

**Boston Mayoral Candidate Questionnaire 2013**  
**Housing and Community Development**

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- 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 larger cash out payment for developers who do not provide on-site units?**

I support the Inclusionary Development Policy as a mayoral executive order due to its overall demonstrated success. I also support regular review and modification of the IDP to ensure sufficient affordable housing steered toward lower income Boston residents, including the monetary value developers pay to build affordable housing offsite.

- 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.**

I am committed to leveraging city resources through linkage (one of the great policy successes of the last half century) and the Community Preservation Act for affordable housing, open space, recreation and historical preservation projects and will review the city's entire budget to ensure sufficient, sustainable funding.

- 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?**

I am committed to enforcement of the Boston Residents Jobs Policy and support its review and amending it to reflect changed demographics to ensure a greater percentage of jobs for women and people of color, and set aside space for small business and start up growth and development.

- 4. How will you ensure that people of all incomes have housing options in neighborhoods throughout Boston?**

Through linkage, state and federal resources and the city's own commitment to ensure adequate affordable housing and planning and working with developers to create workforce housing where needed and appropriate.

- 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?**

Throughout my career I have demonstrated leadership, time and again standing against narrow interests for things that I believe to be right and necessary for the people I serve. It will be no different as Mayor.

**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 for first-time homebuyers, small businesses and non-profits? Please explain?**

This is an idea I would consider but would like to see and hear more details as to the criteria that would be applied, how data is collected, etc.

**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.**

As Mayor I'll ensure that any city funds aimed at assisting first time homebuyers place those homebuyers in the most sustainable mortgages. Foreclosures are best prevented up front, through education and sound fiscal planning with first time buyers.

**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?**

Yes, as Mayor I am committed to the use of new energy and construction technologies to produce more zero- or near-zero energy homes and buildings, and will also support the creation of more healthy housing with respect to rehab investments.

**9. What tools and strategies would you implement to stabilize neighborhoods where owner occupants and long-term tenants are leaving due to rising rents driven by more and more students living off campus?**

As Mayor I will insist that plans for institutional expansion and development must include the creation of more dormitory housing to ease pressure on surrounding neighborhoods and reduce opportunities for real estate speculators.

**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.**

Yes, these issues are interrelated and closely connected. Creating housing where there are no services or amenities, for example, is a recipe for failure. As Mayor I want to take a holistic approach to strengthening communities.

**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?**

I'll maintain Boston's place as an affordable housing leader and advocate for the state and federal government and neighboring communities to meet their responsibilities. I'll ensure that developers meet their obligations and will work with providers across disciplines to ensure that all residents have a safe place to call home.

**12. How will you help address the issue of foreclosures impacting our communities and help homeowners facing foreclosure stay in their homes?**

I will offer first time homebuyers educational course and financial assistance to help ensure they are prepared for homeownership and never reach the point of foreclosure. Banks engaged in predatory lending will have no place in Boston, and I'll advocate for banks to restructure mortgages wherever possible and appropriate.

**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?**

I fully support such an ordinance. Vacant properties can quickly become blighted, havens for disruptive and illegal activities that hurt a neighborhood's quality of life. Owners of these properties – including banks, mortgage companies and private owners - have an obligation to keep them clean, orderly and well-maintained.

**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?**

Where the BRA has the option to extend affordability I will be aggressive in doing so. In those instances where, by law, properties can move to market rate, I'll intervene directly with landlords and developers and pursue possible new incentives to protect low-income, longtime residents and the elderly.

**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 support they need and that the BHA is able to provide safe, well maintained housing to the 27,000 residents it serves?**

I have a proven record as a fiscal manager, someone who has been challenged repeatedly to do more with less. I'm committed to a comprehensive review of the city budget to ensure that resources are being properly dedicated to carry out each agency's core mission, including the BHA.