



Tim Czerwienski <tim.czerwienski@boston.gov>

My comments were not included

Lorraine Payne Wheeler

Thu, Oct 10, 2019 at 2:10 PM

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Cc: David Williams

Dear Tim,

I just looked at the comments for 25 Fountain /50 Regent St. My comments sent to the website prior to you closing the comments were not included. I know of one other person that this happened to, Two other neighbors did not get a chance to comply before 10/6 . But I attended the meeting and sent my comments in. I don't know what happened. In the future, I will send comments to your email.

It is positive that the project offers homeownership. Still there are many units potentially being added to the neighborhood, which will cause overcrowding. The project needs variances for height, outdoor space, and the required setbacks. Many of the units are very small. Too small for the families looking for homes in Roxbury. At the meeting, a major issue was the way the project team tried to develop support for the project. The developer intentionally contacted potential buyers instead of notifying abutters of the project. Several residents from Tommy's Rock Neighborhood Association and from Washington Heights United said they had not been contacted even though the application on page 6 says the developer contacted residents living in the Tommy's Rock neighborhood. At the meeting, there were individuals from Mattapan and Dorchester attracted by the promise of homeownership. Neighborhood residents demanded more meetings. After the upcoming neighborhood association meeting, the BPDA should agree to host more meetings so that residents can give input to the design, as well as correcting the lack of notification.

Lorraine Payne Wheeler**Roxbury Path Forward Neighborhood Association**

Comment: Created Date	First Name	Last Name	Organization	Zip	Opinion	Comments
9/9/2019	Dariela	Villon-Maga		02126	Support	Glad to see affordable homeownership units in this part of the community that's been so desolate. Great mix of units sizes and income tiers. When approved focus should be given to families in close proximity to the site to counteract displacement in this area.
9/9/2019	solmon	chowdhury	Dudley Cafe	02119	Support	we need more housing to support our business in Dudley sq. business area. also as a residence of the area i would like to see more green space not surface parking space as this area is so close to public transportation. we should encourage green space and less cars.
9/18/2019	Mario	Zapata		02119	Support	I attended the meeting on 9/18/2019 and I must say that I do appreciate the fact that the developer is trying to solve the issue of affordable housing. I personally have a hard time seeing the appeal for a studio apartment and therefore I would like to see that the project have more two/three bedroom apartments than it does. Especially considering that the area is a residential area and the appeal for a studio apartment is that it is usually located in an area that has lots of shopping and stores near by. Moreover what will determine whether or not this is successful is if this does give preference to the people who have lived here locally. Often projects like this get built in neighborhoods like mine and it is those who are privileged enough to afford the prices that move in and thus the area gets gentrified. So some of the things I would suggest is that if this does get built they give preference to local neighbors like myself who have been living and renting here for many years. It would be nice if you get a local discount if you are from area, if the land has been given to the developers by the city. Also there should be an owner occupant restriction so that someone can't just buy a unit and rent it out (maybe with exceptions to a direct family member like a brother/sister of parents/cousin). Lastly that if someone buys a unit that has multiple bedrooms and is going to sell, that the people occupying the studios get preference to buy at market value of the unit before anyone else. It would also be great if low interest rate loans were provided and somehow common charges are set up in a way so that it allocates a small% of the \$ to an individual's account for the sole use of buying a new home if they need to upgrade or as equity to the studio apartment, whatever the individual chooses after a 5/7/10 year period. a system like this would be similar to an individual's 401k, where maybe the \$ can also be invested and earn dividends. In the end I do approve of this project so long as it does take seriously the needs of the community without ballooning the prices of town homes and driving out those who have been living here like myself.

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9/19/2019	E	W		02119	Support	Excited for new development in the area. Much needed for community safety. Why is it only for restricted income though? The community has enough restricted income units.
9/19/2019	Rokeya	Begum		02119	Support	i am in support of this project it will create much needed housing in the city. its will help business in Dudley sq. area that desperately need foot trafic to support business.
9/19/2019	Rokeya	Begum		02119	Support	i am in support of this project it will create much needed housing in the city. its will help business in Dudley sq. area that desperately need foot trafic to support business.
9/25/2019	Carol	Dotten		02125	Oppose	I love the idea of new development. Roxbury has been unattractive for a long time. A fresh look is great. Also it gives others an opportunity to buy a condo at a reasonable price. I heard that several people talked to Warren Garden residents that are interested in buying. I learned there are classes being held to help them obtain a loan to buy. What a great idea. I feel Tommy Rock association is a bunch of people who hate change. Stop stopping progress. Step aside and welcome a new look. Let others have something too. Your reasons are so immature. Grow up and welcome diversity, a new look and a better quality of life.
9/26/2019	laquisa	burke	home address	02124	Support	Love this project. Its needed to help with Boston's problem with affordable housing. This can can help build wealth for people.

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9/26/2019	Renée	Omolade	We Are The Ones	02125	Support	I believe this project offers an opportunity for our community to begin to INVEST in their neighborhoods by buying their neighborhoods. I believe the developer is interested in building a building that speaks to our community and supporting the community in maintaining the property efficiently.
9/30/2019	david	williams	Tommy's Rock Neighborhood Assoc.	02119	Oppose	The design is in major need of changes. The zoning waivers requested, 7 as I recall, are major and will change the basic character of the neighborhood. Setback of 20 feet reduced to 10 and 5 feet will reduce our street to a wind tunnel. Visibility for traffic will be reduced and will be even more dangerous. 5 story buildings will overwhelm the existing structures. The character of the building is completely out of line with the existing buildings. A formal traffic study involving DOT is absolutely needed prior to this construction approval. This neighborhood is undergoing major additions and to date no modifications have been made to address the additional car and foot traffic. Development should begin with a 0 zoning waivers and the developer must justify each requested waiver - not lumping 7 together and pleading "must do" to deliver low cost housing. This makes it very difficult to understand why each one is justified. No, I do not support this construction. It makes too many drastic changes without clear justification. We support development in Tommy's Rock neighborhood but only if it respects the zoning bylaws. We were given very short notice on this review. We must have more time; as was discussed at the meeting on the 26th. The large majority of the attendees at that meeting knew nothing of the proposed building less than a week before the meeting. Community input was not effectively gathered. We demand that the comment period be extended until after the next meeting (yet unscheduled) with the BPDA (this will be after the 10/23 meeting with the developer has been held). We were informed by the BPDA rep., Tim, that this would be possible if requested. David N. Williams Co-chair, Tommy's Rock Neighborhood Association.

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9/30/2019	Winnie	Johnson	Codman Academy Public Charter School	02120	Support	I think this project would be very beneficial to the community. As an elementary school teacher and also a graduate student this project is like a starter kit for me and other working professional within my age bracket to help us start building wealth. This project allows us to STAY in the city and not have to move outside the city just to be able to afford the cost of buying a home. I believe this project is the start to re-shaping Boston. Looking at the amount that I pay for rent, that money can be used for something THAT I OWN and can someday pass it down to my future children. Market rent is high.I hope this project happens.
10/1/2019	Setor	Amuzu	Harvard	02368	Support	I support this projects, this will be a good way to bring more young professionals to the city and also build wealth at a young age.
10/1/2019	Kofi	Callender		02124	Support	I think this is an excellent idea. As a young professional who wants to not only work in the city of Boston but be a member of the local community, this project is perfect for me. My goal is to be a part of civic life and pour back into the community. A project like this will also allow the city to reduce income inequality. Individuals like myself will have the opportunity to build equity in homeownership, which translates into long-term wealth while being able to stay close to the economic engine (Boston vs. Brockton) and focus on longterm personal and professional growth vs. immediate money
10/1/2019	Gerrard	Jackson	LendingBloc	02116	Support	I believe affording housing is desperately needed in Boston for working professionals.

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10/1/2019	Lashawnda	Robinson	Non	02121	Support	This is a great way to keep younger professionals in Roxbury and Dorchester. I grew up here ,went to high school here and now work in Dorchester. This is great for singles to have their own affordable space. I hope it gets approved. Because I plan on applying for one of these units.
10/1/2019	Alex	Edwards		02124	Support	I genuinely believe this is what our neighborhood needs. I am excited about this project.
10/2/2019	Cheryl	Ricketts		02170	Support	AMAZING! I want to actively be a part of this for sure!
10/2/2019	Nia	Beverly		02119	Oppose	I am writing to oppose the project at Regent and Fountain Street in Roxbury, MA. Please recognize that proper consultation has not occurred between the developer and neighborhood. My hope is that the BPDA will allow the community more time to resume negotiations. Our family oriented neighborhood is interested in more family units, an exterior design that fits with the historic look of the neighborhood and more green space. The developer has not made any design changes to reflect these requests. It would not be fair to have a building that would forever change the neighborhoods identity and the reason families have invested in this community for so many years.

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10/2/2019	Kerry-Ann	McLaren		02129	Support	This is a great initiative that I wish was available many years ago. I'm a young professional with zero debt and make a good wage. However, I'm still not able to purchase a home because of the rising costs in Massachusetts. I currently rent a BRA apartment but by next year because of an increase in my salary, I will no longer qualify and will have to pay market rent that I would prefer to invest in a home. The only other options that myself and other young professionals see as a solution is a program like this one or to move out of state. I personally prefer the former.
10/2/2019	Bobby	Leslie		02125	Support	As a black male in boston I want a space to call my own without sacrificing my entire paycheck.
10/3/2019	Becky	Cruz-Crosson		02126	Neutral	It would be great if BPDA would build in Roxbury (which is needed) AFFORDABLE home ownership for young professionals , studio or 1 bedrooms . Is that option included within this current plan ?
10/4/2019	Gregory	Cherubin	1981	02122	Support	After reading the plans of development, this is to be a great project for the community/city and is long overdue, as due to increasing rents too many are having to shack up with unwanted/undesirable roommate situations. I believe this project will be a pioneer in the studio and 1 bedroom development space as it is severely needed. Not sure where it stands currently in the approval process, but this must be approved as it would be a great win for the City/neighborhood and its Citizens. Best fo everything, GC.

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10/4/2019	Kathryn	Williams	Tommy?s Rock Neighborhood Association (TRNA)	02119	Oppose	This development is not respecting the statement of community standards for developers created g by TRNA in 2018. The zoning bylaws must be respected - no variances allowed. An official transportation study by DOT is essential given the development in our neighborhood. It needs to be done before any development is approved. There are many dangerous traffic problems already and this development will make streets and sidewalks much more dangerous. We have specific examples that will be summarized. The City of Boston must provide or require infra-structure for the scale of development that is planned. I demand another BPDA meeting and that the comment period be extended. The TRNA demands this too. The meeting on Sept. 26 made many in the community aware of scale of the development for the first time and that full communication had not happened. The meeting started communication and it will continue on Oct. 26. We want to work with the developer and hopefully they will listen.
10/4/2019	Lavette	Coney	Historic Roxbury	02119	Oppose	In light of the numerous unethical practice of individuals within the city entities, ZBA, BPDA, RSMPOC, etc. there has to be ROBUST community input. Therefore, I truly believe more time is needed to vet the merits of this project. If not done, it will be seen as suspect in rushing the process and not providing the abutters and community members with opportunities to be informed decision-makers in what will surely impact them.

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10/4/2019	Elorm	DelaSeshie	All Grace Harvest Church	02121	Support	There is a great need for low income housing in Boston right now to curb the housing crisis making it unaffordable for the people of these communities and this is a great step in the right direction!
10/4/2019	Mark	Roberts	Mr Real Estate Boston	02124	Support	I am in support of this project . The goal is to bring affordable homeownership to those looking for 1br and studios as there are so many roommate situations increasing rent.
10/4/2019	Terrance	Moreau	N/A	02121	Support	This vacant land could positively influence the activity in the immediate neighborhood and help fuel more dollars going into the Dudley Square commercial district. The amount of affordable units is also very attractive and necessary to stabilize the mix of homeowners that will buy into this association. This looks like a fantastic producer for the neighborhood.
10/4/2019	charlene	chinn		02131	Support	The workforce is getting younger and millennials are the next wave actively seeking homeownership.
10/5/2019	Kanisha	Louis Jean		02368	Support	I am 30 years old, recently became a nurse and am in school to become a Nurse Practitioner. I would love to keep my talents in Boston, the city that granted me these opportunities, however the costs make it impossible. My mom already had to leave the city because of cost. I still live with my family. Most people I know my age have to live with roommates or settle for another property outside of the city. I wish Boston would take care of their own, make way for millennials to afford to stay here. Those raised here and those that seek education here. I look forward to hearing about the approval of these new affordable homeownership opportunities!

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10/5/2019	Rita	Nethersole	Tommy's Rock Neighborhood Association	02119	Oppose	Tommy's Rock Neighborhood Association October 5, 2019 We are writing to oppose the construction of FOUNTAIN REGENT as proposed to the Boston Planning and Development Agency (BPDA). The first concern is one of notice (again). There is some improvement in that a notice from the BPDA was sent a few days after the filing, but we continue to be frustrated by a lack of communication with the developer in the early stages of planning and development. In an attempt to take a proactive step on development, the Tommy's Rock Neighborhood Association (TRNA) created a statement on what is acceptable for building in our community. It was sent to elected officials, city agencies (including the BDPA, and ZBoA) and developers. There is no evidence that it was shared with this developer. It was met with a resounding silence. Our concerns follow what we outlined in that development statement: Height ? the proposed building is grossly out of scale with existing homes. The building towers over the existing one and two family homes in the area. The current zoning code does not allow for that height. Setback ? The project has little to no setbacks around the perimeter of the buildings and no green space and landscaping. Density ? there are simply too many units in the building. The proposed building has a FAR of 1.39, 39% over the density in existing zoning. The proposed building would almost double the number of units on the adjoining roads, with no infrastructure, parking, public service or traffic improvements planned. Especially when viewed in the context of a similarly dense building proposed for 41 Regent Street across the street, this proposal is extremely damaging to the community. Parking and traffic ? the proposed building does not include parking for each unit. This will encourage parking on St. James, Alpine, and Regent Streets, all narrow streets which already have serious problems with inadequate parking, safety, and blind driveways and which are already impacted by parking issues from the Bolling Building and the Roxbury Court. Gentrification ?
10/5/2019	Liane	Johnson		02125	Support	Lofts should do well in Roxbury. Affordable housing should be a percentage of your income, not a percentage of the current market price. They should change the income limits because they are out dated. Lofts and one bedroom units will hopefully decrease the single room rentals. This could be a good start for single first time homeowners but they need to change the income limits.
10/5/2019	Ashanti	Brown		02131	Support	This is very important & needed in the community !

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10/6/2019	Rita	Nethersole		02119	Oppose	I am writing to oppose the development Fountain Regent. The developer did not consult the neighbors and has proposed a building that is too dense, too tall, has little setbacks, and insufficient parking and off-loading areas. The project also exacerbates a serious traffic problem at that location. On a BPDA meeting on September 26, the developer promised to meet with the neighbors to discuss this project, and that another meeting with BPDA would be scheduled. The meeting is scheduled for October 23. I hope that this comment period can be re-opened after that meeting and after a revised proposal is submitted. If no revised proposal is submitted, I along with the TRNA, will vigorously oppose this project.
10/6/2019	Rita	Nethersole		02119	Oppose	I am writing to oppose the development Fountain Regent. The developer did not consult the neighbors and has proposed a building that is too dense, too tall, has little setbacks, and insufficient parking and off-loading areas. The project also exacerbates a serious traffic problem at that location. On a BPDA meeting on September 26, the developer promised to meet with the neighbors to discuss this project, and that another meeting with BPDA would be scheduled. The meeting is scheduled for October 23. I hope that this comment period can be re-opened after that meeting and after a revised proposal is submitted. If no revised proposal is submitted, I along with the TRNA, will vigorously oppose this project.
10/6/2019	Doris	Beechman		02136	Support	I support affordable ownership. Not alot of that being proposed currently

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10/6/2019	Chenae	White		02130	Support	I support this development and hope there are others like it. When I moved to Boston 6 years ago, I earned \$90k yet had over \$70k in student loans. I didn't have any family in the area and wanted a one bedroom apartment where I could live with other young professionals. I found it extremely difficult to find a one-bedroom apartment that I could afford without having to sacrifice paying down my debt. I think this house development would enable young professionals to live in dignity yet still pay affordability rent.