

## Comments and Responses to the BHA FY 2022 Federal Annual Plan Amendment #1.

The following document contains the comments and responses received on the BHA's FY 2022 Federal Annual Plan Amendment #1. BHA staff met with the Resident Advisory Board in September discussing the Plan Amendment. The Amendment was put out for public comment on August 26, 2022 and the comment period closed on October 10, 2022 with a virtual public hearing held on zoom October 3, 2022 at 6 pm.

The BHA notified the public of the FY 2022 Federal Annual Plan Amendment #1 by placing an advertisement in the Boston Globe, having the Amendment available for review at BHA's headquarters at 52 Chauncy St., and on its website [www.bostonhousing.org](http://www.bostonhousing.org).

### **Real Estate Development**

Comment: A number of questions were raised by RAB members about how this disposition would benefit residents. Would there be job opportunities? Was there consideration whether the land could be used for drug rehab/substance abuse treatment or housing homeless people?

Response: Disposition of this 2,454-square-foot remnant parcel will facilitate the developer of a warehouse and commercial facility by F.W. Webb company. F.W. Webb's proposal was publically reviewed through a permitting process conducted by the City of Boston, and ultimately approved by the City of Boston in October 2021. In its approval, the City cited the following Community Benefits and Mitigation Measures: 37 full- and part-time jobs; activation of the site; pedestrian and public realm improvements; Workforce Development; up to \$60,000 to support Newmarket District Arts partnerships; \$49,000 to support Bluebikes; \$10,000 to support Edna Bynoe Playground.

Comment: It was pointed out that in most dispositions, BHA holds onto the land (such as with redevelopment with private partners), but this would be different since BHA would no longer have the parcel. (BHA has come to the RAB before for vacant parcels like O'Connor Way, but that was used to build non-BHA affordable housing.) Can BHA discuss why this is not a case for 1:1 replacement like with some redevelopment efforts at BHA?

Response: This disposition involves a small amount of land (2,454 square feet) that is a remnant parcel created when a portion of Adams Street was discontinued during the redevelopment of Orchard Park. There was never housing on this parcel, so there has never been a goal to create replacement housing.

Comment: Can BHA speak to the possibility of building affordable housing on this parcel?

Response: Because the remnant parcel is small (2,454 square feet) and particularly because it is isolated among other parcels not owned by BHA, the parcel cannot easily be used for new housing development.

Comment: Are there any job opportunities for residents at the Orchard site from the business that is buying the parcel or for local area residents, even if they are not Section 3 jobs?

Response: The land-use approval for the F.W. Webb warehouse/commercial development, which was granted by the City of Boston in October 2021, cited as one of the development's "Community Benefits and Mitigation Measures" the creation of 37 full- and part-time jobs.

Comment: What workforce development commitments did the developer make to City of Boston Planning and Development?

Response: According to the Boston Planning and Development Agency board approval memo, F.W. Webb "shall work with the Newmarket Business Association as both full and part-time employment opportunities become available, to ensure member of the Association and residents of the area have the opportunity to apply for [the 37 full and part-time employment] positions."

Comment: Will the BHA receive compensation (payment) for the parcel?

Response: BHA will receive a fair market value in compliance with Massachusetts General Laws chapter 30B. BHA expects to share the proceeds with the Adams Orchard developer and the Orchard Gardens Tenant Association.