

General Questions

- Every candidate is talking about the housing affordability crisis. Housing costs are increasing for everyone, but renters in particular are bearing the brunt of this crisis, with many frequently spending 30, 40, and even 50% of their income on rent. What can the City Council do to bring down rent prices for both subsidized and market rate housing, and what are some actions that you support in order to achieve that?
- A 2023 report commissioned by the Boston Planning Department found that the Boston Zoning Code is “bloated, outdated, inconsistent, and inequitable.” At over 4,000 pages, it is layered with districts, sub-districts, and other confusing variations that make most new development, from the smallest additions to large multi-family projects, more expensive and time-consuming than they need to be. The report recommended a comprehensive rewrite of the zoning code, which has not happened. What efforts do you support to simplify the zoning code and create consistent standards across the City?
- What specific housing policy initiatives will you prioritize as an elected official?



Current City Policy

- Since the Squares and Streets initiative was launched in Q3 of 2023, one new district has been approved in Roslindale Square. What does it do well and how should it be improved? Which neighborhoods should be after Roslindale and why?
- Boston's new **Inclusionary Development Policy** (IDP), which went into effect in October 2024, raised the affordability requirements for new residential buildings requiring zoning relief and changed the structures of the cashout and off-site options. What do you think the impact of the new IDP policy has been?
- This past December, **the Boston City Council hosted members of the Austin City Council for a two-day visit**, during which the Austin City Councilors presented recent zoning changes they enacted, including citywide parking reform, height bonus for additional affordable units, streamlined development reviews and meaningful transit oriented development. These resulted in increased housing production, with Austin making national headlines as one of the few cities in the US to see rents decrease over the past year. After a building boom resulting from these reforms, rents fell by more than 20% year over year from August 2023 to August 2024. Do you support Austin-style zoning reforms as a strategy for bringing down home prices?



AHMA's Vision for Boston

- The Affordable Homes Act, signed by Governor Healey last summer, legalized Accessory Dwelling Units (ADUs) everywhere in the state except Boston. ADUs have frequently been cited as a “win/win/win” way to create much needed new homes, while providing rental income and/or multigenerational housing opportunities for homeowners. Do you support or oppose legalizing ADUs by right citywide? If so, what should the timeline be for implementation?
- There is a large body of research showing that parking minimums add significantly to the cost of development, which leads to higher rents and home prices. In 2021, **the City eliminated parking mandates for affordable housing** citing the cost of such requirements and because it gave the homebuilder the ability to provide parking that matches the needs of the residents, rather than an outdated and arbitrary city formula. Do you support or oppose expanding the elimination of costly parking mandates to all new residential development?
- The City of Boston's population has been growing steadily for the past three decades. As this trend continues, we will need to build a lot more homes to ensure that current and future residents can afford to live here. To that end, do you support or oppose allowing residential construction up to 6 stories by-right citywide as **Cambridge recently did** in attempt to end exclusionary zoning and expand affordability citywide? Please explain your reasoning.
- A recent study from Boston Indicators and Transit Matters found that Boston does not build enough housing around public transportation to support a high-functioning system. Given the reliance of Boston residents on public transportation, do you support or oppose permitting residential construction up to 12 stories by right citywide within a half-mile of rapid transit, commuter rail, and bus stations?

