

PLANNING BOARD
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
TUESDAY, MARCH 31, 2026

6:30 p.m.

Remote Meeting
Cambridge, Massachusetts

Tom Sieniewicz, Chair
Mary T. Flynn, Vice Chair
H Theodore Cohen
Mary Lydecker
Diego Macias
Ashley Tan
Carolyn Zern
Daniel Anderson
Joy Jackson

Community Development Staff
Jeff Roberts
Swaathi Joseph
Emily Hutchings
Erik Thorkildsen



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I N D E X

CASE	PAGE
Update from the Community Development Department	6
Adoption of Planning Board meeting transcripts (2/24/2026, 3/3/2026)	12
General Business	
PB-402 -- 815 Somerville Avenue	13
Annual Housing Report	16

P R O C E E D I N G S

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(6:30 p.m.)

Sitting Members: Tom Sieniewicz, Mary Flynn, H Theodore Cohen, Mary Lydecker, Diego Macias, Ashley Tan, Carolyn Zern, Dan Anderson, and Joy Jackson

TOM SIENIEWICZ: Good evening, everyone. Welcome to the March 31, 2026 meeting of the Cambridge Planning Board. My name is Tom Sieniewicz, and I am the Chair.

Pursuant to Chapter 2 of the Acts of 2025, adopted by the Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation at meetings of the Cambridge Planning Board.

All Members, applicants, and members of the public will state their name before speaking. All votes will be taken by roll call.

Members of the public will be kept on mute until it's time for public comment. I will give instructions for public comment at that time, and you can also find instructions on the City's webpage for remote Planning Board meetings.

1 This meeting is being video and audio recorded and
2 is being streamed live on the City of Cambridge's online
3 meeting portal and on cable television Channel 22 within
4 Cambridge.

5 There will also be a transcript of the
6 proceedings.

7 I'll start by asking Staff to take Board Member
8 attendance and verify that all members are audible.

9 JEFF ROBERTS: Thank you, Tom. This is Jeff
10 Roberts, from the Community Development.

11 H Theodore Cohen, are you present, and is the
12 meeting visible and audible to you?

13 H THEODORE COHEN: Present, visible, and audible.

14 JEFF ROBERTS: Thank you, Ted.

15 Mary Flynn, are you present, and is the meeting
16 visible and audible to you?

17 MARY FLYNN: Present, visible, and audible.

18 JEFF ROBERTS: Thank you, Mary.

19 Mary Lydecker, are you present, and is the meeting
20 visible and audible to you?

21 MARY LYDECKER: Present, visible, and audible.

22 JEFF ROBERTS: Thank you, Mary.

1 Diego Macias, are you present, and is the meeting
2 visible and audible to you?

3 DIEGO MACIAS: Present, visible, and audible.

4 JEFF ROBERTS: Thank you, Diego.

5 Ashley Tan, are you present, and is the meeting
6 visible and audible to you?

7 ASHLEY TAN: Present, visible, and audible.

8 JEFF ROBERTS: Thank you, Ashley.

9 Carolyn Zern, are you present, and is the meeting
10 visible and audible to you?

11 CAROLYN ZERN: Present, visible, and audible.

12 JEFF ROBERTS: Thank you, Carolyn.

13 Associate members, Dan Anderson, are you present,
14 and is the meeting visible and audible to you?

15 DANIEL ANDERSON: Yes, Jeff. Present, visible,
16 and audible.

17 JEFF ROBERTS: Thank you, Dan.

18 Joy Jackson, are you present, and is the meeting
19 visible and audible to you?

20 JOY JACKSON: Present, visible, and audible.

21 JEFF ROBERTS: Thank you, Joy.

22 And, Tom Sieniewicz, can you confirm that you're

1 present and the meeting is visible and audible to you?

2 TOM SIENIEWICZ: Present, visible, and audible.

3 JEFF ROBERTS: Thank you, Tom.

4 So it's a full boat; we have seven Planning Board
5 members present and two Associate members.

6 TOM SIENIEWICZ: Great. Thank you very much,
7 Jeff.

8 * * * * *

9 (6:32 p.m.)

10 Sitting Members: Tom Sieniewicz, Mary Flynn, H Theodore
11 Cohen, Mary Lydecker, Diego Macias, Ashley
12 Tan, Carolyn Zern, Dan Anderson, and Joy
13 Jackson

14 TOM SIENIEWICZ: The first item is an update from
15 Community Development Department. So please also introduce
16 any Staff that may be present at tonight's meeting, Jeff.

17 JEFF ROBERTS: I will do that. Thank you. And
18 let me just take a look at my screen to see who's present.

19 Again, Jeff Roberts. I'm the Director of Zoning
20 and Development with the Community Development Department.

21 With me from my team in Zoning and Development, we
22 have Swaathi Joseph, and we have Emily Hutchings. And we

1 have from the Urban Design team Erik Thorkildsen. That, I
2 believe, does it for Staff.

3 Just as a little bit of what's to come at the
4 Planning Board, tonight we just have one small piece of
5 General Business, and then we'll be talking about the Annual
6 Housing Report, which is something we'll get to in just a
7 second. So anyone who's tuned in for that, just bear with
8 us. We'll be getting to that shortly.

9 We only have one meeting planned in April at this
10 point, and it's way at the end of April, April 28, and we
11 have two items on the Agenda for that meeting. We have the
12 first hearing on the PUD application for Healthpeak's
13 development proposal in the Alewife Quadrangle District.

14 So the Board heard about this last month at a
15 preapplication conference, and they're -- then, the next
16 step is moving forward with their application. So this will
17 be the first hearing on that.

18 And then we also have an item scheduled related to
19 a City salt shed facility -- actually a replacement of a
20 salt shed that's proposed in Danehy Park. And the reason
21 why that comes to the Planning Board is because there is a
22 provision in the Zoning, kind of a less-well-known

1 provision, that says that a non-open space use in an Open
2 Space Zoning District -- of which Danehy Park is an Open
3 Space Zoning District -- has to come to the Planning Board
4 for a hearing and an Advisory Report.

5 So there's no determination or action or permit
6 that's required from the Planning Board. The Board is just
7 required to have a hearing and make a report that goes back
8 to the City on that proposal.

9 So we'll be doing both of those on April 28. So
10 it'll be a long time, and that -- basically that will be the
11 entire month of April. So that will be a fairly busy
12 Agenda, but nothing else before that. So you can save your
13 strength.

14 Other things of note that are happening: There
15 have been a number of zoning-related discussions happening
16 at City Council in recent weeks, and there are some follow-
17 ups that are planned.

18 So next Monday, on April 6, there will be a
19 follow-up discussion to talk about Active Uses on Mass Ave.
20 and Cambridge Street. This is following up on a policy
21 order that came when the City Council was considering
22 amendments to the rezoning of Mass Ave. and Cambridge Street

1 which they adopted but with some additional items that they
2 wanted Staff to look at. So there was a discussion about
3 that a couple weeks ago, and there's going to be a follow-up
4 on Monday.

5 Next Tuesday, April 7, there is a follow-up
6 discussion among the -- both the Housing Committee and the
7 Neighborhood Long-Term Planning Committee, a follow-up on
8 their discussion of the Annual Housing Report, which we'll
9 be talking about in a second.

10 The agenda for that is a little bit up in the air,
11 so you can look at the Meeting Portal to see as information
12 gets posted on that.

13 It won't -- we won't be presenting at that
14 meeting, but it'll be for the Council to maybe hear from
15 others and discuss issues that they want to get into. So
16 that's a hearing on the seventh.

17 And the Council -- also, the Housing Committee of
18 the City Council had a hearing to talk about Central Square
19 Zoning, and the Planning work associated with that, which
20 was conducted in 2024.

21 And the -- that meeting ended with some
22 discussion, and there will be a follow-up to that meeting,

1 but that's -- I believe -- to be scheduled at this point. I
2 don't think there's a date on that. But look forward to
3 that.

4 So those three things and more are going on at
5 City Council in April.

6 And the final thing I wanted to note is, just
7 recently, the City released the Five-Year Report of the
8 Affordable Housing Trust. I actually have a copy of it here
9 on my desk. It's a nice little publication. You can get it
10 online as well.

11 And it's a remarkable report. As Planning Board
12 members know, having been involved in Development Review
13 over the last five years, and working -- work around the
14 Affordable Housing Overlay, it's been a really remarkable
15 five years in affordable housing for the City of Cambridge.

16 And so, this report's a really in-depth and
17 thorough summary, not just of the projects, but also the
18 financing and all of -- what goes into making affordable
19 housing happen here in the City.

20 And this was released at a media event which took
21 place at 52 New Street, which is the second Affordable
22 Housing Overlay project to be completed. And it's starting

1 to get -- it's starting to open up to residents imminently.

2 TOM SIENIEWICZ: Mm-hm.

3 JEFF ROBERTS: So I recommend checking that out.

4 That's all for my updates. I'll turn it back to
5 the Chair.

6 TOM SIENIEWICZ: Great. Thank you. Are there any
7 questions for Jeff from Board members? If so, say your
8 name.

9 Ted?

10 H THEODORE COHEN: Yeah. Jeff, can we receive
11 hard copies of that report?

12 JEFF ROBERTS: I will check. I would say send us
13 a message if you'd like. I don't know if we'll send them to
14 all the Planning Board members. I know some of you are,
15 like I am, are generally paper-free. This was an exception
16 in my case of picking one up. But you can send us a message
17 if -- and we can look to see if there an extra copy
18 somewhere we can send to you.

19 H THEODORE COHEN: Okay. Thank you.

20 TOM SIENIEWICZ: Great. Thank you. All right.

21 Thank you, Jeff.

22

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(6:39 p.m.)

Sitting Members: Tom Sieniewicz, Mary Flynn, H Theodore Cohen, Mary Lydecker, Diego Macias, Ashley Tan, and Carolyn Zern

TOM SIENIEWICZ: The next item on the agenda here is an Approval of some meeting minutes. The Board has received certified transcripts for the meetings held on February 24 and March 3 of 2026.

Are there any questions from Board members about the transcripts, or corrections? Simply state your name before speaking.

It seems they're complete, as usual. Only full Board members will act on this particular item. Is there a motion to accept the transcript as the meeting minutes? Remember to say your name before making a motion.

DIEGO MACIAS: This is Diego. So moved.

TOM SIENIEWICZ: Thank you, Diego. And a second?

H THEODORE COHEN: Ted, second.

TOM SIENIEWICZ: Thank you, Ted.

Roll call on that, please, Jeff?

JEFF ROBERTS: On that motion, Ted Cohen?

1 H THEODORE COHEN: Yes.

2 JEFF ROBERTS: Mary Flynn?

3 MARY FLYNN: Yes.

4 JEFF ROBERTS: Mary Lydecker?

5 MARY LYDECKER: Yes.

6 JEFF ROBERTS: Diego Macias?

7 DIEGO MACIAS: Yes.

8 JEFF ROBERTS: Ashley Tan?

9 ASHLEY TAN: Yes.

10 JEFF ROBERTS: Carolyn Zern?

11 CAROLYN ZERN: Yes.

12 JEFF ROBERTS: And Tom Sieniewicz?

13 TOM SIENIEWICZ: Yes.

14 [All vote YES]

15 JEFF ROBERTS: That's all members voting in favor.

16 TOM SIENIEWICZ: Great, thank you, Jeff.

17 * * * * *

18 (6:41 p.m.)

19 Sitting Members: Tom Sieniewicz, Mary Flynn, H Theodore
20 Cohen, Mary Lydecker, Diego Macias, Ashley
21 Tan, and Carolyn Zern

22 TOM SIENIEWICZ: So Agenda item No. 1 for tonight,

1 the next item, is a Request for an Extension of Time to
2 apply for a building permit on Planning Board Case PB-402 at
3 815 Somerville Avenue. CDD Staff will provide an update.

4 Jeff, can you explain why this is before us?

5 JEFF ROBERTS: Yes. This is Jeff again.

6 So this is a Special Permit that was granted on
7 April 25, 2024. The Special Permit was to modify building
8 and site plan requirements for the alteration of an existing
9 building in excess of 25,000 square feet and gross floor
10 area to accommodate a new use.

11 And the Special Permit requires that the Permittee
12 obtain a building permit within two years of the Special
13 Permit being granted, and the Permittee has provided a
14 letter requesting a two-year extension of that time, until
15 April 25, 2028.

16 TOM SIENIEWICZ: Thank you very much. Are there
17 questions from the Board about this matter?

18 I see no one is indicating such, so is there a
19 motion to agree to this extension of time? And remember to
20 say your name before proposing the motion.

21 MARY FLYNN: This is Mary Flynn. I move that we
22 grant the extension of time.

1 TOM SIENIEWICZ: Thank you, Mary. And a second on
2 Mary's motion?

3 MARY LYDECKER: This is Mary Lydecker. Second.

4 TOM SIENIEWICZ: Ok. Double Marys. All right.

5 A roll call vote on that issue, please, Jeff?

6 JEFF ROBERTS: On that motion, Ted Cohen?

7 H THEODORE COHEN: Yes.

8 JEFF ROBERTS: Mary Flynn?

9 MARY FLYNN: Yes.

10 JEFF ROBERTS: Mary Lydecker?

11 MARY LYDECKER: Yes.

12 JEFF ROBERTS: Diego Macias?

13 DIEGO MACIAS: Yes.

14 JEFF ROBERTS: Ashley Tan?

15 ASHLEY TAN: Yes.

16 JEFF ROBERTS: Carolyn Zern?

17 CAROLYN ZERN: Yes.

18 JEFF ROBERTS: Tom Sieniewicz?

19 TOM SIENIEWICZ: Yes.

20 [All vote YES]

21 JEFF ROBERTS: That's all members voting in favor.

22 TOM SIENIEWICZ: Great, thank you, Jeff.

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(6:42 p.m.)

Sitting Members: Tom Sieniewicz, Mary Flynn, H Theodore
Cohen, Mary Lydecker, Diego Macias, Ashley
Tan, and Carolyn Zern

TOM SIENIEWICZ: Agenda item No. 2 here tonight,
the next Agenda item, is a discussion of the Annual Housing
Report. The Board will hear a brief presentation from the
Community Development Department; and after that, the Board
will have an opportunity to discuss and ask questions, after
which we may take public comment. We will discuss that as a
Board when we get to that point.

Jeff, if you could begin with some background and
an overview on the process and give the presentation on the
report.

Thank you.

JEFF ROBERTS: Thank you. This will be me again.
So this is something -- again, we presented this to the
Housing Committee and Neighborhood Long-term Planning
Committee of the City Council last week, and I'm going to go
through it again this week.

I think that it's a fairly -- I'll just say it's a

1 lot of material, and so we made sure that Board members got
2 it in advance, and hopefully you've had a chance to review
3 it.

4 I'll try to go through it somewhat quickly. I'll
5 try to be thorough but won't go over every detail. And I
6 promise that we would take a few pauses to ask questions as
7 we go along. But certainly, if anybody has a question and
8 wants to jump in with a "Raise Hand" with a clarification or
9 other immediate question as we go through, feel free to do
10 that, and the Chair should feel free to interrupt me as we
11 get into it. So that's just the procedural setting.

12 So what are we talking about? We're talking about
13 a provision in the Zoning Ordinance that was added as part
14 of the Multifamily Zoning. Unlike the rest of the
15 Multifamily Zoning, this wasn't something that created or
16 amended Regulations or policies directly to support Housing
17 Objectives.

18 But it is something that we thought would be a
19 livable piece of our housing program. It's a provision that
20 says that we'll provide this Annual Report. This will help
21 to build a resource of data that we can use to inform policy
22 considerations and decisions in the future as we go forward.

1 And it's something that we are -- it provides that
2 we provide this report to the City Council, but when we were
3 having this discussion for multifamily, also the Planning
4 Board had asked that we get this information, so we decided
5 it was important to share it with both the City Council and
6 the Planning Board.

7 As a reminder, the Annual Housing Report, or the
8 Annual Housing Review, is a -- is one piece of the overall
9 Housing Review program.

10 The other piece is an evaluation, which happens on
11 a five-year-cycle. So beginning in 2030, there will be a
12 more kind of extensive evaluation of our housing policies
13 and the effect that they're having over that period of time.

14 So there's a lot that's not really within the
15 scope of this Annual Housing Review, but we're building the
16 resources to be able to do a more thorough evaluation when
17 more time's elapsed.

18 For this first report, we sent a few specific
19 goals for what we wanted to do. There was actually a lot of
20 different ways that we might be able to go about putting
21 together the information to make an Annual Housing Report.

22 So some of what we decided to do was to try to

1 provide information in different ways and from different
2 perspectives. We realized that there are some important
3 questions that we want to answer, and we can't answer all
4 those questions just by showing one aggregate set of
5 numbers. You know, there are some areas where we have to
6 look a little bit more qualitatively or look at numbers in
7 different ways in order to get at some of those issues.

8 We also were trying to be mindful of collecting
9 and presenting information in a way that could be replicated
10 in future years so that, over time, we're building a robust
11 timeline of data that will become more valuable to us the
12 more times we do it.

13 We included a few notes, which I won't go over all
14 of, just about the data, the sources. I'll just highlight a
15 few things that come up throughout the presentation that
16 we'll probably end up going back to.

17 One is just some terminology that we're using.

18 When we refer to "new units" -- and we're talking about
19 housing units throughout this; we're not talking about other
20 kinds of development -- we're talking about all of the
21 housing units that are coming into existence.

22 So we're talking about, you know, anything -- any

1 unit that didn't exist before that exists now or that's
2 being constructed now, we consider a new unit. There's a
3 distinction between that and net new units. So net new
4 units would subtract out units that might be demolished or
5 otherwise removed before construction.

6 So for example, demolishing two units of housing
7 and building three units of housing, there's three new units
8 being created, but it's one net new unit that's being
9 created, compared to what was there before.

10 Another important caveat with this data is that
11 it's inherently a little bit messy. We realize as we get
12 into this that development proposals are each their unique
13 -- each have their unique characteristics and qualities that
14 make them hard to aggregate in a precise way.

15 So it can sometimes be hard to fit things into
16 specific categories, but we did the best we could to provide
17 an accurate accounting of what's been happening in Housing.

18 We realize it won't be perfect in every case, and
19 everything is ultimately somewhat approximate, and we need
20 to, you know -- and as you get into the details, there's a
21 little bit more nuance.

22 There's three main parts to this. First, we

1 thought it was important to cover some high-level topics,
2 including a reminder of some of the major policy changes
3 that affected Housing in the past year. So that's something
4 that we plan to do every year as we do this report.

5 The second section is focused on development
6 proposals. So anything that sort of comes to our attention
7 through a City-required Review process is something that we
8 make note of and provide information on.

9 We refer to this sometimes as the pipeline,
10 because these are proposals that are still in an early stage
11 of review. We won't necessarily see those going into
12 construction soon, but it gives us a picture of what we
13 anticipate moving forward in coming years.

14 And then in the last part, we look at actual
15 building permits that have been issued. So this is more
16 immediate, you know, what's actually being built at this
17 point in time.

18 In addition to building permits, we look at some
19 related activity that typically precedes -- you know,
20 immediately precedes a building permit. And that gives us
21 more of a snapshot of what's being permitted at a specific
22 point in time.

1 As I go through each of these sections, I'll take
2 a break between them to see if we have any questions or
3 discussion.

4 So just jumping into the first section, a lot of
5 this is going to be not news to the Planning Board. I think
6 you're all familiar with a lot of the policy discussion
7 that's been going on over the past year. So just some high-
8 level information.

9 Most of this is -- you know, we'll get into more
10 detail in future sections. But just to get a sense of the
11 scale of what we're looking at, we continue to see proposals
12 move into that pipeline that I mentioned before.

13 So there are some proposals that are clearly
14 responding to the Zoning reforms which took place last year.
15 So that's one set of things that we saw.

16 We saw about 50 building permits for housing
17 issued last year. It's a somewhat higher number of building
18 permits but still kind of within the same ballpark as
19 building permits that were issued in 2024.

20 There were a few key differences in the types of
21 permits that were issued and the types of projects we saw
22 permitted. Specifically, a shift away from smaller -- or at

1 least among the smaller, permitted projects, a shift away
2 from projects that were reducing the number of units towards
3 projects that increase the number of units. That's really
4 one of the key takeaways.

5 But other than that, it's a little bit difficult
6 to determine, given that the building permits that were
7 issued in 2025 were generally for smaller developments;
8 there weren't any big projects that got building permits in
9 2025.

10 And going along with that big picture, we all
11 acknowledge the economic context and the conditions that are
12 -- that we find ourselves in right now. The past few years
13 have been extraordinarily difficult for the development of
14 housing locally, regionally, and nationally.

15 Locally, at least, it's been a difficult time for
16 all kinds of urban development, so not just for residential,
17 but for nonresidential uses, commercial uses in particular.
18 A lot of this is due to high construction costs, high
19 interest rates, a great deal of unpredictability in how
20 economic factors, both regionally and nationally, are
21 changing.

22 So despite this, there still appears to be a

1 strong demand for new development in Cambridge. People are
2 interested in building in Cambridge, as we're still seeing
3 things go into the review process. And so, you know, we
4 expect to still have developers interested in building in
5 Cambridge.

6 When we did this first Annual Housing Report, we
7 thought it was interesting to look at the -- as I just
8 mentioned, the Affordable Housing Overlay, which is a
9 similar kind of housing reform which hit its five-year mark
10 in 2025.

11 It provides a little bit of helpful context in
12 terms of looking at the effects of a zoning change and how,
13 you know, we might not know exactly what it's going to look
14 like a year out, but we start to get a fuller picture as we
15 start to add up information over a period of time.

16 So just to get a sense of that five-year
17 trajectory of the Affordable Housing Overlay, you know, a
18 year after it was adopted -- it was adopted late 2020 -- a
19 year after it was adopted, we had a few projects that were
20 in the conceptual stage but nothing that had completed the
21 Design Review process yet.

22 By 2022, we saw several projects that had

1 completed Design Review but nothing yet in construction.

2 And then as time went on, you can see how the trajectory has
3 continued to stay steady, with more units being -- entering
4 the review process and completing the review process and
5 tracking with projects that are entering the building permit
6 phase and going through construction.

7 We finally saw the first housing units delivered
8 from the Affordable Housing Overlay in 2025, last year; and
9 we just early this year saw -- as I mentioned, we saw more.

10 So this gives a little bit of a sense of how a
11 zoning change kind of plays out over time and how it can be
12 affected by both just the length of the development process,
13 but also economic factors and other factors, which indicates
14 the Affordable Housing Overlay was fairly favorable because
15 there's a -- in addition to the Affordable Housing Overlay,
16 a pretty strong, dedicated funding stream for affordable
17 housing.

18 So 2025 was a big year for Zoning. There were
19 some amendments that dramatically transformed how Zoning is
20 regulated. We also noted, because we wanted to be thorough
21 about changes, that there were some changes to Zoning having
22 to do with flood risk.

1 There was the update to the FEMA flood data, as
2 well as a Zoning change which no longer required a Special
3 Permit for development in the floodplain. And there were
4 also some updates to the City's own long-term flood
5 elevation data, which has an impact on design of housing
6 under our Flood Regulations.

7 So not much to say about that, but important to
8 kind of track these changes when they occur.

9 The Multifamily Zoning was really the big effort
10 of last year. It's important to remind us all where we
11 started with that, that the City Council is the -- in the
12 last Council term, as they were establishing their
13 priorities, set this agenda of reforming Zoning to end
14 Exclusionary Zoning to basically provide greater equity in
15 how we zone across the city; not selecting some
16 neighborhoods for more restrictive treatment than others to
17 promote the creation of more multifamily housing units with
18 a particular focus on the Inclusionary Housing program, and
19 to just generally remove some of the barriers that exist
20 within Zoning to housing in order to make it -- make both
21 existing housing more conforming and to remove barriers that
22 would add cost to the development of housing.

1 It's fair to say it's one of the biggest Zoning
2 changes that we have undertaken. It changed the math in
3 terms of removing our single-family and two-family Zoning
4 Districts, making the neighborhoods in the east part of the
5 city and the west part of the city all zoned to allow
6 multifamily use.

7 It changed the way that housing is regulated
8 fundamentally, removing density limitations and moving to a
9 system of just more dimensional-based requirements of
10 height, setbacks, and open space in order to simplify the
11 design and the kind of regulatory process.

12 And it changed how housing is reviewed. Whereas
13 housing previously had required, in many cases, Special
14 Permits -- in some cases, you know, many cases, if a Special
15 Permit wasn't required, often a variance might have been
16 needed, to a system that relies less on discretionary
17 permitting and introduces more Advisory Review for
18 development.

19 The height limits were increased. Residential
20 neighborhoods were allowed up to four stories of housing
21 with an increase to six stories for projects that meet
22 Inclusionary Housing requirements.

1 Other Zoning Districts increased the height limits
2 to six stories for housing. In some cases where the
3 previous Zoning was higher, it allows -- it continues to
4 allow taller heights. And the Affordable Housing Overlay
5 continues to allow height increases above the base zoning
6 for all affordable development.

7 So towards the end of the last Council term, the
8 City -- CDD brought forward some other major Zoning reforms.
9 These were rezoning efforts in two of our main corridors.
10 They're based on Planning work that we have done in those
11 corridors or between, you know, our Staff and primarily the
12 Community Planning and Design Division working on
13 recommendations for these areas.

14 They were different in terms of the plans and the
15 recommendations, but the overall goals were similar. Both
16 were intended to allow taller heights for housing.

17 No change in terms of the density or heights for
18 nonresidential development. But while allowing more
19 housing, also encouraging active ground floors and design
20 standards to support the -- sort of the goals of creating an
21 active streetscape.

22 And the final results of those efforts were a

1 rezoning of Mass Ave., which now allows residential use up
2 to 12 stories throughout Mass Ave. and promotes active
3 ground-floor use. In Porter Square, there's allowances for
4 up to 18 stories, with a -- under a PUD process.

5 Cambridge Street, the height for most of Cambridge
6 Street was -- remained at six stories; but in certain areas,
7 like the corner of Webster Street and then at the Lechmere
8 area, additional taller heights for housing were allowed.

9 And finally, just to highlight some of the work
10 that we've been doing, not just at CDD but among various
11 departments including ISD, Historical, the Housing
12 Department, the Community Planning and Design and many
13 others, we've been working to stand up some of the new
14 procedures that were created from the Multifamily Zoning,
15 particularly working out how the Advisory procedures would
16 work, both at the Planning Board and at Staff level.

17 Working on implementing the neighborhood
18 notification procedures: that's something I'll talk about as
19 we get a little bit into this report.

20 And we now have an ongoing monthly meeting among
21 those departments I mentioned just to talk about what we've
22 been seeing in terms of housing proposals and to coordinate

1 on any kind of implementation issues or other issues that we
2 need to focus on as we work to review housing over time.

3 So why don't I take a pause here to see if there's
4 any questions or discussion.

5 [Pause]

6 TOM SIENIEWICZ: Dan, go ahead.

7 DANIEL ANDERSON: Thank you, Mr. Chair. Jeff, Dan
8 Anderson. Just on Slide 11, which was the five-year
9 progress on the AHO, just a couple of questions.

10 On the units completing Design Review, are those
11 cumulative? Those aren't per year, correct?

12 JEFF ROBERTS: Mm-hm. Yeah.

13 DANIEL ANDERSON: Okay.

14 JEFF ROBERTS: This is -- I'm sorry, yeah; this is
15 a cumulative accounting. So the graph is showing -- so as I
16 mentioned, there was a lot of interest just from the jump,
17 in a way, with the Affordable Housing Overlay.

18 So that first year saw several proposals kind of
19 come into existence. And then, since then, it's been a more
20 or less steady pipeline of new proposals coming in to the
21 review process.

22 And then kind of the -- with the -- what we didn't

1 put on this, really, was the financing. So there's the
2 Design Review, then the financing, then the construction,
3 then the delivery of the units.

4 DANIEL ANDERSON: Oh, so that's super helpful. I
5 guess one thing that I'm interested in, and maybe -- I
6 didn't see anything in the photo slides, but it really has
7 to do with velocity.

8 So, you know, of the 492 maybe that we're seeing
9 in 2022, we -- you know, one, two, three years later, we now
10 have 62 units with the C of O. So, you know, kind of
11 understanding the trajectory of those. Because it could be
12 some from 2023 that just move more quickly. I'm kind of
13 curious about how the velocity from initial review to
14 Certificate of Occupancy --

15 JEFF ROBERTS: Mm-hm.

16 DANIEL ANDERSON: -- goes. So it's a general --

17 JEFF ROBERTS: Yeah.

18 DANIEL ANDERSON: -- interest, and I was looking
19 for information about that, but you answered my question.

20 JEFF ROBERTS: Yeah. Yeah. Well, I think that's
21 true. And we certainly could do -- we could do a more
22 elaborate graph if we wanted to of this.

1 But I can just say, on reflection, you're right
2 that it's not a -- you know, it's not just a 1:1. You know,
3 everything is paced exact evenly. Because with the
4 Affordable Housing Overlay, we're seeing a pretty wide range
5 of development.

6 There's some -- I think there's -- if you think
7 about Jefferson Park, there's 250 plus or minus units in
8 that development which involves a lot of site work and
9 reconstruction. So it's a -- that's a development that's
10 taking a lot more time.

11 The first one was the development on Norfolk
12 Street, which is a somewhat smaller project. It's a
13 combination of renovation and addition, which I don't
14 remember if that was one of the projects that completed
15 Design Review in 2022 or 2023, but it's certainly a much
16 shorter construction time frame than some of the other
17 developments that were permitted early or were -- that went
18 through Design Review early in the AHO.

19 DANIEL ANDERSON: Great. I just wanted to
20 highlight two things. Thank you for pointing to something
21 that actually had enough of a timeline to begin to at least
22 speculate about trajectory or change.

1 Given that this is the first year's report, it's
2 very hard to conclude anything necessarily, but I understand
3 that this -- your attempt to benchmark and say okay, here
4 are the things that we're going to measure.

5 You know, we can't lose sight of the fact that on
6 Slide 8 here, we've got at least a hopeful sign that, you
7 know, there's -- on the smaller-scale projects, there's a
8 shift away from decreasing units to increasing units. So
9 sometimes working out there, because the goal overall is to
10 increase the housing stock.

11 My other question actually probably moves into
12 procedure, because this point about your ongoing
13 interdepartmental meetings to figure out how you support
14 each other. Just jumping ahead, we know that the Historic
15 Commission is seeing a huge volume of work, and I'm
16 wondering how they're doing, that's all. But maybe we jump
17 -- you can answer that when we get further into the day.

18 Thank you.

19 JEFF ROBERTS: Right. We'll get in there when we
20 get to it. And I should have also mentioned at the
21 beginning that all of those departments I mentioned were
22 instrumental in putting this report together. And it's just

1 me, and Emily was also a key really -- on my team was the
2 key driver of putting all this together.

3 So we can try to represent a little bit of what we
4 heard and what's been provided to us by the Historical
5 Commission. But we can't speak directly for them --

6 DANIEL ANDERSON: Yep.

7 JEFF ROBERTS: -- but maybe that's a conversation
8 we could have at some point in the future.

9 DANIEL ANDERSON: Yep.

10 JEFF ROBERTS: Okay. So if there's nothing else,
11 we can get right into it, and we'll talk about all of those
12 issues more as we get into the details.

13 So this is, again, what's happened in 2025. And
14 we've also -- you know, we've all kind of gone into 2026, to
15 the present day. Because the idea here is, the way I've
16 described it, is to get your head into it and imagine
17 yourself standing at one point in time and looking down the
18 road, and, you know, what do we see coming down the road?

19 So it's not exactly a timeline, but it's more, you
20 know, what do we anticipate, even though we're not sure
21 exactly when we're going to get there.

22 All of these are new -- we talk about new

1 proposals that have come our way as of 2025. We also look
2 back, in some cases, to proposals that are older, that came
3 before 2025 but haven't yet gone into construction.

4 So we're trying to kind of provide a complete
5 picture because there are -- there is an awful lot of
6 housing development that, you know, has been permitted in
7 some way, shape, or form. It has been in place before all
8 of these zoning changes, which is part of that overall
9 picture.

10 These projects don't necessarily all have building
11 permits yet. So I'll just -- I'll kind of reiterate that
12 again and again. And it was really hard for us to try to
13 figure out how to present all this information, because if
14 we focus -- we realize if we focus just on building permits,
15 we weren't going to capture all the proposals that we've
16 seen and all the things that people have heard about.

17 But at the same time, we also -- we do want to get
18 to just focusing on building permits because many of these
19 projects are -- you know, some of these projects will not
20 move forward. Some of them, we know are not going to move
21 forward in the form that we've seen them already because
22 there -- you know, there have been changes that have taken

1 place.

2 Some of the projects are probably going to change.
3 Some of them will have a different number of units, a
4 different type of unit being provided.

5 So it's not -- we can't take this section as a
6 perfectly precise prediction of what's going to happen in
7 the future, but it's just kind of a sense and an overview of
8 what we see coming, and it all is subject to change.

9 I won't read this whole list, but this is an
10 overview of what's covered. I'm going to go section by
11 section.

12 In order to kind of fill this section out, we
13 chose different types of review processes that are either
14 mandated by Zoning or by other ordinances. In the case of
15 the Historical Commission review, it's a combination of
16 binding and nonbinding review procedures.

17 All of these have different purposes and
18 functions. We're not going to talk about the purpose of all
19 these reviews and his they're for -- the Board is familiar
20 with a lot of them -- but we're just using this as a way to
21 kind of structure the report and to come up with a set of
22 proposals that we can really look at more closely.

1 So we start with Planning Board Special Permits.
2 Some of these are not directly based on the Multifamily
3 Zoning. In two cases, the 745 Concord Ave project, which
4 was reviewed early in 2025, and the Healthpeak PUD, which
5 the Board is going to be reviewing later in April, are part
6 of the previous Alewife Zoning that was adopted -- or
7 they're based on the Alewife Zoning that was adopted.

8 The 745 Concord Ave received its Special Permit.
9 At this point, it doesn't seem to be moving forward, but
10 that permit is still valid. It could -- something could
11 move forward. It's still a viable development site.

12 And Healthpeak, of course, will be undergoing
13 review.

14 The first proposal, the Planning Board -- we
15 expect to -- we'll see at some point in the not-too-distant
16 future, is a proposal on Birch Street and Bay State Road in
17 a C-1A District.

18 They have done their community engagement process,
19 and their next step would be submitting an application to
20 the Planning Board. So this is one that would exceed the
21 new Special Permit threshold for Project Review.

22 And here are all of the sort of older Planning

1 Board Special Permit cases that have not gone into
2 construction yet.

3 A lot of these will be familiar to many Board
4 members. You know, PUD development in the case of
5 NorthPoint Cambridge Crossing, that one has already built a
6 lot of its housing, but there's a lot more housing yet to be
7 built.

8 The Volpe site development is yet to enter its
9 residential phases, as is the case with Cambridgeside.

10 75 First Street is one where the building permit
11 is now -- it was slowed for a period of time, but the
12 building permit is now under review, so that's one we expect
13 will be going into construction in the not-too-distant
14 future.

15 And then there are some other cases that received
16 a Special Permit that, you know, they may be or not going to
17 be moving forward. But again, those are all potential
18 redevelopment sites and redevelopment opportunities. They
19 were all permitted before the Multifamily Zoning changes,
20 and in one case before the changes to the Mass Ave Zoning.
21 So, you know, there may be some reformulation of what's
22 planned to happen on some of those sites.

1 I'm not going to read through all the takeaways,
2 because mostly these are things I've already reviewed,
3 looking at the slides.

4 But the key thing here to note is, you know, when
5 you look at just sheer number of units, the three PUD
6 proposals, the one that has not been reviewed yet and the
7 two that have already been permitted, those make up a pretty
8 substantial part of that market housing pipeline, as we look
9 to the long-term.

10 But in many cases, those proposals are going to
11 take a very long time to build out.

12 So this is the category that the Planning Board is
13 most -- probably most familiar with, apart from the Special
14 Permits, which is the Planning Board Advisory Consultations.

15 In previous Zoning, this is a process that applied
16 only to Affordable Housing Overlay District development, and
17 only from the Multifamily Zoning did the Planning Board sort
18 of take jurisdiction over some market-rate housing
19 development, which is subject to this review process by
20 virtue of being between 50- and 75,000 square feet in gross
21 floor area.

22 So the Board's familiar with many of the

1 Affordable Housing Overlay developments that have come
2 through over the past year.

3 There's the 1740 Mass Ave development which the
4 Planning Board had its first Consultation session for. It's
5 the first -- that's the first one that the Planning Board
6 has reviewed, the first market-rate project that the Board
7 has reviewed under the Planning Board Advisory Consultation.
8 It'll be coming back for its second Review Session in the
9 not-too-distant future.

10 Porter Street, 1628 Porter Street, was one that
11 had been planned for consultation. We now know, because
12 it's been announced, that the site is under control of the
13 Cambridge Housing Authority. So we expect that that will be
14 rethought and will likely be coming forward as an Affordable
15 Housing proposal.

16 It previously was being conceived as a market-rate
17 with Inclusionary proposal. So that's one that, you know,
18 it'll still be on that list somewhere, but it'll be a
19 different -- I guess different color because we've kind of -
20 - we've coded some of the Affordable Housing Overlay
21 developments to make them easier to see in the chart.

22 And there are a couple of Affordable Housing

1 Overlay projects that went through review previously in
2 2024, and both of those we expect to be going into the
3 construction phase in the near future.

4 Those are kind of in that in between phase that I
5 mentioned between doing -- that is completing the Design
6 Review and then getting their permitting -- I'm sorry,
7 getting their funding secured so that they can then move
8 forward.

9 So the broad point here is that while -- or one of
10 the broad points here, if you were paying attention to the
11 Zoning Districts, is that some of these larger proposals are
12 coming forward in Residence C-1 Districts and sort of the
13 neighborhood districts, which were the focus of a lot of the
14 multifamily discussion. But we're also seeing proposals in
15 many other Zoning Districts and kind of scattered through
16 different parts of the city.

17 This is something we've actually always had.
18 We've sort of renamed it as part of the Multifamily Zoning.
19 But this is a process that -- of Staff review that has
20 always kind of applied in some way to projects that are 25-
21 to 50,000 square feet. And we've seen several of them come
22 through the Review process since 2025.

1 They are -- again, in different parts of the city,
2 East Cambridge and West Cambridge and in the middle. Some
3 of them have the -- most of them are on sites with no
4 existing units or one existing unit. So there are pretty
5 substantial changes to the number of units for that
6 particular site.

7 And a couple of them are already in the Building
8 Permit Review phase, so those are ones that could be going
9 into construction soon. But, you know, those -- this Review
10 process, the Staff Advisory Review process, is one that
11 seems to be, you know, moving proposals through the process
12 fairly efficiently.

13 One case that we saw of a Public Advisory
14 Consultation -- so again, this is a preexisting process
15 which applies to nearly all new construction or substantial
16 additions in what we call "Areas of Special Planning
17 Concern."

18 So in this case, both of 32 -- 322 Prospect
19 Street, both Prospect Street and now Cambridge Street are
20 considered Areas of Special Planning Concern. That was one
21 of the changes that was part of the Cambridge Street Zoning.

22 And so, this is a proposal which, under normal

1 circumstances, a proposal of nine units wouldn't undergo
2 review; but because it's in one of those Areas of Special
3 Planning Concern, it underwent a review which required a
4 public meeting to get input into the proposal.

5 All of this, again, is Advisory and nonbinding.
6 And it's also now in the Building Permit Review phase.

7 So in this sort of range of sizes, we are still
8 seeing -- or scale of development, we are still seeing
9 interest.

10 One of the reflections that we've had is that
11 having some contact with Staff for proposals that don't
12 otherwise have to go to the Planning Board or go through a
13 discretionary review process is that it's helping developers
14 understand what the Zoning requirements are for a project of
15 that scale. And that's -- you know, for example there are
16 projects at this scale that are subject to Green Building
17 Requirements or in some cases they're -- in fact, in all
18 cases, even for smaller development, they're subject to
19 Green Factor Requirements.

20 And it's been helpful to cover these issues before
21 it gets into the Building Permit Review step. And that
22 seems to be helping resolve some issues and smooth out the

1 process, as the projects get down the road.

2 And so, now we're shifting a little bit to
3 Historical Review. So this is totally separate from Zoning.
4 But, you know, one of the things that we've found is that
5 proposals that are subject to Historical Commission Review
6 have tended to start their process at the Historical
7 Commission.

8 So in many cases, these proposals haven't yet made
9 it into Zoning Review; and in some cases, they wouldn't be
10 subject to additional Zoning Review for the smaller-scale
11 development. But for some of these larger-scale
12 developments, we expect they'll have to go through one of
13 the Review processes that we've already mentioned, whether
14 it's Staff Review or Planning Board Advisory Review or the
15 Special Permit process, although I don't know that any of
16 these exceed the Project Review Special Permit threshold.

17 So this particular list looks at housing proposals
18 that have gone through demolition review. So these are --
19 we'll talk about this more a little bit later, but these are
20 proposals where the demolition of the existing building was
21 deemed significant enough that the Historical Commission had
22 to review it.

1 And all of these are actually in Residence C-1,
2 which is somewhat interesting. All of the proposals -- or
3 most of the proposals are relatively small with the
4 exception of one proposal on Western Avenue, which is
5 larger, and that's a -- that was a notable proposal that
6 went through Historical Commission Review.

7 We don't know the exact size of the project,
8 again, because it hasn't gone through Zoning Review.
9 There's a lot of detail that hasn't been provided in terms
10 of, like, gross floor area and other dimensional
11 characteristics. But it will likely need to go through, at
12 that scale, either a Planning Board Advisory Consultation or
13 some other kind of review before it gets to the Building
14 Permit phase.

15 And there's also some proposals that are required
16 to go through a review and approval process, based on being
17 in either Historic Districts or Neighborhood Conservation
18 Districts.

19 And one that Board members, if you were paying
20 attention, were probably aware that there were three
21 different proposals that were relatively close to each other
22 in mid-Cambridge that went through review by the Mid

1 Cambridge Neighborhood Conservation District Commission.

2 In addition to those, there were some proposals in
3 or near Harvard Square, including one proposal that was a
4 combination of a Residential building and a Hotel. These
5 proposals similarly have not gone through any of the
6 applicable Zoning mandated reviews, so there's a lot of
7 details we're not sure about.

8 But some of these will go through some of those
9 review processes, the Planning Board or Staff Review. And,
10 you know, some of -- I guess some of these projects have
11 been larger, and some of them were smaller.

12 Because these cases were subject to public
13 hearings and binding review, the Historical Commission and
14 the NCDCs received a substantial amount of public testimony
15 on these cases.

16 There were concerns raised on a number of
17 different issues. Some of it was around compatibility with
18 the surrounding areas, which -- you know, were things that
19 the Historical Commission could work with the proposals to
20 try to improve the design. And they did work through a lot
21 of these proposals to improve the design, in some cases
22 encouraging a shift away from a demolition and

1 reconstruction to a preservation and addition type of
2 approach to development.

3 But there were also comments at the Historical
4 Commission and the NCDCs about other kinds of development
5 impacts that aren't squarely in the purview of the City's
6 Historical Commission having to do with things like parking
7 and green space.

8 So I mentioned earlier one of the additions for
9 the Multifamily Zoning, and this was one that I'm not sure
10 that the Planning Board was very involved, because this came
11 late or later in the Multifamily Zoning hearing process. It
12 was something that the Council asked to be introduced.

13 And this is a neighborhood notification process.
14 It applies only in Residence C-1 Districts. So I didn't
15 break this down by zoning district; it's all Residence C-1.
16 And it's only for proposals above three stories.

17 And what the requirement says is that the
18 applicant needs to notify immediate abutters and hold a
19 meeting to answer questions and get feedback about the
20 proposal.

21 This was intended as kind of a lower-lift
22 engagement effort. The Council wanted to simply make sure

1 that a developer was talking to the neighbors before
2 proceeding with the development. It's all nonbinding
3 review.

4 CDD is notified when a meeting is scheduled and
5 advertised so that we can post on our webpage. But
6 otherwise, we're not really directly involved. There's no
7 Staff Advisory Review that's part of these, unless it
8 otherwise triggers Staff Advisory Review.

9 And so far, we've seen 27 of these neighbor
10 notification cases. Most of these are relatively small,
11 almost all three or four stories. In fact, the one proposal
12 on this list that's six stories is actually just partly in a
13 Residence C-1 District. It's mostly in a mixed-use
14 commercial district, so it's a little bit unique compared to
15 the rest.

16 Just under half of these proposals are now in
17 construction, and the others are still kind of in the Review
18 process. And the majority of them, sort of by about a 2:1
19 margin, are on lots that are less than 5000 square feet. So
20 relatively small sites.

21 And there is some overlap with these, with the
22 proposals that were reviewed by Historical. So there are

1 some cases where there was Historical Commission Review or
2 Demolition Review, or they were Conservation District
3 Review, but they also had to do the neighborhood
4 notification under Zoning.

5 So here's a summary from the previous slides, just
6 giving us an idea of what the future pipeline of development
7 might look like. We deliberately didn't create a total on
8 these because, as I mentioned, there's a little bit of
9 overlap. But also, as I noted in the beginning, we don't
10 have a guarantee that all these projects will move forward
11 in their current form, and they're all kind of on different
12 potential timelines. So there's really not much we can do
13 to create a clear kind of aggregate picture, but we can kind
14 of compare, you know, what the numbers look like in these --
15 in each of these different categories to get a sense of how
16 the proposals of different types and different scales line
17 up with each other as far as the number of units that are
18 expected.

19 And finally, just looking at how these map across
20 the city, they're pretty spread out east to west. There are
21 some neighborhoods that have more proposals than others.
22 Not necessarily a pattern that's attributable to anything

1 that I can tell, but that maybe more due to where
2 redevelopment opportunities have appeared if there were, for
3 example, you know, one entity owning multiple sites that
4 then came on the market at a similar time.

5 As we look at this in future years, we might be
6 able to learn more about geographic patterns; but at this
7 point, it's still fairly dispersed.

8 And some of the big takeaways, before I take
9 another pause, six-story proposals are a thing now under the
10 Zoning. A lot of the Zoning was built around this idea of
11 the six-story multifamily proposal being one of the more
12 kind of economically advantageous approaches to building
13 housing units. So we've seen a number of proposals, not all
14 of them in the Residence C-1 District, and not necessarily
15 all, but most below that Special Permit threshold. So we
16 think that the setting of the Special Permit threshold and
17 only having Advisory Review below that threshold is having
18 an effect on how developers are approaching, you know,
19 looking at what can be built on a particular site or what to
20 move forward with for a particular site.

21 And again, most of these have not proceeded to the
22 building permit stage, but they -- you know, some proposals

1 of that scale sometimes take a little bit more time. As we
2 saw with the Affordable Housing Overlay, it takes a little
3 bit of time for proposals to move from the design phase into
4 the construction phase.

5 I guess the final point is that although the
6 future is always uncertain, it seems like, for now, the
7 pipeline of affordable housing development that was set up
8 following the Affordable Housing Overlay is not slowing
9 down. So while we've been seeing more come through in the
10 way of market development, we're also seeing -- continuing
11 to see a lot of proposals come through in the affordable
12 development world. And as we saw with the example that I
13 mentioned on Porter Street, there's -- you know, we're even
14 seeing some proposals that could have been market-rate
15 shifting to include -- or shifting to affordable.

16 So I'll go back to the map and maybe pause here to
17 see if there's any questions, just because it's a nice
18 picture.

19 TOM SIENIEWICZ: Ted.

20 JEFF ROBERTS: Oh, and I'll let the facilitate the
21 questions --

22 TOM SIENIEWICZ: Okay.

1 JEFF ROBERTS: -- because I can't necessarily see
2 all the hands --

3 TOM SIENIEWICZ: Okay.

4 JEFF ROBERTS: -- the way I have the screen.

5 TOM SIENIEWICZ: Will do. Will do, Jeff.

6 Ted.

7 H THEODORE COHEN: All right. Jeff, I have a
8 couple questions that probably were outside the purview of
9 the study and the report, but you've been touching on things
10 around them.

11 When we were doing the Multifamily Housing
12 Reviews, there was a lot of concern about it may be used to
13 enlarge existing homes and get McMansions. I was wondering
14 from the review of building permits, do you see that as
15 occurring, or it's not happening at all?

16 JEFF ROBERTS: Thanks for the question, Ted.
17 We'll probably get into that in the next section, when we
18 get into --

19 H THEODORE COHEN: Okay.

20 JEFF ROBERTS: -- building permits. So this is --
21 yeah, sorry that I didn't say this isn't the end; this is
22 just kind of pausing on proposals that have come through the

1 Review process but not necessarily into the building permit
2 process. And most of this is larger scale for the most
3 part.

4 When we get into building permits, we'll see a lot
5 of the building permits are dealing with some of those
6 smaller-scale site developments and improvements, and we'll
7 get in -- we'll get very directly into that question.

8 H THEODORE COHEN: Okay, great.

9 JEFF ROBERTS: And yeah.

10 H THEODORE COHEN: I'll save my other question,
11 which is just really totally off the wall in connection with
12 this study.

13 TOM SIENIEWICZ: Okay.

14 JEFF ROBERTS: Well, that's a tease.

15 H THEODORE COHEN: Save it for the end.

16 JEFF ROBERTS: That's a tease. I'm really looking
17 forward to that.

18 TOM SIENIEWICZ: [Laugh] Okay.

19 H THEODORE COHEN: I'll just say there's -- it's
20 too early to say you have no information on it.

21 TOM SIENIEWICZ: Good.

22 Dan, you had your hand up, but you've dropped it.

1 You're okay?

2 DANIEL ANDERSON: I'm okay.

3 TOM SIENIEWICZ: Great. Thank you.

4 Mary?

5 MARY FLYNN: Thank you. Yeah, I had a similar
6 question to Ted's. And I did notice, just under the
7 demolition piece, that there are two -- the Historical
8 Review demolition, there are two, anyway, that are going
9 from one unit to one unit. So there are at least examples
10 right there that we know some of that is happening.

11 My other question was in terms of the Staff and
12 Public Advisory Consultations, you mentioned that it was
13 helpful for Staff to clarify for developers some of the
14 requirements, like the rebuilding factor. I'm curious as to
15 how folks are reacting to design Guidelines.

16 And probably for the discussion later on, I'm
17 curious as to trying to find out a way to sort of accumulate
18 the qualitative data. Because, you know, a big piece of
19 these rezonings has been the changes in the Review processes
20 and the permit. And, you know, clearly, it's helping to
21 move the pipeline along.

22 But I'd like to get a sense over time -- and, you

1 know, maybe it's a little too soon -- but over time as to,
2 you know, just how is it starting to shape the built
3 environment.

4 So for now, if you could just give us a sense of,
5 you know, how much time or focus is spent on Design Review
6 on some of the smaller projects, that would be helpful.

7 JEFF ROBERTS: Absolutely. So I can point out,
8 just for the Board's sake or just as a reminder, you know,
9 these are all proposals -- I guess with the exception of
10 Porter Street, which hasn't really made it -- proposals that
11 came to the Planning Board.

12 And so, the Planning Board is -- has some
13 familiarity with the Advisory Review process and how it
14 works with -- you know, there's a lot of focus on design,
15 but, ultimately, it's nonbinding.

16 So, you know, you have a bit of a tradeoff where
17 you might be making comments to a developer, and, you know,
18 they -- you know, you can see at the Planning Board, you
19 know you have a two-hearing process or a two-meeting process
20 so you can see the comments, and you can see how that's
21 shaping the proposal.

22 And I think just about every one of these

1 proposals has been -- has kind of gone in that direction of
2 seeing some substantial improvement as a result of the
3 design feedback, but maybe not. You know, maybe something's
4 still not necessarily being resolved. And a lot of that
5 maybe having to do with the cost and, you know, other
6 factors that are affecting the project.

7 So I just point that out to note that at Staff
8 Review level, and we've seen here -- these are the proposals
9 we've seen at the Staff level. You know, it's a similar
10 kind of process.

11 You know, we don't have two required meetings. In
12 some cases, we've had some, you know, usually one kind of
13 formal meeting and then sometimes a little bit of back-and-
14 forth follow-up. So in addition to talking over things
15 like, you know, what are the Green Factor Requirements, and,
16 you know, what's the process and how do you get through it,
17 which I think is helpful, you know, the Urban Design Staff
18 is involved in these reviews, and they're giving -- you
19 know, they're pointing at the Guidelines; we're giving them
20 the Guidelines, you know.

21 You know, as soon as we hear from them, really,
22 we're providing them with the Guidelines and giving them a

1 heads-up of what we're looking at. And so far, we've seen,
2 you know, the top two on here have -- they've been through
3 enough process where we've been able to see, you know, what
4 came to us, and then, you know, kind of how the project
5 advanced through the building permit phase.

6 And, you know, we have been seeing improvements.
7 You know, they've -- I think where developers are able to
8 make changes without, you know, drastically affecting the
9 proposal, we've seen some improvements.

10 The last two on the list we haven't fully seen
11 yet. One we've -- you know, we commented on, but it hasn't
12 -- it kind of hasn't come back around to us to see how the
13 design has evolved. And then, you know, there's one that we
14 haven't really looked at yet.

15 So there's really not a lot of examples. But I
16 think, so far, we're seeing a similar kind of trajectory to
17 what the Planning Board has seen with Advisory Reviews; that
18 there's -- it's helpful. There are improvements that are
19 being made, but it's not -- you know, it's not drastic
20 changes to the design as a result.

21 I think the developers are still -- they kind of
22 have their -- they have their proforma; they've kind of

1 figured out what they want to do. And so the design
2 improvements are meaningful, but not, you know, dramatic.

3 TOM SIENIEWICZ: Great.

4 Diego?

5 DIEGO MACIAS: This is probably a silly question,
6 but can we go back to that slide that we were just on, 28?
7 I don't know if I'm missing the context here, but is that
8 correct, like, the units to the gross floor area? Because
9 it seems kind of a lot relative to the other addresses.

10 JEFF ROBERTS: Yeah. So that's one thing I guess
11 we'll see a little bit of as we get into the building
12 permits, but, you know, yeah, the gross floor area to unit
13 ratio is a little bit more varied than maybe we're used to
14 seeing.

15 I think a lot of times, we see things hovering
16 right around that, like, one unit for every thousand, maybe
17 1100 to 1200 square feet of gross floor area.

18 But with some of these proposals we're seeing --
19 like, you know, for Sheridan Street, it's a bigger floor
20 area but not quite as many units.

21 And, of course, we don't know what -- this is all
22 just what's kind of proposed at the stage that we're seeing

1 it. So these could always be transformed and adjusted as
2 they get to the building permit phase. So that's sort of
3 the caveat.

4 But yeah, you can see there are some cases where
5 the number of units is relatively maybe a little lower
6 compared to the gross floor area, in some cases where it's
7 -- you know, the units are much higher compared to the gross
8 floor area. So I think it just speaks to different,
9 different approaches to the program of the development.

10 Yeah. This is another one that's maybe a little
11 bit more kind of on par with what we're used to seeing.

12 TOM SIENIEWICZ: Yeah. Great. Sharp eye, Diego.

13 Any other questions at this point? Otherwise,
14 we'll have Jeff move to the third section of the slide deck.

15 Great. Jeff, why don't you proceed.

16 JEFF ROBERTS: All right. I'll get into it.

17 This is sort of the interesting part because it's
18 not -- it's the part where it's not necessarily what we are
19 seeing on a day-to-day basis in CDD, but it's kind of
20 pulling more precise data from the building permit
21 application records in terms of what's actually being
22 permitted and what's actually going into construction.

1 So while the last section I talked about, you
2 know, standing and looking down the road at what's coming in
3 the future, this is more like a snapshot of just like a
4 point in -- taking a picture of, like, a point in time and
5 what's coming at that specific point in time.

6 This is -- it's helpful -- one of the helpful
7 things about doing this is that it allows us to build a sort
8 of year-by-year consistent tracking of data so that we can
9 kind of see how trends emerge over time.

10 And where we could, we tried to compare this data
11 to 2024. We realized that in some cases, that 2024 data is
12 a little bit harder to track down, but we're hoping that as
13 we build this out in the future, we'll have a pretty robust
14 timescale.

15 We look at a couple other things, too, which I'll
16 kind of get to as we get into it, which are not exactly
17 building permits but are somewhat related.

18 And the first one of those, you know, we start
19 with sort of the exception to the rule. We go back to the
20 Historical Commission. And before we get into actual
21 permits, before a proposal goes through a Demolition Permit
22 Review, it will get reviewed by the Historical Commission

1 for significance. And this is any building that's 50 years
2 old or more.

3 And what the Historical Commission does is they --
4 first, the Staff makes a determination of whether it's
5 significant or not significant. And then if it's considered
6 significant, it goes to the Historical Commission, which
7 makes a determination about whether it's preferably
8 preserved or not, and that's the section that we talked
9 about in the previous section of the report.

10 But what's sort of notable about these
11 determinations of significance is the really substantial
12 increase in requests the Staff has received. You know, this
13 is what we -- we've kind of been hearing about this from the
14 Historical Commission from the very beginning.

15 And a lot of those requests are -- you know,
16 they're not necessarily in all cases a precursor to a
17 Demolition Permit Application. Sometimes, it's just a
18 request from a property owner or a prospective buyer to sort
19 of understand, you know, what would the process be if we
20 were going to sell the site or try to redevelop the site;
21 you know, what would it kind of have to go through with the
22 Historical Commission?

1 And so there is a significant increase in that;
2 although when you get down to the number -- the bottom line
3 of the final number of Demolition Permit Applications that
4 were approved by historical, it has also gone up from 2024
5 to 2025. But it's not the same scale of increase as the
6 number of requests that have come through.

7 When we look at demolition permits themselves and
8 in terms of focusing on -- and there are the ones that are
9 issued by ISD, and this is a focus just on demolition
10 permits that involve removal of rental units, so not the --
11 you know, no like accessory structure demolition or partial
12 demolition or something, this is where units are being
13 entirely removed, the numbers overall are lower than the
14 requests that go to Historical Commission, but there has
15 been an increase.

16 If you look at just a percentage increase from 12
17 to 18 and the number of demolition permits issued, and the
18 number of units that were approved for demolition, it's
19 substantially higher. But the majority of those units are
20 attributable to the Riverview Condominium Building, 221 Mt.
21 Auburn Street, which is one that's attracted a bit of
22 attention, and I think many on the Board are familiar with

1 that.

2 But that was 66 units that was, you know, in a
3 building that was determined to be structurally unsound and
4 had to be demolished. So that's a relatively unique case
5 resulting in an atypically high number of units being
6 demolished in the last -- or permitted for demolition in the
7 last year.

8 I think I covered all these points.

9 So this next chart is kind of a tricky one. It
10 requires some explanation. I think it says a lot to some of
11 the questions, like the question that you were raising, Ted.

12 So we tried to take all of the building permits
13 and demolition permits and give a broader picture of what do
14 redevelopment projects look like.

15 Now, like a redevelopment project on a site could
16 be -- could involve multiple different permits. There could
17 be a demolition permit; there could be multiple demolition
18 permits. There could be one building permit; there could be
19 multiple building permits.

20 But we tried to kind of aggregate all of that for
21 a site and give a sense of, like, just overall what's
22 happening. You know, how can we describe what's happening

1 on that site?

2 And, you know, again, these are projects that
3 result in new units being created. So nothing that's just
4 like a renovation or alteration that, you know, maybe
5 changes the size of a building or the size of units but
6 doesn't actually affect the number of units.

7 And because we're looking at all of what's
8 happening on a site, we can look at the net change in units.
9 So this is where we're talking about, like I mentioned, net
10 new units, rather than just pure new units being created.

11 And there's a few different things to point out in
12 this. There are some kind of obvious things to note. You
13 know, one is that the number of units most -- you know,
14 pretty much due to that top line, the number of units
15 receiving building permits in 2024 compared to 2025 is very
16 -- is much higher. That is attributable to 121 Broadway.

17 So that's a -- that was a project which the
18 Planning Board reviewed in Kendall Square. That's part of
19 the MXD District development; that's the residential
20 building, 439 residential units, which account for, you
21 know, pretty much the entire difference in units permitted
22 between 2024 and 2025.

1 So that's an important point, that a big,
2 multifamily development can really eclipse almost anything
3 else that's happening in terms of building permits for
4 housing in a given year. So that's one thing that's notable
5 is just that sort of total number of units.

6 As I mentioned, the number of redevelopment
7 projects has -- you know, that received some building permit
8 has changed, you know, increased but is still kind of in the
9 same ballpark from just under 40 to just under 50 -- just
10 over 50.

11 And the types of projects are fairly consistent.
12 You know, they're all very small numbers, so you can't
13 really say anything that's statistically significant about
14 them. But there has been somewhat increase in the number of
15 projects that involve the demolition of a residential
16 building and the construction of a new residential building.

17 So there were 16 of those in 2025 compared that
18 seven in 2024. We see the net number of units, while in
19 2024, that was a net negative -- net decrease in units
20 resulting from those projects, it's been a net increase in
21 units, although single digits, so it's not a very
22 substantial change, just in the number of units being

1 created.

2 Where there has been a more substantial
3 difference, if you look right in the middle of this chart
4 talking about -- you know, one of the things that the City
5 Council and the Planning Board had talked about a little bit
6 is this idea of sort of downconversion versus upconversions.

7 When existing buildings are being altered, are we
8 seeing those altered in a way that reduces the number of
9 units; are we seeing them being altered in a way that
10 increases the number of units? And we've seen a pretty
11 substantial flip from 2024 to 2025. Whereas in 2024, there
12 were 17 project -- addition alteration projects that
13 decreased units and only one addition alteration project
14 that increased units; in 2025, there was 19 that increased
15 units and five that decreased units.

16 So we've seen, again, a swing from, you know, a
17 net decrease of 26 units from those sort of downconversion
18 projects to a net increase of 2025 units in those projects
19 that increase units.

20 So the numbers we're talking about compared to,
21 say, a 439-unit multifamily building are not very
22 substantial. But within those smaller-scale redevelopments,

1 it's a pretty significant shift.

2 The other -- the last piece that I think is
3 significant is conversion of nonresidential structures. So
4 those of you who have been on the Planning Board for a long
5 time know there's a long history of how those conversion
6 projects can be used to create units.

7 I think there was a period of time when we weren't
8 seeing as many of those proposals. In 2024, there were only
9 two proposals, resulting in three -- a net increase of 30
10 units. But in 2025, we saw a more substantial number of
11 projects, 69 new units or net new units created through
12 conversion.

13 A lot of that, I think, was due to Lesley
14 University and the sale of many of their buildings, their
15 academic buildings and dormitories then being kind of
16 rehabbed and converted into housing.

17 Also the affordable housing project on 6th Street,
18 which the Planning Board reviewed, the former convent rehab,
19 was also one of the projects that received a building
20 permit.

21 So I talked about all that.

22 So in this one, we're looking just at -- we're

1 kind of taking all the demolition permits and putting them
2 aside and just looking at building permits. So building
3 permits for new buildings and how many units are being
4 created.

5 And we looked at those in terms of where -- what
6 zoning districts they're in, both the current zoning
7 district and also in Residence C-1, breaking it down by what
8 used to be in a Residence A-1, A-2 or B or C Zoning
9 District.

10 And the changes we've seen here, the notable
11 changes we've seen, apart from the ones I already talked
12 about, are more building permits in Residence B Districts,
13 which you would imagine, based on the fact that that was a
14 major zoning change in those districts to go to Residence C-
15 1 and an increase in units.

16 In Residence C-1 Districts, a decrease in the
17 number of building permits and an increase in -- substantial
18 increase in the number of housing units.

19 And what's interesting about that -- this is one
20 where we had to look a little bit closer at the data and try
21 to explain, you know, what's actually going on. And what we
22 found was going on is that in 2024, a lot of the building

1 permits that were being issued were for multiple single-
2 family or two-family buildings on a lot.

3 So even though C-1 allowed multifamily
4 development, there were -- you know, because of dimensional
5 restrictions and other requirements, a lot of developers
6 were choosing to build multiple buildings on a lot, rather
7 than building, you know, single, multifamily buildings and
8 townhouse buildings.

9 And so in -- under the 2025 Zoning, we've seen a
10 lot more multifamily and townhouse development. So,
11 therefore, a smaller number of building permits issued but
12 more units because there's more units per building --
13 basically more units per building compared to before.

14 And in other districts, you know, higher density
15 of residential districts or other districts, similarly we've
16 seen not much change. But in other residential districts,
17 an increase in the -- again, in the number of units per
18 permit being issued; and in nonresidential districts, a
19 decrease in in the number of units based on the 121 Broadway
20 building.

21 So this next piece we looked at is just, again,
22 looking at building permits, but only at building permits

1 that increase, and additions and alterations that increase
2 the number of housing units.

3 So you probably picked up that totals are
4 different in a lot of these charts. And a lot of it has to
5 do with really what's written at the top, and that the
6 universe of what we're looking at is slightly different in
7 each case.

8 So here again in 2024, there were -- because there
9 were -- in 2024, there were more alterations and additions
10 that decreased the number of housing units, those come out
11 of this table. And the reason why we took them out of this
12 table is because we're trying to figure out what scale of
13 building are people proposing to build. And when it's a
14 downconversion project, it's a little bit harder to sort of
15 figure out, well what exactly does it mean that you're sort
16 of -- that you're taking the existing building and reducing
17 the number of units, rather than increasing or building new
18 construction.

19 So we've -- the biggest or the most significant
20 change that you see in this data is in that multifamily
21 three to five units. So in 2024, nothing was built in that
22 -- or nothing was built or increased to that three- to five-

1 unit range, and a more significant number of permits in 2025
2 issued.

3 The rest of it is a little bit -- you know, not
4 much really to speak about in terms of the numbers that are
5 shown in the comparison between 2024 and 2025.

6 And the final piece we looked at for building
7 permits: again, looking at an even smaller set of building
8 permits, just the building permits that are either new
9 construction or increase the height of an existing building.

10 So we wanted to understand how has the new Zoning affected
11 the height of buildings that people are proposing to build.

12 And overall, the majority of building permits that
13 are for new construction or increasing the height of
14 buildings were still three stories. So we haven't seen a
15 lot of movement in building permits from the kind of three-
16 story, you know, typical proposed height.

17 We've seen those two projects that are four
18 stories are both permits that were issued for adding a
19 fourth story onto a three-story building. So we've seen
20 that happen. We haven't seen it a lot so far, but that is
21 something that has happened a couple times.

22 And the five- and six-story buildings are both

1 affordable housing developments that were under the AHO that
2 were -- that received their building permits.

3 And kind of segues into the next section, which is
4 looking at affordability. So notably, because the projects
5 that were permitted in 2025 were smaller housing
6 developments, none of them were subject to Inclusionary. So
7 there were no Inclusionary units receiving building permits
8 in 2025. But there were 71 affordable units receiving
9 permits under -- you know, for development under the
10 Affordable Housing Overlay.

11 So just looking at those two projects against the
12 other, you know, 50-some-odd permits that were issued in --
13 for smaller, market-rate housing development in 2025, it
14 still turns out to about half of the units that were
15 permitted are permanently affordable units.

16 So we didn't really -- we struggled a bit with how
17 to present the data on this. At one point, we had a slide
18 that showed how many permits were issued in 2025 that were
19 subject to BZA variances or Special Permits. And we
20 realized that that got confusing because a lot of the
21 building projects that received building permits in 2025 had
22 been to the Board of Zoning Appeal in 2024, and in some

1 cases actually kind of changed or modified their project
2 after the zoning was amended. So it was -- it got really
3 messy and hard to keep track of.

4 But what we thought was more salient was just in
5 terms of total BZA applications that were received compared
6 -- in 2024 and 2025, there was a decrease of about 70
7 percent.

8 And, you know, just anecdotally, the main
9 motivation for that -- and this is all BZA applications for
10 everything, not just for housing in this case -- but we know
11 that the bulk of that decrease is due to the change to
12 Housing Regulations and not having the same kind of stream
13 of Variance Applications for residential buildings as we had
14 seen in the past.

15 So mapping now the building permits and where the
16 building permits have been issued, again, there's not that
17 much of a discernible pattern in where they were issued.

18 You can see just based on the size of the dots that they're
19 much smaller compared to the ones that were -- you know, the
20 proposals that we looked at that had gone through the Review
21 stage.

22 There's a bit of a cluster here, you know, where

1 you -- I don't know if you can see my cursor or not. You
2 probably can't. Oh, you can. Great!

3 TOM SIENIEWICZ: Okay.

4 JEFF ROBERTS: So over here where I'm pointing,
5 there's a bit of a cluster where, as I mentioned, Lesley
6 University properties in the Baldwin neighborhood had kind
7 of -- many of those went up for sale. A lot of them then
8 received permits to modify or convert to residential use.

9 So we see a lot there. But otherwise, it's kind of more
10 dispersed in different neighborhoods of the city.

11 And also, just as you can see in the chart of the
12 districts, you know, many of the permits that were issued
13 were Residence C-1 Districts. Many of them had been
14 formerly other kinds of districts.

15 But you can see a lot of the building permits are
16 either on some of the Mixed-use Corridors or, in some cases,
17 close to some of the Mixed-use Corridors.

18 So the last few pieces of this section are getting
19 a little bit into the analysis that we said we weren't
20 really going to do as part of the Annual Housing Report, but
21 because there were a few things that the Council and the
22 Planning Board had questions or concerns about during the

1 Multifamily Zoning, and because we had data that were
2 accessible the us, we decided to show some of this data and
3 try to find and way to represent some of this data.

4 We can't draw many conclusions, but it allows us
5 to kind of keep track of some of this information over time.

6 And one of the questions, as Ted brought up, is
7 are we seeing larger units as a result of this zoning. And,
8 you know, we -- it's hard to get really at, you know, unit
9 sizes specifically. The Council asked us about this, could
10 we look at, like, bedroom count and other things, which kind
11 of makes sense to people. We realize that the data on that
12 is a little bit hard to get in a comprehensive and
13 consistent way.

14 But we can look at this metric of gross floor area
15 per unit. It's kind of a proxy for the average unit size
16 that we've been seeing. It doesn't track directly 1:1. The
17 gross floor area per unit isn't exactly the same as unit
18 size.

19 And we did see a pretty wide range across building
20 permits that were issued, from, you know, 730 square feet of
21 gross floor area per unit to almost 5000 square feet per
22 unit. But the median tends to fall around what we find to

1 be typical in Cambridge.

2 So we've done previous studies where we found that
3 this average gross floor area per unit tends to hover around
4 1000 to 1500 square feet for multifamily. Skews a bit
5 larger for single-family and two-family housing.

6 One of the caveats here is that basement space is
7 excluded from gross floor area in Zoning. So we do have
8 some projects, like particularly single-family, two-family
9 and townhouse if they include a lot of usable basement
10 space, which a lot of housing development these days does.

11 The unit sizes might actually skew a bit larger
12 than that gross floor area per unit metric would indicate.

13 So this is something we'll continue to have to
14 kind of look at and track and dig into a little bit more as
15 we analyze it over time.

16 And we do -- and as kind of Diego pointed out,
17 just as a point here, because a lot of that pipeline
18 development, the sort of larger multifamily development, has
19 a lot of variation in the gross floor area per unit, we
20 similarly expect to see those metrics change quite a bit as
21 we see larger buildings go into construction.

22 So the other thing we pulled some information from

1 was from our Green Factor reviews. So CDD is responsible
2 for reviewing developments for conformance with the Green
3 Factor Requirements.

4 Most of the Board, I think, is familiar with how
5 those requirements work. The reviews cover not just
6 building permits, but proposals at Design Review, Building
7 Permit and Certificate of Occupancy. So we're tracking
8 these metrics at all of those different points.

9 The Cool Score is kind of a -- I think of it as
10 sort a ratio that has to do with the quality of site design.
11 So there's the quantity of Open Space, just like a
12 percentage of lot area that's covered by open space. But
13 then there's also -- the Cool Factor gives you an indication
14 of how much of that is trees and high plantings versus low
15 plantings and other features that promote a heat mitigation
16 and try to promote sort of cooling of the outdoors.

17 And what we've seen is that proposals -- you know,
18 under the -- as we get into the new Zoning and start seeing
19 the new Zoning shape new developments, proposals are still
20 meeting the Cool Score Requirement, which is a minimum of
21 1.0.

22 But we are seeing, in many cases, the proposals

1 are coming closer to the minimum requirement. In the past,
2 many proposals sort of exceeded that minimum requirement
3 just by virtue of the fact that in some cases -- in some
4 Zoning Districts, the Open Space Requirement was much
5 higher. In Residence A-1 and A-2 Districts, it used to be a
6 50 percent Open Space Requirement; now it's a 30 percent
7 Open Space Requirement.

8 So we're seeing some differences in approach. We
9 can't really draw firm conclusions from this, again because
10 we don't have enough information, and we haven't really been
11 able to do deep analysis on this. But it does track -- you
12 know, some of the differences in numbers track with the
13 shifts that we've seen that I mentioned before, where
14 there's not as much -- we're seeing not as much single-
15 family, two-family development on new sites. We're seeing
16 more multifamily and townhouse development, which is
17 occupying a larger building footprint.

18 And one of the things that the Green Factor Review
19 tells us a little bit about is tree canopy -- or, I'm sorry,
20 canopy tree preservation and new canopy tree planting. So
21 both of those earn points under the Cool Score rubric.

22 We don't have direct data on tree removal from

1 Green Factor. That obviously doesn't earn points under the
2 Green Factor, but we pulled in some of the data on tree
3 removal permits that are -- that seem to be associated with
4 sites where Green Factor Review took place, so we tried to
5 use that give a little bit of a comparison.

6 We would note it's not entirely an apple-to-apples
7 comparison, and it's hard to get a clear sense from this,
8 because there are some tree removal permits that are not for
9 Green Factor projects, and there are some Green Factor
10 projects that don't involve tree removal permits.

11 So, you know, we -- I think this is another area
12 where we need to build out the data a little bit more and do
13 a little bit of deeper analysis. But we included the
14 information that we had because we know it's a concern for
15 many on Council and in the community.

16 So that's a lot. I'll just do a quick wrap-up,
17 and then we can go back to do questions on any of the
18 report.

19 First of all, we can always go back to this map.
20 But this is just combining the two things we talked about of
21 where all the -- both the building permits, the demolition
22 permits, and proposals that maybe haven't yet gotten a

1 building permit. And you can see just a little bit of
2 overlap where things have maybe been reviewed, and then also
3 received a building permit. This is just a handy reference
4 to go back to as we talk about it.

5 And the big takeaways: There's, I think, a great
6 deal of interest in multifamily development in the past
7 year. We've seen many proposals come forward. The more
8 sizable proposals haven't yet made it into the construction
9 phase at this point.

10 The projects that have gone into construction
11 phase and have received building permits in the past year
12 have been mostly smaller-scale projects, although we've seen
13 that shift that I mentioned away from single-family and two-
14 family construction to more multifamily and townhouse
15 construction across the city.

16 We've also seen a shift away from alterations and
17 additions to existing buildings that reduce the number of
18 units. We've seen a shift towards alterations and additions
19 that increase the number of units, which is one of the
20 things we talked about quite a bit.

21 And finally, you know, we're seeing more interest
22 in market-rate housing production as a result of this but

1 also continuing to see a strong pipeline of all-affordable
2 development at this stage.

3 So those are the big takeaways. And I guess we
4 can -- I'll turn it back over to the Chair, and we can talk
5 about it as long as you like because it's the last item on
6 the Agenda.

7 TOM SIENIEWICZ: Jeff, thank you for taking us
8 through all the detail. Really impressive summation.

9 As I say, I think we've all felt it's really hard
10 to draw firm conclusions at this point, but there's some
11 pearls here that suggest that the Ordinance is taking
12 effect.

13 I have one question, but I will wait to see if
14 other Board members have a question.

15 Diego. Thank you.

16 DIEGO MACIAS: Yeah. First off, thanks for the
17 report and the presentation. There's a lot of information.
18 I think it's really well done.

19 I think one of the questions or comments I've
20 always sort of heard from people I talk to is parking. And
21 I was wondering if there was any sort of talks about rolling
22 some parking information into this, like units per street

1 and how many parking spaces are on that street or something
2 like that. Just wondering if that was ever considered.

3 JEFF ROBERTS: Yeah, we could -- that is something
4 we could do. I think we did a report last year on parking
5 where we looked at largely residential proposals and how
6 many parking spaces were being proposed. And we can bring
7 some of that into the scope of this as well.

8 I think what we found there was -- just to kind of
9 reflect on that a little bit -- is a number of multifamily
10 projects that were in the planning stage at that point were
11 not proposing parking. But there were also some proposals
12 that were including parking, in some cases including more
13 parking than the one-per-unit ratio. And it was hard to
14 tell what the impact was because none of the projects had
15 been completed yet.

16 But we were tracking that starting in 2022 when
17 the development -- when the parking minimum requirements
18 were eliminated. And we still get reports from -- as a
19 requirement of the Zoning. For most housing development, we
20 get reports from the developers telling how many parking
21 spaces are proposed and how they came about deciding how
22 many parking spaces they were going to propose.

1 So that's just off the head what I remember from
2 that report.

3 TOM SIENIEWICZ: Okay.

4 JEFF ROBERTS: But we can, yeah, incorporate that
5 in the future.

6 TOM SIENIEWICZ: All right. Dan, I believe you
7 were next.

8 DANIEL ANDERSON: Yeah, thank you.

9 So, Jeff, I mean an extraordinary amount of work,
10 and I hope that this is setting good data collection
11 groundwork for this moving forward. I think we're all
12 looking forward to a Five-Year Report.

13 But anyway, just acknowledging the huge amount of
14 data collection and time you guys are putting into putting
15 this together and trying to make sense of it and, clearly,
16 this helps enormously.

17 One piece that would help me again in looking at
18 that kind of velocity question, one would be just for, much
19 like you did for the AHO projects, a kind of bar chart of
20 saying how many applications, how many neighborhood
21 meetings, be it Historic Review, Neighborhood Review,
22 Special Permit Review, cumulatively, much like you showed on

1 page 11 that was shown for this.

2 The granular stuff helps enormously, but just sort
3 of seeing the bigger picture of how many are kind of moving
4 through pipeline would be great.

5 And, you know, I think I'm also used to some of
6 the data that I find from the City of Boston, which on their
7 kind of approvals, whether Special Permit or others, lists,
8 you know, kind of under construction.

9 So if we had a kind of sense of, I think, we're
10 listing (sic) what is in development, but there's a kind of
11 squishy time, during which projects that have received a
12 permit are under consideration, and so there's a rough
13 approximation of how many units are currently under
14 construction would be an interesting data point, as well as
15 those that are getting their CO.

16 So two kind of observations and requests for the
17 kind of information that would be, I think, also helpful to
18 synthesize.

19 And then, lastly, I remember when the Zoning was
20 being proposed, Planning had put together some kind of --
21 you know, capacity predictions about what kinds of and
22 amounts of housing might possibly be achieved in different

1 zoning districts, right? I mean, there were kind of stacked
2 bar charts that I recall. And it would be interesting to
3 see against that prediction, like, how is that stacking up
4 against housing production?

5 So even though this is still really early, if
6 you're laying that groundwork, it would be really great to
7 see how actual housing production is matched up against
8 those predictions of, you know, how are we doing against
9 that regional count of -- what is it? Still 12,500? I'm
10 not sure where we are these days.

11 But, certainly, putting those kinds of things in
12 context of what was the Zoning change, and how are we making
13 progress towards that would be super helpful.

14 TOM SIENIEWICZ: Okay. Good suggestions.

15 Carolyn?

16 CAROLYN ZERN: Thank you. One of the items that I
17 noticed -- and forgive me if you talked to this, and I
18 missed it -- was the comment that there were no Inclusionary
19 projects permitted in 2025. There were a number of AHO
20 projects. And I know that there are Inclusionary projects
21 under review right now. But I'm curious if you have
22 thoughts or context or kind of theories about why -- and

1 obviously, there were some AHO projects -- but why that's
2 the case. It's a little -- you know, I'd love to see more
3 Inclusionary rather than less, of course. So I'm just
4 curious to hear kind of your thoughts, if you have them,
5 about that.

6 JEFF ROBERTS: Yeah. We didn't get too deep into
7 Inclusionary, because thinking about the Inclusionary policy
8 is another study that we have underway. So the City has
9 engaged in a periodic Inclusionary Housing Study that we do
10 where we go through all different aspects of the policy,
11 including feasibility.

12 You know, we certainly have heard a lot from some
13 of the Development community about the impact of
14 Inclusionary Housing Requirements on feasibility, but we've
15 also seen that large Multifamily development in general has
16 experienced just feasibility issues just due to economic
17 conditions.

18 So we've had -- and we spoke to developers about
19 this, where the Inclusionary Requirements have been
20 perceived to have an impact. We've also heard that even
21 without Inclusionary Requirements, there's a very difficult
22 road for Multifamily housing to go forward.

1 So I think it's in some ways hard to disentangle.
2 Because when we talk about Inclusionary development, we're
3 really -- you know, we're also just talking about
4 Multifamily development with more than 10 units. And so
5 it's hard to disentangle are the issues Inclusionary, or are
6 -- you know, is it the Inclusionary policy, or is it just
7 the development of housing at that scale?

8 Certainly, we saw housing being developed before -
9 - kind of pre-COVID, we had housing under development and
10 completed with the 20 percent Inclusionary Requirement.

11 And as I mentioned, we have some development in
12 the building for Review stage that was permitted and will be
13 developed under the 20 percent Inclusionary.

14 But there's been this gap since -- you know,
15 basically since the start of the pandemic where larger-scale
16 Multifamily development has typically not moved forward with
17 the exception of affordable housing development with public
18 subsidy and cases -- you know, unique cases like 121
19 Broadway, which is part of a larger kind of mixed-use
20 development.

21 TOM SIENIEWICZ: Great.

22 CAROLYN ZERN: Thank you.

1 TOM SIENIEWICZ: Thank you.

2 Mary?

3 MARY LYDECKER: Thank you. And thank you for all
4 the work. It is a lot of information. And I am, of course,
5 I think like everyone, kind of eager for ultimately the
6 Five-Year, which I think my understanding is that, in some
7 ways, will draw maybe perhaps more conclusions than a single
8 year.

9 But I think Dan hit what I was going to talk to
10 was I thought that that presentation, the materials that the
11 -- were put together to help the Council and Planning Board
12 make choices about policy about projecting "If you did this,
13 how many units might you anticipate," it seems like even
14 after a year, it's not too soon to put it into context,
15 right, just to help us, I think, assess. We made a lot of
16 choices based on that. I would say, are those bearing out
17 or not.

18 TOM SIENIEWICZ: Mm-hm.

19 MARY LYDECKER: So I think I would urge that maybe
20 even in the year, I don't think it's too early to remind of
21 us what we bought, right, and if it's paying off.

22 And then the other kind of corollary to that is

1 not being within the regional housing field, exactly, I was
2 wondering if you might speak to broader regional housing
3 trends, right? Like, is the broader region also seeing
4 similar trends with affordable housing, or, you know, say
5 with our AHO, are we doing something that other places are
6 just not doing, which we might intuit maybe the policy's
7 doing something that's moving the needle?

8 Or similar, it's been, obviously, an odd year,
9 right? A lot of unpredictability. So maybe just a little
10 bit of that regional context, too, to understand.

11 It was so helpful when you described that
12 multifamily unit, right, 2024-2025. I was like, "What is
13 this huge change?"

14 TOM SIENIEWICZ: Mm-hm.

15 MARY LYDECKER: Sometimes, one thing will throw it
16 off. But maybe -- I mean, if it's possible now to speak a
17 little bit to the broader trend. I think Dan hit that
18 12,500. That's the number we're all thinking. Are we on --
19 if not on track regionally, how's the region doing with
20 housing?

21 JEFF ROBERTS: Yeah. I think -- well, there are
22 two things. One is, I mean I think the answer -- we've

1 already kind of established that over the timescale that
2 we've been tracking, housing unit production both at the --
3 both locally in Cambridge and within the what's called "The
4 Metro Mayors Coalition" which was a coalition of 15 Boston
5 area cities and towns looking at its overall housing
6 production, that those processes set goals for housing
7 production I would say about -- say, well, the Envision
8 Cambridge Study talked about that, set the goals in 2019,
9 and then the Metro Mayors Coalition set goals a little bit
10 before that that were not really on track.

11 You know, that the production in housing, you
12 know, for -- again, for a variety of factors, you know,
13 having to do with the -- you know, how you disentangle the
14 Zoning and Regulatory things from economic conditions is
15 difficult to do.

16 But we haven't been on track. And even the
17 projections, you know, based on the Zoning work that we've
18 done show that we're not going to hit a specific number by a
19 specific point. But that doesn't really mean that we're not
20 interested in housing production.

21 I mean, the whole goal -- a number at a particular
22 time in my view is a little bit arbitrary and is really

1 meant to just kind of focus on what the issue is and to try
2 to marshal resources and attention to try to address that
3 issue.

4 I would push back a little bit to say, you know,
5 we can use one year of data to try to extrapolate out how
6 we're getting there. Because, again, you kind of put your
7 finger right on it. One year, we have a 439-unit
8 multifamily building; and the next year, we don't. So how
9 do you extrapolate from those two years any kind of larger
10 trends?

11 I think what we know or the lesson that we've
12 learned, which we've already -- I think one that we've
13 already kind of internalized a bit is that the -- when
14 you're talking about sheer number of units being produced,
15 the -- it's really the big developments that are going to
16 make the biggest difference. Right?

17 So whether you have -- and those usually are --
18 you know, the number of projects you see at that scale, no
19 matter what -- you know, whether you're talking about
20 Cambridge or any other surrounding community, that that --
21 the number of projects is going to be in the single digits.

22 You're going to be able to count the number of

1 projects that are delivering hundreds of units each. So
2 there's a big difference that a year or two years can make
3 in terms of the -- just the actual unit count. You really
4 do have to look at it over a number of years.

5 You know, when you -- I mean, we've looked at the
6 all of these things. You know, when you bar chart it out of
7 units produced over time, you don't see, like, a trend like
8 this. You see a thing that looks, you know, like that with
9 different units being brought online at different times.

10 So that's what we hope to do over a period of
11 time. We don't know -- we can trace that over time, but
12 what we don't really know is the effect that the Multifamily
13 Zoning, you know, has -- that that Zoning change has on all
14 that.

15 And in addition to the Mass Ave Zoning and other
16 things that were implemented more, or that were enacted more
17 recently, but we've not seen proposals at that scale come
18 through yet.

19 Regionally, that's a good -- I think it's a good
20 point that looking at it regionally in the regional context
21 makes sense. Although we didn't -- you know, you can -- I
22 think there was a report on this that ended up in the Boston

1 Globe that the Metro Mayors Coalition releases its data, and
2 I think every community within that 15-community kind of
3 block is experiencing very similar issues.

4 It's not exactly -- you know, some are seeing more
5 housing unit production; some are seeing less, But we're
6 all kind of in the same boat of not being in the -- not
7 being on track to meet the targets that were set for a
8 particular community.

9 TOM SIENIEWICZ: Great. Thank you, Jeff.

10 Ashley.

11 ASHLEY TAN: Thank you, Mr. Chair. And thank you,
12 the Staff, for putting this together, and I know it must
13 have taken a lot of time and a lot of brain power to think
14 about how to put this all together.

15 I have -- and maybe this is more of a rhetorical
16 question, but from looking at the data, it seems that the
17 Historical Commission and Building Department ISD had an
18 increase in load, whereas for the Planning Board and for the
19 Zoning Board, the load has gone down. And I just was
20 curious if both ISD and Historic Commissions were adequately
21 staffed or prepared, or --

22 Ideally, they would get even more load in the

1 future with -- as we're still in the very beginning. But
2 thinking from a small developer's point of view, if these
3 reviews take a long time, it might be a deterrent.

4 And so, I was just -- you know, it's probably more
5 of a rhetorical question, but I think it would be
6 interesting to see, you know, between the Multifamily Zoning
7 -- and I know, like, a few years ago, we had a change in
8 dormers, and then acknowledge that change in basement units,
9 it's a lot to review for both these. And so, I'm hoping
10 there's enough Staffing capacity and that things aren't too
11 backed up.

12 Yeah. Thank you.

13 JEFF ROBERTS: Yeah. Thanks for the question. It
14 did come up at the Council discussion last week, and each of
15 the different Departments kind of weighed in on that. We
16 heard a little bit from the Historical Commission and a
17 little bit from ISD.

18 I think across the board, we -- I think we all --
19 all Departments acknowledge that we've really been able to
20 work through this by leaning on each other quite a bit. So
21 we've offered a lot of our support to Historical and ISD and
22 across the different Departments. So I think that's made a

1 big difference.

2 But, yes, you have noted that it's been a lot more
3 business than the Historical Commission and the neighborhood
4 CDCs are used to, and they've had to deal with that. And in
5 certain cases, they've had to do that without the kind of
6 support of having things be both at the Planning Board and
7 being reviewed kind of simultaneously with CDD Staff.

8 I'm not sure it's been necessarily that much of a
9 deterrent in terms of developers. I think that they've -- I
10 think, partly, that's borne out by the fact that there have
11 been so many cases at the Historical Commission.

12 One of the things that the Historical Commission
13 Staff has pointed out, again, if you look at the -- I won't
14 put the chart back up -- but the chart of significance
15 requests for demolition, that they have shifted in some
16 ways how they look at those questions. And the proportion
17 of requests that they make that initial determination of
18 significance has gone down. So they've really kind of
19 focused -- as a Staff, they've really focused up on what
20 they really find to be most significant, understanding that
21 there's going to be this increase in requests.

22 And I think the Historical Commission has handled

1 the cases that they've seen very well. They've carried out
2 their response just like the Planning Board does. They know
3 what their assignment is, and they carry it out diligently.

4 And, you know, those proposals have gone through a
5 lot of improvements, and they've, in some cases, been kind
6 of reshaped in order to meet the Standards that the
7 Historical Commission and the NCDC set.

8 So, you know, we'll see over time. There's also
9 some -- there's maybe a bit of a phenomenon, and we'll see
10 this as we track data in future years, of is there an
11 initial wave of interest that then kind of settles out a
12 little bit when some of the novelty wears off and when
13 people start to understand a little bit better what can
14 really happen and what's feasible.

15 So, yeah, that's all I can say about it. I think
16 every -- I think across Departments, we feel like we're --
17 we do feel like we've been adequately prepared, and that's
18 largely from working together and sharing information. And
19 we'll keep working on it, and we'll see how the trends
20 evolve.

21 TOM SIENIEWICZ: Ted.

22 H THEODORE COHEN: Hello, Jeff. Thanks to you and

1 the Staff for putting all this information together. It's
2 really great.

3 A question you can duck easily: I realize that
4 it's too hard to extrapolate anything from just the one year
5 and that are so many other factors that go into it, but at
6 some point in time, do you think we can have information
7 about whether what we've been doing in Cambridge through
8 Zoning and other aspects of what the City is doing get to
9 the impact it may be having on the cost of rent and the cost
10 of homeownership in the city?

11 JEFF ROBERTS: Yeah. That's a tough question. I
12 think, again, it's -- in some ways, this is what the effort
13 is all about. It's about addressing a shortage of housing
14 that's been --

15 H THEODORE COHEN: Right.

16 JEFF ROBERTS: -- built over decades. So I don't
17 think we're going to see on any kind of short-term time
18 frame, you know, what the effects are. I think as a
19 Planner, when you look at that question, it's hard because
20 it's a moving target, right?

21 It's not really about -- it's not about where are
22 we now, and what can we do immediately to kind of bring

1 housing costs down; it's about projecting what's the future
2 going to be like in 20 years, 30 years, 40 years.

3 And as we get to that point in time, are we going
4 to see affordability get worse, or are we going to see more
5 shifting in terms of the population and less affordability
6 for people across all sides of the income spectrum?

7 You know, which, of course, to answer that
8 question, you have to know, well, what's the income spectrum
9 going to look like in 20 years? You know, we don't really
10 know that either.

11 But it's kind of about trying to triangulate that
12 trajectory to say the world is heading in one direction, and
13 we want Cambridge to be heading in a way that, when it meets
14 the future, we want to try to -- we're going to try to make
15 sure we're continuing to promote our values, among which are
16 providing housing that's affordable to all the people who
17 want and need to live here.

18 So yeah, that's a -- I don't know if that's
19 ducking the question or not, but that's sort of the Planning
20 question.

21 I think we're going to -- I think that will bear
22 out as we start to look to, you know, every 10 years how to

1 -- you know, when we look at this issue, we look back in
2 time.

3 We look all the way back to, you know, the 1950s
4 and how the composition of Cambridge has changed and how,
5 like, the housing stock has changed and how incomes have
6 changed over that period of time.

7 So we're going to -- that's, I think, the time
8 scale that we're going to learn about that is 10 -- in 10-
9 year increments, how has the population changed in the city,
10 and how has the housing stock changed in the city, and try
11 to figure out what's the relationship between one and the
12 other.

13 H THEODORE COHEN: I was hoping for a five-year --

14 COLLECTIVE: [Laughter]

15 JEFF ROBERTS: I mean, yeah.

16 H THEODORE COHEN: -- horizon; that there might be
17 some information. I'm not sure I'm going to make it 10
18 years.

19 JEFF ROBERTS: Yeah. Unfortunately, that's the
20 issue, is I don't -- this is a -- it's a long-term issue,
21 and I don't think that -- you know, personally, I don't
22 think things can change that fast, no matter how you look at

1 it.

2 H THEODORE COHEN: Mm-hm.

3 JEFF ROBERTS: And the goal isn't necessarily to
4 change things immediately; it's to --

5 TOM SIENIEWICZ: Yeah.

6 JEFF ROBERTS: -- set a new course for the future.

7 H THEODORE COHEN: Right. Exactly.

8 TOM SIENIEWICZ: Thank you, Jeff.

9 Dan, forgive me. I'm going to give Mary a chance
10 to take a swing at the plate here before you.

11 Mary.

12 MARY FLYNN: Thanks. Thank you. I'm just thinking
13 about the projects that the rehabs and the additions that
14 don't affect the net change in housing. I'm sure there are
15 some folks who are not necessarily demolishing their
16 buildings but are adding on because they can.

17 And in many cases, that might be affecting the BZA
18 load too, right? Because you can do the additions and
19 things more easily. But that's also affecting value, and
20 it's also -- you know, which doesn't increase the housing
21 stock. It really only benefits the homeowner, which I'm not
22 against.

1 But I think it's -- you know, that's one of the
2 factors that needs to be sort of taken into consideration
3 when we're looking at changes in pricing for the -- both the
4 cost of new housing and rents, and sort of, you know how
5 does that play out over time?

6 Is there a way to regulate the impact of that?
7 Probably not. You probably can't allow one homeowner to add
8 "X" number of square feet for two units versus one person
9 adding it just for their own benefit.

10 But it's just a curious question in my mind as to
11 how much of that is going on over time. It might not be a
12 lot just yet; but, anyway, if there's a way of adding it in
13 to future reports, I think it would help us to at least
14 understand the big picture.

15 TOM SIENIEWICZ: Great. Thank you.

16 MARY FLYNN: Mm-hm.

17 TOM SIENIEWICZ: Dan.

18 DANIEL ANDERSON: Thank you, Mr. Chair. And I
19 appreciate letting Mary go before me. But this is a follow-
20 up, actually, on Ashley's comment.

21 And I think, Jeff, it would be helpful to know in
22 terms of capacity and efficiency at ISD or Historic to know

1 whether the number of other nonresidential permits has
2 raised or decreased so there's a kind of sense about load
3 and capacity just in terms of total -- percentage of total
4 volume. Because we're just looking at net increase or
5 change in housing permits. So that kind of puts things in
6 context.

7 And I think, two, understanding overall duration of
8 from hearing to approval or from permit application to
9 release of permit also would be super helpful. It just
10 really talks about capacity. And I think maybe to, you
11 know, underscore my interest in velocity.

12 JEFF ROBERTS: Yeah, that's -- yeah, we'll talk
13 about that with ISD. To your point, you know, it's
14 definitely true, and I think if you're focused on permitting
15 as the context, that the vast majority of permits that
16 people are seeking are for redoing their bathroom, replacing
17 their siding.

18 Like, there are so many things that are not really
19 captured here that really are more like the bread and butter
20 of Inspectional Services and the work that they do.

21 And in terms of Nonresidential, I think there's a
22 lot of that on the nonresidential side, too. But similar to

1 the decrease -- you know, overall kind of decrease in the
2 large multifamily residential building permits, you know,
3 we're seeing similar kind of trends with larger commercial
4 buildings right now, a lot of that having to do with -- you
5 know, there was a big -- there was a boom in -- we almost
6 kind of -- it's almost, just from having been here a while,
7 it seems like we've gone through two cycles at different
8 times of kind of a boom in residential construction that
9 then started to tail off, and then kind of a boom in
10 commercial construction that sort of started while the
11 residential was booming and then peaked a little bit later
12 and is now back down as we've seen changes in the -- just
13 the overall economics, particularly in life-science.

14 So that's -- so, yeah, similar in terms of not as
15 many large-scale projects coming through, although some.

16 Again, you know, like Residential, there's some.
17 It's not totally nothing; it's some things, but we're still
18 waiting to see what trends emerge and if economic conditions
19 change in a way that's going to really transform
20 development.

21 TOM SIENIEWICZ: Great. Well, I have a few
22 comments, less questions.

1 First comment is how proud I am of the Board
2 tonight being engaged at this level with lots of really good
3 suggestions, I think, and input on the massive report that
4 you were able to share with us tonight, Jeff. Thank you.

5 I really find that idea that I think Dan had for a
6 housing meter, kind of like a gas gauge, "Okay, well, here's
7 1,250. Where are we, and where's the needle moving," kind
8 of intriguing.

9 I had absolutely the same question that Carolyn had
10 about Inclusionary Zoning; is it dead on arrival? Well,
11 it's one year of data. It's probably not good to infer from
12 that, but that is something that maybe needs adjustment
13 here.

14 And after all, the Council could adjust the
15 required percentage. And that might -- I think the data,
16 the statistics are telling us something about that, that
17 just like the Federal Reserve, you could lower the
18 percentage, and maybe that would make the projects pencil
19 out, and we could move some of that opportunity forward.

20 I suspect that's what's going on with the tight
21 construction and financing market right now.

22 I love Ted's idea. If there was some way we could

1 see -- can we see if this is actually affecting the cost?
2 And I don't know how you'd do that; and certainly, you can't
3 do that in one year.

4 And, I guess, lastly, this huge amount of data,
5 we're looking forward to multiyear review of this. It's
6 critical because change in our community is difficult.

7 You know, we hear the voices here at the Planning
8 Board and amongst our neighbors and neighborhoods about
9 concerns and fear of the Zoning changes we've gone through -
10 - as you described, the biggest change in 100 years in our
11 city -- and that's only natural.

12 And this is a terrific tool, right? This is going
13 to give us some insight into "Is it working?" "Are the pain
14 points real?" "Are we doing too much damage to our trees?"
15 Those questions are all apparent in the data. It's just
16 Zoning.

17 If we didn't get it right, and I suspect we didn't
18 get it 100 percent right, we can make adjustments. We can
19 simply change the Zoning to address some things that perhaps
20 we did not get right. And this data's going to give us
21 insight into that future in time to do that.

22 So we were told as we went through this a year ago

1 in February that the sky was going to fall when we put this
2 in place. Maybe some people locally are feeling that. I
3 don't see that in the data that the sky's falling. So I --
4 we will continue to monitor it. I promise the community
5 that. But there are some really good pearls here that show
6 that it may be working.

7 So thank you for putting this all together, and
8 thank you for making the City aware of how this is all
9 working. I think it's all really, really good.

10 So that's where I am at this point on this.

11 I think there are a few community members, some of
12 our old friends, I believe, are dialed in. We'll see if any
13 of the attendees would like to add anything to tonight's
14 discussion. With that, let's do that, Jeff.

15 JEFF ROBERTS: I'm sorry. So are we --

16 TOM SIENIEWICZ: So I think we'll move to public
17 comment. So any members of the public who wish to speak
18 should now click button that says "Raise hand" if you'd like
19 to speak. And if you're calling in by phone, you can raise
20 your hand by pressing *9.

21 And as of 5 p.m. yesterday, the Board had received
22 no written comments on the matter that was before us

1 tonight. So I'll ask Jeff to take us through the process to
2 see if any of our -- people who are listening in would like
3 to raise a few points tonight.

4 JEFF ROBERTS: Sure. I'm taking a look at it now
5 and I don't see any hand raised. I know this is just an
6 item of General Business. You know, we didn't advertise
7 this as a public hearing.

8 TOM SIENIEWICZ: Right.

9 JEFF ROBERTS: So I don't know if folks were
10 prepared to speak, but if we don't see any hands, we could
11 always -- yeah, let's see. We've got some joining. So we
12 do have one hand. We can --

13 TOM SIENIEWICZ: Okay.

14 JEFF ROBERTS: -- go to Heather Hoffman.

15 TOM SIENIEWICZ: Terrific.

16 JEFF ROBERTS: Begin with your name and address.

17 HEATHER HOFFMAN: Hello. Heather Hoffman, 213
18 Hurley Street. I was waiting to find out whether there was
19 going to be public comment before I hurriedly dialed my
20 phone.

21 TOM SIENIEWICZ: [Laughter] Okay.

22 HEATHER HOFFMAN: Anyway. Because crashing is

1 always a bummer.

2 I wanted to point out some things that I pointed
3 out to the -- at the City Council Committee hearing because
4 I imagine that at least one of you guys didn't attend that
5 and didn't hear my pearls of wisdom.

6 First off, I am really disappointed that there is
7 no mention of the lawsuit seeking to overturn Inclusionary
8 --

9 TOM SIENIEWICZ: Inclusionary --

10 HEATHER HOFFMAN: -- Zoning precisely because of
11 the changes that were made by the massive upzoning last
12 year. No mention whatsoever. If I were a developer, I
13 would certainly be waiting for that.

14 There's also no mention of the fact that the City
15 was supposed to review Inclusionary Zoning several years ago
16 and didn't, and that in a break from past precedent, never
17 even initialed the study to see if this change -- a massive
18 change -- was warranted.

19 And then, after the fact, all of a sudden, a Nexus
20 Study was commissioned.

21 Again, if I were a developer, I'd be going nowhere
22 if -- until those things get resolved.

1 I also point out that Jeff started out by asking --
2 saying that C-1 is the only Residential Building District;
3 and then two sentences later, he makes it very clear that
4 there are other Residential Building Districts that actually
5 allow more than C-1.

6 I'm really tired of that. It is not helpful for
7 anyone trying to understand what's going on if you don't
8 even tell the truth about the basic facts of what the Zoning
9 is.

10 And I would also say that I do not see that the way
11 that Envision was put through was somehow the magic number
12 that lasts from now until the sun goes nova and why he can't
13 reconsider whether the huge changes that have happened in
14 the past two years might encourage us to revisit that.

15 And, finally, all of those changes are obviously
16 affecting what the cost is to do all of this.

17 Thank you.

18 TOM SIENIEWICZ: Thank you, Heather.

19 JEFF ROBERTS: So --

20 TOM SIENIEWICZ: Any other hands, Jeff?

21 JEFF ROBERTS: I don't see any hands raised.

22 Certainly, if anybody's tuned in or not on the Zoom and

1 watching, we can accept any written comment, provide that to
2 the Planning Board; we'd be happy to do that if some people
3 didn't have their thoughts prepared but wanted to send
4 something.

5 TOM SIENIEWICZ: Great. Okay. So at this point, I
6 guess -- and only full Board members will act on it, is
7 there a motion to conclude this item? Just remember to say
8 your name if you're willing to make a motion to conclude
9 tonight's discussion around the Housing Report.

10 MARY FLYNN: This is Mary Flynn. So moved.

11 TOM SIENIEWICZ: Great. Thank you, Mary. And a
12 second?

13 H THEODORE COHEN: This is Ted. Second.

14 JEFF ROBERTS: Thank you, Ted. A roll call vote on
15 that motion, please, Jeff.

16 JEFF ROBERTS: On that motion, Ted Cohen?

17 H THEODORE COHEN: Yes.

18 JEFF ROBERTS: Mary Flynn?

19 MARY FLYNN: Yes.

20 JEFF ROBERTS: Mary Lydecker?

21 MARY LYDECKER: Yes.

22 JEFF ROBERTS: Diego Macias?

1 DIEGO MACIAS: Yes.

2 JEFF ROBERTS: Ashley Tan?

3 ASHLEY TAN: Yes.

4 JEFF ROBERTS: Carolyn Zern?

5 CAROLYN ZERN: Yes.

6 JEFF ROBERTS: Tom Sieniewicz?

7 TOM SIENIEWICZ: Yes. Okay.

8 JEFF ROBERTS: That's all members voting in favor.

9 TOM SIENIEWICZ: Thank you. So that concludes the
10 business on our Agenda.

11 If I was in person, I would have a conversation
12 about Medellin with Ted, where I just came back from. I
13 know he raved about it. But we're not going to have that
14 chance, so --

15 And at nine o'clock tonight is this terrific
16 Thoreau documentary, so I'm anxious to jump onto GBH and see
17 that.

18 So any other business?

19 JEFF ROBERTS: Well, since we concluded, I won't
20 say much more, but just thank you for --

21 TOM SIENIEWICZ: Okay.

22 JEFF ROBERTS: -- a great discussion. Thank you

1 for a great discussion on that topic. This was some really
2 great insight. We'll definitely go over it carefully, and
3 it will help us as we move forward in the future, for sure.

4 TOM SIENIEWICZ: Great. Okay. All right. With
5 that, goodnight. Thank you very much. We're adjourned.

6 MARY FLYNN: Goodnight, everyone.

7 TOM SIENIEWICZ: Goodnight.

8 [8:45 p.m. End of proceedings.]

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CERTIFICATE

Commonwealth of Massachusetts
Middlesex, ss.

I, Michele Dent, Notary Public in and for the
Commonwealth of Massachusetts, do hereby certify that the
above transcript is a true record, to the best of my
ability, of the proceedings.

I further certify that I am neither related to nor
employed by any of the parties in or counsel to this action,
nor am I financially interested in the outcome of this
action.

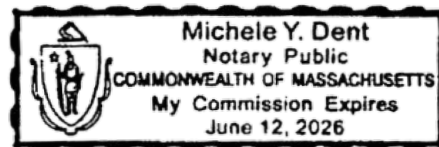
In witness whereof, I have hereunto set my hand this
17th day of April 2026.



Notary Public

My commission expires:

June 12, 2026



A				
A-1 68:8 78:5	92:15	40:1,14,20,22	analyze 76:15	apply 14:2
A-2 68:8 78:5	additional 9:1	51:2,7,8,11,15	Anderson 1:10	appreciate
ability 114:7	29:8 44:10	67:17 72:1,8	3:6 5:13,15	101:19
able 18:16,20	additions 42:16	72:10,15 87:17	6:12 30:7,8,13	approach 47:2
50:6 57:3,7	47:8 70:1,9	89:4 98:16	31:4,16,18	78:8
78:11 91:22	80:17,18	agenda 7:11	32:19 34:6,9	approaches
94:19 104:4	100:13,18	8:12 9:10 12:6	54:2 83:8	50:12 59:9
absolutely 55:7	address 91:2	13:22 16:6,7	101:18	approaching
104:9	105:19 107:16	26:13 81:6	anecdotally 73:8	50:18
abutters 47:18	addresses 58:9	111:10	announced	approval 12:7
academic 67:15	addressing	aggregate 19:4	40:12	45:16 102:8
accept 12:15	97:13	20:14 49:13	Annual 2:8 7:5	approvals 84:7
110:1	adequately	63:20	9:8 16:7 17:20	approved 3:12
accessible 75:2	93:20 96:17	ago 9:3 94:7	18:7,8,15,21	62:4,18
accessory 62:11	adjourned	105:22 108:15	24:6 74:20	approximate
accommodate	112:5	agree 14:19	answer 19:3,3	20:19
14:10	adjust 104:14	ahead 30:6	33:17 47:19	approximation
account 64:20	adjusted 59:1	33:14	89:22 98:7	84:13
accounting	adjustment	AHO 30:9 32:18	answered 31:19	April 7:9,10,10
20:17 30:15	104:12	72:1 83:19	anticipate 21:13	8:9,11,18 9:5
accumulate	adjustments	85:19 86:1	34:20 88:13	10:5 14:7,15
54:17	105:18	89:5	anxious 111:16	37:5 114:13
accurate 20:17	adopted 3:11	air 9:10	anybody 17:7	arbitrary 90:22
113:18	9:1 24:18,18	Alewife 7:13	anybody's	area 14:10 29:8
achieved 84:22	24:19 37:6,7	37:6,7	109:22	39:21 45:10
acknowledge	Adoption 2:5	all-affordable	anyway 54:8	58:8,12,17,20
23:11 94:8,19	advance 17:2	81:1	83:13 101:12	59:6,8 75:14
acknowledging	advanced 57:5	allow 27:5 28:4	107:22	75:17,21 76:3
83:13	advantageous	28:5,16 101:7	apart 39:13	76:7,12,19
act 12:14 110:6	50:12	109:5	68:11	77:12 79:11
action 8:5 114:9	advertise 107:6	allowances 29:3	apparent 105:15	90:5
114:11	advertised 48:5	allowed 27:20	Appeal 72:22	areas 19:5 28:13
active 8:19	Advisory 8:4	29:8 69:3	appeared 50:2	29:6 42:16,20
28:19,21 29:2	27:17 29:15	allowing 28:18	appears 23:22	43:2 46:18
activity 21:19	39:14 40:7	allows 28:3 29:1	apple-to-apples	aren't 94:10
Acts 3:11	42:10,13 43:5	60:7 75:4	79:6	arrival 104:10
actual 21:14	44:14 45:12	alteration 14:8	applicable 46:6	Ashley 1:9 3:5
60:20 85:7	48:7,8 50:17	64:4 66:12,13	applicant 47:18	5:5,7,8 6:11
92:3	54:12 55:13	alterations 70:1	applicants 3:15	12:4 13:8,9,20
add 24:15 26:22	57:17	70:9 80:16,18	application 7:12	15:14,15 16:4
101:7 106:13	affect 64:6	altered 66:7,8,9	7:16 37:19	93:10,11 111:2
added 17:13	100:14	amended 17:16	59:21 61:17	111:3
adding 71:18	affordability	73:2	102:8	Ashley's 101:20
100:16 101:9	72:4 98:4,5	amendments	applications	aside 68:2
101:12	affordable 10:8	8:22 25:19	62:3 73:5,9,13	asked 18:4
addition 21:18	10:14,15,18,21	amount 46:14	83:20	47:12 75:9
25:15 32:13	24:8,17 25:8	83:9,13 105:4	applied 39:15	asking 4:7 109:1
46:2 47:1	25:14,15,16	amounts 84:22	41:20	aspects 86:10
56:14 66:12,13	28:4,6 30:17	analysis 74:19	applies 42:15	97:8
	32:4 39:16	78:11 79:13	47:14	assess 88:15

assignment 96:3	backed 94:11	105:10	104:1 105:8	66:21 67:19
Associate 5:13	background	binding 36:16	106:21 110:2,6	68:2,2,12,17
6:5	16:13	46:13	113:16	68:22 69:7,11
associated 9:19	Baldwin 74:6	Birch 37:16	Board's 39:22	69:12,13,20,22
79:3	ballpark 22:18	bit 7:3 9:10 19:6	55:8	69:22 70:13,16
attempt 33:3	65:9	20:11,21 23:5	boat 6:4 93:6	70:17 71:6,7,8
attend 108:4	bar 83:19 85:2	24:11 25:10	boom 103:5,8,9	71:9,12,15,19
attendance 4:8	92:6	29:19 34:3	booming 103:11	72:2,7,21,21
attendees	barriers 26:19	44:2,19 48:14	borne 95:10	73:15,16 74:15
106:13	26:21	49:8 51:1,3	Boston 84:6	75:19 77:6,6
attention 21:6	base 28:5	55:16 56:13	90:4 92:22	78:17 79:21
41:10 45:20	based 28:10	58:11,13 59:11	bottom 62:2	80:1,3,11
62:22 91:2	37:2,7 45:16	60:12 62:21	bought 88:21	87:12 91:8
attracted 62:21	68:13 69:19	66:5 68:20	brain 93:13	93:17 103:2
attributable	73:18 88:16	70:14 71:3	bread 102:19	109:2,4
49:22 62:20	90:17	72:16 73:22	break 22:2	buildings 66:7
64:16	basement 76:6,9	74:5,19 75:12	47:15 108:16	67:14,15 68:3
atypically 63:5	94:8	76:4,11,14,20	breaking 68:7	69:2,6,7,8
Auburn 62:21	basic 109:8	78:19 79:5,12	brief 16:8	71:11,14,22
audible 4:8,12	basically 8:10	79:13 80:1,20	bring 82:6 97:22	73:13 76:21
4:13,16,17,20	26:14 69:13	82:9 89:10,17	broad 41:9,10	80:17 100:16
4:21 5:2,3,6,7	87:15	90:9,22 91:4	broader 63:13	103:4
5:10,11,14,16	basis 59:19	91:13 94:16,17	89:2,3,17	built 21:16 38:5
5:19,20 6:1,2	bathroom	94:20 96:9,12	Broadway 64:16	38:7 50:10,19
audio 4:1	102:16	96:13 103:11	69:19 87:19	55:2 70:21,22
Authority 40:13	Bay 37:16	block 93:3	brought 28:8	97:16
authorized 3:13	bear 7:7 98:21	board 1:1 2:5	75:6 92:9	bulk 73:11
Ave 8:19,22	bearing 88:16	3:10,14,21 4:7	build 17:21	bummer 108:1
29:1,2 37:3,8	bedroom 75:10	6:4 7:4,14,21	39:11 60:7,13	business 2:6 7:5
38:20 40:3	beginning 18:11	8:3,6,6 10:11	69:6 70:13	95:3 107:6
92:15	33:21 49:9	11:7,14 12:7	71:11 79:12	111:10,18
Avenue 2:7 14:3	61:14 94:1	12:10,14 14:2	building 14:2,7	busy 8:11
45:4	believe 7:2 10:1	14:17 16:8,9	14:9,12 18:15	butter 102:19
average 75:15	83:6 106:12	16:12 17:1	19:10 20:7	button 106:18
76:3	benchmark 33:3	18:4,6 22:5	21:15,18,20	buyer 61:18
aware 45:20	benefit 101:9	29:16 36:19	22:16,17,19	BZA 72:19 73:5
106:8	benefits 100:21	37:1,5,14,20	23:6,8 24:2,4	73:9 100:17
awful 35:5	best 20:16 114:6	38:1,3 39:12	25:5 35:10,14	
	better 96:13	39:14,17 40:4	35:18 38:10,12	C
B	big 23:8,10	40:5,6,7 43:12	42:7 43:6,16	C 3:1 31:10 68:8
B 68:8,12	25:18 26:9	44:14 45:12,19	43:21 44:20	C- 68:14
back 8:7 11:4	50:8 54:18	46:9 47:10	45:13 46:4	C-1 41:12 45:1
19:16 35:2	65:1 80:5 81:3	55:11,12,18	50:12,22 52:14	47:14,15 48:13
40:8 51:16	91:15 92:2	57:17 62:22	52:20 53:1,4,5	50:14 68:7,16
57:12 58:6	95:1 101:14	64:18 66:5	57:5 58:11	69:3 74:13
60:19 79:17,19	103:5	67:4,18 72:22	59:2,20 60:17	109:2,5
80:4 81:4 91:4	bigger 58:19	74:22 77:4	61:1 62:20	C-1A 37:17
95:14 99:1,3	84:3	81:14 88:11	63:3,12,18,19	cable 4:3
103:12 111:12	biggest 27:1	93:18,19 94:18	64:5,15,20	call 3:17 12:21
back-and- 56:13	70:19 91:16	95:6 96:2	65:3,7,16,16	15:5 42:16

110:14 called 90:3 calling 106:19 Cambridge 1:2 1:6 3:9,14 4:4 8:20,22 10:15 24:1,2,5 29:5,5 38:5 40:13 42:2,2,19,21 46:1 76:1 90:3 90:8 91:20 97:7 98:13 99:4 Cambridge's 4:2 Cambridgeside 38:9 canopy 78:19,20 78:20 capacity 84:21 94:10 101:22 102:3,10 capture 35:15 captured 102:19 carefully 112:2 Carolyn 1:10 3:6 5:9,11,12 6:12 12:5 13:10,11,21 15:16,17 16:5 85:15,16 87:22 104:9 111:4,5 carried 96:1 carry 96:3 case 2:3 11:16 14:2 20:18 36:14 38:4,9 38:20 42:13,18 63:4 70:7 73:10 86:2 cases 27:13,14 27:14 28:2 35:2 37:3 38:1 38:15 39:10 43:17,18 44:8 44:9 46:12,15 46:21 48:10 49:1 56:12 59:4,6 60:11 61:16 73:1	74:16 77:22 78:3 82:12 87:18,18 95:5 95:11 96:1,5 100:17 categories 20:16 49:15 category 39:12 caveat 20:10 59:3 caveats 76:6 CDCs 95:4 CDD 14:3 28:8 29:10 48:4 59:19 77:1 95:7 Central 9:18 certain 29:6 95:5 certainly 17:7 31:21 32:15 85:11 86:12 87:8 105:2 108:13 109:22 Certificate 31:14 77:7 114:1 certified 12:8 certify 114:5,8 Chair 1:7,7 3:10 11:5 17:10 30:7 81:4 93:11 101:18 chance 17:2 100:9 111:14 change 24:12 25:11 26:2 28:17 32:22 36:2,8 64:8 65:22 68:14 69:16 70:20 73:11 76:20 85:12 89:13 92:13 94:7,8 99:22 100:4,14 102:5 103:19 105:6,10,19 108:17,18 113:2,2,2 changed 27:2,7	27:12 65:8 73:1 99:4,5,6,9 99:10 changes 21:2 25:21,21 26:8 27:2 35:8,22 38:19,20 42:5 42:21 54:19 57:8,20 64:5 68:10,11 101:3 103:12 105:9 108:11 109:13 109:15 113:16 changing 23:21 Channel 4:3 Chapter 3:11 characteristics 20:13 45:11 chart 40:21 63:9 66:3 74:11 83:19 92:6 95:14,14 charts 70:4 85:2 check 11:12 checking 11:3 choices 88:12,16 choosing 69:6 chose 36:13 circumstances 43:1 cities 90:5 city 1:2 3:13 4:2 7:19 8:8,16,21 9:18 10:5,7,15 10:19 16:20 18:2,5 26:11 26:15 27:5,5 28:8 41:16 42:1 49:20 66:4 74:10 80:15 84:6 86:8 97:8,10 99:9,10 105:11 106:8 108:3,14 City's 3:21 26:4 47:5 City-required 21:7 clarification 17:8	clarify 54:13 clear 49:13 79:7 109:3 clearly 22:13 54:20 83:15 click 106:18 close 45:21 74:17 closely 36:22 closer 68:20 78:1 cluster 73:22 74:5 coalition 90:4,4 90:9 93:1 coded 40:20 Cohen 1:8 3:5 4:11,13 6:11 11:10,19 12:4 12:19,22 13:1 13:20 15:6,7 16:4 52:7,19 53:8,10,15,19 96:22 97:15 99:13,16 100:2 100:7 110:13 110:16,17 collecting 19:8 collection 83:10 83:14 COLLECTIVE 99:14 color 40:19 combination 32:13 36:15 46:4 combining 79:20 come 7:3 8:3 19:15 30:19 35:1 36:21 40:1 41:21 51:9,11 52:22 57:12 62:6 70:10 80:7 92:17 94:14 comes 7:21 21:6 coming 19:21 21:13 30:20 34:18 36:8	40:8,14 41:12 60:2,5 78:1 103:15 comment 3:19 3:20 16:11 85:18 101:20 104:1 106:17 107:19 110:1 commented 57:11 comments 47:3 55:17,20 81:19 103:22 106:22 commercial 23:17 48:14 103:3,10 commission 33:15 34:5 36:15 44:5,7 44:21 45:6 46:1,13,19 47:4,6 49:1 60:20,22 61:3 61:6,14,22 62:14 93:17 94:16 95:3,11 95:12,22 96:7 114:17 commissioned 108:20 Commissions 93:20 Committee 9:6 9:7,17 16:19 16:20 108:3 Commonwealth 114:2,5 community 1:12 2:4 4:10 6:15 6:20 16:9 28:12 29:12 37:18 79:15 86:13 91:20 93:2,8 105:6 106:4,11 compare 49:14 60:10 compared 20:9 48:14 59:6,7 64:15 65:17
---	--	--	---	--

66:20 69:13 73:5,19 comparison 71:5 79:5,7 compatibility 46:17 complete 12:13 35:4 completed 10:22 24:20 25:1 32:14 82:15 87:10 completing 25:4 30:10 41:5 composition 99:4 comprehensive 75:12 conceived 40:16 conceptual 24:20 concern 42:17 42:20 43:3 52:12 79:14 concerns 46:16 74:22 105:9 conclude 33:2 110:7,8 concluded 111:19 concludes 111:9 conclusions 75:4 78:9 81:10 88:7 Concord 37:3,8 conditions 23:11 86:17 90:14 103:18 Condominium 62:20 conducted 9:20 conference 7:15 confirm 5:22 conformance 77:2 conforming 26:21 confusing 72:20 connection 53:11	Conservation 45:17 46:1 49:2 consider 20:2 consideration 84:12 101:2 considerations 17:22 considered 42:20 61:5 82:2 considering 8:21 consistent 60:8 65:11 75:13 constructed 20:2 construction 20:5 21:12 23:18 25:1,6 31:2 32:16 35:3 38:2,13 41:3 42:9,15 48:17 51:4 59:22 65:16 70:18 71:9,13 76:21 80:8,10 80:14,15 84:8 84:14 103:8,10 104:21 consultation 40:4,7,11 42:14 45:12 Consultations 39:14 54:12 contact 43:11 context 23:11 24:11 58:7 85:12,22 88:14 89:10 92:20 102:6,15 continue 22:11 76:13 106:4 continued 25:3 continues 28:3,5 continuing 51:10 81:1 98:15 control 40:12 convent 67:18	conversation 34:7 111:11 conversion 67:3 67:5,12 convert 74:8 converted 67:16 Cool 77:9,13,20 78:21 cooling 77:16 coordinate 29:22 copies 11:11 copy 10:8 11:17 corner 29:7 corollary 88:22 correct 30:11 58:8 corrections 12:11 113:16 corridors 28:9 28:11 74:16,17 cost 26:22 56:5 97:9,9 101:4 105:1 109:16 costs 23:18 98:1 Council 8:16,21 9:14,17,18 10:5 16:20 18:2,5 26:11 26:12 28:7 47:12,22 66:5 74:21 75:9 79:15 88:11 94:14 104:14 108:3 counsel 114:9 count 75:10 85:9 91:22 92:3 couple 9:3 30:9 40:22 42:7 52:8 60:15 71:21 course 37:12 58:21 86:3 88:4 98:7 100:6 Court 3:12 cover 21:1 43:20 77:5 covered 36:10	63:8 77:12 crashing 107:22 create 49:7,13 67:6 created 17:15 20:8,9 29:14 64:3,10 66:1 67:11 68:4 creating 28:20 creation 26:17 critical 105:6 Crossing 38:5 cumulative 30:11,15 cumulatively 83:22 curious 31:13 54:14,17 85:21 86:4 93:20 101:10 current 49:11 68:6 currently 84:13 cursor 74:1 cycles 103:7	84:14 91:5 93:1,16 96:10 104:11,15 105:4,15 106:3 data's 105:20 date 10:2 113:21 day 33:17 34:15 114:13 day-to-day 59:19 days 76:10 85:10 dead 104:10 deal 23:19 80:6 95:4 dealing 53:5 decades 97:16 decided 18:4,22 75:2 deciding 82:21 decisions 17:22 deck 59:14 decrease 65:19 66:17 68:16 69:19 73:6,11 103:1,1 decreased 66:13 66:15 70:10 102:2 decreasing 33:8 dedicated 25:16 deemed 44:21 deep 78:11 86:6 deeper 79:13 definitely 102:14 112:2 deliberately 49:7 delivered 25:7 delivering 92:1 delivery 31:3 demand 24:1 demolished 20:4 63:4,6 demolishing 20:6 100:15 demolition 44:18,20 46:22 49:2 54:7,8 60:21 61:17
--	--	--	--	---

D**D** 2:1 3:1**damage** 105:14**Dan** 1:10 3:6

5:13,17 6:12

30:6,7 53:22

83:6 88:9

89:17 100:9

101:17 104:5

Danehy 7:20 8:2**DANIEL** 5:15

30:7,13 31:4

31:16,18 32:19

34:6,9 54:2

83:8 101:18

data 17:21 19:11

19:14 20:10

26:1,5 54:18

59:20 60:8,10

60:11 68:20

70:20 72:17

75:1,2,3,11

78:22 79:2,12

83:10,14 84:6

62:3,7,9,11,12 62:17,18 63:6 63:13,17,17 65:15 68:1 79:21 95:15 density 27:8 28:17 69:14 Dent 114:4 Department 2:4 6:15,20 16:9 29:12 93:17 departments 29:11,21 33:21 94:15,19,22 96:16 describe 63:22 described 34:16 89:11 105:10 design 7:1 24:21 25:1 26:5 27:11 28:12,19 29:12 30:10 31:2 32:15,18 41:5 46:20,21 51:3 54:15 55:5,14 56:3 56:17 57:13,20 58:1 77:6,10 desk 10:9 despite 23:22 detail 17:5 22:10 45:9 81:8 details 20:20 34:12 46:7 determination 8:5 61:4,7 95:17 determinations 61:11 determine 23:6 determined 63:3 deterrent 94:3 95:9 developed 87:8 87:13 developer 48:1 55:17 108:12 108:21 developer's 94:2 developers 24:4	43:13 50:18 54:13 57:7,21 69:5 82:20 86:18 95:9 development 1:12 2:4 4:10 6:15,20,20,21 7:13 10:12 16:9 19:20 20:12 21:5 23:13,16 24:1 25:12 26:3,22 27:18 28:6,18 32:5,8,9,11 35:6 37:11 38:4,8 39:16 39:19 40:3 43:8,18 44:11 47:2,4 48:2 49:6 51:7,10 51:12 59:9 64:19 65:2 69:4,10 72:9 72:13 76:10,18 76:18 78:15,16 80:6 81:2 82:17,19 84:10 86:13,15 87:2 87:4,7,9,11,16 87:17,20 103:20 developments 23:7 32:17 40:1,21 44:12 53:6 72:1,6 77:2,19 91:15 dialed 106:12 107:19 Diego 1:9 3:5 5:1,3,4 6:11 12:4,17,17,18 13:6,7,20 15:12,13 16:4 58:4,5 59:12 76:16 81:15,16 110:22 111:1 difference 64:21 66:3 91:16 92:2 95:1 differences	22:20 78:8,12 different 18:20 19:1,1,7 28:14 36:3,4,13,17 40:19,19 41:16 42:1 45:21 46:17 49:11,15 49:16,16 59:8 59:9 63:16 64:11 70:4,6 74:10 77:8 84:22 86:10 92:9,9 94:15 94:22 103:7 difficult 23:5,13 23:15 86:21 90:15 105:6 dig 76:14 digits 65:21 91:21 diligently 96:3 dimensional 45:10 69:4 dimensional-b... 27:9 direct 78:22 direction 56:1 98:12 directly 17:16 34:5 37:2 48:6 53:7 75:16 Director 6:19 disappointed 108:6 discernible 73:17 discretionary 27:16 43:13 discuss 9:15 16:10,11 discussion 8:19 9:2,6,8,22 16:7 18:3 22:3,6 30:4 41:14 54:16 94:14 106:14 110:9 111:22 112:1 discussions 8:15 disentangle 87:1 87:5 90:13	dispersed 50:7 74:10 distinction 20:3 district 7:13 8:2 8:3 37:17 39:16 46:1 47:15 48:13,14 49:2 50:14 64:19 68:7,9 109:2 districts 27:4 28:1 41:11,12 41:13,15 45:17 45:18 47:14 68:6,12,14,16 69:14,15,15,16 69:18 74:12,13 74:14 78:4,5 85:1 109:4 Division 28:12 documentary 111:16 doing 8:9 29:10 33:16 41:5 52:11 60:7 85:8 89:5,6,7 89:19 97:7,8 105:14 dormers 94:8 dormitories 67:15 dots 73:18 Double 15:4 downconversi... 66:6,17 70:14 dramatic 58:2 dramatically 25:19 drastic 57:19 drastically 57:8 draw 75:4 78:9 81:10 88:7 driver 34:2 dropped 53:22 duck 97:3 ducking 98:19 due 23:18 50:1 64:14 67:13 73:11 86:16 duration 102:7	<hr/> E <hr/> E 2:1 3:1,1 113:1,1,1 eager 88:5 earlier 47:8 early 21:10 25:9 32:17,18 37:4 53:20 85:5 88:20 earn 78:21 79:1 easier 40:21 easily 97:3 100:19 east 27:4 42:2 49:20 eclipse 65:2 economic 23:11 23:20 25:13 86:16 90:14 103:18 economically 50:12 economics 103:13 effect 18:13 50:18 81:12 92:12 effects 24:12 97:18 efficiency 101:22 efficiently 42:12 effort 26:9 47:22 97:12 efforts 28:9,22 either 36:13 45:12,17 71:8 74:16 98:10 elaborate 31:22 elapsed 18:17 elevation 26:5 eliminated 82:18 emerge 60:9 103:18 Emily 1:13 6:22 34:1 employed 114:9 enacted 92:16 encourage
--	---	---	---	---

109:14	45:4 55:9	77:1,3,13	99:11	Flynn 1:7 3:4
encouraging	60:19 87:17	78:18 79:1,2,4	figured 58:1	4:15,17 6:10
28:19 46:22	excess 14:9	79:9,9	fill 36:12	12:3 13:2,3,19
ended 9:21	excluded 76:7	factors 23:20	final 10:6 28:22	14:21,21 15:8
92:22	Exclusionary	25:13,13 56:6	51:5 62:3 71:6	15:9 16:3 54:5
engaged 86:9	26:14	90:12 97:5	finally 25:7 29:9	100:12 101:16
104:2	exist 20:1 26:19	101:2	49:19 80:21	110:10,10,18
engagement	existence 19:21	facts 109:8	109:15	110:19 112:6
37:18 47:22	30:19	fair 27:1	financially	focus 26:18 30:2
enlarge 52:13	existing 14:8	fairly 8:11 16:22	114:10	35:14,14 41:13
enormously	26:21 42:4,4	25:14 42:12	financing 10:18	55:5,14 62:9
83:16 84:2	44:20 52:13	50:7 65:11	31:1,2 104:21	91:1
enter 38:8	66:7 70:16	fall 75:22 106:1	find 3:20 23:12	focused 21:5
entering 25:3,5	71:9 80:17	falling 106:3	54:17 75:3,22	95:19,19
entire 8:11	exists 20:1	familiar 22:6	84:6 95:20	102:14
64:21	expect 24:4	36:19 38:3	104:5 107:18	focusing 35:18
entirely 62:13	37:15 38:12	39:13,22 62:22	finger 91:7	62:8
79:6	40:13 41:2	77:4	firm 78:9 81:10	folks 54:15
entity 50:3	44:12 76:20	familiarity	first 6:14 7:12	100:15 107:9
environment	expected 49:18	55:13	7:17 18:18	follow- 8:16
55:3	experienced	family 69:2	20:22 22:4	101:19
Envision 90:7	86:16	78:15 80:14	24:6 25:7	follow-up 8:19
109:11	experiencing	far 48:9 49:17	30:18 32:11	9:3,5,7,22
equity 26:14	93:3	57:1,16 71:20	33:1 37:14	56:14
Erik 1:14 7:1	expires 114:17	fast 99:22	38:10 40:4,5,5	following 8:20
established 90:1	explain 14:4	favor 13:15	40:6 60:18	51:8
establishing	68:21	15:21 111:8	61:4 79:19	footprint 78:17
26:12	explanation	favorable 25:14	81:16 104:1	foregoing
evaluation	63:10	fear 105:9	108:6	113:15
18:10,12,16	extension 14:1	feasibility 86:11	fit 20:15	forgive 85:17
evening 3:8	14:14,19,22	86:14,16	five 10:13,15	100:9
evenly 32:3	extensive 18:12	feasible 96:14	66:15 70:21	form 35:7,21
event 10:20	extra 11:17	features 77:15	five- 70:22 71:22	49:11
evolve 96:20	extraordinarily	February 12:9	five-year 10:7	formal 56:13
evolved 57:13	23:13	106:1	24:9,16 30:8	former 67:18
exact 32:3 45:7	extraordinary	Federal 104:17	83:12 88:6	formerly 74:14
exactly 24:13	83:9	feedback 47:19	99:13	forth 56:14
34:19,21 60:16	extrapolate 91:5	56:3	five-year-cycle	forward 7:16
70:15 75:17	91:9 97:4	feel 17:9,10	18:11	10:2 17:22
89:1 93:4	eye 59:12	96:16,17	flip 66:11	21:13 28:8
100:7		feeling 106:2	flood 25:22 26:1	35:20,21 37:9
example 20:6	F	feet 14:9 39:20	26:4,6	37:11 38:17
43:15 50:3	facilitate 51:20	41:21 48:19	floodplain 26:3	40:14 41:8,12
51:12	facility 7:19	58:17 75:20,21	floor 14:9 39:21	49:10 50:20
examples 54:9	fact 33:5 43:17	76:4 101:8	45:10 58:8,12	53:17 80:7
57:15	48:11 68:13	felt 81:9	58:17,19 59:6	83:11,12 86:22
exceed 37:20	78:3 95:10	FEMA 26:1	59:8 75:14,17	87:16 104:19
44:16	108:14,19	field 89:1	75:21 76:3,7	105:5 112:3
exceeded 78:2	factor 43:19	figure 33:13	76:12,19	found 44:4
exception 11:15	54:14 56:15	35:13 70:12,15	floors 28:19	68:22 76:2

four 27:20 48:11 71:17	given 23:6 33:1 65:4	106:1 107:19 108:21 109:7 111:13	54:15 56:19,20 56:22	98:13
fourth 71:19	gives 21:12,20 25:10 77:13	good 3:8 53:21 83:10 85:14	guys 83:14 108:4	heads-up 57:1
frame 32:16 97:18	giving 49:6 56:18,19,22	goodnight 112:5 112:6,7		Healthpeak 37:4,12
free 17:9,10	Globe 93:1	92:19,19 104:2 104:11 106:5,9	H	Healthpeak's 7:12
friends 106:12	go 16:20 17:4,5 17:7,9,22	gotten 79:22	H 1:8 3:4 4:11 4:13 6:10	hear 9:14 16:8 56:21 86:4
From' 113:2	18:20 19:13	Governor 3:13	11:10,19 12:3 12:19 13:1,19	105:7 108:5
full 6:4 12:13 110:6	22:1 24:3 30:6 36:10 43:12,12	grant 14:22	15:7 16:3 52:7 52:19 53:8,10	heard 7:14 34:4 35:16 81:20
fuller 24:14	44:12 45:11,16 46:8 51:16	granted 14:6,13	53:15,19 96:22 97:15 99:13,16	86:12,20 94:16
fully 57:10	46:8 51:16 58:6 60:19	granular 84:2	100:2,7 110:13 110:17 113:1	hearing 1:3 7:12 7:17 8:4,7 9:16
functions 36:18	61:21 62:14 68:14 76:21	graph 30:15 31:22	107:5,12 114:12	9:18 47:11 61:13 102:8
fundamentally 27:8	79:17,19 80:4 86:10,22 97:5	great 6:6 11:6 11:20 13:16	half 48:16 72:14	107:7 108:3
funding 25:16 41:7	101:19 107:14 112:2	15:22 23:19 32:19 53:8	hand 17:8 53:22 106:18,20	hearings 46:13
further 33:17 114:8	goal 33:9 90:21 100:3	54:3 58:3 59:12,15 74:2	107:5,12 114:12	heat 77:15
future 17:22 19:10 22:10	goals 18:19 28:15,20 90:6	80:5 84:4 85:6 87:21 93:9	handled 95:22	Heather 107:14 107:17,17,22
34:8 36:7	90:8,9	97:2 101:15 103:21 110:5	hands 52:2 107:10 109:20	108:10 109:18
37:16 38:14	goes 8:7 10:18 31:16 60:21	110:11 111:22 112:1,2,4	109:21	height 27:10,19 28:1,5 29:5
40:9 41:3 49:6	61:6 109:12	greater 26:14	handy 80:3	71:9,11,13,16
50:5 51:6 60:3	going 9:3 10:4 16:20 19:16	green 43:16,19 47:7 56:15	happen 10:19 36:6 38:22	heights 28:4,16 28:17 29:8
60:13 83:5	21:11 22:5,7 23:10 24:13	77:1,2 78:18 79:1,2,4,9,9	71:20 96:14	held 12:8
94:1 96:10	25:6 33:4 34:21 35:15,20	gross 14:9 39:20 45:10 58:8,12	happened 34:13 71:21 109:13	Hello 96:22 107:17
98:1,14 100:6	36:2,6,10,18 37:5 38:13,16	58:17 59:6,7 75:14,17,21	81:15 109:13 88:11,15	help 17:20 83:17 88:11,15
101:13 105:21	39:1,10 41:2 42:8 54:8	76:3,7,12,19	8:15 20:17 52:15 54:10	101:13 112:3
112:3	59:22 61:20 68:21,22 74:20	ground 28:19	63:22,22 64:8 65:3	helpful 24:11 31:4 43:20
G	82:22 88:9 90:18 91:15,21	ground-floor 29:3	happens 18:10	54:13 55:6
G 3:1	91:22 95:21 97:17 98:2,3,4	groundwork 83:11 85:6	happy 110:2	56:17 57:18
gap 87:14	98:9,14,21 99:7,8,17	guarantee 49:10	hard 11:11 20:14,15 33:2	60:6,6 84:17
gas 104:6	100:9 101:11 103:19 104:20	guess 31:5 40:19 46:10 51:5	35:12 73:3 75:8,12 79:7	85:13 89:11
gauge 104:6	105:12,20	55:9 58:10 81:3 105:4	81:9 82:13 87:1,5 97:4,19	101:21 102:9 109:6
GBH 111:16		110:6	harder 60:12 70:14	helping 43:13,22 54:20
general 1:3 2:6 3:12 7:5 31:16		Guidelines	Harvard 46:3	helps 83:16 84:2
86:15 107:6			haven't 35:3	hereunto 114:12
generally 11:15 23:7 26:19			head 34:16 83:1	high 23:18,18 63:5 77:14
geographic 50:6			heading 98:12	high-level 21:1 higher 22:17
getting 7:8 41:6 41:7 74:18				
84:15 91:6				
give 3:19 16:14 55:4 63:13,21				
79:5 100:9 105:13,20				

28:3 59:7	25:7,8,14,15	immediate 17:9	27:21 33:10	interdepartm...
62:19 64:16	25:17 26:5,17	21:16 47:18	61:12 62:1,5	33:13
69:14 78:5	26:18,20,21,22	immediately	62:15,16 65:14	interest 23:19
highlight 19:14	27:7,12,13,20	21:20 97:22	65:20 66:18,19	30:16 31:18
29:9 32:20	27:22 28:2,4	100:4	67:9 68:15,17	43:9 80:6,21
Historic 33:14	28:16,19 29:8	imminently 11:1	68:18 69:17	96:11 102:11
45:17 83:21	29:11,22 30:2	impact 26:5	70:1,1 71:9	interested 24:2
93:20 101:22	30:17 32:4	82:14 86:13,20	80:19 93:18	24:4 31:5
historical 29:11	33:10 35:6	97:9 101:6	95:21 100:20	90:20 114:10
34:4 36:15	38:6,6 39:8,16	impacts 47:5	102:4	interesting 24:7
44:3,5,6,21	39:18 40:1,13	implementation	increased 27:19	45:2 59:17
45:6 46:13,19	40:15,20,22	30:1	28:1 65:8	68:19 84:14
47:3,6 48:22	44:17 50:13	implemented	66:14,14 70:22	85:2 94:6
49:1 54:7	51:2,7,8 52:11	92:16	increases 28:5	internalized
60:20,22 61:3	65:4 67:16,17	implementing	66:10	91:13
61:6,14,22	68:18 70:2,10	29:17	increasing 33:8	interrupt 17:10
62:4,14 93:17	72:1,5,10,13	important 18:5	70:17 71:13	intriguing 104:8
94:16,21 95:3	73:10,12 74:20	19:2 20:10	increments 99:9	introduce 6:15
95:11,12,22	76:5,10 80:22	21:1 26:7,10	indicate 76:12	introduced
96:7	82:19 84:22	65:1	indicates 25:13	47:12
history 67:5	85:4,7 86:9,14	impressive 81:8	indicating 14:18	introduces
hit 24:9 88:9	86:22 87:7,8,9	improve 46:20	indication 77:13	27:17
89:17 90:18	87:17 89:1,2,4	46:21	infer 104:11	intuit 89:6
Hoffman 107:14	89:20 90:2,5,6	improvement	inform 17:21	involve 62:10
107:17,17,22	90:11,20 93:5	56:2	information	63:16 65:15
108:10	97:13 98:1,16	improvements	9:11 18:4,21	79:10
hold 47:18	99:5,10 100:14	53:6 57:6,9,18	19:1,9 21:8	involved 10:12
homeowner	100:20 101:4	58:2 96:5	22:8 24:15	47:10 48:6
100:21 101:7	102:5 104:6	in-depth 10:16	31:19 35:13	56:18
homeownership	110:9	include 51:15	53:20 75:5	involves 32:8
97:10	hover 76:3	76:9	76:22 78:10	ISD 29:11 62:9
homes 52:13	hovering 58:15	included 19:13	79:14 81:17,22	93:17,20 94:17
hope 83:10	how's 89:19	79:13	84:17 88:4	94:21 101:22
92:10	huge 33:15	including 21:2	96:18 97:1,6	102:13
hopeful 33:6	83:13 89:13	29:11 46:3	99:17	issue 15:5 91:1,3
hopefully 17:2	105:4 109:13	82:12,12 86:11	inherently 20:11	99:1,20,20
hoping 60:12	hundreds 92:1	Inclusionary	initial 31:13	issued 21:15
94:9 99:13	Hurley 107:18	26:18 27:22	95:17 96:11	22:17,19,21
horizon 99:16	hurriedly	40:17 72:6,7	initialed 108:17	23:7 62:9,17
Hotel 46:4	107:19	85:18,20 86:3	input 43:4 104:3	69:1,11,18
housing 2:8 7:6	Hutchings 1:13	86:7,7,9,14,19	insight 105:13	71:2,18 72:12
9:6,8,17 10:8	6:22	86:21 87:2,5,6	105:21 112:2	72:18 73:16,17
10:14,15,19,22		87:10,13	Inspectional	74:12 75:20
16:7,19 17:16	I	104:10 108:7,9	102:20	issues 9:15 19:7
17:19 18:7,8,9	idea 34:15 49:6	108:15	instructions	30:1,1 34:12
18:12,15,21	50:10 66:6	income 98:6,8	3:19,21	43:20,22 46:17
19:19,21 20:6	104:5,22	incomes 99:5	instrumental	86:16 87:5
20:7,17 21:3	Ideally 93:22	incorporate	33:22	93:3
22:16 23:14	imagine 34:16	83:4	intended 28:16	it'll 8:10 9:14
24:6,8,9,17	68:13 108:4	increase 23:3	47:21	40:8,18,18

item 6:14 7:18 12:6,14 13:22 14:1 16:6,7 81:5 107:6 110:7	joining 107:11 Joseph 1:13 6:22 Joy 1:11 3:6 5:18,20,21 6:12 jump 17:8 30:16 33:16 111:16 jumping 22:4 33:14 June 114:18 jurisdiction 39:18	88:22 90:1 91:1,6,9,13 93:2,6 94:15 95:5,7,18 96:5 96:11 97:17,22 98:11 102:2,5 103:1,3,6,8,9 104:6,7 kinds 19:20 23:16 47:4 74:14 84:21 85:11 know 10:12 11:13,14 19:5 19:22 20:20 21:16,19 22:9 24:3,13,13,17 27:14 28:11 31:8,9,10 32:2 32:2 33:5,7,14 34:14,18,20 35:6,19,20,22 38:4,16,21 39:4 40:11,17 42:9,11 43:15 44:4,15 45:7 46:10,18 49:14 50:3,18,22 51:13 54:10,18 54:20 55:1,2,5 55:8,14,16,17 55:18,19 56:3 56:5,9,11,12 56:15,16,17,19 56:20,21 57:2 57:3,4,6,7,8,11 57:13,19 58:2 58:7,12,19,21 59:7 60:2,18 61:12,15,19,21 62:11 63:2,22 64:2,4,13,13 64:21 65:7,8 65:12 66:4,16 67:5 68:21 69:4,7,14 71:3 71:16 72:9,12 73:8,10,19,22 74:1,12 75:8,8 75:20 77:17	78:12 79:11,14 80:21 84:5,8 84:21 85:8,20 86:2,12 87:3,6 87:14,18 89:4 90:11,12,12,13 90:17 91:4,11 91:18,19 92:5 92:6,8,11,12 92:13,21 93:4 93:12 94:4,6,7 96:2,4,8 97:18 98:7,8,9,10,18 98:22 99:1,3 99:21 100:20 101:1,4,21,22 102:11,13 103:1,2,5,16 105:2,7 107:5 107:6,9 111:13	Lesley 67:13 74:5 less-well-known 7:22 lesson 91:11 let's 106:14 107:11 letter 14:14 letting 101:19 level 22:8 29:16 56:8,9 104:2 life-science 103:13 limitations 27:8 limits 27:19 28:1 line 49:16 62:2 64:14 113:2 list 36:9 40:18 44:17 48:12 57:10 listening 107:2 listing 84:10 lists 84:7 little 7:3 9:10 10:9 19:6 20:11,21 23:5 24:11 25:10 29:19 34:3 44:2,19 48:14 49:8 51:1,2 55:1 56:13 58:11,13 59:5 59:10 60:12 66:5 68:20 70:14 71:3 74:19 75:12 76:14 78:19 79:5,12,13 80:1 82:9 86:2 89:9,17 90:9 90:22 91:4 94:16,17 96:12 96:13 103:11 livable 17:19 live 4:2 98:17 load 93:18,19,22 100:18 102:2 locally 23:14,15 90:3 106:2 long 8:10 39:11
<hr/> J <hr/> Jackson 1:11 3:7 5:18,20 6:13 Jeff 1:12 4:9,9 4:14,18,22 5:4 5:8,12,15,17 5:21 6:3,7,16 6:17,19 11:3,7 11:10,12,21 12:21,22 13:2 13:4,6,8,10,12 13:15,16 14:4 14:5,5 15:5,6,8 15:10,12,14,16 15:18,21,22 16:13,17 30:7 30:12,14 31:15 31:17,20 33:19 34:7,10 51:20 52:1,4,5,7,16 52:20 53:9,14 53:16 55:7 58:10 59:14,15 59:16 74:4 81:7 82:3 83:4 83:9 86:6 89:21 93:9 94:13 96:22 97:11,16 99:15 99:19 100:3,6 100:8 101:21 102:12 104:4 106:14,15 107:1,4,9,14 107:16 109:1 109:19,20,21 110:14,15,16 110:18,20,22 111:2,4,6,8,19 111:22 Jefferson 32:7	<hr/> K <hr/> keep 73:3 75:5 96:19 Kendall 64:18 kept 3:18 key 22:20 23:4 34:1,2 39:4 kind 7:22 18:12 22:18 24:9 25:11 26:8 27:11 30:1,18 30:22 31:10,12 34:14 35:4,11 36:7,12,21 40:19 41:4,15 41:20 45:13 47:21 48:17 49:11,13,13 50:12 52:22 56:1,10,12 57:4,12,16,21 57:22 58:9,22 59:11,19 60:9 60:16 61:13,21 63:9,20 64:12 65:8 67:15 68:1 71:15 72:3 73:1,12 74:6,9 75:5,10 75:15 76:14,16 77:9 82:8 83:18,19 84:3 84:7,8,9,10,16 84:17,20 85:1 85:22 86:4 87:9,19 88:5	<hr/> L <hr/> large 86:15 103:2 large-scale 103:15 largely 82:5 96:18 larger 41:11 45:5 46:11 53:2 75:7 76:5 76:11,18,21 78:17 87:19 91:9 103:3 larger-scale 44:11 87:15 lastly 84:19 105:4 lasts 109:12 late 24:18 47:11 Laugh 53:18 Laughter 99:14 107:21 lawsuit 108:7 laying 85:6 leaning 94:20 learn 50:6 99:8 learned 91:12 Lechmere 29:7 length 25:12		

67:4,5 81:5 94:3 long-term 9:7 16:19 26:4 39:9 99:20 longer 26:2 look 6:18 9:2,11 10:2 11:17 19:6,6 21:14 21:18 24:7,13 35:1 36:22 39:5,8 49:7,14 50:5 60:15 62:7,16 63:14 64:8 66:3 68:20 75:10,14 76:14 92:4 95:13,16 97:19 98:9,22 99:1,1 99:3,22 107:4 looked 57:14 68:5 69:21 71:6 73:20 82:5 92:5 looking 22:11 24:12 31:18 34:17 39:3 49:19 50:19 53:16 57:1 60:2 64:7 67:22 68:2 69:22 70:6 71:7 72:4,11 83:12,17 90:5 92:20 93:16 101:3 102:4 105:5 looks 44:17 92:8 lose 33:5 lot 17:1 18:14,19 22:4,6 23:18 30:16 32:8,10 35:5 36:20 38:3,6,6 41:13 45:9 46:6,20 50:10 51:11 52:12 53:4 55:14 56:4 57:15 58:9,15 61:15 63:10	67:13 68:22 69:2,5,6,10 70:4,4 71:15 71:20 72:20 74:7,9,15 76:9 76:10,17,19 77:12 79:16 81:17 86:12 88:4,15 89:9 93:13,13 94:9 94:21 95:2 96:5 101:12 102:22 103:4 lots 48:19 104:2 love 86:2 104:22 low 77:14 lower 59:5 62:13 104:17 lower-lift 47:21 Lydecker 1:8 3:5 4:19,21 6:11 12:4 13:4 13:5,20 15:3,3 15:10,11 16:4 88:3,19 89:15 110:20,21 <hr/> M <hr/> Macias 1:9 3:5 5:1,3 6:11 12:4 12:17 13:6,7 13:20 15:12,13 16:4 58:5 81:16 110:22 111:1 magic 109:11 main 20:22 28:9 73:8 major 21:2 28:8 68:14 majority 48:18 62:19 71:12 102:15 making 10:18 12:16 27:4 55:17 85:12 106:8 mandated 36:14 46:6 map 49:19 51:16	79:19 mapping 73:15 March 1:4 3:9 12:9 margin 48:19 mark 24:9 market 39:8 50:4 51:10 104:21 market-rate 39:18 40:6,16 51:14 72:13 80:22 marshal 91:2 Mary 1:7,8 3:4,5 4:15,17,18,19 4:21,22 6:10 6:11 12:3,4 13:2,3,4,5,19 13:20 14:21,21 15:1,3,3,8,9,10 15:11 16:3,4 54:4,5 88:2,3 88:19 89:15 100:9,11,12 101:16,19 110:10,10,11 110:18,19,20 110:21 112:6 Mary's 15:2 Marys 15:4 Mass 8:19,22 29:1,2 38:20 40:3 92:15 Massachusetts 1:6 3:12 114:2 114:5 massive 104:3 108:11,17 matched 85:7 material 17:1 materials 88:10 math 27:2 matter 14:17 91:19 99:22 106:22 Mayors 90:4,9 93:1 McMansions 52:13	mean 70:15 83:9 85:1 89:16,22 90:19,21 92:5 99:15 meaningful 58:2 meant 91:1 measure 33:4 Medellin 111:12 media 10:20 median 75:22 meet 27:21 93:7 96:6 meeting 1:5 2:5 3:9 4:1,3,12,15 4:19 5:1,5,9,14 5:18 6:1,16 7:9 7:11 9:11,14 9:21,22 12:7 12:15 29:20 43:4 47:19 48:4 56:13 77:20 113:16 meetings 3:14 3:22 12:8 33:13 56:11 83:21 meets 98:13 Member 4:7 members 3:4,15 3:15,18 4:8 5:13 6:5,5,10 10:12 11:7,14 12:3,10,14 13:15,19 15:21 16:3 17:1 38:4 45:19 81:14 106:11,17 110:6 111:8 mention 108:7 108:12,14 mentioned 22:12 24:8 25:9 29:21 30:16 33:20,21 41:5 44:13 47:8 49:8 51:13 54:12 64:9 65:6 74:5 78:13 80:13 87:11	message 11:13 11:16 messy 20:11 73:3 meter 104:6 metric 75:14 76:12 metrics 76:20 77:8 Metro 90:4,9 93:1 Michele 114:4 Mid 45:22 mid-Cambridge 45:22 middle 42:2 66:3 Middlesex 114:3 mind 101:10 mindful 19:8 minimum 77:20 78:1,2 82:17 minus 32:7 minutes 12:7,15 missed 85:18 missing 58:7 mitigation 77:15 mixed-use 48:13 74:16,17 87:19 Mm-hm 11:2 30:12 31:15 88:18 89:14 100:2 101:16 modified 73:1 modify 14:7 74:8 Monday 8:18 9:4 monitor 106:4 month 7:14 8:11 monthly 29:20 motion 12:15,16 12:22 14:19,20 15:2,6 110:7,8 110:15,16 motivation 73:9 move 14:21 22:12 31:12 35:20,20 37:11 41:7 49:10
--	--	--	--	---

50:20 51:3 54:21 59:14 104:19 106:16 112:3 moved 12:17 87:16 110:10 movement 71:15 moves 33:11 moving 7:16 21:13 27:8 37:9 38:17 42:11 83:11 84:3 89:7 97:20 104:7 Mt 62:20 multifamily 17:14,15 18:3 26:9,17 27:6 29:14 37:2 38:19 39:17 41:14,18 47:9 47:11 50:11 52:11 65:2 66:21 69:3,7 69:10 70:20 75:1 76:4,18 78:16 80:6,14 82:9 86:15,22 87:4,16 89:12 91:8 92:12 94:6 103:2 multiple 50:3 63:16,17,19 69:1,6 multiyear 105:5 mute 3:18 MXD 64:19	47:4 near 41:3 46:3 nearly 42:15 necessarily 21:11 33:2 35:10 49:22 50:14 52:1 53:1 56:4 59:18 61:16 95:8 100:3,15 need 20:19 30:2 45:11 79:12 98:17 needed 27:16 needle 89:7 104:7 needs 47:18 101:2 104:12 negative 65:19 neighbor 48:9 neighborhood 9:7 16:19 29:17 41:13 45:17 46:1 47:13 49:3 74:6 83:20,21 95:3 neighborhoods 26:16 27:4,20 49:21 74:10 105:8 neighbors 48:1 105:8 neither 114:8 net 20:3,3,8 64:8 64:9 65:18,19 65:19,20 66:17 66:18 67:9,11 100:14 102:4 never 108:16 new 10:21 14:10 19:18 20:2,3,3 20:7,8 24:1 29:13 30:20 34:22,22 37:21 42:15 64:3,10 64:10 65:16 67:11,11 68:3 70:17 71:8,10 71:13 77:18,19	77:19 78:15,20 100:6 101:4 news 22:5 Nexus 108:19 nice 10:9 51:17 nine 43:1 111:15 non-open 8:1 nonbinding 36:16 43:5 48:2 55:15 nonresidential 23:17 28:18 67:3 69:18 102:1,21,22 Norfolk 32:11 normal 42:22 NorthPoint 38:5 not-too-distant 37:15 38:13 40:9 notable 45:5 61:10 65:4 68:10 notably 72:4 Notary 114:4,16 note 8:14 10:6 21:8 39:4 56:7 64:12 79:6 noted 25:20 49:9 95:2 113:17 notes 19:13 notice 54:6 noticed 85:17 notification 29:18 47:13 48:10 49:4 notified 48:4 notify 47:18 nova 109:12 novelty 96:12 nuance 20:21 number 8:15 22:17 23:2,3 36:3 39:5 42:5 46:16 49:17 50:13 59:5 62:2,3,6,17,18 63:5 64:6,13 64:14 65:5,6 65:14,18,22	66:8,10 67:10 68:17,18 69:11 69:17,19 70:2 70:10,17 71:1 80:17,19 82:9 85:19 89:18 90:18,21 91:14 91:18,21,22 92:4 101:8 102:1 109:11 numbers 19:5,6 49:14 62:13 65:12 66:20 71:4 78:12	82:13 ones 42:8 62:8 68:11 73:19 ongoing 29:20 33:12 online 4:2 10:10 92:9 open 8:1,2 11:1 27:10 77:11,12 78:4,6,7 opportunities 38:18 50:2 opportunity 16:10 104:19 order 8:21 19:7 26:20 27:10 36:12 96:6 Ordinance Objectives 17:17 observations 84:16 obtain 14:12 obvious 64:12 obviously 79:1 86:1 89:8 109:15 Occupancy 31:14 77:7 occupying 78:17 occur 26:8 occurring 52:15 odd 89:8 offered 94:21 Oh 31:4 51:20 74:2 Ok 15:4 okay 11:19 30:13 33:3 34:10 51:22 52:3,19 53:8 53:13,18 54:1 54:2 74:3 83:3 85:14 104:6 107:13,21 110:5 111:7,21 112:4 old 61:2 106:12 older 35:2 37:22 one-per-unit	order 8:21 19:7 26:20 27:10 36:12 96:6 Ordinance 17:13 81:11 ordinances 36:14 outcome 114:10 outdoors 77:16 outside 52:8 overall 18:8 28:15 33:9 35:8 62:13 63:21 71:12 90:5 102:7 103:1,13 overlap 48:21 49:9 80:2 Overlay 10:14 10:22 24:8,17 25:8,14,15 28:4 30:17 32:4 39:16 40:1,20 41:1 51:2,8 72:10 overturn 108:7 overview 16:14 36:7,10 owner 61:18 owning 50:3
<hr/> N <hr/> N 2:1 3:1 name 3:10,16 11:8 12:11,16 14:20 107:16 110:8 113:21 nationally 23:14 23:20 natural 105:11 NCDC 96:7 NCDCs 46:14				<hr/> O <hr/> O 3:1 31:10 o'clock 111:15 Objectives 17:17 observations 84:16 obtain 14:12 obvious 64:12 obviously 79:1 86:1 89:8 109:15 Occupancy 31:14 77:7 occupying 78:17 occur 26:8 occurring 52:15 odd 89:8 offered 94:21 Oh 31:4 51:20 74:2 Ok 15:4 okay 11:19 30:13 33:3 34:10 51:22 52:3,19 53:8 53:13,18 54:1 54:2 74:3 83:3 85:14 104:6 107:13,21 110:5 111:7,21 112:4 old 61:2 106:12 older 35:2 37:22 one-per-unit	<hr/> P <hr/> P 3:1 p.m 1:4 3:3 6:9 12:2 13:18 16:2 106:21

112:8 paced 32:3 page 2:3 84:1 113:2 pain 105:13 pandemic 87:15 paper-free 11:15 par 59:11 Park 7:20 8:2 32:7 parking 47:6 81:20,22 82:1 82:4,6,11,12 82:13,17,20,22 part 17:13 21:14 27:4,5 35:8 37:5 39:8 41:18 42:21 48:7 53:3 59:17,18 64:18 74:20 87:19 partial 62:11 participation 3:13 particular 12:14 23:17 26:18 42:6 44:17 50:19,20 90:21 93:8 particularly 29:15 76:8 103:13 parties 114:9 partly 48:12 95:10 parts 20:22 41:16 42:1 pattern 49:22 73:17 patterns 50:6 pause 30:3,5 50:9 51:16 pauses 17:6 pausing 52:22 paying 41:10 45:19 88:21 PB-402 2:7 14:2 peaked 103:11 pearls 81:11	106:5 108:5 pencil 104:18 people 24:1 35:16 70:13 71:11 75:11 81:20 96:13 98:6,16 102:16 106:2 107:2 110:2 perceived 86:20 percent 73:7 78:6,6 87:10 87:13 105:18 percentage 62:16 77:12 102:3 104:15 104:18 perfect 20:18 perfectly 36:6 period 18:13 24:15 38:11 67:7 92:10 99:6 periodic 86:9 permanently 72:15 permit 8:5 14:2 14:6,7,11,12 14:13 21:20 25:5 26:3 27:15 37:8,10 37:21 38:1,10 38:12,16 42:8 43:6,21 44:15 44:16 45:14 50:15,16,22 53:1 54:20 57:5 59:2,20 60:21 61:17 62:3 63:17,18 65:7 67:20 69:18 77:7 80:1,3 83:22 84:7,12 102:8 102:9 Permitee 14:13 permits 21:15 21:18 22:16,18 22:19,21 23:6 23:8 27:14	35:11,14,18 37:1 39:14 52:14,20 53:4 53:5 58:12 60:17,21 62:7 62:10,17 63:12 63:13,16,18,19 64:15 65:3 68:1,2,3,12,17 69:1,11,22,22 71:1,7,8,8,12 71:15,18 72:2 72:7,9,12,18 72:19,21 73:15 73:16 74:8,12 74:15 75:20 77:6 79:3,8,10 79:21,22 80:11 102:1,5,15 103:2 permitted 21:21 22:22 23:1 32:17 35:6 38:19 39:7 59:22 63:6 64:21 72:5,15 85:19 87:12 Permittee 14:11 permitting 27:17 41:6 102:14 person 101:8 111:11 personally 99:21 perspectives 19:2 phase 25:6 41:3 41:4 42:8 43:6 45:14 51:3,4 57:5 59:2 80:9 80:11 phases 38:9 phenomenon 96:9 phone 106:19 107:20 photo 31:6 picked 70:3 picking 11:16	picture 21:12 23:10 24:14 35:5,9 49:13 51:18 60:4 63:13 84:3 101:14 piece 7:4 17:19 18:8,10 54:7 54:18 67:2 69:21 71:6 83:17 pieces 74:18 pipeline 21:9 22:12 30:20 39:8 49:6 51:7 54:21 76:17 81:1 84:4 place 10:21 22:14 35:7 36:1 79:4 106:2 places 89:5 plan 14:8 21:4 planned 7:9 8:17 38:22 40:11 Planner 97:19 planning 1:1 2:5 3:9,14,21 6:4 7:4,21 8:3,6 9:7,19 10:11 11:14 14:2 16:19 18:3,6 22:5 28:10,12 29:12,16 37:1 37:14,20,22 39:12,14,17 40:4,5,7 42:16 42:20 43:3,12 44:14 45:12 46:9 47:10 55:11,12,18 57:17 64:18 66:5 67:4,18 74:22 82:10 84:20 88:11 93:18 95:6 96:2 98:19 105:7 110:2 113:15	plans 28:14 planting 78:20 plantings 77:14 77:15 plate 100:10 play 101:5 plays 25:11 please 6:15 12:21 15:5 110:15 plus 32:7 point 7:10 10:1 16:12 21:17,22 33:12 34:8,17 37:9,15 41:9 50:7 51:5 55:7 56:7 59:13 60:4,4,5 64:11 65:1 72:17 76:17 80:9 81:10 82:10 84:14 90:19 92:20 94:2 97:6 98:3 102:13 106:10 108:2 109:1 110:5 pointed 76:16 95:13 108:2 pointing 32:20 56:19 74:4 points 41:10 63:8 77:8 78:21 79:1 105:14 107:3 policies 17:16 18:12 policy 8:20 17:21 21:2 22:6 86:7,10 87:6 88:12 policy's 89:6 population 98:5 99:9 portal 4:3 9:11 Porter 29:3 40:10,10 51:13 55:10 possible 89:16 possibly 84:22
--	---	--	---	--

post 48:5	37:6 39:15	proforma 57:22	proposal 7:13	24:11
posted 9:12	49:5 61:9 76:2	program 17:19	8:8 37:14,16	providing 56:22
potential 38:17	previously	18:9 26:18	40:15,17 42:22	98:16
49:12	27:13 40:16	59:9	43:1,4 45:4,5	provision 7:22
power 93:13	41:1	progress 30:9	46:3 47:20	8:1 17:13,19
pre-COVID	pricing 101:3	85:13	48:11 50:11	proxy 75:15
87:9	primarily 28:11	project 10:22	55:21 57:9	public 3:15,18
preapplication	priorities 26:13	32:12 37:3,21	60:21	3:19,20 16:11
7:15	probably 19:16	40:6 43:14	proposals 20:12	42:13 43:4
precedent	33:11 36:2	44:16 45:7	21:6,10 22:11	46:12,14 54:12
108:16	39:13 45:20	56:6 57:4	22:13 29:22	87:17 106:16
precedes 21:19	52:8,17 54:16	63:15 64:17	30:18,20 35:1	106:17 107:7
21:20	58:5 70:3 74:2	66:12,13 67:17	35:2,15 36:22	107:19 114:4
precise 20:14	94:4 101:7,7	70:14 73:1	39:6,10 41:11	114:16
36:6 59:20	104:11	projecting 88:12	41:14 42:11	publication 10:9
precisely 108:10	procedural	98:1	43:11 44:5,8	PUD 7:12 29:4
precursor 61:16	17:11	projections	44:17,20 45:2	37:4 38:4 39:5
prediction 36:6	procedure 33:12	90:17	45:3,15,21	pulled 76:22
85:3	procedures	projects 10:17	46:2,5,19,21	79:2
predictions	29:14,15,18	22:21 23:1,2,3	47:16 48:16,22	pulling 59:20
84:21 85:8	36:16	23:8 24:19,22	49:16,21 50:9	pure 64:10
preexisting	proceed 59:15	25:5 27:21	50:13,22 51:3	purpose 36:18
42:14	proceeded 50:21	32:14 33:7	51:11,14 52:22	purposes 36:17
preferably 61:7	proceeding 48:2	35:10,19,19	55:9,10 56:1,8	Pursuant 3:11
prepared 93:21	proceedings 4:6	36:2 41:1,20	58:18 67:8,9	purview 47:5
96:17 107:10	112:8 113:18	43:16 44:1	73:20 77:6,17	52:8
110:3	114:7	46:10 49:10	77:19,22 78:2	push 91:4
present 4:11,13	process 16:14	55:6 63:14	79:22 80:7,8	put 31:1 84:20
4:15,17,19,21	21:7 24:3,21	64:2 65:7,11	82:5,11 92:17	88:11,14 91:6
5:1,3,5,7,9,11	25:4,4,12	65:15,20 66:12	96:4	93:14 95:14
5:13,15,18,20	27:11 29:4	66:18,18 67:6	propose 82:22	106:1 109:11
6:1,2,5,16,18	30:21 37:18	67:11,19 71:17	proposed 7:20	puts 102:5
34:15 35:13	39:15,19 41:19	72:4,11,21	58:22 71:16	putting 18:20
72:17	41:22 42:10,10	76:8 79:9,10	82:6,21 84:20	33:22 34:2
presentation	42:11,14 43:13	80:10,12 82:10	proposing 14:20	68:1 83:14,14
16:8,14 19:15	44:1,6,15	82:14 83:19	70:13 71:11	85:11 93:12
81:17 88:10	45:16 47:11,13	84:11 85:19,20	82:11	97:1 106:7
presented 16:18	48:18 53:1,2	85:20 86:1	Prospect 42:18	
presenting 9:13	55:13,19,19	91:18,21 92:1	42:19	<hr/> Q <hr/>
19:9	56:10,16 57:3	100:13 103:15	prospective	Quadrangle
preservation	61:19 107:1	104:18	61:18	7:13
47:1 78:20	processes 36:13	promise 17:6	proud 104:1	qualitative
preserved 61:8	44:13 46:9	106:4	provide 14:3	54:18
pressing 106:20	54:19 90:6	promote 26:17	17:20 18:2	qualitatively
pretty 25:16	produced 91:14	77:15,16 98:15	19:1 20:16	19:6
32:4 39:7 42:4	92:7	promotes 29:2	21:8 26:14	qualities 20:13
49:20 60:13	production	properties 74:6	35:4 110:1	quality 77:10
64:14,21 66:10	80:22 85:4,7	property 61:18	provided 14:13	quantity 77:11
67:1 75:19	90:2,6,7,11,20	proportion	34:4 36:4 45:9	question 17:7,9
previous 28:3	93:5	95:16	provides 18:1	31:19 33:11

52:16 53:7,10 54:6,11 58:5 63:11 81:13,14 83:18 93:16 94:5,13 97:3 97:11,19 98:8 98:19,20 101:10 104:9 questions 11:7 12:10 14:17 16:10 17:6 19:3,4 22:2 30:4,9 47:19 51:17,21 52:8 59:13 63:11 74:22 75:6 79:17 81:19 95:16 103:22 105:15 quick 79:16 quickly 17:4 31:12 quite 58:20 76:20 80:20 94:20	really 10:14,16 18:14 23:3 26:9 31:1,6 34:1 35:12 36:22 48:6 49:12 53:11,16 55:10 56:21 57:14,15 61:11 65:2,13 70:5 71:4 72:16 73:2 74:20 75:8 78:9,10 81:8,9,18 85:5 85:6 87:3 90:10,19,22 91:15 92:3,12 94:19 95:18,19 95:20 96:14 97:2,21 98:9 100:21 102:10 102:18,19 103:19 104:2,5 106:5,9,9 108:6 109:6 112:1 reason 7:20 70:11 113:2 rebuilding 54:14 recall 85:2 receive 11:10 received 12:8 37:8 38:15 46:14 61:12 65:7 67:19 72:2,21 73:5 74:8 80:3,11 84:11 106:21 receiving 64:15 72:7,8 recommend 11:3 recommendat... 28:13,15 reconsider 109:13 reconstruction 32:9 47:1 record 113:18 114:6	recorded 4:1 records 59:21 redevelop 61:20 redevelopment 38:18,18 50:2 63:14,15 65:6 redevelopments 66:22 redoing 102:16 reduce 80:17 reduces 66:8 reducing 23:2 70:16 refer 19:18 21:9 reference 80:3 reflect 82:9 reflection 32:1 reflections 43:10 reform 24:9 reforming 26:13 reforms 22:14 28:8 reformulation 38:21 region 89:3,19 regional 85:9 89:1,2,10 92:20 regionally 23:14 23:20 89:19 92:19,20 regulate 101:6 regulated 25:20 27:7 Regulations 17:16 26:6 73:12 regulatory 27:11 90:14 rehab 67:18 rehabbed 67:16 rehab s 100:13 reiterate 35:11 related 7:18 21:19 60:17 114:8 relationship 99:11 relative 58:9	relatively 45:3 45:21 48:10,20 59:5 63:4 release 102:9 released 10:7,20 releases 93:1 relies 27:16 remained 29:6 remarkable 10:11,14 remember 12:16 14:19 32:14 83:1 84:19 110:7 remind 26:10 88:20 reminder 18:7 21:2 55:8 remote 1:5 3:13 3:21 removal 62:10 78:22 79:3,8 79:10 remove 26:19,21 removed 20:5 62:13 removing 27:3,8 renamed 41:18 renovation 32:13 64:4 rent 97:9 rental 62:10 rents 101:4 replacement 7:19 replacing 102:16 replicated 19:9 report 2:8 7:6 8:4,7 9:8 10:7 10:11 11:11 16:8,15 17:20 18:2,7,18,21 21:4 24:6 29:19 33:1,22 36:21 52:9 61:9 74:20 79:18 81:17 82:4 83:2,12 92:22 104:3	110:9 report's 10:16 reports 82:18,20 101:13 represent 34:3 75:3 request 14:1 61:18 requesting 14:14 requests 61:12 61:15 62:6,14 84:16 95:15,17 95:21 required 8:6,7 26:2 27:13,15 43:3 45:15 56:11 104:15 requirement 47:17 77:20 78:1,2,4,6,7 82:19 87:10 requirements 14:8 27:9,22 43:14,17,19 54:14 56:15 69:5 77:3,5 82:17 86:14,19 86:21 requires 14:11 63:10 Reserve 104:17 reshaped 96:6 Residence 41:12 45:1 47:14,15 48:13 50:14 68:7,8,12,14 68:16 74:13 78:5 residential 23:16 27:19 29:1 38:9 46:4 64:19,20 65:15 65:16 69:15,16 73:13 74:8 82:5 103:2,8 103:11,16 109:2,4 residents 11:1 resolve 43:22
R				
R 3:1 113:1,1 raise 17:8 106:18,19 107:3 raised 46:16 102:2 107:5 109:21 raising 63:11 range 32:4 43:7 71:1 75:19 rates 23:19 ratio 58:13 77:10 82:13 raved 111:13 reacting 54:15 read 36:9 39:1 113:15 real 105:14 realize 20:11,18 35:14 75:11 97:3 realized 19:2 60:11 72:20				

resolved 56:4 108:22	37:4 39:2,6 40:6,7 48:22	58:10 59:16 74:4 82:3 83:4	scope 18:15 82:7 Score 77:9,20 78:21	75:16 77:18,22 78:8,14,15
resource 17:21	60:22 64:18	86:6 89:21	screen 6:18 52:4	80:21 84:3
resources 18:16 91:2	67:18 80:2 95:7	94:13 97:11,16 99:15,19 100:3	second 7:7 9:9 10:21 12:18,19 15:1,3 21:5 40:8 110:12,13	89:3 93:4,5 103:3
responding 22:14	reviewing 37:5 77:2	100:6 102:12 106:15 107:4,9 107:14,16	section 21:5 22:4 36:5,10 36:11,12 52:17 59:14 60:1 61:8,9 72:3 74:18	seeking 102:16 108:7
response 96:2	reviews 36:19 46:6 52:12	109:19,21 110:14,16,18 110:20,22	sections 22:1,10	seen 35:16,21 41:21 48:9 50:13 56:8,9 57:1,9,10,17 66:10,16 68:10 68:11 69:9,16 71:14,17,19,20 73:14 77:17 78:13 80:7,12 80:16,18 86:15 92:17 96:1 103:12
responsible 77:1	56:18 57:17 77:1,5 94:3	111:2,4,6,8,19 111:22	secured 41:7	segues 72:3
rest 17:14 48:15 71:3	revisit 109:14	robust 19:10 60:13	see 6:18 9:11 11:17 14:18 21:11 22:2,11 25:2 30:3 31:6 34:18 36:8 37:15 40:21 51:11,17 52:1 52:14 53:4 55:18,20,20 57:3,12 58:11 58:15 59:4 60:9 65:18 70:20 73:18 74:1,9,11,15 75:19 76:20,21 80:1 81:1,13 85:3,7 86:2 91:18 92:7,8 94:6 96:8,9,19 97:17 98:4,4 103:18 105:1,1 106:3,12 107:2 107:5,10,11 108:17 109:10 109:21 111:16	selecting 26:15
restrictions 69:5	rezoning 8:22 28:9 29:1	roll 3:17 12:21 15:5 110:14	seeing 24:2 29:22 31:8 32:4 33:15 41:14 43:8,8 51:9,10,14 56:2 57:6,16 58:14,18,22 59:11,19 66:8 66:9 67:8 75:7	sell 61:20
restrictive 26:16	rezonings 54:19	rolling 81:21		send 11:12,13 11:16,18 110:3
result 56:2 57:20 64:3 75:7 80:22	rhetorical 93:15 94:5	rough 84:12	S	sense 22:10 24:16 25:10 36:7 49:15 54:22 55:4 63:21 75:11 79:7 83:15 84:9 92:21 102:2
resulting 63:5 65:20 67:9	right 11:20 15:4 23:12 32:1 33:19 34:11 52:7 54:10 58:16 59:16 66:3 83:6 85:1 85:21 88:15,21 89:3,9,12 91:7 91:16 97:15,20 100:7,18 103:4 104:21 105:12 105:17,18,20 107:8 112:4	rubric 78:21	S 3:1 113:1	sent 18:18
results 28:22	risk 25:22	rule 60:19	sake 55:8	sentences 109:3
rethought 40:14	Riverview 62:20		sale 67:14 74:7	separate 44:3
review 10:12 17:2 18:8,9,15 21:7,11 24:3 24:21 25:1,4,4 27:17 30:2,10 30:21 31:2,13 32:15,18 36:13 36:15,16 37:13 37:21 38:12 39:19 40:8 41:1,6,19,22 42:8,9,10 43:2 43:3,6,13,21 44:3,5,9,10,13 44:14,14,16,18 44:22 45:6,8 45:13,16,22 46:9,9,13 48:3 48:7,8,17 49:1 49:2,3 50:17 52:14 53:1 54:8,19 55:5 55:13 56:8 60:22 73:20 77:6 78:18 79:4 83:21,21 83:22 85:21 87:12 94:9 105:5 108:15	Roberts 1:12 4:9 4:10,14,18,22 5:4,8,12,17,21 6:3,17,19 11:3 11:12 12:22 13:2,4,6,8,10 13:12,15 14:5 15:6,8,10,12 15:14,16,18,21 16:17 30:12,14 31:15,17,20 33:19 34:7,10 51:20 52:1,4 52:16,20 53:9 53:14,16 55:7	saw 22:15,16,21 24:22 25:7,9,9 30:18 42:13 51:2,12 67:10 87:8	salient 73:4	Services 102:20
reviewed 27:12		save 8:12 53:10 53:15	salt 7:19,20	session 40:4,8
		say 22:15,16,21 24:22 25:7,9,9 30:18 42:13 51:2,12 67:10 87:8	save 8:12 53:10 53:15	set 19:4 22:15 26:13 36:21 51:7 71:7 90:6 90:8,9 93:7 96:7 100:6 114:12
		saw 22:15,16,21 24:22 25:7,9,9 30:18 42:13 51:2,12 67:10 87:8	scale 22:11 43:8 43:15,16 45:12 51:1 53:2 62:5 70:12 87:7 91:18 92:17 99:8	setbacks 27:10
		saying 83:20 109:2	scales 49:16	setting 17:11 50:16 83:10
		says 8:1 17:20 47:17 63:10 106:18	scattered 41:15	settles 96:11
		scale 22:11 43:8 43:15,16 45:12 51:1 53:2 62:5 70:12 87:7 91:18 92:17 99:8	scheduled 7:18 10:1 48:4	seven 6:4 65:18
		saw 22:15,16,21 24:22 25:7,9,9 30:18 42:13 51:2,12 67:10 87:8		seventh 9:16
		saying 83:20 109:2		shape 35:7 55:2
		says 8:1 17:20 47:17 63:10 106:18		
		scale 22:11 43:8 43:15,16 45:12 51:1 53:2 62:5 70:12 87:7 91:18 92:17 99:8		
		scales 49:16		
		scattered 41:15		
		scheduled 7:18 10:1 48:4		

77:19	101:15,17	79:4	55:1 56:21	29:3 39:20
shaping 55:21	103:21 106:16	Sitting 3:4 6:10	88:14	41:21 46:3
share 18:5 104:4	107:8,13,15,21	12:3 13:19	sorry 30:14 41:6	48:19 58:17
sharing 96:18	108:9 109:18	16:3	52:21 78:19	64:18 75:20,21
Sharp 59:12	109:20 110:5	six 27:21 28:2	106:15	76:4 101:8
shed 7:19,20	110:11 111:6,7	29:6 48:12	sort 21:6 28:20	squarely 47:5
sheer 39:5 91:14	111:9,21 112:4	six-story 50:9,11	37:22 39:17	squishy 84:11
Sheridan 58:19	112:7	71:22	41:12,18 43:7	ss 114:3
shift 22:22 23:1	sight 33:5	sizable 80:8	48:18 54:17	stacked 85:1
33:8 46:22	sign 33:6	size 45:7 64:5,5	59:2,17 60:7	stacking 85:3
67:1 80:13,16	significance	73:18 75:15,18	60:19 61:10,18	Staff 1:12 4:7
80:18	61:1,11 95:14	sizes 43:7 75:9	65:5 66:6,17	6:16 7:2 9:2
shifted 95:15	95:18	76:11	70:14,15 76:18	14:3 28:11
shifting 44:2	significant	skew 76:11	77:10,16 78:2	29:16 41:19
51:15,15 98:5	44:21 61:5,5,6	Skews 76:4	81:20,21 84:2	42:10 43:11
shifts 78:13	62:1 65:13	sky 106:1	98:19 101:2,4	44:14 46:9
short-term	67:1,3 70:19	sky's 106:3	103:10	48:7,8 54:11
97:17	71:1 95:20	slide 30:8 33:6	sources 19:14	54:13 56:7,9
shortage 97:13	silly 58:5	58:6 59:14	space 8:1,2,3	56:17 61:4,12
shorter 32:16	similar 24:9	72:17	27:10 47:7	93:12 95:7,13
shortly 7:8	28:15 50:4	slides 31:6 39:3	76:6,10 77:11	95:19 97:1
show 75:2 90:18	54:5 56:9	49:5	77:12 78:4,6,7	staffed 93:21
106:5	57:16 89:4,8	slightly 70:6	spaces 82:1,6,21	Staffing 94:10
showed 72:18	93:3 102:22	slowed 38:11	82:22	stage 21:10
83:22	103:3,14	slowing 51:8	speak 34:5 71:4	24:20 50:22
showing 19:4	similarly 46:5	small 7:4 45:3	89:2,16 106:17	58:22 73:21
30:15	69:15 76:20	48:10,20 65:12	106:19 107:10	81:2 82:10
shown 71:5 84:1	simplify 27:10	94:2	speaking 3:16	87:12
sic 84:10	simply 12:11	smaller 22:22	12:12	stand 29:13
side 102:22	47:22 105:19	23:1,7 32:12	speaks 59:8	standards 28:20
sides 98:6	simultaneously	43:18 46:11	Special 14:6,7	96:6
siding 102:17	95:7	55:6 69:11	14:11,12 26:2	standing 34:17
Sieniewicz 1:7	single 65:21	71:7 72:5,13	27:13,14 37:1	60:2
3:4,8,10 5:22	69:7 88:7	73:19	37:8,21 38:1	start 4:7 24:14
6:2,6,10,14	91:21	smaller-scale	38:16 39:13	24:15 37:1
11:2,6,20 12:3	single- 69:1	33:7 44:10	42:16,20 43:2	44:6 60:18
12:6,18,20	78:14	53:6 66:22	44:15,16 50:15	77:18 87:15
13:12,13,16,19	single-family	80:12	50:16 72:19	96:13 98:22
13:22 14:16	27:3 76:5,8	smooth 43:22	83:22 84:7	started 26:11
15:1,4,18,19	80:13	snapshot 21:21	specific 18:18	103:9,10 109:1
15:22 16:3,6	site 14:8 32:8	60:3	20:16 21:21	starting 10:22
30:6 51:19,22	37:11 38:8	Somerville 2:7	60:5 90:18,19	11:1 55:2
52:3,5 53:13	40:12 42:6	14:3	specifically	82:16
53:18,21 54:3	50:19,20 53:6	something's	22:22 75:9	state 3:16 12:11
58:3 59:12	61:20,20 63:15	56:3	spectrum 98:6,8	37:16
74:3 81:7 83:3	63:21 64:1,8	somewhat 17:4	speculate 32:22	statistically
83:6 85:14	77:10	20:19 22:17	spent 55:5	65:13
87:21 88:1,18	sites 38:18,22	32:12 45:2	spoke 86:18	statistics 104:16
89:14 93:9	42:3 48:20	60:17 65:14	spread 49:20	stay 25:3
96:21 100:5,8	50:3 78:15	soon 21:12 42:9	square 9:18 14:9	steady 25:3

30:20	65:22 66:2,11	39:1 50:8 80:5	tells 78:19	96:22 97:15
step 7:16 37:19	66:22 67:10	81:3	tended 44:6	99:13,16 100:2
43:21	68:17	taken 3:17 35:22	tends 75:22 76:3	100:7 110:13
stock 33:10 99:5	substantially	93:13 101:2	term 26:12 28:7	110:17
99:10 100:21	62:19	takes 51:2	terminology	theories 85:22
stories 27:20,21	subtract 20:4	talk 8:19 9:18	19:17	they've 96:5
28:2 29:2,4,6	sudden 108:19	29:18,21 34:11	terms 24:12	thing 10:6 31:5
47:16 48:11,12	suggest 81:11	34:22 36:18	27:3 28:14,17	39:4 50:9
71:14,18	suggestions	44:19 80:4	29:22 45:9	58:10 65:4
story 71:16,19	85:14 104:3	81:4,20 87:2	54:11 59:21	76:22 89:15
stream 25:16	summary 10:17	88:9 102:12	62:8 65:3 68:5	92:8
73:12	49:5	talked 60:1 61:8	71:4 73:5 92:3	things 8:14 10:4
streamed 4:2	summation 81:8	66:5 67:21	95:9 98:5	19:15 20:15
street 8:20,22	sun 109:12	68:11 79:20	101:22 102:3	22:15 24:3
10:21 29:5,6,7	super 31:4 85:13	80:20 85:17	102:21 103:14	32:20 33:4
32:12 37:16	102:9	90:8	terrific 105:12	35:16 39:2
38:10 40:10,10	support 17:16	talking 7:5 9:9	107:15 111:15	44:4 46:18
42:19,19,19,21	28:20 33:13	17:12,12 19:18	testimony 46:14	47:6 52:9
51:13 55:10	94:21 95:6	19:19,20,22	thank 4:9,14,18	56:14 58:15
58:19 62:21	supposed	48:1 56:14	4:22 5:4,8,12	60:7,15 64:11
67:17 81:22	108:15	64:9 66:4,20	5:17,21 6:3,6	64:12 66:4
82:1 107:18	sure 17:1 34:20	87:3 91:14,19	6:17 11:6,19	74:21 75:10
streetscape	46:7 47:9,22	talks 81:21	11:20,21 12:18	78:18 79:20
28:21	85:10 95:8	102:10	12:20 13:16	80:2,20 85:11
strength 8:13	98:15 99:17	taller 28:4,16	14:16 15:1,22	89:22 90:14
strong 24:1	100:14 107:4	29:8	16:16,17 30:7	92:6,16 94:10
25:16 81:1	112:3	Tan 1:9 3:6 5:5	32:20 33:18	95:6,12 99:22
structurally	surrounding	5:7 6:12 12:5	54:3,5 81:7,15	100:4,19 102:5
63:3	46:18 91:20	13:8,9,21	83:8 85:16	102:18 103:17
structure 36:21	suspect 104:20	15:14,15 16:5	87:22 88:1,3,3	105:19 108:2
62:11	105:17	93:11 111:2,3	93:9,11,11	108:22
structures 67:3	Swaathi 1:13	target 97:20	94:12 100:8,12	think 10:2 16:22
struggled 72:16	6:22	targets 93:7	101:15,18	22:5 31:20
studies 76:2	swing 66:16	team 6:21 7:1	104:4 106:7,8	32:6,6 50:16
study 52:9 53:12	100:10	34:1	109:17,18	55:22 56:17
86:8,9 90:8	synthesize 84:18	tease 53:14,16	110:11,14	57:7,16,21
108:17,20	system 27:9,16	Ted 4:14 11:9	111:9,20,22	58:15 59:8
stuff 84:2		12:19,20,22	112:5	62:22 63:8,10
subject 36:8	T	15:6 51:19	thanks 52:16	67:2,7,13 77:4
39:19 43:16,18	T 1:7 113:1,1	52:6,16 63:11	81:16 94:13	77:9 79:11
44:5,10 46:12	table 70:11,12	75:6 96:21	96:22 100:12	80:5 81:9,18
72:6,19	tail 103:9	110:13,14,16	that's 65:4	81:19 82:4,8
submitting	take 4:7 6:18	111:12	103:19	83:11 84:5,9
37:19	16:11 17:6	Ted's 54:6	Theodore 1:8	84:17 87:1
subscribe	22:1 30:3 36:5	104:22	3:4 4:11,13	88:5,6,9,15,19
113:17	39:11,18 50:8	television 4:3	6:10 11:10,19	88:20 89:17,21
subsidy 87:18	51:1 63:12	tell 50:1 82:14	12:3,19 13:1	89:22 91:11,12
substantial 39:8	94:3 100:10	109:8	13:19 15:7	92:19,22 93:2
42:5,15 46:14	107:1	telling 82:20	16:3 52:7,19	93:13 94:5,18
56:2 61:11	takeaways 23:4	104:16	53:8,10,15,19	94:18,22 95:9

95:10,22 96:15 96:16 97:6,12 97:17,18 98:21 98:21 99:7,21 99:22 101:1,13 101:21 102:7 102:10,14,21 104:3,5,15 106:9,11,16 thinking 86:7 89:18 94:2 100:12 third 59:14 Thoreau 111:16 Thorkildsen 1:14 7:1 thorough 10:17 17:5 18:16 25:20 thought 17:18 21:1 24:7 73:4 88:10 thoughts 85:22 86:4 110:3 thousand 58:16 three 10:4 20:7 20:7,22 31:9 39:5 45:20 47:16 48:11 67:9 70:21 71:14 three- 70:22 71:15 three-story 71:19 threshold 37:21 44:16 50:15,16 50:17 throw 89:15 tight 104:20 time 3:19,20 8:10 14:1,14 14:19,22 18:13 19:10 21:17,22 23:15 24:15 25:2,11 30:2 32:10,16 34:17 35:17 38:11 39:11 50:4 51:1,3 54:22	55:1,5 60:4,5,9 67:5,7 75:5 76:15 83:14 84:11 90:22 92:7,11,11 93:13 94:3 96:8 97:6,17 98:3 99:2,6,7 101:5,11 105:21 time's 18:17 timeline 19:11 32:21 34:19 timelines 49:12 times 19:12 58:15 71:21 92:9 103:8 timescale 60:14 90:1 tired 109:6 To' 113:2 told 105:22 Tom 1:7 3:4,8 3:10 4:9 5:22 6:2,3,6,10,14 11:2,6,20 12:3 12:6,18,20 13:12,13,16,19 13:22 14:16 15:1,4,18,19 15:22 16:3,6 30:6 51:19,22 52:3,5 53:13 53:18,21 54:3 58:3 59:12 74:3 81:7 83:3 83:6 85:14 87:21 88:1,18 89:14 93:9 96:21 100:5,8 101:15,17 103:21 106:16 107:8,13,15,21 108:9 109:18 109:20 110:5 110:11 111:6,7 111:9,21 112:4 112:7 tonight 7:4 13:22 16:6	104:2,4 107:1 107:3 111:15 tonight's 6:16 106:13 110:9 tool 105:12 top 57:2 64:14 70:5 topic 112:1 topics 21:1 total 49:7 65:5 73:5 102:3,3 totally 44:3 53:11 103:17 totals 70:3 touching 52:9 tough 97:11 townhouse 69:8 69:10 76:9 78:16 80:14 towns 90:5 trace 92:11 track 26:8 60:12 73:3 75:5,16 76:14 78:11,12 89:19 90:10,16 93:7 96:10 tracking 25:5 60:8 77:7 82:16 90:2 tradeoff 55:16 trajectory 24:17 25:2 31:11 32:22 57:16 98:12 transcript 4:5 12:15 113:15 113:17 114:6 transcripts 2:5 12:8,11 transform 103:19 transformed 25:19 59:1 treatment 26:16 tree 78:19,20,20 78:22 79:2,8 79:10 trees 77:14 105:14 trend 89:17 92:7	trends 60:9 89:3 89:4 91:10 96:19 103:3,18 triangulate 98:11 tricky 63:9 tried 60:10 63:12,20 79:4 triggers 48:8 true 31:21 102:14 114:6 Trust 10:8 truth 109:8 try 17:4,5 18:22 34:3 35:12 46:20 61:20 68:20 75:3 77:16 91:1,2,5 98:14,14 99:10 trying 19:8 35:4 54:17 70:12 83:15 98:11 109:7 Tuesday 1:4 9:5 tuned 7:7 109:22 turn 11:4 81:4 turns 72:14 two 6:5 7:11 14:12 20:6 28:9 31:9 32:20 37:3 39:7 54:7,8 56:11 57:2,10 67:9 71:17 72:11 79:20 84:16 89:22 91:9 92:2 101:8 102:7 103:7 109:3,14 two- 80:13 two-family 27:3 69:2 76:5,8 78:15 two-hearing 55:19 two-meeting 55:19 two-year 14:14 type 36:4 47:1	types 22:20,21 36:13 49:16 65:11 typical 71:16 76:1 typically 21:19 87:16 <hr/> U <hr/> ultimately 20:19 55:15 88:5 uncertain 51:6 undergo 43:1 undergoing 37:12 underscore 102:11 understand 33:2 43:14 61:19 71:10 89:10 96:13 101:14 109:7 understanding 31:11 88:6 95:20 102:7 undertaken 27:2 underway 86:8 underwent 43:3 Unfortunately 99:19 unique 20:12,13 48:14 63:4 87:18 unit 20:1,2,8 36:4 42:4 54:9 54:9 58:12,16 71:1 75:8,15 75:15,17,17,21 75:22 76:3,11 76:12,19 89:12 90:2 92:3 93:5 units 19:18,19 19:21 20:3,4,4 20:6,7,7 23:2,3 25:3,7 26:17 30:10 31:3,10 32:7 33:8,8 36:3 39:5 42:4 42:5 43:1
---	---	--	---	--

49:17 50:13 58:8,20 59:5,7 62:10,12,18,19 63:2,5 64:3,5,6 64:8,10,10,13 64:14,20,21 65:5,18,19,21 65:22 66:9,10 66:13,14,15,15 66:17,18,19 67:6,10,11,11 68:3,15,18 69:12,12,13,17 69:19 70:2,10 70:17,21 72:7 72:8,14,15 75:7 80:18,19 81:22 84:13 87:4 88:13 91:14 92:1,7,9 94:8 101:8 universe 70:6 University 67:14 74:6 unpredictability 23:19 89:9 unsound 63:3 upconversions 66:6 update 2:4 6:14 14:3 26:1 updates 11:4 26:4 ups 8:17 upzoning 108:11 urban 7:1 23:16 56:17 urge 88:19 usable 76:9 use 3:13 8:1 14:10 17:21 27:6 29:1,3 74:8 79:5 91:5 uses 8:19 23:17 23:17 usual 12:13 usually 56:12 91:17	valid 37:10 valuable 19:11 value 100:19 values 98:15 variance 27:15 73:13 variances 72:19 variation 76:19 varied 58:13 variety 90:12 various 29:10 vast 102:15 velocity 31:7,13 83:18 102:11 verify 4:8 versus 66:6 77:14 101:8 viable 37:11 Vice 1:7 video 4:1 view 90:22 94:2 virtue 39:20 78:3 visible 4:12,13 4:16,17,20,21 5:2,3,6,7,10,11 5:14,15,19,20 6:1,2 voices 105:7 Volpe 38:8 volume 33:15 102:4 vote 13:14 15:5 15:20 110:14 votes 3:16 voting 13:15 15:21 111:8	108:2 110:3 wants 17:8 warranted 108:18 wasn't 17:15 27:15 watching 110:1 wave 96:11 way 7:10 19:9 20:14 27:7 30:17 34:15 35:1,7 36:20 41:20 51:10 52:4 54:17 66:8,9 75:3,13 98:13 99:3 101:6,12 103:19 104:22 109:10 ways 18:20 19:1 19:7 87:1 88:7 95:16 97:12 we'll 7:5,6,8 8:9 9:8 11:13 17:20 19:16 22:9 33:19 34:11 37:15 44:19 52:17 53:4,6,7 58:11 59:14 60:13 76:13 96:8,9 96:19,19 102:12 106:12 106:16 112:2 we're 17:12 18:15 19:10,17 19:18,19,20,22 22:11 24:2 31:8 32:4 33:4 34:20,21 35:4 36:18,20 41:14 44:2 46:7 48:6 51:10,13 56:19 56:22 57:1,16 58:13,18,22 59:11 60:12 64:7,9 66:20 67:22,22 70:6 70:12 77:7 78:8,14,15	80:21 83:11 84:9 87:2,3 89:18 90:18,19 91:6 93:5 94:1 96:16 97:17 98:14,15,21 99:7,8 101:3 102:4 103:3,17 105:5 111:13 112:5 we've 29:10,13 29:21 33:6 34:14,14 35:15 35:21 40:19,20 41:17,18,21 43:10 44:4,13 48:9 50:13 51:9 56:8,9,12 57:1,3,9,11 61:13 66:10,16 68:10,11 69:9 69:15 70:19 71:17,19 75:16 76:2 77:17 78:13 80:7,12 80:16,18 81:9 86:14,18,20 89:22 90:2,17 91:11,12,12 92:5,17 94:19 94:21 96:17 97:7 103:7,12 105:9 107:11 wears 96:12 webpage 3:21 48:5 Webster 29:7 week 16:20,21 94:14 weeks 8:16 9:3 weighed 94:15 Welcome 3:8 went 25:2 32:17 41:1 45:6,22 74:7 105:22 weren't 23:8 weren't 35:15 67:7 74:19 west 27:5 42:2 49:20	Western 45:4 whatsoever 108:12 whereof 114:12 wide 32:4 75:19 willing 110:8 wisdom 108:5 wish 106:17 witness 114:12 wondering 33:16 52:13 81:21 82:2 89:2 work 9:19 10:13 28:10 29:9,16 30:2 32:8 33:15 46:19,20 77:5 83:9 88:4 90:17 94:20 102:20 working 10:13 28:12 29:13,15 29:17 33:9 96:18,19 105:13 106:6,9 works 55:14 world 51:12 98:12 worse 98:4 wouldn't 43:1 44:9 wrap-up 79:16 written 70:5 106:22 110:1
V	W		X	
			Y	
			yeah 11:10 30:12,14 31:17 31:20,20 52:21 53:9 54:5 58:10,12 59:4 59:10,12 81:16 82:3 83:4,8 86:6 89:21 94:12,13 96:15 97:11 98:18 99:15,19 100:5	

102:12,12	39:17 41:11,15	16 2:8 65:17	25 14:7,15	71 72:8
103:14 107:11	41:18 42:21	1628 40:10	25- 41:20	730 75:20
year 21:3,4 22:7	43:14 44:3,9	17 66:12	25,000 14:9	745 37:3,8
22:14,17 24:14	44:10 45:8	1740 40:3	250 32:7	75 38:10
24:18,19 25:8	46:6 47:9,11	17th 114:13	26 66:17	75,000 39:20
25:9,18 26:10	47:15 49:4	18 29:4 62:17	27 48:9	
30:11,18 40:2	50:10,10 68:6	19 66:14	28 7:10 8:9 58:6	
63:7 65:4 80:7	68:6,8,14 69:9	1950s 99:3		<hr/>
80:11 82:4	71:10 72:22		<hr/>	8
88:8,14,20	73:2 75:1,7	<hr/>	3	<hr/>
89:8 91:5,7,8	76:7 77:18,19	2	3 12:9	8 33:6
92:2 97:4 99:9	78:4 82:19	2 3:11 16:6	3/3/2026 2:5	8:45 112:8
104:11 105:3	84:19 85:1,12	2/24/2026 2:5	30 67:9 78:6	<hr/>
105:22 108:12	90:14,17 92:13	2:1 48:18	98:2	9
year's 33:1	92:13,15 93:19	20 87:10,13 98:2	31 1:4 3:9	<hr/>
year-by-year	94:6 97:8	98:9	32 42:18	9 106:20
60:8	104:10 105:9	2019 90:8	322 42:18	
years 10:13,15	105:16,19	2020 24:18		
14:12 19:10	108:10,15	2022 24:22 31:9	<hr/>	
21:13 23:12	109:8	32:15 82:16	4	
31:9 50:5 61:1	zoning-related	2023 31:12	40 65:9 98:2	
91:9 92:2,4	8:15	32:15	439 64:20	
94:7 96:10	Zoom 109:22	2024 9:20 14:7	439-unit 66:21	
98:2,2,2,9,22		22:19 41:2	91:7	
99:18 105:10	<hr/>	60:11,11 62:4	492 31:8	
108:15 109:14	0	64:15,22 65:18		
Yep 34:6,9	<hr/>	65:19 66:11,11	<hr/>	
yesterday	1	67:8 68:22	5	
106:21	1 13:22 68:15	70:8,9,21 71:5	5 106:21	
<hr/>	1,250 104:7	72:22 73:6	50 22:16 61:1	
Z	1.0 77:21	2024-2025 89:12	65:9,10 78:6	
Zern 1:10 3:6	1:1 32:2 75:16	2025 3:11 23:7,9	50- 39:20	
5:9,11 6:12	10 87:4 98:22	24:10 25:8,18	50-some-odd	
12:5 13:10,11	99:8,17	34:13 35:1,3	72:12	
13:21 15:16,17	10- 99:8	37:4 41:22	50,000 41:21	
16:5 85:16	100 105:10,18	62:5 64:15,22	5000 48:19	
87:22 111:4,5	1000 76:4	65:17 66:11,14	75:21	
zone 26:15	11 30:8 84:1	66:18 67:10	52 10:21	
zoned 27:5	1100 58:17	69:9 71:1,5		
zoning 6:19,21	12 2:5 29:2	72:5,8,13,18	<hr/>	
7:22 8:2,3 9:19	62:16 114:18	72:21 73:6	6	
17:13,14,15	12,500 85:9	85:19	6 2:4 8:18	
22:14 24:12	89:18	2026 1:4 3:9	6:30 1:4 3:3	
25:11,18,19,21	1200 58:17	12:9 34:14	6:32 6:9	
26:2,9,13,14	121 64:16 69:19	114:13,18	6:39 12:2	
26:20 27:1,3	87:18	2028 14:15	6:41 13:18	
28:1,3,5,8	13 2:7	2030 18:11	6:42 16:2	
29:14 35:8	15 90:4	213 107:17	62 31:10	
36:14 37:3,6,7	15-community	22 4:3	66 63:2	
38:19,20 39:15	93:2	221 62:20	69 67:11	
	1500 76:4	24 12:9	6th 67:17	
			<hr/>	
			7	
			7 9:5	
			70 73:6	