

PLAN: JP/Rox Washington Street

Preserve. Enhance. Grow.



Community Workshop #2 for PLAN JP/ROX on November 4, 2015 was named **Planning for People**, addressing housing, jobs, environment, and the residents who live within the community. The following agenda was carried out:

- **OPEN HOUSE AND NETWORKING**

Staff from the BRA and multiple City departments were available and provided information around the night's theme of Community Resiliency and Sustainability. Topics included in this theme were: housing and affordability; jobs and businesses; environmental sustainability; and community resiliency. There were informational boards about the study background and purpose; what was covered in the Community Workshop #1 Visioning Session and the vision statement summaries; the Inclusionary Development Policy (IDP); the study area business profile; and Imagine Boston 2030.

- **WELCOME AND UPDATE**

Marie Mercurio, Senior Planner from the BRA, introduced PLAN JP/ROX and provided an overview of PLAN JP/ROX for newcomers, and an update of where the PLAN is in its process and timeline. She explained that the work from the September 30th Visioning Session (Community Workshop #1) informed the priority goal statements for the night's session. Tad Read, Acting Director of Planning at the BRA, spoke about Imagine Boston 2030 and suggested how the work being done as part of that planning process will fold into PLAN JP/ROX.

- **COMMUNITY RESILIENCY AND SUSTAINABILITY**

Devin Quirk from the Department of Neighborhood Development (DND) presented information about affordable housing in Boston, and some of the tools that regulators and policy makers can explore to increase housing affordability. The other topics of jobs and businesses, environmental sustainability and community resiliency were explained by John Dalzell from the BRA. Marcy Ostberg from the Housing Innovation Lab (iLab - Mayor's Office of New Urban Mechanics) then provided instructions for the small group breakout exercise. These presentations can be found on the project website at: bit.ly/PlanJPRox.

- **SMALL GROUPS EXERCISE**

Each table was given a priority goal statement that was generated from the small group exercise at the Community Workshop #1 Visioning Session. The goal statement was either about housing and affordability; jobs and businesses; environmental sustainability; or community resiliency. Table participants had a set amount of time to complete an exhaustive list of questions around that goal statement. Afterwards, each table was asked to pick the top two or three most important questions from their exhaustive list and vote with a dot. They were then asked to collectively brainstorm possible answers to their questions. Finally, the table was asked to vote for the question that remained most important and needed further assistance from BRA and City staff to help answer.

- **LARGE GROUP DISCUSSION**

For the last portion of the Workshop, each table reported back on their discussion, and specifically which questions remained a priority to answer. ***These results follow on the next page.***

TOPIC: HOUSING AND AFFORDABILITY (1)

GOAL: Promote a mix of housing types including new & creative models of rental and ownership housing that support family, senior, and artist live/work space

DOTS QUESTIONS

- 1 Yellow How many new artist live work space is goal?
- 1 Yellow How many senior units is the goal?
- 1 Yellow Will all of these units be deed restricted?
- 1 Yellow What is an artist?
Will artist units of senior units be deed restrict to those residents?
How many units are the goal for this corridor?
- 4 Yellow Can we get unstuck from model of health people living in separate self-contained units? What about model of Iroquois long house?
What is diversity?
What are our diversity goals? Racial, Economic?
What is the ratio between rental and homeownership units we are looking for?
How many new off-street parking spaces?
- 1 Yellow What resources can be offered to ex-offenders and people dealing with addiction and mental illness (and developed in conjunction with those people)?
What ex-offender resources can be offered in this corridor?
- 1 Red, 1 Yellow Can the building code be adapted so that units don't have to have kitchens, etc. (and different housing models)?
How do existing property owners and landlords fit into this?

DISCUSSION

In order to achieve goals, artist and senior designations should be deed-restricted
 Need to engage marginalized groups in conversation about housing options
 Look for opportunities to integrate marginalized groups into housing developments
 If corridor is 29% deed-restricted, and city is 22%, need to keep at least 29%
 Look to set a goal of 29% overall for the district (therefore a mix of 100%, 13%, etc.)
 Would (the above goal) recapitulate segregation within the neighborhood (by creating smaller pockets of low-income)?
 Need to be very strategic about where/how designated low-income housing is located
 Different models of housing (e.g. co-housing, SROs)

TOPIC: HOUSING AND AFFORDABILITY (2)

GOAL: Establish affordable housing requirements for all new residential development in the study area

DOTS QUESTIONS

- 1 Red, 1 Yellow 1. Who gets to establish the affordable housing requirements? What decision-making process does BRA/City envision at this point?
2. Will it be BMI or AMI or neighborhood income?
3. What data and info will be used to set requirements?
- 1 Yellow 4. How we're going to define affordable?

5. Will the requirements be part of zoning? 6. How will we require - zoning or updated policy?
- 1 Red, 1 Yellow 7. How will we enforce those requirements? How will (they) be improved from the past - IDP, neighborhood zoning (e.g. Boylston in Fenway)?
- 1 Yellow 8. How soon after we come up with requirements will they come into effect? 9. And for how long?
10. Will there be greater affordability on public vs. private land?
11. What is relationship between income affordability and anti-displacement?
- 1 Red 12. What is relationship between affordable units and community control over housing and land? (Info from non-City experts too!)
13. In setting affordable housing rules, will we consider explicitly the impact on existing housing and residents?
14. How do we maintain affordable housing requirements into the future?
- 1 Red (Any info on all QUESTIONS welcome!)

ANSWERS

4. How we're going to define 'affordable':
- Needs to be based on neighborhood income levels (AMI is ceiling, not floor)
 - Keep in mind - families (e.g. 3+ bedrooms)
 - At highest \$50,000/year
 - Start with neighborhood demand from youth and others at risk of displacement; \$26,000/year income; these are folks living here now (50% BMI) based on census tracts right around Egleston 8-9. How to enforce and how long:
 - Forever! ≥ 99 years
 - zoning: density bonus, neighborhood zoning
 - IDP: tracked and enforced (improved; see 'define affordable' question)
1. Who establish affordable housing requirements:
- Community giving input now... but does community make decisions?
 - Based on "consensus" from the community
 - Models? What works? Democratic process; JPNC; neighborhood associations; community groups
 - How to make sure everyone truly represented - especially those at risk of being displaced!
 - Local referendum? Voting, e.g. Imagine Boston by phone

TOPIC: HOUSING AND AFFORDABILITY (3)

GOAL: Set public land disposition requirements for additional affordable housing requirements

DOTS QUESTIONS

- 1 Red, 1 Yellow 1. Where are the public lands? 2. What is their current use? 3. How much land is there to work with?
- 1 Yellow 2. How do we disperse affordable housing throughout neighborhood?
3. How are rents controlled for low- and middle-income?
4. What would affordable housing look like?
5. Would there be a range of unit types and size?
- 1 Yellow 6. How can we retain neighbors and what resources are available if income rises?
7. Can we limit the amount of existing housing that is redeveloped?

ANSWERS

1. Public Land for Housing:
 - Should not be isolated
 - Green space should be kept intact
 - Should be accessible to all income groups
2. Disperse:
 - Locate within each development
 - % should be tied to income distribution
 - Should be retroactive to existing units no matter their size (as small as triple decker)

DISCUSSION

Developers can't build off-site or buy out
Building heights should reflect and respect adjacencies of buildings and topographies
Disperse affordable housing around T stops

TOPIC: HOUSING AND AFFORDABILITY (4)

GOAL: Set incentives for new private development to increase the number of affordable units

DOTS

3 Red, 1
Yellow (7
Checks)

1 Red

2 Red (2
Checks)

(1 Check)

(1 Check)

5 Red, 1
Yellow

(2 Checks)

(2 Checks)

QUESTIONS

1. What qualifies as an incentive?
2. Do developers respond to anything besides money?
3. What tax incentives might apply?
4. If there are tax incentives, how are they distributed?
5. What is the timeframe and process for changing zoning with respect to heights?
6. If we have incentives, how can we get the community to buy in to the increased density that would go with it?
7. If inclusionary cash outs occur and the affordable units are build off-site, where will they be built?
8. If incentives are given, can community and city forbid off-site building and cash-out?
9. Will the limits and the incentives also be planned through this process?
10. Why is height the only dimension considered for an incentive?
11. Can density and open space be a trade-off?

ANSWERS

1. What qualifies as an incentive?
 - Zoning variances
 - Providing off-site amenities in exchange for some affordable units -- flexibility
 - Provide affordable housing developer right to develop market rate on another site
 - Allow for flexibility for developers to come to table with creative options that are relevant to that neighborhood, not predetermined

4. If there are tax incentives, how are they distributed?
 - Dollars come to the neighborhood

DISCUSSION

Red dot = City should come back with response
 City to think up new creative incentives beyond what community has come up with
 Need more time (for this exercise)!
 The topics have many layers of complexity!
 More clarity on "who are we asking these QUESTIONS of?"
 Clarity on fact sheet on the topics of statements

TOPIC: HOUSING AND AFFORDABILITY (5)

GOAL: Promote a mix of housing types including new and creative models of rental and ownership housing that support family, senior, and artist live/work space

- | DOTS | QUESTIONS |
|-------------|---|
| | 1. Can we name other working models in the country? |
| | 2. Why is there a time limit on project? |
| | 3. There is development pressure; what does that mean, exactly? |
| | 4. Are they considering mixed income housing to subsidize? |
| 3 Yellow | 5. Isn't it a distraction to focus on creative housing models when people's concern is affordability? |
| | 6. Who decides on the mix or model? |
| | 7. Is this for new residents or community already here? |
| 1 Yellow | 8. Quantity of model/units? |
| | 9. How does BRA define affordability? |
| 1 Yellow | 10. How does BRA hold developers accountable? |
| 1 Yellow | 11. Where is the money? |
| | 12. How do you ensure longevity of projects? |
| | 13. How big is the budget going into this particular project? |
| 2 Yellow | 14. What can be done to raise the mandated 13% affordable? |
| 1 Yellow | 15. If the average income for Egleston households of color is \$28,000, then if new units are more expensive what will happen to the families here? |

DISCUSSION:

- 3 QUESTIONS:
- | | |
|-------|---|
| | 1. Isn't it a distraction to focus on creative housing models when people's concern is affordability? |
| 4 Red | 2. How many units are needed and how does that affect the money involved? (Why are we building more market rate houses in these neighborhoods when like 225 Centre Street they are not full?/Old Harvest) |
| 2 Red | 3. What can be done to raise the mandated 13% of affordable units? |

TOPIC: HOUSING AND AFFORDABILITY (6)

GOAL: Establish new housing requirements for all new residential development in the study area

DOTS

5 Yellow

1 Yellow

4 Yellow

2 Yellow

1 Yellow

1 Yellow

3 Yellow

2 Yellow

2 Yellow

QUESTIONS

1. How will 'affordable' be defined?
2. What is the need?
3. What % of affordable?
4. How will JP/Rox be able to keep current 25%?
5. How long will it have to be affordable?
6. What resources will be available to developers?
7. Who is monitoring affordable housing in the long-term?
8. Can we create various levels?
9. Can we expand to purchasing of existing housing?
10. What are the models elsewhere in country/other countries?
11. Retain affordability for various unit sizes?
12. Could non-profits own affordable units?
13. Could they be put on land trusts?

ANSWERS

(1 dot)

13. Land Trusts: "What about land trusts?"
- Yes possible with non-profit oversight - emphasis on public land; use eminent domain

1 Red

1. Definition of 'Affordable': How will affordability be defined?"
- Use Boston or JP/Rox income vs. AMI

1 Red

4. JP Policy: "How will JP/Rox be able to keep current 25% affordable?"
- Put it in the zoning

1 Red

11. Retain affordability to various size units: "How to retain affordability for various unit sizes?"
- Make the unit profile match the need
- Could inclusionary policy be applied to larger/corporate purchases of existing property? (Red dot)

TOPIC: HOUSING AND AFFORDABILITY (7)

GOAL: Set public land disposition requirements for additional affordable housing development

DOTS

1 Red 1
Yellow

1 Yellow

QUESTIONS

1. How do we pry loose land from the stockholders/owners
2. Does it make sense to subsidize larger 6 +5 or make them one project?
3. can we set affordability that mirrors existing income distribution in the neighborhood?
4. Can we secure the land for nothing?

3 Red 1
Yellow

5. How could we pay for affordable housing?

5b. Structural/density bonuses allowed/how to [illegible] neighbors city won't be tone deaf?

1 Red

6. How do you structure offerings so development is not dependent on exclusively on won-profits

7. Affordability that considers increases to market rate rents?

8. Do we know who owns public land/ and what is disposition

9. Why are the RCC parking lots left out of this plan?

what about commuter parking around T Stations

10. Can we build in green space/trees /sidewalk set back

11. Disposition for public land?

12. How motivated are owner agencies by profit from land dispositions

Discussion:

Density incentives palatable to the neighborhood

How much city resources can be committed to expanded/deeper affordability

Gather data on ownership/commit advocacy for coordinated disposition, including/under single governing agency

Incentivize developers to include to include affordable housing

City leadership of acquisition +disposition of public land -specifically arbor way yard + RCC parking

TOPIC: ENVIRONMENTAL SUSTAINABILITY (1)

GOAL: All new buildings (including small residential and commercial) in the study area should be highly efficient, healthy, and green

DOTS

QUESTIONS

2 Yellow

How to encourage green space infill, pocket parks?

2 Yellow

How to encourage active living in new and existing construction?

2 Yellow

Given the cost of new construction, how do we keep costs down?

4 Yellow

How about a penalty for not building sustainably?

2 Yellow

How about a density bonus for sustainable development?

1 Yellow

Will these eco corridors be oriented for solar use?

1 Yellow

How do we protect these eco corridors' solar access?

What new programs can be offered to make up for demise of solar credits?

What about sustainable landscaping?

1 Yellow

How does access to green space work with high density affordable housing?

2 Yellow

How do we encourage sharing of resources to maximize sustainability?

3 Yellow

How do we encourage builders to use sustainable durable materials?

1 Yellow

How is sustainability incorporated into rehab of existing?

ANSWERS

- 1 Red 1. How to incentivize green building, how to de-incentivize non-green building:?
 - Just require it
 - Government subsidies
 - Cheaper land
 - Tax incentives
 - Reducing parking requirements
 - Increase density
- 1 Red 2. How to encourage green space?
 - Preserving what we've got
 - Encourage parkway and setbacks
 - Community garden space
- 3. How to encourage active lifestyle?
 - Require developers to give T passes
 - Places for kids, elderly to congregate outdoors
 - Develop streetscape
- 1 Red 4. How to encourage sharing of resources?
 - Zip Car
 - High density housing
 - Sharing of heating, H2O
 - Shared community solar
 - Solar on public buildings in correct orientation
 - Rooftops for urban gardening

TOPIC: ENVIRONMENTAL SUSTAINABILITY (2)

GOAL: Ensure PLAN JP/ROX achieves community wide sustainability goals (LEED for Neighborhood Development and EcoDistricts)

GOAL - Group Edit: Ensure PLAN JP/ROX achieves community wide enforceable, long-term sustainability goals (LEED for Neighborhood Development and EcoDistricts) for projects greater than 50,000 sf AND appropriate smaller projects

- DOTS QUESTIONS**
- 1 Yellow ("+7") 1. Will walkability be a priority? Walkable for who? Metrics? How do we create walkability?
 - 2. Is everything LEED ND?
 - 1 Yellow 3. What are the open space goals?
 - 1 Yellow 4. What are the side effects of construction?
 - 5. Will there be a renewable energy component?
 - 6. Energy conservation for long-term infrastructure?
 - 7. Will roads change? If so, whose needs will it serve?
 - 1 Yellow 8. Sun access? Shadow
 - 9. What are eco-districts?

DISCUSSION

- 1. Walkability:
 - Inclusive: young, old, accessibility, strollers, ADA compliance

1 Red

- 3. Open space goals:
 - Will open space on site be changed?
 - Connections to SW Corridor
 - Larger parks on Washington
 - Dedicated programming: market, food trucks, movies in park
 - Open space strategy: integrate with existing open space; implement dedicated programming; city requirements and goals; finance?

- 8. Sun access:
 - Larger, taller buildings cast shadow: open space, existing homes, commercial streetscape
 - Taller buildings are out of character in the area
 - Where will taller buildings be appropriate?

TOPIC: COMMUNITY RESILIENCY (1)

GOAL: Identify and support initiatives and places that strength the social fabric of area neighborhoods and the community

GOAL - Identify and support initiatives that strengthen the social fabric of the neighborhoods

Group Edit:

DOTS QUESTIONS

- 1 Red
 - 1. How many affordable units are for people with disabilities?
 - 2. What sort of budget is there for street festivals and community events?
 - 3. Where does the money (for street festivals and community events) come from?
 - 4. Can low-income developments have access and linkage to new public space?
 - 5. Can the sidewalks become wider? Can you get utility poles out of the middle of sidewalks?
- 1 Red
 - 6. How can we remove barriers to employment and housing to people with CORIs?
 - 7. How do we get land and turn over land for us (e.g. food, gardens, safe spaces, art spaces, youth centers)?
- 1 Red
 - 8. How can we integrate market housing into existing 100% affordable?
 - 9. When they start these jobs, how many of these jobs will be slotted for area residents?
 - 10. At Egleston, can we make the buses meet in the same space?

ANSWERS

- 1. Disabilities:
 - Inclusionary zoning - just like some have to be affordable, some should be for disability
 - Enforce architectural access board rules
 - Find out the need

6. CORI:

- Incentives for job providers to hire people with CORI: tax break, special grant, subsidize salary
- Remove CORI from job application, confirm it's been removed
- Abolish prisons: change in tactics on policing
- Address school-to-prison pipeline: Early intervention between children and police

8. Affordable

- Mix up (low) income housing with market
- Don't take affordable units off-site
- Legal binding with developers and the community
- 50% affordability
- All inclusive

9. Careers for residents:

- Percentage of the jobs go to the community
- Training institution and capacity building: funded by businesses; training centers
- Preparing for new jobs in the area

DISCUSSION

There are a lot of common concerns

- Example: ownership is really important, "Roxbury doesn't own Roxbury"
- What are we passing on to future generations?

There needs to be a mechanism to expand businesses to support the new population

TOPIC: COMMUNITY RESILIENCY (2)

GOAL: Identify and preserve the unique characteristics of the local area and community

DOTS

QUESTIONS

- 1 Red, 1 Yellow
 - 1 Red, 2 Yellow
 - 2 Red, 2 Yellow
 - 1 Red, 1 Yellow
 - 1 Red, 1 Yellow
1. Is solar paneling included in new units for energy?
 2. How can we make it possible for residents to remain in the area?
 3. How can we make improvements without increasing costs?
 4. As far as transportation, how is building going to affect transportation in the neighborhoods?
 5. How can we preserve ecological diversity such as open land, wildlife and sky?
 6. How can we keep things good for all ages?
 7. With increased density, what can we do to make a parking plan?
 8. Who gets to make the final decisions about what stays and what goes?
 9. How are communities represented pre-development and during design?
 10. What's being done to track racial impacts of development and to ensure that displacement is not happening along racial lines?
 11. How do we increase percentage of affordable units and decrease income levels?

ANSWERS

QUESTIONS 8 & 9:

- How is the decision making going to end up in the plan?
- The community should make the decisions
- We should know who to talk to and should give direct answer
- The community should have a vote

Question 10:

- Make sure this planning process doesn't exacerbate racial displacement
- Track the data
- Make sure race is part of the discussion
- Be transparent
- At every stage of the process there needs to be a lens and transparency
- Connecting race and class in economic impact
- BRA to report how many people of color are participating in this process
- Report on racial statistics on who is moving into market rate and affordable units/housing

Question 5:

- What kind of impact does development have on environment? Trees, wildlife
- Nice streetscape and walkability, nice frontage with trees and shrubs
- Local shopping and services
- Senior services and playgrounds
- Smaller vans and buses, trains for improved transit
- Developers invest in infrastructure and public transportation/transit

9. Careers for residents:

- Percentage of the jobs go to the community
- Training institution and capacity building: funded by businesses; training centers
- Preparing for new jobs in the area

TOPIC: COMMUNITY RESILIENCY (3)

GOAL: Create new models and opportunities for ensuring local residents and businesses rise with area growth and are enabled to remain in the community

DOTS

(2 Tallies)

(1 Star, 1 Tally)

(1 Tally)

(1 Star, 1 Tally)

(2 Tallies)

(3 Tallies)

(1 Star, 3 Tallies)

(1 Tally)

QUESTIONS

1. Will new guidelines have architectural standards that assist small business/commercial space?
2. Will guidelines allow for mix of uses on a parcel (community/residential)?
3. How will we find enough land and property to accommodate affordable housing?
4. How can we generate new jobs with amount of related density that will be required?
5. Will there be an economic development strategy to go along with plan?
6. How will increase in parking be accommodated?
7. Will public transportation improvements follow with new development?
8. Will there be accountability with IDP linkage?
9. Will IDP buy-outs be out of the program?
10. Will there be financial/tax incentives to assist and maintain local small business?
11. Can there be adjustments to AMI for affordability so more affordable?

(2 Tallies) 12. How will community's local residents and businesses be involved in formulating and finalizing plan?

DISCUSSION

Red dot = Need clarification and more data

- 2 Red On site requirement for affordable units - no buy-out option
- 1 Red Tax abatements for renovations, new employees; work with property owners to fill space (Main Streets); cross subsidize retail rents - to keep commercial rents low
- 1 Red More form-based zoning code - allows for a mix of uses on a parcel
- 1 Red Inclusionary aspect built into zoning
- 2 Red Calibrate AMI on a more local/neighborhood scale
- 2 Red Incentivize more middle-income/workforce housing
- 1 Red Push development around Forest Hills - vacant parking lots

TOPIC: BUSINESS AND JOB OPPORTUNITY (1)

GOAL: Preserve and enhance the local character and mix of businesses in the study area for existing and new residents

GOAL - Group Edit: (Add) through proactive community engagement to create a more vibrant community.

DOTS QUESTIONS

- How do you define a small business?
- (3 Tallies) Why is preservation important?
- 2 Yellow How do we balance new small business and be accountable to existing?
- (2 Tallies)
- 2 Yellow What are the parameters of preservation and enhancement?
- What would we like to see in the future?
- (2 Tallies) What clientele are the businesses attracting? Will they need parking?
- How will we effectively combine existing with new?
- 1 Yellow How will we be creating the jobs for?
- (1 Tally)
- (1 Tally) Will training be available?
- 2 Yellow How will the plan be accountable to existing businesses?
- (1 Tally)
- 1 Yellow How can larger housing development create job opportunities for local residents?
- (3 Tallies)
- (3 Tallies) Accountable to labor? Protecting local independently owned businesses?
- 1 Yellow Will we be able to extend the Main Streets program further south?
- (3 Tallies) How can we support more democratic businesses, e.g. coops, including accountability to labor?

ANSWERS

1 Red

1. How do we balance new small business and be accountable to existing?
 - Has to help versus hurt
 - Provide support: technical, legal
 - Sensibility to linguistic and cultural needs
 - Organize existing small businesses in co-ops to share resources
 - Consider rent stabilization for existing small businesses (Red dot)
 - Involve existing businesses in decision-making process! (Red dot)
 - Stable residence = Stable business
 - Encourage new residents to use existing businesses
 - Help existing businesses adapt to new clients
2. How can large housing developments create job opportunities for local residents?
 - Construction
 - Custodial
 - Landscaping
 - City to make requirement? <Look into>
 - Reversing policy for residency requirement? <Look into>
 - Job training
 - Residence-based maintenance in housing
 - Sensibility to linguistic and cultural needs
3. How can we support more democratic businesses?
 - Sensibility to linguistic and cultural needs
 - Co-ops
 - Group co-op ownership - see example happening in Egleston
 - Provide legal and technical assistance (Red dot)
 - Consider tax abatement (Red dot)
 - Educational 1:1 technical assistance workshops (Red dot)
 - Certain % to be co-op (co-op % TBD)
 - Loan/legal assistance for worker buy-out (Red dot)

DISCUSSION

Goals well-aligned for group

Need policies to support strategies

Need ways to implement ideas

More community discussion needed on types of businesses to encourage

TOPIC: BUSINESS AND JOB OPPORTUNITY (2)

GOAL: New retail, commercial, and/or industrial space in the study area should be affordable to small and local businesses

DOTS QUESTIONS

1. How do we control rent?
2. How do we keep rent down?
3. New way to fund development so not controlled by one developer?

4. How do we make it easier for small-time developers to build?
 5. How much % is affordable vs. market rate?
 [Synthesis 1-5] (1) How do we ensure small business space is affordable?
- 3 Red, 1 Yellow (5 Checks)
6. How can BRA ensure whatever construction happens has good wages + benefits + diverse (women + people of color) workforce?
 7. How can we preserve some light industrial, software engineering, synthetic?
 8. How do we encourage mixed use zoning for mix of retail, office space and industrial?
 9. How do we give advantages to non-chain business? Requirements?
 10. Is the BRA ready to establish good job standards (accessibility, wages, etc.)?
 [Synthesis 6+10] (2) How do we ensure good jobs + benefits go to diverse mix of people as requirement of development?
- 1 Yellow (6 Checks)
11. Can we reduce the minimum parking requirement?
- 1 Red

ANSWERS

1. Affordability of small business space:
 - Look at new models around country; e.g. crowd sourcing, shared space
 - Streamline approvals for small business
 - Affordability considers business type/ethics; preference to sustainability of business, benefits offered, etc.
 - Similar to affordable housing, apply/process for small business to receive benefits
 - Challenge: small business able to pay good wages
 - Eliminate requirement (and therefore cost) of parking to lower commercial space cost
2. Jobs and benefits:
 - BRA establish and enforce who gets jobs and what money at business in commercial spaces
 - Tax credits for businesses paying living wage
3. Mix of businesses:
 - Concentrate industrial businesses?
 - Preserve industrial
 - Rezone to preserve industrial AND encourage additional retail/office
 - Rezone along major thoroughfares to have mixed use (whatever the commercial is) wherever possible
 - "Live + work in the same building"

DISCUSSION

Vision: Add --

Establish and enforce good job standards for both construction and permanent jobs

BUSINESS AND JOB OPPORTUNITY (3 SPANISH)

GOAL: New retail, commercial, and/or industrial space in the study area should be affordable to small and local businesses

DOTS

QUESTIONS

4 Red, 7
Yellow

2 Yellow

1 Red, 10
Yellow

5 Red, 5
Yellow

1 Red, 1
Yellow

1 Yellow

1 Yellow

2 Red, 1
Yellow

1. How to support the existing business in our community?
2. What/who gives stability to the business in JP/ROX area?
3. If some business owners leave, what is going to happen with them?
4. How well informed are the Latino community in JP/ROX?
5. How to control/stabilize the rent of local small business in JP/ROX?
6. Does the Federal or State government provides financial support to small business to confront situations like this one?
7. What is the maximum amount or percentage a landlord can increase to a renter?
8. Does exist a eviction manual/regalement for small business?
9. Is it going to be any special treatment to get an space in new buildings in the JP?ROX area for small ethnic business?
10. How the work and changes being planned for this area are going to benefit to the current residents who need help?
11. How to support the existing business in our community?
12. What/who gives stability to the business in JP/ROX area?

ANSWERS

1. How to support the existing small business in the neighborhood?

- Information
- Local stability/ affordable rents/ loans
- Create the week of small business in JP?ROX
- Promote the union of small business in the area
- Create a organization that works with local small business
- Support to potential small business to be displayed from the area.
- Promote more meetings in our community

5. How to control/stabilize the rent of local small business in JP/ROX?

- Legal long term contracts with controlled increases
- Increases based in income
- Increase stability (enforcing control)
- Connect with lending organization
- Financial support

4. How informed are the Hispanics in JP/Rox?

- Direct communication in Spanish is needed
- To invite to community meetings
- Advertisement in local paper and other local media
- News / posters in small businesses

DISCUSSION/LEARNING AT THIS TABLE

- Necessity of safety and stability for small businesses
- Necessity to know that our business will remain here
- Union makes strength
- The problem discussed is very difficult
- Problems from housing and small business are similar
- It's important to hear the Latino voices
- It's important to have meetings with merchants
- Help from City Council and the City is very important
- Security is important to sustain business
- What and how do we want the city to respond?

To preserve and expand improved vision of 'small businesses', 'cooperatives', and 'opportunities for business', including:

- Small Business
- Incubators
- Shared spaces
- Spaces for innovation
- Coops