

Topic	Webinar ID	Actual Start Time	# Question	
Public Meeting on Inclusionary Zoning	161 415 8716	#####	51	
#	Question	Asker Name	Answer	Answer Name
1	Do you have interpreter tonight? How can I choose the Cantonese? Thank you	CPA Boston	live answered	Bryan Glascock
2	Will Chief Jemison's comments about the process so far and upcoming process to come be interpreted for non-English speakers since the interpretation rooms weren't enabled before he spoke?	Matthew Broude	WE will recap the process going forward again during the presentation.	Bryan Glascock
3	I am attending on my cell phone. When/if my time comes to speak, will you be able to unmute me since I'm possibly not identifiable?	John LaBella	Should be no problem.	Bryan Glascock
4	Hi, Catherine Carlock from the Boston Globe here.	Catherine Carlock	Hi Catherine, nice to have you here.	Bryan Glascock
5	Good afternoon/evening. Ellie Sanchez, Chief of Staff for Councilor Coletta.	Ellie Sanchez	Hi Ellie, nice to have you here.	Bryan Glascock
6	Thanks!	John LaBella	You're welcome.	Bryan Glascock
7	how do I enable closed captions pl	Whitney Sands	how do I enable closed captions pl	Whitney Sands
7	how do I enable closed captions pl	Whitney Sands	you should find a button at the bottom of the screen that reads "show captions" - if you click on that they will be enabled	Aimee Chambers
8	Since when have those units identified in the previous slide been developed.	Jo-Ann Barbour	Since the beginning of IDP in 2000 under Mayor Menino.	Bryan Glascock
9	can you share a link for the slides?	Karen Chen	https://www.bostonplans.org/news-calendar/calendar/2023/05/30/public-meeting-on-inclusionary-development-policy	Bryan Glascock
10	I didn't see the South End on the chart. What Zone is it in?	Vanessa Calderon-Rosado	live answered	Bryan Glascock
11	My audio is garbled and I think it's you guys.	Greg Maynard	live answered	Tim Davis
12	what is the deadline for comments?	Kathy Brown	June 8th	Bryan Glascock
13	What zone is South Boston 02127 in?	LUANNE O'CONNOR	Zone B	Tim Davis
14	Did you say that the voucher set-aside begins in 2025?	George	live answered	Sheila Dillon

14	Did you say that the voucher set-aside begins in 2025?	George	The zoning Article would become effective January 1, 2024 or 6 months after City Council approval, whichever is later; provided, however, that the required on-site inclusionary zoning unit contributions specifically for voucher holders shall go into effect January 1, 2025 or 12 months after the effective date of the Article, whichever is later	Tim Davis
15	Is there any consideration on the size of the units in the IDP rules?	Jo-Ann Barbour	IDP units are required to be similar in size and bedroom count to the market rate units. This proposal allows the City to require more larger units, such as 2 and 3 bedroom units.	Tim Davis
16	On my Iphone zoom, I don't see an option to mute or unmute myself. When it's my time to speak, will you be able to unmute me?	John LaBella	Yes, when it's your turn you will be given the ability to unmute	Maya Kattler-Gold
17	Small developer here. The IDP lottery is absurdly complex on both the developer and prospective tenant side. For two IDP units in our project, the lottery rule is a 65-page long document. We would have to spend hundreds of office hours to administer the lottery or hire a consultant for tens of thousands of dollars. That's not exaggeration. Maintaining the waiting list is also super-expensive. On the tenant side, how many people without a college degree -let alone lack of English proficiency- can truly navigate the process? Is there any plan to reform/simplify the lottery process?	Vivian Girard	Vivian — We are currently mapping out the application process with the goal of making it a much better experience for both applicants and owners. Hopefully we will be able to share improvements soon. Thank you. SD	Sheila Dillon
18	I can't unmute on my phone. I'll chat and perhaps you can read my chat	John LaBella	Sure, glad to.	Bryan Glascock
19	Technical question. For ownership the zoning language says "not more than half of households are at 80% AMI and not more than half are at 100% of AMI". But if there are 9 units, wouldn't 5 be at 80% AMI (more than half) and 4 at 100% AMI? And it looks like the policy doesn't allow a developer to do 9 at 70% AMI if they choose.	George	I'll look at that language with your comment in mind.	Tim Davis
20	Thanks Tim. Technical question 2. It says developers can provide additional square footage with two- or three- bedroom units. Can they use four+ bedroom units?	George	That is not contemplated at this time	Tim Davis
21	Technical question 3. The length of restriction says a deed restriction for a period of at least 50 years. Can this language be made more flexible to allow the City to require permanent affordability in the future without having to change the whole zoning code? For example, "for a period of at least 50 years with an option for the City to extend the affordability"	George	We can look at this - easier for rental units,	Sheila Dillon

22	With Master plan PDAs, we are seeing some 20% onsite affordables at 70% AMI. How do master plans factor into IDP proposed zoning levels?	Sara McCammond	live answered	Tim Davis
22	With Master plan PDAs, we are seeing some 20% onsite affordables at 70% AMI. How do master plans factor into IDP proposed zoning levels?	Sara McCammond	PDA would have to meet the minimums for large projects, but as is currently the case, the PDA process would allow for an ask of more and/or deeper affordability.	Tim Davis
23	Would one of the BPDA read this on my behalf? " My company, HousingWorks, works with hundreds of low income landlords in MA and NY, including Winn, 2Life, Peabody, Maloney, and Harbor. At the last meeting, we submitted data on displacement numbers and FTE incomes that showed the IDP % of set aides needs to increase up to 33%. What the data doesn't show is that the old and new IDP policies are accidentally driving displacement. Household incomes fluctuate all the time. By mandating FOUR affordable income levels in every IDP building: 30, 50, 60, and 70%, it avoids both the cliff effect for welfare recipients if their income increases, and allows retirement incomes to drop without displacement. Having multiple levels also avoids the poor door effect and increases the social capital of that building, because people can experience stability even as their incomes go up and down over the years. Thank you.	John LaBella	live answered	Tim Davis
24	"All my landlord clients understand this and seek to build housing with MORE AMI levels in it. Using both the two voucher programs to achieve this level without loss of profit for developers"	John LaBella	live answered	Tim Davis
25	With IDP moving into zoning instead of being implemented via executive order, would future changes to the policy after it's adopted and implemented require the same process of approval by each of the BPDA Board, City Council, and Zoning Commission, or would the Mayor still be able to change the AMI percentage targets and policy details without votes by the BPDA Board and City Council? And would changes continue to always be initiated by the Mayor, or could the City Council also initiate changes?	Matthew Broude	Changes to the Zoning would require this same process 1) BPDA board vote. 2) City Council, and 3) zoning commision. The council does not have the power to initiate the changes.	Tim Davis
26	no I cannot hear	Sarah Horsley	live answered	Bryan Glascock
27	yes we can hear	Sarah Horsley	live answered	Bryan Glascock
28	Can you see how many people have their hands raised?	George	8 right now	Bryan Glascock
29	i can hear the english	Linda Freeman	live answered	Bryan Glascock
30	Bryan, you were great! Thanks	John LaBella	live answered	Tim Davis

31	<p>For large project offsites, where are the offsites located? Within the particular zone or within the specific neighborhood? For example, if it is a Charlestown waterfront zone A project would the offsites remain in the that waterfront neighborhood or within the Charlestown neighborhood?</p>	Sara McCammond	Sara - to be allowed to meet your obligation by creating units off-site, the off-site units need to be built, created within 1/2 mile of the market rate units.	Sheila Dillon
32	<p>My audio is not working. Can you read my testimony out loud?</p> <p>Hi, my name is Jannah Destiny Noel Lee. I'm a resident of Jamaica Plain.</p> <p>I'm testifying to change the Mayor's proposal to include more truly affordable housing. Truly affordable housing is important to me and Boston because of I knew that my sister had to move out of Boston to Randolph because it was too expensive for her kids because she has five kids.</p> <p>I want to lower it to 40% AMI for families because you all say it's affordable housing but a lot of us Boston Hispanic and Black people are suffering because it's not really affordable housing out there for us to stay there.</p>	Jannah	live answered	Tim Davis
33	<p>Thank you Sheila and Tim for answering my questions.</p>	Sara McCammond		
34	<p>Hi I forgot to mention request to lower affordability for homeownership 50-100% AMI As you know There is such a demand for affordable homes in Boston so Please open this up to more BIPOC homebuyers!</p>	Kathy Brown	Thanks Kathy	Sheila Dillon
35	<p>Thank you all for this mtg -public space and making meetings accessible to folks that do not speak English</p>	Kathy Brown	Thanks Kathy! please feel free to reach out any time to discuss how we can continue to do good outreach and engage better with limited english communities - Anny. asuncion@boston.gov	Anny Asuncion

36	<p>(1) What percentage set-aside does the City think is doable at 40% AMI? We know RKG ran some numbers but have been asking the City for its interpretation since December with no answer.</p> <p>(2) Chief Dillon, have you looked into the legal ability to require developers to use City vouchers or ways cities have found solutions around legal barriers? Would vouchers lower developer profits or keep them the same?</p> <p>(3) RKG said strengthening requirements over time is feasible and gives developers predictability. The City is already phasing in some of the requirements in 2024 and 2025. Did RKG give an opinion of it's possible to increase the set-aside beyond 15/17% by phasing in additional increases in future years, or can you ask them? Does the City agree that future increases would give developers predictability? Can the City respond to the community's proposed solution to go beyond 15-17% in future years, and say if you are considering that or if you have specific reasons you don't want to?</p>	George	George - I will get back to you tomorrow on your questions. Thanks.	Sheila Dillon
37	<p>(4) A June BPDA vote only 7 days after comments close does not give enough time to incorporate public feedback. It's also not right to vote in June because this would give the City Council an August deadline to vote which undermines their role reviewing the IDP. Will the City have the BPDA vote in July or after?</p>	George		
38	<p>My name is Markeisha and I wasn't sent a link for this meeting. My hand is raised as Sarah Horsley, thank you.</p>	Sarah Horsley		
39	<p>Chief Dillon replied in detail to the last speaker's question, so I would appreciate a response to these questions</p>	George		
40	<p>There should be time to give a brief response and still hear from everyone</p>	George		
41	<p>The City Rent Subsidy Coalition is proposing that the "city vouchers" be Project Based, tied to the development subject only to annual appropriation (like Section 8). There is no "legal" barrier to requiring owners to do this as a condition of BPDA approval. They could be targeted, to larger projects for administrative efficiency.</p> <p>If low income subsidies are NOT provided, the new IDP buildings will tend to reinforce racial and class segregation in the city.</p>	Michael Kane		
42	<p>I would also like to hear answers to George's questions. and please let Markeisha speak! I shared the link with her because she didn't receive one</p>	Sarah Horsley		

43	After Danielle speaks I'll log off so Markeisha can speak and there's no confusion with two Sarahs	Sarah Horsley		
44	Thank you all You work so hard I know that	Kathy Brown		
45	Thank you Chief Dillon. We want to know if you can work with us to work through concerns you have and find solutions that work around 40% AMI and the set-aside -- as you know we've been working hard to do good analysis and be flexible, and we want to make sure there's constructive dialogue to improve the policy more, and not for the City to just say "we can't make any more changes."	George		
46	Would be great to hear if there is a way to do an option at lower AMI's for ownership units!	George		
47	<p>Actually, if developers utilize project-based City Rent Subsidies, that pay them IDP rents while ensuring low income tenants can move in, developers would make MORE rental income from these units, than the Mayor's current proposal.</p> <p>That would make it more feasible, for the City to then require, a higher percentage of units accepting regular Section 8 Vouchers that pay the much higher Small Area Fair Market Rents, equivalent to market rents in many zip code—approaching 33% of affordable units, overall</p>	Michael Kane		
48	Is the private developer considering that the two voucher programs would give the developer the same income?	John LaBella		
49	Damon would you please put your contact info here.	Dianne Wilkerson		
50	The report that RKG submitted to the city did not include AFFH	Sarah Horsley		
51	i SDON'T SEE WHERE TO POST comments on the BPDA site?	John LaBella	live answered	Tim Davis