



GMNC Monthly Meeting  
June 3, 2019 6:30-8:00pm  
Mildred Community Center

## Meeting Minutes

### I. Introductions

Fatima Ali-Salaam, Chair  
Janae Tooley, Vice Chair  
Matthew Skelly, Secretary  
Mirlande Joseph, Asst Treasurer  
Vickey Siggers, Treasurer  
Lenore Pereira  
David Lopes  
Ruby James Saucer  
June Joseph

### II. Vote to approve May 7 meeting minutes:

Motion: MWS  
Second: Mr. Lopes  
Vote: Unanimous

### III. Presenters

a) Sheila Dillon – Chief of Housing and Director of Neighborhood Development  
William “Buddy” Christopher – Commissioner of Inspectional Services  
Jared Staley – Planner from BPDA

Presentation will primarily be an update on housing generally, more specifically on projects ongoing in Mattapan

- Resources at DND: Supportive Housing, Office of Housing Stability, Neighborhood Housing Development, Boston Home Center, Real Estate Management & Sales
- Boston, as well as many other coastal communities, are experiencing a significant and unexpected growth in population. Boston is a very popular place to be, there are a lot of people coming in and our seniors are staying here.
- The City has determined that 69,000 units are required in Boston, and of those at least 15,000 should be below market, deed restricted, affordable units. With those 15,000, Boston will have 70,000 units of affordable housing which would give Boston the highest percentage of affordable housing in the country
- 554 units of housing in Mattapan, 59% affordable (over the last five years)
- 14,419 residential units in Mattapan, 21% affordable (total)
- Developers have been building on some of the smaller, city-owned parcels. The City is emphasizing constructing units that can be owned

- Construction on Cody Village should be starting up in late August. It's a 100% union project, 76 rental units, larger on Cummins Highway and more scaled down on Regis Street.
- Mattapan Station at 466 River Street. 135 units and will all be affordable units with 10,000 square feet of retail
- 872 Morton Street – 40 units of affordable housing including 9 units for home ownership (the old police station)
- Morton Street Residences – 27 market rate units, Spring 2020 groundbreaking

Q: How are the affordability and ownership percentages determined?

A: Through public outreach and input from the community

Q: How is the outreach conducted? What is the limit for mailings?

A: Probably 500 feet, also flyers and lots of other outreach

- Density is determined through public outreach, and then through the Article 80 process community input is incorporated.
- Chat with a planner first Thursday of every month
- Several other ways to reach out to DND, ISD, & BPDA

#### PRESENTATION WILL BE POSTED ON THE WEBSITE

Q: Are all of the construction jobs Union jobs?

A: No, the Cody Ford project is 100% union but the rest are mixed

Q: Have GCs been selected on these projects yet?

A: Some have.

Q: Can we find out who the contractors are?

A: Yes

Q: It would be really great if some of these hundreds of millions of dollars of development money stayed in this neighborhood by hiring local people

Mr. Lopes: The City needs to have some teeth in their agreements that say the team that gets to build it has to be reflective of the community. It has to be an official agreement.

A: About a year and a half ago Mayor Walsh changed his policies and now we're scoring developers on the diversity of the teams as well as their ability to move projects forward. It has made a difference.

Q: When the City talks about affordable housing, the income number they base their calculations on is \$60-\$70K but residents of Boston make on average \$30-\$40K. So the affordability numbers do not reflect the situation for residents.

A: Affordability means a lot of things. AMI (Area Median Income) is the same measuring tool, it's a standard that gets used. Developers should not be able to use affordability numbers to threaten the community. The Mayor is trying to figure out how much we can extract from developers before the projects become infeasible. Some people feel like the new housing should primarily serve the most needy, some others feel like it's more important to provide housing options for the middle class, and still others think home ownership is the most important, which requires more resources.

Q: When are better times to meet with BPDA?

A: As they become available, GMNC will send them out to the mailing list.

Q: Regarding 767 Morton Street – a lot of people don't know what's going on with that property. The neighborhood associations might know, but people who live nearby are missing information.

A: It's not approved yet.

Q: That project has been trying to go through back channels to get approved and we need assurance that it hasn't been approved yet.

A: It's still in the approval process.

b) Carol Conroy, assistant director of ISD

- If you're interested in renting your house for fewer than 28 days you need to apply for it.
- There are three options for how to rent it, and you can search for short term rental on the City's website, or you can go into their office, or you can apply by mail.
- For a primary residence you need to live there for 9 out of the 12 months.
- There's a user portal online that's really easy to use.
- You need to apply for a business certificate at the City clerk's office as well. The registration number will need to go on every listing.
- \$25/year for a limited permit
- \$200/year for a residence adjacent model
- It's going to be a good thing for the homeowners, but also for nearby businesses.
- Enforcement has been held off so far because AirBNB sued the City
- Fine for renting an illegal unit is \$300 per day.

Q: Where do the funds raised by the fees go?

A: Back in to the general fund for housing.

Chair: Will there be something posted on the building showing the registration number?

A: No

Vickey: This system is working, ISD has been coming out very quickly.

A: Thank you

- Long term rentals also must be registered. Rentals of more than 6 units must be inspected at least once every five years and must be compliant with the State sanitary code. If they don't fix everything within 30 days they get written up and eventually can be taken to court.
- Deadline to register is June 30
- Anytime somebody puts in a complaint to 311, the City must come out and inspect, so it's really important to speak up if there's a problem.

c) Allentza Michel from Powerful Pathways

- Community organizer, Urban planner
- Invited to serve as one of the members of a Community Advisory Group for the MBTA
  - Better Bus Project
  - Recently completed the Visioning process called forward 40

- Influx of people moving back to the City has caused significant traffic congestion, which has been trapping buses.
- Routes are being analyzed and may be changed, but not until the fall.
- Ridership on MBTA buses has actually declined as a result of ridesharing apps so the MBTA is trying to figure out how to bring that back up
- Some bus routes that used to run may be restored and others that are underperforming may be eliminated.
- Fares are set to go up in July
- AFC (automated fare collection) 2.0 is being investigated by the T as part of an effort to go cashless. The cashless switch may have an undue impact on disadvantaged communities.
- Working group is trying to work with local bodegas and other businesses that could help provide people in those neighborhoods with CharlieCards
- Write in to [betterbusproject@mbta.com](mailto:betterbusproject@mbta.com) to make your voice heard.
- Advisory group is trying to get the T to focus on outreach to disadvantaged communities at the outset
- Trying to get the T to focus on hearing the stories of riders and connect to the community

Q: How do we get the T to focus on connecting with the people who actually use the system?

A: Write in to [betterbusproject@mbta.com](mailto:betterbusproject@mbta.com) and tell them your stories

Q: What is the point of going cashless?

A: It can make all of the transactions faster.

Q: Chicago's cashless system is very effective, but the only way to top up the cards is at like a Walgreens or CVS, so it would be nice for them to be local businesses.

Q: What would the reload amounts on the cards be?

A: Hasn't been determined yet.

Q: It would be really smart to have the machines for the cards to be in the same places where people are already approved for the lottery.

Q: What are the other MBTA advisory groups?

A: T riders, bus rapid transit, and others.

- PLAN Mattapan – what are the top issues that the community would like to see represented by the consultants selected for PLAN Mattapan?
  - People who look like us, and young people.
  - That they live in the community
  - They have senior citizen representatives
  - Extensive planning experience (10 plus years)
  - Experience and concerns with green space, open space
  - Someone to take account for the students riding the buses.
  - People from the community should be allowed to select someone who represents the values of the community
  - Someone who's actively engaged in the community
  - GMNC should be part of the process

- Should be someone who has a transportation background

Jared: Looking for expertise in different fields from consultants, not actually looking for an advisory group.

#### IV. Working Committees

##### a) Community Benefits

Next meeting is June 5 at Ideal Mixer and some of the representatives from the Somerville Neighborhood Council to discuss what they did in developing community benefit standards.

##### b) Environment Parks & Energy

Next meeting will be Monday June 10 to discuss standards for mapping wetlands.

##### c) Housing and Development

Next meeting will be to discuss TOD and moving from Complete Streets to Complete Communities. The meeting will be June 27.

##### d) Outreach Committee

Janae – next Outreach Committee meeting is Thursday June 6, working on t-shirt design and teaming with Mattapan Boys and Girls. Also discussing the book “Made to Stick” by Chip and Dan Heath to learn more about ideas and how to make them stick. Outreach Committee is offering a \$50 gift card to Target to whoever brings the most people to the meeting

##### e) Public Service Committee

Meeting Tuesday June 4 at Ideal Mixer, construction season is starting to get going and we’ll be discussing all of the upcoming projects.

##### b) Zoning Committee

Zoning goals will be uploaded onto the website soon. Next meeting Thursday June 20 at Ideal Mixer.

#### IV – Wrap Up

- #MattapanLove Sunday Series 6/16, 6/30, 7/14, 7/28 noon to 6pm
- 6/27 Community Meeting for Proposed Marijuana Shop at Mattapan BPL
- 6/22 – 9:30 am – 1:00 pm Mattapan Moving for Life at the Boston Nature Center
- 6/22 – Noon – 3pm 3<sup>rd</sup> annual Mattapan Campus Unity Day Foley Great Lawn
- 6/22 – Noon – 8pm BAMSFEEST Franklin Park Playstead Field
- 6/29 – Ayanna Pressley coming to do A Talk with Greater Mattapan Residents (location TBA)
- 775 Morton Street zoning hearing on June 25 at 9am
- Billboard hearing is June 25 at 10am
- Sefarina and Marlee Benjamin from Nick Collins office passing out flyers – Capital Planning conversations happening now. Greenway funds are up for grabs with the environmental agency
- Organizing a series of Town Hall events for City Council candidates