD THEIR HOME.

AND I WAS HAVING SURGERY ON MY ANKLE.

AND WHEN I WENT INTO REHAB AFTER HAVING SURGERY WHEN I -- AFTER LEAVING REHAB, I HAD NOWHERE TO GO.

SO I ENDED UP AT THE BOB

McGINNIS HOUSE AND AFTER THE  
BARBARA McGINNIS HOUSE.

I WAS THERE FOR ABOUT THREE  
WEEKS AND I HAD NOWHERE TO GO.  
SO I HOBbled OVER TO ROSIE'S  
PLACE WITH MY CRUTCHES AND MY  
GREEN BAG BY WAS HOLDING ALL OF  
MY BELONGINGS.

AND I STARTED THAT JOURNEY OF  
TRYING TO FIGURE OUT WHERE I WAS  
GOING TO STAY EVERY NIGHT,  
TRYING TO GET TO WORK EVERY DAY  
BY 8:30 IN THE MORNING ON BEACON  
HILL, UP THE HILL WITH CRUTCHES.  
NOT FUN.

I'M A SINGLE MOTHER OF THREE  
CHILDREN.

I HAD TO FORFEIT CUSTODY OF MY  
CHILDREN TO MY EX-HUSBAND, WHO  
IS MY ABUSER, BECAUSE I COULDN'T  
PUT A ROOF OVER OUR HEAD.

I'M GOING TO TALK ABOUT THE  
CHILDREN.

THAT'S WHERE I LOSE IT.

THAT WOMAN THAT SPOKE EARLIER, I  
GOT SO EMOTIONAL, BECAUSE I  
COULD FEEL HER PAIN.

I KNOW HER PAIN FIRSthAND.

YOU GUYS WERE TALKING ABOUT HOW  
INUNDATING AND THE PAPER AND I  
DON'T KNOW HOW THEY EXPECT  
HOMELESS PEOPLE TO KEEP TRACK OF  
ALL THE PAPER, THE APPLICATIONS,  
THE LETTERS THAT YOU GET BACK  
FROM PEOPLE SAYING THAT YOU'RE  
ON THEIR LIST.

IN 2017, WHEN I GOT HOUSED IN  
JUNE OF 2017, I LIVED RIGHT DOWN  
HERE AT AVALON NORTH STATION  
THROUGH THE LOTTERY.

MY RENT IS \$1,600 A MONTH AND I  
GOT AN AFFORDABLE UNIT.

WHEN YOU GUYS TALK ABOUT THE  
DEBATE ABOUT AFFORDABLE UNITS,  
\$1,600 A MONTH FOR A SINGLE  
MOTHER OF THREE CHILDREN IS NOT  
AFFORDABLE.

BUT I WAS HOMELESS AND I TOOK  
IT.

IT'S A VERY, VERY HUGE STRUGGLE  
EVERY SINGLE MONTH.

BUT I'M NOT BECOMING HOMELESS  
AGAIN SO I DON'T KNOW HOW I'M  
GOING TO PULL IT OFF.



I HAVE A FULL-TIME AND A  
PART-TIME JOB WITH THREE  
CHILDREN.

WHEN I MOVED IN INTO THAT PLACE,  
I HAD TIC TA ALL OF MY PAPERWORK  
WITH ME BECAUSE I DIDN'T WANT TO  
LOSE ONE PIECE OF PAPER BECAUSE  
ALL OF IT IS VERY IMPORTANT.

IF YOU DON'T KEEP TRACK OF THE  
PAPERWORK THAT THEY GIVE YOU  
THAT YOU ACCEPTED OUT, IT'S GOT  
YOUR SOCIAL ON IT.

IT HAS YOUR -- YOU HAVE TO  
SUBMIT YOUR PAYSTUBS, YOUR TAX  
RETURNS, ALL OF THAT IMPORTANT  
DOCUMENTS THAT THE WORLD WIDE  
WEB TELLS YOU TO BE VERY CAREFUL  
WITH, YOU'RE SENDING IT TO  
PEOPLE.

LOTS OF MEYER APPLICATIONS GOT  
LOST.

SO I HAVE NO IDEA WHERE MY  
SOCIALS ARE.

IT'S OUT THERE SOMEWHERE.

WHEN I MOVED IN, I HAD A  
30-GALLON RUBBERMADEBIN --  
>> GIVE YOU A 30-SECOND WARNING.  
OKAY.

I HAD A.

30-GALLON RUBBERMAID BIN.

2 1/2 MONTHS LATER, BECAUSE THEY  
HADN'T GOTTEN THE RABID HOUSING  
FUNDING TO THE LEASING OFFICE, I  
GOT AN EVICTION NOTICE AFTER  
BEING HOMELESS FOR 2 1/2 YEARS.  
SO I -- WHAT I ENDED UP HAVING  
TO DO IS SCAN THAT EVICTION  
NOTICE, FIND OUT THE EMAIL OF  
THE PERSON WHO WAS THE TOP DOG  
OVER AT HOME START AND SAY, YO,  
WHAT'S HAPPENING?

I AM NOT BECOMING HOMELESS.  
THAT IS ONLY TWO OF THE MANY,  
MANY THINGS THAT HAPPENED WHILE  
YOU'RE OUT THERE FOR 2 1/2  
YEARS.

THANK YOU VERY MUCH.

>> THANK YOU FOR YOUR POWERFUL  
TESTIMONY.

I'M GOING TO CALL CAROLINE ROY,  
STEVEN AS WELL AS TO COME TO THE  
FRONT.

>> HI.

MY NAME A KATHY BROWN AND I WORK

FOR BOSTON TENANT COALITION AND  
THE BOSTON TENANT COALITION IS A  
COALITION TENANT HOUSING  
HOMELESS AND COMMUNITY GROUPS  
WORKING TO TRY TO GET MORE  
LOW-INCOME HOUSING AND PROTECT  
TENANT RIGHTS AND I'M REALLY  
GLAD THAT YOU'RE DOING THIS  
HEARING.

IT WOULD BE REALLY GREAT TO HAVE  
SOME OTHER HEARINGS.

WE DIDN'T REALIZE BUT WE THOUGHT  
THAT IT WAS KIND OF MORE  
NARROWLY FOCUSED ON THE ISSUE OF --  
>> AFFORDABLE HOUSING UNITS --  
THE WAITING UNITS.

SO WE DIDN'T LIKE MOBILIZE, BUT  
THIS SAN ISSUE THAT'S -- BOSTON  
TENANT COALITION HAS --  
CAMPAIGNS AROUND IT BECAUSE IT  
WAS FORMED IN 2000 AND 2005 AND  
SOME IMPROVEMENTS WERE MADE.

2013 AND WE'RE HAVING AN  
ORGANIZING MEETING TOMORROW.  
I MEAN, WE'VE BEEN WORKING ON  
THIS THROUGHOUT -- WE HAVE A  
COALITION THAT'S BEEN WORKING ON  
THE THIS, BIGGER ISSUES AND  
SMALLER ISSUES AND WE'RE REALLY  
EXCITED THAT THIS YEAR THE MAYOR  
HAS SAID THAT HE'S WILLING TO  
LOOK AT THE BIG ISSUES IN TERMS  
OF THE SET-ASIDE, THE LENGTH  
OFAFFORDABILITY LEVELS AND THOSE  
SORT OF THINGS.

SO WE -- THE -- IN ADDITION --  
SO IN RELATION TO THE SET-ASIDE  
NUMBERS, WE WERE SAYING MOST  
ADVOCACY GROUPS AND WHAT -- WE  
HAVE LIKE 1,000 SIGNATURES RIGHT  
NOW.

WE WERE ASKING FOR 25% AND TO IN  
JAMAICA PLAIN, THAT'S WHAT THE  
JP COUNCIL NEIGHBORHOOD ASKED  
FOR WAS 25% AFFORDABLE AND JUST  
THROUGH PUSHING WE HAVE  
DEFINITELY GOTTEN SOME  
DEVELOPERS TO DO MORE.  
AND JUST THROUGH ORGANIZING.

SO I REALLY THINK THAT WE SHOULD  
LOOK AT LARGER NUMBERS AND ALSO  
SO MANY PEOPLE HAVE SPOKE UP A  
BIGGER ISSUE IN TERMS OF THE  
OVERALL HOUSING PLAN AND THE

MISMATCH OF THE -- AND THE  
IMPACT OF THE 53,000 UNITS THAT  
I THINK THAT THOSE ISSUES SHOULD  
BE LOOKED AT MORE THAN, YOU  
KNOW, THE -- WHAT'S BEST FOR  
DEVELOPERS IN TERMS OF GETTING  
MARKET UNITS ONLINE.

ANYWAY, I THINK THAT'S REALLY  
IMPORTANT.

I JUST -- I GUESS I WANT TO SAY  
A FEW THINGS AND I KNOW WE HAVE  
ACTUALLY DONE SOME STUDIES ON  
OPERATION AND ISSUES OF --  
SEVERAL DIFFERENT ISSUES  
INCLUDING THE TAX REVENUE WHICH  
IS A REALLY IMPORTANT POINT  
AROUND USING ALL THIS TAX  
REVENUE THAT HAS COME IN FROM  
HOUSING TOWARDS AFFORDABLE  
HOUSING BUT JUST ON IDP, I GUESS  
A COUPLE OF ISSUES THAT -- ON  
THE BIGGER ISSUE OFFED  
FORABILITY -- AFFORDABILITY, IT  
IS SO OUT OF WHACK AND YOU WERE  
TALKING ABOUT THE BOSTON MEDIA  
AND HE THIS COME AND THAT'S  
REALLY GOOD AND WHAT'S REALLY  
IMPORTANT, I KNOW THAT WE'VE  
SENT THIS -- BUT WHEN YOU LOOK  
BY RACE AND YOU LOOK AT MEDIAN  
INCOMES, LATINO RESIDENTS ARE  
GUYS -- IT COST TWICE THE MEDIAN  
INCOME OF LATINOS TO AFFORD 70%  
OF RENT.

IT IS ALMOST HALF FOR BLACK --  
BLACK ASIAN TENANTS.

70% IS SO OUT OF WHACK --

>> 30 MORE SECONDS.

YEAH?

OKAY, ALL RIGHT.

JUST A COUPLE INNINGS THIS.

WHILE IT'S GREAT THAT WE SKITCH  
SWITCHED OVER TO D&D AND WE'VE  
BEEN WORKING ON THEM WITH SOME  
FAIR HOUSING WORK WHICH IS  
REALLY IMPORTANT AND THAT'S WHAT  
I WANT TO EMPHASIZE AS IT'S  
MOVING OVER TO -- AS IT HAS  
MOVED OVER IN ELSE IT OF  
EFFICIENCY AND I THINK THAT  
WORKED REALLY WELL BUT IT'S  
REALLY IMPORTANT THAT THE FAIR  
HOUSING LENDS IS REALLY STRONG  
IN CENTER.

AND WE SPOKE ABOUT THIS BEFORE,  
COUNCILOR EDWARDS IN TERMS OF  
THE IMPORTANCE OF THE HISTORY  
WHY WE HAVE ALL THESE  
REGULATIONS AND WHATNOT.  
AND ALSO IN TERMS OF MARTING, I  
MEAN, IN THE LAST CITY'S FAIR  
HOUSING PLAN, THERE WAS A THING  
OF LIKE THIS ISSUE MARKET ALL  
THE AFFORDABLE UNITS IN ONE  
PLACE VERSUS ALL THESE DIFFERENT  
PLACES AND ALSO, YOU KNOW, THE  
NONPROFITS AND THE HOME CENTER,  
THAT WAS ACTUALLY IN THERE  
TESTIMONY, AND THE HOME CENTER  
SHOULD MARKET ALL THE UNITS.  
AND I JUST -- I WAS JUST  
ACTUALLY HELPING PEOPLE FILL OUT  
APPLICATIONS FOR THE CO-HISS  
PROJECT IN DORCHESTER.  
THE HOMES IN FORECLOSURE AND  
IT'S REALLY GREAT BPDA AND IDP  
PROJECT IS HELPING -- THE RICH  
DEVELOPER WHO'S DOING A PROJECT  
DOWN HERE IN BEACON HILL HE'S  
DOING HIS IDP REQUIREMENT BY  
REDEVELOPING SOME FORECLOSED  
PROPERTIES SO THAT WAS REALLY  
GOOD.  
BUT WE'RE TAKING APPLICATIONS SO  
MANY PEOPLE COULDN'T AFFORD THE  
70%.  
BUT PEOPLE ARE -- BUT IT WOULD  
BE GREAT TO HAVE MORE  
CONVERSATIONS ABOUT A UP NUMBER  
OF THESE ISSUES AND WITH ALL THE  
ORGANIZES THAT ARE WORKING ON  
THESE ISSUES.  
CITYWIDE.  
>> THANK YOU.  
ALL RIGHT.  
SIR?  
ARE YOU -- NO?  
OKAY.  
THERE'S STEVEN SIARGRE.  
I CAN'T READ THE LAST NAME.  
PJ SLOAN, I THINK.  
YVETTE CHARLES.  
I HAVE YES, YES, YES, TO  
TESTIFY.  
SO YOU CAN COME TO THE  
MICROPHONE IF YOU WANT TOP.  
TO.  
>> I WAS TOLD TO BRING SIX

COPIES OF EVERYTHING.  
IT HAS PICTURES AND STUFF IN IT.  
MY FAMILY RENOVATED MANY  
BUILDINGS IN THE SOUTH END IN  
THE EARLY '80s.  
WE DID IT AT --  
>> WHAT WAS YOUR NAME?  
PJ STONE.  
OKAY, PJ.  
THANK YOU.  
>> THE SAME TIME WE WERE DOING A  
BUILDING ON WORCESTER SQUARE.  
SO WE'VE -- THE DOORS WERE MADE  
TO BE HANGING DOORS AS OPPOSED  
TO HINGE DOORS SO THEY'VE BEEN  
SO HEAVY OVER THE YEARS WE'VE  
SPENT THOUSANDS AND THOUSANDS  
DOLLARS SINCE THE '80s.  
>> I'M NOT SURE YOU'RE ON -- IN  
TH IS A HEARING ON VACANT  
AFFORDABLE UNITS.  
>> OH.  
I HAD A HEARING AT 5:00.  
THE WOMAN ACROSS THE ROOM SENT  
US INTO THIS ROOM.  
>> NO.  
OH.  
OKAY.  
>> THAT'S OKAY.  
SORRY ABOUT THAT.  
THAT'S OKAY.  
DO YOU KNOW WHERE I'M  
SUPPOSED TO GO?  
>> [ OFF MIC ]  
WE'RE GOING TO CONCLUDE  
UNLESS ANYBODY HAS TESTIMONY  
THEY'D LIKE TO GIVE VERY  
BRIEFLY?  
ALL RIGHT.  
THANK YOU SO MUCH FOR COMING.  
THIS CONCLUDES OUR HEARING ON  
1040.  
[ RAP OF THE GAVEL ]  
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