

2023 Candidate Housing Questionnaire

To Gloucester Municipal Election

Candidates:

Congratulations on Your

Candidacy! We thank you for running and we invite you to share, in your own words, your housing concerns and positions through a questionnaire prepared by [Housing4All Gloucester](#) (H4AG) specifically for Gloucester's 2023 elections.

We believe housing will be a central issue of this year's elections and we firmly believe your responses are vital information for all voters.

- The questionnaire below includes 12 housing related questions.
- We anticipate time to complete to be about 30 minutes.
- If you exit the form *before* submitting you will be able to sign back in to revise and/or finish the questionnaire.
- You may also sign back in to change responses *after* submission up until the deadline period.
- A copy of your responses will be emailed to you.
- **Please be sure your responses are submitted by 5:00 p.m., on our extended deadline of September 5th.**
- If you decide not to participate in the questionnaire at all, we will note your decline to participate.
- Please let us know if you incur any issues.

H4AG will make all responses publicly available on our website and social media **after** the September 5th deadline. We will also approach local media to encourage them to also post your responses. We hope you will respond to our questions so that voters have as much information as possible. If you decide not to participate, we will note your decline to participate.

H4AG is a local coalition of individuals and organizations that advocates for additional housing that is affordable to the income range of the average Gloucester resident, whether that is what gets called capital "A", deed restricted affordable housing or small, "a" affordable – meaning affordable to the wide range of the workforce of Gloucester within the standard of not paying more than 30% of one's income for housing.

For more about our organization please visit our website www.housing4allgloucester.org.

If you have questions, please email us at housing4allgloucester@gmail.com.

Many thanks,

On behalf of Housing 4 All Gloucester,

- Mary Beck
- Wilma Busse
- Terence Cudney
- Deanna Fay
- Deb Fronterrio
- Sunny Robinson
- Stephen Voltz

~~* Indicates required question~~

1. Email *

2. Full Name: *

3. Preferred Contact Address *

4. Preferred Phone: *

5. Candidate for: *

Check all that apply.

- Mayor
- Councilor at Large
- Ward Councilor:
- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5

Please answer all the questions. If you choose to not provide an answer on any specific question, please respond with "no response" so that we know it was not an oversight.

6. 1. Do you believe we have a housing problem in Gloucester? If so, whom does it affect? *

7. 2. What are your definitions of affordable housing and workforce housing? Who do you see as needing affordable and workforce housing in Gloucester? *

8. 3. Clustered housing: Do you generally support building more housing that is grouped, such as duplexes, multi-family, townhouses etc.? If so, where do you see possibilities in the city for more clustered housing? *

As of January 2023, here are some income and housing statistics:

- *The average monthly cost for a studio or one bedroom rental is \$1,900.*
- *The average monthly cost for a two or three bedroom rental is \$2,500.*
- *The 2022 median sale price for a single family home is \$653,000, which is an increase of 45% since 2017.*
- *Gloucester's median annual income for an individual is \$64,141.*
- *Gloucester's median annual income for a household is \$82,984.*
- *A \$15 minimum wage worker needs to work more than 90 hours per week to afford a one bedroom rental.*
- *A family with a \$2,500/month, 2 - 3 bedroom rental needs to earn \$90,000/year to keep housing costs at 30% of income.*

9. 4. When you speak with constituents (local business owners, employers, and workers) about income and housing prices in our community, what conclusions do you draw from those conversations? *

10. 5. What do you see as the major barriers in our community to creating more affordable/workforce housing? How do we overcome them? *

11. 6. How have your experiences, personal and professional, shaped your views on housing and land use in Gloucester? And what have you done in the past to address these concerns? *

MBTA Communities Zoning Law:

In 2021, the legislature passed a law requiring 175 cities and towns with MBTA stations, including Gloucester, to establish a zoning district in which multifamily housing is permitted as-of-right – that is, without needing any variances or special permits. The City's Planning Department will be working on mapping a transit oriented district that would bring Gloucester into compliance with this new law, and City Council will then need to vote to adopt, or not, any zoning ordinance changes that result from their plan.

12. 7a. What do you think is the best plan for meeting the requirements of the MBTA zoning? *

13. 7b. What are your recommendations to update zoning in Gloucester's downtown train station area (and West Gloucester station area, if applicable) to bring the City into compliance? *

14. 8. Do you think that every neighborhood in Gloucester is contributing its "fair share" of housing supply for the city? If not, which neighborhoods do you think are not contributing their fair share, and how should the City address this inequity? *

15. 9. Where do you stand on two or three family homes across all neighborhoods to meet the housing needs of the average Gloucester worker? *

16. 10. A recent attempt to propose new restrictive regulations on Gloucester's Short Term Rentals failed to gain support due to lack of data and overall impact. What do you think the City can do, if anything, to restrict or limit short term rentals? *

17. 11a. Housing policy is closely linked to other policy areas, such as transit, racial justice, environmental issues, and economic sustainability. What do you think of housing policy as it interacts with these other issues? *

18. 11b. Additionally, how do you think housing issues are affecting local businesses and employers? *

19. 12a. Are there other specific housing initiatives that you think the City should prioritize? *

20. 12b. Do you **agree or disagree** that the City of Gloucester should do more to encourage housing production of all types, including both market rate and income-restricted? If you agree, how can the City encourage housing production? *

Thank you for taking the time to answer our questions on this important issue. Your responses are accessible to you, in the event you would like to revise anything, until our extended deadline time of 5:00 PM on September 5th. A print out of your answers will also be emailed to you.

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