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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:

I am in support of the rent stabilization and rent control measures currently making the rounds, but the city council has the power to change zoning laws, and I believe this is the biggest tool at our disposal to make generational changes to benefit all of us. If elected to city council, I would advocate for total zoning reform, including completely eliminating single-family home-only zoning, removing all parking minimums from any type of development, and allowing ADU builds by right throughout the entirety of Boston.

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 A 2023 report commissioned by the Boston Planning Department found that the Boston Zoning Code is “bloated, outdated, inconsistent, and inequitable.”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:

I believe the zoning code needs to be simplified with standards that apply citywide. There are far too many hurdles and variances needed to build anything, and that has to change if we want to thrive and provide the opportunity for families to live here for generations. Additionally, Boston is a compact city, and there simply isn't enough room for more vehicles. Eliminating parking minimums has the potential to decrease traffic, reduce emissions for cleaner air, and improve our quality of life. Allowing more housing units by right will help address our housing crisis that has been in shambles for years and only continues to get worse. The time is now to take a stance and make the changes that are long overdue.



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

Answer:

In addition to zoning reform, I would like programs that dive even deeper into the lower AMI ranges to get more people at all income levels the housing they deserve, increasing home ownership opportunities based on AMI, as well as a home rule on legislation to tax homes that have been vacant for an extended period.

Current City Policy

Q.4 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:

The ability to increase buildings up to 10 stories was a great success. While I am not set on 10 stories, I do believe 8 stories should be the bare minimum for all zoning for all of the Squares and Streets neighborhoods. I think the Squares and Streets initiative could be a great opportunity to begin standardizing certain aspects of our streets that have been otherwise ignored. These areas should have dedicated loading and pickup zones, for example. Our traffic is some of the worst in the world, and we need to create spaces for our various delivery modes to quickly get in and out without completely stopping traffic the way we currently allow. Building adequate bus stops with bus extensions will increase bus frequency as well as provide more pedestrian space along the sidewalks. Supporting restaurants within the Squares and Streets to not only compost but also use compostable supplies would be a great way to drastically reduce waste and address the issue on a larger scale quickly. I would like to see Egleston Square or Forest Hills be one of the next neighborhoods in the initiative. The renovation of White Stadium and potential soccer team creates a major opportunity for these areas to highlight themselves to the new visitors the stadium will attract. Major changes are required in regard to traffic in these areas, and without them, everything in between Forest Hills and Egleston Square could come to a complete halt during games and other events, negatively impacting the neighborhood.



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 there are too many uncertainties related to the actions of our federal government to have a realistic view on the changes to the IDP. I support the changes that were made, but our government is currently creating more questions for us than answers.

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:

I am in support of the type of changes they were able to make in Austin.

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 legalizing ADUs by right citywide. It's unfortunate it is not already implemented. I would like it to be implemented as soon as possible.



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 support removing all parking mandates from every type of development project.

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 am not opposed to six stories, but I believe 4 stories should be the absolute minimum. Housing has been the biggest issue for years, and we can no longer live with the incrementalism that has gotten us here. The time for bold action is now, and I would not hesitate to implement these policies.

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 do not support 12 stories by right citywide within one-half mile of public transit stations. I am in support of creating housing at or near transit stations within Boston, including a major transit-oriented development at Forest Hills station as one example.

