

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

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

General Information	
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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.



7/30/2013

Candidate Signature

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>Everyone deserves a place to live. I am in favor of raising the cash-out payments for developers who do not provide on-site units and would like to work with community members to determine an appropriate percentage of affordable units. In the next 10 years, Boston will need 30,000 new housing units just to accommodate new growth. As Mayor, my goal will be to make sure that all those who call Boston home are able to stay here and afford a place to live.</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 am deeply committed to providing affordable housing opportunities to all Boston's residents. As Mayor, I will utilize all the financial levers at my disposal to increase the supply of affordable housing including linkage fees, the City's General Fund and the Community Preservation Act. I will also explore new solutions, working with the Federal Reserve Bank of Boston, pension funds, and institutional investors.</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>Small businesses are the backbone of our neighborhoods. In order to promote minority and women owned businesses, we must set goals on our contracts and meet those goals. In the same way that we have goals in the Boston Jobs Residency Policy for hiring on construction sites, we should also institutionalize contracting to small businesses owned by women and people of color.</p>
<p>4. How will you ensure that people of all incomes have housing options in neighborhoods throughout Boston?</p>	<p>As Mayor, I will encourage mixed-used development that includes market rate, moderate rate and affordable housing and support the building of housing of different sizes so that households of all sizes can live in Boston. I also believe we must appropriately maintain and renovate our public housing stock.</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>I believe that everyone deserves to have a place to live. That does not happen by accident, but by intention. As Mayor, I will work to ensure that we continue to build affordable housing. Before we develop in our city, we should have a fair and transparent process that involves the community. We must address the concerns while also committing to build affordable homes for all residents and families in our city.</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, I introduced a responsible banking ordinance called "Invest in Boston" that would ensure that our city's money is invested in banks that invest in Boston. By asking banks how much they are lending to small businesses, qualified homebuyers, and development projects in our city, we can help create jobs, promote home ownership, and strengthen our local economy.</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>Homebuying rates are now at a 19-year low. As Mayor, I will work with my Cabinet to ensure that the Department of Neighborhood Development and all departments involved in housing production find ways to increase opportunities for first-time homebuyers. Linking city-funded down payment assistance to programs that offer affordable mortgages is an important strategy that I will support.</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>As Mayor, I will support green, sustainable and healthy housing initiatives for all development projects across the City. Housing is an issue not only of social justice but of environmental justice as well. My goal as Mayor will be to ensure that both receive the attention of my administration.</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>The number of students residing in Boston compared to the city's total college enrollment rose 10 % between 2000 and 2010, significantly increasing pressure on Boston's rental housing market. As Mayor, I will encourage colleges and universities to increase dorm production and dorm affordability in order to relieve some of this pressure.</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>Community Development Block Grant funding should be partly dedicated to neighborhood development efforts and those efforts must be cross-sectoral and comprehensive. Affordable housing, safe streets, and good schools reinforce each other. As Mayor, I will work with my administration to design and implement strategies that are multi-faceted and create healthy 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>To reduce the pressure on Boston's rental housing market, it is necessary to take a broad approach that increases the supply of affordable rental housing, promotes opportunities for home ownership as well as providing supportive housing for the homeless. The availability of dormitories that are affordable to students is also part of this equation.</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>The ordinance I introduced as a City Councilor, "Invest in Boston" would determine if banks are a part of the foreclosure problem or the solution before they receive our city's money. It also asks banks to commit to helping the unemployed avoid foreclosure by refraining from taking any steps towards foreclosure other than for just cause.</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>I am in favor of enacting a strict ordinance that enforces the upkeep and maintenance of vacant properties, including those owned by banks and mortgage companies, in order to shift the cost of urban blight to those who create it.</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>As Mayor, I will work closely with the federal government, resident groups, property owners, non-profit housing developers and the private sector to determine financial strategies and tax agreements that preserve Boston's stock of long-term affordable housing. I will also work with mayors across the country to guarantee that the federal government fulfills its obligations regarding housing provisions.</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>The provision of services to residents, particularly for the elderly and the disabled, is not optional. It is an obligation. As Mayor, I will make sure that resident services are available to everyone living in BHA housing.</p>
<p>Additional Comments:</p>	<p>When my parents first moved to this city they needed affordable housing, like many other families in Boston. My parents found a home that they could afford at Villa Victoria in the South End. I believe everyone deserves an affordable place to live. It does not happen by accident and it does not happen because we wish it so. It happens by intention. I am committed to ensuring that all Bostonians have a place to call home that they can afford.</p>