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General Questions

Q1. 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 is your plan to bring down rent prices for both subsidized and market rate housing?

Answer:

We can use city assets more wisely, including land and money. Following the NHI neighborhood housing initiative, which built homeownership opportunities, but increased the number of units to 25-40 unit buildings.

Q2. A 2023 report commissioned by the Boston Planning Department found that the Boston Zoning Code is “bloated, outdated, inconsistent, and inequitable.”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. What efforts do you support to simplify the zoning code and create consistent standards across the City?

Answer:

It would need consistent attention, possibly a commission, to make recommendations. And then be properly vetted through City Council and public process.



Q3. What specific housing policy initiatives will you prioritize as an elected official?

Answer:

One of the initiatives that I had hearings on when on the City Council was things like mixed use libraries with housing above them, I would like to continue those types of discussions.

Current City Policy

Q4. Since the Squares andStreets 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?

Answer:

Q5. 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?

Answer:

I think it has made it more difficult to build much needed housing.

Q6. 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 that resulted in increased housing production and lowered rents. Austin has made 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?



Answer:

There are portions of it that I would support, but Austin is a very different city than Boston. They have much more in terms of actual land and space.

AHMA's Vision for Boston

Q7. 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?

Answer:

I support the ADU legislation.

Q8. 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?

Answer:

I would support in most cases where the neighborhood's voice would be taken into consideration.



Q9. 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?

Answer:

I would be hesitant to support construction up to 6 stories by-right without neighborhood/community input.

Q10. 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 1/2 rapid transit, commuter rail, and bus stations?

Answer:

I would be hesitant to support construction up to 12 stories by-right without neighborhood/community input.

