

September 12, 2019 (amendment of original version submitted September 5, 2019)

Dana Whiteside
Deputy Director, Economic Planning
Boston Planning & Development Agency

cc: Lyndia Downie, Laurie Alley, Lydia Scott

Re: 3368 Washington Proposed Project: UANA Request for Supplemental Information, 09/05/19 as Amended on 09/12/19

Dear Dana,

Building upon the questions in the Union Ave Neighborhood Association (UANA) letter submitted on 08/21/19, the UANA is now providing additional comments and questions regarding 3368 Washington Street Project (3368 Washington). We are still waiting on written and documented response from Pine Street Inn (PSI) and The Community Builders (TCB) to our earlier letter, to which are added the questions and comments below in this letter. The information, updates, and handouts from the 08/25/19 Article 80 Community Meeting in no way constituted the substantive and detailed written response that was and still is requested. We kindly ask that PSI and TCB provide the requested materials so that UANA could have a more informed view of the development. It will be difficult for UANA to offer its support for the project in the absence of substantive written response to our questions and comments.

Given the amount of time, resources, and analysis the UANA has dedicated to date in consideration of 3368 Washington, UANA strongly encourages inclusion of both this and the previously submitted UANA letter dated 08/21/19 within a Request for Supplemental Information (RSI) anticipated to be issued during the week of September 9th. Inclusion in the RSI is in addition to these two letters being made part of the Article 80 public comments.

1) Building Parking

A MAPC study of typical parking needs for affordable projects in the Greater Boston Area (table attached in appendix)¹ indicates that the 3368 Washington proposal as currently presented does not meet reasonable parking space ratios when compared to similar developments. 3368 Washington's parking ratio is 80% below the study's median, and would need 80 more parking spaces to meet that median.

- Median demand for parking in buildings within the Greater Boston Area that are 90%+ affordable is 0.44 (44 parking spots/100 units), meaning most frequent demand for overnight parking is 44 parking spots occupied per 100 affordable apartments units rented.
- In contrast, the current parking supply ratio at 3368 Washington is insufficient and low at 0.09 (22 resident parking spots/236 units). Even inclusive of the 18 staff parking spots, the current 3368 Washington proposal has only a 0.17 parking supply ratio (40 total parking spots/236 units).
- Please share how many PSI and TCB employees are expected to work in the building during peak hours. This information will help place 18 planned staff parking spots within proper context.
 - o What percentage of PSI staff at the current 3368 Washington Street location commute to work by car?
- Inadequate space for office and resident parking, visitors, and visiting appointments will only add to the congestion in the area that will spill over to adjacent streets, including Union Ave.

¹ <https://perfectfitparking.mapc.org/> -- the study invites readers to apply the data to their specific situations. <https://datacommon.mapc.org/browser/datasets/393> -- analysis of data is included in the appendix to this letter.

- Insufficient attention has been given to providing off-street temporary drop-off/pick-up parking serving the needs of this building so that traffic on Washington close to the Green intersection is not impeded. Neighborhood experience with such problems does not match overly optimistic planning expectations of low frequency and rapid turn-around, nor the implied expectation that every arriving vehicle would pull fully to the curb out of a single traffic or potential traffic and bicycle lane.
- Given the impact of this project, the city should do an extensive traffic impact study that comprehensively incorporates 3368 Washington together with other recently approved or constructed developments in the area.

2) Building Design

The building as now proposed still appears daunting in scale, its mass does not yet integrate well with the neighborhood, its design still lacks excitement and playfulness, it still reads institutional or hospital or hotel rather than residential, and it does not suggest a sense of place for the type of proposed residential population that is much in need of both place and aspiration. Its design has yet to be contributing to the dignity of the neighborhood and to the dignity of the building's residents.

- A rethink of the shape, materiality, and design of the two still-imposing anchors facing Washington Street is needed if this building is to present a friendly and welcoming face and fit to the neighborhood. A step-back of the fourth level would help considerably and it would be more respectful to the buildings across Washington which are mostly only two, three, or four stories.
- The extensive use of brick without use of limestone or other materials to provide softness and a backing for exciting design elements is regrettable. Extending the brick on the south anchor to the street has only served to reinforce a looming height of the facade, and that sense is further reinforced by a new staccato pattern within each strong vertical line of the windows (only the horizontal line of windows has a change-up in pattern). Labeling these changes in window patterns as playful does not make them so.
- The building design has yet to incorporate elements of whimsy and humor, truly playful elements, that would lighten and liven the facade, and bring a smile or two to neighbors and to the residents when viewing or passing by the building. It would also lessen the present anonymous and institutional feel of the building, not unimportant for residents mostly living in small-size studios and one-bedroom units.
- The street-level wall is still long and (aside from a few trees and benches) barren, without retail space and window displays. While the recent opening up of interior office space with windows along Washington was seen to 'enliven' the street, the view from the street either puts the staff in a fishbowl or provides a sea of work cubicles and neither are desirable; and in the evening staff activity would diminish. From a community perspective it would be far more interesting to enliven the wall, and even the street sidewalk itself, with art and design elements, in the form of murals, cameos, tilework, or mosaics, and perhaps adding elements of whimsy and humor. Creative and changing lighting displays could also add novel and attractive elements of interest and enlivenment that would attract the public.
- The design of the building does not yet carry around from the front to the rear, making the rear appear even more institutional. Residents should be able to take pride in good design on all facades of the building.
- Design concerns also extend to questioning the sufficiency of the sidewalk width for adequate pedestrian passage, especially as the outdoor planters and low-rise benches and the high residential density encourage congregation, which in-itself is not bad, but this neighborhood already suffers from problems at many points where there is little to no room for safe passage along narrow sidewalks and where the reality of cigarette and other litter is high.

3) Building Staffing & Mix (amended 09/12/19)

There appears to be a much higher scale and density for this project than for any of the PSI's other developments. We would like to better understand why there is a strong preponderance of studio/one-bedroom units, and to understand comparative staffing ratios.

- Please explain why the 92% studio and one-bedroom units mix is the appropriate distribution for this project? Why is it that even for the affordable portion of the building, the mix is still 80% one-bedroom and studio units, and larger units, that would seem appropriate for families, are only 20% of the affordable units mix?
- It is essential that all staffing ratios are provided, not only case manager ratios, for 3368 Washington, and that staffing ratios at other PSI supportive housing developments be provided for comparative purposes.
- Will PSI and TCB have financial flexibility to increase the planned staff count dedicated to this project as much as 50% above the planned amount of ~15 new permanent jobs within a relatively short-term time horizon of 6-12 months if necessary? Will there be enough capital available to sustain such a surge over five or more years if necessary?
- In addition, we want to understand how TCB building maintenance staff is scaled up to effectively do their job in a building which for the first time will be co-locating supportive housing tenants with people living in affordable housing units, so the building is adequately staffed to meet everyone's needs (amended 09/12/19).

4) Supportive Housing Details

UANA is not yet clear in understanding the nature of the population eligible for supportive housing.

- It will be extremely helpful to receive in PSI's own words an explanation of who is eligible, the number of people currently waiting for supportive housing, and the criteria for selection. It would be particularly helpful to the neighborhood to discuss:
 - a) how this population differs from the street homeless who need shelter or treatment centers for drug, alcohol, mental health, and/or other related issues, including registered sex offenders;
 - b) what did PSI and TCB mean or intend on several occasions by using the word 'chronic' in describing supportive housing residents;
 - c) the nature and level of support services provided at supportive housing facilities;
 - d) what determines if someone in supportive housing needs health or behavioral services or treatment elsewhere;
 - e) the rules supportive housing residents must agree to as a condition for continuing residence, and whether these are the same at other PSI supportive housing locations;
 - f) how this project will promote neighborhood safety and security.
- This project will have supportive housing units and affordable housing units. Just as there are buildings with a mix of affordable and market-rate units, are there known and successful mixes of supportive housing and market-rate housing?

5) Ownership & Management

The bullet points on page 6 of TCB's 08/22/19 handout are all-too brief for the neighborhood to understand the project's ownership and management structure, which are key to the long-term success of this endeavor. Only a few of many questions previously raised in the UANA's 08/21/19 letter were addressed.

- It appears that PSI will only be responsible for the health and supportive services provided to 141 residents, and TCB will be responsible for all physical property management and maintenance of all units, common space, and other space at 3368 Washington. If this is not true, please correct this interpretation and find terminology that reduces confusion.

- If PSI will be under long-term contract (how long is long-term?) for supportive services, is TCB not also under contract to the WPLLC for property management services? If not, why not?
- Who is or will be the managing member and the LIHTC investor member of the WPLLC?
- Are or will either the managing member or the investor(s) be employed by, a trustee of, or a board member of PSI or TCB?
- Does or will the investor member have any say in and about what in the building's operations, services, and administration? Does the investor member have veto power and if so, over what matters?
- How is the managing member involved in the building's operations, services, and administration?
- How will joint control of the managing member by PSI and TCB operate? Is it 50-50 or does one entity have primary control? If there's primary control, will the secondary entity be able to exercise a veto on specific matters and what are they? If 50-50 control, how will disagreement be resolved?
- Who from PSI and from TCB will exercise the control? The PSI Executive Director? A TCB corporate officer, a TCB regional director, or the local TCB Property Manager? Does this control extend to replacing the managing member?

6) Funding

Just as management is important for sustained success, project funding is as well. For long-term viability, 3368 Washington should have both a Capital Reserve Fund and at least one or more Endowment Funds. In order to preserve endowment principal and account for modest inflation, no more than 3 or 4% should be withdrawn annually and conservatively. PSI would need an endowment of at least \$30-\$40M to realize \$1.2M annually for 3368 Washington.

- How is the \$1.2 M annual budget allocated amongst salaries and benefits; training; transportation; supplies; and other expense categories?
- Is inflation reflected in the annual estimated outlay?
- Why is the time horizon 20 years? Does this have anything to do with the compliance term for LIHTC?
- How will PSI raise corporate and individual donations to grow the endowment? Will the endowment be specific to 3368 Washington or cover supportive services at other locations? Does PSI currently have endowment(s) and of what size for these services?
- What will PSI do with funds realized from transfer of the land to WPLLC? Will it seed an endowment for PSI's support services? Will PSI have a right to reacquire the land?

The neighborhood largely supports the intentions and spirit of this project in serving its communities. We too are a community, one that would like to welcome this project. At the present time and as expressed now in two letters, the neighborhood has serious concerns that have yet to be satisfactorily addressed in a substantive written response before the UANA can offer its support. We expect the proponents to be more forthcoming in sharing information so that the UANA can have a far better understanding and comfort about the fit, impact and viability of this large and specialized project and its prospect for long-term success as a good neighbor.

Best Regards,
Union Ave Neighborhood Association

Please direct replies to:
Cathie Wilder
Alex Guriev

APPENDIX: MAPC Affordable Housing Parking Study

Source: <https://datacommon.mapc.org/browser/datasets/393>

Filter: units composition that is 90% or greater affordable

Municipality	Neighborhood	Site Name	Year Built	Company	a	b	= a/b	c	d	= c/d	%							
					Total Built Parking Spaces	Total Built Apartment Units	Parking Supply per Built Unit	Overnight Vehicles Parked	Rented Apartment Units	Parking Demand per Rented Unit	Walk Score	Affordable Units	Avg Bed	Studio & 1Bed	2Bed	3Bed	Rent per Unit	Rent per Room
Cambridge	East Cambridge	The Close Building	2010	Maloney Properties	15	61	0.25	8	61	0.13	93	100%	1.10	90%	10%	0%		
Malden		Robinson Cuticura Mill Apartments		Beacon Communities	64	94	0.68	19	94	0.20	80	99%	1.14	89%	7%	3%	\$2,250	\$2,089
Boston	Hyde Park	Riley House	2007	Maloney Properties	45	41	1.10	9	41	0.22	79	100%	1.00	100%	0%	0%	\$1,000	\$1,000
Boston	Dorchester	Upper Washington Apartments	2017	Trinity Management Company	24	35	0.69	9	33	0.27	83	100%	2.24	9%	58%	33%	\$1,921	\$851
Boston	Dorchester	Quincy Heights	2015	United Housing Management	37	129	0.29	36	128	0.28	82	100%	2.36	8%	48%	44%	\$2,576	\$1,097
Boston	Jamaica Plain	Walnut Ave Apartments LP		Pine Street Inn*	17	31	0.55	8	27	0.30	88	97%	1.00	100%	0%	0%	\$1,000	\$1,000
Boston	South Boston		2017	South Boston Neigh. Dev. Corp.	10	24	0.42	8	24	0.33	94	100%	1.42	58%	42%	0%	\$1,000	\$706
Waltham		St. Mary's Apartments	2001	Maloney Properties	35	70	0.50	26	69	0.38	87	100%	1.00	100%	0%	0%	\$1,000	\$1,000
Chelsea		11 Congress Avenue	1995		13	23	0.57	9	23	0.39	89	100%	2.00	9%	83%	9%	\$1,222	\$611
Boston	Chinatown	Tremont Village	2008	Maloney Properties	14	20	0.70	8	20	0.40	98	100%	2.80	0%	20%	80%	\$1,000	\$357
Boston	Roxbury	Amory Terrace	2005	Winn Residential	30	54	0.56	22	54	0.41	82	100%	1.91	28%	54%	19%	\$1,704	\$893
Boston	Dorchester	Bloomfield Gardens	2016	Trinity Management Company	11	27	0.41	11	26	0.42	90	100%	1.92	23%	62%	15%	\$1,324	\$688
Boston	Roxbury	Dudley Greenville Housing	2014	Winn Residential	20	43	0.47	19	43	0.44	92	95%	2.26	12%	51%	37%	\$1,901	\$843
Boston	Dorchester	Uphams Crossing/St. Kevin's	2015	Corcoran Management	49	80	0.61	40	80	0.50	90	100%	1.93	18%	73%	10%	\$1,250	\$649
Chelsea		10 Forsythe Street	1980		71	108	0.66	60	103	0.58	83	100%	1.57	51%	40%	9%	\$1,224	\$782
Cambridge	Porter	Lincoln Way Apartments	2012	Cambridge Housing Authority	54	70	0.77	40	68	0.59	81	100%	2.57	9%	25%	66%	\$1,229	\$478
Boston	South End	Castle Square Apartments	2015	Winn Residential	625	500	1.25	318	499	0.64	97	90%	2.11	29%	32%	39%	\$2,705	\$1,284
Arlington		Capitol Square Apartments	1910		25	32	0.78	20	31	0.65	87	100%	1.29	71%	29%	0%	\$1,044	\$815
Somerville		Saint Polycarp Village	2013	Wingate Management	86	84	1.02	58	84	0.69	79	100%	2.04	19%	58%	23%	\$1,363	\$670
Boston	Allston	Brian J Honan Apartments	2002	Maloney Properties	52	50	1.04	38	49	0.78	82	100%	1.98	22%	57%	20%	\$1,350	\$682
Watertown		1060 Belmont	2010	Maloney Properties	21	18	1.17	15	18	0.83	67	100%	1.78	22%	78%	0%	\$1,236	\$695
Boston	Roxbury	New Academy Estates	2001	Winn Residential	214	196	1.09	149	178	0.84	86	100%	2.24	19%	38%	43%		
Malden		Bryant Terrace Apartments	1970		140	108	1.30	106	105	1.01	73	100%	2.10	11%	67%	22%	\$811	\$384
Melrose		56 Wyoming West Avenue	1974		43	30	1.43	33	30	1.10	83	100%	1.77	23%	77%	0%	\$1,301	\$736
Cambridge	Alewife	Jefferson Park New	1940	Cambridge Housing Authority	75	104	0.72	60	51	1.18	81	100%	1.86	31%	51%	18%	\$1,596	\$851
Average							0.76			0.54	85	99%	1.82	38%	42%	20%	\$1,435	\$833
Average for Buildings since 2014 (7 in this sample)							0.59			0.41	90	98%	2.03	22%	52%	25%	\$1,811	\$874
Median							0.69			0.44	83	100%	1.92	23%	48%	15%	\$1,250	\$782
Median for Buildings since 2014 (7 in this sample)							0.47			0.42	90	100%	2.11	18%	51%	33%	\$1,901	\$843
					a	b	= a/b	c	d	= c/d								
Boston	Jamaica Plain	3368 Washington -- All (excl. Staff Parking)		PSI/TCB	22	236	0.09			Unknown	85	100%	1.10	92%	6%	2%	\$978	\$888
Boston	Jamaica Plain	3368 Washington -- All (incl. Staff Parking)		PSI/TCB	40	236	0.17			Unknown	85	100%	1.10	92%	6%	2%	\$978	\$888
Boston	Jamaica Plain	3368 Washington Street -- TCB Affordable Only		TCB	22	95	0.23			Unknown	85	100%	1.25	80%	15%	5%		

*excluded: elderly housing, mixed building development, and condominiums.

Senior																		
Boston	Hyde Park	Blake Estates -- senior		Beacon Communities	65	263	0.25	37	262	0.14	80	100%	1.03	0.97	0.03	0	2267.11	2192.1
Boston	Roxbury	Council Tower -- senior	2015	Rogerson	31	144	0.22	26	142	0.18	82	100%	1	1	0	0	1652.78	1652.78
Boston	Fenway/Kenmore	Morville House -- senior	2005		32	145	0.22	17	144	0.12	98	100%	1	1	0	0	2412.07	2412.07
Boston	Jamaica Plain	Nate Smith Housing Corporation -- senior		Peabody Properties	10	45	0.22	3	45	0.07	90	98%	1.02	0.98	0.02	0	1000	978.26
Boston	Dorchester	Geneva Elderly Housing	2005	Maloney Properties	8	45	0.18	6	45	0.13	81	100%	1	1	0	0	1000	1000
Boston	Jamaica Plain	Bickford Street Elderly Housing Corporat	2006	Peabody Properties	11	56	0.2	1	56	0.02	88	100%	1	1	0	0	1000	1000
Boston	Roxbury	Rockland Street Elderly Housing	2015	Maloney Properties	5	40	0.13	5	40	0.13	78	100%	1	1	0	0	1000	1000
Different Mix																		
Cambridge	Cambridgeport	625 Putnam Avenue	2012	Winn Residential	32	40	0.8	14	40	0.35	76	100%	2	0.25	0.5	0.25	1375	687.5
Cambridge	North Cambridge	Trolley Square	2007	Winn Residential	41	40	1.03	21	40	0.53	93	100%	2.25	0.1	0.55	0.35	1875	833.33
Melrose		12 Mt Vernon Street	1980		45	0	1.5	45	30	1.5	81	100%	2	0	1	0		
Melrose		12 Wyoming West Avenue	1900		22	0	0.92	18	24	0.75	87	100%	1.46	0.54	0.46	0		

Charts from MPAC's overall study show that current 3368 Washington parking assumptions are quite aggressive within a larger context.

Parking Demand, Perfect Fit Parking Study

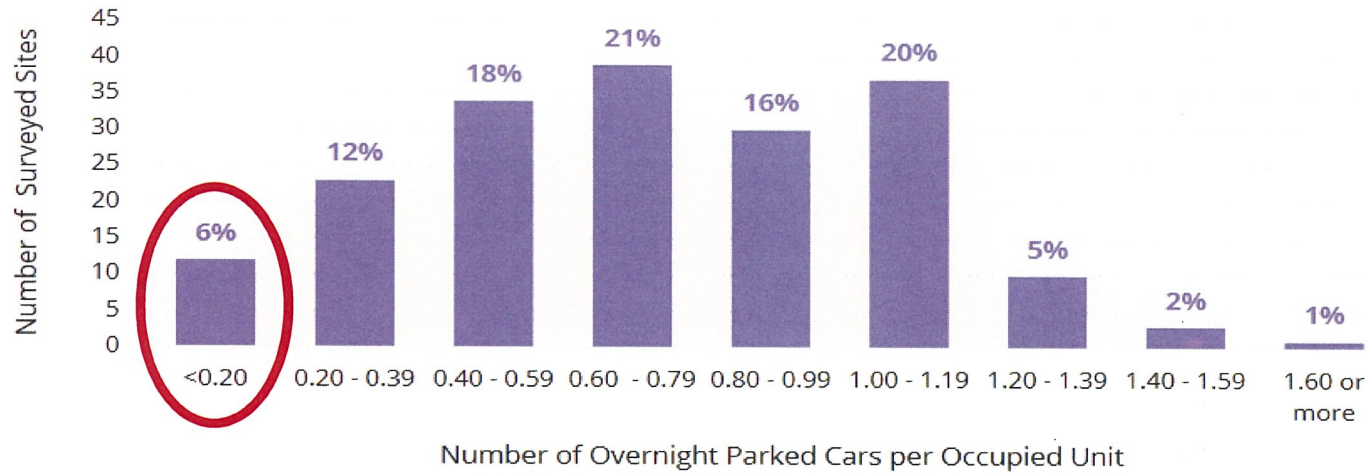


Figure 4: Parking Demand, Perfect Fit Parking Study (n=189)

Parking Demand by Rapid Transit Proximity and Affordability

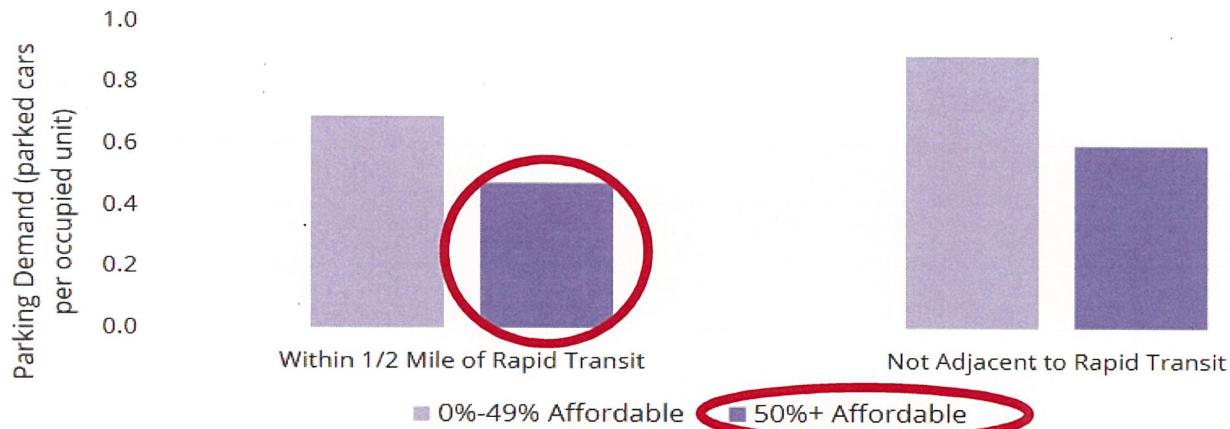


Figure 6: Parking Demand by Rapid Transit Proximity and Affordability, Perfect Fit Parking Study (n=189)

Date	First Name	Last Name	Organization	Opinion	Comments
9/6/2019	Nancy	Read		Oppose	This is just to big!
9/6/2019	John	Read	Private citizen	Oppose	Proves to is too big for this location
9/6/2019	Roy	Krantz		Oppose	Our neighborhood is no longer a neighborhood. The current building trends on Washington Street are way over done. I very much appreciate what the Pine Street Inn has done for our City over the years, but this project is just too darn big for this neighborhood. Make it smaller and I would support it. And how dare you propose a building with 225 units and only 60 parking spaces. Ridiculous and insulting to existing residences. Enough is enough. Mayor Walsh will lose my vote over this one.
9/6/2019	Graham	Shepherd		Oppose	Too large of a development for an already exploding neighborhood
9/6/2019	Kevin	Whalen		Support	I strongly support the development of this project. We need both affordable housing AND supportive housing in Boston. As a JP resident since 1990, I am sick of having to see my friends and colleagues leave JP and Roxbury because they cannot afford living here anymore. The statistics back me up. The 2019 NLHC "Out of Reach" report finds that Boston residents need to earn an annual income of \$87,755 (a wage of \$42.19/hour) to afford a 2-br apartment. The affordability gap facing Boston's renters and people of color puts thousands at risk of homelessness: renter (\$38,200 median income), Latin@ (\$31,400), Black (\$35,800) and Asian (\$46,700) households have few options in Boston's market. Massachusetts is now the country's third most expensive state for rental housing – trailing only Hawaii and California. The rental crisis has made homelessness surge. Massachusetts homeless population swelled by 14% (2,500 people) last year – the highest increase in the country. On any given night, homeless in Boston number more than 6,000 and in Massachusetts over 20,000. The BHA counts 45,000 households on its public housing waitlist. Those statistics are pretty overwhelming to me. I am a homeowner and I am very frustrated with homeowners who oppose developments like these on NIMBY grounds. There are more of us supportive homeowners than there are of groundless opponents. Please make this project happen! Kevin Whalen, 10 View South Avenue, JP
9/6/2019	Cynthia	Bainton		Support	Supportive housing is desperately needed in our current economic climate where the gap between the rich and the middle/lower class is growing wider. This project is smart and thoughtful. It is ethically the right thing to do for our society. It has my support.
9/6/2019	Ashlee	Wiest-Laird	First Baptist Church in Jamaica Plain	Support	We are thrilled about the 3368 Washington St project as it will provide much needed affordable and supportive housing for our community. A healthy neighborhood cares for all who live there. With so much luxury housing now in JP surely Boston can offer quality homes for those who keep this town vibrant and running. The only danger here is leaving our neighbors without a place to live. Let Jamaica Plain/Boston set an example for the rest of our nation in what it means to be a world class city.
9/6/2019	Charles	Coe	Boston Advisory Council on Ending Homelessness	Support	BACHome (Boston Advisory Council on Ending Homelessness) is a council of people with lived experience of homelessness in the City of Boston. We advise the Mayor's Office on issues related to the Mayor's "Boston's Way Home" action plan. We would like to offer this letter of support for Pine Street Inn and The Community Builder's project to develop supportive and affordable housing at 3368 Washington St. in Jamaica Plain. Boston has recently made tremendous strides in how we address homelessness. These steps have led to a considerable reduction in the prevalence of homelessness in Boston at a time where rates are increasing in other cities. However, the availability of supportive housing remains a major challenge. Providing adequate care for many of these people requires multiple services to help them transition out of homelessness and regain control over their lives. So, we strongly support this project. We believe this is a critical step in continuing our recent progress and ensuring a happier and healthier future for Boston. Sincerely, The members of BACHome

9/6/2019	Ritta Jo (Joey)	Horsley	(Long-time resident)	Support	As a fifty-year resident of JP, member of the Franklin Park Association and a long-time supporter of such neighborhood organizations as JPNDC, City Life, Community Servings, Spontaneous Celebrations, Bikes Not Guns, etc., I want to voice my strong support for the project development at 3368 Washington St. I value the combination of low-income housing and social support services offered by two proven community providers, Pine St. Inn and The Community Builders. I believe this project will benefit our neighborhood and urge the BPDA to approve it. Thank you.
9/6/2019	Alex	Guriev		Oppose	It is difficult for me to support the project as currently proposed for the following reasons: - Low count of residential parking spots (22 residential parking spots for 236 residential units), when other comparable affordable housing buildings have much higher parking ratios. - Low count of office/staff parking (18 parking spots) given that both Pine Street Inn office and overall building staff will be commuting to the building, many of them presumably by car. - Low quality of the traffic study (11-hours total over 1 day) provided for this project specifically, and absence of a greater traffic study that factors in this proposed development along with other recently proposed/approved/constructed large buildings in the area. - Scale of the supportive housing development relative to Pine Street Inn's prior experience (141 proposed units vs. 52 active units managed at the largest disclosed location), and lack of specificity about what, if anything, will be done differently to manage a much larger population in one location. Complicating the matter is the additional 96 units of affordable housing. There is lack of clarity as to how the two populations will interact, and how management decisions about overall population care, building maintenance, and business will be made and executed. - Lack of clarity about ownership and managerial responsibilities between the two entities operating the project – The Community Builders and Pine Street Inn. If anything goes wrong, who will be in charge, who will pay for it, and who will fix it? Who can fire whom? - Lack of clarity about staffing ratios for this project and how they compare across other Pine Street Inn projects. - Lack of disclosure around financial flexibility to increase staffing in a significant way should the need arise, once the project is built. - The mix for 96 affordable units is 80% studio and one-bedroom, thereby suggesting low mix of family units. - Generally uninspiring and institutional look of the building's design to date. I hope next steps of the process will address most of these concerns. Best, Alex
9/6/2019	Mary	Lenihan	Neighbor	Support	We are so desperately in need of affordable housing all over the world and let's start here in JP. I live and until recently worked in Jamaica Plain. I am a retired school nurse from English High School. I know n love this community send we need affordable housing for all folks. Way too many expensive homes n condos going up and leaving folks behind n displaced. Also given the US problem of addiction we so need supportive housing here too. Pine St. Is the number organization in our area to deal with homelessness and all the issues that come with that. Please support this Project. Thank you, Mary Leniha, RN,MS Long time neighbor and recently retired school nurse at English Hogh School

9/6/2019	Lisa	Owens	City Life/Vida Urbana	Support	<p>Dear Dana Whiteside and all at the BPDA, City Life/Vida Urbana supports the current proposal by Pine St. Inn (PSI) and The Community Builders (TCB) for a new residential building at 3368 Washington St. We feel the proposal includes strong levels of affordability for future residents, including: -100% of the approximately 221 rental units will be income-restricted. -91 of the units at 30% AMI for individuals moving out of homelessness, with supportive services. -TCB has committed to applying for 16 additional vouchers in the remaining units, including eleven 2- and 3-bedroom apartments that can serve low-income families. -36% of the TCB low- to middle-income units are affordable at 30% AMI and 60% AMI, which better match neighborhood incomes. -Most of the low- to middle-income 2-bedroom apartments (11 out of 14) are at 30% AMI and 60% AMI. -TCB has agreed on ways to ensure units are affordable in the worst case that they do not receive all the vouchers they apply for. We support the developers' openness to collaboration with community members on strong affordability, their transparency in the process, and their interest in building a community meeting space into the development. We also hope that the Green Street rooming houses around the corner from this project are prioritized for non-profit acquisition to create stable housing for the low-income tenants there. Finally we urge the City and State to provide the full resources needed to make this project successful. Thanks for your attention. City Life/Vida Urbana 284 Amory St. Jamaica Plain, MA 02130</p>
9/6/2019	Rachel	Rochat	Na	Oppose	<p>This project is far too big for the Washington Street corridor as well as for the needs of the residents. There are better solutions out there.</p>

9/6/2019	Keep It 100	for Real Affordable Housing and Racial Justice		Support	<p>We support the strong affordability in the proposal at 3368 Washington St! STRONG AFFORDABILITY THAT MEETS COMMUNITY NEEDS The project is 100% income restricted, and 3/4 is truly affordable at neighborhood income levels. Most households in the JP/Roxbury/Egleston area make less than about \$40,000, with many making less than \$25,000 a year. This project includes 67% deeply affordable units (107 units at 0-30% AMI) and 74% low and moderate income units (125 units at 0-60% AMI). For the past four and a half years, community members have organized passionately for high levels of affordability at 30% AMI, as well as 40-60% AMI. This project includes many units at these levels, in both halves of the project: * Permanent housing is key to people moving out of homelessness, and the units reach the lowest income levels (0-30% AMI). * 36% of the housing in the second half of the project, or 34 out of the 95 units, is affordable at 0-60% AMI. Pine St/The Community Builders will apply for 16 vouchers in these units to support low-income families, not just low-income individuals. Almost half of these 34 0-60% AMI units (16 of them) are 2 and 3 bedroom units. Many of our friends, family members, and loved ones have experienced homelessness and are making low and moderate income levels. This includes many people of color, families headed by Black and Latina women, queer and non-binary people, seniors, and people with disabilities and health conditions. Many have been pushed out of the neighborhood and city, or are at risk of being displaced now. This is not abstract to us: the members and supporters of our group include people who are currently living in shelters, facing deadlines and court-ordered evictions to leave their apartments, experiencing rent hikes in Section 8 units, and commuting from towns far from Boston for work. 100% affordability, with most units affordable at deep income levels, meets the needs of the community. While we encourage continued dialogue about how to improve the project beyond the affordability mix, we want to ground the conversations of affordability in the recognition of the humanity and dignity of people in our community -- not fear and stereotypes about people facing homelessness and about low- and moderate-income people. PROVIDE FULL RESOURCES AND FUNDING FOR THE PROJECT We urge the City and State to provide the full resources needed for the project's success. We applaud Mayor Walsh and Chief Sheila Dillon's leadership to commit extraordinary resources here to support large amounts of deeply affordable housing. Providing City funding for buying land, existing units, and developing non-profit affordable housing were critical strategies in Plan JP/Rox for achieving neighborhood affordability goals -- where the City committed to 41% overall affordability, and where we continue to advocate for even higher goals. This project has the potential to be a central example of the City's large commitment to these strategies and making strong affordability a reality. We also ask the City to prioritize supporting non-profits to buy the rooming houses on Green Street to make them permanently affordable. Preserving these large currently affordable buildings must go hand-in-hand with new deeply affordable construction. IDENTIFYING SOLUTIONS AROUND LOWER 60% AMI RENTS The developers have expressed openness to working with us on solutions to lower 60% AMI rents, which have been jumping over the past years to become increasingly unaffordable. Solutions could include using "marketing windows" which decrease rents by 10%, which JPND is pursuing in projects. We look forward to identifying solutions in the next couple months around this important issue. ADDITIONAL STRENGTHS OF PROJECT AND COMMUNITY PROCESS The development also includes a community room that will help provide space for activities and meetings that bring our neighborhood together and strengthen the fabric of our community. In addition, The Community Builders has provided data on their track record with evictions, modeling how developers can be transparent about their practices around displacement.</p>
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9/4/2019	Frank	Mangini	Back Home (project to end Chronic Homeless)	Support	I live at the Sister Virginia Mulhern House, and I fully support the nearby 3368 Washington Street development.
9/4/2019	Brian	Mulligan		Support	I live at the Sister Virginia Mulhern House at 35Crieghton St , and I fully support the nearby 3368 Washington Street development
9/4/2019	Nicholas	Distasio		Support	I live at the Sister Virginia Mulhern House, and I fully support the nearby 3368 Washington Street development
9/4/2019	Sarah	Horsley	Boston Tenant Coalition & JP Neighborhood Council, Housing & Development Committee	Support	Dear BPDA, I write in wholehearted support of the proposed project at 3368 Washington St. Jamaica Plain. With so much market rate development along Washington Street (that arguably contributes to displacement of low and moderate income JP residents), it is absolutely crucial to have 100% affordable projects like this one. Moreover, the project is proposed by two organizations with excellent reputations: Pine Street Inn and The Community Builders. As an Advisory Board member of the Plan JP/Rox process, I can attest that this project is in full support of the goals and priorities of Plan JP/ROX. This project provides 236 permanently affordable apartments, including 141 studio apartments to serve formerly homeless individuals, with a full range of supportive services to be provided by Pine Street Inn. The remaining 95 apartments offer homes that low- and moderate-income households can afford - these units are for people earning 30-80% AMI (approximately \$32-\$85k for 3-person household). The development team has also committed to contribute toward the community need for decent paying jobs for local residents, by meeting or exceeding the Boston Residents Job Policy standards. The project will create 480 construction jobs and 15 permanent jobs in property management, case management, maintenance, and administrative support. Finally, the developers have done extensive community outreach and engagement and have been very responsive to community feedback. The development team worked hard and was willing to be creative, in order to increase the percentage of homes for families making below 60% AMI and to include larger apartments in that income range. As a nearly life-long resident of the immediate area, I think this project is exactly what we need at this location. I urge the BPDA to approve this project and enable Pine Street Inn and The Community Builders to continue their important work of meeting the affordable housing and other needs of Boston residents. Sincerely, Sarah Horsley
9/4/2019	Matan	BenYishay	Fenway Health	Support	This is a GREAT development with thoughtful, conscientious partners. We badly need more housing for formerly homeless people and low and moderate-income people!
9/3/2019	Nina	Robinson		Support	Boston is in need of housing for homeless individuals and individuals who do not make enough money to pay the ever increasing rent rates across the city. This is a great project that would bring much needed housing to vulnerable populations, which Mayor Walsh claims is a priority of his!
9/3/2019	James	Bull	Tenant	Support	I live at the Bowditch School at 82 Green Street and fully support the nearby 3368 Washington Street development. I feel it will be a great opportunity for homeless individuals to obtain housing.
9/3/2019	Rachel	Lecker		Support	I am enthusiastically supporting the proposed development at 3368 Washington Street. As a JP resident I have seen the increasing lack of affordable rental opportunities in our neighborhood. I am a strong proponent of supportive housing and welcome the Pine Street Inn/ The Community Builders' proposed development at 3368 Washington Street. This development will bring housing opportunities to homeless individuals as well as low income families. Thank you for your consideration of my support.

9/3/2019	Liberty	Britz	WriteBoston	Support	I'm writing to express my enthusiastic support for the proposed Pine Street housing development at 3368 Washington Street. I've lived in JP for several years, and even since I moved to the neighborhood, I've seen rental prices soar out of reach for middle- and low-income individuals and families. Costly developments are cropping up around mixed-income areas near Forest Hills and Egleston Square; affordable homes and apartment buildings are demolished in favor of new luxury condos. I feel strongly, as do my JP neighbors, that we ought to invest at least this much in our city's more vulnerable populations. Long live Pine Street Inn!
9/3/2019	Noah	Sawyer		Support	Hi, I think this is a great project, and supports Jamaica Plain's values of diversity and inclusion. This is a good site, and I think the project is a reasonable size given the other buildings going up along Washington Street. Noah Sawyer
9/3/2019	Liz	OConnor		Support	I am supporting this project because we need permanently affordable housing to maintain the character and liveability of our community. I also appreciate the sustainability of the building, the supportive services for those formerly homeless, and the attention to complete streets recommendations from the JP/ROX plan.
9/3/2019	Joe	Valley	St. Mary of the Angels	Support	As JP neighbors we feel strongly that room must be made for people who have been homeless and those of low income. We welcome this project and have the greatest confidence in Pine St. Inn to provide the necessary supports to the residents and TCB to design a building that will serve the tenants and enhance the neighborhood. Thanks.
9/2/2019	Maura	Meagher		Support	With all the building that is going on in JP we should be better about providing for our more vulnerable citizens and those struggling economically to remain in the city. This development addresses both of those concerns.
9/2/2019	John	Riordan		Support	As a longtime Jamaica Plain resident, and someone deeply concerned about the rate of affordable housing development, I wholeheartedly support this project.
9/1/2019	Scott	Rose		Oppose	This community is not prepared to deal with such a large housing block. Based on the other PSI locations, and the associated loitering it's not fair to the neighborhood to put in such a large block of PSI housing. I'm ok with a PSI site with a similar size and scale, but this project is way too big
8/31/2019	Jin	Chung	Resident	Oppose	In favor of this conceptually, but the project size and client needs seem disproportional to JP's infrastructure. Also, is it smart to have a brewery (behavioral trigger) across the street? Also concerned there's a daycare less than 1000 feet away and possible loitering at green t stop and nearby streets. Would support if increased the family units, 1/3 fewer transitional clients, and parking similar to other JP development requirements of similar size and scale. Thank you
8/31/2019	Josh	Reed		Oppose	I'm in favor of a project like this but the scope is too large and too dense for the neighborhood, this project is proposed to be as dense as a downtown building, this is Jamaica plain. Please bring this in line with surrounding density.
8/30/2019	LEAH	RODRIGUEZ		Support	I'm excited for this development. We need more affordable housing development. I am especially excited that this project will have housing for the formerly homeless. We need more projects like this. I heartily support this development!
8/30/2019	Kendra	Halliwell	Community member	Support	Hi Dana- I am writing in support of this project. The scale is appropriate, and the program is welcome in our neighborhood. I also would support a decrease in parking on site. Thank you, Kendra Halliwell

8/28/2019	David	McGaffin		Oppose	<p>I am deeply concerned about the plans for Pine Street Inn on Washington St. It hardly seems sufficient to provide 60 parking spaces for 225 residential units plus the need for parking created by the office and community space. The residents of Union Ave (the closest street parking to PSI) will bear the brunt of the resulting overflow with even more traffic on such a narrow street. Additionally, I have not heard any information about mitigation of the problems that are currently prevalent in the South End. Will we face the same issues? I would like to know why we wouldn't. I am a strong supporter of advocacy for the homeless. I have personally befriended and cared for homeless people who I have met while walking through Franklin Park. I would welcome improved facilities for the homeless at PSI in JP. However, this planned construction is oversized for the neighborhood around it. I hope that you will reconsider and scale down this project. Sincerely, David McGaffin</p>
8/28/2019	John	Yerby		Oppose	<p>There is not enough parking for this development and all the additional vehicles it will bring to the area. Parking on my street (Union Avenue) is already scarcely available. Also, there needs to be some market-rate housing included in the project. Such a mix has been successful at other similar developments, and it would help bring stability to the chronic homeless population that this development is intended to serve. I respect what Pine Street does in helping our community; it needs to respect the desire of the existing residents in the neighborhood to keep their neighborhood safe and stable.</p>
8/28/2019	Frederick	Vetterlein	Union Ave Neighborhood Assoc	Oppose	<p>I am against the 3368 Development Proposal as it now stands. The project is denser than anything proposed in JP and leaves many questions that need be answered satisfactorily to the neighbors. -The parking is deficient for a building that will house this number of occupants and also serve as offices for a large organization. See the pages presented by Alex Guriev of the Union Ave Neighborhood Assoc. -The homeless portion of the proposal has sometimes been explained as being designed to serve the chronic. What is the meaning? Does chronic have reference with the currently terrible problems in the South End of a street population that is difficult to manage and making lives of residents miserable? -What organization is ultimately responsible for the supervision of the proposed development population? Page 7 of the BPDA Article 80 for the project lists the manager as an LLC between The Community Builders and the Pine Street Inn. We know that the Pine St Inn has done a good job at the Bowditch School in Jamaica Plain. But who is this manager? Is there a track record? If this is a proposal for a chronic population, does it mean a population with drug, alcohol, or mental problems? How will possible problems with these tenants be dealt with? The city currently seems to be unable to get a handle on the South End problems. -Exacerbating the problem is the exclusion of market rate units in the project. Why in an area that needs active retail clients to build up retail stores and services does a project exclude market rate units? The City of Boston currently plans to rebuild the Bromley Heath Housing Project by including 185 new market rate units in the 613 unit mix. The market rate units will add stability as well as provide a valuable financial component to getting the project built. This kind of market rate/affordable mix has been happening for years in the South Boston City Projects as well as Columbia Point. They were both City Housing projects that were once dangerous and abandoned but now fit into the fabric of the city. Why should a mix be abandoned in this location? Fred Vetterlein 26 Union Ave</p>

8/28/2019	Pamela	Yellin		Oppose	<p>I am a long time resident of Union Avenue and I am strongly against the 3368 Development Proposal in it's many iterations. Besides being denser than other projects proposed in JP, it is woefully short of parking which will no doubt affect all of us on Union Avenue directly as well as indirectly. There are many items that are insufficiently thought through and we Union Avenue abutters are sadly going to be the largest contingent to pay the price. Others have stated specifics, so I do not need to restate data. I believe it is sufficient to say That there seems to be very little consideration given to us and our needs and we are asked to give the most, including our peace, sanity and parking . Please reconsider your lack of plans and go back to the drawing board on the issues Fed and Alex have illuminated. To be clear about who I am , I have supported 2 homeless men over the past 3 years, bringing food daily at one point, taking them to medical appointments as well as being in the recovery room for surgery for one of them. This information is strictly letting you know I appreciate your intentions of serving the homeless and under-served community. I simply ask we are given the same considerations. Pamela Yellin.</p>
8/23/2019	CJ Hassan	Ghanny	Mass General Hospital	Support	<p>I live at 10 Gartland Street in Jamaica Plain, in the same neighborhood in the southern third of JP/Rox. I walk by this site nearly every day going in between my house and the local corner stores and/or Green Street station. I am completely in support of this project. This is the kind of windfall that will allow for transformative change in the city of Boston. This is my perspective as a person working in the mental health field currently, and as a former health equity organizer. Persons in recovery need access to comprehensive care, and this building will provide that. It seems through the plans that the building will be a one-stop shop not only for housing, but for other supported social services as well and/or supported employment and education services. These are the kinds of things that downtrodden people will benefit from in one place. I receive services at BMC, where much of Boston's indigent population also receives services, and I can say that that environment is not particularly good for a person in recovery and/or a person struggling with housing insecurity. An environment that allows for a comprehensive, residential-based model of care will be more useful and less burdensome for the target population. In addition, this area of Jamaica Plain is very safe and generally not conducive to the kinds of dangers one finds in the South End and Roxbury; namely, easy access to drugs and paraphernalia. There is much less of that here, and therefore it will be easier for persons in recovery at the proposed site to steer clear of substances and negative people power. The site is located just down the road from one of the portals to Franklin Park. I would like to see some of the people housed at this site going on walks in the restorative woods up there. One further benefit is that Arbour Counseling is right down the street at Bartlett Square, and there are two health centers (Brookside and SJP) within walking distance. Now, my view on this situation is not completely rosy. Let me detail some foreseeable problems and some potential solutions: 1. The whole corridor of Washington Street in JP/Rox is a food desert. Unless a supermarket pops up in one of the new developments that are finishing construction, there are scant places to find fresh produce and healthy groceries. The corner stores right here, Ruggiero's, Green St Market, and Yessenia's, offer certain products and fresh produce but not in a reliable quantity or quality. If we had a Daily Table esque discount grocery store anywhere between Egleston, Forest Hills, and Green St T, this would greatly ease both the needs of the residents here at the proposed site and in the neighborhood overall. 2a.</p>

				<p>While the area is accessible by transit, Green is one of the more neglected stations on the T owing to its low ridership. At present, some houseless individuals might be seen hanging out there during the day. They are not currently a nuisance, aside from smoking cigarettes in the gangway area. But I would bet that, with any increase in population proximal to Green Street, that there would be more people hanging around the gangway of Green station. I AM NOT SUGGESTING DEPLOYING TRANSIT POLICE THERE. That would make me as a relatively law abiding resident of this neighborhood uncomfortable. Simply, this is where street outreach persons - social workers and/or peer workers - should be deployed especially during the wintertime. 2b. In addition, the 42 bus does not run as often as it needs to sometimes. I would propose the funding of a covered bus shelter at the corner of Washington and Green to accommodate the people from this development who, I would envision, might be going between the proposed site and Dudley Station or Forest Hills. The 42 itself is rarely packed to the brim, so I don't anticipate there being capacity issues on the bus itself. 3. The proposed site is close to Hatoff's gas station, which is a cluster of traffic problems - both speeding and irresponsible turns in and out of the station onto Kenton Road and Rockvale Circle. I would encourage a tight traffic plan for the proposed development just so that the whole of Washington between Green and Forest Hills doesn't become a sea of brakelights during rush hour. 4. The proposed site does directly overlook a brewery, the Turtle Swamp. Personally, I don't really care to defend Turtle Swamp in any measurable way because I don't care for their offerings and they don't bring any significant value to the character of the neighborhood. But, be aware that you might be putting persons with alcohol dependency right across the street from a brewery - one that is well traveled by bougie people at that. 4a. One thing to glean from Turtle Swamp, however, is that they do bring in food trucks to serve their patrons owing to the lack of quality hot food in the area. I would advise similar installments at the proposed site - programs like The Fresh Truck or The Family Van that can serve the population in a dignified but mobile way. Once again - this area is my home, and I want it to serve people. I hear the horror stories about needles and condoms strewn about Orchard Gardens, and I don't envision that this development would bring that here. That said, a failure to address some of these issues will mostly put strain on the residents of this development before they would put strain on me. Overall, if there are growing pains with the proposed site, I welcome them, because they will make us stronger as a neighborhood and as a city. Best, CJ Hassan Ghanny</p>
8/12/2019	Maddie	DeClerck	Support	<p>Hello, I live right down the street from this project with my newborn child and husband. I strongly support this partnership between Pine Street and TCB to provide crucially needed supportive housing and the additional housing for our working and middle class neighbors. Whether people are stuck trying to navigate the shelter system or are of those being shuffled from street to street down by South Bay, dispersed into surrounding neighborhoods then forced back to "the mile", the state of housing security in Boston is unacceptable and this is a wonderful opportunity for JP to be good neighbors and be part of a real step in the right direction. My hopes is that this project is not burdened with unnecessary delays, NIMBYism, or diminished size. Looking forward to this inclusive, smart, timely, transit-oriented project and the new neighbors it will bring! Thank you, Maddie</p>

7/26/2019	Rickie	Harvey	Boston Clean Energy Coalition	Neutral	<p>Comments on 3368 Washington Street, Jamaica Plain A number of very promising aspects can be noted in the PNF for 3368 Washington Street. These include the stated EUI of 30.5, that the project will be 15% better than base code (when new Stretch Code will require 10% better than base code), and the use of various green roofs. In addition, while it is very good to see that PV panels are being explored, the set aside of 1,000 sq. ft. for these is surprisingly small for the size of the project. Certainly the BPDA can push for a significant increase in the panels to be employed? The PNF states that mechanical systems are being designed for a future swap. I read this to mean that they are eschewing electrification today but allowing for it in the future. Why are they waiting? As the BPDA is aware, we need all buildings electrified now that they can be fueled by renewables only. Rather than providing for a future swap, why not install heat pumps today and absolutely go all electric at the outset? To swap later will be much more costly than simply installing these systems today. The BPDA should push for more than the proponent's simply "studying Passive House design measures that can be incorporated." While this signals a good start on the part of TCB, there is no reason not to identify and commit to specific PH measures. Please ensure that PH is duly incorporated throughout the project, thus setting the stage for extremely low energy bills for the Pine Street Inn occupants. All of the above will be buttressed by the "green power/carbon offsets" for which two LEED credit points are taken, which if implemented would make this project net-zero carbon for the first 5 years. If this project follows through with complete electrification, excellent energy efficiency via Passive House, and generating as much on-site renewable energy as possible—coupled with achieving net-zero carbon through offsets purchased for any remaining non-renewable energy used—then it could be an outstanding example of the kind of project Boston needs to be permitting today. The BPDA needs to ensure that this is the case. Rickie Harvey Resident of Jamaica Plain and On behalf of the Boston Clean Energy Coalition (BCEC) BCEC member organizations: 350 Mass—Boston Node Back Bay Green Boston Climate Action Network Clean Water Action Environment Massachusetts Home Energy Efficiency Team Massachusetts Climate Action Network Mothers Out Front, Boston Resist the Pipeline Sierra Club of Massachusetts Toxics Action Center West Roxbury Saves Energy</p>
7/26/2019	James	Michel	Boston Clean Energy Coalition	Neutral	<p>While I strongly support the mission of this project, it does not go nearly far enough to meet the requirements of a 21st century green building. The recently released Carbon Free Boston (CFB) summary report identifies the built environment (along with transportation) as the key sector for moving the city to carbon neutrality by 2050. All of our existing 85,000 buildings will need deep retrofits, and EVERY newly constructed building should be net zero energy, or at least net zero carbon. Instead of "studying Passive House design measures that can be incorporated", please design this development to meet Passive House standards. Studies have shown that the small increases in initial design and construction costs are quickly recovered in building operating costs over the first few years, and make for significant savings over the life of the structure. Why speak about studying "full electrification" when you should just commit to it?! Again, the CBF report makes it clear we must electrify our building and transportation sectors while striving to 'green the grid'. We must, and will, transform our electric generation system to 100% renewable sources. We can not afford to continue to use, and expand our use of 'natural' gas to heat and cool buildings. Finally, I would urge the developer to expand the use of solar panels for this project; the proposed amount seems small for a project this size. They may not be able to achieve NZE, but they should be able to get close. In summary: 1. Adopt passive house design to make this development as energy efficient as possible. 2. Use electricity to heat and cool - do NOT use gas, at all. 3. Incorporate as much solar as possible.</p>

7/26/2019	Carol	Oldham	MCAN	Support	<p>To whom it may concern, As someone who is involved in sustainability, efficiency, and environmental justice work, as well as someone who is a resident of JP (right near this proposed project), I am excited to see affordable housing development happening that centers the concepts of sustainability and climate friendliness . I am the Executive Director of Massachusetts Climate Action Network, an environmental non-profit that is committed to action in many areas concerning environmental issues. We have been very involved in helping communities develop net zero plans, and in the push for a Net Zero stretch building code. We have worked with municipalities across the commonwealth as well as at the state level to advocate for this issue. A commitment to affordable housing is refreshing and needed. As you know, the level of income inequality is on the rise nationwide, but is very apparent here in JP. Committing to low and middle income housing is crucial to ensuring an equitable quality of living for people of all socio-economic status. That is why I support this project. However, I hope it will be taken into consideration that net zero buildings are more cost effective in the long run, as the better design ensures tenants and/or building operators have lower heating and cooling bills. We encourage Pine Street Inn to consider making this development Net Zero, or Net Zero Ready. I strongly encourage you to commit to incorporating the energy efficiency points that have been laid out in the LEED v4 checklist. Although you are not required to abide by this checklist it is in the best interest of this project to do so. By incorporating the energy efficiency points this development would heavily reduce the long term cost of the project. As you likely know, Massachusetts has a carbon reduction goal of 80% reductions by 2050 and is currently considering legislation that would increase that to what the science now shows is needed - 100% reductions, statewide. Additionally, building this project as a Net Zero building now will ensure that costly retrofits do not need to be done later. Earlier this year Boston rolled out their "Carbon Free Boston" initiative which is aiming for a 2050 benchmark for carbon neutrality. The model showed that every building in Boston will need to operate at a net zero performance standard. It is in the best interest of this development to build with that benchmark in mind to avoid the cost of retrofitting later. Emissions from buildings make up around 40% of state wide emissions and without a shift towards Net Zero buildings we will fail to meet our carbon reduction goals. There is proposed legislation to make Net Zero a reality, but without use cases such as your project could become, that legislation is harder to pass. Net Zero is about more than meeting a goal though. In section 4.3 of your Project Notification Form titled "Climate Change Resilience" you mention the reality of meeting higher demand for cooling buildings during increased heat events. Net Zero buildings being more energy efficient is one aspect of this resilience strategy. A tighter building envelope decreases the need for cooling in the summer and heating in the winter, ensuring residents are more comfortable in extreme weather and that your heating and cooling bills are lower. Additionally, based on the LEED checklist v4 checklist provided in section 4 of your Project Notification Form, if you were to commit to the energy efficiency points, your pathway to Net Zero would become easier and cheaper. We also encourage a larger solar installation on this development: Although it is commendable that this development is clearly committed to sustainability and energy efficiency, there is room for improvement in the amount of solar PV currently proposed. 1000 SF of solar PV is a relatively small installation for a building of this size. An increased solar installation would help to make this development more energy efficient and more cost effective. Additionally, a larger solar installation could offset costs from the planned Renewable Energy Credit purchases outlined in section 4.2. This development has clearly been well thought out. I hope that you will take these comments into consideration and I am happy to provide more information or meet to further discuss this matter. Sincerely, Carol Oldham Executive Director, MCAN 36 Bromfield St Boston, MA 02108 Massclimateaction.net</p>
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7/24/2019	Shannon	Argueta		Oppose	<p>The current proposal is far too tall and dense to fit in with the current neighborhood housing atmosphere in this area. No buildings are more than 4 stories tall within 0.25 miles, with most being 2-3 story buildings. The current proposal will create a massive burden of people on an area that is only recently developing from an industrial area to a residential area. Additionally, there are already 4 HUD housing units within 0.25 miles of this zone providing necessary affordable housing to the area Adding such a large density population within this small area will significantly impact the ability of the area to continue residential growth. I live within this 0.25 mile zone and support the growth of affordable housing and homeless housing, but this is simply too dense for this area to support and to still sustain additional growth. Consider reducing the proposal by 50% to a three story building to fit with the current community in this area.</p>
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7/23/2019	Daniel	Smith		Oppose	<p>Every dystopia begins with a utopic vision. Mayor Walsh announces a plan to end homelessness, finds a neighborhood that wants more affordable housing, and fast tracks a plan to build the largest permanent housing facility for the homeless. This is good, right? The problem is we've seen it before. High density housing projects consolidated into neighborhoods without the political clout to resist. Densely packed, tiny living quarters. Demographically homogenous developments with nearly no economic or social diversity. Towers of studios, with no capacity for families, let alone couples. Highrise slums without revenue to pay for basic maintenance; densified poverty that breeds economic immobility and crime. This development echoes America's past public housing dystopias. Here are the problems (in no particular order): 1) "You can't even come out and enjoy your neighborhood. The kids can't even enjoy being children. It's like you're in prison." These are the words of Brandie Broglin, a resident of Mildred C. Hailey apartments, one of Jamaica Plain's notorious housing projects, which suffers from numerous shootings and violent crimes each year. The relationship between Mildred C. Hailey, a high density, low income housing project, and this Washington street project is not incidental: both projects are being led by the same developer. By concentrating poverty into megalith projects such as these, developers densify conditions of economic stress and ultimately foster slums. This is not only unfortunate for residents, it's dangerous. For the above quote: https://www.bostonherald.com/2018/05/08/families-of-jamaica-plain-shooting-victims-fed-up-with-violence/ 2) The building is almost all 300 square foot studios. What does Boston's future look like as a city of single people? If this city won't house families (like mine), we will leave, and the city will become a haven only for the young and single. This is terrible for the long term culture, and it's actually really disastrous for the economy, as it stymies the most stable source of economic growth—children. 3) It's almost entirely homeless housing, with a small amount of extremely low income housing sprinkled in. One of the primary takeaways of past housing projects is that the way to raise people up is through mixed-income, mixed-race, and mixed-use housing. A highrise of almost exclusively single, homeless people is great in that it houses the homeless. It's bad in that it segregates, prevents social reintegration, and concentrates conditions of poverty. 4) As a high cost project with high annual maintenance and service expenses, the housing complex will have significant problems paying for itself in the long run. Poor long-term maintenance will further foster slum-like living conditions that are unclean and unsafe for residents. Here are the solutions 1) Rather than concentrating poverty in megalithic slums, fully diversify the AMIs. Right now, this project is almost exclusively for single homeless people, with a sprinkling of 30, 60, and 80% AMI slots. It should offer more units at these AMIs, as well as some market rate units. Mixing in market rate units is key, as it fosters co-living between different income levels, fostering greater social mobility among tenants. 2) Don't build all studios. It's so obvious. At least 50% of units should be 2 beds or more. If Boston has no place for families, then it will wither and die. 3) Reduce the percentage of units that is exclusively for single homeless individuals. This building shouldn't be dominated by extreme concentrations of one disadvantaged demographic. There should be units for homeless families, a greater diversity of AMIs, and market rate single & family units. Activate the ground floor with commercial space (restaurant, artist studio, café, retail, etc). Mixed use, mixed income, and mixed demographics will transform this plan for a slum highrise into a socially dynamic asset in my neighborhood. 4) Build in market rate units that will actually help pay for the building. Increase the AMI spread (currently weighted towards zero). Figure out how to pay for everything long term, without relying on public subsidies that will evaporate in future years. You should have a functional economic model that won't require slashing maintenance expenses when donors lose interest, resulting in a hellish dystopia. If you want more affordable units, work with neighboring developers to build them into other buildings. THAT is the ultimate goal. ALL buildings should have more affordable units, integrating rather than concentrating low income residents.</p>
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7/22/2019	Daniel	Church		Support	I am writing to strongly support the development of this property as it has been described. Anything that can be done to alleviate homelessness in our wealthy city needs to be prioritized. It is fantastic that this development will not only provide stable housing for people experiencing homelessness and those who are low-income, but services to help them address other life issues and promote their health and stability. I live close to where this will be built and welcome the opportunity for our neighborhood to welcome the housing and services that our city needs much more of. Thanks to the Pine Street Inn and the city for helping to make this happen.
7/22/2019	Judy	Kolligian	Boston Climate Action Network	Neutral	Please create your buildings with the city,s climate plan in mind . Please, make them net zero buildings and fully electrifiable. Climate disasters are upon us. Do the right thing. High efficiency, green roofs,electrifiability, net zero. All are a must in any and all new buildings. Thank you for doing the right thing.
7/22/2019	George	Henderson		Support	I am a resident of Jamaica Plain. I generally support the project. But I write to urge that the project be designed, built, and managed to achieve the greatest possible level of sustainability and carbon neutrality. The proponents need to be fully aware of the Carbon Free Boston Summary Report, and should ensure that the building will be net-zero in its green house gas emissions (GHG). In light of the commitment for Boston to be carbon neutral by 2050, it makes no sense to build a building now that is not net-zero, because the building would then have to be retrofit to achieve net-zero emissions later. The roof should be equipped with photovoltaic panels to the maximum extent possible. Carbon-emitting HVAC and appliances should be avoided. Window performance should be consistent with net-zero emissions. In addition, construction materials and practices should be selected and implemented in a manner that will minimize GHG emissions. Standard construction materials and practices typically have a substantial carbon impact that can be minimized with proper attention.
7/22/2019	Mira	Brown	Local resident, unaffiliated	Neutral	The developers should follow through on making this project all electric and net-zero carbon. Please note that the Carbon Free Boston summary report calls for all buildings henceforward in Boston to be NZC. The impression given at the meeting last week was that the BPDA project manager, Dana Whiteside, may have been unaware of the Carbon Free Boston report or its indication that to meet the mayor's goal of being carbon neutral by 2050 all buildings must be NZC. So it makes no sense to build one now that is not NZC as it will cost more to retrofit it later than to simply build it that way now.
7/18/2019	Meg	Howard		Support	Looks like a great project!
7/17/2019	Paul	Davey		Support	I'm strongly in favor of this development. I believe Boston needs more supportive and affordable housing in all parts of the city, and I'm happy to see it coming to my neighborhood. Pine Street Inn is a great organization, and I'm sure they'll administer this site with the utmost professionalism and respect for their neighbors. And as studies by the urbanist Jan Gehl confirm, 6 stories is an ideal height, allowing for great density (important in the urban environment) without losing touch with the street or towering over the neighborhood. This is a great project and I'm enthusiastically in favor of it.
7/17/2019	Cam	Wilson	B-CAN. 350.org	Support	We would like a Net Zero building. We have to fight climate change! -- I would also like to see a community room, and possibly some day care. It would be good to have daycare near elderly housing so that elders can help with the daycare, and look out their windows at the playground.
7/16/2019	Bruce	Ehrlich		Support	I strongly support this project. I've lived in JP for 36 years about 1/2 mile from the proposed project. During that time, rents have more than quadrupled and thousands of affordable apartments have disappeared. This project will help restore a balance to the market and ensure that JP remains affordable to all.

7/16/2019	Nilagia	McCoy		Support	I strongly support this development. As a homeowner in Jamaica Plain, I want to see this community remain accessible and affordable to people of all walks of life and economic backgrounds. So many cities across the country are not doing enough to address homelessness, and I think Boston has a great opportunity to address its affordable housing shortage with this project, and to serve both the formerly homeless and families. The community space and outdoor space sound great too.
7/16/2019	Ashley	Popperson	UCC Norwell	Support	As a resident of JP, I wholeheartedly endorse this plan. We need affordable housing and density. This proposal will help allow longtime residents to remain in JP as gentrification keeps its strong grip on our neighborhood.
7/15/2019	Nate	Towery		Support	This is a great project with much needed affordable housing for Jamaica Plain. Pine Street has been a great local presence and TCB has a strong track record of delivering projects that work for a neighborhood. Love that it emphasizes transit over too much parking as well. Thanks
7/15/2019	Bernadette	Metrano	1973	Oppose	The size and scope of this project seem out-sized for the location, especially as 4 additional multiple unit Goliaths have already been approved and are completed or nearing completion in the 1.1 miles between Forest Hills T station and Egleston Square on Washington Street alone. There is no way to gauge the impact that those communities will have on traffic, neighborhood resources and population as they are not all fully functional yet. How can we even begin to gauge the real life impact this project will have if we're not about the already existing ones?? The speed and small area of these projects going up is a true concern for a 22 year resident of JP.
7/5/2019	Joey	Baler		Oppose	There are too many square, plain, dull buildings being built.