

#	Question	Asker Name	Answer	Answer Name
1	Are ew going to be able to see how many people are on the webinar	Markeisha Moore	We'll provide the numbers once it gets underway	Tim Davis (MoH)
2	Can you please send info when you start about the number of participants?	Laurel Radwin	live answered	Michelle McCarthy (BPDA)
3	thanks!	Markeisha Moore	live answered	Michelle McCarthy (BPDA)
4	Is there closed captioning or a transcript available?	Anonymous Attendee	Naoise is getting you that info shortly.	Anonymous Attendee
5	I didn't hear how many people are in the meeting, can you write the answer here in addition to saying it?	Anonymous Attendee	There are currently 53 people on.	Anonymous Attendee
6	None of heard how many people are in the meeting	Markeisha Moore	there are currently 59 participants	Tim Davis (MoH)
7	Did anyone see my question about closed captioning or a transcript	Anonymous Attendee	Hi - thank you for raising this. Unfortunately, we don't have the ability to add closed captioning through this zoom platform. It is something we are working through with zoom. But we can certainly share this	Anonymous Attendee
7	Did anyone see my question about closed captioning or a transcript	Anonymous Attendee	- We can certainly share this presentation and a recording of this meeting with you	Anonymous Attendee
8	is this presentaion ppt available?	SUSAN PRANGER	Hi Susan: The presentation and other materials are available here: https://www.bostonplans.org/projects/standards/inclusionary-development-policy Thanks!	Michelle McCarthy (BPDA)
8	is this presentaion ppt available?	SUSAN PRANGER	Yes, it will be on the calendar page, http://www.bostonplans.org/news-calendar/calendar/2023/01/21/public-meeting-on-inclusionary-development-policy	Bryan Glascock (BPDA)
9	hi, i asked 3 times if there's closed captioning or a transcript?	Anonymous Attendee	live answered	Anonymous Attendee

10	I think the concept title: 'Inclusionary Development Policy (IDP)' should be reviewed and corrected for the following two reasons: (1) IDP does not clearly indicate housing in its content.	Tad Zerihun	Thank you for your comment	Tim Davis (MoH)
11	If the City Council votes no, will that mean there is no new IDP? Or would the mayor submit a new proposal?	Anonymous Attendee	If the Council votes against it, the Mayor would need to create a new proposal in order to move forward with incorporating the IDP into zoning.	Anonymous Attendee
12	Is there any media, councilors, etc. present?	Anonymous Attendee	Thank you for asking.	Anonymous Attendee
13	(2) IDP is universally used as a development concept for something else - it means Internally displaced People. So I would suggest it should be called Inclusive Housing Development Policy (IHDP).	Tad Zerihun	Your point is well taken. The reason it has been known as IDP here is largely historical. Your terminology is similar to that used in other cities.	Tim Davis (MoH)
14	Hi How many people are in attendance ?	Kathy Brown	Hi Kathy: There are 74 on right now. Thanks!	Michelle McCarthy (BPDA)
15	Inclusionary zoning will be a very important aspect of addressing the housing crisis in Boston. What plans are there to ensure that inclusionary zoning specifically addresses the needs of historically marginalized groups, including Black and Brown communities?	Eryn-Ashlei Bailey	Inclusionary zoning is an important tool in creating income-restricted housing in neighborhoods where there is new development and in our inner core, where BIPOC families have largely been excluded from. This proposal, both through lowering the AMI, and the voucher units, provide more opportunities for BIPOC households to be in these units.	Tim Davis (MoH)
16	I am a home owner of a single family home in East Boston. How do these zoning changes affect development in my neighborhood?	Anonymous Attendee	It doesn't make any changes to zoning in terms of density, set backs, etc. but it will increase the percentage of new units that are income-restricted	Anonymous Attendee
17	LIZ BREADON DISTRICT 9	Liz Breadon	Thanks Councilor!	Michelle McCarthy (BPDA)
17	LIZ BREADON DISTRICT 9	Liz Breadon	Thanks for being here Councilor Breadon.	Sheila Dillon
18	Thanks Michelle!	Kathy Brown	live answered	Michelle McCarthy (BPDA)

19	Concern that lower IDP requirements in zone C will end up attracting more developers who aren't interested in affordability to that part of the city, given less restrictive requirements, which could exacerbate gentrification/displacement in zone3.	Anonymous Attendee	Thank you for your comments and concerns.	Anonymous Attendee
20	Thanks Councilor Breedon for being here!	Kathy Brown	Thank you Councilor Breedon for your attendance. FYI. The page with all the materials on the IDP are at https://www.bostonplans.org/projects/standards/inclusionary-development-policy	Tim Davis (MoH)
21	The developer is also making Millions to Billions from these investments. They have the resources to “eat these costs” as was noted, while the majority of Boston residents are resourceless and at their mercy.	Markeisha Moore	live answered	Maya Kattler-Gold
22	State Rep. Sam Montañó from JP/Mission Hill/Roxbury. Just catching up on the proposals.	Samantha Montano	Thank you for your attendance, Representative Montano!	Tim Davis (MoH)
22	State Rep. Sam Montañó from JP/Mission Hill/Roxbury. Just catching up on the proposals.	Samantha Montano	Thank you for attending Rep Montano. SD	Sheila Dillon
23	Thanks for this feedback.	Tad Zerihun	You're welcome	Bryan Glascock (BPDA)
24	michelle, your link does not work	SUSAN PRANGER	Try this: http://www.bostonplans.org/news-calendar/calendar/2023/01/21/public-meeting-on-inclusionary-development-policy	Bryan Glascock (BPDA)
25	We need more units to come under deed restrictions over time so eventually all housing is limited in how much it can appreciate each year, the same as rent control would do for rental housing. I say this as a homeowner of a deed-restricted unit. Housing should be de-commodified (across the state and country, not just in Boston).	Maria Christina Blanco	live answered	Maya Kattler-Gold
26	thanks, Bryan's link works	SUSAN PRANGER	no prob	Bryan Glascock (BPDA)

27	Belated Thank you Rep Sam Montano for joining!!!	Kathy Brown	Yes!	Bryan Glascock (BPDA)
28	Can we not increase the requirement for affordable housing above 17% while still pushing for usage of vouchers. Also, zone c exclusion feels racist in light of AFFH. We have 66% on public land. Can we not continue to add to stock on zone c w this idp change?	Armani White	live answered	Maya Kattler-Gold
29	Thanks. Armani with Reclaim Roxbury, we advocate for public land for public good in and development without displacement in Roxbury.	Armani White	Thank you.	Bryan Glascock (BPDA)
30	"Deeply affordable"? Does this mean, say, 30% -50% AMI? If not what is the required % AMI? Not % affordable units, please.	Laurel Radwin	live answered	Michelle McCarthy (BPDA)
31	So sorry. I wiggled the wrong way. Lowered my hand. I did put my question in the Q&A.	Laurel Radwin	live answered	Michelle McCarthy (BPDA)
32	Thank you. As a healthcare person. I get jargon!	Laurel Radwin	Thanks! Alphabeth soup and terms of art are always sneaking in!	Michelle McCarthy (BPDA)
33	If there is a sentiment that people need to be subsidised at 80-100% AMI's then there should be a consensus that people would need to subsidised at 0-40% AMI's	Markeisha Moore	live answered	Maya Kattler-Gold
34	Then why not require, these projects to take City capital funds, as well, to do 1/3, 1/3, 1/3 citywide? The City Rent Subsidies are pegged to pay owners IDP/LIHTC rents, so can lower AMI of assisted families in IDP units. The Section 8 Vouchers paying "market rents" by zip code, can be required in additional units beyond the IDP set aside	Michael Kane	live answered	Maya Kattler-Gold
35	Can Hillary clarify? The ownership units aren't going below 80% AMI, the AMI's are staying the same as 80% and 100% AMI -- is that right? I'm trying to understand if she is saying the new proposal does go below 80% AMI or if it needs to.	George - he/him	live answered	Maya Kattler-Gold

36	I'd like to clarify because I think Bryan isn't stagin my question clearly	George - he/him		
37	*stating	George - he/him		
38	Thank you to Shameeka and Benji who brought up the important issue of the lack of accessible, affordable housing for people with disabilities, who are more likely to be lower income. In my testimony earlier I referenced my ex-husband/daughter's father who is on the EAEDC program and is going through a no-fault eviction process in Allston. He has lived and worked and contributed to the community in the Boston area for decades, before his seizure disorder got so bad that he injured himself severely at work and became depondent on public assistance. He is on over 100 housing waitlists. I can't take him in because I'm already doubled up with my daughter and her partner who are in their 20s and grew up in JP and can't afford their own place because they work in the food service and childcare industries while putting themsleves through college. The IDP needs to create eas much affordable housing as possible to address the needs of families like mine and the members of the public you are hearing from today.	Maria Christina Blanco	live answered	Maya Kattler-Gold
39	I want to emphasize that you, as city planning officials, have the opportunity to set racial standards/expectations in the city for years to come. 40 years from now, will we have a gentrified or multicultural city? i hope you take serious the power you have in shaping/molding the demographics of Boston going forward. How do u want to be remembered, and tell your family the impact of your lifelong work?	yasser aponte	live answered	Maya Kattler-Gold
40	YES Lots more folks coming on Thursday !!!! Thank you for ALL of your work with this hearing too and working with us/ the advocates	Kathy Brown	live answered	Maya Kattler-Gold

41	Right Markeisha - the negotiation between economic profits and public opinion is ethically unsettling. the city wants to make more money for its long term growth, but at the cost of long time residents. Seems like Boston is trying to balance economic gains and public discourse, but public forum shows true democratic values. not privatized negotiations	yasser aponte		
42	CTAB supoports MAHAS 50- 100% AMI for condos!	Kathy Brown		
43	I'm a single parent of 2 that has always worked / while serving a cancer and can not qualify for a voucher because I refuse to not work, plus if you after covid I lost 50% of my income. I have a great landlord that let's me pay her what I can but that should not be the case. If my annual income is \$4800. but you don't take into consideration Taxes and cost of living.	Sharon Pam		
44	Please do post the various studies referenced today,	Tim Ney		