

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	
Candidate Name:	David James Wyatt
Staff Contact Name:	Same
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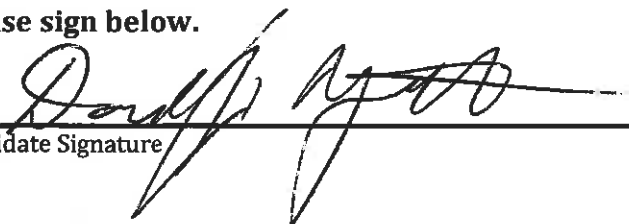
The responses provided by you will be distributed to the members and affiliates of the organizations included in the cover letter. Your answers may also be made available to the general public for educational purposes. Our publication of your response is not an endorsement of any candidate or political 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.


Candidate Signature

7.28.13
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>Developers must expect to provide affordable housing in the range of 25% of the mean income in Boston-not 30%. Rent controls may be voted affirmatively on by the city council.</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>As a Republican, I believe that market forces-enhanced by rent control contemplation-may reduce housing costs to citizens without resort to tax-increasing measures.</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>As an African-American who has suffered from discrimination by banks, I intend to use civil rights laws in place to compel banks to show that they are not acting on the basis of race/color. This should help women who have not already benefitted from affirmative action more than minority men.</p>
<p>4. How will you ensure that people of all incomes have housing options in neighborhoods throughout Boston?</p>	<p>Under any of the twelve candidates for Mayor, the new BRA director will listen to citizen committees: more, than to developers.</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 was a tenant council vice president. I know what its like to be lied to by the BRA. As an African American, I intend to have the BRA director to account for any decision that coflicts with the common sense of an affected community and justify it.</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>I do support such an ordinance. It must be able to quantify all decisions to deny loans respecting race, creed, color, etc.</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>As a Republican, I believe in market to make housing more affordable; with the possibility of the return to rent controls.</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 have seen such a site that seems to have built luxury housing through a miss-use of BRA authority. I do not intend to let the BRA to front for those who build subsidized luzury housing under the colour of green.</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>Any college/university within Boston may be obliged to give more money to Boston to pay the cost of the city taking such landlords to court for such discrimination.</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>I believe in market forces. I know of neighborhoods that have been underserved by Boston city government. These neighborhoods shall receive my attention as a prioritizing of resources.</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>I think that the City Council may reconsider rent controls. if so, landlords and developers may see the need to provide more affordable housing.</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>Some developers have sponsored seminars that have misled citizens into buying homes they could not afford. I shall look at the possibility of indemnifying these companies and having landlords/banks recognize this calamity as something they have contributed to and need to be lenient about.</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 for 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 a Republican I shall advocate for more Republicans who will be fiscally responsible and spend more tax money in this country instead of on wars that are borrowed for-not funded.</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?

We have 33% African-male unemployment. This community has been underserved historically. What are you going to do for us?

Additional Comments:

machine-family

We are in this together. We shall do all we can in a transparent way and listen to every constituent without resorting to politics. We have passed: Mass. Politics; and Mass. School Law at the graduate level with 3.00's. I can rely on two former mayoral candidates for advice on school and non-school matters.