

Mayoral Candidates on Homeownership

Question



ONE+Boston

As Mayor, would you ensure adequate funding for the ONE+Boston Mortgage Program to continue to serve a minimum of 200 first time homebuyers each year of your 4-year term?

Yes. I have helped over 1,000 homebuyers since 2022. I would fund at least 250 ONE+Boston homebuyers each year.

Yes. I would fund 200 ONE+Boston home- buyers each year. I would use revenue from new housing to fund it.

Yes. I fully support that! I was a city worker who also helped to get a housing benefit instituted.

Affordable Homes for first-time and first-generation homebuyers

As Mayor, would you ensure that at least 20% of new government funded affordable housing produced in Boston each year will be homeownership housing?

Yes. More than 20% of new homes in construction now are homeownership housing. I want that to be the new normal. I pledge to be a champion and contribute Boston's share. We need the state as a funding partner. I will work with MAHA on this and meet with MAHA again in early Oct to review progress.

Yes. 20% is a great target. I will make sure we meet it. At the same time, we need more market rate housing production. I will work with developers to get more housing built and on the tax rolls.

Yes. I fully support 20% homeownership. Black and Brown folks need that, so we don't have to fear being evicted. My parents owned, but it took long hours of work. I now can't afford to buy in Boston. I only stay because I love Boston.

STASH First-Gen Home

As Mayor, would you provide \$750,000 in funding each year for STASH?

Yes. Thank you to MAHA for starting STASH. I'll work with the city council to ensure we devote city funds to keep the momentum going. We're working hard on making building housing easier through our Housing Accelerator Fund, zoning updates, cutting approval times for affordable housing in half, and more.

Yes. STASH is an awesome program. It gives people the tools and the knowledge and the confidence they need to buy a home. I would make it more impactful by making it easier to build more housing.

Yes. \$750K is not enough. I would increase that. Folks need more than 10K to 20K to buy in Boston.

<p>Real Estate Transfer Fee</p> <p>As Mayor, would you champion state legislation that would allow Boston to enact a 1%-2% fee on the sale of luxury housing and commercial property valued above \$2 million to be used for affordable housing in Boston?</p> <p>And if the state allows it, would you immediately file a proposal with the City Council to adopt it in Boston?</p>	<p>Yes. I filed it and we passed this proposal in Boston already. I'm incredibly frustrated that the big business interests blocked this at the State House, along with rent stabilization and tax relief for homeowners in Boston. And they are now trying to undo our affordable housing requirements to take us backward. If the state passes this, I will act immediately.</p>	<p>No. I'm opposed to the tax. We need to make new housing less expensive to develop. The best way to double affordable housing is to produce more housing.</p> <p>Availability = Affordability.</p>	<p>Yes. We need more homes for people. We also need to use city lots for homes for families. Sweat equity is important too. I believe in sweat equity.</p>
<p>Inclusionary Development</p> <p>As Mayor, would you keep the new inclusionary zoning rules that now require developers to include 17% to 20% affordable housing when they build new housing? And what would the "affordable" rents and home prices be?</p>	<p>Yes. The 20% standard was hard fought and backed up by research to ensure it would be affordable and sustainable in varying economic times. I would keep the requirement for 17% affordable in small new housing developments, and 20% affordable in large new housing developments.</p> <p>Average sale price for 3BR affordable home: \$373,603.</p> <p>Average rent for 2BR affordable apt: \$1,680.</p>	<p>No. I would go back to 13% affordable units in new housing. This will create more housing, including more affordable housing. I would also increase the qualifying incomes to create more pathways for middle-class residents to stay in Boston. 1/3 of units would be for households with incomes up to 120% AMI (\$178,680 for HH of 3).</p> <p>Average sale price for a 3BR affordable home: \$373,603.</p> <p>Average rent for 2BR affordable apt: \$2,587</p>	<p>Yes. I would keep the 17% affordable requirement in small new housing developments, and 20% affordable in large new housing developments.</p> <p>We need more affordable 3BR and 4BR housing for larger families.</p>
<p>Rent Stabilization</p> <p>As Mayor, 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</p>	<p>Yes. I already have. In 2022 my administration advanced Boston's first ever rent stabilization home rule petition to successfully be passed by the 13-member Boston City council. This home rule petition, which exempted multi-family</p>	<p>No. State mandated stabilization policies are not a useful step to limit exorbitant rental costs for residents. I am a firm believer that we need to create more housing in Boston to bring down the cost for all folks. A blanket limit on rent increases will</p>	<p>Candidate DaRosa did not respond to MAHA's request for a response to this question.</p>

cause for evictions, with an exemption for owner occupant landlords?

If the state passes this legislation, would you file 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?

properties in which one of the dwelling units was the owner's principal residence, would have also provided just cause eviction protections, and provided notification and benefits for tenants displaced through condo conversions and demolitions. Unfortunately, our home rule petition failed to pass the state legislature in the last legislative session. If the state allows Boston to enact rent stabilization, I would work with Boston residents and our City Council to design a policy that would eliminate rent gouging, require a just-cause standard for evictions, and establish an expanded rental registry to collect data monitoring compliance and the overall impacts of the policy. At the same time, I would also ensure that the policy exempted owner-occupants living in multifamily buildings, and that the policy would not deter the creation of needed housing supply. A thoughtful rent stabilization policy is a necessary and common-sense element of making Boston a home for everyone by preventing Bostonians from being displaced.

not increase the stock necessary to bring us out of the housing emergency. I also believe it is a futile exercise, as Massachusetts' state leaders have expressed disdain for this proposal. My voluntary, opt-in plan would stabilize rents for folks while also allowing for necessary flexibility as the economy fluctuates. There needs to be some level of free-market activity in the housing sector and stringent restrictions on folks is not the correct course of action. If the state were to pass rent control legislation, further limiting the proposed increase of rents would further cap the capital these folks need to build more housing. To overcome the housing emergency, we should be doing everything we can to create a more conducive environment for the construction of more units. I would work closely with all stakeholders to get shovels in the ground, residents in housing, and the price of rents down.