



GMNC Monthly Meeting
July 8, 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
Ruby James Saucer
June Joseph
Nicole Purvis

Note: Food is served! Salads from many cultures are served at tonight's meeting to celebrate summer, and the various different cooking traditions that the folks who come to our meetings represent.

II. Vote to approve June 3 meeting minutes:

Motion: MWS
Second: Ms. Joseph
Vote: Unanimous

III. Presenters

a) State Senator Sonia Chang Diaz

Congratulations to the GMNC Board and the community for coming out.

- Affordable housing – many levers at the state level to ensure we're getting the job done in terms of pushing the rest of the state to step up to do their fair share. Boston City can't handle the whole load. State has a low-income housing tax credit. Also the community preservation act – just succeeded in the Senate to get a state match when the City funds the CPA. Small Area Median Income Housing Credit – if you have a Section 8 housing credit, now the value can float with the area median income, which should help break down segregation lines.
 - Q: How will people find out about this policy?
A: It's a very new program. If you know someone who has a Section 8 voucher, please have them reach out to Sen. Chang-Díaz or Sen. Collins.
- Economic Development – we're existing under a temporary budget; final budget should be coming any day now. Hoping for an increase to the Small Business Technical Assistance line item, which is a

really efficient dollar for dollar small business stimulant. Try www.massbudget.org and use the budget browser. You can put in any key words/phrases.

- Sen. Chang-Díaz's 10th year in office – she's been working for her entire career on bringing a lot more transparency in real time for local hiring/vendor practices. Quarterly reporting instead of after the project ends. The State should stop considering vendors who ○ Q: Would this apply to the MBTA A: We'll see?
- Fund the K-12 school system through the Promise Act. School systems are under funded by more than a quarter of a billion dollars.

b) State Senator Nick Collins

- Currently struggling with the Governor for funding for Boston. While Boston tax revenues may be high, but that shouldn't limit state aid.
- When commercial developments are built in Boston, developers owe \$10/SF to the affordable housing trust, plus \$2/SF for the jobs creation fund. This is referred to as linkage, but it hasn't changed with inflation. Sen. Collins supports the City's ability to raise the linkage.
- The inclusionary development policy needs improvement. Some developers try and build just under the number of units, Sen Collins believes any more than 4 units should include ○ Q: Is rent control being discussed again?
 - A: The rent control discussion is very important. We're in a City that's unaffordable to the people who live here. We need to have integrated market rate with rent control with City housing. Proposal before the MBTA to build more electric, including the Fairmount line. The 3F designation is something that's going to come up in the PLAN Mattapan discussion. · We have tools beyond just the legislation. We have more affordable housing than any other major City, but it's causing us to accept worse percentages in proposals. Any public owned property should have at least 50% affordable housing.
- Working on legislation to stop foreclosures without a judicial review.
- Budget – spent a lot of time advocating for job training programs. \$300,000 for the culinary arts center over near South Bay (NECAT). A lot of people who came from that program are now employed at the Encore!
- City is working with the State to get extra funding for trees along Blue Hill Avenue and more money for Ryan Park. Also hoping for good news regarding Edgewood Park – need to work out how much access residents want to that park.
- \$1.6 billion in the last year was issued to DBE and WBE.
 - Epstein Fowler urban farming was funded.

c) Frank O'Brien from the Allandale coalition

- This is a multi-year, multi-community, multi-issue effort.
- Mattapan has many green resources, from Franklin Park down to Milton, but especially in the Cummins Highway to Mattapan Square.
- Next scheduled meeting is July 25th at the Mattapan Audubon Center.
- The origin of the group was the Allandale residences, which was roundly opposed by the community, but approved by the City with over 50 variances requested.

- Many examples of proposed developments that are inappropriate and require community opposition to discourage developers.
- Much of Mattapan was wetlands in the 1800s
- Currently Mattapan has about a dozen separated wooded areas
 - Mattahunt – many small parcels owned mostly by the City. Zoned for single family still, subject to serious flooding
 - Savannah Woods – a few privately held parcels, designated unusable, but that may not stop developers.
 - Pendergast Preventorium – many protections the land has that should be enforced
 - Woodhaven – still a few privately-owned parcels, designated as urban wild, but still could potentially be developed
 - Gladeside is a designated urban wild, and it's well protected
 - Babson-Cookson tract is likely not developable because of severe grade change across the site.
 - Neponset River/Edgewater Drive Section – major community resource that needs to be improved. The state has a 2006 master plan. Neponset River planning group may be interested in working with GMNC.
- For development sites, developers must answer to the community.
- Flood risk map review.

Presentation will be posted on the GMNC website.

d) Marvin Martin Executive Director – Action for Equity

Speaking today about the Special Protection zone for Anti-Displacement

- Mr. Martin was an early organizer of the development of the Blue Hill stop along the Fairmount Indigo line.
- Wherever investment in transportation comes, so often does excessive gentrification.
- A special protection zone along the Fairmount corridor was created. Means that legislatively there would be an overlay district created with anti-displacement policies incorporated. Used a half-mile distance from the railbed, as opposed to from the stations to make sure no gaps would be left out.
- Use neighborhood AMI instead of regional AMI for affordable housing.
- Ask for more control and higher rates for the linkage funds.
- Wide support from the City, although BPDA has had problems figuring out how to draw a district across multiple neighborhood lines.
- Folks who live in the community need to have first rights to come back into a community after it's redeveloped. Not just a right of refusal, which doesn't help if you can't afford it. Need to fund it, the same way that has happened in Oakland.
- In a capitalist society, we need to figure out how to make sure the people from the community can also have more money in their pockets to afford the more expensive housing. There are about 750,000 jobs in Boston, only 230,000 go to Boston residents. The vast majority of the highest salary jobs go to people who don't live in the City.
- Needs to become one of three demands: self-governance, affordability in new development, and special protection zones.

- Requesting that the Neighborhood Council be involved with the effort, and also that we can help pull together a community meeting in Mattapan.
- We have a full workshop on this in the future.
- 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.

IV. Working Committees – No updates this month for summer break!

IV – Wrap Up Announcements

- Symone Crawford from MAHA – director of homeownership education. July 18th is a huge community meeting at the Reggie Lewis Center at 6pm. Trying to pack as many people in the room as possible, and pie will be served!
- Thadine Brown VP of the board of MAHA, but here as a City rep for CPA – two funding rounds have given away \$42 million in the last two years. August 1 is the application release date and applications are due September 27 – eligibility form is on the website now. Detailed presentation regarding the application process is coming. Using money also to buy down the AMI in affordable housing developments – 872 Morton St \$1M. Funding community gardens in Mattapan. We need projects in Mattapan!
- This Sunday will be the first #MattapanLove from noon until 6pm at Ryan playground.
- Mattapan Square farmers market opens this Saturday July 14 at the corner of Cummins Highway and Fairway Street! Everyone should come.
- There will also be a farm stand in front of Mattapan Community Health Center on Thursday afternoons
- Mattapan Food and Wellness summer walking group challenge started this past Saturday!
- Sharon Callendar - Free physical activity program for people 50 years old and up – classes starting tomorrow, lots of different activities like yoga and cardio.
- Cynthia Lewis from State Rep. Dan Cullinane's office is always available.