

## At-Large City Councilor Candidates on Homeownership

**You can vote for up to 4 candidates. A total of 8 will progress to the final election on Nov 4.**

Councilor	ONE+Boston	Affordable Homes for First Time & First Generation Homebuyers	STASH First Gen Home	Real Estate Transfer Fee	Inclusionary Development	Rent Stabilization
	As a city councilor, would you advocate for adequate funding for the ONE+Boston Mortgage Program to continue to serve a minimum of 200 first time homebuyers each year of your 2-year term? What actions would you take to ensure this happens?	As a city councilor, would you advocate that at least 20% of new government funded affordable housing produced in Boston each year should be homeownership housing? What actions would you take to ensure this happens?	As a city councilor, would you help ensure that MAHA’s STASH program for first-generation homebuyers receives \$750,000 in funding each year of your term?	As a city councilor, would you champion state legislation that would allow Boston to enact a 1% to 2% fee on the sale of luxury housing and commercial property valued above \$2 million to be used for affordable housing in Boston? If the state allows it, would you immediately file a proposal with the city council to adopt the fee and double our affordable housing production?	Boston just updated its inclusionary development policy by increasing the percentage of affordable housing required in new housing developments and embedding this requirement in the zoning code. If elected (or re-elected), would you publicly advocate for maintaining the new, higher inclusionary zoning requirements, with a minimum of 17% affordable units in small new housing developments, and 20% in large new projects?	As a councilor, would you press for state legislation that would allow Boston to adopt a rent stabilization policy that would include mandatory limits on rent increases and require just cause for evictions, with an exemption for owner occupant landlords? If the state passes this legislation, would you vote for a proposal that would limit the size of rent increases that could be charged by all investor landlords (those who are not owner occupants) in Boston, and require just cause for evictions?
<u><b>Yves Mary Jean</b></u> 	<b>Yes.</b> I strongly support continued and consistent funding for the ONE+Boston Mortgage Program and will work to ensure it serves at least 200 first-time homebuyers each year. This program plays a vital role in closing Boston’s racial homeownership gap and must become a permanent part of the city’s housing equity strategy.	<b>Yes.</b> Too many working families in Boston are blocked from ownership because our affordable housing policy has focused too heavily on rentals. That must change. I support dedicating at least 20 percent of publicly funded affordable housing to homeownership opportunities, with a focus on first-time and first-generation buyers.	<b>Yes.</b> I fully support securing \$750K in annual funding to grow and sustain the STASH program. I will make STASH a budget priority and push for it to be included in Boston’s five-year financial plan to ensure long-term stability. I will also use my platform to elevate STASH in City Council hearings.	<b>Yes.</b> We cannot address Boston’s housing crisis without serious, equity-driven tools. The real estate transfer fee is one of the most important.  If the legislature approves it, I will move to have the city council adopt the fee and double Boston’s affordable housing production.	<b>Yes.</b> I fully support Boston’s updated policy requiring at least seventeen percent affordable units in smaller projects and twenty percent in larger ones. Inclusionary zoning helps us protect affordability in every neighborhood and should be treated as a baseline for responsible development.	<b>Yes.</b> I support state legislation that would grant Boston the authority to craft a local rent stabilization policy. If given that authority, I would support a policy that sets fair and predictable limits on annual rent increases for investor-owned properties, includes just cause protections to prevent arbitrary evictions, and provides reasonable exemptions for small landlords who live in the homes they rent.
<u><b>Ruthzee Louijeune</b></u> 	<b>Yes.</b> I would advocate for consistent and adequate ONE+Boston funding every year. I would also work with the mayor’s administration to bring in state and federal resources, hold hearings to highlight program successes, uplift the program in funding decisions, and find new ways to expand access.	<b>Yes.</b> I would advocate for a minimum homeownership policy so that a meaningful share of new affordable units are for ownership. I’d also continue to push for policies that put first-time and first-generation buyers at the front of the line when it comes to developing city-owned parcels and buildings. I will watch annual housing production data, require public reporting, and make sure there’s account- ability when targets aren’t met.	<b>Yes.</b> I would support a recurring revenue commitment in city funding for the STASH program, and beyond City funding, I’d work to bring in support from local banks, credit unions, and philanthropic partners to stretch those dollars further.	<b>Yes.</b> I support a 2% transfer fee on luxury housing and commercial property sales above \$2 million, with proceeds going directly to affordable housing in Boston. I’ve offered testimony at the State House. I’ll continue meeting with legislators, building coalitions, and keeping this issue front and center until it passes. If the legislature gives permission, I will immediately file a proposal for the city council to adopt the fee and double Boston’s affordable housing production.	<b>Yes.</b> In 2022, I introduced a resolution to strengthen Boston’s Inclusionary Development Policy, including raising the minimum affordable housing requirement to 20% and lowering the trigger from 10 units to 7. I fully support maintaining the new, higher Inclusionary Zoning standards — 17% affordable for smaller developments and 20% affordable for larger ones.	<b>Yes.</b> The rent stabilization bill that passed the City Council is a meaningful step toward making the market more predictable for both tenants and landlords. I support limiting the size of rent increases that could be charged by investor landlords. I would also support requiring just cause for evictions and banning no fault evictions.

**Marvin Dee Mathelier**



**Yes.** I’ll fight for expanded first-time homebuyer programs and affordable homeownership programs like ONE+Boston. I will work with MAHA and others to apply pressure on this issue and help organize city councilors to support.

**Yes.** I support this (20% affordable homeownership) as a goal, although I believe that making real progress here depends on reforming state funding systems. It’s crucial the city plays a role in making it happen. City programs like AOP where the City funds nonprofits to buy properties and make them affordable should allow acquired properties to be ownership and not just rental.

**Yes.** It (STASH) is an invaluable resource for first-time homebuyers, and this is a small cost to the city of great value to residents.

**Yes.** This is a no-brainer. (I would) help the legislature see that this is popular.

If the legislature gives permission, I would immediately move to have the city council adopt the transfer fee (on sales of property valued above \$2 million) to double Boston’s affordable housing production.

**Yes.** This rate is the very least city developments should build which as stated isn’t at a sustainable rate given the current housing crisis and what defines “affordable housing.”

**Yes.** I believe that we need urgent action on rent stabilization and just cause evictions.

**Julia Mejia**



**Yes.** I would work with the Mayor’s Office of Housing, Council colleagues, and community partners to secure consistent funding for the ONE+Boston program so it can serve at least 200 first-time homebuyers each year. I would push for its inclusion in the annual budget, advocate publicly for its impact, and ensure that residents, especially BIPOC and immigrant families, know how to access it.

**Yes.** I believe that homeownership tackles the issue of housing security and economic mobility at the same time, so I strongly support at least 20% of new government-funded affordable housing being dedicated to homeownership opportunities.

**Yes.** Our office has a strong track record of securing funding for important and community-led initiatives, and I would advocate for at least \$750,000 in annual funding for the STASH program.

**Yes.** I am a strong supporter of this proposal. A transfer fee on luxury housing and high-value commercial property is another innovative way to ensure that those profiting most from our real estate market contribute to keeping our city livable for all residents.

If the legislature gives permission, I would immediately file a proposal that the Council adopt this fee and double Boston’s affordable housing production.

**Yes.** I am a strong supporter of going even further than this minimum Inclusionary Zoning requirement, as too often these affordable units are not truly affordable. I am pushing for a hyper-local AMI so that affordability reflects the actual incomes of residents in the communities where these projects are built.

**Yes.** I am one of the first ten signatories on the recently filed binding ballot petition for 2026 seeking to place a 5% or lower cap on yearly rent increases... this applies to landlords with more than four units, as the intention of rent stabilization is to protect tenants from corporate and investor-driven displacement, while not overburdening small owner-occupants.

**Erin Murphy**



**Yes.** I will work with city officials, community organizations, and financial institutions to maintain, and potentially increase, resources so first-time buyers will have access to these critical opportunities.

**Yes.** I support allocating at least 20% of new government-funded affordable housing to homeownership opportunities. I will work with developers, the BPDA, and community organizations to ensure new developments include units for first-time and first-generation buyers.

**Yes.** I will advocate to ensure MAHA’s STASH program receives \$750,000 in funding in each year of my term. This program is an important tool for first-generation homebuyers, and I will work to protect and sustain it.

**No.** I do not support a real estate transfer fee on property value above \$2 million. Boston already has several effective mechanisms to fund affordable housing without creating new taxes... My focus is on policies that maximize existing revenue streams, expand housing supply, and support first-time buyers.

**Yes.** I support maintaining the updated inclusionary zoning requirements, including at least 17% affordable units in small projects and 20% in large developments. I will advocate for policies that strengthen these requirements.

**No.** I do not support rent stabilization. While I share the goal of housing affordability, broad rent control can reduce housing investment, discourage development, and limit mobility for tenants. (I support) targeted protections for renters, such as eviction prevention and legal assistance.

<p><b><u>Will Onuoha</u></b></p> 	<p><b>Yes.</b> There is no better way to ensure Boston remains a city where everyone can live and thrive than by funding and expanding the reach of effective programs like the ONE+Boston Mortgage Program.</p>	<p><b>Yes.</b> There is no greater pathway to generational wealth and stability than homeownership. When the government is funding affordable housing production, we must ensure that homeownership is a major part of the equation.</p>	<p><b>Yes.</b></p>	<p>I am open to exploring ways to increase funding for affordable housing. It is critically important that we ensure that such mechanisms do not adversely impact middle-income households, one-time sales of appreciated assets (i.e. a senior bought a home in 1970, and its appreciation will pay for their retirement), and prevent unintended consequences, like fees from multi-unit building sales being passed onto the tenant.</p>	<p><b>No.</b> In listening to industry experts, we must be nimble and open to flexibility on Inclusionary Zoning. In this economic climate, the 20% (affordable unit) policy is preventing housing creation.</p>	<p><b>No.</b> Rent control and rent stabilization can take many forms. In its current definition, I do not support it due to concerns over impacts on mom-and-pop property owners and examples of other cities where a well-intentioned policy resulted in reduced housing stock and blighted neighborhoods.</p>
<p><b><u>Henry Santana</u></b></p> 	<p><b>Yes.</b> I will collaborate with my Council colleagues to ensure that One+Boston receives adequate funding to meet this goal through the regular MOH budget cycle and continued Community Preservation Committee support. Thanks to MAHA, One+Boston is a national model.</p>	<p><b>Yes.</b> I will advocate to make homeownership a preferred use for Affordable Housing Trust and Community Preservation Act funding. I will also advocate for the homeownership pilot within the Housing Accelerator Fund to continue to grow.</p>	<p><b>Yes.</b> As someone who understands firsthand the systemic barriers that often hold people back. I will use my position on the Council to ensure MAHA's STASH program receives \$750,000 annually.</p>	<p><b>Yes.</b> I have voted for this (Boston's home rule petition to the state legislature) already. I will continue to work with other MA cities to show legislators this is a statewide solution. If the legislature gives permission, I will immediately move to ask the city council to adopt it and double Boston's affordable housing production.</p>	<p><b>Yes.</b> I believe these (new stronger) requirements represent the minimum we should expect from new development. We cannot allow new development to exclusively serve luxury buyers while displacing longtime residents. The 17-20% requirements help ensure that new housing addresses our affordability challenges rather than exacerbating them.</p>	<p><b>Yes.</b> We need state-level authority to address this crisis. Limiting investor landlord rent increases would help ensure that Boston's housing market serves residents, both owners and renters, not just large external capital holders.</p>
<p><b><u>Alexandra Valdez</u></b></p> 	<p><b>Yes.</b> I know how transformative it can be for families, especially in communities of color that have historically faced barriers to homeownership. This program gave my family stability and opportunity, and I will fight to ensure it continues to do the same for others.</p>	<p><b>Yes.</b> I will ensure that at least 20% of new city funded affordable housing is designated for ownership, by requiring homeownership in city funded development, prioritizing projects that exceed 20% for city owned land, and mandating annual reporting on ownership versus rental units to track progress and maintain accountability.</p>	<p><b>Yes.</b> The STASH program is a critical tool for first-generation buyers, helping families save for a home and overcome systemic barriers to ownership. I will advocate for consistent annual funding.</p>	<p><b>Yes.</b> If the state grants permission, I would immediately file a proposal with the City Council to adopt the 1–2% fee on luxury housing and commercial properties and use the revenue to double Boston's affordable housing production.</p>	<p><b>Yes.</b> I would publicly advocate for maintaining Boston's updated inclusionary zoning requirements, including a minimum of 17% affordable units in small developments and 20% in large projects. Maintaining these higher standards is essential to creating equitable, diverse communities and preventing displacement as Boston grows.</p>	<p><b>Yes.</b> I would press for state legislation allowing Boston to adopt a rent stabilization policy that includes mandatory limits on rent increases and requires just cause for evictions. If the state passes enabling legislation, I would vote for a city proposal that limits rent increases by investor landlords (not owner occupants) and requires just cause for evictions.</p>

Candidates Frank K Baker and Rachel Miselman did not respond to MAHA’s request for answers.

