



Community Conversation What We Heard

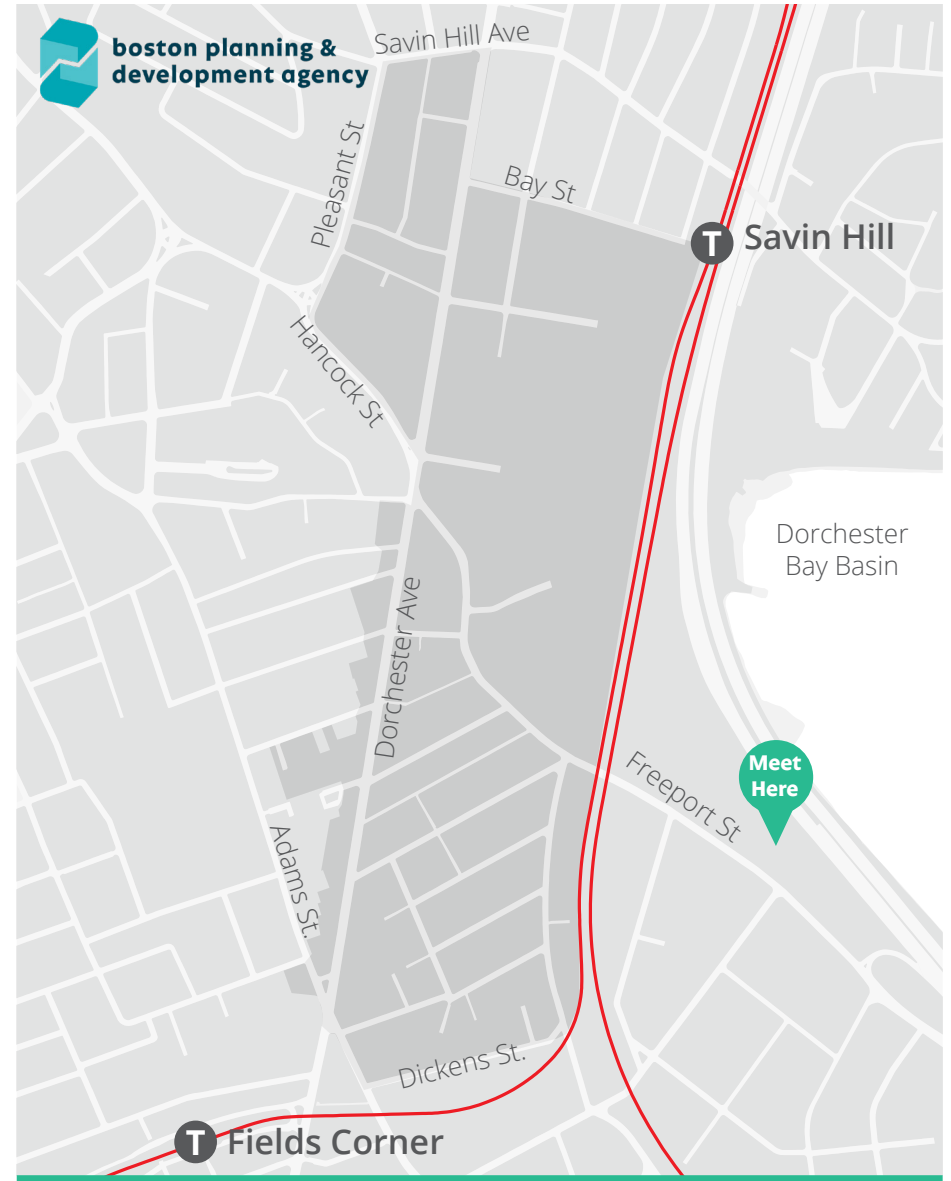
On January 10, 2018 at the Community Conversation, residents and neighborhood stakeholders shared ways to better plan together and shape the upcoming conversations about PLAN: Glover's Corner. During the facilitated, small group conversations, participants shared their hopes, fears, and questions about the process. The community feedback will be used to shape the agenda and next steps for community engagement.

The scanned cards from the meeting are organized by hopes, fears, and questions. We are currently thinking of ways to categorize them and share them at our next meeting for participants to interact with. If you did not get a chance to fill out the hope, fear, question cards or had additional thoughts, please add your thoughts through this form: <https://goo.gl/forms/PfkaMPP8tLFP8jk83>

The meeting was held at IBEW Local 103, 256 Freeport Street, Dorchester, at 6:00pm - 7:30pm. Interpretation and translated materials in Vietnamese and Cape Verdean Creole were provided. Refreshments were provided.



Learn more: bit.ly/PlanGlovers
Share: #planglovers @BostonPlans



Study Area Map

The PLAN initiative is an opportunity to think strategically about the future of Glover's Corner. In close partnership with the community, we will explore what and where to preserve, enhance, and grow.

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Community Conversation

Hopes, Fears, and Question Card Feedback

Hope Cards

My hope is...

that there will be an
infusion of new + innovative
business
to the community

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

- development will bring business who have good employment practices
- local and union labor will be prioritized
- the needs of those at the greatest risk of displacement will be centered

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

The residents will
shape the planning
agenda -

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

- More opportunities
+ engagement for
the community
- Community space for groups to come together
 - require new build to have x# of parking
 - require new build to have a public space or other contribution

My question:
how will the planning account for the current needs and to ensure it thrives.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My Fear

is residents will
be priced out
+ the current ~~and~~ resident
needs will not
be considered

- widen streets or create one-way streets to move traffic
- limit the density of ppl in an area

My hope is...

that there will be a rational flow of traffic on Dorchester Ave. and to and from its cross streets

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My hope is...

- Better communication w/ community - access, language, childcare, food
- Good affordable Housing
- Pathway to Jobs
- Support to small business

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My hope is...

A democratic process that allows input from all community stakeholders, and allows for responsible development practices for workers

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____ + community members

My hope is...

This Area will be a mix use land, more commercial and condos, Relieve traffic. Build a subway station. Create more jobs for Residences.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

That any Development has parking requirements.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

That there is a commitment to building & maintaining a diverse community.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

- Dorchester will be better after all
- more house will be build -
end of problems

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

Will all the diversity in Boston have the opportunity to work in this project

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

Strong affordability protections for existing housing are part of the plan.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

We'll end up with a plan with more good jobs, affordable housing, buildings + infrastructure that can deal with climate change (floods, power outages, extreme temps)

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

Affordability matches residents' ability to pay.
(if 10% of residents ~~make~~ can pay \$1500 a month in rent, 10% of new housing rents @ \$1500 a month)

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

a nicer neighborhood, better school system, and controllable renting, subway, Ronan park renovation, access way to the coast line.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

Involve the youth!

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

Businesses now using pollutants will be required to clean up the area

Transportation systems like the T will be better utilized (upgrades)
walking and green areas will be expanded

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

Development will be climate sensitive. This affects drainage, floodplain...

as well as cars, transit, pollution from traffic.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

Jobs created are real + lasting. One way I hope this happens is that Madison Park Tech/Voc will be involved all the way - It's the City's only voc school but has been left out of all major development in the City - that is a huge wasted opportunity to involve, empower, provide skills to, Boston youth + enable them to stay in the City of Boston

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: Educator

My hope is...

That a true mix of housing opp's - will emerge - High Mid + Subsidized Family + senior ownership + Rental

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

Judith Baker
50 Marlboro Ave

In this era of all-out assault on the public sphere I hope Boston provides a model for others around the country for citizen empowerment, for racial justice + for recognition of the rights of the working + middle class

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

That the input of the Community will be heard and acted on - I have seen those other processes where it was not - with unhappy results

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

Make Dorchester have MORE
 Bike paths, walk paths,
 create more work for
 Dorchester residents.
 Especially the youth.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

- Accessibility to
 - Affordable housing
 - Increased density of
 neighborhoods will increase
 residential voting power

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

- The transformation ~~with~~ of the area
 will start soon.
~~The place won't look~~
 - The new development will look interesting
 (unlike assembly square)

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

~~How Many~~
 you take care

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is... To improve the area from Swan Hill to Fields Corner. Especially

The dilapidated Bldgs along Dorchester Ave. More Jobs for Dorchester residents and not like South Boston where people from New Hampshire +

have to get local jobs

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

We find Three concrete concepts we get consensus on that form the background for more planning.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

Anh chị có lo lắng gì không... HOPES

- input/needs of community (process) residents are taken into consideration/prioritized during the planning process

Tôi là...

- một cư dân chủ doanh nghiệp khác: _____

Anh chị có lo lắng gì không... ^{process} Hopes

- the city will continue to hold these meetings with the community in spaces that are accessible
- the city will do outreach to those not present already (include new voices so this is inclusive)
- takes culture into consideration.

Tôi là...

- một cư dân chủ doanh nghiệp khác: _____

FEARS

HOUSING

- housing will be inaccessible to the needs of current residents, catering instead to new incoming market

JOBS

Housing Hopes.

- that this area will have a focus on those already living here and will consider how it can help them continue (or actually) afford to be here.

~~Anh chi có lo lắng gì không...~~ HOPES

city's public commitment to preserving neighborhood's diversity and history of immigrant communities.

Elimination of jargon filled planning presentation that a college grad don't even understand.

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

~~Anh chi có lo lắng gì không...~~ HOPE

AFFORDABLE HOUSING FOR LOWER INCOME RESIDENTS -

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

Anh chị có lo lắng gì không ... **Hopes** ^(housing/job)

More resources needed by current residents:

- living wage jobs
- education
- health care
- affordable rents
- access to homeownership

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

My hope is...

- Affordable units more than 20%.
- Plug structure for whole neighborhood.
- mix of retail & entertainment, along w/ housing. traffic & signage needed.

Anh chị có lo lắng gì không ... **Hopes**

create legislation and funding to require 30+% of all new units ~~to~~ for major ^{housing} developments in Boston

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

My hope is...

The Glover's Corner Area ^① will be an area that remains multi-ethnic, - be ~~affordable~~ for residents who have lived here for long period of time that ~~is~~ ^{new} this area in

My hope is...

- That the area will look great
- That the residents will have a voice
in the planning & willing to *dialogue* + *compromise*
- More green space and not just brick + mortar
- Put some creative designs

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

Community members will have decision-making power in planning process

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

That we can organize our community to fight back against *greedy* and to allow for some decision making in how things are planned

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

housing that is affordable based on Dorchester median incomes

Permenant jobs for neighborhood residents

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is... Keeping the
Jobs in our Community.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

That the area would be
zoned for very affordable
micro units (250-350 sq/ft)
for individuals who make
minimum wage to be able
to live by themselves.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

That safe bike lanes would
be a priority.

That new small businesses
would hire locally.

That big box and ^{large} franchise
stores would not get zoning.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

This project will be done
Safe by union members, who have
a great safety record through
OSHA

Mixed used Housing?

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

that this process and whatever it produces will be inclusive and equitable.

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My hope is...

If there are lots of new jobs, how do we make sure local people get them?

Many people are very low wage. How do people in the area get access to better jobs?

We maintain diversity + Vietnamese enclave

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My hope is...

A long range plan will be developed.

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My hope is...

that the diversity of the neighborhood is maintained and any growth improves the area for those who already live here.

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My hope is...

THE COMMUNITY IS
100% ON BOARD WITH THE
DEVELOPMENT OF
GLOVER'S CORNER

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

There is Always Gonna be
TRAFFIC AT 5 CORNERS SO
~~I hope it doesn't~~ DON'T THINK
IT WILL CREATE THAT MUCH OF
A DIFFERENCE WHEN WORK IS
GOING ON

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

Renewed / vibrant life without
displacement - Better resources
for low-income and limited
English speakers.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

- New housing will be
built that will be affordable
to the ~~to~~ families that
live in the neighborhood.
- Thus service will be improved
to accommodate new residents.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

over

- I hope the City will require high / deep levels of affordability on any public land (e.g., bus yard) that is sold / developed.

My hope is... The neighborhood improves in many ways.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

Glover corner can become a melting point for all surrounding neighborhoods!

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

Homes for MATHA grads + others
Keep racial + eco. diversity in Dorch.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

TO KEEP ARE PEOPLE
IN THE COMMUNITY DON'T
Push. THEN OUT

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

That Dorchester will continue
to be a place where we can
raise families.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

all the people in and
around the neighborhood
we all just along,
help one another, especially
the elderly.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is... JOBS/Housing

- Affordable Housing
will be built for
Families in this neighborhood
- good transportation planning
for the gloves corner
when built
- BPDA will be fair &
transparent

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

The neighborhood will be involved and well represented on any development projects. I also hope that the people that build these projects can live there

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

- to see project will bring diversity business for the Area - create more jobs.

* to see this Area ^{well develop but not} ~~up~~ _{out} Empty Land

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

HOPE My fear is...

*BRDA completes processes that allow developers to work with community in a way that honors community needs.

- Tool Box that gives developers guidelines about how to respect and honor community.
- Give developers opportunities to meet community & hear stories
- Collaborate to come up w/ solutions that let Resi. Move up.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

we right the wrongs + injustices of the past by distributing wealth to people of color by providing homeownership opportunities.

\$ is the root of all evil

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

- o Affordable homeownership opportunity for current residents of the area
- o more buses + trains (↑ frequency + efficiency). More people moving in, we need better transportation

* Here as a resident, not as a city employee

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____
 employee

My hope is...

- THAT THIS PROJECT PROVIDES Long-term, sustainable economic opportunities for the local residents.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

Slow Down Process

Housing ↓
 Make sure for the lower income needs and have what they need
 Section 8, 1000 Income Vouchers? Housing to become 100% available to low income people.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

That participants in this process keep an open mind + take a long term view.
 That the process will lead to implementation of a solid mixed-use plan for Grove's Corner.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

That the Glover's ~~Corner~~ Corner development facilitates the development of a multi-cultural, multi-generational neighborhood with public rail transportation access, local jobs for local residents.

After having sat at this table, restart? It is too ~~late~~ late perhaps.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: city employee

My hope is...

for this planning process to slow down!

I hope my family and community can continue to live and grow in Dorchester for generations to come. I want Dorchester to become more vibrant and creative but not become gentrified!

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

Residential pride
Renovation of local neighborhoods
elimination of vacant or abandoned housing - possibly creating new, improved living space for local residents

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

- More trash collection days for the neighborhood.
- Improve traffic -
- Re-zoning the current zoning / plan -
- More parkings when developer develop some new area -

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My hope is...

The traffic congestion in this area will be better designed to include ^{safe} walking and biking.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

The BPDA will listen to the residents, including those in ^{the} Dorchester Not For Sale Coalition, about the need to slow down this process and make it more community friendly and give the residents and small business owners a real voice in the decisions that get made.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

The market can level out and my pockets will stop shrinking

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

To be able to continue to watch my community grow without losing the culture (small local connections)

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

Keep Glovers corner
Diversified and not change
the way it looks in cultures,

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

That Dorchester remains + develops
as a vibrant multi-income
and multicultural area of
the city with good jobs and
affordable housing, with
parks, open areas and recreation
opportunities. Movies at Strand Project

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

any new development will
help build/support multilingual families.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

that the business will
work well in the neighborhood
for the residents

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

the plan involves voices/perspectives from marginalized communities

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

My hope is...

- Dorchester remains as a community/neighborhood ~~is~~ for residents currently living here.
- whatever changes happening in the neighborhood is informed by residents.

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

My hope is...

We can create an area that has something for everyone. including affordable housing, work space for jobs and companies that can't afford Class A rents, open space for recreation. Lead-free housing options for families

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

My hope is...

to save my community from gentrification,

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

My hope is...

- Community has a voice in the process
stabilization for current residents to have
home ownership opportunities

→ Affordable units
→ Culture is protected

→ improved quality of life

→ data available for the decision
making process

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

My hope is...

Moraria só Breiitt

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

Kal k'é bu speransa...

Aha speransa é casa pa más pobres

Ami é un...

J.P. Lopes

Residenti donu di negocio Otu: _____

My hope is...

EQUALITY

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

My hope is...

I'd like to buy the world a coke...

We get rid of the school buses -

Bring Business to Neighborhood



- Youth
 - Resident
 - Business Owner
 - Property Owner
 - City Staff
 - Non-profit Staff
 - Developer
 - Other: _____
-

Seperate "AFFORDABLE
Housing"

ISSUE

My hope is...

Meakin go Breiitt

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

Kal k'é bu speransa...

Nha speransa é casa pa más pobres

Ami é un... J.P. Lopes

- Residenti donu di negocio Otu: _____

My hope is...

- Community has a voice in the process
- stabilization for current residents to have
- home ownership opportunities
- Affordable units
- Culture is protected
- improved quality of life
- data available for the decision making process

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My hope is...

that both conversation and action will reflect positive growth for the area while retaining its character which includes its residents.

I also hope for data on the "before and after" ^{specifically for} residents

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is... this project is ~~being~~ Union Built.
↑ considering

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

to learn more about this project.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

- more transparency & access to data collected.
- more listening to people's questions as they come up @ workshops
- There seems to be no assimilation of what ~~are~~ the major concerns are. - Listen to soft + loud voices

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: Student

My hope is...

shuttle bus
from fields corner
to meetings (if still @
IBEW)

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

Community Conversation

Hopes, Fears, and Question Card Feedback

Fear Cards

My fear is...

displacement
of current residents -
especially Viet + Cape
Urdean communities

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

housing prices will lead to
displacement of current residents

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

Participation will not
include residents
of the plan area -
esp. working class
renters of color

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

traffic increase
around this area.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is... ~~So~~ middle class
is being pushed out.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

That no one would consider
micro units. That people
would be displaced.
That bike lanes would not be
considered (w/ protected lanes).

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

that this process will not focus on the
needs and wants of the most vulnerable
and will accelerate displacement in
Dorchester.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

You price me out of
my neighborhood I grew up in
that my family came from Ireland
and raised a family in

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

You use under skilled labor force who know nothing about OSHA laws and people get hurt

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

CITY Pre ORDAINED PLAN.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

I HAVE NO FEAR OF THE PLANNING PROCESS BUT CLIMATE CHANGE NEEDS TO BE ADDRESSED.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

BPD is pretending to consult with community but will ultimately do what the corporations want

Traffic

BPD should not help Article 80 being pushed through. Any article advocated by city should be for the benefit of the community

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

If builders are defying restrictions the city should be vigilant in noticing this and forcing them to peel back the infringements instead of giving them a fine.

My fear is...

people will be displaced.

small businesses will be displaced, especially Vietnamese + other languages

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

that big developer money will drown out the interests of community members/residents.

My fear is...

THAT THE PROJECT WOULD BE AN OPEN SHOP JOB (NON-UNION)

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

losing affordable housing and changing the definition of affordable housing (like, what counts as affordable and for who?) - I see more luxury condos being put up and neglecting older houses. Bringing in more cars (and thus more traffic and congestion) - how live-able will Glover's corner be?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

New development is unaffordable to families that live here now + will drive up housing costs.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is... How long this whole process (estimation) is going to take!

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

- > Many people won't know
- > Traffic/parking solutions not explored or believed
- > Minimal affordability -> gentrification
- > Dorchester won't be Dorchester anymore

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

GIVE THE YOUNG KIDS
AND TEENAGER OUT OF TROUBLE

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

That there will not be the jobs
in the community that allow people to
support homes & the cost of home
ownership.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

There will be no jobs given
to local workers

- a low percentage of
affordable housing built
- BpDA will not listen to
communities concerns

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

Is people relocating to a
neighborhood that people
don't accept you (eg. Race,
Religion)

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

That we ~~won't~~ be able to keep families in the neighborhood.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

I am all about developpe & growth but I don't want to see this area have too much affordable housing.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

^{FEAR} My ~~question~~ is...

- BPOA will gather input but not use it to inform implementation
- People who call this area home will be priced out.
- The wealth gap will continue to increase.
- Increased ~~air~~ pollution

(*) Here as a resident, not representing the city

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

- THIS PROJECT WOULD PRIMARILY BENEFIT THE DEVELOPERS AND NOT THE LOCAL RESIDENTS.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

- this planning process doesn't include the local residents that will ~~also~~ be the most affected.

(they are NOT HERE AT THE MEETING - PROBABLY WORKING)

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

Fears
- Plg. Traffic
- being rolled over by developers like DOT Block disregarding community input.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My ^{fear} hope is...

That low/moderate income housing funding will be greatly reduced in ~~year~~ the immediate future.

That there will be a huge financial crash/recession that will hurt progress in the neighborhood.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

That the process will be derailed + development will proceed parcel by parcel in a piecemeal fashion.

That low-density auto-oriented uses will continue to be the predominant pattern in the area.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...



Residents & small business owners who have been here for years ARE going to be driven out due to high cost of housing. Larger & more "upscale" businesses will come in & displace existing businesses

- Youth Resident Business Owner Property Owner City Staff Non-profit Staff Developer Other: _____

My fear is...

that Dorchester will become unaffordable to live and that residents will be displaced! I don't want Dorchester to be like South Boston or the South end.

- Youth Resident Business Owner Property Owner City Staff Non-profit Staff Developer Other: _____

My fear is...

1. I received a card from a RE agent this week advertising that they had sold a Jones Hill condo for \$895,000. They mentioned the exciting "hot" Dorchester RE market. The RE agent's offices are on Newbury St.

- 2. Silver Line unsufficiently serves the community of color, what will be rail access Youth Resident Business Owner Property Owner City Staff Non-profit Staff Developer Other: City Employee

My fear is...

1st is displacement of longtime residents especially the elderly because rent & home prices are increased out of their ^{monetary} range for rent or purchase. The lost of green space within the city. The lost of "community" within the neighborhoods. ^{appropriate for current residents} Will new employment opportunities be

- Youth Resident Business Owner Property Owner City Staff Non-profit Staff Developer Other: _____

My fear is...

— lose the Dorchester's culture
& typical Vietnamese business
along the Dorchester Ave.

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My fear is...

Low-income residents and
residents of color will be
driven out of their homes and
community by the higher rents that
come with market rate housing
development.

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My fear is...

The T will not run
smoothly without another
station in the Glover Corner
area.

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My fear is...

This project is going to contribute
to an increase of rent cost,
as a renter in the area I have
already seen this the past
few years.

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My fear is...

Not being able to
maintain my home

↑ taxes

↑ income levels.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is... *My fear.*

What will happen if
high end ~~renters~~ ^{renters} come in
what will happen to the lower
income in the neighborhood

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

Dorchester will be flattened
out by class and ethnicity
as it becomes less affordable
and less diverse,
Lose its inclusive character
as it loses affordability.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is... *affordable housing will not be met*

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

that affordable housing will not be representative of Dot residents

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

1. Commercial Property becomes too expensive and we end up with all chains and small businesses have been pushed out.
2. We lose the diversity of the area and it becomes either all luxury or all low-income and not mixed

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

people will be pushed out of the neighborhoods, displaced from their community, businesses and homes.

~~we are not~~

affordable housing for communities of color & low-income and working-class folks, and folks with limited English proficiency will no longer exist.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

the displacement of low-income, viet, POC and immigrants who can't afford increasing rent & house prices due to language barriers

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

Concern

The community is not saying what it wants. The city is enforcing what it wants. The community will not be able to afford the units being built.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

Loss of Cultural Identity

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

That it will make Dorchester Avenue more congested with traffic -

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

- that the city will not include community voice in their development plan
- that the city plan will lead to increased gentrification
- that development will tear apart the cultural fabric of this part of Dorchester

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

Survive The Trend of owning Their own Home with all of the Development and High Property Taxes

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

There will not be housing that is affordable for many current residents Displacements

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

That Glover's Corner will become a traffic bottleneck which is dangerous for motorists, cyclists and pedestrians alike.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

That the loudest group is believed to be the voice of the whole community. I am only one voice with no affiliation so I fear my voice won't be heard!

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My fear is...

- lack of affordable housing
- lack of green space
- lack of education to community
- Graduates around jobs

Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

If this project is of this Area is developed and I don't have money to build then what happen to my properties. Do they force me to sale?

Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

That the Community ~~will~~ will be involved in the whole process up until the building is built. I watched nothing but ~~the~~ Rhode Island and New Hampshire Plates working at recent Development on Savin Hill ave and Sydney St.

Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

• That Boston will become a city that is too expensive for working families
 • That Boston will stop having strong communities, because the people who live here will have to work too many hours to participate in Community

Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

- The City of Boston can not afford to help all displacement people
- things change so fast

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My fear is...

BPDA won't really open up the planning process and give residents decision-making power.

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My fear is...

gentrification, unable to afford to live here.

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My fear is...

Speculation preempting honest development
 Along with that, residents of affected areas feeling forced to sell and landlords selling + evicting tenants.

- Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My fear is...

Over crowding and congestion
will overtake the entire
Dorchester area
Walking and green may be eliminated.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

That developers will focus on
High End luxury Housing - Eliminating
Moderate/Low & Subsidized housing

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

TRAFFIC CONGESTION.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

That development will produce more
traffic on Dot Ave which is already
at and beyond capacity. Must
find other REAL traffic outlets
for vehicles

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

That nothing
will be done &
area will NOT
get developed

Hopefully will not be
like South Boston where
there is very little room left
and that they spread out development

Youth Resident Business Owner Property Owner ^{little}
 City Staff Non-profit Staff Developer Other: both

My fear is...

That we won't be able to
reach consensus on some issues.
I think there must be a few things
we can all agree on.

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

My fear is...

Displacement

- Gentrification of immigrant
neighborhoods

- Lack of high paying jobs so
we can stay where we grew up

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

~~Anh chị có lo lắng gì không ...~~ FEARS (process)

- language/jargon/etc.

might be inaccessible to people,
most affected might not be able to
access ways to make their needs
heard

- convenience to budget/technical
details taking precedence over ppl.'s
concerns.

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

Anh chị có lo lắng gì không...

Process
Fears

- the development will not reflect the needs of the community at present. but solely be capitalist-driven
- that it will displace the diverse population that is here, residents & businesses alike. even w/ these meetings

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

Anh chị có lo lắng gì không...

FEARS

displacing working class / low income people and families. Wages are nowhere near to afford to live in the city of Boston. For many immigrants this displacement would be part of an ongoing displacement of

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

Anh chị có lo lắng gì không ...

Fears

Displacement of current residents
 Increased policing that targets communities of color, public spaces
 Decision-making power is held by those who stand to benefit, NOT by those who stand to be displaced (Process)
 Loss of language enclaves - especially Vietnamese

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

Anh chị có lo lắng gì không...

Fears

note: large increase for 2016
 1/10 for 2010 → 2016
 \$1970 → \$11,000
 Seem like need higher % increase than this

data sheets hard to understand for high % of concerned residents
 - hard to identify "key" facts vs "fast" facts

not enough support (time) for sufficient neighborhood engagement

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

Housing Fears

- that folks will be displaced and w/ them the culture.
- housing will only be focused on those coming in w/ money

many generations.

Another fear of structure and housing vulnerable to climate change.

Process: Market-driven development

My fear is...

Lose area

No Housing

for sectors

voucher holder

where people

are going to live

with no

situations

How the area is

going to become

unaffordable for anyone

Neighborhood

My fear is...

The project has been going on for a long time
open space

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

My fear is...

The Neighborhood Residents Are.
Being Overwhelmed By New Residents.

People AT meetings Don.T understand
Economics of This Type of
Development.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

Kal k'é bu médu...

Nha médu kim'nterê é corre~~ta~~
cu-me de Dor.

Ami é un... J.P. Lopes

Residenti donu di negocio Otu: _____

My fear is...

To see Local Bussines
Grow.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

Drain água

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

OUTSIDE FORCES (non neighborhood resident)
organize and use this forum to
address their political/social
Activ. SM + slow down process
and once again Dorchester →

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

misses the brilliant opportunity
to improve the quality of life
for its residents —

- Senior Housing will not
be discussed

Community Conversation

Hopes, Fears, and Question Card Feedback

Question Cards

My question is... (new)

- How much [↑]affordable housing is included in the current PLAN?
- What is the level of affordability (% AMI) and how does that compare to current incomes of residents?

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My fear is...

What leverage does the community have after a Planned Development Area (PDA) is approved?
 [or even significant loosening of zoning]

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is... ^{meetings should be held in places accessible to public transportation}

How does the income required for "affordable" housing compare with actual median income in the area?
 I fear ^{Will there be enough of it?} that there will be displacement of low income residents, like in JP, Southie, etc

My hope is there will be more truly affordable housing

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

How can this process benefit all income levels

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

You must have conceptual ideas for planning, Why not disclose this to community?

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

My question is...

1. How DOES THIS PROCESS INTEGRATE WITH AND RELATE TO DCR'S MORRISSEY BLVD PROPOSALS?
 2. CONCERN: WE LOSE TOO MANY JOBS IN INDUSTRIAL AREA
 3. CONCERN: ULTIMATE DEVELOPMENT DECISIONS WILL BE MADE WITHOUT COMMUNITY INPUT: PLANNING ≠ DECISION
- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

Has the city reached out
to blue collar companies.
Instead of just GE's
& Amazon's?

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

Fear:

That this process may not
appropriately recognize
proximity (personal) to
affected areas.

My question is...

My Fear is greedy
developers will displace
like long marginal
Dorchester Residents for
Profit

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

Judith baker 29@comcast.net

How can citizens/residents have any decision-making power when most of the property is privately owned + developers are private?

Could this be a seminar to help us learn the legalities + realistic possibilities?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

how can this planning process center the voices and opinions / needs of residents most at risk of displacement?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

How

How can we make sure units are permanently affordable - like land trusts?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is... I'm not 100% sure where Glover's ~~Corner~~ CORNER lies.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

What is the Rent/own Ratio

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

How do we ensure the voices of the most vulnerable are the center of this process?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

What will be the definition of "affordable"?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

How many affordable housing units will there be?

What is affordable for you?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

What will the parking situation be. How many spots will there be for apartments?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

What impact will this process have on ~~the~~ existing property rights

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

Identify & Publish
List of Advisory Committee
and who recommend them.
List to contain of street address's
& connection with community

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

altitude
How ^{might} does zoning effect us?
How can zoning + the plan set
controls + standards on the developers...?
two owns what land is? what land is vacant
+ being developed? is there public land?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

how will this process be different than those that have displaced people in other parts of the city?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

IS THE JOB + CONTRACTORS GONNA BE 100% UNION

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

WOULD THERE BE AFFORDABLE UNITS?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

How can we bring in more green space/where would it go?
Why are more living spaces going up near highways when it can be a health concern?
what jobs are we bringing in that

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

Will bringing perm. residents?
Amazon will bring residents w/
high turnover.

My question is...

- What are the income levels of the families in the study area?
- Will development serve the families that live here ^{new?}

Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other:

My question is... Affordable houses,
homes in the neighborhood.
use of refurbished buildings.

My question is...

- ① Will BPOA collaborate w/stakeholders on a process + timeline? All roll up our sleeves + figure it out together?
- ② Is there work being done to get answers to the questions MATHA + other groups asked in Oct?

Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other:

Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other:

My question is...

How many Local Job
This PROJECT will CREATE
PERMANENT AND PART TIME ?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

How are we maintaining
a credible voice among the
displaced?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

Can we create a toolbox
full of options on how
affordability can fit into
any upcoming development?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

On any Housing Development is
there any way we can require
a certain number of parking
spaces per unit. Transit orient housing
doesn't work.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

How Can we create an agenda
~~with~~ with BPDA & Community
groups

How Can we work together
CAN BPDA meet with
Community organizations
before public meetings

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

Why is "development" in the
name (BPDA) if you don't do
development?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

QUESTION
My ~~question~~ is...

What is being done to narrow the
wealth gap + increase the
wealth of people of color? (Property
ownership = wealth)

Who has the final say? Do residents
get a say in the final plan?
Consensus?

- * Here as a resident, not city employee
- Youth
 - Resident
 - Business Owner
 - Property Owner
 - City Staff
 - Non-profit Staff
 - Developer
 - Other: _____
- employee

My question is...

How to ensure that this
project provides affordable
housing to local residents?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

How we can
Make it work
for both?

So everyone have
a piece of land
to leave in
peace!!!

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

- who is developer?
- timeline? months/years
- community input steps
going forward?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

How can zoning be crafted
creatively to help prevent
gentrification + insure a
broad income mix?

Are there examples from other
cities of planning for areas like
this?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My hope is...

Can advisory committee be expanded
to include representatives from
Dot Not A Sale, etc.? Rather than
having a separate process.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

①

What will it take to slow down process so that people who are not used to attending meetings & do not have English as their primary language will be able to participate, feel comfortable & respected.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

real

Who's making the decisions of the planning and development process has everything been set already? Why can't the process be more inclusive and community centered? Why isn't there more working-class or people of color at the table??

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

gentrification

How will the process keep the process of at bay? How will the BPDA effectively hear the voices of the current residents?

How will public transportation be implemented? Not more buses that is more traffic. Why was the MBTA allowed to remove the rail spur?

What is being built at 188 Freeport? How does it fit in? Is it a speculator?

How will the BPDA ensure the development matches Dorchester's current demographics?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: city employee

My question is...

I moved here from Calif. 1992. I see Dorchester has been change but not fast enough - I want to see more business to Dorchester - Diverse

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

why would an AG member attack a community activist?

My question is...

How can more neighborhood residents be drawn into the planning process and will their ~~input~~^{input} be used or actually considered in the ^{BPDA} planning process?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

How involved is the MBTA in the planning process?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

Will the city/BPDA use a definition of affordability (for rental + ownership housing units) that is based on the incomes of current residents in the Glovers Corner target area?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

I'm here to get informed about this project and hear other residents opinions on it.

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My fear is...

question is

what will happen to public land and what are private developer asking for.

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

How can we have development that doesn't displace but has opportunities for all residents? Traffic - how to solve this especially Dot Ave in light of Dot Block

→ Architecturally Compatible Development,

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is... *is every decision in favor & supported by Manchester residents*

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

What type of open space are on the pipe line

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

How can BPDA staff who are not from/live in Dot be able to bring our vision in the planning process?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

How can we be neighbors and not adversaries?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

- Are there plans for development in ~~the~~ Glover's Corner already?
- Why aren't we talking about stabilization? preservation of the neighborhood before about re-developing?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

Why Glover's corner? Why a place where many low income ~~immigrants~~ immigrants live?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

What are the incomes in the study area and the impact area?
Has the city established the ~~Special~~ TOD special protection zones?
How many families are at risk of displacement if rent rise? what is the city doing to assist residents.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

How can we effectively reach out to the community to communicate the planning process?

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

What other ~~places~~ ^{neighborhoods} around Boston, MA, other cities and states can we copy to ensure an end result of success for as many people as possible?

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

- How can youth voices be engaged in this process? It won't be through these meetings.
- Relatedly, what ~~other~~ ways other than these meetings can the city get community input?

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

How CAN WE
get notice of some of the
City's governing staff's proposals
to implement and delegating
jobs to our community
youth and residents

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

What are developers
already planning?

Does the city really
want to empower
all members of current
community?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

Is there a way to redirect
the feeder streets to reduce
congestion and improve safety?
Can the core of Glaer's corner become a
four-way intersection at which all turns
are permitted?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

Who ultimately decides what
constitutes a majority concern
and want. Is it simply a
Quorum by number?

- Youth Resident Business Owner Property Owner
- City Staff Non-profit Staff Developer Other: _____

My question is...

- How do we insure that there is housing for all income levels.
- Will this project be more transit/pedestrian/bike friendly than the rest of the neighborhood
-

Youth
 Resident
 Business Owner
 Property Owner
→ Fields corner

City Staff
 Non-profit Staff
 Developer
 Other: _____

My question is...

How many residents will have to move if rents go up?

My question is...

What are Mr. Chan and Mr. Souza planning to do with their property?

Youth
 Resident
 Business Owner
 Property Owner
 City Staff
 Non-profit Staff
 Developer
 Other: _____

My question is...

Will BPDA publicize the next several months' meeting schedule, and push back the training sessions?

My question is...

Why combine two huge issues, housing and jobs, in one workshop?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

How does the new plan affect life here?
(renting, living expense)

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

What is the current population of the GLOVER Corner area? ⁹⁷⁰
WILL Schools be incorporated into the new neighborhood??

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

How to divert cars + provide for bikes too - bike lanes?

- Youth
- Resident
- Business Owner
- Property Owner
- City Staff
- Non-profit Staff
- Developer
- Other: _____

My question is...

Is there an opportunity to hold a youth day or days where this process brings in a lot of BPS students to learn about the planning process, zoning, how this all works + tell you what they need?

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

Are you bringing Non Profits + others into the conversation w opportunities to develop. Moderate low ~~cost~~ affordable housing

My question is...

Why NOT MORE AFFORDABLE HOUSING.

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

Are we looking at who is unemployed underemployed in the area and trying to provide employment + training opp to focus as we build out as we attract employment ones little.

My question is...

- How is Bpda evaluating the neighborhood feedback received at meetings
- Who makes the decisions to inform residents of impending developments.

- How can mid-income residents afford to live and thrive in Boston

Youth Resident Business Owner Property Owner

City Staff Non-profit Staff Developer Other: _____

~~Anh chị có lo lắng gì không...~~ QUESTIONS (PROCESS)

- what will planning entail? who will have a say in this?
- what different components does this community process ~~can~~ involve?

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

~~Anh chị có lo lắng gì không...~~ ^{Process} Questions

- Can you commit to having interpreters ^{even if you request}
- How have you taken feedback into account? (i.e.: specific actions)
- How representative is your advisory group?
- What development does the city envision?

- Will this result differently than Dot Block?

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

~~Anh chị có lo lắng gì không...~~ QUESTIONS

How is equity a priority in the process? equitable outcomes

How do we know that this process is equitable?

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

QUESTIONS

HOUSING

JOB

- how will employment opps. be affected for current residents by potential development?

Housing Questions

- why isn't the # of affordable housing matched to percentage of those who qualify for it?

Anh chị có lo lắng gì không ... Questions (process)

Who makes final decisions?

Are there projections of how many families will no longer be able to afford rent, based on their income and projected increase of rent

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

~~Anh chị có lo lắng gì không ...~~ Questions

Who is organizing to create legislation for significant increase in development of affordable housing to ensure all low-middle income residents can live in Boston?

Tôi là...

một cư dân chủ doanh nghiệp khác: _____

Questions (job/housing)

Are there requirements for the quality of jobs/benefits for businesses submitting proposals?

Kal k'é bu purgunta...

Mha purgunta é si nhôs pode fazer casa pa pobres pode renda ò compra.

Ami é un...

J.P. Lopes

Residenti donu di negocio Otu: _____

My question is...

Are you working with all infrastructure entities (city state Fed) to find/build access to the impacted area besides existing streets.

My fear is...

IS THE CONTRACTOR GONNA be 100% UNION?

My question is...

Housing - Jobs:

• How do we cap rents on new development in this process
Residents who make under \$40K
13% doesn't work

• Community Jobs priority: agreements for local hiring: partnerships w/ Labor →

Back

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

- How is the AFFIT work the city conducted and housing going to be implemented in this process at the city level
 - Talked in examples of what works
 - Neighborhoods are paying attention and looking at moving collectively city-wide
-

My question is...

THIS SOS WILL BE FOR
BOSTON RESIDENT ?

AND WITH PERCENT % WILL BE?

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

⇒ Need promise that local people can get jobs.

⇒ How do we help to build credibility among community residents that are business

My question is...

When will this project will start. How long it will take

- Youth Resident Business Owner Property Owner
 City Staff Non-profit Staff Developer Other: _____

My question is...

How can we ask people to involve in to community process? What the best way?