

# *Boston Mayoral Candidate Questionnaire 2013*

## *Housing and Community Development*

**Thank you for taking the time to complete this questionnaire.  
The deadline for submission is Tuesday, July 30, 2013.**

**Please email your completed questionnaires to Joe Kriesberg at [JoeK@macdc.org](mailto:JoeK@macdc.org)**

For questions, email Joe or call 617-379-5922.

Completed questionnaires may also be mailed to CHAPA at 18 Tremont Street, Suite 401, Boston, MA 02108

<b>General Information</b>	
<b>Candidate Name:</b>	John R. Connolly
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The responses provided by you will be distributed to the members and affiliates of the organizations included in the cover letter. Your answers may also be made available to the general public for educational purposes. Our publication of your response is not an endorsement of any candidate or political party.

We will not alter or edit your answers. Please spellcheck and proof read your answers before submitting this questionnaire. Candidates that do not submit answers to this questionnaire will be noted as "Did Not Respond". Answers left blank will be marked "No Answer". Thank You.

Record answers in "Answer" field. Electronic submission is appreciated.

Limit to 50 words or less.

**Please sign below.**

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Candidate Signature \_\_\_\_\_ John R. Connolly \_\_\_\_\_ 7/30/2013 \_\_\_\_\_  
Date

Question	Answer
<p>1. What is your opinion on enacting the City's Inclusionary Development Policy as an official ordinance with a higher percentage of the units required to be affordable to Boston residents and a larger cash-out payment for developers who do not provide on-site units?</p>	<p>We need a housing policy grounded in a thoughtful plan and transparent development process. My housing plan will prioritize a holistic approach aimed at aggressively increasing affordable housing options and creating real middle-market options in Boston. I would support an Inclusionary Development ordinance to help reach those goals.</p>
<p>2. Do you support increases in city resources for developing affordable housing, such as the City's Linkage Fee, maintaining a specific line item in the City Budget of at least \$10 million, and the Community Preservation Act? Please explain.</p>	<p>I support increasing city resources to create more affordable housing, and I would like the Department of Neighborhood Development to make it easier for CDCs to develop more affordable housing. I support the Community Preservation Act. Sadly, we have left millions in CPA state matching funds untapped in recent years.</p>
<p>3. What will you do as Mayor to increase business opportunities for minority and women owned small businesses on housing development projects, including both professional services and construction work, as well as employment opportunities for Boston residents?</p>	<p>I am a strong supporter of the Boston Residents Jobs Policy, and efforts to increase awarding of city contracts to minority- and women-owned businesses. In 2012, I co-sponsored a hearing with Ayanna Pressley to reform the payment and bidding process for city contracts so these businesses can compete on a level playing field.</p>
<p>4. How will you ensure that people of all incomes have housing options in neighborhoods throughout Boston?</p>	<p>Boston must be an inclusive city that presents housing opportunities for people from all places on the socioeconomic ladder. We need a holistic approach to increase affordable options and create real middle-market options, grounded in a thoughtful plan and transparent development process. I'm committed to making this vision a reality.</p>

<p>5. How would you use your leadership role to stand up for new affordable housing development in the face of opposition from a small, but vocal, number of local residents?</p>	<p>We need a mayor who will stand up and explain how economic diversity benefits our entire city and why it's important that affordable housing not be concentrated in just a few places. With leadership, real planning, more transparency, and good community engagement, we can effectively address much of this opposition.</p>
<p>6. Do you support a Responsible Banking city ordinance that would mandate annual rankings of which banks are best serving Boston's neighborhoods with loans and services to first-time homebuyers, small businesses and non-profits? Please explain.</p>	<p>Yes. Banks profit from the business they do in our city -- and there's nothing wrong with that -- but in exchange, they should demonstrate a commitment to their customers by reinvesting in our neighborhoods. I will be a strong advocate for community reinvestment and fair, responsible credit and lending.</p>
<p>7. As Mayor, would you direct the Department of Neighborhood Development to link city-funded down payment assistance grants exclusively to lenders that offered the ONE Mortgage Program, the state's most affordable product for first-time homebuyers, or other comparably affordable mortgage products? Please explain.</p>	<p>Yes. Homeownership is the best way for families to start building assets and get a foot on the ladder of opportunity, and we should do everything we can to help first-time homebuyers take advantage of available financial products that are low cost and responsible.</p>
<p>8. As Mayor of Boston, would you advocate for increased BRA funding for pilot green building and sustainability projects for multifamily affordable housing? Would you also support a health-based housing standard for all rehab investments made by the City that ensures the creation of healthier housing?</p>	<p>I was proud to shepherd the 'stretch' energy code through the City Council in 2010 and to support the energy reporting and disclosure ordinance earlier this year. I will work with you to make our buildings greener and healthier, particularly through pilot projects that can help catalyze private investment.</p>
<p>9. What tools and strategies would you implement to stabilize neighborhoods where owner occupants and long-term tenants are leaving due to a rising rents driven by more and more students living off campus?</p>	<p>First, I would direct the Inspectional Services Department to enforce the No More than Four ordinance. Second, I will work with colleges, universities, and residents for a plan that will enable all or as many undergraduate students as possible to live in on-campus dormitories.</p>

<p>10. Do you support the allocation of Community Development Block Grant and other resources for comprehensive, cross-sector (housing, jobs, public safety, education) neighborhood development efforts? Please explain?</p>	<p>Yes. Particularly in light of the significant reductions in CDBG funding in recent years, we have to ensure that we are using these funds in the most impactful way possible, looking to potential models like CONNECT in Chelsea, while also making sure to continue supporting critical services in low-income communities.</p>
<p>11. The rental market in Boston is out of reach for low income families. How would you address this issue to assure that all of Boston residents, including elders and people with disabilities, low wage workers, families, students, unaccompanied youth, and people who are homeless, can have a safe place to call home?</p>	<p>Federal budget cuts and expiring use are exacerbating the shortage of affordable housing for low-income families. I'll support linkage and inclusionary development; advocate for restoring federal funding; create affordable housing when disposing of city-owned land; and work to enable more properly supported "housing first" models for our most vulnerable Bostonians.</p>
<p>12. How will you help address the issue of foreclosures impacting our communities and help homeowners facing foreclosure stay in their homes?</p>	<p>I'll urge lenders to work on creative solutions to our city's foreclosure problems, including cooperating with organizations like Boston Community Capital, whose innovative programs are responsible for purchasing homes at risk for foreclosure. I'll work to get already-foreclosed properties into the hands of CDCs to remarket units to eligible families.</p>
<p>13. What is your opinion on enacting an ordinance that enforces the upkeep and maintenance of vacant properties, including those owned by banks and mortgage companies?</p>	<p>In 2008 I was proud to support the Boston ordinance that requires residential property owners, including lenders, to register and maintain vacant and foreclosing properties. Vacant properties that are not maintained have a destabilizing impact on surrounding communities. I will make sure the ordinance is enforced and working as intended.</p>
<p>14. How will you preserve affordable housing developments, whose affordability requirements are expiring, to maintain long term affordability to help existing tenants stay in their homes?</p>	<p>We need to make full use of programs like 40T, but ultimately this is a question of resources. I will advocate for state and federal funding and take advantage of revenue streams, like the Community Preservation Act, than can help us fund affordable housing production and preservation.</p>

<p>15. On May 1, 2013, the Boston Housing Authority eliminated the resident services program for over 2,500 elderly and disabled residents, citing federal budget cuts. How can you ensure that residents have access to the services and supports they need and that the BHA is able to provide safe, well maintained housing to the 27,0000 residents it serves?</p>	<p>I will make sure that city government is partnering fully with Boston's many strong community organizations, including all of our community development corporations, to see to it that we reduce administrative costs, maximize programs' funding and deliver needed services in the most targeted, effective way possible.</p>
<p><b>Additional Comments:</b></p>	<p>Thank you for this opportunity. Everyone has a right to safe and decent housing; for generations, Boston's CDCs have been leaders in producing affordable housing and strengthening neighborhoods. I look forward to working with you when I am mayor. I invite you to read more at <a href="http://connollyforboston.com">connollyforboston.com</a>.</p>