

# ***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>	Martin J. Walsh
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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

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>The city's existing zoning doesn't allow developers to build as tall and dense as needed to meet current housing goals, and the process for awarding permits produces severely uneven results. A Housing Committee will assess methods to meet city housing goals to include legislation and zoning and permitting reform.</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>We will create a committee utilizing Boston's programs in City Planning, Real Estate, Design, Architecture, and Urban Planning to produce resources and innovative ideas around development models, reducing housing production costs, recommending how the city creates or allocates capital subsidies, land use (especially distressed and underutilized land), and tax financing.</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>We will build upon my Building Pathways program success and create a Workforce Development Committee. We will designate a city department to bring together people with expertise from businesses, corporations, training programs and the community to meet the changing demands of Boston's diverse workforce needs.</p>
<p>4. How will you ensure that people of all incomes have housing options in neighborhoods throughout Boston?</p>	<p>Our administration will support a cross-sector housing platform that will ensure Boston's housing has access points to public transportation, spaces for work, school and play, and supportive programs. Market-rate, workforce housing, supportive housing and shelters will all be considered with any new development plans.</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>Local input is essential but we need to distinguish this from unreasoned, reflexive opposition to any change." My record is proof of my ability to break barriers. We will utilize my expertise in community development, social services, job training and housing development. The newly formed Housing Partnership Committee will collaborate with community leaders taking into consideration neighborhoods and affordable housing concentration.</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, we will strive for transparency and accountability. I will direct my administration to ensure all programs and agencies serving the citizens of Boston are guided by these tenets. We will collaborate with neighborhood partners to ensure the residents are knowledgeable of the programs being offered.</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>We would direct Housing Partnership Committee to evaluate the ONE Mortgage Program as well as engage experts to seek out and/or develop alternative comparably affordable mortgage products that would best utilize the city's resources and benefit our first-time homebuyers residents and our communities.</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>We will facilitate a housing platform that connects sustainability, workforce and economic development efforts throughout the city. This "Green Living" initiative will design and build housing in areas with transit services and bike-friendly neighborhoods that exceed HUD's Healthy Homes Program Best Practices.</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>I recognize the diverse expertise within neighborhoods and will make these voices central when developing neighborhood stabilization plans. We will form a Housing Committee from various industries and sectors, including residents, non-profit partners, government agencies, neighborhood leaders, law enforcement and educational institutions to develop these plans.</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>We will bring to the table, leaders and innovative thinkers from various industries and sectors, including residents, non-profit partners, government agencies, developers, and educational institutions. Using their community knowledge, these experts will evaluate current resources to ensure the city is maximizing the entitlements.</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>We will promote housing options initiatives for all residents to make our city livable, including a mixture of workforce housing, artist live/work housing, affordable, co-operative and public housing, market-rate and shelter are necessary for residents to have equal access to high quality of life, and diverse, vibrant neighborhoods.</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>This is not a question that can be answered in 50 words. We'll use the office and my expertise in partnership development to bring experts together and investigate the continuing foreclosure crisis. This group will include lenders who have found themselves in a position they didn't intend: owning lots of homes.</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>We will launch an immediate analysis of the current stock of vacancies and properties with violations in the city. A Housing Partnership Committee will discuss methods to meet city housing goals with current stock. These efforts will inform the development and implementation of a re-use plan and possible legislation.</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>The city is willing to become an affordable housing developer, owner and operator, but collaboration with the private sector needs to be immediate. Exploration of relaxed permitting, increased tax breaks for affordable units and a landlord guarantee program may entice the private side to stay committed to affordable housing.</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 27,000 residents it serves?</p>	<p>Sequestration saw devastating reductions in funds for programs that support our at-risk residents. We will work with the BHA, evaluate the finances that caused the elimination of resident services and at minimum, ensure all 27,000 residents are connected with resources from our valuable neighborhood non-profit networks.</p>
<p><b>Additional Comments:</b></p>	