

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 spell check 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.

Candidate Signature Date

Boston Mayoral Candidate Questionnaire 2013

Housing and Co

Question/Answer

1. What is your opinion on enacting the City's as 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?

The Inclusionary Development Policy was developed and implemented during my tenure as Chief of Housing and Director of the Department of Neighborhood Development. Prior to this, there had been no policy. In my view, it has been a valuable tool for creating affordable housing options for many of Boston's residents. As Mayor, I would increase the percentage of units required to be affordable on new construction where certain conditions exist, such as the development of public land and/or public funding is sought. The cash-out payment for developers who do not provide on-site units rises with CPI and I would reassess if current rates reflect the true costs of constructing affordable units.

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 support increasing all of these resources to the extent possible without jeopardizing Boston's fiscal soundness. The resources are critical for the continuation of providing affordable housing opportunities to our residents. I have a long history both in the Massachusetts legislature and as head of Boston's Department of Neighborhood Development (DND) in supporting and utilizing various parts of the CPA to address smart growth, create good jobs, preserve open space and construct affordable housing.

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?

In my previous positions with the City and as State Representative, I have always been a very strong supporter of the Boston Residents Job Policy. Not only would my Administration support and enhance the ability of small minority and women owned business owners to bid on all aspects of construction projects, I would develop new tools and resources that augment current technical assistance programs that are designed to help these businesses grow their capacity. I am also committed to developing a strategic plan for job growth in our underserved neighborhoods that are hardest hit by unemployment. Growth in every neighborhood must be inter-connected in a well thought out strategy.

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

I am committed to ensuring all Boston residents have the opportunity to live in affordable, healthy and safe housing no matter their economic status. As with Leading the Way I and II, a housing production blueprint created under my watch, my housing strategy will use all available local, state and federal resources in a comprehensive

manner so as to create housing options for various income levels across the city, not just in a limited number of neighborhoods.

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?

I have already used my previous positions in the State Legislature, where I obtained passage of a major housing bond bill, and at DND where I advocated for housing projects that support our neediest residents. It is important that we engage all stakeholders in the development process from the start and then attempt to reach consensus. Many times opposition to affordable housing is based upon misperceptions and lack of information. In the end, we must strive to provide adequate and affordable housing to all our residents. Once again, having a transparent and consistent community process and having skilled staff involved is critical to achieving successful outcomes.

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.

The mayor of any city should think about creative ways to leverage her/his resources to achieve maximum impact on their agenda. I would use a Responsible Banking ranking to determine where to place city deposits and determine which banks will have the opportunity to bid on managing the City's financial assets. I would ask the City's Chief Financial Officer to develop a policy that reflects my commitment to support those financial institutions that best exemplifies good corporate responsibility.

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.

The First Time Home Buyers Program, Soft Second and now the One Mortgage Program are critical to expanding home buying opportunities for our residents. As Mayor, I would want to provide these opportunities to as many eligible residents as possible so limiting the pool of lenders may be counterproductive. I would use public funds to support those programs that provide our residents with the widest range of affordable mortgage options.

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?

The BRA already has a history of promoting green construction through the adoption of stringent green building standards. I am in favor of increasing the use of these standards for smaller housing projects if it does not add any additional financial hardship. We can also develop incentives for developers to use sustainable, green strategies. I would also

look at existing city regulations to make sure they are up to date and addressing 21st century needs for safe and healthy housing.

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?

I would engage the academic community in a dialogue on increasing on-campus housing. I think there are more creative solutions that should be brought into the discussion, particularly around current density and zoning laws. We have a wealth of brain talent in our City and want to lead a broader discussion with fresh perspectives and look at how other comparable cities are addressing this issue. This issue needs to be part of a comprehensive housing strategy that moves Boston forward.

10. Do you support the allocation of Community Development Block Grant and other resources for comprehensive, cross-sector (housing, jobs, public safety, and education) neighborhood development efforts? Please explain?

Absolutely. The CDBG program has historically been a critical funding source for many of the housing and mix-used projects built across the City. As our annual CDBG allocation has fallen over the past years, priorities have to be re-established. Usage of our CDBG funds should be part of a comprehensive development and growth strategy. A strategy that recognizes the eligibility restrictions placed on these funds yet one that is creative in leveraging these funds for maximum public benefit.

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?

The answer to this question requires a number of different approaches. In my position at DND, I was responsible for the Affordable Housing Registry in partnerships with several non-profit housing agencies so I know firsthand the challenge of maintaining a stable inventory of affordable rental units. There are still far too many units kept vacant by property owners for a variety of reasons. We need to focus more efforts on working with these property owners and understanding how the City can help them return their units to productive use. I would also consider exercising whatever legal means are available to return these often eyesore properties to productive use.

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

Currently we are fortunate that foreclosure rates are falling in communities across the State and we have developed a good plan through our State Attorney General that provides resources and assistance to homeowners who are at risk of losing their home. As Mayor, I would use the office as a bully pulpit to ensure the continuation of existing

resources and work with our Congressional delegation to ensure the federal government does not lessen its support of homeowners who are facing difficult challenges.

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?

No resident should have to live in close proximity to a property which is not cared for and contributes to an unhealthy, unsafe environment. New legal strategies and building codes that target willfully negligent property owners may also have to be developed. I am willing to utilize every tool at my disposal to address this issue because it does relate to public safety issues and the quality of life for the neighborhoods impacted.

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?

As Mayor, I will negotiate with owners of Expiring Use properties ways to extend the period of affordability and prevent the displacement of residents and discuss strategies that might be put in place to keep their properties affordable for the long term. This could include incentives being utilized in the purchase or development of future projects. Again, there are many other housing agencies and non-profits who are already working on this. I will make available the appropriate city resources and continue to partner with them on this issue. I believe City government can also do more in terms of establishing and fostering relationships with more of our large rental property owners.

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 27,000 residents it serves?

The elimination of the Resident Services Coordinators is unacceptable. The role they play is significant to addressing quality of life issues on a daily basis. The most vulnerable members of the public housing community are obviously severely impacted by decisions such as this. I will work closely with the BHA to identify potential resources to replace this funding. I will engage the private foundation community to help with this issue as well as look at whether other forms of state and federal funds can be utilized to provide these critical services.

Additional Comments:

I was elected to represent Boston's 5th Suffolk District in the Massachusetts House of Representatives in 1994. As a freshman legislator, I was appointed Chair of the Joint Committee of Housing and Urban Development Committee, the first time in three decades that a freshman legislator was assigned a Chairmanship. As a State

Representative, I sponsored a \$296 million housing bond bill to develop and preserve affordable housing across the State. In 1999, I left elected office to become the City of Boston's Housing Chief and Director of the Department of Neighborhood Development. During my tenure at DND, and in collaboration with all of the City's housing agencies, I was able to develop and execute a plan that resulted in construction permits for 18,000 units of housing, with approximately one-third of those units having guaranteed affordability. My commitment and accomplishments in neighborhood revitalization, small business development and affordable housing is unmatched. As Mayor, I want to expand upon my previous achievements and bring a fresh and diverse perspective to the challenges we face with shoring up Boston's future.