



ORDER OF BUSINESS FOR MATTERS PRESENTED TO THE CITY CLERK PRIOR TO 10:00 A.M. ON MONDAY, MARCH 31, 2025 FOR CONSIDERATION BY THE CITY COUNCIL AT A REGULAR MEETING IN THE CHRISTOPHER IANNELLA CHAMBER ON WEDNESDAY, APRIL 2, 2025 AT 12:00 P.M.

ROLL CALL

APPROVAL OF THE MINUTES

COMMUNICATIONS FROM HER HONOR, THE MAYOR:

- 0719** Message and order authorizing the City of Boston to accept and expend the amount of Twenty Million Dollars (\$20,000,000.00) in the form of a Grant, for the RAISE: Roxbury Resilient grant, awarded by the United States Department of Transportation-National Highway Traffic Safety Administration, passed through the Massachusetts Department of Transportation, to be administered by the Transportation Department. The grant will fund a project to reconstruct and upgrade three corridors in the Roxbury neighborhood of Boston.
- 0720** Message and order authorizing the City of Boston to accept and expend the amount of Nine Million Dollars (\$9,000,000.00) in the form of a grant, for the Safe Streets and Roads for All Grant Program, awarded by the United States Department of Transportation to be administered by the Transportation Department. The grant will fund safety design and construction in intersections to employ low-cost, high impact strategies through a safety and equity lens for Complete Street. The principle safety issues addressed are speeding, pedestrian crashes, as well as visibility issues.

- 0721** Message and order for your approval an Order that will authorize the reassignment of the Community Preservation Act funding for the Charlestown Peace Park to the Boston Planning and Development Agency (BPDA).
- 0722** Message and order authorizing the City of Boston to accept and expend the amount of Twelve Thousand Eight Hundred Eighty-One Dollars (\$12,881.00) in the form of a grant, for the Jobs for Veterans' State Grant, awarded by the United States Department of Labor, passed through the United States Department of Labor, passed through the MassHire Department of Career Services, to be administered by the Office of Workforce Development. The grant will fund enhanced employment services for eligible veterans, prioritizing disabled veterans, and those facing significant barriers to employment, with the goal of improving their job search outcomes and economic self-sufficiency.
- 0723** Message and order authorizing the City of Boston to accept and expend an in-kind contribution of 1200 Snack Packs valued at Three Thousand Dollars (\$3,000.00) donated by Visit.org. The purpose of this donation is to provide shelf-stable Snack Packs to be distributed across Boston Centers for Youth and Families (BCYF) sites during the school year programming and/ or to start the summer.
- 0724** Message and order for your approval an Order authorizing the Collector-Treasurer to enter into a contract under the provisions of General Law Chapter 44, Section 53F, by and between the City of Boston and Citizens, for the provision of Banking Services as more fully described in the attached form of compensating balance agreement.
- 0725** Message and order for your approval an Order authorizing the Collector-Treasurer to enter into a contract under the provisions of General Law Chapter 44, Section 53F, by and between the City of Boston and J.P. Morgan Chase Bank, N.A., for the provision of Banking Services.
- 0726** Message and order for the confirmation of the reappointment of Thomas High as a Primary Member of the Back Bay Architectural District Commission for a term expiring on December 31, 2028.
- 0727** Message and order for the confirmation of the appointment of Lisa Tharp as a Primary Member of the Back Bay Architectural District Commission for a term expiring on December 31, 2028.

- [0728](#) Message and order for the confirmation of the reappointment of Ellen Moore as an alternate member of the Mission Hill Triangle Architectural Conservation District Commission for a term expiring on June 30, 2026.
- [0729](#) Message and order for the confirmation of the reappointment of Katie Genovese as a member of the Mission Hill Triangle Architectural Conservation District Commission for a term expiring on June 30, 2026.
- [0730](#) Message and order for the confirmation of the appointment of Garry Walling as a member of the Mission Hill Triangle Architectural Conservation District Commission for a term expiring on June 30, 2025.
- [0731](#) Message and order for the confirmation of the reappointment of Patricia Tongue Edraos as an alternate member of the Mission Hill Triangle Architectural Conservation District Commission for a term expiring on June 30, 2025.
- [0732](#) Message and order for the confirmation of the appointment of Hessann Farooqi as a member of the Building Emissions Reduction and Disclosure Ordinance Review Board for a term expiring on March 19, 2026.

PETITIONS, MEMORIALS AND REMONSTRANCES

REPORTS OF PUBLIC OFFICERS AND OTHERS:

- [0733](#) Notice was received from the Mayor of the appointment of Bernard FitzGerald as a member of the Civilian Review Board, for a term expiring January 1, 2027.
- [0734](#) Notice was received from the Mayor of the appointment of Reginald Smalls as a member of the Civilian Review Board, for a term expiring January 2, 2026.
- [0735](#) Notice was received from the Mayor of the appointment of Amaury Perez as a member of the Civilian Review Board, for a term expiring January 2, 2026.
- [0736](#) Notice was received from the Mayor of the appointment of Dieufort J. Fleurissaint (Pastor Keke) as a member of the Civilian Review Board, for a term expiring January 1, 2028.
- [0737](#) Notice was received from the Mayor of the appointment of Tanisha DeLeon as a member of the Civilian Review Board, for a term expiring January 6, 2028.

- 0738** Notice was received from the Mayor of the reappointment of Joshua Dankoff as a member of the Civilian Review Board, for a term expiring January 1, 2027.
- 0739** Notice was received from the Mayor of the reappointment of E. Peter Alvarez as a member of the Civilian Review Board, for a term expiring January 6, 2028.
- 0740** Notice was received from the Mayor of the reappointment of Natalie Carithers Utley as a member of the Civilian Review Board, for a term expiring January 2, 2026.
- 0741** Notice was received from the Mayor of the appointment of Samuel Harold as a member of the Civilian Review Board, for a term expiring January 1, 2027.
- 0742** Notice was received from the Mayor of the appointment of Samuel Harold as Chairperson of the Civilian Review Board, for a term expiring January 1, 2027.
- 0743** Notice was received from the Mayor of the appointment of Jamika Hobbs as a member of the Internal Affairs Oversight Panel, for a term expiring March 14, 2026.
- 0744** Notice was received from the Mayor of the appointment of Anthony Fugate as a member of the Internal Affairs Oversight Panel, for a term expiring March 14, 2026.
- 0745** Notice was received from the Mayor of the reappointment of Michael Parker as a member of the Boston Conservation Commission, for a term expiring November 1, 2025.
- 0746** Notice was received from the Mayor of the appointment of Stephen Estes-Smargiassi as a member of the Boston Conservation Commission, for a term expiring November 1, 2028.
- 0747** Notice was received from the Mayor of the reappointment of Anne Herbst as a member of the Boston Conservation Commission, for a term expiring November 1, 2025.
- 0748** Notice was received from the Mayor of the reappointment of Michael Wilson as a member of the Boston Conservation Commission, for a term expiring November 1, 2025.

- [0749](#) Notice was received from the Mayor of the reappointment of Kannan Thiruvengadam as a member of the Boston Conservation Commission, for a term expiring November 1, 2025.
- [0750](#) Notice was received from the Mayor of the reappointment of Irmak Turan as a member of the Air Pollution Control Commission, for a term expiring January 6, 2028.
- [0751](#) Notice was received from the Mayor of the reappointment of Eric Burkman as a member of the Air Pollution Control Commission, for a term expiring January 6, 2028.
- [0752](#) Notice was received from the Mayor of the reappointment of Russell Preston as a member of the Air Pollution Control Commission, for a term expiring January 6, 2028.
- 0753** Notice was received from the Mayor of the appointment of Representative Daniel J. Ryan as a member of the Boston Commemoration Commission effective immediately.
- [0754](#) Notice was received from Nick Pittman regarding his resignation from the Boston Groundwater Trust.
- [0755](#) Notice was received from Nicholas Arinello, Assessing Commissioner, of the appointment of Liam Brearley as an Assistant Assessor.
- [0756](#) Notice was received from the Mayor of her absence from the City on Tuesday March 25, 2025 at 12:00 p.m., returning at 10:33 p.m.
- [0757](#) Communication was received from Councilor Erin Murphy and Councilor Ed Flynn regarding a Request for Information to the Election Department and Elections Commission dated March 26, 2025.
- [0758](#) **Councilor Murphy and Flynn offered the following:** Communication was received from Councilor Erin Murphy and Councilor Ed Flynn regarding a letter sent to Secretary of State William F. Galvin dated March 24, 2025.
- [0759](#) Communication was received from Councilor Murphy regarding a "Statement on the Youth Jobs & Resource Fair Incident and Call for Rescheduling".
- [0760](#) Communications from Councilor Flynn regarding Department of Housing and Urban Development's Office of Inspector General Audit of the Boston Housing Authority.

- [0761](#) Communications from Councilor Flynn regarding Architectural Access Board's Decision on the Ruth Barkley Apartments.
- [0762](#) Notice was received from the City Clerk in accordance with Chapter 6 of the Ordinances of 1979 re: action taken by the Mayor on papers acted upon by the City Council at its meeting of December 11, 2024.
- [0763](#) Notice was received from the City Clerk in accordance with Chapter 6 of the Ordinances of 1979 re: action taken by the Mayor on papers acted upon by the City Council at its meeting of March 5, 2025.
- [0764](#) Notice was received from the City Clerk in accordance with Chapter 6 of the Ordinances of 1979 re: action taken by the Mayor on papers acted upon by the City Council at its meeting of March 19, 2025.

REPORTS OF COMMITTEES:

- [0407](#) The Committee on Government Operations, to which was referred on February 5, 2025, Docket #0407, Message and order for your approval an Ordinance for Road Safety and Accountability for Delivery Providers, submits a report recommending that the docket ought to pass in a new draft.
- [0458](#) The Committee on Ways and Means, to which was referred on February 12, 2025, Docket #0458, Message and order authorizing the City of Boston to submit a Statement of Interest to the Massachusetts School Building Authority (MSBA) Core Program for Madison Park Technical Vocational High School pursuant to M.G.L. c. 70B, § 5. The Statement of Interest describes and explains the deficiencies within the school facility that prevents Boston Public Schools (BPS) from delivering their desired educational program, submits a report recommending that the order ought to pass.

MATTERS RECENTLY HEARD-FOR POSSIBLE ACTION:

- [0169](#) Order for a hearing regarding the implementation and funding of coastal resilience strategies and the establishment of a climate bank.
- [0311](#) Order for a hearing to address the displacement of Bostonians as a result of new and future development.
- [0422](#) Order for a hearing to discuss the immediate reinstatement of and sustainable funding for the Community Syringe Redemption Program.

0641 Message and order for your approval an appropriation order in the total amount of Thirty-Eight Million One Hundred Forty-Eight Thousand Fifty-Two Dollars (\$38,148,052.00) from Fiscal Year 2025 Community Preservation Fund revenues for community preservation projects at the recommendation of the City of Boston Community Preservation Committee (“CPC”).

MOTIONS, ORDERS AND RESOLUTIONS:

0765 **Councilor Breadon and Louijeune offered the following:** Ordinance establishing a "Scofflaw Property Owner List."

0766 **Councilor Breadon offered the following:** Ordinance extending and enhancing protections for tenants facing displacement due to condominium or cooperative conversion in the city of Boston.

0767 **Councilor Flynn and Murphy offered the following:** Order for a hearing to discuss transportation planning within the Article 80 Development Review Process.

0768 **Councilor Flynn offered the following:** Order for a hearing to discuss water and sewer infrastructure in Chinatown and the Leather District.

0769 **Councilor Flynn offered the following:** Order for a hearing to discuss the US Department of Housing and Urban Development's report on Boston Housing Authority.

0770 **Councilor Louijeune offered the following:** Order for a hearing regarding support for Boston’s Main Streets organizations.

0771 **Councilor Murphy offered the following:** Order for a hearing regarding the expansion of Boston Pre-K seats and the equitable distribution of City-funded seats across all neighborhoods.

0772 **Councilor Murphy and Flynn offered the following:** Order for a hearing to assess and enhance the accessibility and safety of Boston's sidewalks for all residents.

0773 **Councilor Breadon offered the following:** Order for a hearing to discuss legalizing mid-rise single-stair housing in the Massachusetts State Building Code.

0774 Councilor Murphy offered the following: Order requesting certain information under Section 17F regarding down payment assistance grants disbursed since 2021.

0775 Councilor Murphy offered the following: Order requesting certain information under Section 17F regarding Youth Summer Employment Opportunities for Students of All Abilities.

0776 Councilor Worrell offered the following: Resolution recognizing April as Fair Housing Month in the City of Boston.

0777 Councilor Worrell offered the following: Resolution in support of Bill S.403, An Act Establishing a Special Commission to Review the Adequacy and Equity of the Massachusetts School Building Program.

PERSONNEL ORDERS:

0778 Councilor Louijeune for Councilor Weber offered the following: Order for the appointment of temporary employee Jacqueline Martinez in City Council, effective March 29, 2025.

0779 Councilor Louijeune for Councilor Worrell offered the following: Order for the appointment of temporary employee Timothy J. Guimond in City Council to be effective April 5, 2025.

0780 Councilor Louijeune for Councilor Worrell offered the following: Order for the appointment of temporary employees Matthew Martinelli and Anushree Sahay in City Council effective March 29, 2025.

GREEN SHEETS:

2/25 Legislative Calendar for April 2, 2025.

CONSENT AGENDA:

0781 Councilor Mejia offered the following: Resolution celebrating the 10th Anniversary of Perfect 10 Unisex Salon and Recognizing April 4th, 2025, as “Perfect 10 Day” in the City of Boston.

0782 Councilor FitzGerald offered the following: Resolution recognizing Alexis Steel.

0783 Councilor Louijeune offered the following: Resolution congratulating Massachusetts Community Engagement Alliance.

- 0784** **Councilor Louijeune offered the following:** Resolution in memory of Viola Black McCuller.
- 0785** **Councilor Weber offered the following:** Resolution recognizing Carol Miranda.
- 0786** **Councilor Weber offered the following:** Resolution recognizing Catholic Memorial High School's Boys Hockey Team.
- 0787** **Councilor Santana offered the following:** Resolution recognizing Jonathan Latino.
- 0788** **Councilor Santana offered the following:** Resolution recognizing Amaury Perez.
- 0789** **Councilor FitzGerald offered the following:** Resolution declaring "Sister Joyce McMullen Day".
- 0790** **Councilor Santana and Durkan offered the following:** Resolution recognizing 30 individuals and organizations for Transgender Day of Visibility on Wednesday, March 19, 2025.
- 0791** **Councilor Santana offered the following:** Resolution recognizing Sandra Lorena Aleman Nijjar.
- 0792** **Councilor Santana offered the following:** Resolution recognizing Cesar A. Deossa M.
- 0793** **Councilor Weber offered the following:** Resolution recognizing Dorothy Burnham.
- 0794** **Councilor Weber offered the following:** Resolution recognizing JP@Home.
- 0795** **Councilor Durkan offered the following:** Resolution recognizing March 25, 2025 as David Passafaro Day in the City of Boston.
- 0796** **Councilor Weber offered the following:** Resolution recognizing George's Shoes.
- 0797** **Councilor Breadon offered the following:** Resolution congratulating Haylee Chen.
- 0798** **Councilor Breadon offered the following:** Resolution congratulating ten Allston Village Award recipients.

- 0799 Councilor Louijeune offered the following:** Resolution congratulating Alex Santana.
- 0800 Councilor Louijeune offered the following:** Resolution congratulating Marise Chery Fleurissant.
- 0801 Councilor Louijeune offered the following:** Resolution congratulating Abeo Powder.
- 0802 Councilor Louijeune offered the following:** Resolution in memory of Cecily Williams.
- 0803 Councilor Louijeune offered the following:** Resolution congratulating Cesar Deossa.
- 0804 Councilor Flynn offered the following:** Resolution honoring Father George Evans.
- 0805 Councilor Flynn offered the following:** Resolution recognizing the County Roscommon Association of Boston.
- 0806 Councilor Flynn offered the following:** Resolution recognizing Kathryn A. Willmore.
- 0807 Councilor Flynn offered the following:** Resolution recognizing Que Shing Chinese Musica and Opera.
- 0808 Councilor Flynn offered the following:** Resolution recognizing Tuskegee Airmen Commemoration Day in the City of Boston.
- 0809 Councilor Flynn offered the following:** Resolution recognizing Principal Richard Chang.
- 0810 Councilor Flynn offered the following:** Resolution recognizing Maureen Dahill.
- 0811 Councilor Flynn offered the following:** Resolution recognizing John McGahan.
- 0812 Councilor Flynn offered the following:** Resolution recognizing IBEW 103 Asian Trade Union.
- 0813 Councilor Flynn offered the following:** Resolution recognizing Soo Yuen Association of New England.

- 0814 Councilor Weber offered the following:** Resolution recognizing Nikaury Contreras.
- 0815 Councilor Murphy offered the following:** Resolution recognizing and honoring, celebrating and congratulating the 41 recipients of the 2025 EXTRAordinary Women Award.
- 0816 Councilor Murphy offered the following:** Resolution recognizing and honoring, celebrating and congratulating 5 Massachusetts Association of Minority Law Enforcement Officers (MAMLEO) Boston Police Department Retirees.



**City Of Boston • Massachusetts
Office of the Mayor
Michelle Wu**

03-31-2025

TO THE CITY COUNCIL

Dear Councilors:

I hereby transmit for your approval an Order authorizing the City of Boston to accept and expend the amount of TWENTY MILLION DOLLARS (**\$20,000,000.00**) in the form of a grant, the RAISE: Roxbury Resilient grant, awarded by US DOT-National Highway Traffic Safety Administration, passed through the Massachusetts Department of Transportation, to be administered by the Transportation Department.

The grant would fund a project to reconstruct and upgrade three corridors in the Roxbury neighborhood of Boston.

I urge your Honorable Body to adopt this Order so that the City of Boston may accept the funds expeditiously and expend them upon award for the purposes for which they are granted.

Sincerely,

Michelle Wu
Mayor of Boston



City Council Order

AN ORDER AUTHORIZING THE CITY OF BOSTON TO ACCEPT AND EXPEND the RAISE: Roxbury Resilient grant FUNDS, AWARDED BY US DOT-National Highway Traffic Safety Administration AND Massachusetts Department of Transportation.

WHEREAS, the US DOT-National Highway Traffic Safety Administration and Massachusetts Department of Transportation, are being petitioned for the issuance of funds to the Transportation Department; and

WHEREAS, the funds in the amount of TWENTY MILLION DOLLARS (**\$20,000,000.00**) would fund a project to reconstruct and upgrade three corridors in the Roxbury neighborhood of Boston. Therefore be it

ORDERED: that the Mayor, acting on behalf of the City of Boston be, and hereby is authorized, pursuant to section 53A of chapter 44 of the Massachusetts General Laws, to accept and expend the US DOT-National Highway Traffic Safety Administration, and Massachusetts Department of Transportation' the RAISE: Roxbury Resilient grant award not to exceed the amount of TWENTY MILLION DOLLARS (**\$20,000,000.00**).

Docket #

**In City Council
Passed**

City Clerk

Mayor

Approved

I hereby certify that the foregoing, if passed in the above form, will be in accordance with law.

by *Adam Cederbaum*
Adam Cederbaum
Corporation Counsel



**City Of Boston • Massachusetts
Office of the Mayor
Michelle Wu**

03-31-2025

TO THE CITY COUNCIL

Dear Councilors:

I hereby transmit for your approval an Order authorizing the City of Boston to accept and expend the amount of NINE MILLION DOLLARS **(\$9,000,000.00)** in the form of a grant, Safe Streets and Roads for All Grant Program, awarded by United States Department of Transportation to be administered by the Transportation Department.

The grant would fund safety design and construction in intersections to employ low-cost, high-impact strategies through a safety and equity lens for Complete Streets. The principal safety issues addressed are speeding, pedestrian crashes, as well as visibility issues.

I urge your Honorable Body to adopt this Order so that the City of Boston may accept the funds expeditiously and expend them upon award for the purposes for which they are granted.

Sincerely,

Michelle Wu
Mayor of Boston



City Council Order

AN ORDER AUTHORIZING THE CITY OF BOSTON TO ACCEPT AND EXPEND Safe Streets and Roads for All Grant Program FUNDS, AWARDED BY United States Department of Transportation.

WHEREAS, the United States Department of Transportation, is being petitioned for the issuance of funds to the Transportation Department; and

WHEREAS, the funds in the amount of NINE MILLION DOLLARS (**\$9,000,000.00**) would fund safety design and construction in intersections to employ low-cost, high-impact strategies through a safety and equity lens for Complete Streets. The principal safety issues addressed are speeding, pedestrian crashes, as well as visibility issues. Therefore be it

ORDERED: that the Mayor, acting on behalf of the City of Boston be, and hereby is authorized, pursuant to section 53A of chapter 44 of the Massachusetts General Laws, to accept and expend the United States Department of Transportation, Safe Streets and Roads for All Grant Program award not to exceed the amount of NINE MILLION DOLLARS (**\$9,000,000.00**).

Docket # _____

**In City Council
Passed** _____

City Clerk

Mayor

Approved _____

I hereby certify that
the foregoing, if passed in
the above form, will be in
accordance with law.

by Adam Cederbaum

Adam Cederbaum
Corporation Counsel



City of Boston, Massachusetts
Office of the Mayor
MICHELLE WU

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an Order that will authorize the reassignment of the Community Preservation Act funding for the Charlestown Peace Park to the Boston Planning and Development Agency (BPDA). Originally, this body voted on March 31, 2021 to provide \$500,000 to the Charlestown Preservation Society for partial funding of Charlestown Peace Park, specifically for the design and capital improvements, including site preparation, paving, lighting, built features, furnishings, and water access to rehabilitate land for active and passive recreational use. The Charlestown Preservation Society was able to complete the design portion of the project, utilizing \$84,500 of the funds. However, due to unforeseen circumstances, the Charlestown Preservation Society is unable to continue the construction of the project.

The BPDA has agreed to complete construction of the park and undertake the obligations of the original grant agreement. Upon completion of the project, the BPDA will convey the property to the Boston Parks Department for ownership and maintenance of the park. On June 10, 2024, the Community Preservation Committee voted to reassign the project and the associated funding of \$415,500 to the BPDA.

In order to facilitate the transfer of funds and ultimately, completion of the project, the Community Preservation Office requires permission from this body to reassign the remaining funds to the BPDA in lieu of the Charlestown Preservation Society. I urge this Honorable body to adopt this Order so that the BPDA can receive the funds to complete the Charlestown Peace Park.

Sincerely,

Michelle Wu
Mayor of Boston



CITY OF BOSTON
IN CITY COUNCIL

AN ORDER AUTHORIZING REASSIGNMENT OF THE COMMUNITY PRESERVATION ACT FUNDING ASSOCIATED WITH THE CHARLESTOWN PEACE PARK TO THE BOSTON PLANNING AND DEVELOPMENT AGENCY.

ORDERED: That the remaining Community Preservation Act funding (\$415,500.00) for the Charlestown Peace Park project be reassigned to the Boston Planning and Development Agency to complete construction of the park.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**

BY 
ADAM CEDERBAUM
CORPORATION COUNSEL



**City Of Boston • Massachusetts
Office of the Mayor
Michelle Wu**

03-26-2025

TO THE CITY COUNCIL

Dear Councilors:

I hereby transmit for your approval an Order authorizing the City of Boston to accept and expend the amount of TWELVE THOUSAND EIGHT HUNDRED EIGHTY-ONE DOLLARS **(\$12,881.00)** in the form of a grant, the Jobs for Veterans' State Grant, awarded by United States Department of Labor, passed through the MassHire Department of Career Services, to be administered by the Office Workforce Development.

The grant would fund enhanced employment services for eligible veterans, prioritizing disabled veterans, and those facing significant barriers to employment, with the goal of improving their job search outcomes and economic self-sufficiency.

I urge your Honorable Body to adopt this Order so that the City of Boston may accept the funds expeditiously and expend them upon award for the purposes for which they are granted.

Sincerely,

Michelle Wu
Mayor of Boston



City Council Order

AN ORDER AUTHORIZING THE CITY OF BOSTON TO ACCEPT AND EXPEND the Jobs for Veterans' State Grant FUNDS, AWARDED BY United States Department of Labor AND MassHire Department of Career Services.

WHEREAS, the United States Department of Labor and MassHire Department of Career Services, are being petitioned for the issuance of funds to the Office Workforce Development; and

WHEREAS, the funds in the amount of TWELVE THOUSAND EIGHT HUNDRED EIGHTY-ONE DOLLARS (**\$12,881.00**) would fund enhanced employment services for eligible veterans, prioritizing disabled veterans, and those facing significant barriers to employment, with the goal of improving their job search outcomes and economic self-sufficiency. Therefore be it

ORDERED: that the Mayor, acting on behalf of the City of Boston be, and hereby is authorized, pursuant to section 53A of chapter 44 of the Massachusetts General Laws, to accept and expend the United States Department of Labor, and MassHire Department of Career Services' the Jobs for Veterans' State Grant award not to exceed the amount of TWELVE THOUSAND EIGHT HUNDRED EIGHTY-ONE DOLLARS (**\$12,881.00**).

Docket #

**In City Council
Passed**

City Clerk

Mayor

Approved

I hereby certify that
the foregoing, if passed in
the above form, will be in
accordance with law.

by *Adam Cederbaum*
Adam Cederbaum
Corporation Counsel



City of Boston, Massachusetts
Office of the Mayor
MICHELLE WU

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I hereby transmit for your approval an Order authorizing the City of Boston to accept and expend an in-kind donation of 1200 Snack Packs valued at \$3,000, donated by Visit.org.

The purpose of this donation is to provide shelf-stable items that can be evenly distributed across the Boston Centers for Youth and Families sites during school year and summer programming.

I urge your Honorable Body to pass this order as expeditiously as possible, so that the City may receive and expend the donation for the purpose for which it was awarded.

Sincerely,


Michelle Wu
Mayor of Boston



**CITY OF BOSTON
IN CITY COUNCIL**

AN ORDER AUTHORIZING THE CITY OF BOSTON TO ACCEPT AND EXPEND THE DONATION OF 1200 SNACK PACKS FROM VISIT.ORG IN SUPPORT OF THE BOSTON CENTERS FOR YOUTH AND FAMILIES.

ORDERED: That the City of Boston, acting by and through the Boston Centers for Youth and Families, be, and hereby is, authorized, in accordance with Section 53A½ of Chapter 44 of the Massachusetts General Laws, to accept and expend a donation from Visit.org of 1,200 Snack Packs, valued at three thousand dollars (\$3,000), to support the Boston Centers for Youth and Families school year and summer programming.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**
BY 
**ADAM CEDERBAUM
CORPORATION COUNSEL**



City of Boston, Massachusetts
Office of the Mayor
MICHELLE WU

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an Order authorizing the Collector-Treasurer to enter into a contract under the provisions of General Law Chapter 44, Section 53F, by and between the City of Boston and Citizens, for the provision of Banking Services as more fully described in the attached form of compensating balance agreement.

I urge your Honorable Body to approve this Banking Services agreement and pass this Order expeditiously.

Respectfully,

Michelle Wu
Mayor of Boston



CITY OF BOSTON
IN CITY COUNCIL

AN ORDER AUTHORIZING THE CITY OF BOSTON, BY AND THROUGH THE COLLECTOR-TREASURER, AND CITIZENS TO ENTER INTO A COMPENSATING BALANCE AGREEMENT FOR THE PROVISION OF BANKING SERVICES

ORDERED: That the agreement made under the provisions of M.G.L. Chapter 44, Section 53F, by and between the City of Boston and Citizens for the provision of Banking Services under compensating balance agreement from July 1, 2025 through June 30, 2028, in the form attached hereto be, and the same hereby is, approved.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**

BY _____

**ADAM CEDERBAUM
CORPORATION COUNSEL**



City of Boston, Massachusetts
Office of the Mayor
MICHELLE WU

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an Order authorizing the Collector-Treasurer to enter into a contract under the provisions of General Law Chapter 44, Section 53F, by and between the City of Boston and J.P. Morgan Chase Bank, N.A., for the provision of Banking Services.

I urge your Honorable Body to approve this Banking Services agreement and pass this Order expeditiously.

Respectfully,

Michelle Wu
Mayor of Boston



CITY OF BOSTON
IN CITY COUNCIL

AN ORDER AUTHORIZING THE CITY OF BOSTON, BY AND THROUGH THE COLLECTOR-TREASURER, AND J.P. MORGAN TO ENTER INTO AN AGREEMENT FOR THE PROVISION OF BANKING SERVICES.

ORDERED: That the agreement made under the provisions of M.G.L. Chapter 44, Section 53F, by and between the City of Boston and J.P. Morgan Chase Bank, N.A. for the provision of Banking Services from July 1, 2025 through June 30, 2028, in the form attached hereto be, and the same hereby is, approved.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**

BY


**ADAM CEDERBAUM
CORPORATION COUNSEL**



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an Order regarding the re-appointment of Thomas High of 124 Commonwealth Avenue, Boston, Massachusetts 02115 as a member of the Back Bay Architectural District Commission, for a term expiring December 31, 2028. I am appointing Thomas High pursuant to the authority vested in me by Chapter 625 of the Acts of 1966, and subject to your confirmation. Thomas High shall serve as a Primary Member. Thomas High is a nominee of the Neighborhood Association of the Back Bay.

I urge your Honorable Body to act favorably on the appointment of Thomas High as a member of the Back Bay Architectural District Commission.

Thank you for your attention to this matter.

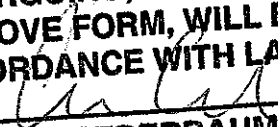
Sincerely,

Michelle Wu
Mayor of Boston

CITY OF BOSTON
IN CITY COUNCIL

AN ORDER CONFIRMING THE APPOINTMENT OF THOMAS HIGH AS A MEMBER OF THE BACK BAY ARCHITECTURAL DISTRICT COMMISSION.

ORDERED: That, pursuant to the provisions of Chapter 625 of the Acts of 1966, the appointment of Thomas High of 124 Commonwealth Avenue, Boston, MA 02115 to the Back Bay Architectural District Commission, for a term ending December 31, 2028, be, and hereby is, confirmed.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**
BY 
**ADAM CEDERBAUM
CORPORATION COUNSEL**



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an Order regarding the appointment of Lisa Tharp of 2 Arlington Street, #2, Boston, Massachusetts 02116 as a member of the Back Bay Architectural District Commission, for a term expiring December 31, 2028. I am appointing Lisa Tharp pursuant to the authority vested in me by Chapter 625 of the Acts of 1966, and subject to your confirmation. Lisa Tharp shall serve as a Primary Member. Lisa Tharp is a nominee of the Neighborhood Association of the Back Bay.

I urge your Honorable Body to act favorably on the appointment of Lisa Tharp as a member of the Back Bay Architectural District Commission.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston

CITY OF BOSTON
IN CITY COUNCIL

AN ORDER CONFIRMING THE APPOINTMENT OF LISA THARP AS A MEMBER OF THE BACK BAY ARCHITECTURAL DISTRICT COMMISSION.

ORDERED: That, pursuant to the provisions of Chapter 625 of the Acts of 1966, the appointment of Lisa Tharp of 2 Arlington Street, #2, Boston, MA 02116 to the Back Bay Architectural District Commission, for a term ending December 31, 2028, be, and hereby is, confirmed.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**

BY 
**ADAM CEDERBAUM
CORPORATION COUNSEL**



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an Order regarding the reappointment of Ellen Moore of 12 Worthington Street, Boston, Massachusetts 02120, as an alternate member of the Mission Hill Triangle Architectural Conservation District Commission for a term expiring June 30, 2026. I am appointing Ellen Moore pursuant to the authority vested in me by Chapter 772 of the Acts of 1975, and subject to your confirmation. Ellen Moore shall serve as an alternate member.

I urge your Honorable Body to act favorably on the appointment of Ellen Moore as an alternate member of the Mission Hill Triangle Architectural Conservation District Commission.

Thank you for your attention to this matter.


Sincerely,

Michelle Wu
Mayor of Boston

CITY OF BOSTON
IN CITY COUNCIL

AN ORDER CONFIRMING THE APPOINTMENT OF ELLEN MOORE AS A MEMBER OF THE MISSION HILL TRIANGLE ARCHITECTURAL CONSERVATION DISTRICT COMMISSION.

ORDERED: That, pursuant to Chapter 772 of the Acts of 1975, the appointment of Ellen Moore of 12 Worthington Street, Boston, MA 02120, as an alternate member of the Mission Hill Triangle Architectural Conservation District Commission for a term ending June 30, 2026, be, and hereby is, confirmed.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**
BY 
**ADAM CEDERBAUM
CORPORATION COUNSEL**



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an Order regarding the reappointment of Katie Genovese of 29 Worthington Street, Boston, Massachusetts 02120, as a member of the Mission Hill Triangle Architectural Conservation District Commission for a term expiring June 30, 2026. I am appointing Katie Genovese pursuant to the authority vested in me by Chapter 772 of the Acts of 1975, and subject to your confirmation.

I urge your Honorable Body to act favorably on the appointment of Katie Genovese as a member of the Mission Hill Triangle Architectural Conservation District Commission.

Thank you for your attention to this matter.


Sincerely,

Michelle Wu
Mayor of Boston

CITY OF BOSTON
IN CITY COUNCIL

AN ORDER CONFIRMING THE APPOINTMENT OF KATIE GENOVESE AS A MEMBER OF THE MISSION HILL TRIANGLE ARCHITECTURAL CONSERVATION DISTRICT COMMISSION.

ORDERED: That, pursuant to Chapter 772 of the Acts of 1975, the appointment of Katie Genovese of 29 Worthington Street, Boston, MA 02120, as a member of the Mission Hill Triangle Architectural Conservation District Commission for a term ending June 30, 2026, be, and hereby is, confirmed.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**
BY 
**ADAM CEDERBAUM
CORPORATION COUNSEL**



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an Order regarding the appointment of Gary Walling of 10 Worthington Street, Boston, Massachusetts 02120, as a member of the Mission Hill Triangle Architectural Conservation District Commission for a term expiring June 30, 2025. I am appointing Gary Walling pursuant to the authority vested in me by Chapter 772 of the Acts of 1975, and subject to your confirmation.

I urge your Honorable Body to act favorably on the appointment of Gary Walling as a member of the Mission Hill Triangle Architectural Conservation District Commission.

Thank you for your attention to this matter.


Sincerely,

Michelle Wu
Mayor of Boston

CITY OF BOSTON
IN CITY COUNCIL

AN ORDER CONFIRMING THE APPOINTMENT OF GARY WALLING AS A MEMBER OF THE MISSION HILL TRIANGLE ARCHITECTURAL CONSERVATION DISTRICT COMMISSION.

ORDERED: That, pursuant to Chapter 772 of the Acts of 1975, the appointment of Gary Walling of 10 Worthington Street, Boston, MA 02120, as a member of the Mission Hill Triangle Architectural Conservation District Commission, for a term ending June 30, 2025, be, and hereby is, confirmed.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**
BY 
**ADAM CEDERBAUM
CORPORATION COUNSEL**



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an Order regarding the reappointment of Patricia Tongue Edraos of 23 Worthington Street, Boston, Massachusetts 02120, as an alternate member of the Mission Hill Triangle Architectural Conservation District Commission for a term expiring June 30, 2025. I am appointing Patricia Tongue Edraos pursuant to the authority vested in me by Chapter 772 of the Acts of 1975, and subject to your confirmation. Patricia Tongue Edraos shall serve as an alternate member.

I urge your Honorable Body to act favorably on the appointment of Patricia Tongue Edraos as an alternate member of the Mission Hill Triangle Architectural Conservation District Commission.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston

CITY OF BOSTON
IN CITY COUNCIL

AN ORDER CONFIRMING THE APPOINTMENT OF PATRICIA TONGUE EDRAOS AS A MEMBER OF THE MISSION HILL TRIANGLE ARCHITECTURAL CONSERVATION DISTRICT COMMISSION.

ORDERED: That, pursuant to Chapter 772 of the Acts of 1975, the appointment of Patricia Tongue Edraos of 23 Worthington Street, Boston, MA 02120, as an alternate member of the Mission Hill Triangle Architectural Conservation District Commission for a term ending June 30, 2025, be, and hereby is, confirmed.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**

BY _____

**ADAM CEDERBAUM
CORPORATION COUNSEL**



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an Order regarding the appointment of Hessann Farooqi of 217 Albany Street, Unit 706, Boston, MA 02118 as a Member of the Building Emissions Reduction and Disclosure Ordinance Review Board, for a term expiring on March 19, 2026. I am appointing Hessann Farooqi pursuant to the authority vested in me by City of Boston Municipal Code Chapter 7.2.2, and subject to your confirmation. Several Community Based Organizations nominated Hessann Farooqi to serve as a Member.

I urge your Honorable Body to act favorably on the appointment of Hessann Farooqi as a Member of the Building Emissions Reduction and Disclosure Ordinance Review Board. Thank you for your attention to this matter.


Sincerely,

Michelle Wu
Mayor of Boston

CITY OF BOSTON
IN CITY COUNCIL

AN ORDER AUTHORIZING THE APPOINTMENT OF HESSANN FAROOQI AS A BOARD MEMBER OF THE BUILDING EMISSIONS REDUCTION AND DISCLOSURE ORDINANCE REVIEW BOARD.

ORDERED: That pursuant to the City of Boston Municipal Code Chapter 7.2.2, the appointment of Hessann Farooqi of 217 Albany Street, Unit 706, Boston, MA 02118, as a Member of the Building Emissions Reduction and Disclosure Ordinance Review Board for a term expiring March 19, 2026, be, and hereby is, approved.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**
BY 
**ADAM CEDERBAUM
CORPORATION COUNSEL**



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.8 of Chapter XII of the City of Boston Municipal Code, I hereby appoint the following Member to the Civilian Review Board, effective immediately:

Bernard Fitz Gerald of 48 Woodard Road, West Roxbury, MA 02132.

This Member will serve a term expiring on January 1, 2027.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.8 of Chapter XII of the City of Boston Municipal Code, I hereby appoint the following Member to the Civilian Review Board, effective immediately:

Reginald Smalls of 11 Lexington Avenue, Hyde Park, MA 02136.

This Member will serve a term expiring on January 2, 2026.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourtas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.8 of Chapter XII of the City of Boston Municipal Code, I hereby appoint the following Member to the Civilian Review Board, effective immediately:

Amaury Perez of 50 Alexander Street, Dorchester, MA 02125.

This Member will serve a term expiring on January 2, 2026.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.8 of Chapter XII of the City of Boston Municipal Code, I hereby appoint the following Member to the Civilian Review Board, effective immediately:

Dieufort J Fleurissant, aka Pastor Keke, of 1550 Blue Hill Avenue, Mattapan, MA 02126.

This Member will serve a term expiring on January 1, 2028.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourtas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.8 of Chapter XII of the City of Boston Municipal Code, I hereby appoint the following Member to the Civilian Review Board, effective immediately:

Tanisha DeLeon of 47 Charles Street, Hyde Park, MA 02136.

This Member will serve a term expiring on January 6, 2028.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.8 of Chapter XII of the City of Boston Municipal Code, I hereby reappoint the following Member to the Civilian Review Board, effective immediately:

Joshua Dankoff of 12 Holbrook Street, Jamaica Plain, MA 02130.

This Member will serve a term expiring on January 1, 2027.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.8 of Chapter XII of the City of Boston Municipal Code, I hereby reappoint the following Member to the Civilian Review Board, effective immediately:

E. Peter Alvarez of 8 Manthorne Road, West Roxbury, MA 02132.

This Member will serve a term expiring on January 6, 2028.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.8 of Chapter XII of the City of Boston Municipal Code, I hereby reappoint the following Member to the Civilian Review Board, effective immediately:

Natalie Carithers Utley of 36 Pasadena Road, Dorchester, MA 02121.

This Member will serve a term expiring on January 2, 2026.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.8 of Chapter XII of the City of Boston Municipal Code, I hereby appoint the following Member to the Civilian Review Board, effective immediately:

Samuel Harold of 36 Bellevue Street, Apartment 3, Dorchester, MA 02125.

This Member will serve a term expiring on January 1, 2027.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.8 of Chapter XII of the City of Boston Municipal Code, I designate the following Member as Chairperson of the Civilian Review Board, effective immediately:

Samuel Harold of 36 Bellevue Street, Apartment 3, Dorchester, MA 02125.

This Member will serve a term as Chairperson expiring on January 1, 2027.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.12 of Chapter XII of the City of Boston Municipal Code, I hereby appoint the following Member to the Internal Affairs Oversight Panel, effective immediately:

Jamika Hobbs of 1050 Tremont Street, Roxbury, MA 02120.

This Member will serve a term expiring on March 14, 2026.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 17, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk,

Pursuant to the authority vested in me by Section 12-17.12 of Chapter XII of the City of Boston Municipal Code, I hereby appoint the following Member to the Internal Affairs Oversight Panel, effective immediately:

Anthony Fugate of 30 Hillcroft Road, Jamaica Plain, MA 02130.

This Member will serve a term expiring on March 14, 2026.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk:

Pursuant to the authority vested in me by City of Boston Municipal Code, Chapter 7, Section 1.1, I hereby reappoint the following member to the Boston Conservation Commission:

Michael Parker of 197 8th Street, #515, Charlestown, MA 02129.

This member will serve a term expiring on November 1, 2025.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk:

Pursuant to the authority vested in me by City of Boston Municipal Code, Chapter 7, Section 1.1, I hereby appoint the following member to the Boston Conservation Commission:

Stephen Estes-Smargiassi of 27 Spring Park Ave, Apartment 1, Boston, MA 02130.

This member will serve a term expiring on November 1, 2028.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk:

Pursuant to the authority vested in me by City of Boston Municipal Code, Chapter 7, Section 1.1, I hereby reappoint the following member to the Boston Conservation Commission:

Anne Herbst of 599 Poplar Street, Roslindale, MA 02131.

This member is a nominee of the Neponset River Watershed Association and will serve a term expiring on November 1, 2025.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk:

Pursuant to the authority vested in me by City of Boston Municipal Code, Chapter 7, Section 1.1, I hereby reappoint the following member to the Boston Conservation Commission:

Michael Wilson of 14 Worcester Square, Apartment 2, Boston, MA 02118.

This member will serve a term expiring on November 1, 2025.

Thank you for your attention on this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk:

Pursuant to the authority vested in me by City of Boston Municipal Code, Chapter 7, Section 1.1, I hereby reappoint the following member to the Boston Conservation Commission:

Kannan Thiruvengadam of 213 Webster Street, Apartment 2, Boston, MA 02128.

This member was nominated by The Charles River Watershed Association, The Sierra Club, The Neponset River Watershed Association, Mass Audubon, and the Trustees of Reservations. This member will serve a term expiring on November 1, 2025.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk:

Pursuant to the authority vested in me by Section 7-2.1 of the City of Boston Municipal Code, I hereby reappoint Irmak Turan of 40 Fairmont Street, Cambridge, Massachusetts 02139, as a member of the Air Pollution Control Commission, effective immediately.

Irmak Turan will serve a term expiring on January 6, 2028, provided that members may continue to serve until a successor is appointed.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk:

Pursuant to the authority vested in me by Section 7-2.1 of the City of Boston Municipal Code, I hereby reappoint Eric Burkman of 294 Lexington Street, Boston, MA 02128, as a member of the Air Pollution Control Commission, effective immediately.

Eric Burkman will serve a term expiring on January 6, 2028, provided that members may continue to serve until a successor is appointed.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk:

Pursuant to the authority vested in me by Section 7-2.1 of the City of Boston Municipal Code, I hereby reappoint Russell Preston of 791 Tremont Street, Unit Q513, Boston, Massachusetts 02118, as a member of the Air Pollution Control Commission, effective immediately.

Russell Preston will serve a term expiring on January 6, 2028, provided that members may continue to serve until a successor is appointed.

Thank you for your attention to this matter.

Sincerely,

Michelle Wu
Mayor of Boston



City of Boston, Massachusetts
Office of the Mayor
Michelle Wu

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Plaza
Room 601
Boston, MA 02201

Dear Mr. Clerk:

Pursuant to the authority vested in me by the City of Boston Municipal Code 7-15.2, as amended, I hereby appoint **Representative Daniel J. Ryan of 19 Essex Street, Charlestown, Massachusetts 02129** to the Boston Commemoration Commission effective immediately.

Daniel J. Ryan will serve in the seat designated for a member representing a neighborhood with a Historic District until their replacement or resignation.

Thank you for your attention on this matter.

Sincerely,

Michelle Wu
Mayor of Boston



Fenway Community
Development Corporation
Improving Lives and
Building Community

RECEIVED
CITY CLERKS OFFICE

2025 MAR 20 P 12: 35

BOSTON, MA

Hon. Mayor Michelle Wu
Mayor's Office
1 City Hall Plaza
Boston, MA 02201

Re: Resignation from Boston Groundwater Trust

Dear Madame Mayor,

It is with regret that I must tender my resignation as the Fenway Community Development Corporation's representative on the Boston Groundwater Trust. It has been my pleasure to work with you and a number of talented individuals from your administration, as well as dedicated volunteers from other Boston neighborhoods while serving as a Trustee.

Thank you for the opportunity to give back, in some small way, to the City.

Sincerely,

Nick Pittman

cc: Alex Geourntas, City Clerk, alex.geourntas@boston.gov
John Paul Gervais, Stakeholder Engagement Manager, Mayor's Office, johnpaul.gervais@boston.gov
Christian Simonelli, BGWT Executive Director, csimonelli@bgwt.org



Assessing Department

Michelle Wu, Mayor

March 25, 2025

Alex Geourntas
City Clerk
Room 601
Boston City Hall
Boston, MA 02201

RE: Request to Administer Oath of Office

Dear Mr. Geourntas:

Pursuant to MGL Ch. 41 Sec 29, I hereby appoint Liam Brearley (ee id: 171588) to the role of Assistant Assessor in the Valuation Unit in the Assessing Department for the City of Boston, effective March 24, 2025. Liam currently resides at 252 Newbury Street, Suite 3, Boston, MA 02116.

I respectfully request that he be administered the Oath of Office.

Patricia Marcella can arrange his availability; Patricia can be reached at 617-635-4555 or patricia.marcella@boston.gov.

Thank you for your consideration.

Sincerely,

Nicholas Ariniello
Commissioner, Assessing



City of Boston, Massachusetts
Office of the Mayor
MICHELLE WU

March 24, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Square, Room 601
Boston, MA 02201

Dear Clerk Geourntas,

Please note that I will be out of town on Tuesday March 25, 2025 from 12:00 p.m. returning same day 10:33 p.m.

Please let me know if you have any questions.

Sincerely,

Michelle Wu
Mayor of Boston





Boston City Council
Erin J. Murphy
 Councilor At-Large



Boston City Council
ED FLYNN
 Councilor - District 2

March 26, 2025

Dear Commissioner Eneida Tavares,


We hope this letter finds you well. As Boston City Councilors dedicated to upholding the integrity of our city's electoral process, we are writing to request detailed information regarding the recent state receivership of the Boston Elections Commission.


Following significant issues during the 2024 elections—including widespread ballot shortages and communication failures—we have sought clarity on the measures being implemented to address these challenges. Despite filing a hearing order to discuss these matters, we recognize that the Elections Department may not be willing to appear before the Council at this time. Therefore, we are seeking written responses to the following inquiries to ensure these concerns are addressed on the public record:

1. **Clarification of the Receivership:**
 Please provide details regarding the scope, authority, and duration of the receiver's role in overseeing the Boston Elections Commission.
2. **Identified Deficiencies and Required Reforms:**
 We request a comprehensive overview of the issues that led to the ballot shortages and communication failures, and the specific corrective actions mandated by your office.
3. **Implementation Plan:**
 Kindly share information on the timeline, resources, and strategies for implementing the required reforms to ensure compliance with state election laws and to prevent future operational issues.
4. **Impact on Upcoming Elections:**
 Please assess how the receivership and planned reforms will affect the administration of elections in 2025 and beyond, including measures to safeguard against similar problems.
5. **Public Communication and Transparency:**
 What strategies are in place for keeping the public informed about these changes, ensuring transparency in the process, and rebuilding trust in the city's electoral system?
6. **Financial Implications:**
 We seek an overview of the costs incurred by the city in addressing the identified deficiencies, including any expenditures related to hiring external auditors or consultants to assist in rectifying the issues.

Your prompt attention to these matters is crucial for us to fulfill our duties as City Councilors and to restore public confidence in Boston's electoral system. We appreciate your cooperation and look forward to your detailed response.

Sincerely,


 Erin Murphy
 Boston City Councilor, At-Large


 Ed Flynn
 District 2 City Councilor



Boston City Council
Erin J. Murphy
 Councilor At-Large



Boston City Council
ED FLYNN
 Councilor - District 2

March 24, 2025

Dear Secretary of State Bill Galvin,

We hope this letter finds you well. As Boston City Councilors deeply committed to restoring public confidence in our city's electoral process, we are writing to seek your assistance in obtaining critical information regarding the recent state receivership of Boston's Elections Commission.

In November 2024, following significant issues during the elections—including widespread ballot shortages and communication failures—we addressed a letter to your office expressing our concerns and requesting detailed information about the corrective measures being implemented. Subsequently, on February 24, 2025, you announced the appointment of a receiver to oversee the City's Elections Commission through 2026.


Despite our efforts, including filing a hearing order to discuss these matters, we have yet to receive comprehensive answers from the City Administration and the Elections Department. With the election calendar approaching and candidates set to pull nomination papers on April 15, it is imperative that we obtain clear information to ensure the dependability and preparedness of our electoral process.


We respectfully request your assistance in facilitating access to the following information:

1. **Clarification of the Receivership:** Details regarding the scope, authority, and duration of the receiver's role in overseeing Boston's Elections Commission.
2. **Identified Deficiencies and Required Reforms:** A comprehensive overview of the issues that led to the ballot shortages and communication failures, and the specific corrective actions mandated by your office.
3. **Implementation Plan:** Information on the timeline, resources, and strategies for implementing the required reforms to ensure compliance with state election laws and to prevent future operational issues.
4. **Impact on Upcoming Elections:** An assessment of how the receivership and planned reforms will affect the administration of elections in 2025 and beyond, including measures to safeguard against similar problems.
5. **Public Communication and Transparency:** Strategies for keeping the public informed about the changes, ensuring transparency in the process, and rebuilding trust in the City's electoral system.
6. **Financial Implications:** An overview of the costs incurred by the city in addressing the identified deficiencies, including any expenditures related to hiring external auditors or consultants to assist in rectifying the issues.

Your guidance and support in facilitating access to this information are crucial for us to fulfill our duties as City Councilors and to restore public confidence in Boston's electoral system. We appreciate your attention to this matter and look forward to your prompt response.

Sincerely,


 Erin Murphy
 Boston City Councilor, At-Large


 Ed Flynn
 District 2 City Councilor



Boston City Council
Erin J. Murphy
Councilor - At-Large

Statement on the Youth Jobs & Resource Fair Incident and Call for Rescheduling

As a steadfast advocate for Boston's youth employment initiatives, I have dedicated the past four years to collaborating with the City and the Office of Youth Employment to ensure that every young person seeking a summer job has access to one. This commitment includes organizing hearings to streamline application processes and reduce barriers for our city's youth.

Saturday, I attended the FutureBOS Youth Jobs & Resource Fair at the Reggie Lewis Center to support our young residents, their families, city departments, and nonprofit organizations dedicated to providing employment opportunities. Regrettably, the event was marred by overcrowding and insufficient security measures. Notably, there was an absence of Boston Police details, leaving the venue's security personnel overwhelmed when altercations erupted. I witnessed large groups of youths congregating without clear direction, leading to multiple fights that posed significant safety risks. It was only after an off-duty officer intervened that additional law enforcement arrived to manage the situation. Consequently, employers were compelled to pack up and leave midway through the fair to ensure everyone's safety.

This incident underscores the critical need for proactive planning and coordination with our police and first responders for large-scale events. Ensuring a safe environment should not be an afterthought but a foundational aspect of event planning. I am grateful for the prompt response of the Boston Police officers and State Police, whose actions prevented further escalation.

In light of these events, I urge the Mayor's Office to organize a rescheduled job fair that prioritizes safety and inclusivity. This rescheduled event should ensure that all participants, including students with disabilities, have equitable access to employment opportunities. This aligns with the hearing order I introduced on February 26, 2025, aimed at expanding internship opportunities for students with disabilities within Boston Public Schools. Our city's youth deserve opportunities to thrive in environments that are both enriching and secure.



Boston City Council
ED FLYNN
Councilor - District 2

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Square, Room 601
Boston, MA 02201

Dear Clerk Geourntas,

I am writing to notify the City Council of the recent Department of Housing and Urban Development (HUD) Office of Inspector General (OIG) audit of Boston Housing Authority (BHA)'s public housing program.

Sincerely,

A handwritten signature in black ink that reads "Ed Flynn".

Ed Flynn
Boston Councilor, District 2



The Boston Housing Authority Did Not Always Comply With HUD's and Its Own Requirements for Its Public Housing Program Units

Audit Report Number: 2025-CH-1001

February 25, 2025

To: Robert P. Cwieka
Director, Office of Public Housing, 1APH

//signed//
From: Kilah S. White
Assistant Inspector General for Audit, Office of Inspector General, GA

Subject: The Boston Housing Authority, Boston, MA, Did Not Always Comply With HUD's and Its Own Requirements for Its Public Housing Program Units

Attached is the U.S. Department of Housing and Urban Development (HUD), Office of Inspector General's (OIG) final results of our audit of the Boston Housing Authority's public housing program.

HUD Handbook 2000.06, REV-4, sets specific timeframes for management decisions on recommended corrective actions. For each recommendation without a management decision, please respond and provide status reports in accordance with the HUD Handbook. Please furnish us copies of any correspondence or directives issued because of the audit.

The Inspector General Act, as amended, requires that OIG post its reports on the OIG website. Accordingly, this report will be posted at <https://www.hudoig.gov>.

If you have any questions or comments about this report, please do not hesitate to call Kelly Anderson, Audit Director, at (312) 913-8499.

Highlights

The Boston Housing Authority Did Not Always Comply With HUD’s and Its Own Requirements for Its Public Housing Program Units | 2025-CH-1001

What We Audited and Why

We audited the Boston Housing Authority’s public housing program to determine whether the physical condition of the Authority’s program units complied with the U.S. Department of Housing and Urban Development’s (HUD) and the Authority’s requirements. The audit was initiated based on our assessment of risks associated with public housing agencies’ program units and recent media attention and public concern about the condition of subsidized housing properties.

What We Found

The Authority’s public housing program units were not consistently maintained in a decent, safe, and sanitary condition and in good repair. Specifically, we reviewed a sample of 36 units and determined that 31 units had 113 deficiencies. Of the 31 units, 61 percent had 37 deficiencies that existed at the time of the Authority’s last inspection, and 35 percent had 18 life-threatening deficiencies that needed to be corrected within 24 hours. Further, we reviewed the site, exterior, systems, and common areas of 29 of the Authority’s public housing buildings and determined that 24 buildings had 105 deficiencies, which included 31 life-threatening deficiencies that needed to be corrected within 24 hours. Of the 24 buildings, 6 buildings had 18 deficiencies that existed at the time of the Authority’s last inspection.

Additionally, the Authority did not consistently perform annual self-inspections for all public housing units and correct deficiencies in a timely manner. Specifically, for 55 units reviewed, the Authority did not perform 37 of the 103 required inspections, collectively, for the Authority’s 2022 and 2023 fiscal years. Additionally, we reviewed 71 deficiencies that the Authority identified during its annual inspections, consisting of 31 life-threatening and 40 non-life-threatening deficiencies. We determined that the Authority did not correct (1) more than 22 percent of the life-threatening deficiencies within 24 hours, including six deficiencies that were miscategorized as non-life threatening and (2) more than 87 percent of the non-life-threatening deficiencies within the Authority’s 20-day requirement. See table 1 below.

Table 1. The Authority’s annual inspection deficiencies were not corrected in a timely manner

Category	Correction timeframe	Deficiencies reviewed	Deficiencies reported as corrected by the Authority after required timeframes	Lacked support of corrective actions
Life threatening	24 hours	31	7	-
Non-life threatening	20 days	40	35	6
Totals		71	42	6



The Authority also did not consistently correct life-threatening, non-life-threatening health and safety, and non-health and safety deficiencies identified during HUD’s Real Estate Assessment Center’s (REAC) inspections in a timely manner. We reviewed a sample of 41 life-threatening, 35 non-life-threatening health and safety, and 86 non-health and safety deficiencies and determined that the Authority did not consistently correct the deficiencies within HUD’s or the Authority’s established timeframes. It also did not consistently support that deficiencies had been corrected. Further, of the 162 deficiencies, we determined that 66 still existed at the time of our observations, or we could not confirm whether the Authority had corrected the deficiencies. See table 2 below.

Table 2. The Authority did not correct REAC inspection deficiencies in a timely manner

Category	Correction timeframe	Deficiencies reviewed	Deficiencies reported as corrected by the Authority after required timeframes	Lacked support of corrective actions	Uncorrected or unverified at the time of our observation
Life threatening	24 hours	41	23	8	4
Non-life threatening	20 days	35	29	23	14
Non-health and safety	25 days	86	73	50	48
Totals		162	125	81	66

Further, the Authority did not certify to HUD, within 3 business days, that the 41 life-threatening deficiencies had been corrected, remedied, or acted upon to abate within 24 hours.

These conditions occurred because the Authority did not ensure that its (1) inspectors thoroughly inspected units in a consistent manner and (2) policy requiring quality control inspections of units and buildings was fully and consistently implemented. Additionally, after HUD’s COVID-19 waiver of the requirement for annual inspections expired and the Authority resumed performing inspections, the Authority lacked staffing resources to inspect all units, create work orders, correct the deficiencies identified in the Authority’s properties during its own inspections and REAC’s inspections in a timely manner, and report and certify in HUD’s Physical Assessment Subsystem that life-threatening deficiencies identified through a HUD REAC inspection had been corrected in a timely manner.

As a result, families resided in units that were not decent, safe, sanitary, and in good repair for longer periods, and HUD did not have timely information to monitor whether the Authority corrected life-threatening deficiencies in accordance with HUD’s 24-hour requirement. If the Authority does not improve the quality of its inspections and address its increasing backlog of work orders, there is a risk of additional families’ residing in units that are not decent, safe, sanitary, and in good repair.

What We Recommend

We recommend that the Director of HUD’s Boston Office of Public Housing require the Authority to (1) develop and implement a plan to correct the deficiencies identified for its public housing program units and buildings, including the remaining outstanding deficiencies noted during HUD’s REAC inspections, and (2) implement quality control procedures for its inspection and work order processes and mitigation of noted deficiencies to enhance the effectiveness of its unit inspections and ensure that all units meet HUD’s and its own requirements.

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Background and Objective

Public Housing and HUD Inspections

HUD's public housing program was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.¹ Public housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for elderly families. HUD administers Federal aid to public housing agencies (PHA) that manage the housing for low-income residents at rents they can afford. HUD housing must be decent, safe, sanitary, and in good repair.² In 1998, HUD established the Uniform Physical Condition Standards (UPCS), requiring that public housing be inspected annually to ensure that it is decent, safe, sanitary, and in good repair.³

HUD's Real Estate Assessment Center (REAC) evaluates the physical condition of public housing units to ensure that they meet HUD's UPCS.⁴ A contracted inspector performs the inspections on a statistical sample of units and buildings to evaluate and score the properties based on five areas: site, building exterior, building systems, common areas, and dwelling units.

If life-threatening exigent health and safety or fire safety ("life-threatening") deficiencies are identified during an inspection,⁵ the HUD-contracted inspector (1) immediately notes the deficiencies on a notification form, (2) requires the PHA's representative to sign the form, and (3) provides a copy of the form on site to the PHA's representative. The inspector then transmits the notification form to REAC. The PHA is responsible for correcting life-threatening deficiencies within 24 hours of receiving the notification form and certifying in HUD's Physical Assessment Sub System (PASS)⁶ within 3 business days of the receipt of the notification form that all life-threatening deficiencies have been corrected, remedied, or acted upon to abate within 24 hours.⁷ PHAs are also required to correct, remedy, or act to abate non-life-threatening (health and safety) deficiencies promptly after receiving the final physical inspection report from REAC. The REAC inspections also identify non-health and safety deficiencies. The Boston Housing Authority's policy requires that non-life-threatening REAC deficiencies be corrected within 20 days⁸ and that non-health and safety REAC deficiencies be corrected within 25 days.⁹

On March 16, 2020, in response to the coronavirus disease 2019 (COVID-19) pandemic, REAC officially postponed inspections of all properties out of concern for the health, safety, and welfare of residents,

¹ Section 9 of the United States Housing Act of 1937, as amended (codified at 42 U.S.C (United States Code) 1437)

² HUD's regulations at 24 CFR (Code of Federal Regulations) 5.703

³ Federal Register (FR) Notice 63 FR 46566

⁴ Federal Register Notice 66 FR 59084

⁵ HUD treats both life-threatening exigent health and safety and fire safety deficiencies as 24-hour deficiencies. For purposes of this report, each time we use the term "life-threatening," we are referring to both life-threatening exigent health and safety and fire safety deficiencies.

⁶ PASS allows users to perform tasks, view data, and gather information related to onsite physical inspections and assessments of HUD-assisted properties.

⁷ 24 CFR 902.22(f)(1)

⁸ Section 18.12 of the Authority's Standard Operating Procedures for Maintenance

⁹ Section 18.2 of the Authority's Standard Operating Procedures for Maintenance



PHA staff, inspectors, etc.¹⁰ In June 2021, REAC returned to operations and expanded its inspections in support of the prioritized backlog of inspections.¹¹ From January through September 2022, REAC inspected 60¹² of the Authority’s developments and identified 3,849 deficiencies comprising (1) 189 life-threatening deficiencies, (2) 875 non-life-threatening health and safety deficiencies, and (3) 2,785 non-health and safety deficiencies.

In May 2023, HUD published the National Standards for the Physical Inspection of Real Estate (NSPIRE) Rule¹³ as the single inspection standard across multiple HUD programs, including the public housing program. NSPIRE aims to improve confidence in HUD’s ability to keep properties in compliance by accurately assessing the condition of a unit, implementing streamlined inspection processes, and prioritizing the health and safety of residents. PHAs’ public housing programs were required to comply with NSPIRE no later than July 1, 2023. During our audit, the Authority inspected its units using HUD’s UPCS, and, accordingly, the citations to legal authority in this report reflected the standards and authority that were in effect before July 1, 2023.

Boston Housing Authority and Its Inspection Protocols

Boston’s mayor and City Council established the Authority in October 1935 to provide stable, quality affordable housing for low- and moderate-income persons. An administrator appointed by Boston’s mayor manages and controls the Authority. Additionally, the Authority’s Monitoring Committee is responsible for reviewing matters relating to the management and performance of the Authority and to report these matters to the mayor.

HUD’s Boston Office of Public Housing monitors the Authority’s compliance with public housing program requirements. As of October 2023, the Authority oversaw nearly 8,000 Federal public housing units in 38 developments¹⁴ owned by the Authority and 19 mixed-finance developments.¹⁵ Of the 57 developments, 30 are designated as housing for seniors and residents with disabilities, 26 are designated for low-income families, and one is designated for both. HUD authorized the following financial assistance for the Authority’s public housing program for fiscal years 2020 through 2023, as shown in table 3 below.¹⁶

Table 3. Authority’s public housing funding for fiscal years 2020 through 2023

¹⁰ Inspector Notice No. 2020-01

¹¹ Inspector Notice No. 2021-01

¹² As of December 2022, 3 of the 60 developments had been converted to Rental Assistance Demonstration developments and are no longer a part of the Authority’s public housing program.

¹³ On May 11, 2023, HUD published the Economic Growth Regulatory Relief and Consumer Protection Act (NSPIRE) Final Rule in the Federal Register (NSPIRE Final Rule), 88 FR 30442.

¹⁴ A public housing development may consist of several buildings or properties containing multiple units.

¹⁵ A mixed-finance development is owned in whole or in part by an entity other than a PHA.

¹⁶ The Authority’s fiscal year is from April 1 through March 31.



Fiscal year	Operating Fund ¹⁷	Capital Fund ¹⁸
2020	\$75,688,642	\$29,077,308
2021	73,650,755	30,433,444
2022	68,360,149	38,579,139
2023	70,404,735	36,527,591

Source: Data obtained from HUD’s public housing data dashboard available to the public

To ensure that units comply with UPCS and the State’s ¹⁹ housing standards, the Authority’s property managers conduct annual inspections, and its maintenance staff ²⁰ corrects the deficiencies identified on the annual inspections of the Authority’s public housing program units. ²¹ The Authority’s cure periods are 24 hours for life-threatening deficiencies and 20 days for non-life-threatening deficiencies. See table 4 below.

Table 4. General process the Authority follows for annual unit inspections and work orders

Before July 2023	Beginning July 2023 ²²
Step 1. Scheduling annual unit inspections	
At the start of the fiscal year, the Authority’s operations staff at each development schedules the annual inspections from April 1 through January 31. The inspection schedules are provided to the work order center.	At the start of the fiscal year, the Authority’s Leased Housing Inspections Department dispatchers schedule the annual inspections from April 1 through January 31 using the Authority information system.
The work order center staff generates a work order for the annual inspection in the Authority’s information system. ²³ The operations staff at each development provides the resident a 48-hour notice of the scheduled annual inspection.	The Leased Housing Inspections Department provides the development property manager an email listing the scheduled unit inspections to provide residents a 48-hour notice.
Step 2. Performing annual unit inspections	
The development’s property manager performs the unit annual inspections and manually records identified deficiencies on the inspection report, as applicable.	An inspector performs the inspection and electronically records deficiencies using handheld devices.

¹⁷ HUD provides annual operating subsidies to assist with operations and management expenses, including, administration, maintenance, and costs related to mixed-finance projects.

¹⁸ The Public Housing Capital Fund provides annual funding for the development, financing, and modernization of public housing developments and for management improvements.

¹⁹ The Authority’s requirements also incorporate chapter II of the Massachusetts Sanitary Code.

²⁰ The Authority’s developments have designated operations staff, property managers, and maintenance staff.

²¹ Section 21.1 of the Authority’s Standard Operating Procedures for Maintenance states that an apartment inspection must be performed at least annually. See appendix E.

²² In July 2023, the Authority designated its Leased Housing Inspections Department, which performs inspections under the Authority’s Housing Choice Voucher Program, to perform inspections of its public housing developments.

²³ The Authority’s information system manages data related to tenants, inspections, work orders, etc.



When the inspection is complete, the Authority’s operations or work order center staff scans the inspection report into the Authority’s electronic filing system.

The inspection results and inspection completion date are synced to the Authority’s information system.

The Authority’s work order center or operations staff enters the date on which the inspection was completed into the Authority’s information system under the corresponding work order to close out the inspection.

The Authority’s electronic filing system generates a data report that identifies the completed inspection(s) and unit status. Using the data reports, the Authority’s information system generates inspection result letters that identify unit deficiencies.

Step 3. Creating work orders and correcting unit deficiencies²⁴

The work order center or operations staff creates work orders for the deficiencies noted on the inspection report.

The work order center staff obtains the data report and inspection result letters to create work orders for identified deficiencies.

Maintenance supervisors assign maintenance staff to correct the deficiencies identified on the work orders based on priority, available staff, and materials. The work orders are printed and provided to maintenance staff. Maintenance staff obtains the work order to correct the deficiencies and close out the work order in the Authority’s information system.

OIG Audit Work on HUD’s Oversight of Public Housing Physical Conditions

In May 2023, we issued an audit report regarding HUD’s oversight of the physical condition of public housing developments.²⁵ The audit identified that HUD lacked assurance that PHAs corrected life-threatening (exigent health and safety) and non-life-threatening health and safety deficiencies identified during HUD’s REAC inspections due to the inconsistent monitoring and lack of tracking by HUD field offices. Our report on the Authority’s public housing unit conditions addresses whether the Authority corrected deficiencies identified during a REAC inspection.

The objective of our audit was to determine whether the physical condition of the Authority’s public housing program units and buildings complied with HUD’s and the Authority’s requirements. Specifically, we wanted to determine whether the Authority had adequate oversight of its public housing subsidized units and buildings to ensure that (1) units and buildings met HUD’s and its own housing standards and (2) appropriate actions were taken to address physical deficiencies in a timely manner to ensure that the housing units and buildings were decent, safe, sanitary, and in good repair.

To assess the physical condition of the Authority’s public housing program units, we focused on the following three areas:

1. Physical condition of units and buildings.
2. Timely completion of the Authority’s annual inspections and correction of identified deficiencies.
3. Corrective actions taken after a REAC inspection.

²⁴ The Authority creates work orders for all deficiencies found during an inspection for correction. The process for creating work orders and correcting unit deficiencies is the same for deficiencies identified during a REAC inspection.

²⁵ HUD Can Improve Its Oversight of the Physical Condition of Public Housing Developments, 2023-CH-0004, May 30, 2023



Results of Audit

Our Assessment of the Physical Condition of the Authority's Public Housing Program Units

We assessed the physical condition of the Authority's public housing program units in the following three review areas and identified exceptions in all areas, as noted in the table below.

Three review areas	Exception identified?
Physical condition of units and buildings	Yes
Timely completion of the Authority's annual inspections and correction of identified deficiencies	Yes
Corrective actions taken after a REAC inspection	Yes

Additional details of the exceptions identified in each of the three review areas are discussed in the following sections.

The Authority Did Not Consistently Maintain Its Program Units and Buildings in Decent, Safe, and Sanitary Condition and in Good Repair

The Authority did not consistently maintain its public housing program units in accordance with HUD's and its own requirements. Specifically, of the 36 units reviewed, 31 units (86 percent) had 113 deficiencies. Of the 31 units, 19 units (61 percent) had 37 deficiencies that existed at the time of the Authority's last inspection,²⁶ and 11 units had 18 life-threatening deficiencies that needed to be corrected within 24 hours. Further, we reviewed the site, exterior, systems, and common areas of 29 of the Authority's public housing buildings and identified 105 deficiencies in 24 buildings, which included 31 life-threatening deficiencies that needed to be corrected within 24 hours. Of the 24 buildings, 6 buildings had 18 deficiencies that existed at the time of the Authority's last inspection.

These conditions occurred because the Authority did not ensure that its (1) inspectors thoroughly inspected units in a consistent manner and (2) policy requiring quality control inspections of units and buildings was fully and consistently implemented. As a result, families participating in the Authority's public housing program resided in units and buildings that were not decent, safe, sanitary, and in good

²⁶ We identified a preexisting deficiency as a deficiency that existed at the Authority's last inspection based on observations made by our inspector and auditor during the unit inspections and tenants' comments. We took a conservative approach to determine the facts and circumstances to conclude whether the deficiencies existed during the Authority's last inspection. If we could not reasonably determine when a deficiency occurred, we did not categorize it as preexisting.



repair. Further, without an effective quality control process, there is a risk of additional families’ residing in public housing units that are not decent, safe, sanitary, and good repair.

Public Housing Units and Buildings Had Deficiencies

HUD requires that public housing program housing be decent, safe, sanitary, and in good repair.²⁷ In April, June, and August 2023, we inspected 36 units and 29 buildings²⁸ at 16 of the Authority’s 38 public housing developments to determine whether the units and buildings met HUD’s and the Authority’s requirements.²⁹ We determined that (1) of the 36 units reviewed, 86 percent had 113 deficiencies and (2) of the 29 buildings reviewed, nearly 83 percent had 105 deficiencies.³⁰

The Authority’s Units Had Deficiencies

Of the 36 units reviewed, 31 units had 113 deficiencies. Further, of the 31 units with deficiencies, 19 units had 37 deficiencies that existed at the time of the Authority’s last inspection, and 11 units had 18 life-threatening deficiencies that needed to be corrected within 24 hours. The 24-hour deficiencies included missing or inoperable smoke and carbon monoxide detectors, security hazards, and blocked egress. See table 5 below for a list of the unit deficiencies.

Table 5. The 113 deficiencies for the 31 units

Category	Number of deficiencies ³¹	Number of units	Percentage of units ³²
Windows	25	13	42
Tub-sink-toilet-ventilation	17	11	35
Electrical hazards	12	8	26
Walls-ceilings	9	8	26
Kitchen appliances-food preparation areas	8	6	19
Blocked egress	8	4	13
Smoke detector-carbon monoxide detector	7	7	23
Debris-refuse disposal-clutter	6	6	19
Infestation	5	5	16
Air quality	5	4	13
Security	3	3	10

²⁷ 24 CFR 5.703. See appendix B for the results of our unit inspections.

²⁸ Buildings include site, building exterior, building systems, and common areas.

²⁹ See the Scope and Methodology section of this report for more information.

³⁰ We identified the unit and building deficiencies using (1) 24 CFR part 5, (2) 24 CFR part 902; (3) Federal Register 66 FR 59084; (4) HUD Notice PIH 2022-01, (5) the Authority’s Standard Operating Procedures for Maintenance, and (6) chapter II of the Massachusetts Sanitary Code.

³¹ The categories are listed in descending order according to the number of deficiencies.

³² This is the percentage of the 31 units with identified deficiencies. The percentages are rounded.



Other hazards	3	2	6
Floors	2	2	6
Heating and cooling equipment	2	2	6
Stair-railing-balcony-walkways	1	1	3
Total	113		

The Authority's Buildings Had Deficiencies

Our inspections of the site, exterior, systems, and common areas of the Authority's 29 buildings identified 105 deficiencies in 24 buildings, which included 31 life-threatening deficiencies that needed to be corrected within 24 hours.³³ The 24-hour deficiencies included missing or inoperable smoke and carbon monoxide detectors, electrical hazards, and inoperable fire exits. See table 6 below.

Table 6. Categories of the 105 deficiencies identified for the 24 buildings

Category	Number of deficiencies ³⁴	Number of buildings	Percentage of buildings ³⁵
Windows	14	11	46
Heating and cooling equipment	13	9	38
Fire exits and fire control panels	12	8	33
Stair-railing-balcony-walkways	11	9	38
Electrical hazards	7	5	21
Debris-refuse disposal-clutter	7	6	25
Walls-ceilings	7	6	25
Fences-gates-benches	7	5	21
Plumbing-sewer-water supply	6	3	13
Other hazards ³⁶	6	5	21
Smoke detector-carbon monoxide detector	5	4	17
Vegetation	4	3	13
Roof-gutters-fascia-other surfaces	2	2	8
Security	2	2	8
Infestation	1	1	4
Floors	1	1	4

³³ See appendix C for the results of our building inspections.

³⁴ The categories are listed in descending order according to the number of deficiencies.

³⁵ This is the percentage of the 24 buildings with identified deficiencies. The percentages are rounded.

³⁶ Other hazards include damaged mailboxes and inoperable trash compactor doors.



Total	105		
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The Authority’s policy³⁷ requires manager-maintenance superintendents to inspect the Authority’s buildings and grounds quarterly. However, the Authority provided the last quarterly inspection report for only 7 of the Authority’s 24 buildings with deficiencies. It could not locate the last quarterly report for the remaining 17 buildings; therefore, we could not determine whether the inspections had occurred. Of the 7 buildings with a quarterly inspection report, we determined that 6 buildings had 18 deficiencies that existed at the time of the Authority’s last inspection.

The following photographs illustrate some of the deficiencies, by category, noted during our inspections in the 31 units and 24 buildings at 16 of the Authority’s developments that failed to meet HUD’s and the Authority’s requirements.

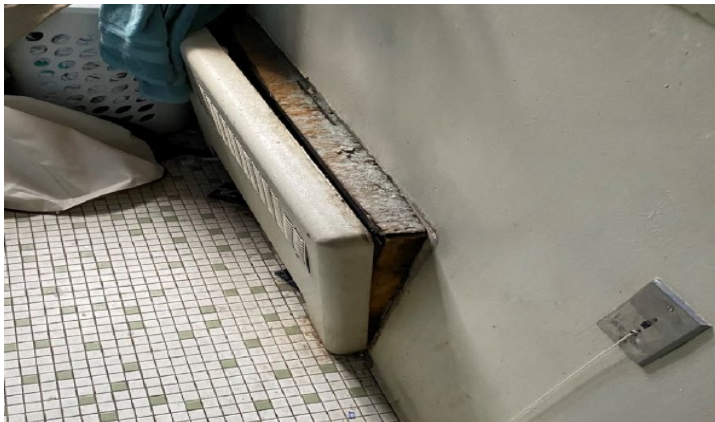
Figure 1. Plumbing-sewer-water supply and infestation

Inspection 39: Active toilet leaks and rodent infestation were present in the teen center community bathroom of the Franklin Field development. Residents present in the teen center expressed that these conditions were a recurring issue and had existed for a long time.



Figure 2. Heating and cooling equipment

Inspection 5: A loose radiator cover in the bathroom of a unit in the Authority’s Annapolis development exposed the radiator’s sharp edges, thus presenting a cutting hazard. The Authority did not identify this deficiency during its March 29, 2023, inspection, although we determined that the deficiency was preexisting.



³⁷ Section 11.1.2 of the Authority’s Standard Operating Procedures for Maintenance



Figure 3. Walls-ceilings

Inspection 50: A hole surrounded by loose plaster and an active leak was present in the common area community room ceiling of the Authority's Pasciucco development.



Figure 4. Electrical hazard

Inspection 14: A hallway light was improperly wired by a resident in a unit at the Authority's Franklin Field development. This deficiency posed a potential electrical hazard. The Authority did not identify this deficiency during its March 10, 2023, inspection, although we determined that this deficiency was preexisting.



Figure 5. Plumbing-sewer-water supply

Inspection 39: Water leaks and standing water were present near electrical equipment next to the teen center in the Franklin Field development. The electrical room was not locked and was accessible to residents.





Figure 6. Infestation

Inspection 28: Mouse droppings, indicating rodent infestation and creating an unsanitary condition, were present in a unit at the Authority's Roslyn Apartments development. The Authority did not identify this deficiency during its March 24, 2023, inspection, although we determined that the deficiency was preexisting.



Figure 7. Security

Inspection 23: A broken entry door latch in a unit in the Authority's Mildred C. Hailey Bromley Park Family development posed a security hazard. We did not identify this deficiency as preexisting.

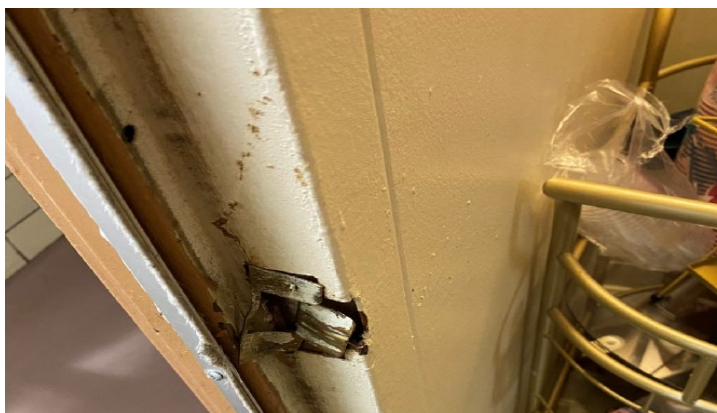


Figure 8. Air quality

Inspection 3: Mold-mildew on the bathroom ceiling in a unit in the Authority's Alice H. Taylor Apartments posed an interior air quality health and safety threat for the tenant and the children. The tenant expressed that the deficiency existed at the time of occupancy in June 2023. The Authority did not identify this deficiency during its March 31, 2023, inspection, although we determined that the deficiency was preexisting.





Figure 9. Window

Inspection 4: A broken window was present in a bedroom in a unit at the Authority's Alice H. Taylor Apartments development. We did not identify this deficiency as preexisting.



Figure 10. Stairs

Inspection 39: Damaged stair treads leading to units throughout the building caused a potential tripping hazard in the building's common area stairs in the Authority's Franklin Field development. The Authority indicated that the building was going through a capital improvement project to replace the stairwells.



Figure 11. Kitchen

Inspection 16: Kitchen cabinets were severely deteriorated in a unit at the Authority's Malone Apartments development. This unit was inspected as part of HUD's REAC inspection on September 1, 2022. The tenant expressed that this deficiency had existed for a long time. Due to the deterioration of the cabinets and the tenant's concern, we determined that this deficiency was preexisting.





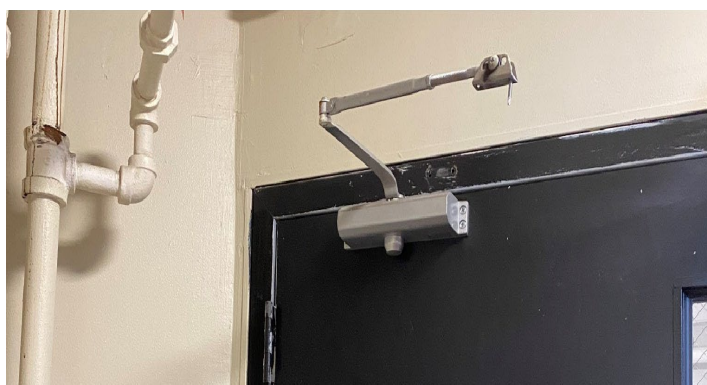
Figure 12. Tub-sink-toilet-ventilation

Inspection 7: A clogged and dirty bathroom fan was present in a unit at the Charlestown development. Due to the accumulation of grime on the vent, we identified this deficiency as preexisting.



Figure 13. Fire exits and fire control panels

Inspection 50: A fourth floor fire door closer was broken at the Pasciucco development.



As of February 2025, the Authority had provided documentation to support that it had mitigated 102 (90 percent) of the 113 unit deficiencies and 98 (93 percent) of the 105 building deficiencies. Therefore, 11 deficiencies in 5 units and 7 deficiencies in 4 buildings remained outstanding.

The Authority Lacked Adequate Oversight of Its Unit Inspections

The Authority did not ensure that its (1) inspectors thoroughly inspected units in a consistent manner and (2) policy requiring quality control inspections of units and buildings was fully and consistently implemented.

The Authority's inspections staff received training on identifying deficiencies under UPCS in March 2019. However, the inspectors did not identify all of the deficiencies we identified, despite the presence of preexisting deficiencies, such as inoperable windows, excessive clutter, vermin infestation, and electrical hazards. The Authority's March 2019 training materials stated that the Authority planned to conduct quality control reviews of inspections to ensure that the Authority's staff performed unit and building inspections correctly. However, it did not include the frequency with which quality control inspections should be performed. The Authority's director of asset management stated that the quality control procedures from the training conducted in March 2019 was the Authority's current quality control



process. However, when the Authority updated its policies and procedures in April 2019,³⁸ it did not include its updated quality control process.

Further, although the Authority has a policy for performing quality control of unit inspections, it had not been fully implemented. Specifically, the Authority's policy states that each month the Authority's assistant directors and program maintenance supervisors will randomly reinspect 5 percent of the units inspected. Additionally, each development must have an annual quality control review, and supervisors will follow up with individual site staff to make corrections as required. Further, the Authority's policy includes a requirement for monthly quality control reviews of work orders generated based on an Authority inspection. However, from July 2021 through November 2023, the Authority did not (1) reinspect 5 percent of the units inspected to assess the quality of the associated inspections or (2) perform an annual quality control review of each development. Further, instead of completing monthly reviews of its inspections, the Authority reviewed (1) 21 work orders in July 2021, (2) 1 work order in September 2021, and (3) 3 work orders from October 2023 through November 2023.³⁹

The Authority's director of asset management acknowledged that the Authority needed to improve its quality control over its inspections. According to the Authority's assistant director of property management for administration and policy, the Authority had focused its efforts on addressing the backlog of work orders resulting from resuming the annual inspections after HUD's COVID-19 waiver expired and improving its maintenance operations through more staff training and greater use of available technology. (See the finding on the Authority's annual inspections and correction of identified deficiencies.) However, the director acknowledged that before the pandemic, the Authority had not performed quality control reviews of unit inspections. As a result, families participating in the Authority's public housing program resided in units and buildings that were not decent, safe, sanitary, and in good repair. Further, without an effective quality control process, there is a risk of additional families' residing in public housing units that are not decent, safe, sanitary, and good repair.

The Authority Had Initiated Plans To Improve Its Inspection and Quality Control Processes and the Condition of Its Public Housing Developments

According to the Authority's director of asset management, as of July 2023, the performance of quality control inspections of the Authority's public housing program units and buildings had transitioned from the Authority's property managers to its Leased Housing Inspections Department. The Authority's Leased Housing Inspections Department also performed housing quality standards (HQS) inspections and quality control inspections for the Authority's Housing Choice Voucher Program units. According to the Authority, using its Leased Housing Inspections Department to manage the public housing unit inspection function instead of property managers allowed the Authority to get an independent evaluation of each property and the conditions in each unit. The Authority's director of leased housing inspections stated that the Authority provided inspectors with a 3-day training that identified the differences between HUD's HQS and NSPIRE standards.

³⁸ The Authority's policies are the Authority's Standard Operating Procedures for Maintenance Manual.

³⁹ We were unable to determine whether the 25 work orders were generated based on the Authority's annual self-inspections.



Further, the Authority's assistant director of property management for administration and policy stated that the Authority would revise its quality control process and resume quality control reviews with an improved sample selection methodology following the implementation of new maintenance and work order procedures being piloted at the Authority's largest property, Mary Ellen McCormack.

The Authority's director of asset management acknowledged that the conditions at public housing developments, such as Charlestown and Mary Ellen McCormack, went beyond minor repairs and needed significant improvement.⁴⁰ Therefore, to address conditions at some of the developments, the Authority had been working on the redevelopment or modernization of the following developments: (1) Charlestown,⁴¹ (2) Mary Ellen McCormack, (3) Hailey Apartments, (4) Eva White, (5) St. Botolph Apartments, (6) Doris Bunte, (7) Ausonia, (8) Patricia White, and (9) Torre Unidad.⁴²

Conclusion

The Authority's public housing program units and buildings had multiple deficiencies, including life-threatening deficiencies that were required to be corrected within 24 hours or deficiencies that existed at the time of the Authority's last inspection, which had not been corrected. These conditions occurred because the Authority did not effectively monitor its public housing inspection process to ensure that its (1) inspectors thoroughly inspected units in a consistent manner and (2) policy requiring quality control inspections of units and buildings was fully and consistently implemented. As a result, participants in the Authority's public housing program resided in housing that was not always decent, safe, sanitary, and in good repair. If the Authority does not improve the quality of its inspections, there is a risk of additional families' residing in public housing units that are not decent, safe, sanitary, and in good repair.

Recommendations

We recommend that the Director of HUD's Boston Office of Public Housing require the Authority to

- 1A. Provide evidence to support that the Authority corrected the 11 unit deficiencies for the 5 units and 7 building deficiencies for 4 buildings with outstanding deficiencies.
- 1B. Determine the frequency of its quality control reviews of its inspections and work orders and update its quality control policy, training materials, and other resources as appropriate to ensure that its quality control process is consistently implemented.
- 1C. Support that it has implemented its quality control policy for (1) monitoring the effectiveness of its unit and building inspections to ensure compliance with HUD's and its own requirements and (2) reviewing work orders to ensure that cited deficiencies are corrected in accordance with HUD's and its own requirements.

⁴⁰ Charlestown and Mary Ellen McCormack were 2 of the 16 developments that we inspected. See appendix C.

⁴¹ In June 2023, the Authority, in partnership with the City of Boston, started redeveloping its Charlestown development. It is expected to transform the 1,110-unit public housing community into a 2,699-unit mixed-income community. During our inspections, we observed the demolition of buildings at the Charlestown development.

⁴² According to the Authority's 2023 annual plan, dated January 2023



The Authority Did Not Consistently Perform Its Annual Self-Inspections and Correct Identified Deficiencies in a Timely Manner

The Authority did not consistently perform annual self-inspections of its public housing units and correct deficiencies in a timely manner. Specifically, for 55 units reviewed, the Authority did not perform nearly 36 percent of the required 103 inspections, collectively, for fiscal years 2022 and 2023. Additionally, for 71 deficiencies, consisting of 31 life-threatening and 40 non-life-threatening deficiencies, identified during the Authority’s annual self-inspections, the Authority did not correct (1) 7 life-threatening deficiencies within 24 hours, including 6 deficiencies that were miscategorized as non-life threatening and (2) 35 non-life-threatening deficiencies within the Authority’s required 20-day timeframe. These weaknesses occurred because after HUD’s COVID-19 waiver of the requirement for annual self-inspections expired and the Authority resumed performing inspections, the Authority lacked sufficient staffing resources to inspect units and correct the deficiencies identified in the Authority’s properties in accordance with HUD’s and its own time requirements. As a result, families resided in public housing units that were not decent, safe, sanitary, and in good repair for longer periods. Further, the Authority’s increasing backlog of work orders, posed a risk to the health and safety of families residing in units in need of repair.

Annual Self-Inspections Were Not Consistently Completed in a Timely Manner

We reviewed the Authority’s documentation for 55 public housing program units to determine whether the Authority performed annual self-inspections in fiscal years 2022 and 2023.⁴³ The Authority’s policy is to perform an annual self-inspection for all of its public housing units each fiscal year.⁴⁴ However, the Authority did not perform 37 (nearly 36 percent) of the 103 annual inspections that were required for the 55 public housing units in fiscal years 2022 and 2023. Of the 37 missing annual inspections, 32 were not performed in fiscal year 2022, and 5 were not performed in fiscal year 2023. See table 7.

Table 7. Authority’s performed and missing unit annual self-inspections

Fiscal year	Period	Annual self-inspection conducted	Annual self-inspection missing	Total ⁴⁵
2022	April 1, 2021 – March 31, 2022	18	32	50
2023	April 1, 2022 – March 31, 2023	48	5	53
Totals		66	37	103

⁴³ See the Scope and Methodology section of this report for more information.

⁴⁴ Section 21.1 of the Authority’s Standard Operating Procedures for Maintenance states that an apartment inspection must be performed at least annually.

⁴⁵ Of the 55 units reviewed, 5 units were vacant for part of fiscal year 2022, and 2 units were vacant during fiscal year 2023. Therefore, annual inspections were not required, and the Authority conducted vacancy inspections for these units.



Of the 32 units not inspected in fiscal year 2022, the Authority inspected 29 units in fiscal year 2023 and 1 unit in fiscal year 2024, and it performed vacancy unit inspections for the remaining 2 units in fiscal year 2023. Further, the five units not inspected in fiscal year 2023 were inspected in fiscal year 2024. Therefore, there is a potential that additional units were not inspected in a timely manner during the Authority's fiscal years 2022 and 2023. As a result, there is a risk that families resided in public housing units that were not decent, safe, sanitary, and in good repair for longer periods.

Life-Threatening and Non-Life-Threatening Deficiencies Were Not Corrected in a Timely Manner

We reviewed 71 deficiencies identified by the Authority's annual self-inspections⁴⁶ between August 4, 2022, and March 31, 2023, to determine whether the Authority corrected them in a timely manner.⁴⁷ The 71 deficiencies consisted of 31 life-threatening and 40 non-life-threatening deficiencies.⁴⁸ Of the 31 life-threatening deficiencies, the Authority corrected 7 deficiencies between 16 and 312 days after the 24-hour requirement, averaging 132 days.⁴⁹ Further, the Authority's work orders did not properly categorize 6 of the 7 deficiencies as life threatening. The classification of work orders impacted the timing for the correction of deficiencies. Examples of the life-threatening deficiencies included missing smoke detectors and security hazards.

Of the 40 non-life-threatening deficiencies reviewed, the Authority did not correct 2 of the 40 deficiencies. Of the remaining 38 deficiencies, the Authority's information system identified that (1) 35 deficiencies were corrected between 26 to 555 days after the Authority's 20-day requirement, averaging 150 days, and (2) 3 deficiencies were corrected in a timely manner. The Authority provided work orders to support the corrective actions and dates reported in its information system for 34 of the 38 deficiencies and did not provide support for the remaining 4 deficiencies. Therefore, the Authority lacked documentation to support that 6 of the 40 deficiencies had been corrected in 5 units as of September 2024. Examples of some of the deficiencies that were either not corrected or corrected after the Authority's 20-day requirement included damaged ceilings and walls, mice or roach infestation, missing or damaged floor tiles, excessive clutter, electrical hazards, inoperable windows, mold, and leaking bathroom sinks. See table 8.

⁴⁶ The 71 deficiencies were in 19 public housing units associated with 14 of the Authority's developments.

⁴⁷ See the Scope and Methodology section for our sampling methodology.

⁴⁸ The Authority's Standard Operating Procedures for Maintenance identifies deficiencies to be corrected within 24 hours as exigent and deficiencies to be corrected after 24 hours as nonemergency. For reporting purposes, we referred to exigent deficiencies as life threatening and the nonemergency deficiencies as non-life threatening.

⁴⁹ Four deficiencies were corrected between 16 and 75 days and the remaining three deficiencies were corrected between 208 and 312 days.



Table 8. Life-threatening and non-life-threatening deficiencies not corrected in a timely manner

Category	Correction timeframe	Deficiencies reviewed	Deficiencies reported as corrected by the Authority after required timeframes	Lacked support of corrective actions
Life-threatening	24 hours	31	7	-
Non-life-threatening	20 days	40	35	6
Totals		71	42	6

As of February 2025, the Authority provided support that it had corrected two of the six deficiencies and had not provided support showing that it had corrected the remaining four deficiencies in three units.

The Authority Lacked Sufficient Staffing Resources To Address the Volume of Inspections and Related Work Orders To Correct Physical Deficiencies

The weaknesses described above occurred because after HUD’s COVID-19 waiver of the requirement for annual inspections expired⁵⁰ and the Authority resumed performing inspections, the Authority lacked sufficient staffing resources to complete all required inspections, create work orders, and address the volume of work orders to correct the physical deficiencies identified in the Authority’s properties in a timely manner. As a result of the Authority’s untimely correction of deficiencies, families resided in units that were not always decent, safe, sanitary, and in good repair for a longer period. Further, the Authority’s increasing backlog of work orders posed a risk to the health and safety of families residing in units in need of repair.

The Authority Had Challenges in Completing Inspections in a Timely Manner

HUD’s Office of Public and Indian Housing (PIH) Notice PIH 2021-14, waived the requirement that a PHA inspect each project during calendar year 2020. However, PHAs were required to complete inspections for every public housing property by December 31, 2021. According to the Authority, when HUD waived the requirement for annual inspections of public housing properties, the Authority stopped inspecting its units. When the Authority resumed inspections on April 1, 2021, which was the beginning of its 2022 fiscal year, it had planned to inspect all public housing units by March 31, 2022, which was after HUD’s requirement. The Authority’s director of property management and operations stated that it was not reasonable to complete all public housing unit inspections by the date required by HUD’s COVID-19 waiver. However, the Authority did not communicate with HUD’s Boston Office of Public Housing about the challenges it was having in completing inspections in the required timeframe.

Further, according to the Authority, when the waiver expired in December 2020 and the City of Boston lifted the COVID-19 restrictions, it became challenging for the Authority to return to regular inspections. The Authority experienced staffing shortages and had to stop inspecting units several times during its fiscal year due to increases in COVID-19 cases. Therefore, the Authority’s senior management determined that based on the shortage of available maintenance staff, the Authority needed assistance

⁵⁰ HUD Notice PIH 2021-14 (HA)



to complete the annual self-inspections. The Authority decided to use some of its inspectors from its Leased Housing Inspections Department. However, negotiations with an employee union to use those inspectors went unresolved in the bargaining sessions until the end of 2022, and the contract was not ratified until February 2023. Therefore, the Leased Housing Inspections Department inspectors were not available to the Authority in 2021 and 2022 for inspecting public housing properties.

In addition, the Authority decided to procure the services of a third-party contractor to assist in performing the inspections. However, according to the Authority, the request for proposal for inspection services was delayed until late 2021 due to the Authority's legal review. When the Authority awarded the contract for inspection services, the contractor assured the Authority that it would meet the terms of the contract, which were to inspect 5,000 family units⁵¹ by the end of the fiscal year, March 31, 2022. The Authority's staff was to perform the remaining unit inspections. However, according to the Authority, in January 2022, the contractor notified the Authority that several of the contractor's inspectors had become infected with COVID, resulting in the contractor being unable to meet the terms of the contract at that time, and the contractor could not confirm when it could provide services. Eventually, the contractor informed the Authority that it would not return to complete the contract.

According to the Authority, around that same time, it began to experience staffing shortages due to increased COVID-19 infections among its staff and had again restricted staff from entering units for the safety of staff and residents. When the number of COVID infections decreased in late February 2022, it attempted to use its existing staff members that were available to resume inspections.

The Authority's inspection challenges impacted its ability to complete annual self-inspections of its units by HUD's requirement. As shown in table 7 above, 50 of the units reviewed required an inspection in 2021. Although the Authority was required to complete annual self-inspections by December 31, 2021, it had not inspected 64 percent of those units by its fiscal year end of March 31, 2022. For fiscal year 2023, 53 of the 55 units reviewed required an inspection, and 9 percent had not been inspected. The Authority's director of asset management stated that he believed that when the Authority conducted the reconciliations⁵² for fiscal year 2023, its staff missed some of the units, resulting in those units' missing annual inspections.

The Authority's Implementation of New Information Systems Resulted in Delays in Creating and Managing Work Orders To Correct Deficiencies

According to the Authority, in May 2021, the Authority implemented electronic work order and filing systems and it had challenges with transitioning to the new systems and training staff on how to use them during the pandemic. The Authority's process for addressing deficiencies identified during its annual self-inspections began with the Authority uploading inspection reports to an electronic filing system, which prompted the Authority's work order center to create work orders.⁵³

⁵¹ This number included Federal and non-Federal units.

⁵² As part of its inspection process, the Authority used the last 2 months, February and March, of its fiscal year to reconcile its unit inspections and determine the units that missed an inspection during the fiscal year.

⁵³ See the Background and Objective section of this report.



After completing an inspection, the Authority's staff was expected to upload the inspection report to its electronic filing system since the work should be scheduled for no later than 1 week following the completion of the inspection.⁵⁴ However, for the 19 units associated with our review of deficiencies identified through the Authority's self-inspections, we determined that the Authority uploaded inspection reports for (1) 3 units with life-threatening deficiencies between 13 and 238 days after the date of the inspections and (2) 3 units with non-life-threatening deficiencies between 12 and 53 days from the date of the inspections.⁵⁵ For four units, the Authority did not provide support showing that inspection reports had been entered into the Authority's electronic filing system for (1) two units with life-threatening deficiencies and (2) three units with non-life-threatening deficiencies.⁵⁶ The Authority uploaded inspection reports for 8 of the 19 units in a timely manner.

Further, as part of our review of deficiencies identified through the Authority's self-inspections, in reviewing the Authority's work orders for the deficiencies that were not corrected in a timely manner,⁵⁷ we determined that the Authority created work orders to address the 7 life-threatening deficiencies between 3 and 234 days after HUD's 24-hour requirement, averaging 63 days,⁵⁸ and created work orders to address 27 of the 35 non-life-threatening deficiencies from 5 to 359 days, averaging 94 days,⁵⁹ after the Authority's 20-day requirement. Delays in uploading inspection reports and creating work orders impacted the Authority's ability to address both life-threatening and non-life-threatening deficiencies in a timely manner and allowed families to reside in public housing units that were not safe, sanitary, and in good repair.

As previously mentioned, the Authority's director of asset management stated that transitioning the public housing unit inspections to the Authority's Leased Housing Inspections Department should reduce some of the data entry errors in the Authority's information system, such as miscategorized deficiencies, since those inspectors used electronic handhelds to record unit deficiencies rather than manually identifying and recording deficiencies on an inspection report, which was done by the property managers before the transition. The Authority was also working with its system vendor to implement a paperless system for maintenance staff completing work orders. This measure would allow maintenance staff to electronically view and update work orders. The information from the electronic handhelds would synchronize to the Authority's information system.

The Authority Had More Than 50,000 Work Orders To Address Physical Deficiencies

According to the Authority, when it resumed self-inspections, it identified deficiencies in the units and buildings due to deferred maintenance, which resulted in the creation of many work orders for repairs

⁵⁴ Section 22.3 of the Authority's Standard Operating Procedures for Maintenance

⁵⁵ An inspection report was not created for a non-life-threatening deficiency for 1 of the 19 units.

⁵⁶ One of the four units had both life-threatening and non-life-threatening deficiencies.

⁵⁷ For our review of 71 deficiencies consisting of 31 life-threatening and 40 non-life-threatening deficiencies, we determined that the Authority did not correct (1) 7 life-threatening deficiencies within HUD's 24-hour requirement and (2) 35 non-life-threatening deficiencies within the Authority's 20-day requirement.

⁵⁸ The Authority created work orders for four deficiencies between 3 and 35 days and for the remaining three deficiencies between 62 and 234 days.

⁵⁹ The Authority created work orders for 18 deficiencies between 5 and 43 days and for the remaining 9 deficiencies between 183 and 359 days.

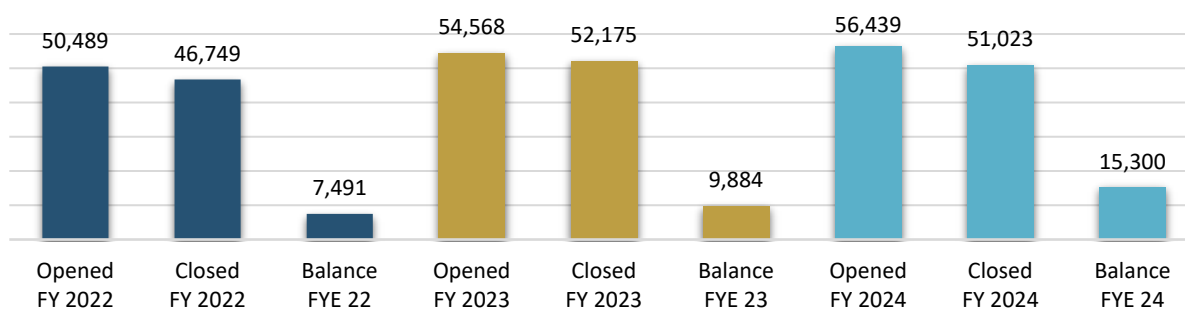


that had to be addressed in addition to continuing to perform inspections. Additionally, the volume of the work orders, coupled with staffing shortages, impacted the Authority’s ability to make needed repairs in a timely manner. Further, according to the Authority, when REAC inspected the Authority’s developments in 2022, the deficiencies identified during those inspections increased the number of work orders.

From the Authority’s 2022 to 2024 fiscal years, the Authority’s work orders averaged nearly 54,000, and its backlog had increased by a yearly average of more than 43 percent. As of March 2024, the Authority had a backlog of more than 15,000 work orders.⁶⁰

Based on data from the Authority’s information system, the following chart depicts the number of work orders opened and closed during the Authority’s fiscal years 2022 through 2024.

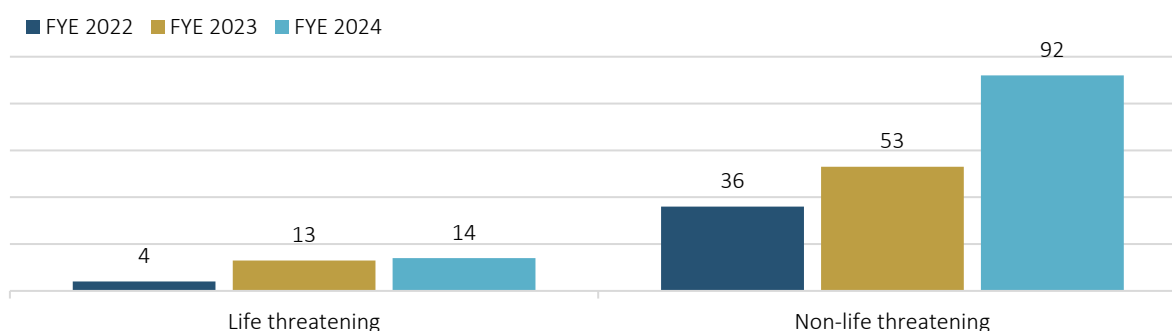
Chart 1. Work orders opened and closed in fiscal years* 2022 – 2024



* FY = fiscal year; FYE = fiscal year end

Using data from the Authority’s information system, we analyzed the average days it took the Authority to close life-threatening and non-life-threatening work orders during the Authority’s 2022 through 2024 fiscal years. See chart 2 below.

Chart 2. Average days to close work orders during the Authority’s fiscal years 2022 - 2024



⁶⁰ In January 2025, according to the Authority it still had a backlog of work orders.



According to the Authority, the number of inspections required to be completed during its fiscal year and transitioning to new systems, in conjunction with the volume of work orders, hampered its already depleted staff's ability to effectively manage the workload and resulted in delays and errors in creating work orders to initiate repairs.

Conclusion

After HUD's COVID-19 waiver of the requirement for annual self-inspections expired and the Authority resumed performing inspections, the Authority lacked staffing resources to inspect all units and handle the volume of work orders generated to correct the physical deficiencies identified in the Authority's properties. As a result, families resided in public housing units that were not decent, safe, sanitary, and in good repair for longer periods. Further, the Authority's increasing backlog of work orders posed a risk to the health and safety of families residing in units in need of repair.

Recommendations

We recommend that the Director of HUD's Boston Office of Public Housing require the Authority to

- 2A. Provide evidence to support that the Authority corrected the four non-life-threatening deficiencies for the three units with outstanding deficiencies.
- 2B. Implement adequate procedures and controls to ensure that the deficiencies identified during annual self-inspections are properly categorized and corrected in a timely manner.
- 2C. Develop and implement a plan to manage and reduce its backlog of work orders. This plan should include but not be limited to (1) assessing and addressing staffing needs; (2) creating a timeline for completion of the work orders to ensure that its properties are maintained in decent, safe, and sanitary condition and in good repair; and (3) providing documentation showing that it is on track to meet the completion timeframe.
- 2D. Implement adequate procedures and controls to ensure that inspection reports are uploaded to the Authority's electronic filing system and work orders are created in a timely manner. This process should include but not be limited to providing training to its staff on the Authority's systems, establishing timeframes for the creation of work orders, and monitoring the work order process.



The Authority Did Not Consistently Correct Deficiencies Identified During REAC Inspections in a Timely Manner

We reviewed 41 life-threatening, 35 non-life-threatening health and safety, and 86 non-health and safety deficiencies and determined that the Authority did not consistently correct the deficiencies within HUD's or the Authority's established timeframes. It also did not consistently support that deficiencies had been corrected. Further, of the 162 deficiencies, we determined that 66 still existed at the time of our observations, or we could not confirm whether the Authority had corrected the deficiencies. The Authority also did not certify to HUD, within 3 business days, that all 41 life-threatening deficiencies had been corrected, remedied, or acted upon to abate within 24 hours.

When REAC inspected the Authority's properties in 2022, the inspections identified more than 3,000 deficiencies in the Authority's units, sites, exteriors, systems, and common areas. However, due to staffing shortages, the Authority was challenged with completing annual self-inspections after the COVID-19 waiver expired, as well as creating and addressing the associated work orders, including its work order backlog. Further, the Authority lacked controls to ensure that documentation was maintained to support that repairs had been made, and only one staff person reported and certified in HUD's PASS that life-threatening deficiencies had been corrected, which was not sufficient based on the volume of work. As a result of the Authority's insufficient resources and untimely corrective actions, families resided in public housing units that were not decent, safe, and sanitary for longer periods. Further, the Authority's increasing backlog of work orders posed a risk to the health and safety of families residing in units in need of repair. Additionally, because of the Authority's late reporting in PASS, HUD did not have timely information to monitor whether the Authority corrected life-threatening deficiencies in accordance with its requirements.

REAC Deficiencies Were Not Always Corrected in Accordance With Requirements

We reviewed REAC inspection reports for five public housing developments that had a REAC inspection in September 2022. The REAC inspectors identified 88 life-threatening deficiencies, 145 non-life-threatening health and safety deficiencies, and 526 non-health and safety deficiencies in the 5 developments, collectively. We reviewed 41 of the 88 life-threatening, 35 of the 145 non-life-threatening health and safety, and 86 of the 526 non-health and safety deficiencies⁶¹ to determine whether the Authority corrected (1) life-threatening deficiencies within the 24-hour requirement and (2) non-life-threatening health and safety and non-health and safety deficiencies within the Authority's 20-day and 25-day requirements,⁶² respectively. We also conducted observations of the units or buildings with the identified deficiencies in April, June, and August 2023. Our reviews found that the Authority did not consistently correct REAC deficiencies in accordance with requirements and lacked support showing that repairs were made. Further, we identified that some deficiencies still existed at the time of our observations. See table 9 below.

⁶¹ See the Scope and Methodology section of this report for additional details on our samples.

⁶² See sections 18.4 and 18.12 of the Authority's Standard Operating Procedures for Maintenance in appendix E.



Table 9. REAC deficiencies that were not corrected in a timely manner by category

Category	Correction timeframe	Deficiencies reviewed	Deficiencies reported as corrected by the Authority after required timeframes	Lacked support of corrective actions	Uncorrected or unverified at the time of our observation
Life threatening	24 hours	41	23	8	4
Non-life threatening	20 days	35	29	23	14
Non-health and safety	25 days	86	73	50	48
Totals		162	125	81	66

The Authority Did Not Consistently Correct Life-Threatening Deficiencies Within 24 Hours

Of the 41 life-threatening deficiencies, the Authority’s information system identified that the Authority had corrected (1) 23 of the 41 life-threatening deficiencies between 1⁶³ and 274 days after the 24-hour requirement, averaging 32 days,⁶⁴ and (2) 18 deficiencies in a timely manner. The Authority provided work orders to support the corrective actions and dates for 33 deficiencies. However, it could not provide work orders supporting the corrective actions and dates reported in its information system for the remaining 8 deficiencies. Examples of the life-threatening deficiencies included missing or inoperable smoke detectors, electrical hazards, and blocked or unusable fire exits.

Further, when we observed the units and buildings associated with the 41 deficiencies, we were able to verify that 37 deficiencies had been corrected as of August 2023. For the remaining four deficiencies related to blocked egress and fire exits in unit bedrooms, we were unable to determine whether the deficiencies had been previously corrected, as these deficiencies may have recurred since the REAC inspection.

The table below identifies the developments associated with the 41 life-threatening deficiencies and the number of those deficiencies that were not corrected within 24 hours.

⁶³ For the deficiencies that were completed 1 day after the 24-hour requirement, the Authority created the work orders a day after it received notification of the deficiencies and corrected the deficiencies 1 day after creating the work orders.

⁶⁴ The Authority’s information system identified that the Authority corrected 15 deficiencies between 1 and 10 days, 6 between 11 and 40 days, and the remaining 2 between 272 and 274 days.



Table 10. Life-threatening deficiencies that were not corrected in a timely manner

Development	Deficiencies reviewed	Deficiencies reported as corrected by the Authority after required timeframes	Lacked support of corrective action	Uncorrected or unverified at the time of our observation
Mary Ellen McCormack	16	16	-	2
Charlestown	11	1	8	2
Spring Street	4	4	-	-
Franklin Field	6	2	-	-
Malone Apartments	4	-	-	-
Totals	41	23	8	4

As of February 2025, the Authority had provided support that it had corrected the four deficiencies.

Additionally, HUD requires PHAs to certify in HUD’s PASS within 3 business days of the receipt of notification that life-threatening deficiencies have been corrected within 24 hours.⁶⁵ For all 41 life-threatening deficiencies reviewed, the Authority certified in PASS that those deficiencies had been corrected, remedied, or acted upon to abate within 24 hours between 3 and 42 days after the 3-business-day requirement. Further, for 4 of the 41 deficiencies, the Authority reported in PASS that it had corrected the deficiencies within 24 hours. However, based on our review of the work orders, the Authority corrected the four deficiencies between 25 and 274 days after the 24-hour requirement. Further, the Authority did not create the work orders to address two of the four deficiencies until 223 to 275 days after REAC had notified the Authority of the deficiencies.

The Authority Did Not Consistently Correct Non-Life-Threatening Health and Safety Deficiencies in Accordance With Its Own Requirements

According to the Authority’s requirements, non-life-threatening health and safety deficiencies are required to be corrected in 20 days.⁶⁶ However, the Authority did not consistently correct non-life-threatening health and safety deficiencies in a timely manner. Of the 35 deficiencies reviewed, the Authority’s information system identified that the Authority had corrected 33 deficiencies. Of the 33 deficiencies, (1) 29 were corrected between 26 and 531 days⁶⁷ after the Authority’s 20-day requirement and (2) 4 were corrected in a timely manner. The Authority provided work orders to support the corrective actions and dates reported in its information system for 12 deficiencies. However, it could not provide work orders supporting the corrective actions and dates reported in its information system for the remaining 21 deficiencies. Further, the Authority did not create work orders for the remaining 2 of

⁶⁵ 24 CFR 902.22(f)(1)

⁶⁶ Section 18.12 of the Authority’s Standard Operating Procedures for Maintenance

⁶⁷ The Authority’s information system identified that the Authority corrected 3 deficiencies between 26 and 173 days, 11 deficiencies between 240 and 299 days, and the remaining 15 deficiencies between 300 and 531 days.



the 35 deficiencies. Therefore, the Authority did not provide documentation to support that 23 of the 35 deficiencies had been corrected.

When we observed the units and buildings associated with the 35 deficiencies, we were able to verify that only 21 deficiencies had been corrected. For the remaining 14 deficiencies, we verified that 11 deficiencies still existed, and we were unable to verify that three deficiencies had been corrected as of August 2023 because we were unable to observe the units due to clutter. Examples of the unverified or uncorrected non-life-threatening deficiencies included damaged or inoperable windows, mice or insect infestation, and damaged showers or tubs.

The table below identifies the developments associated with the 35 non-life-threatening health and safety deficiencies and the number of deficiencies that were not corrected within 20 days.

Table 11. Non-life-threatening deficiencies that were not corrected in a timely manner

Development	Deficiencies reviewed	Deficiencies reported as corrected by the Authority after required timeframes	Lacked support of corrective action	Uncorrected or unverified at the time of our observation
Charlestown	15	12	12	7
Mary Ellen McCormack	11	9	10	4
Spring Street	6	6	1	3
Franklin Field	2	2	-	-
Malone Apartments	1	-	-	-
Totals	35	29	23	14

As of February 2025, the Authority provided support that it had corrected 11 of the 14 deficiencies and had not provided support showing that it had corrected the remaining 3 deficiencies.

The Authority Did Not Consistently Correct Non-Health and Safety-Deficiencies in Accordance With Its Own Requirements

According to the Authority’s requirements, non-health and safety deficiencies are required to be corrected in 25 days.⁶⁸ However, the Authority did not consistently correct non-health and safety deficiencies in a timely manner. Of the 86 deficiencies reviewed, the Authority’s information system identified that the Authority had corrected 80 deficiencies. Of the 80 deficiencies, (1) 73 were corrected between 6 and 526 days after the Authority’s 25-day requirement, and (2) 7 were corrected in a timely manner. The Authority provided work orders to support the corrective actions and dates for 36 deficiencies. However, it could not provide the work orders to support the corrective actions and dates reported in its information system for the remaining 44 deficiencies. The Authority did not create work

⁶⁸ Section 18.2 of the Authority’s Standard Operating Procedures for Maintenance



orders for the remaining 6 of the 86 deficiencies. Therefore, the Authority lacked support showing that 50 deficiencies had been corrected.

When we observed the units and buildings associated with the 86 deficiencies, we were able to verify that only 38 deficiencies had been corrected. For the remaining 48 deficiencies, we determined that 46 deficiencies⁶⁹ still existed and could not confirm that 2 deficiencies had been corrected as of August 2023. Examples of the unverified or uncorrected non-health and safety deficiencies included damaged door hardware or locks, damaged or deteriorated walls, mold, damaged or missing doors, and damaged or missing window screens.

The table below identifies the developments associated with the 86 non-health and safety deficiencies and the number of deficiencies that were not corrected within 25 days.

Table 12. Non-health and safety deficiencies that were not corrected in a timely manner

Development	Deficiencies reviewed	Deficiencies reported as corrected by the Authority after required timeframes	Lacked support of corrective action	Uncorrected or unverified at the time of our observation
Mary Ellen McCormack	45	39	35	25
Charlestown	20	16	11	13
Spring Street	9	8	3	2
Franklin Field	9	8	-	6
Malone Apartments	3	2	1	2
Totals	86	73	50	48

As of February 2025, the Authority provided support that it corrected 29 of the 48 deficiencies and had not provided support that it corrected the remaining 19 deficiencies.

Due to the Authority’s untimely corrective actions, families resided in public housing units that were not decent, safe, sanitary, and good repair for longer periods. Further, there is a risk of additional families’ residing in public housing units that are not decent, safe, sanitary, and good repair.

The following photographs illustrate some of the deficiencies noted during our observations of the units in the buildings associated with the five developments that failed HUD’s REAC inspection that had not been fully corrected.

⁶⁹ Of the 46 deficiencies, 6 were not adequately corrected.



Figure 14. Damaged or deteriorated walls

Inspection 4: The unit was cited for damaged and peeling paint on walls and ceiling through HUD’s REAC inspection on September 20, 2022, at the Mary Ellen McCormack development. On April 28, 2023, we determined that the repairs were not adequate or complete.



Figure 15. Damaged or deteriorated walls and ceilings

Inspection 25: The unit was cited for damaged and peeling paint on walls and ceilings through HUD’s REAC inspection on September 14, 2022, at the Charlestown development. The deficiencies were reported by the Authority as having been corrected in June 2023. However, on August 11, 2023, we identified that walls and ceilings were not in good repair. Further, the household included children. As of July 31, 2023, the household had been relocated to another unit.



Figure 16. Damaged door surface

Inspection 26: The unit was cited for a damaged surface on the entry door through HUD’s REAC inspection on September 14, 2022, at the Charlestown development. On August 11, 2023, we identified that the repair had not been made.



REAC Inspections Identified More Than 3,000 Deficiencies in the Authority’s Units, Which Increased the Authority’s Workload

According to the Authority, it had implemented HUD’s COVID-19 waiver for annual inspections and temporarily paused performing annual self-inspections of its units. Further, when the Authority resumed



inspections in April 2021, it lacked sufficient staffing resources to inspect all units in 1 fiscal year and address the volume of deficiencies identified by its inspections in a timely manner. In addition, the Authority's implementation of two new information systems resulted in delays in creating, assigning, and closing work orders, which contributed to the untimely correction of deficiencies. (See the finding regarding the Authority's annual self-inspections and corrective actions.)

When REAC resumed its inspections, REAC performed inspections at all of the Authority's developments in 2022.⁷⁰ According to the Authority, the REAC inspections, particularly those at the larger developments, identified a large number of deficiencies, attributable in part to deferred work and made worse by the Authority's not having consistent access to units during the pandemic, as well as tenants' not reporting deficiencies in their units. Further, according to the Authority, the deficiencies identified during the REAC inspection added to the maintenance staff's workload by increasing the number of work orders and adding to the backlog.

Based on our review of the Authority's work orders to correct deficiencies identified during the REAC inspections, we determined that the Authority's staff did not consistently create work orders in a timely manner. For the deficiencies identified by the Authority as having been corrected, it took the Authority an average of (1) 13 days to create work orders to address 41 life-threatening deficiencies, (2) 194 days to create work orders to address 33 non-life-threatening health and safety deficiencies, and (3) 138 days to create work orders to address 80 non-health and safety deficiencies. Therefore, these deficiencies could not be corrected within HUD's and the Authority's time requirements. Further, contrary to its policy, the Authority did not maintain documentation showing that it had taken corrective actions for 50 percent of the deficiencies reviewed.⁷¹

We also identified other discrepancies with the Authority's work order process that may have contributed to the untimely correction of deficiencies. For instance, at the time of our observations, we identified deficiencies that had been corrected; however, the Authority's information system did not reflect the deficiencies as having been corrected, and the Authority did not provide the completed work orders for some of the work orders. Further, we identified instances in which the completed dates on the work order and in the Authority's system differed. The Authority's policy is to update its information system when work orders have been completed. Development maintenance superintendents are responsible for planning and assigning work each day based on outstanding work orders identified in the Authority's information system. Therefore, not updating the Authority's information system may result in the Authority's staff going into units for repairs that have already been completed, thus delaying needed repairs. As mentioned in the finding regarding the Authority's annual inspections and corrective actions, the Authority was working with its system vendor to implement a paperless system that would allow the maintenance staff to electronically view and update work orders. The information would then synchronize to the Authority's information system.

Further, according to the Authority, it did not report the correction of life-threatening deficiencies to HUD within 3 business days because its staff would often experience technical issues with accessing HUD's PASS. For instance, the system would sometimes be unavailable and would often time out when

⁷⁰ See details regarding REAC's inspections in the Background and Objectives section of this report.

⁷¹ $81/162 = 50$ percent. See table 9.



reporting information. According to the Authority, it had assigned only one staff person to report and certify the correction of life-threatening deficiencies in HUD's PASS, which was not sufficient based on the volume of work, thus contributing to delays in reporting the correction of life-threatening deficiencies in PASS. The Authority could not explain why the dates it had reported as mitigated in PASS were not supported by the work orders.

In a previously issued audit report regarding HUD's oversight of the physical condition of public housing developments,⁷² we identified that HUD's field offices did not consistently review PHAs' certifications or verify that corrections had been made. Additionally, HUD field office staff had experienced technical issues with accessing PASS. Therefore, HUD lacked assurance that PHAs corrected identified life-threatening deficiencies. Based on our review of the Authority's PASS reporting, we determined that the Authority certified that all 41 life-threatening deficiencies we reviewed had been corrected, remedied, or acted upon to abate within 24 hours between 3 and 42 days after HUD's 3-business-day requirement. Further, although the Authority corrected life-threatening deficiencies, a majority of them were not corrected in a timely manner.

Conclusion

The Authority did not consistently correct deficiencies identified in its public housing units by REAC inspections in a timely manner. When REAC inspected the Authority's properties in 2022, the inspections identified more than 3,000 deficiencies in the Authority's public housing units, sites, exteriors, systems, and common areas that required corrective action. However, the Authority, already experiencing staffing shortages, was also challenged with completing annual self-inspections after the COVID-19 waiver expired and addressing the associated work orders, including its work order backlog.⁷³ Further, the Authority had (1) only one staff person reporting and certifying in HUD's PASS that life-threatening deficiencies had been corrected, which was not sufficient based on the volume of work, and (2) technical issues with accessing PASS. As a result, families resided in public housing units that were not decent, safe, sanitary, and good repair for longer periods. Further, the Authority's increasing backlog of work orders posed a risk to the health and safety of families residing in units in need of repair. HUD also did not have timely information to monitor whether the Authority corrected life-threatening deficiencies in accordance with its requirements.

Recommendations

We recommend that the Director of HUD's Boston Office of Public Housing require the Authority to

- 3A. Provide evidence to support that the Authority corrected the 3 non-life-threatening health and safety, and 19 non-health and safety deficiencies.

⁷² HUD Can Improve Its Oversight of the Physical Condition of Public Housing Developments, 2023-CH-0004, May 30, 2023

⁷³ Since we recommended that the Authority create a plan to address the work order backlog and to assess its staffing resources in the preceding finding, we will not include a recommendation for the Authority to manage and reduce its backlog of work orders for this finding.



- 3B. Develop and implement adequate procedures and controls to ensure that (1) the deficiencies identified during REAC inspections are corrected in a timely manner and (2) documentation is maintained to support that repairs were made.
- 3C. Implement adequate controls to ensure that the Authority's information system properly tracks the completion of work orders.
- 3D. Implement adequate controls to ensure that the correction of life-threatening deficiencies is reported to HUD accurately and in a timely manner.



Scope and Methodology

We conducted the audit from March 2023 through February 2025.⁷⁴ Most of the audit work was performed offsite. We performed unit and building inspections throughout the Authority's jurisdiction in Massachusetts. The audit covered the period April 1, 2019, through March 31, 2023, and was expanded as necessary.⁷⁵

To accomplish our audit objective, we interviewed HUD program staff, the Authority's employees, and residents of the Authority's public housing program units. In addition, we obtained and reviewed the following:

- Applicable laws, HUD's regulations at 24 CFR (Code of Federal Regulations) parts 5 and 902, and PIH notices.
- The Authority's Standard Operating Procedures for Maintenance, policies and procedures, training material, inspection registers, inspection reports, and work orders.
- HUD's REAC inspection data and PASS inspection reports.

First Finding

Unit and Building Inspections

Using the SAS Enterprise Guide tool, we randomly selected 20 units from 15 of the Authority's public housing developments that had a work order generated because of an Authority unit inspection between February 24 and May 24, 2023, from a universe of 1,295 units. We inspected 11 of the 20 units due to time constraints. Further, we selected 17 program units from 11 of the Authority's public housing developments that had passed an Authority unit inspection between March 30 and July 2023 from a universe of 243 units. Further, we reviewed 27 of the Authority's public housing buildings associated with the 28 (11 + 17) units we observed.⁷⁶ Additionally, we included eight units and two buildings in which we identified deficiencies in addition to the ones observed to determine whether deficiencies noted in the REAC inspections had been mitigated by the Authority. Therefore, we inspected the 36 units (11 + 17 + 8) and the 29 (27 + 2) buildings associated with the units to determine whether the units and buildings met HUD's and the Authority's inspection standards. The inspections were performed by the HUD, Office of Inspector General (OIG), appraiser in April, June, and August 2023. Staff from the Authority accompanied us during the inspections. In August 2023, we provided the inspection results to the Authority for corrective action. We did not project the results of our review to the universe of public housing program units.

Second Finding

⁷⁴ During this period, we also conducted the audit fieldwork for the Authority's Housing Choice Voucher Program. Our audit report (2024-CH-1004) on the Program was issued on August 23, 2024.

⁷⁵ We expanded the audit period to select the units and buildings we observed and inspected in April, June, and August 2023. Further, we expanded the audit period to include updates to (1) outstanding work orders under the public housing program and (2) the correction of deficiencies identified in public housing units and buildings we inspected.

⁷⁶ One building was associated with 2 units. We counted the building once.



Inspection Timeliness Analysis

We selected 55 units from the (1) 37 (20 + 17) units we selected to inspect from our original sample⁷⁷ and (2) 18 units we reviewed that were inspected by REAC⁷⁸ to determine whether the Authority performed annual inspections in fiscal years 2022 and 2023.

Work Orders Analysis

Using the SAS Enterprise Guide tool, we selected 20 units from 15 of the Authority's public housing developments that had a work order between February 24 and May 24, 2023, from a universe of 1,295 units to determine whether the deficiencies identified on the work orders had been corrected. Of the 20 units, 19 had 71 deficiencies that consisted of 31 life-threatening and 40 non-life-threatening deficiencies. Therefore, we reviewed 71 deficiencies.

Third Finding

HUD's REAC Inspections Analysis

We randomly selected 18 of 108 units and 16 of 150 building sites, exterior, systems, and common areas from the 5 public housing developments that had the highest number of life-threatening deficiencies as identified in the 5 HUD REAC inspections performed in September 2022. The inspections included 88 life-threatening deficiencies, 145 non-life-threatening health and safety deficiencies, and 526 non-health and safety deficiencies in the 5 developments, collectively. For these selected units and common areas—exteriors, we conducted observations to determine whether the 41 existing life-threatening, 35 non-life-threatening health and safety, and 86 non-health and safety deficiencies noted in the REAC inspections had been mitigated by the Authority. The observations were performed by the HUD OIG appraiser.

We determined that internal controls over compliance with laws and regulations and effectiveness and efficiency of operations were relevant to our audit objective. We assessed the relevant controls. Based on our review, we believe that the Authority did not have adequate procedures and controls to ensure that it followed applicable HUD and its own requirements.

To achieve our objective, we relied in part on the Authority's computer-processed data. Although we did not perform a detailed assessment of the reliability of the data, we performed a minimal level of testing and found the data to be adequate for our purposes.

We conducted the audit in accordance with generally accepted government auditing standards. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objective(s). We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objective.


⁷⁷ See the finding, Unit and Building Inspections, in this section.

⁷⁸ See the finding, HUD's REAC Inspections Analysis, in this section.



Appendix A – Auditee Comments and OIG’s Evaluation

Ref to OIG Evaluation – Auditee Comments



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January 24, 2025

Kelly Anderson
Audit Director
U.S. Department of Housing and Urban Development
Office of Inspector General
451 7th Street SW, Washington, DC 20410

Dear Director Anderson

Please find below the Boston Housing Authority's ("BHA") comments regarding the Office of Inspector General's ("OIG") compliance audit of BHA's public housing program to determine whether the physical condition of the Authority's program units complied with the U.S. Department of Housing and Urban Development's (HUD) and the Authority's requirements.

Before making specific comments, the BHA would like to emphasize that the health and safety of BHA residents is of the utmost importance. As the OIG report mentions, the audit covered a time period that immediately followed the coronavirus pandemic, during which the BHA was not permitted to conduct unit inspections. Also, residents were hesitant to permit access to their units due to health concerns. By the time the restrictions of the pandemic waned, the BHA was left with a large backlog of units that had gone uninspected and an even larger backlog of non-emergency maintenance repairs to tackle as the BHA had been unable to access units.

The BHA generally agrees with the findings that there are opportunities for operational improvements and additional quality control that could further ensure program compliance and quality of life for BHA residents. In fact, as the audit was being conducted, the BHA was in the process of making broad changes to its inspections and maintenance processes that have resulted in a reduction of in-unit work orders, from more than 17,000 in early 2023 to less than 6,700 currently across its federal and state portfolio of public housing.

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 **Comment 1 >**



Ref to OIG Evaluation – Auditee Comments

Comment 1 >

Those changes, many of which align with the OIG’s finding and recommendations, are outlined in the paragraphs below.

BHA Assigned Trained Inspectors to Conduct Unit Inspections

Effective July 2023, the BHA assigned trained inspectors from its Leased Housing Division to conduct inspections in public housing units, a task previously assigned to public housing management staff. This operational change permitted the BHA to centralize the scheduling of inspections, ensuring that other important management tasks did not trump the annual inspection and increasing the consistency and accuracy of citations due to now having regularly trained inspectors view the units. Inspectors are trained in HUD’s most current NSPIRE standards, are lead-based-paint certified, and receive other regular industry trainings throughout the annual cycle. The BHA has also carried over the same Quality Control methodology utilized in Leased Housing, requiring that between five and ten percent of all inspected units are also inspected by a Quality Control inspector. The deficiencies recorded by the Quality Control Inspector are reviewed and used for individual and group training as necessary.

Implementation of Electronic Work Order System

In early 2024, the BHA began implementing a long-planned mobile phone based work order system that was fully implemented agency-wide by October 2024. At the time of the OIG review, the BHA still had a paper-based system which made it difficult to achieve effective analysis of the universe of outstanding work. The paper system also resulted in duplicate, missing, and incomplete work orders, the outcomes of which are detailed in the OIG’s report.

The upgraded work order system allows workers to close work orders immediately following completion rather than sending a completed work order sheet for central office processing. Once a work order is assigned to a worker, an increased level of accountability through central monitoring now exists that did not previously. The BHA also uses the new system to better track specific inspection types, allowing the team to prioritize and timely close findings from HUD-specific inspections. BHA believe that, especially with some forthcoming software upgrades, this electronic system will also enable us to provide HUD with photo-documentation of all addressed life-threatening deficiencies in a more consistently rapid manner. The upgraded electronic work order system has allowed the BHA to become much more analytical, organized, and focused about specific staffing resources required to complete the backlog of work that had piled up since COVID and will enable us to maintain a reasonable balance going forward rather than allowing a backlog to re-accumulate.

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Ref to OIG Evaluation – Auditee Comments

Changes to the Management Team

The BHA has made multiple organizational changes with the intention of improving maintenance performance, unit quality, and resident life.

In the fall of 2024, after the retirement of our former Director of Operations, the BHA hired a Chief of Maintenance and Inspections. The Chief is directly responsible for all maintenance, work order, and inspections related functions. The creation of this new position has allowed the BHA to organize the maintenance workforce with a clear line of authority leading up to the Chief. The Chief, an internal promotion, had prior success bringing a department from paper to paperless and using data to inform and drive program operations. Those skills have already proven beneficial and will allow the operations around inspections and maintenance to continue to improve from the state outlined in the OIG's report.

The BHA also hired a Director of Customer Service with the goal of improving service standards across the agency. One of the initial charges of the Director of Customer Service has been to train Work Order Center Operators to be more accurate and complete with data entry related to work requested by BHA residents, ensuring that all reported issues, but especially emergency issues, are coded correctly, and thus assigned and repaired in a timely manner. The Director has also been instrumental in implementing the use of a ticketing system to escalate issues that have not been closed out within required timeframes.

Conclusion

BHA appreciates the opportunity to comment on the audit report. While disappointed in the findings, the BHA has already taken a number of proactive steps outlined above to dramatically improve from the issues identified by the OIG. BHA is currently in an operational state that will allow us to be much more successful on a similar audit in the future.

Respectfully Submitted,

Kenzie Bok
Administrator
Boston Housing Authority

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OIG Evaluation of Auditee Comments

General comment In January and February 2025, the Authority provided documentation, outside its written comments, showing that 13 unit deficiencies and 18 building deficiencies had been corrected for the finding regarding our unit and building inspections. Further, the Authority provided documentation showing that it had corrected two outstanding non-life-threatening deficiencies for the finding relating to the Authority’s annual self-inspections. The Authority also provided documentation showing that it had corrected 4 life-threatening, 11 non-life-threatening health and safety, and 29 non-health and safety outstanding deficiencies for the finding regarding deficiencies identified during REAC inspections. Based on the documentation provided, we adjusted the report accordingly.

Comment 1 The Authority stated that it generally agreed with the findings that there were opportunities for operational improvements and additional quality control that could further ensure program compliance and quality of life for its residents. Further, according to the Authority it had made a number of operational changes to address the findings and recommendations cited in this report.

The audit report acknowledges some of the Authority’s operational changes, and we appreciate the Authority’s commitment to continue to improve its processes. We encourage the Authority to work with HUD during the audit resolution process to ensure that its corrective actions are sufficient and fully address the recommendations.



Appendix B – OIG Unit Inspection Results

Identification number	Total number of deficiencies	Life-threatening deficiencies	Total number of life-threatening deficiencies	Preexisting deficiencies	Total number of preexisting deficiencies	Total number of deficiencies corrected
Alice H. Taylor Apartments						
1	1					1
2	3	x	1			3
3	7			x	4	7
4	7			x	2	7
Annapolis						
5	4			x	4	4
Ashmont						
6	1					1
Charlestown						
7	8	x	4	x	3	5
8	7	x	4	x	1	6
9	1	x	1			1
10	1	x	1			1
11	1			x	1	
Doris Bunte						
12	1					1
Franklin Field						
13	4			x	1	4
14	2			x	1	2
15	2	x	2	x	1	2
Malone Apartments						
16	2			x	2	2
Mary Ellen McCormack						
17	6	x	1	x	1	6
18	8	x	1	x	4	3
19	2					2
20	1					1
21	5	x	1	x	1	4
Mildred C. Hailey (Heath Street)						
22	3					3
Mildred C. Hailey Bromley Park Family						
23	6	x	1			6
24	7	x	1	x	1	7
Pasciucco						
25	2					2



Pond Street						
26	2					2
Rockland Towers						
27	7			x	2	7
Roslyn Apartments						
28	5			x	4	5
Spring Street						
29	4			x	1	4
30	1			x	1	1
31	2			x	2	2
Totals	113	11	18	19	37	102

Development	Total number of deficiencies	Total number of life-threatening deficiencies	Total number of preexisting deficiencies	Total number of deficiencies corrected
Alice H. Taylor Apartments	18	1	6	18
Annapolis	4		4	4
Ashmont	1			1
Charlestown	18	10	5	13
Doris Bunte	1			1
Franklin Field	8	2	3	8
Malone Apartments	2		2	2
Mary Ellen McCormack	22	3	6	16
Mildred C. Hailey (Heath Street)	3			3
Mildred C. Hailey Bromley Park Family	13	2	1	13
Pasciucco	2			2
Pond Street	2			2
Rockland Towers	7		2	7
Roslyn Apartments	5		4	5
Spring Street	7		4	7
Total	113	18	37	102



Appendix C – OIG Building Inspection Results

Identification number	Total number of deficiencies	Life-threatening deficiencies	Total number of life-threatening deficiencies	Preexisting deficiencies	Total number of preexisting deficiencies	Total number of deficiencies corrected
Alice H. Taylor Apartments						
32	2	x	1			2
33	1					1
34	1					1
35	2	x	1	x	1	2
36	6	x	3	x	6	5
Charlestown						
37	2					
Doris Bunte						
38	2	x	1			2
Franklin Field						
39	13	x	3			13
40	1					1
41	1					1
Malone Apartments						
42	1					1
43	1					1
Mary Ellen McCormack						
44	1					1
45	2	x	1			2
46	3	x	1			3
47	6					6
Mildred C. Hailey Bromley Park Family						
48	7	x	4			5
49	12	x	4			10
Pasciucco						
50	16	x	5			16
Rockland Towers						
51	6	x	1	x	3	6
Roslyn Apartments						
52	11	x	3	x	6	11
Ruth Barkley Apartments						
53	4	x	1	x	1	4
54	3	x	2	x	1	3
Spring Street						
55	1					1
Totals	105	14	31	6	18	98



Development	Total number of deficiencies	Total number of life-threatening deficiencies	Total number of pre-existing deficiencies	Total number of deficiencies corrected
Alice H. Taylor Apartments	12	5	7	11
Charlestown	2			
Doris Bunte	2	1		2
Franklin Field	15	3		15
Malone Apartments	2			2
Mary Ellen McCormack	12	2		12
Mildred C. Hailey Bromley Park Family	19	8		15
Pasciucco	16	5		16
Rockland Towers	6	1	3	6
Roslyn Apartments	11	3	6	11
Ruth Barkley Apartments	7	3	2	7
Spring Street	1			1
Totals	105	31	18	98



Appendix D – OIG Inspection Results by Development

Development	Total number of deficiencies in units	Total number of deficiencies in buildings	Total number of deficiencies	Percentage of deficiencies ⁷⁹
Mary Ellen McCormack	22	12	34	16
Mildred C. Hailey Bromley Park Family	13	19	32	15
Alice H. Taylor Apartments	18	12	30	14
Franklin Field	8	15	23	11
Charlestown	18	2	20	9
Pasciucco	2	16	18	8
Roslyn Apartments	5	11	16	7
Rockland Towers	7	6	13	6
Spring Street	7	1	8	4
Ruth Barkley Apartments	-	7	7	3
Annapolis	4	-	4	2
Malone Apartments	2	2	4	2
Mildred C. Hailey (Heath Street)	3	-	3	1
Doris Bunte	1	2	3	1
Pond Street	2	-	2	1
Ashmont	1	-	1	-
Totals	113	105	218	

⁷⁹ This is the percentage of the 218 deficiencies we identified for units and buildings.



Appendix E – Federal and the Authority’s Requirements

Federal Register Notice 63 FR 46566 established the uniform physical condition standards for public housing. The uniform physical condition standards are intended to ensure that HUD program participants carry out their legal obligations to maintain HUD properties in a condition that is decent, safe, sanitary, and in good repair. The uniform inspection protocol is intended to ensure that, to the greatest extent possible, there is uniformity and objectivity in the evaluation of the physical condition of HUD properties.

HUD’s regulations at 24 CFR 5.701(c) state that physical condition standards and inspection requirements apply to public housing (housing receiving assistance under the U.S. Housing Act of 1937, other than under Section 8 of the Act).

HUD’s regulations at 24 CFR 5.703 state that HUD housing must be decent, safe, sanitary, and in good repair. PHAs owning public housing must maintain such housing in a manner that meets the physical condition standards set forth in this section to be considered decent, safe, sanitary, and in good repair. These standards address the major areas of HUD housing: the site, the building exterior, the building systems, the dwelling units, the common areas, and health and safety considerations.

HUD’s regulations at 24 CFR 5.705 state that any entity responsible for conducting a physical inspection of HUD housing, to determine compliance with subpart G, must inspect such HUD housing annually in accordance with HUD-prescribed physical inspection procedures. The inspection must be conducted annually unless the program regulations governing the housing provide otherwise or unless HUD has provided otherwise by notice.

HUD’s regulations at 24 CFR 902.21(a) state that public housing must be maintained in a manner that meets the physical condition standards set forth in 24 CFR part 902.

HUD’s regulations at 24 CFR 902.22(f)(1), state that to ensure prompt correction of exigent health and safety (that is life-threatening) deficiencies, before leaving the site, the inspector gives the development representative a Notification of Exigent and Fire Safety Hazards Observed form that calls for immediate attention or remedy. The development representative acknowledges receipt of the deficiency report by signature. The development or PHA must correct, remedy, or act to abate all life-threatening deficiencies cited in the deficiency report within 24 hours of the development representative’s receipt of the notification form. In addition, the development or PHA must certify to HUD within 3 business days of the development representative’s receipt of the notification form that all life-threatening deficiencies have been corrected, remedied, or acted upon to abate within 24 hours.

HUD’s regulations at 24 CFR 902.22(f)(2) state that the project, the PHA, or both, as appropriate, is required to expeditiously correct, remedy, or act to abate all health and safety deficiencies after receipt of the physical inspection report.

Section 11.1.2 of the Authority’s Standard Operating Procedures for Maintenance states that the Authority requires formal buildings and grounds inspections to be conducted quarterly by manager-maintenance superintendents.



Section 17.1 of the Authority's Standard Operating Procedures for Maintenance states that once the work is completed, completion information is recorded on the work order, which is then data entered into the computer system to complete the information.

Section 17.3.3 of the Authority's Standard Operating Procedures for Maintenance states that the maintenance superintendents are responsible for the day-to-day scheduling of workloads to ensure that work orders are completed in priority order and within the time frames.

Section 18.2 of the Authority's Standard Operating Procedures for Maintenance states that routine work orders are work orders that are called in by residents or staff on a day-to-day basis and are not emergencies. Defect work orders are those work orders, which meet the definition of routine but are identified as part of a HUD REAC inspection. These work orders should be completed pretty much in the order in which they come in and should be completed within 25 days. Routine work orders should be completed within 25 calendar days.

Section 18.4 of the Authority's Standard Operating Procedures for Maintenance states that work orders resulting from living unit inspections (LUI) are categorized as LUI work orders unless they are an emergency. LUI work orders may be routine but are still categorized as LUI. If the property manager finds an emergency condition during a unit inspection, this work order must be categorized as emergency, a work order must be written, and the work must be completed within 24 hours. All nonemergency LUI work orders must be completed within 20 days of the inspection.

Section 18.12 of the Authority's Standard Operating Procedures for Maintenance states that in general, work should be assigned in the following order:

1. Emergency, exigent, and emergency Housing Inspection Department (HID) (24-hour turnaround standard).
2. HID (5-30-day turnaround standard depending on the citation).
3. Reasonable accommodation (20-day turnaround standard).
4. Vacancy (30-day turnaround standard).
5. Preventive maintenance (according to preventive maintenance schedule).
6. Non-life-threatening REAC work orders (20-day turnaround standard).
7. LUI and building and grounds inspection (20-day turnaround standard).
8. Routine and defect-other, by oldest work order first (25-day turnaround standard)

Section 21.1 of the Authority's Standard Operating Procedures for Maintenance states that an apartment inspection should be performed at least annually. The annual apartment inspection program is referred to as the LUI process.

Section 21.2 of the Authority's Standard Operating Procedures for Maintenance states that the Authority inspects apartments to the standards of the Massachusetts State Sanitary Code and the HUD Uniform Physical Conditions Standards. Any violations of these standards must be recorded as a deficiency and a repair made.

Section 21.12 of the Authority's Standard Operating Procedures for Maintenance states that to ensure that apartment inspections and the inspect and repair program are being carried out properly, assistant



directors and program maintenance supervisors, along with other supervisor staff, will review paperwork and randomly check apartments inspected. To accomplish this, the work order center must review completed LUI work orders each month and randomly select 5 percent of the units for review on a schedule to be determined by the Building Services Department. Each site should participate in a quality control review at least quarterly from June of 2004 through May of 2005 and at least annually thereafter. At the review, an assistant director, a program maintenance supervisor, or other operations or building maintenance supervisory staff person should review all of the paperwork for accurate completion and will reinspect the apartments for which work orders were written. Supervisors will follow up with individual site staff to make corrections as required. Quality control inspection reports should be provided to the director of building services within a week of each quality control review.

Section 22.3 of the Authority's Standard Operating Procedures for Maintenance states that generally, the work should be scheduled for no later than 1 week following the living unit inspection completion.

Section 9.8.2 of the Authority's Admission and Continued Occupancy Policy for the Authority's Public Housing Programs states that the Authority will inspect all apartments at least annually and more frequently if apartment conditions are not safe, sanitary, and in good repair. Annual inspections will evaluate the following: any need for repairs, housekeeping conditions, safety violations, and resident's compliance with other obligations under the lease. The resident will be informed of any deficiencies and notified of any action required by the resident or the Authority to correct deficiencies. The Authority will correct deficiencies determined to be the Authority's responsibility.



Boston City Council
ED FLYNN
Councilor - District 2

March 31, 2025

The Honorable Alex Geourntas
Office of the City Clerk
1 City Hall Square, Room 601
Boston, MA 02201

Dear Clerk Geourntas,

I am writing to notify the City Council of the March 24, 2025 Architectural Access Board Decision regarding elevator cabs at the Ruth Barkley Cathedral Boston Housing Authority (BHA) Development.

Sincerely,

A handwritten signature in black ink that reads "Ed Flynn". The signature is fluid and cursive, with a long horizontal flourish at the end.

Ed Flynn
Boston Councilor, District 2

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

ARCHITECTURAL ACCESS BOARD
Docket Nos. C24-040 &V24-154

In re)
)
Ruth Barkley Cathedral Development)
42 Harrison Archway)
Boston)
)
_____)

BOARD DECISION

Procedural History

This decision addresses a complaint before the Architectural Access Board (“Board”) regarding elevator outages at 42 Harrison Archway, one of the buildings in the Ruth Barkley apartment complex in Boston, managed by the Boston Housing Authority (the “BHA” and also the “Respondent”). The Complaint alleges noncompliance with 521 CMR 2.6 (maintenance of access features) and 28.1 (Vertical Access), as both elevators at this location have unable to operate consistently. One elevator is currently offline and undergoing significant repairs pursuant to a variance granted by this Board, as described below.

On June 21, 2024, the Board received a complaint regarding the above-referenced address, and a First Notice of Violation was sent. On July 24, 2024, the Board received a response from the BHA. On August 22, 2024, the Board received an application for variance, and at that meeting the Board voted to grant temporary relief from compliance with 521 CMR 2.6 until March 3, 2025, on the condition that if at any point both elevators were out of service, Respondent must offer mitigation including temporary relocation with a guarantee of return. On September 6, 2024, the Board received the Complainant's response to the BHA's variance application. On December 5, 2025, Board staff was informed that both elevators were intermittently out of service and requested that a hearing be scheduled, and the Board did so. On December 6, 2024, a Notice of Hearing was sent to all appropriate parties.

A hearing was held on March 24, 2025, in accordance with G.L. c. 30A, §§ 10 and 11; 801 CMR 1.02 *et seq.*; and 521 CMR 4.00.¹ Dawn Oates, Complainant, testified, as did William Joyce, Executive Director for the Board, along with David Gleich, Deputy Administrator for Housing Programs, and Helene C. Maichle, Senior Attorney, and James Worden, Counsel, on behalf of Respondent. The witnesses were sworn in by the Board Chair. The instant decision now memorializes the determinations made at that time.

¹ Pursuant to An Act Making Appropriations for the Fiscal Year 2023 to Provide for Supplementing Certain Existing Appropriations and for Certain Existing Appropriations and for Certain Other Activities and Projects (chapter 2 of the Acts of 2023), the hearing was held online via the Microsoft Teams platform.

Applicable Laws & Regulations

521 CMR 2.6 requires that “[a]t all times, accessibility features must be maintained and fully operational. (i.e. access aisles kept clear at all times, mechanical devices be kept in operating condition, etc.). 3.1 requires that “[a]ll construction, reconstruction, alteration, remodeling and changes of use of public buildings or other facilities open to the public shall conform to these Regulations.”

521 CMR 28.1 mandates that, “[i]n all multi-story *buildings* and *facilities*, each level including *mezzanines*, shall be served by a passenger elevator. If more than one elevator is provided, each passenger elevator shall comply with 521 CMR 28. *Accessible* elevators shall be on an *accessible route* and located within the *space* with which it is intended to serve.”

Exhibits

The following documentation was entered into evidence:

- Exhibit 1: Board Packet AAB 1-51, including the complaint, variance application, and all correspondence.
- Exhibit 2: Respondent’s PowerPoint presentation from hearing.

Factual Findings

The following findings of fact and conclusions of law are supported by substantial evidence, based on the credited testimony of the witnesses, documents admitted into evidence and AAB records. G.L. c. 30A, § 11(2), § 14(7).

- 1) This is a 13-story residential apartment building with 66 units that serves a low-income population, including those with mobility limitations. Ex. 1, AAB 17, 29.
- 2) The emergency repairs currently being performed to elevator 1-P-9629 are estimated to cost \$424,180; Respondent’s service provider estimated that it would take 12 weeks for necessary parts to be manufactured, and an additional 17 weeks for repairs to be performed. Ex. 1, AAB 19.
- 3) The repairs were not completed by March 3, 2025, but Respondent anticipates they will be completed by early April. Hearing testimony.
- 4) The assessed value of the building is \$33,853,900. Ex. 1, AAB 19.

Discussion

The Board’s jurisdiction is established pursuant to 521 CMR 2.6. 521 CMR 2.6 requires that “[a]t all times, accessibility features must be maintained and fully operational. (i.e. access aisles kept clear at all times, mechanical devices be kept in operating condition, etc.). 3.1 requires that “[a]ll construction, reconstruction, alteration, remodeling and changes of use of public buildings or other facilities open to the public shall conform to these Regulations.” Petitioner acknowledges the Board’s jurisdiction over the property.

The hearing began with Complainant, who stated that the day before the hearing, she was trapped on the 9th floor at 42 Harrison Archway, with a disabled resident, and the elevator call buttons were not working. She noted that she has been involved in discussions with Respondent's team regarding elevator issues across the whole Ruth Barkley complex, and that despite some good conversations, the overall issues remain unresolved. Complainant shared her view that failure to provide working elevators reflects a troubling pattern of neglect and disrespect for those with accessibility needs. In addition to the elevator outages, Complainant explained that the Respondent's communications with residents, and the residents' ability to communicate with Respondent about problems that need to be fixed, as well as accommodations during outages, all need improvement. Complainant noted, as this Board well knows, the human cost of elevators not working -- residents become effectively trapped in their apartments, and miss social opportunities, necessary medical appointments, and other important aspects of life. Complainant added that she received a text message during the hearing indicating that both elevators were again out of service for repairs at that time.

Respondent's team explained that they have now engaged a large provider, Schindler, to perform maintenance on the elevators at this building going forward. Further, they are in the process of designing elevator modernizations for 8 of the 15 elevators at this apartment complex, but that work will be subject to public bidding, and for that reason cannot begin immediately. Respondent's team described the BHA's budget challenges, asserting that the BHA has \$1.5 billion in capital needs at this time, but receives only \$30 million annually to maintain its properties. Respondent's team then shared with the Board some of the measures it has put in place to reduce elevator outages that are not caused by failure of the machinery itself. For instance, because fire alarms and smoke alarms require elevator access to be shut off, they have increased security efforts to prevent wrongdoers from setting off those alarms, including a video intercom system that allows residents to see who is requesting entry. Respondent's team acknowledged that there are things they can always do better, and pointed to a substantial reduction in work order requests from residents as evidence that systemwide, management has improved its addressing of residents' needs.

With respect to the elevator currently being repaired, Respondent stated that repairs began on January 7, 2025, and that Respondent has directed the repair team to work 10 rather than 8-hour days in order to reach conclusion sooner. Respondent expects the first elevator to be finished with repairs in a couple of weeks, and the second elevator 60 to 90 days after that (approximately July 2025). Respondent recently distributed a list of available accommodations to residents in three languages at a meeting, and has not yet posted them in the building, but was willing to do so. Respondent offered permanent relocation to the building's residents (the Board had conditioned the variance on temporary relocation with a guarantee of return), and two residents elected to move.

Michael Muehe of the Boston Center for Independent Living noted that these elevator failures amount to civil rights violations, and are unacceptably disruptive to daily life. Both he and Complainant support the imposition of fines by the Board based on these circumstances, and Mr. Muehe also encourages the Board to require more frequent and detailed data regarding repairs and outages.

The Board has now considered the evidence, including the submitted documentation and the witnesses' detailed testimony, and the Board's decision is reflected in the order below. The Board notes that it is extremely distressed and disappointed to learn that the ongoing repairs were not completed during the variance period, that the other elevator is

also suffering intermittent outages, that residents have not been fully informed of mitigation opportunities, and that residents' requests for assistance are not being responded to in a timely manner. The Board has already discussed the possibility of stringent enforcement action and a substantial fine if noncompliance is not rectified.

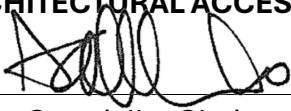
Conclusion and Order

In light of all of the foregoing, the Board votes as follows:

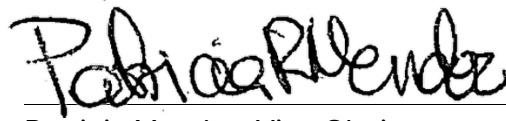
- to ***FIND*** that violations of 521 CMR 2.6 (maintenance of access features) and 28.1 (vertical access) occurred;
- to ***ORDER*** Respondent to:
 - within 48 hours of receipt of this Decision, post in all elevator lobbies and cabs at this location the list of available accommodations and how to request them, as well as the process for residents to report elevator issues to Respondent;
 - provide to the Board, by April 7, 2025, proof that repairs have been completed on elevator 1-P-9629;
 - provide to the Board, as soon as possible, a copy of the completed inspection certificate for 1-P-9629;
 - provide to the Board, within 30 days of receipt of this decision, a log of outages for each of elevators 1-P-9628 and 1-P-9629, including:
 - (a) date and time outage reported; (b) date and time returned to service; and, (c) issue;
 - provide to the Board within 60 days after receipt of this decision, a log of outages for each of elevators 1-P-9628 and 1-P-9629, including:
 - (a) date and time outage reported; (b) date and time returned to service; and, (c) issue; and,
- to ***EXPEDITE*** this decision.

A true copy attest, dated: March 25,
2025

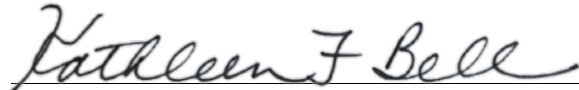
ARCHITECTURAL ACCESS BOARD By:



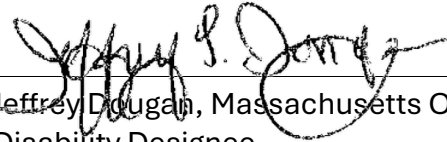
Dawn Guarriello, Chair



Patricia Mendez, Vice Chair



Kay Bell, Executive Office of Elder
Affairs Designee



Jeffrey Dugan, Massachusetts Office on
Disability Designee

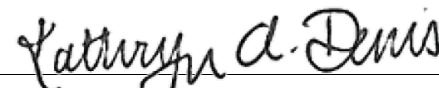


Elizabeth Myska, Member

David Johnson, Member (Not Present)



Joseph Prochilo, Member



Katie Denis, Member



Pamela Daly, Member

A complete administrative record is on file at the office of the Architectural Access Board.

This constitutes an order of the Architectural Access Board. In accordance with G.L. c. 30A, §14 and G.L. c. 22, §13A, any person aggrieved by this decision may appeal to the Superior Court of the Commonwealth of Massachusetts within thirty (30) days of receipt of it.



Office of the City Clerk

ALEX GEOURNTAS
City Clerk

March 31, 2025

To The City Council

Councilors:

In accordance with Chapter 6 of the Ordinances of 1979, I hereby notify you of the following actions taken by the Mayor with regard to the papers acted upon by the City Council at its meeting of December 11, 2024.

1347 Ordinance establishing the Office of Labor Compliance and Worker Protections.

Approved by the Mayor March 17, 2025

Respectfully,

Alex Geourntas
City Clerk



Office of the City Clerk

ALEX GEOURNTAS
City Clerk

March 31, 2025

To The City Council

Councilors:

In accordance with Chapter 6 of the Ordinances of 1979, I hereby notify you of the following actions taken by the Mayor with regard to the papers acted upon by the City Council at its meeting of March 5, 2025.

0459 Message and order authorizing for your approval an Order authorizing the City of Boston to submit to the Massachusetts School Building Authority (MSBA) Statements of Interest for their Accelerated Repair Program for the following schools: Boston Adult Technical Academy, Hurley K-8 School, Mildred Avenue K-8 School, Mendell Elementary School, Mary Lyon Pilot High School, Joyce Kilmer Lower School, Margarita Muñiz Academy, Orchard Gardens K-8 School, Trotter K-6 Elementary School. The Statements of Interest describe and explain the deficiencies and the priority category for which the City of Boston may be invited to apply to the Massachusetts School Building Authority in the future: Priority 5 - Replacement, renovation or modernization of the school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.

Approved by the Mayor March 10, 2025

0591 Message and order authorizing the City of Boston to accept and expend an in-kind donation of a set of lockers, three bookshelves, and a desk, valued at \$1,800.00, donated by The Winsor School. The purpose of this donation is to enhance the facilities at the BCYF Mattahunt Community Center for the benefit of the Mattapan neighborhood.

Approved by the Mayor March 10, 2025

0592 Message and order for your approval an Order accepting a Preservation Restriction on the Shirley-Eustis Outbuilding/W. Elliott Woodward Rental House, 42-44 Shirley Street, Boston, Massachusetts, 02119-2726.

Approved by the Mayor March 10, 2025

0611 Petition for a Special Law RE: An Act Directing the City of Boston Police Department to Waive the Maximum Age Requirement for Police Officers for Gissell Melo.

Approved by the Mayor March 17, 2025

0612 Petition for a Special Law RE: An Act Directing the City of Boston Police Department to Waive the Maximum Age Requirement for Police Officers for Jonathan Telfort.

Approved by the Mayor March 17, 2025

Respectfully,



Alex Geourmtas
City Clerk



Office of the City Clerk

ALEX GEOURNTAS
City Clerk

March 31, 2025

To The City Council

Councilors:

In accordance with Chapter 6 of the Ordinances of 1979, I hereby notify you of the following actions taken by the Mayor with regard to the papers acted upon by the City Council at its meeting of March 19, 2025

0548 An Ordinance Amending City of Boston Code, Ordinances Chapter VII Section 7-15.

Approved by the Mayor March 24, 2025

Respectfully,

Alex Geourntas
City Clerk



City of Boston, Massachusetts
Office of the Mayor
MICHELLE WU

February 3rd, 2025

TO THE CITY COUNCIL

Dear Councilors:

I hereby transmit this ordinance for your consideration and approval: **Road Safety and Accountability for Delivery Providers Ordinance**

This ordinance will enable the City of Boston to better ensure safety on our streets by requiring that national third-party delivery platform companies maintain a valid permit from the City and take proactive steps to ensure the safe operation of their delivery workforce and crack down on dangerous operations by delivery workers using motorcycles, mopeds, and motorized scooters.

To obtain a permit, delivery companies must submit to the City proof of adequate insurance coverage for operators and share data pertaining deliveries, including data on unsafe and illegal vehicle operations on city streets. This carefully tailored ordinance is focused on the largest third-party delivery providers, which concentrate large volumes of traffic in certain areas of the City, particularly at certain times of day. The ordinance does not apply to small businesses with a small number of delivery drivers or other types of deliveries, such as those made by FedEx, UPS, or Amazon. By establishing this new permit process, this ordinance will establish rules and regulations governing the oversight of third-party delivery services within the City of Boston in furtherance of the public interest, safety, and convenience.

This ordinance follows a concerning uptick in complaints regarding the impact of third-party food delivery on City streets. Residents have made 105 reports through 311 about increased traffic and congestion, illegal double parking, as well as reckless and unsafe delivery drivers on scooters, mopeds, motorbikes, and e-bikes in 2024. The City of Boston, and in particular the Boston Police Department, remain focused on enforcing the traffic violations across Boston. This new ordinance will complement existing enforcement efforts by providing new data.

Insurance Requirement: This ordinance will require all third-party delivery providers to obtain umbrella liability insurance coverage for all workers utilizing their platform in order to receive a permit to operate in Boston. This policy must cover all workers regardless of what

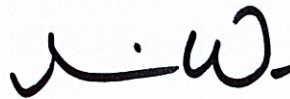


vehicle type they use to make deliveries. This common sense policy will protect residents, and ensure they have protection in case of an accident.

Data Sharing: Currently the City of Boston does not have access to reliable data on where and when food deliveries are happening. This ordinance will require the delivery platforms to provide the City with data on food delivery trips in Boston, including about the types of vehicles used to complete deliveries in Boston, which areas experience the highest number of orders, and where and how quickly trips are completed. The City will also look to secure data from companies that documents unsafe and illegal operations by delivery drivers, including speeding and wrong-way driving. Access to this information will allow the City to better tailor enforcement and manage the safe operations of our streets, and help the City hold these companies accountable for the actions of their workforce.

I urge your Honorable Body to act favorably on this Order, to improve the safety of residents and to better regulate third party delivery platforms in the City of Boston.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Wu', with a stylized flourish at the end.

Michelle Wu
Mayor of Boston

CITY OF BOSTON
IN CITY COUNCIL

Road Safety and Accountability for Delivery Providers Ordinance

WHEREAS, The City of Boston is experiencing an alarming increase in unlawful and dangerous operation of motorcycles, mopeds, and motorized scooters by drivers offering delivery services, frequently via Third-Party Deliver Providers; and

WHEREAS, Residents have witnessed widespread and ongoing incidents of running red lights, driving on city sidewalks, driving the wrong way down one-way streets, driving at speeds in excess of posted limits, and collisions. This type of operation puts residents, any pedestrian or driver of a motor vehicle who encounters them, and drivers themselves in imminent danger; and

WHEREAS, In the past year, Boston 311 received 105 reports from residents reporting delivery drivers on mopeds operating recklessly, such as driving on city sidewalks, going the wrong way on one-way streets, driving at speeds in excess of posted limits, and endangering pedestrians in the crosswalk; and

WHEREAS, In June of 2024, city officials sent a joint letter to the leadership of major Third-Party Delivery Providers, DoorDash, GrubHub, and UberEats, detailing a major increase in dangerous and unlawful behavior by delivery drivers in Boston and warning of an increase in enforcement actions by the Boston Police Department; and

WHEREAS, Starting in June 2024, the Boston Police increased targeted enforcement of traffic violations by delivery workers in the interest of pedestrian safety, including in Copley Square, on Washington Street in Downtown, and in the Fenway. Since then the City of Boston has impounded more than 75 improperly registered mopeds used by delivery workers; and

WHEREAS, The Boston Police Department will continue their efforts to enforce traffic laws and discourage third-party delivery platforms from having their operators drive recklessly in the interest of fast delivery; and

WHEREAS, The City of Boston expects all companies operating in the City to prioritize the safety of our residents, workers, and visitors; and

WHEREAS, The continuous failure by many delivery drivers to operate safely or to abide by rules and regulations suggests a lack of accountability and oversight necessary to protect the public; and

WHEREAS, Some Third-Party Delivery Providers appear to provide little to no safety training for their operators or ongoing oversight of how their operators behave on Boston streets. Although Delivery Providers collect detailed trip information on their deliveries, including speeding, illegal turns and wrong-way driving, the companies do not share this information and do not use it to hold their drivers accountable for safe operation; and

WHEREAS, Third-Party Delivery Platforms share little to no information with the City of Boston about their operations, and thus limit the City’s ability to plan for and manage the impacts of their services; and

WHEREAS, Inserting Chapter 17, Section 22, Road Safety and Accountability for Delivery Providers will allow the City of Boston to require that Third-Party Delivery Providers take responsibility for their impacts on residents and city streets, by requiring the Providers to apply for, receive, and maintain a valid permit from the City in order to provide delivery services in Boston. This ordinance will establish rules and regulations governing the oversight of these services within the City of Boston in furtherance of the public interest, safety, and convenience; **NOW, THEREFORE BE IT**

Be it ordained by the City Council of Boston as follows:

Section 1.

The City of Boston Code, Ordinances, is hereby amended in Chapter XVII by inserting the following new section after existing Section 17-21:

17-22 Road Safety and Accountability for Delivery Providers

17-22.1 Purpose & Scope

- a. *Purpose.* The purpose of this section is to establish rules and regulations governing the oversight of Third-Party Delivery Services within the City of Boston in furtherance of the public interest, safety, and convenience.
- b. *Scope.* This ordinance applies to every Third-Party Delivery Provider operating within the City of Boston.

17-22.2 Definitions

BTD: Boston Transportation Department.

Third-Party Delivery Operator (“Operator”): Any person or entity that provides Third-Party Delivery Services through a Third-Party Delivery Provider.

Third-Party Delivery Order (“Order”): A single request by a customer for Third-Party Delivery Services either originating from or ending at a location in the City of Boston.

Third-Party Delivery Provider (“Provider”): Any person or entity that operates a website, mobile application, or other internet service that offers or arranges for the on-demand delivery by a third party of food or beverages prepared by more than one food service establishment other than a grocery or convenience store, which facilitates more than 1,000,000 Orders per year originating or ending in the City of Boston, and which is owned and operated by a person other than the person who owns the offered food service establishment.

Third-Party Delivery Provider Permit (“Permit”): A written approval issued by BTB authorizing a Third-Party Delivery Provider to provide Third-Party Delivery Services in the City of Boston.

Third-Party Delivery Services (“Services”): The delivery of food to a customer from a food service establishment, as facilitated by a Third-Party Delivery Provider.

Third-Party Delivery Vehicle (“Vehicle”): A vehicle, whether motorized or otherwise, that is used by an Operator to provide Services, including but not limited to motor vehicles, motorcycles, motorized bicycles, non-motorized bicycles, electric bicycles, motorized scooters, low-speed motor vehicles, and limited use motor vehicles as defined by M.G.L. c. 90, § 1, and regulated by the Massachusetts Registry of Motor Vehicles pursuant to 540 C.M.R. 2.00.

17-22.3 *Third-Party Delivery in the City of Boston*

No Third-Party Delivery Provider shall provide Third-Party Delivery Services except in compliance with the provisions of this section.

17-22.4 *Third-Party Delivery Provider Permit Process*

- a. A Provider shall maintain a valid Permit in order to provide Services within the City of Boston.
- b. A Provider shall, in a manner that BTB prescribes, apply to BTB for a Permit and apply annually to renew its Permit. BTB shall not grant or renew a Permit unless it is consistent with the public interest for the Provider to render Services within the City of Boston. BTB may revoke a Permit if the Provider is not in compliance with this section or if it is

inconsistent with the public interest for the Provider to render Services within the City of Boston.

- c. To obtain a Permit, a Provider shall submit the following to BTB:
 - i. Proof of adequate insurance as certified by BTB in accordance with the provisions of this section;
 - ii. A certification that the Provider will comply with the data requirements of this section; and
 - iii. Proof of provision of the disclosures required below.

17-22.5 Insurance

- a. A Permit shall only be valid for the explicit time period covered by the effective dates of the Provider's relevant insurance policy submitted pursuant to Subsection 17-22.4(c)(i).
- b. Insurance coverage requirements shall be determined by BTB, but shall include, at a minimum:
 - i. Coverage for liability, personal injury, collision, and medical payment in the event that any uninsured or underinsured Operator is involved in a crash;
 - ii. Coverage including Operator using all modes of transportation; and
 - iii. Coverage for all times when an Operator is active on the Provider's platform, including when waiting for, picking up, or delivering an Order.
- c. Upon application to operate, and before an Operator can provide Services, a Provider shall clearly and conspicuously provide an Operator with the following disclosures:
 - i. A statement that the Operator's own insurance policy might not provide coverage during the provision of Services; and
 - ii. A statement of the insurance coverage that the Provider supplies, including the types of coverage and the limits for each coverage, in each circumstance:
 - 1. an Operator available to receive requests for Services but not engaged in Services;
 - 2. an Operator engaged in Services; and
 - 3. an Operator neither available to receive requests for Services nor engaged in Services.

17-22.6 Data Reporting Requirements

- a. No less than once a month, each Provider shall submit to BTB, in a format approved by BTB, data related to each Order in the month prior to the previous month and shall include:
 - i. a unique ID number for each Order;

- ii. the type of Vehicle used for each Order;
 - iii. the power source of the Vehicle used, including but not limited to whether the Vehicle is propelled by internal combustion, battery-sourced electricity, or is a hybrid;
 - iv. the name, address, longitude, and latitude of the vendor from which the delivery Order originated;
 - v. the 15-digit FIPS Code for the census block to which the Order was delivered;
 - vi. the distances traveled, in increments of 1/10 of a mile, (A) between Order acceptance and arrival at the vendor, and (B) between the vendor and the delivery location;
 - vii. the date and time of the origination and termination, calculated to the nearest minute;
 - viii. the total time, in minutes, that (A) the Operator spent between Order acceptance and arrival at the vendor, (B) the Operator spent stopped at the vendor waiting for the Order, (C) the Operator spent driving to deliver the Order, and (D) the Operator spent delivering the Order; and
 - ix. if multiple Orders were picked up or delivered by the Operator during the course of this delivery (e.g., by multi-restaurant ordering or batching), a list of ID numbers (as defined in subsection (a)(i) above) for other Orders that were combined with this Order.
- b. Each Provider shall submit to BTM, upon BTM request, additional data for the purposes of congestion management, which may include, but shall not be limited to:
- i. the total number of Operators that utilized the Provider's digital network within specified geographic areas and time periods and broken out by mode of transportation as determined by BTM;
 - ii. the total time spent and total miles traveled by Operators in such geographic areas or time periods as determined by BTM:
 - 1. while engaged in traveling on the way to pick up an Order;
 - 2. while picking up an Order from a food service establishment;
 - 3. while engaged in traveling to deliver an Order; or
 - 4. while delivering an Order to the buyer.

17-22.7 Enforcement

The provisions of this section may be enforced by all enforcement mechanisms authorized, including but not limited to the noncriminal disposition process of M.G.L. c. 40, § 21D, and, if applicable, by seeking to restrain a violation by injunction.

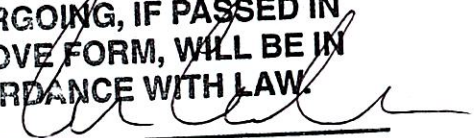
Any Provider that accepts a fee for facilitating Services when such Provider does not have a valid Permit shall be fined three hundred dollars (\$300) per day per restaurant from which Services are available and/or three hundred dollars (\$300) per Order. The BTDC Commissioner or a designee may also seek an injunction from a court of competent jurisdiction prohibiting the provision of Services by any unpermitted Provider.

17-22.8 Severability

The provisions of this section are severable and if any provision, or portion thereof, should be held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining provisions which shall remain in full force and effect.

17-22.9 Effective Date

This section shall take effect six months after passage.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**
BY 
**ADAM CEDERBAUM
CORPORATION COUNSEL** KmW

Be it ordained by the City Council of Boston as follows:

Section 1.

The City of Boston Code, Ordinances, is hereby amended in Chapter XVII by inserting the following new section after existing Section 17-21:

17-22 Road Safety and Accountability for Delivery Providers

17-22.1 Purpose & Scope

- a. *Purpose.* The purpose of this section is to establish rules and regulations governing the oversight of Third-Party Delivery Services within the City of Boston in furtherance of the public interest, safety, and convenience.
- b. *Scope.* This ordinance applies to any Third-Party Delivery Provider operating within the City of Boston.

17-22.2 Definitions

BTD: Boston Transportation Department.

Operator Active Status (“Active Status”): The period from the time an Operator accepts a Third-Party Delivery Order until the Order is either completed or canceled. This includes the time spent traveling to the food service establishment to pick up the Order, waiting at the food service establishment for the Order, and transporting the Order to the delivery destination.

Third-Party Delivery Operator (“Operator”): Any person or entity that provides Third-Party Delivery Services through a Third-Party Delivery Provider.

Third-Party Delivery Order (“Order”): A single request for Third-Party Delivery Services either originating from or ending at a location in the City of Boston that is performed by a Third-Party Delivery Operator.

Third-Party Delivery Provider (“Provider”): Any person or entity that operates a website, mobile application, or other internet-based service that facilitates, offers, or arranges for the on-demand delivery by a third party of food or beverages prepared by more than one food service establishment, excluding grocery or convenience stores. Provided that the term “Provider” does not include: (a) any such operator that facilitates, offers, or arranges fewer than 1,000,000 orders each week; and (b) a food service establishment that facilitates, offers, or arranges for the delivery of only its own food or beverages.

Third-Party Delivery Provider Permit (“Permit”): A written approval issued by BTD authorizing a Third-Party Delivery Provider to facilitate Third-Party Delivery Services in the City of Boston.

Third-Party Delivery Services (“Services”): The delivery of food to a customer from a food service establishment, as facilitated by a Third-Party Delivery Provider.

Third-Party Delivery Vehicle (“Vehicle”): A vehicle, whether motorized or otherwise, that is used by an Operator to provide Services, including but not limited to motor vehicles, motorcycles, motorized bicycles, non-motorized bicycles, electric bicycles, motorized scooters, low-speed motor vehicles, and limited use motor vehicles as defined by M.G.L. c. 90, § 1, and regulated by the Massachusetts Registry of Motor Vehicles pursuant to 540 C.M.R. 2.00.

17-22.3 Third-Party Delivery in the City of Boston

No Third-Party Delivery Provider shall facilitate Third-Party Delivery Services except in compliance with the provisions of this section.

17-22.4 Third-Party Delivery Provider Permit Process

- a. A Provider shall maintain a valid Permit in order to provide Services within the City of Boston.
- b. A Provider shall, in a manner that BTD prescribes, apply to BTD for a Permit and apply annually to renew its Permit. BTD shall not grant or renew a Permit unless the Provider has satisfied the requirements of this section. BTD may revoke a Permit if the Provider is not in compliance with this section.
- c. To obtain a Permit, a Provider shall submit the following to BTD:
 - i. Proof of adequate insurance as certified by BTD in accordance with the provisions of this section;
 - ii. A certification that the Provider will comply with the data requirements of this section; and
 - iii. Proof of provision of the disclosures required below.

17-22.5 Insurance

- a. A Permit shall only be valid for the explicit time period covered by the effective dates of the Providers’s relevant insurance policy submitted pursuant to Subsection 17-22.4(c)(i).
- b. Insurance coverage requirements shall include:
 - i. Coverage for liability in the event that any uninsured or underinsured Operator is involved in an accident. The Provider must ensure that the Operator, the Provider, or any combination of the two maintains liability insurance that insures an Operator of a Vehicle for liability to third parties with coverage amounts of not less than \$50,000 for damages arising out of bodily injury sustained by any one person in an accident, not less than \$100,000 for damages arising out of bodily injury sustained by all persons injured in an accident, and \$30,000 for all damages arising out of damage to or destruction of property in an accident.
 - ii. Coverage for Operators using all modes of transportation for which registration is required by M.G.L. c. 90, § 1A, as well as electric bicycles and motorized bicycles;

- iii. Coverage for all times during which an Operator is in Active Status.
 - iv. The Provider shall ensure compliance with all applicable federal, state, and local laws and regulations governing insurance requirements for Vehicles, including any future laws or regulations that may impose additional insurance requirements on such Vehicles when used for commercial purposes.
- c. Upon application to operate, and before an Operator can provide Services, a Provider shall clearly and conspicuously provide an Operator with the following disclosures:
- i. A statement that the Operator's own insurance policy might not provide coverage during the provision of Services; and
 - ii. A statement of the insurance coverage that the Provider supplies, including the types of coverage and the limits for each coverage, in each circumstance:
 - 1. an Operator available to receive requests for Services but not engaged in Services;
 - 2. an Operator engaged in Services; and
 - 3. an Operator neither available to receive requests for Services nor engaged in Services.

17-22.6 Data Reporting Requirements

- a. No later than the end of each quarter, each Provider shall submit to BTM, in a format approved by BTM, data related to each Order in the previous quarter, which shall include only anonymized data to protect consumer privacy. The data shall include:
- i. a unique ID number for each Order;
 - ii. the type of Vehicle used for each Order;
 - iii. the name, the address, longitude, and latitude of the vendor from which the delivery Order originated;
 - iv. the 12-digit FIPS Code for the census block group to which the Order was delivered;
 - v. the distances traveled, in increments of 1/10 of a mile, (A) between Order acceptance and arrival at the vendor, and (B) between the vendor and the delivery location;
 - vi. the date and time of the origination and termination, calculated to the nearest minute;
 - vii. the total time, in minutes, that (A) the Operator spent between Order acceptance and arrival at the vendor, (B) the Operator spent stopped at the vendor waiting for the Order, (C) the Operator spent driving to deliver the Order; and

- viii. if multiple Orders were picked up or delivered by the Operator during the course of this delivery (e.g., by multi-restaurant ordering or batching), a list of ID numbers (as defined in subsection (a)(i) above) for other Orders that were combined with this Order.
- b. Each Provider shall submit to BTB, upon BTB request, additional data for the purposes of congestion management and other legitimate regulatory needs, which may include the total number of Operators that utilized the Provider's digital network within specified geographic areas and time periods and broken out by mode of transportation as determined by BTB.
- c. BTB shall implement and maintain reasonable security procedures and practices, including operational, administrative, technical, and physical safeguards, to protect the trip data from unauthorized access, destruction, use, modification, or disclosure.
- d. BTB shall not use the data for any purpose other than regulating traffic safety, congestion management, policy development, or traffic enforcement within the City of Boston.

17-22.7 Enforcement

The provisions of this section may be enforced by all enforcement mechanisms authorized, including but not limited to the noncriminal disposition process of M.G.L. c. 40, § 21D, and, if applicable, by seeking to restrain a violation by injunction.

Any Provider that accepts a fee for facilitating Services when such Provider does not have a valid Permit shall be fined three hundred dollars (\$300) per day per restaurant from which Services are available and/or three hundred dollars (\$300) per Order. The BTB Commissioner or a designee may also seek an injunction from a court of competent jurisdiction prohibiting the provision of Services by any unpermitted Provider.

17-22.8 Severability

The provisions of this section are severable and if any provision, or portion thereof, should be held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining provisions which shall remain in full force and effect.

17-22.9 Effective Date

This section shall take effect nine months after passage.



BOSTON CITY COUNCIL

Committee on Government Operations
Gabriela Coletta Zapata, Chair

One City Hall Square 5th Floor, Boston, MA 02201 ♦ Phone: (617) 635-3040 ♦ city.council@boston.gov

REPORT OF COMMITTEE CHAIR

April 2, 2025

Dear Councilors,

The Committee on Government Operations was referred the following docket for consideration:

Docket #0407, Message and order for your approval an Ordinance for Road Safety and Accountability for Delivery Providers.

This matter was sponsored by Mayor Michelle Wu and referred to the Committee on February 5, 2025.

Summary of Legislation

Docket #0407, is an ordinance that establishes regulations governing the oversight of Third-Party Delivery Services within the City of Boston. The Ordinance proposes three primary regulations: mandatory registration with the city for large delivery platforms, requirement of insurance coverage to protect individuals involved in accidents with delivery drivers, and obligatory data sharing with the city to facilitate proactive safety and congestion management.

Among other definitions, the proposed Ordinance defines 5 key terms related to the scope, including Third-Party Delivery Operators ("Operator"), Third Party Delivery Order ("Order"), Third-Party Delivery Provider ("Provider"), Third-Party Delivery Services ("Services") and Third-Party Delivery Vehicle ("Vehicle").

As filed, the Ordinance would apply to every Third-Party Delivery Provider operating within the City of Boston, excluding small businesses with a small number of delivery drivers or other types of deliveries, such as those made by FedEx, UPS, or Amazon and require they provide insurance covering liability, personal injury, and collision for every Third Party Operator, on any mode of transportation.

The proposed Ordinance would require all Providers to apply for a permit to operate their platform in the City of Boston. To obtain this permit, Providers would be required to show proof that they have obtained insurance coverage, proof that they have provided Operators with insurance related disclosures, and certification that they (the Provider) will comply with specific data reporting requirements (described in the Ordinance below). Permits issued pursuant to this Ordinance will be issued by the Boston Transportation Department (BTD) and may be revoked, suspended, or subject to non-renewal. The proposed Ordinance also requires providers to provide BTD with particular data related to Third Party Delivery Services, Orders, and Operators.

Regarding enforcement, if a Provider fails to obtain/maintain a valid permit issued by BTD and accepts that accepts a fee for facilitating services while such Provider does not have a valid Permit, the Provider shall be fined three hundred dollars (\$300) per day-per restaurant from which Services are available and/or three hundred dollars (\$300) per Order. The BTD Commissioner may also seek an injunction from a court of competent jurisdiction prohibiting the provision of Services by any unpermitted Provider. This Ordinance applies to every Third-Party Delivery Provider operating within the City of Boston.



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Information Received at Hearing

The Committee held a hearing on Monday, February 24, 2025, a working session on Tuesday, March 11, 2025 and Thursday, March 20, 2025. On behalf of the Administration, the Committee heard testimony from Jascha Franklin-Hodge, Chief of Streets; Nick Gove, Deputy Chief of Transportation; Daniel Lander, Senior Advisor on Policy; and Dan Humphreys, Deputy Superintendent of Field Services of the Boston Police Department. On behalf of Providers within the industry, the Committee heard testimony from industry representatives, including Christina Kennedy, New England Government Relations Manager for DoorDash; Josh Bocian, Senior Manager Government Affairs of the Northeast for GrubHub and JR. Starrett, Director of State and Local Government Affairs for GrubHub.

At the Committee hearing on February 24, the Administration panel testified that food delivery applications significantly support local restaurants and provide essential convenience to residents but that the unregulated growth of these services has raised serious public safety and quality-of-life concerns, stressing the importance of the proposed measures to provide transparency, reduce accidents, and improve overall street safety. The Administration highlighted frequent reports from residents about reckless driving, illegal parking, and increased traffic congestion, negatively impacting neighborhoods, clarifying that these measures aim not to overly burden the industry but to establish basic accountability and responsibility. The Administration emphasized that aggregated and anonymized data, as stipulated in the Ordinance, would adequately protect privacy while significantly enhancing the city's ability to manage and mitigate road safety risks.

Councilors raised questions regarding the effectiveness of insurance and registration mandates in changing driver behavior and ensuring safer streets. The Administration acknowledged it was difficult to guarantee behavioral changes but emphasized that mandatory insurance would at least provide coverage for accidents involving delivery drivers, addressing an identified gap. Conversation with the Administration further explored practical enforcement logistics, discussing how city resources, including police and transportation department staff, could be efficiently utilized or supported through ordinance-related revenue.

On behalf of Providers within the industry, representatives testified to the need for improved safety measures but raised concerns about operational impacts and costs associated with the proposed regulations. It was argued that overly stringent regulations could result in higher consumer costs, decreased flexibility for drivers, and potential reduction in service areas, disproportionately impacting underserved neighborhoods. During their testimony, industry representatives proposed alternative approaches, including cooperative safety initiatives between the city and delivery companies, voluntary data-sharing arrangements, and tailored insurance programs that would mitigate risks without imposing heavy financial burdens.

Councilors questioned the representatives on the Industry's willingness to participate voluntarily in data sharing and whether adequate insurance coverage could be realistically achieved without the Ordinance. The industry representatives assured the Committee of their commitment to improving safety through ongoing driver education, enhanced technology to monitor driving behaviors, and collaborative efforts with city officials; however, they maintained reservations about mandatory data sharing due to privacy concerns and competitive disadvantages.



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At the March 11th working session, discussion focused on clarifying specific details and definitions in the Ordinance, ensuring no ambiguities or unintended loopholes existed. During the session, conversation raised questions regarding the scope of the Ordinance, particularly concerning the inclusion of grocery delivery services like Instacart. There was extensive discussion clarifying that grocery and convenience stores would be excluded, focusing specifically on platforms delivering food from restaurants. Councilors expressed concerns about potential loopholes, where companies providing multiple services (like grocery and restaurant delivery) could be exempted unintentionally.

Further discussions centered on defining "third-party delivery orders," ensuring that requests originating from customers, restaurants, or platforms themselves were clearly covered by the Ordinance. There was a focus on ensuring the language was precise to prevent ambiguity or unintended exclusions. Councilors debated the implications of different thresholds for regulation, particularly whether small-scale delivery providers should be exempt from certain requirements.

Insurance coverage requirements sparked significant discussion, with Councilors questioning whether proposed coverage limits were adequate or excessive compared to state requirements. Concerns were raised about insurance availability for delivery modes like bicycles and e-bikes, acknowledging that insurance products for these modes may not currently exist.

Councilors explored data-sharing requirements, highlighting concerns about consumer privacy, proprietary business information, and the operational feasibility of frequent reporting. Adjustments were proposed to reduce reporting frequency from monthly to quarterly, delay submissions until after quarterly earnings reports, and ensure data anonymization.

At the March 20th working session, the Committee engaged in detailed discussions to clarify and refine the ordinance definitions and requirements regarding permits, insurance, data reporting, and enforcement for third-party delivery services operating within Boston.

Regarding the applicability of the Ordinance, the Committee discussed refining definitions to clarify which providers the Ordinance would apply to, as well as when and how insurance coverage would be required. With respect to providers, the Committee discussed the threshold number of orders that would trigger the Ordinance's applicability. During discussion, the Administration maintained their proposal for a one-million-order threshold annually, reasoning that it captures the primary market players—Uber Eats, DoorDash, and Grubhub—and provides an equitable starting point for new entrants. Regarding when the Ordinance would require insurance coverage and to what extent, the Committee discussed the concept of "active operator status" and potential challenges related to bicycle and e-bike delivery coverage. The Committee found general consensus on the idea that the Ordinance should apply when Operators are operating in "active status," which would be the period of time from when an Operator accepts an order until its completion or cancellation. Regarding covered vehicles, the Committee acknowledged that such insurance products currently do not widely exist and highlighted the necessity of industry cooperation in developing feasible coverage options.

Data reporting and privacy were also extensively discussed. During the working session the Committee discussed revising the data submission requirements to quarterly rather than monthly, and allowing for submissions to occur after quarterly earnings reports to protect proprietary business information.



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During this working session, the Committee also discussed a proposed amendment establishing a delivery fee of 15 cents per Order, the purpose of which is to cover ordinance enforcement and related infrastructure improvements. Councilors voiced concerns about ensuring the fee does not pass onto consumers, local businesses, or delivery operators.

Summary of Amendments

The Ordinance as amended inserts the following language regarding “Operator Active Status” under 17-22.2 Definitions:

“Operator Active Status (“Active Status”): The period during which an Operator accepts a Third-Party Delivery Order until the Order is either completed or canceled. This includes the time spent traveling to the food service establishment to pick up the Order, waiting at the food service establishment for the Order, and transporting the Order to the delivery destination.”

The Ordinance as amended inserts language under 17-22.2 Definitions within the definition of Third-Party Delivery Order to clarify that an Order is a service that is performed by a Third-Party Delivery Operator. As amended, the definition reads as:

“Third-Party Delivery Order (“Order”): A single request for Third-Party Delivery Services either originating from or ending at a location in the City of Boston that is performed by a Third-Party Delivery Operator.”

The Ordinance as amended strikes and inserts language under 17-22.2 Definitions within the definition of Third-Party Delivery Provider (“Provider”) which states that a Provider includes any person or entity that facilitates more than 1,000,000 Orders per year originating or ending in the City of Boston. As amended, the definition reads as:

“Third-Party Delivery Provider (“Provider”): Any person or entity that operates a website, mobile application, or other internet-based service that facilitates, offers, or arranges for the on-demand delivery by a third party of food or beverages prepared by more than one food service establishment, excluding grocery or convenience stores. Provided that the term “Provider” does not include: (a) any such operator that facilitates, offers, or arranges fewer than 1,000,000 orders each week; and (b) a food service establishment that facilitates, offers, or arranges for the delivery of only its own food or beverages”

The Ordinance as amended strikes language under 17-22.4 Third-Party Delivery Provider Permit Process that states that BTM shall grant, renew, or revoke a providers permit based on whether or not it is consistent with the public interest and in its places inserts the following language:

“BTM shall not grant or renew a Permit unless the Provider has satisfied the requirements of this section. BTM may revoke a Permit if the Provider is not in compliance with this section.”

The Ordinance as amended strikes language under 17-22.5 Insurance clause (b) stating that insurance coverage requirements shall be determined by BTM and in its place inserts the following language:

“Insurance coverage requirements shall include:”

The Ordinance as amended strikes language under 17-22.5 Insurance clause (i) which requires Providers



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provide coverage for liability, personal injury, collision, and medical payment in the event that any uninsured or underinsured Operator is involved in a crash and in its place inserts the following language:

“Coverage for liability in the event that any uninsured or underinsured Operator is involved in an accident. The Provider must ensure that the Operator, the Provider, or any combination of the two maintains liability insurance that insures an Operator of a Vehicle for liability to third parties with coverage amounts of not less than \$50,000 for damages arising out of bodily injury sustained by any one person in an accident, not less than \$100,000 for damages arising out of bodily injury sustained by all persons injured in an accident, and \$30,000 for all damages arising out of damage to or destruction of property in an accident.”

The Ordinance as amended strikes language under 17-22.5 Insurance clause (ii) requiring insurance coverage for all modes of transportation and in its place inserts the following language:

“Coverage for Operators using all modes of transportation for which registration is required by M.G.L. c. 90, § 1A, as well as electric bicycles and motorized bicycles”

The Ordinance as amended inserts the following language under 17-22.5 Insurance clause (b) (iii) to clarify that insurance requirements only extend to Operators who are operating in “active status” as defined above:

“Coverage for all times during which an Operator is in Active Status.”

The Ordinance as amended inserts the following language beneath 17-22.5 Insurance clause (b) (iii) regarding compliance with all applicable federal, state, and local laws and regulations governing insurance requirements for vehicles:

“(iv.) The Provider shall ensure compliance with all applicable federal, state, and local laws and regulations governing insurance requirements for Vehicles, including any future laws or regulations that may impose additional insurance requirements on such Vehicles when used for commercial purposes.”

The Ordinance as amended strikes language under 17-22.6 Data Reporting Requirements (a) regarding monthly reporting requirements and in its place inserts the following language:

“No later than the end of each quarter, each Provider shall submit to BTM, in a format approved by BTM, data related to each Order in the previous quarter, which shall include only anonymized data to protect consumer privacy. The data shall include:”

The Ordinance as amended strikes language under 17-22.6 Data Reporting Requirements (a) (iii) regarding data on the power source of the vehicle.

The Ordinance as amended strikes language under 17-22.6 Data Reporting Requirements (a) (v) requiring the 15 digit FIPS code and in its place inserts the following language:

“(iv.) the 12-digit FIPS Code for the census block group to which the Order was delivered”

The ordinance as amended strikes language under 17-22.6 Data Reporting Requirements (a) (vii) regarding data reporting requirements on the total time an Operator spent delivering an order.



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The Ordinance as amended strikes language under 17-22.6 Data Reporting Requirements (b) and rephrases the requirement to clarify the limits of the additional data BTM may request from Providers and in its place inserts the following language:

“b. Each Provider shall submit to BTM, upon BTM request, additional data for the purposes of congestion management and other legitimate regulatory needs, which may include the total number of Operators that utilized the Provider's digital network within specified geographic areas and time periods and broken out by mode of transportation as determined by BTM.

The Ordinance as amended inserts the following language under 17-22.6 Data Reporting Requirements (b) to safeguard data reported pursuant to this ordinance:

“c. BTM shall implement and maintain reasonable security procedures and practices, including operational, administrative, technical, and physical safeguards, to protect the trip data from unauthorized access, destruction, use, modification, or disclosure.”

“d. BTM shall not use the data for any purpose other than regulating traffic safety, congestion management, policy development, or traffic enforcement within the City of Boston.”

Committee Chair Recommended Action

As Chair of the Committee on Government Operations I recommend moving the listed docket from the Committee to the full Council for discussion and formal action. At this time, my recommendation to the full Council will be that this matter **OUGHT TO PASS IN A NEW DRAFT**.

Gabriela Coletta Zapata, Chair
Committee on Government Operations



City of Boston, Massachusetts
Office of the Mayor
MICHELLE WU

February 10, 2025

TO THE CITY COUNCIL

Dear Councilors:

I hereby transmit for your approval an Order authorizing the City of Boston to submit a Statement of Interest to the Massachusetts School Building Authority (MSBA) Core Program for Madison Park Technical Vocational High School pursuant to G.L. c. 70B, § 5. The Statement of Interest describes and explains the deficiencies within the school facility that prevents Madison Park and Boston Public Schools (BPS) from delivering a high-quality, comprehensive Career and Technical Educational Program.

Madison Park Technical Vocational High School will be submitted for improvements under MSBA Priorities #4, #5 and #7 in the MSBA Core Program. Priority #4 focuses on the prevention of severe overcrowding due to anticipated increased enrollments. Priority #5 is for facilities where the necessary work includes the replacement, renovation, or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility. Priority #7 is for facilities where the necessary work includes the replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements

The MSBA Core Program is an opportunity to construct a new or renovated school facility for Madison Park Technical Vocational High School, delivering the full vision of a redesigned school that Madison Park community members have been advocating for for decades. Redesigning Madison Park is a critical investment for the City of Boston, better preparing BPS students for good jobs in every sector of Boston's economy. Submitting the Statement of Interest is the first step in the MSBA process, building on the community feedback received through the previous Programming and Feasibility Study, and requires a vote of the City Council as part of the submission.

I urge your Honorable Body to adopt this Order as soon as possible so that the City of Boston may submit the Statement of Interest expeditiously and continue the process of seeking funds for the improvement of school facilities within the City of Boston.

Sincerely,

Michelle Wu
Mayor of Boston

CITY OF BOSTON

IN CITY COUNCIL

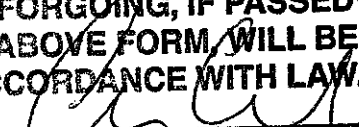

ORDERED: Having convened in an open meeting prior to April 11, 2025 the Boston City Council, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statements of Interest dated on or before April 11, 2025 for the following school:

Schools	Address	City	State	Zip
Madison Park Technical Vocational High School	75 Malcom X Blvd	Roxbury	MA	02120

The Statement of Interest for the facility listed above describes deficiencies submitted under Priority #4: Prevention of severe overcrowding expected to result from increased enrollments; Priority #5: Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility; and Priority #7: Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.

The City Council hereby further specifically acknowledges that by submitting the Statement of Interest Forms, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City of Boston to file an application for funding with the Massachusetts School Building Authority.

**I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.**

BY 
ADAM CEDERBAUM 
CORPORATION COUNSEL



BOSTON CITY COUNCIL

Committee on Ways and Means
Brian J. Worrell, Chair

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REPORT OF COMMITTEE CHAIR

March 25, 2025

Dear Councilors,

The Committee on Ways and Means was referred the following docket for consideration:

Docket #0458, Message and order authorizing the City of Boston to submit a Statement of Interest to the Massachusetts School Building Authority (MSBA) Core Program for Madison Park Technical Vocational High School pursuant to M.G.L. c. 70B, § 5. The Statement of Interest describes and explains the deficiencies within the school facility that prevents Boston Public Schools (BPS) from delivering their desired educational program.

This matter was sponsored by Mayor Michelle Wu and was referred to the Committee on February 12, 2025.

Summary of Legislation

Docket #0458 requests approval to submit a Statement of Interest (SOI) for funding consideration from the Massachusetts School Building Authority (MSBA) Core Program to address deficiencies within Madison Park Technical Vocational High School (Madison Park) that prevent Boston Public Schools (BPS) from delivering their desired education program.

If accepted, the Madison Park Technical Vocational High School would be the seventh school to be part of the MSBA CORE program, after the Dearborn STEM Academy, the Boston Arts Academy, the Josiah Quincy Upper School, the Carter School, the Ruth Batson Academy, and the Shaw-Taylor Elementary School (the latter two being in the eligibility period and the feasibility study stages of the process, respectively).

Submitting this SOI (Docket #0458) in no way guarantees the acceptance or the approval of an application.

Information Received at Hearing

The Committee held a hearing on Monday March 3, 2025 to discuss Dockets #0458-0459. Brian McLaughlin, Senior Project Manager, Boston Public Schools (BPS), Delavern Stanislaus, Chief of Capital Planning, BPS, Carleton Jones, Executive Director, Public Facilities Department, and Brian Forde, Chief Operating Officer, BPS testified on behalf of the Administration.

The BPS team provided a brief overview of MSBA, stating it is a State agency that provides additional funding to local districts to be able to conduct facility improvements and construct new school buildings. They stated that there are two main programs operated by the MSBA. The Core Program supports projects covering extensive repairs, renovations, additions, renovations and new school construction. The



BOSTON CITY COUNCIL

Committee on Ways and Means
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Accelerated Program (ARP) supports projects including replacement of roofs, windows, doors and boilers in structurally sound facilities.

Representatives provided an overview of the Madison Park Redesign Project Timeline, which is as follows:

- Programming and feasibility study, performed by Annum Architects (Sept, 2022 - Oct, 2023)
- Selection of Owner's Project Manager, LeftField (Nov, 2023)
- Programming and feasibility study for Adult Education and Re-Engagement Center (Nov, 2023 - Aug, 2024)
- Labor market analysis of Career and Technical Education (CTE) programs (Jan, 2024 - May, 2024)
- Designer Selection Team, including Madison Park alumni, select design team (May, 2024 - July, 2024)
- Design team provided updated design concepts and cost estimates (Summer, 2024 - Fall, 2024)
- Deadline to submit SOI to the MSBA Core Program (April, 2025)

Representatives provided granular data on community engagement throughout the Madison Park Redesign project, and clarified the City's funding strategy for the school. They stated the City is committed to a full redesign of Madison Park, with no sacrifice of core academic elements to bring costs down. They stated this will be a legacy investment for BPS, and is expected to be the largest-ever capital project for both the school district and the City because of the facilities of vocational schools and the reality of construction costs nationally. Applying to the MSBA will make it possible for the City to fulfill its original commitments to Madison Park without capitulating on costs, but will extend the project timeline because of the nature of the MSBA Core Program. The steps of the MSBA Core Program are as follows: submit SOI, eligibility period, select project team, feasibility study, schematic design, project scope and budget (alongside Project Funding Agreements), design, bidding, construction, and project closeout.

Committee Chair Recommended Action

As Chair of the Committee on Ways and Means, I recommend moving the listed docket from the Committee to the full Council for discussion and formal action. At this time, my recommendation to the full Council will be that this matter **OUGHT TO PASS**.

Brian J. Worrell, Chair
Committee on Ways and Means

OFFERED BY COUNCILORS GABRIELA COLETTA ZAPATA, JOHN FITZGERALD, DURKAN, FERNANDES ANDERSON, FLYNN, MEJIA, MURPHY, PEPÉN, SANTANA, WEBER, WORRELL AND LOUIJEUNE



CITY OF BOSTON IN CITY COUNCIL

ORDER FOR A HEARING REGARDING THE IMPLEMENTATION AND FUNDING OF COASTAL RESILIENCE STRATEGIES AND THE ESTABLISHMENT OF A CLIMATE BANK

- WHEREAS,** Boston’s waterfront is a historic and treasured resource that is protected for all residents by the Public Waterfront Act (Chapter 91). As we prepare for sea-level rise due to climate change, we must prioritize waterfront planning, funding, and development that incorporates resilience, equity, accessibility; *and*
- WHEREAS,** According to a report from the First Street Foundation, Suffolk County faces the greatest risk of flooding with more than 45% of our critical infrastructure at risk, including hospitals, schools, police, and fire stations. This is expected to increase by 20% by 2051; *and*
- WHEREAS,** Coastal flooding due to storm surge has increased on a more frequent basis and affects property owners and tenants alike. Severe flooding will result in the displacement of thousands, predominantly those who are low-income and people of color, renters in basement or first-floor level units within the flood zone; *and*
- WHEREAS,** Last year, Boston made significant strides in ensuring all 47-miles of our coastline are truly resilient by establishing the first ever Office of Climate Resilience. The Office is conducting projects on a district-wide scale, and prioritizing flood pathways by using both passive and active permeable landscapes; *and*
- WHEREAS,** However, the robust nature of these projects requires major investments in capital funding so that climate resilient infrastructure can move from the design phase to the construction and maintenance phase; *and*
- WHEREAS,** Given the urgency to address the devastating impacts of the climate crisis, it is crucial to move beyond the assessment stage to implementation. Identifying the necessary resources as well as working collaboratively with private, public, and philanthropic partners should be a top priority for both the Environment, Energy, and Open Space cabinet as well as the Boston Planning and Development Agency; *and*
- WHEREAS,** It is estimated to cost Boston upwards of \$3 Billion dollars to fortify Boston’s 47-mile coastline from sea-level rise and storm surge with nature-based and gray infrastructure engineering solutions; *and*

OFFERED BY COUNCILORS GABRIELA COLETTA ZAPATA AND JOHN FITZGERALD

WHEREAS, A climate bank at the city level is a financial institution or initiative designed to fund and support projects aimed at addressing climate change and promoting sustainability. It can serve as a crucial tool for cities to mobilize resources, foster sustainable development, and combat climate change effectively; *and*

WHEREAS, Cities across the nation have successfully implemented municipal climate banks, providing valuable lessons and best practices for Boston to consider; *and*

WHEREAS, Climate banks provide capital for projects that reduce greenhouse gas emissions, enhance resilience to climate impacts, or promote renewable energy. This can include grants, loans, or investment opportunities; *and*

WHEREAS, Climate banks finance a variety of initiatives, such as energy efficiency upgrades, renewable energy installations, sustainable transportation projects, green infrastructure, and community resilience programs. They often leverage public and private investments, helping to attract additional funding from various sources, including federal grants, private investors, and philanthropic organizations; *and*

WHEREAS, Many climate banks prioritize equitable access to funding, ensuring that marginalized communities benefit from climate initiatives and have a voice in decision-making processes; *and*

WHEREAS, By financing green projects, climate banks can stimulate local economies, create green jobs, and stimulate economic development while addressing the urgent need for climate action; *and*

NOW, THEREFORE BE IT ORDERED, that the Boston City Council hold a hearing to discuss the implementation and funding of coastal resilience strategies via the establishment of a climate bank in Boston. The hearing will focus on the following key points:

1. Funding Sources: Explore various funding mechanisms, including public funding, grants, and partnerships with private investors.
2. Project Selection Criteria: Discuss criteria for selecting projects that the climate bank will finance, emphasizing equity and community involvement.
3. Governance Structure: Consider the governance and operational framework for the climate bank, including oversight and accountability measures.
4. Policy Integration: Understand how it might work alongside city departments to align funding with broader climate action plans and sustainability goals.

OFFERED BY COUNCILORS GABRIELA COLETTA ZAPATA AND JOHN FITZGERALD

5. Public Engagement: Strategies for involving residents and stakeholders in the development and implementation of the climate bank; ***NOW, THEREFORE BE IT FURTHER***

ORDERED: that all interested parties, including city officials, environmental organizations, community members, and financial experts, be invited to participate and provide testimony.

Filed on: January 8, 2025

OFFERED BY COUNCILORS ENRIQUE J. PEPÉN, JULIA MEJIA, BRIAN WORRELL,
COLETTA ZAPATA, DURKAN, FERNANDES ANDERSON, FITZGERALD, FLYNN,
MURPHY, SANTANA, WEBER AND LOUIJEUNE



CITY OF BOSTON IN CITY COUNCIL

ORDER FOR A HEARING TO ADDRESS THE DISPLACEMENT OF BOSTONIANS AS A RESULT OF NEW AND FUTURE DEVELOPMENT

WHEREAS, Cities in the United States have a history of their communities being displaced by rising prices and gentrification, which alters the social and cultural identities of neighborhoods residents hold dear and causes great insecurity for the victims of displacement; *and*

WHEREAS, Displacement from rising prices and gentrification has predominantly impacted working class neighborhoods, cultural neighborhoods, and neighborhoods with vulnerable populations, forcing the residents of these neighborhoods away from their homes, places of employment, and social gathering spaces; *and*

WHEREAS, More abundant professional opportunities in Boston have increased the demand for housing in the Greater Boston area, enlarging the gap between housing demand and housing supply; *and*

WHEREAS, Rising housing costs and income inequality threaten to make Boston a city where only the rich and poor can live, excluding the middle class from living in Boston; *and*

WHEREAS, Rising rents, rising income inequality, and the loss of affordable retail space to new, more expensive spaces threaten to gentrify existing commercial sectors, ultimately making Boston a city where only the established wealthy can do business; *and*

WHEREAS, The loss of retail space to new housing developments diminishes economic opportunities for entrepreneurs to invest in Boston, closes down existing businesses, and reduces accessibility to retail destinations for neighborhood residents; *and*

WHEREAS, Cities like East Palo Alto, CA have worked to avoid gentrification by instituting inclusionary zoning, rent control, and condominium conversion limitations, while Portland, OR has instituted a “Right to Return” policy to encourage displaced populations to return to the communities they were priced out of; *and*

WHEREAS, Boston is a city that values the cultural and economic diversity - all Bostonians deserve a place to live, work, and play in the city; ***NOW, THEREFORE BE IT***

ORDERED: That the appropriate committee of the Boston City Council hold a hearing to address the risk of displacement to Boston communities. Experts on displacement, housing, gentrification, administration officials, and community members will be invited to testify.

Filed on: January 29, 2025

CITY OF BOSTON IN CITY COUNCIL



ORDER FOR A HEARING TO DISCUSS THE IMMEDIATE REINSTATEMENT OF AND SUSTAINABLE FUNDING FOR THE COMMUNITY SYRINGE REDEMPTION PROGRAM.

WHEREAS, The Community Syringe Redemption Program (CSRP), initiated in December 2020, has been instrumental in enhancing public health and safety in Boston by collecting approximately 5 million syringes since its inception; and

WHEREAS, The CSRP was funded through federal pandemic recovery funds, which concluded in June 2024, leading to the program's cessation; and

WHEREAS, The termination of the CSRP has resulted in a noticeable increase in improperly discarded syringes across the city, posing significant health risks to residents and visitors; and

WHEREAS, The Boston Public Health Commission continues to operate other syringe collection initiatives, but the unique and effective approach of the CSRP—offering incentives for syringe returns—has proven exceptionally successful in mitigating needle litter; and

WHEREAS, Community organizations, such as the Newmarket Business Improvement District, have commendably stepped in to address the gap left by the CSRP's conclusion, yet the scale of the issue necessitates reinstating the CSRP to its full capacity; and

WHEREAS, The health and safety of Boston's communities are of paramount concern, and proactive measures are essential to address the challenges posed by improperly discarded syringes;

THEREFORE BE IT ORDERED, That the appropriate committee of the Boston City Council holds a hearing to discuss the immediate reinstatement and sustainable funding of the Community Syringe Redemption Program.

BE IT FURTHER ORDERED, That representatives from the Boston Public Health Commission, the Mayor's Office, community organizations involved in syringe collection efforts, and other relevant stakeholders be invited to participate in this hearing to provide insights and recommendations.

Filed on the 5th day of February, 2025.



City of Boston, Massachusetts
Office of the Mayor
MICHELLE WU

March 10, 2025

TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval an appropriation order in the total amount of **THIRTY-EIGHT MILLION, ONE HUNDRED FORTY-EIGHT THOUSAND, AND FIFTY-TWO DOLLARS AND NO CENTS (\$38,148,052)** from Fiscal Year 2025 community preservation fund revenues for community preservation projects at the recommendation of the City of Boston Community Preservation Committee (“CPC”).

The Fund was created upon the adoption of the Community Preservation Act, Massachusetts General Laws chapter 44B, (the “Act”) in November 2016 and is funded by the 1% property tax-based surcharge on residential and business property tax bills that took effect in July 2017 and an annual state distribution from the Massachusetts Community Preservation Trust Fund. Section 5 of the Act provides that in each fiscal year, upon receiving recommendations from the Community Preservation Committee, the City Council shall take action and approve such appropriations from the Community Preservation Fund in order to implement the recommendations of the Community Preservation Committee.

The Community Preservation Committee is recommending the following allocations: \$19,074,026 for affordable housing projects, \$9,537,013 for historic preservation projects, and \$9,537,013 for open space and recreational use projects. Since the adoption of the Community Preservation Act, over \$192 million has been awarded to 345 projects across every neighborhood in the City of Boston. With your approval of this appropriation request, we will have allocated over \$230 million to 397 projects since the first funding round in 2018. Since 2018, only eighteen awarded projects have been withdrawn, resulting in more than \$5 million being returned to the reserve for future projects.

The upcoming projects aim to enhance the quality of life in Boston neighborhoods. These include renovating playgrounds and improving and creating recreational spaces such as parks, community gardens, and urban farms. Additionally, these projects will help restore open spaces, plant trees to expand the city's tree canopy, preserve historic buildings, support a program for affordable first-time homebuyers, and construct affordable housing units for Boston residents. Each of these projects is anticipated to have a positive impact on the neighborhoods and communities of Boston. I strongly urge your Honorable Body to pass this order promptly, enabling the Community Preservation Committee to fund essential projects related to affordable housing, historic preservation, recreational use, and open spaces in the City of Boston before the end of Fiscal Year 2025.



Sincerely,

A handwritten signature in black ink, appearing to read 'M. Wu' with a horizontal line extending to the right.

Michelle Wu
Mayor of Boston

CITY OF BOSTON
IN CITY COUNCIL

ORDERED: That, upon the recommendation of the City of Boston Community Preservation Committee and in order to undertake community preservation projects with Community Preservation Fund revenues for Fiscal Year 2025, the respective sums of money specified in the schedules hereinafter set out be, and the same hereby are, appropriated for expenditure under the direction of the Community Preservation Committee for the several specific projects hereinafter designated being made out of the Community Preservation Fund's budgeted reserve for Fiscal Year 2025.

Appropriations

Affordable Housing - 7 Projects

<u>NEIGHBORHOOD</u>	<u>PROJECT NAME</u>	<u>ORGANIZATION</u>	<u>RECOMMENDED AMOUNT</u>
Allston-Brighton	65 Seattle St	City of Boston Mayor's Office of Housing	\$3,000,000
Chinatown	50 Herald Street	City of Boston Mayor's Office of Housing	\$2,500,000
Dorchester	555-559 Columbia Road	City of Boston Mayor's Office of Housing	\$2,000,000
Fenway-Kenmore	112 Queensberry Street	City of Boston Mayor's Office of Housing	\$1,500,000
Mattapan	Olmsted Village Russell House	City of Boston Mayor's Office of Housing	\$3,500,000
Roxbury	75 & 86 Marcella St	City of Boston Mayor's Office of Housing	\$2,974,026
Roxbury	Mission Hill Homeownership	City of Boston Mayor's Office of Housing	\$3,600,000
		TOTAL	\$19,074,026

Historic Preservation - 27 Projects


<u>NEIGHBORHOOD</u>	<u>PROJECT NAME</u>	<u>ORGANIZATION</u>	<u>RECOMMENDED AMOUNT</u>
Allston-Brighton	Presentation School Community Center	Presentation School Foundation	\$435,024
Back Bay	Church of the Covenant	Church of the Covenant	\$550,000
Back Bay	Arlington Street Church Restoration	Arlington Street Church	\$527,000
Beacon Hill	127 Mount Vernon - Hill House	The Hill House Inc.	\$74,184
Beacon Hill	Beacon Hill Friends' House	Beacon Hill Friends House Inc.	\$491,018
Boston Harbor	Boston Harbor Islands Archaeological Climate Action Plan	City of Boston Office of Historic Preservation	\$150,000
Charlestown	Charlestown 250 Archaeology Project	City of Boston Office of Historic Preservation	\$90,000
Chinatown	Chinatown Immigrant Heritage Center	Chinese Consolidated Benevolent Association of New England	\$296,428
Citywide	Elma Lewis Black Arts Movement Preservation Project	Northeastern University	\$443,534
Citywide	The West Ender: Digital Preservation	The West End Museum, Incorporated	\$2,294
Dorchester	Lemuel Clap House	Dorchester Historical Society	\$91,300
Dorchester	Unity Sports And Cultural Club	Unity Sports & Cultural Club, Inc.	\$174,570
Dorchester	WBL Artist Collective Inc	WBL Artist Collective Inc.	\$314,353
Dorchester	Second Church in Dorchester Restoration	Second Church in Dorchester, A Church of the Nazarene	\$289,000
Dorchester	First Parish Dorchester Porch Restoration	First Parish Church in Dorchester	\$235,797
Dorchester	Greater Love Tabernacle	Greater Love Tabernacle	\$281,893
Fenway-Kenmore	Ruggles Baptist Church-Phase 2	The Ruggles Street Baptist Church	\$539,000
Hyde Park	Hyde Park SDA Church Handicap Ramp	Hyde Park Seventh Day Adventist Church	\$100,430

Jamaica Plain	First Church Masonry Stabilization	First Congregational Society of Jamaica Plain	\$550,000
Jamaica Plain	St. John's Episcopal Church	St. John's Church	\$457,771
Mission Hill	Mission Grammar School	Our Lady of Perpetual Help School	\$406,842
North End	Sacred Heart Italian Church Facade Repair	ST Leonards Of Port Maurice Parish	\$508,555
Roxbury	Children's Services of Roxbury Headquarters Renovations	Children's Services of Roxbury, Inc.	\$357,500
Roxbury	St James African Orthodox Church	Roxbury Action Program	\$550,000
Roxbury	Edward Everett Hale House	Bennu Arts, LLC	\$564,850
Roxbury	Christ Temple Chapel Restoration & Window Repair	Christ Temple Church of Personal Experience	\$660,000
West End	Old West Church Accessibility	Old West Church United Methodist	\$395,670
		TOTAL	\$9,537,013

Open Space and Recreational Use - 18 Projects

<u>NEIGHBORHOOD</u>	<u>PROJECT NAME</u>	<u>ORGANIZATION</u>	<u>RECOMMENDED AMOUNT</u>
Allston-Brighton	McKinney Playground (BPRD)	Boston Parks and Recreation Department	\$187,000
Boston Harbor	Camp Harbor View Shade Structure	Camp Harbor View Foundation, Inc.	\$162,800
Citywide	Boston Open Space Acquisition Fund (BPRD)	Boston Parks and Recreation Department	\$743,340
Dorchester	Dorchester Youth Fieldhouse Outdoor Recreational Space	Boys and Girls Clubs of Dorchester, Inc.	\$750,000
Dorchester	Holmes Innovation Schoolyard Improvements Phase 2 (BPS)	Boston Public Schools	\$1,866,741

Dorchester	Harambee Park Path Connection (BPRD)	Boston Parks and Recreation Department	\$465,148
Jamaica Plain	Egleston Square Peace Garden (BPRD)	Boston Parks and Recreation Department	\$703,019
Mattapan	150 River Street Garden	Planning Office for Urban Affairs, Inc.	\$161,434
Mission Hill	Mission Hill Pathway (MOH)	Mayor's Office of Housing	\$353,071
Roxbury	8 Townsend St. Community Garden	Garrison-Trotter Neighborhood Association, Inc.	\$201,300
Roxbury	Alma Wright Zen Garden	Boston Planning Department and Garrison-Trotter Neighborhood Association, Inc.	\$175,000
Roxbury	MLK Towers Recreational Space	Boston Public Housing Corporation, an affiliate of Boston Housing Authority	\$869,660
Roxbury	Children's Services Outdoor Recreational Space	Children's Services of Roxbury, Inc.	\$751,300
Roxbury	Amory Greene	Urban Edge Housing Corporation	\$330,000
South End	Crite Park Phase 3 (PWD)	Boston Public Works Department	\$332,247
South End	Hurley K-8 School Playground Renovation (BPS)	Boston Public Schools	\$982,649
South End	Dartmouth Green Pocket Park Renovation	Trustees of Reservations	\$172,304
West Roxbury	Sophia Snow Place Restorative Garden - Phase 3	Roxbury Home for Aged Women	\$330,000
		TOTAL	\$9,537,013

I HEREBY CERTIFY
THE FORGOING, IF PASSED IN
THE ABOVE FORM, WILL BE IN
ACCORDANCE WITH LAW.
BY 
ADAM CEDERBAUM
CORPORATION COUNSEL *Kmw*



CITY OF BOSTON IN CITY COUNCIL

AN ORDINANCE ESTABLISHING A “SCOFFLAW PROPERTY OWNER LIST”

- WHEREAS*, Housing, building, and fire codes help to ensure residential properties meet minimum health and safety standards, and code enforcement activities are essential to verify compliance and the habitability of properties because all tenants have the right to a decent, safe, sanitary, and healthy place to live; *and*
- WHEREAS*, The Massachusetts Department of Public Health establishes regulations setting minimum legal standards in the State Sanitary Code (105 CMR 410) ensuring safe housing conditions, and portions of the Code pertaining to residential dwellings are enforced in the City of Boston by inspectors of the Housing Division in the Field Services program of the Inspectional Services Department; *and*
- WHEREAS*, The Massachusetts Board of Building Regulations and Standards approves and administers the State Building Code (780 CMR) to establish standards for the design, materials, and safety of structures, and the Code is enforced in the City of Boston by building, electrical, and mechanical inspectors of the Buildings and Structures Division of the Inspectional Services Department; *and*
- WHEREAS*, The Massachusetts Board of Fire Prevention Regulations adopts the State Fire Code (527 CMR) to establish a reasonable level of fire and life safety and property protection from the hazards created by fire, explosion, and dangerous conditions, and state and local fire codes are enforced by the Legal Unit of the Fire Prevention Division of the Boston Fire Department; *and*
- WHEREAS*, In a November 2012 message transmitting for the approval of the City Council an order regarding City of Boston Code, Ordinances, Chapter 9-1.3, the Rental Inspection Ordinance, Mayor Menino stated that “By requiring owners to regularly demonstrate compliance with the State Sanitary and Building Codes, tenants will be better protected from health and safety standards, improving their quality of life”; *and*
- WHEREAS*, In Massachusetts, a petition requesting a criminal complaint for violations of the State Sanitary Code, State Building Code, or State Fire Code may be made to the Housing Court if the property owner failed to comply with written orders and “did so willfully, intentionally, recklessly or repeatedly”; *and*
- WHEREAS*, It is necessary to employ both cooperative models focused on helping owners bring their properties into compliance, as well as punitive measures which penalize violators, particularly those with persistent and chronic offenses; *and*

WHEREAS, The Massachusetts Attorney General has the authority to debar businesses and employers who violate certain laws, such as fair labor laws, from bidding or participating in any state or municipally-funded contracts, or for the construction of any public building or other public works; *and*

WHEREAS, The Commonwealth of Massachusetts requires departments to check a debarred vendor list prior to awarding or renewing a contract in order to ensure they do not knowingly accept a response or award a contract to any contractor, or approve a subcontract, or any party subject to a state or federal debarment order; *and*

WHEREAS, The City of Chicago publishes a “Building Code Scofflaw List” and prohibits property owners from obtaining business licenses, receiving zoning variances, acquiring city land or receiving financial assistance, or obtaining building permits unrelated to addressing their violations; *and*

WHEREAS, As the enforcement of code violations entails a multi-department, multi-step process with property owners entitled to an administrative hearing and due process, it is especially egregious when serious and chronic offenses persist uncorrected, requiring interdepartmental coordination for the City to bring the property owner to court for code enforcement proceedings; *and*

WHEREAS, The City’s code enforcement system must be strengthened with greater integrity and credibility or risk losing the confidence of residents when the worst offenders flout laws which they may believe are difficult to adequately enforce; *and*

WHEREAS, Policies which increase public awareness of chronic violators, as well as punitive limitations on their ability to conduct business with government agencies, have been adopted in code enforcement mechanisms across the country, and in turn they have helped remedy offenses, improved living conditions, deterred further violations, and informed current and prospective tenants and the general public of a scofflaw property owner’s record; *NOW, THEREFORE*,

Be it ordained by the City Council of Boston as follows:

SECTION 1.

The City of Boston Code, Ordinances, Section 9-1.3(a) is hereby amended by striking the definition for “Owner” and inserting in place thereof the following three definitions:—

Occupant. A person or persons residing in a rental unit.

Owner. A for-profit or not-for-profit individual, corporation, partnership, association, business trust, estate, commercial or legal entity, trustee of a land trust, or any other persons having ownership interest in a private dwelling, tenement, lodging house, or other residential rental unit or rental property dedicated to residential use.

Ownership interest. Any for-profit or not-for-profit individual, corporation, partnership, association, business trust, estate, commercial or legal entity, trustee of a land trust, or any other persons having any whole or partial ownership of a private dwelling, tenement, lodging house, or other residential rental property dedicated to residential use.

SECTION 2.

The City of Boston Code, Ordinances, Section 9-1.3(b) is hereby amended by striking the first sentence and inserting in place thereof the following:—

“b. *Rental property registration.* Private residential rental property owners (“Owners”) shall register all owned rental units and rental properties located in the City of Boston with the Inspectional Services Department (“ISD”) no later than July 1st of each year. When registering a rental unit or rental property, the owner shall provide to ISD: (i) identification of the rental unit or rental property by street address; (ii) the total number of rental units owned at that address; and, (iii) the name(s) and address(es) of all individuals or entities with ownership interest in the rental unit or rental property. Additional information may be required from property owners during the registration process at the discretion of the Commissioner of Inspectional Services.”

SECTION 3.

The City of Boston Code, Ordinances, Chapter IX, is hereby amended by inserting at the end thereof the following new section:

Section 9-15 Scofflaw Property Owner List.

9-15.1 Purpose

To further the duties set forth in section 9-9, residential rental property owners who continually fail to comply with the City’s rental unit regulations and provide tenants with safe and adequate housing, as regulated under subsections 9-1.3 and 9-1.4 of this Code, the State Sanitary Code (105 CMR 410), the State Building Code (780 CMR), the State Fire Code (527 CMR), and all other applicable state and local laws, shall be designated as scofflaw property owners.

9-15.2 Definitions.

As used in this section:

Active enforcement proceedings means court proceedings relating to code violations in which the plaintiff is the City of Boston or a department acting on its behalf, where a subsequent court date has been established by the court, and excludes court proceedings where an agreement has been entered.

Code violation means a violation of the State Building Code (780 CMR) or the State Fire Code (527 CMR) as enforced under *M.G.L. c. 148A*, or the State Sanitary Code (105 CMR 410) as enforced under *M.G.L. c. III, §§ 3, 127A*.

Days means consecutive calendar days.

Do business with the City means: (i) being awarded a City contract; (ii) receiving a grant, loan or other form of financial assistance from any City department; or (iii) having an application for any of the following accepted and processed by the relevant City department: (A) an acquisition of City real property, (B) a lease, (C) a real property tax reclassification, (D) a zoning map amendment, or (E) any other form of zoning relief, including conditional use permits, variances, and/or permission to expand or change nonconforming uses.

Housing court means the Eastern Division of the Housing Court Department of the Trial Court of Massachusetts.

Occupant has the same meaning as set forth in section 9-1.3(a).

Owner has the same meaning as set forth in section 9-1.3(a).

Ownership interest has the same meaning as set forth in section 9-1.3(a).

Rental units or rental properties involved in court proceedings means a residential unit and/or property that: (i) is occupied; (ii) is subject to enforcement proceedings initiated by the Corporation Counsel or a department on behalf of the City of Boston in the Housing Court to enforce the provisions of the State Building Code, the State Fire Code, or the State Sanitary Code; and (iii) remains subject to active enforcement proceedings for a period greater than the applicable civil action time standards promulgated as a standing order for cases filed in the Housing Court Department.

Rental unit has the same meaning as Section 9-1.3(a).

Scofflaw means an owner of a residential rental unit and/or property subject to the prohibition in subsection 9-15.6.

9-15.3 Criteria for Designation.

A residential rental property owner shall be designated as a “scofflaw property owner” by the Inspectional Services Department if any of the following criteria are met as of the date established in subsection 9-15.4(a):

- i. The owner in question has one (1) or more rental units or rental properties involved in active enforcement proceedings;
- ii. Rental units located in the City of Boston in which the owner in question has an ownership interest have received six (6) or more code violations within the preceding twelve (12) month period; or
- iii. The owner in question has one (1) or more rental units or rental properties designated as a “problem property” as defined in subsection 9-13.1(e).

9-15.4 Scofflaw Property Owner List.

- a. On or before April 1 of each year, the Commissioner of Inspectional Services, in consultation with the Corporation Counsel, the Commissioner of Assessing, and the Chief Information Officer, shall create and publicly publish a list of all owners that have met the criteria to be designated as a scofflaw property owner under subsection 9-15.3 within the preceding twelve (12) month period as of the date the list is created.
- b. Scofflaw property owners who, despite having brought all properties into compliance by remedying code violations or no longer meeting the criteria for such designation, shall remain on the Scofflaw Property Owner List until the next annual publication of the list.
- c. The list shall be published and made publicly available as an open dataset in a standardized, non-proprietary machine-readable format that is reasonably structured to allow automated processing and is searchable, at minimum, by the following fields:

1. name of scofflaw property owner;
 2. address of record of the scofflaw property owner;
 3. a list of residential rental units and/or properties in the City of Boston owned by each scofflaw property owner, presented with all associated data recorded in the City of Boston Street Address Management (SAM) system;
 4. the total number of code violations accrued by a scofflaw property owner in the preceding twelve (12) month period;
 5. the specific criteria that have caused the owner to appear on the list;
 6. all active case numbers in the Housing Court which involve the owner appearing on the list.
- d. The list shall also be published and made publicly available in a standard geospatial data format for use in geographic information system software.

9-15.5 Notification.

Not later than thirty (30) days prior to the publication of the Scofflaw Property Owner List, the Commissioner of Inspectional Services shall notify each owner meeting criteria to be designated as a scofflaw property owner. The notification shall be issued by certified mail to the property owner's address of record and provide information on the criteria met to cause appearance on the list and on any administrative hearing process to appeal the appearance on the list.

Within seven (7) days of publication of the Scofflaw Property Owner List, the Commissioner of Inspectional Services shall notify each property owner of their appearance on the list. The notification shall be issued by certified mail to the property owner's address of record and provide information on the criteria met to cause appearance on the list.

Within seven (7) days of the publication of the Scofflaw Property Owner List, the Chief Procurement Officer, shall annually, and may periodically, furnish the list to the awarding authority or officer in charge of a department, board, commission or division that enters into contracts on behalf of the City for the purposes of the prohibition under subsection 9-15.6.

9-15.6 Scofflaws Prohibited to Do Business with the City.

No owner shall be eligible to do business with the City of Boston, and no department or agency of the City shall do business with any owner, if that owner is designated as a scofflaw property owner under subsection 9-15.3. Provided, however, that the prohibition in this subsection shall not apply for a specific contract if the awarding authority or department head administering the contract determines that: (i) the City is unable to acquire the goods or services provided by the owner at comparable price and quality, and in sufficient quantity, from other sources; or (ii) the public health, safety and welfare requires it.

9-15.6 Applicability.

The Inspectional Services Department shall exclude the following types of rental units or rental properties when determining the designation of scofflaw property owners: (i) rental units or rental properties owned or operated by the federal, state, or city government; (ii) rental units or

rental properties located in dwellings containing six (6) or fewer units, one of which is occupied by the owner; and (iii) rental units or rental properties located in a building that has received public financing for an affordable housing rehabilitation project within the past five (5) years.

Property owners designated as scofflaw property owners by the Inspectional Services Department may remain eligible to receive a grant, loan, or other form of financial assistance from the City of Boston for the purpose of rehabilitating a rental unit and/or rental property to remedy an outstanding code violation.

SECTION 4.

The provisions of this ordinance are severable and if any provision, or portion thereof, should be held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining provisions, which remain in full force and effect.

SECTION 5.

The provisions of this ordinance shall be effective immediately upon passage.

Filed on: March 31, 2025



CITY OF BOSTON IN CITY COUNCIL

AN ORDINANCE EXTENDING AND ENHANCING PROTECTIONS FOR TENANTS FACING DISPLACEMENT DUE TO CONDOMINIUM OR COOPERATIVE CONVERSION IN THE CITY OF BOSTON

- WHEREAS*, Since 1983, the Commonwealth of Massachusetts has established minimum condominium conversion protections statewide under Chapter 527 of the Acts of 1983 (the “Condominium Conversion Law”) to preserve rental housing and prevent tenant displacement, while allowing municipalities to enact stronger local protections by ordinance or by-law; *and*
- WHEREAS*, Boston first adopted condominium conversion protections in 1979 under its rent control laws, incorporating provisions similar to those later enacted in the 1983 statewide Condominium Conversion Law, including extended notice periods, tenant relocation assistance, and the right of first refusal; *and*
- WHEREAS*, Following the 1994 statewide referendum repealing rent control, Boston sought to re-establish local condominium conversion protections under the authority of the 1983 statewide law, and while early attempts in 1995 and 1996 were invalidated by litigation, the City successfully adopted a local condominium conversion ordinance in 1999, which remains in effect today as subsequently amended; *and*
- WHEREAS*, The 1994 repeal of rent control under Chapter 282 of the Acts of 1994 did not eliminate municipal authority over condominium conversions, as it excluded the 1983 statewide Condominium Conversion Law from its definition of rent control, allowing cities and towns to continue adopting local condominium protections, provided they are not part of a broader rent control scheme; *and*
- WHEREAS*, In November 2024, the Legislature enacted Chapter 150 of the Acts of 2024 (“The Affordable Homes Act”), section 57 of which expanded condominium conversion protections to properties with fewer than four units where the owner does not reside, extending the 1983 Condominium Conversion Law protections for larger buildings to include two- and three-family buildings; *and*
- WHEREAS*, Section 2 of the 1983 statewide Condominium Conversion Law requires municipalities to justify local protections that exceed the state minimum by declaring an acute rental housing emergency based on local conditions, and it remains necessary for Boston to provide additional protections beyond the statewide baseline to adequately safeguard its low- to moderate-income tenants, particularly the elderly and residents with disabilities, from the adverse impacts of condominium conversions, which protections were first adopted by Chapter 8 of the Ordinances of 1999 and have been extended and revised in 2004, 2009, 2014, 2019, 2020, and 2021; *NOW, THEREFORE*,

Be it ordained by the City Council of Boston as follows:

SECTION 1.

The City of Boston finds and declares, in accordance with the fourth paragraph of section 2 of Chapter 527 of the Acts of 1983, that current conditions in the City of Boston continue to constitute an acute rental housing emergency requiring action by the City, on account of the aggravating impact of the factors set forth in section 1 of said Chapter 527, including the lack of sufficient new rental housing production, prolonged increases in housing costs at a rate substantially exceeding increases in personal income, increased costs of new housing construction and finance, and by the effect of the conversion of rental housing into condominiums or cooperatives, which has reduced the remaining stock of rental housing and resulted in threats of displacement to existing tenants, and unless the available stock of rental housing and the tenants who reside therein receive further protection from the consequences of conversion of said accommodations into condominiums or cooperatives beyond those currently afforded, this rental housing shortage will generate serious threats to the public health, safety, and general welfare of the residents of the City of Boston, particularly those of low to moderate income, elderly persons, and persons with disabilities, and will also result in the inability of those tenants to secure comparable rental housing, even with alternative forms of rental assistance, and it is therefore necessary that local legislative action impose provisions and requirements to regulate the conversion of housing accommodations to the condominium or cooperative form of ownership and evictions related thereto which differ from those set forth in Chapter 527.

SECTION 2.

The City of Boston Code, Ordinances, Chapter X, subsection 10-2.1(j), as appearing in Chapter 3 of the Ordinances of 2021, is hereby amended in the definition for “*Housing accommodations*,” by striking out under clause (3), the first time it appears, the word “buildings” and inserting in place thereof the following:— “owner-occupied buildings,” such that said clause (3) reads as follows:— “3. Owner-occupied buildings containing fewer than four (4) residential units, except for buildings which are part of a housing development as defined herein”

SECTION 3.

The City of Boston Code, Ordinances, Chapter X, Section 10-2.1, as appearing in Chapter 3 of the Ordinances of 2021, is hereby amended as follows:

- A. In the definition for “*Condominium Unit*,” in subsection 10-2.1(c), by inserting after the words “section 3 of chapter 527 of the acts of 1983” the following:— “, and as said chapter 527 may be amended from time to time.”
- B. In the definition for “*Housing Development*,” in subsection 10-2.1(k), by inserting after the words “section 3 of chapter 527 of the acts of 1983, as amended by section 5 of chapter 709 of the acts of 1989” the following:— “, and as said chapter 527 may be amended from time to time.”
- C. In the definition for “*Unit*,” in subsection 10-2.1(v), by inserting after the words “section 3 of chapter 527 of the acts of 1983, as amended by section 7 of chapter 709 of the acts of 1989” the following:— “, and as said chapter 527 may be amended from time to time.”

SECTION 4.

The City of Boston Code, Ordinances, Chapter X, subsection 10-2.10(b), as appearing in Chapter 3 of the Ordinances of 2021, is hereby amended by striking out under clause (2) in the first sentence the words “one year” and inserting in place thereof the following:— “two years,” such that the first sentence of said clause (2) reads as follows:— “2. Notice of the intent to convert shall be given to the tenant at least two years before the landlord will seek to have the tenant vacate the unit in the housing accommodation.”

SECTION 5.

The City of Boston Code, Ordinances, Chapter X, subsection 10-2.10(c), as appearing in Chapter 3 of the Ordinances of 2021, is hereby amended by striking out clause (1) in its entirety and inserting in place thereof the following:— 1. *Extension of Rental Housing Agreement; Limitations on Rent Increases During Notice Period.* For any tenant whose current rental housing agreement expires before the end of the two or five year notice period to which they are entitled under this ordinance, the landlord shall extend the tenant’s rental housing agreement for the entire length of the required notice period. The provisions of such extended rental housing agreement may not be modified from the existing terms, except that the amount of annual rent may be increased by five percent (5%), or the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), Boston area, during the calendar year immediately preceding the date upon which the rental housing agreement is extended, whichever is less, as published by the U.S. Bureau of Labor Statistics.

SECTION 6.

The City of Boston Code, Ordinances, Chapter X, subsection 10-2.10(c), as appearing in Chapter 3 of the Ordinances of 2021, is hereby further amended by striking out under subclause (4)(i), in the second sentence the words “six months” and inserting in place thereof the following:— “twelve (12) months,” such that the second sentence of said subclause (4)(i) reads as follows:— “The landlord shall extend this offer to purchase no later than twelve months before the end of the notice period.”

SECTION 7.

The City of Boston Code, Ordinances, Chapter X, subsection 10-2.20, as appearing in Chapter 3 of the Ordinances of 2021, is hereby amended by striking out the words “December 31, 2025” and inserting in place thereof the following:— “December 31, 2030”

SECTION 8.

The provisions of this ordinance are severable and if any provision, or portion thereof, should be held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining provisions, which remain in full force and effect.

SECTION 9.

The provisions of this ordinance shall be effective immediately upon passage.

Filed on: March 31, 2025



OFFERED BY COUNCILORS ED FLYNN AND ERIN MURPHY

CITY OF BOSTON IN CITY COUNCIL

ORDER FOR A HEARING TO DISCUSS TRANSPORTATION PLANNING WITHIN THE ARTICLE 80 DEVELOPMENT REVIEW PROCESS

- WHEREAS:** Adopted in 1996, Article 80 of the Boston Zoning Code is the regulatory process that dictates review of development proposals. This process is currently applicable for development projects that include at least 15 units of housing, or those greater than 20,000 square feet. In September of 2024, the city released its Article 80 Modernization Draft Action Plan; *and*
- WHEREAS:** Neighbors and civic groups throughout the city continue to highlight concerns on transportation planning within the Article 80 process - including developer requirements of contributions towards Bluebikes on-site, the City of Boston Planning Department and Boston Transportation Department (BTD) holding developers to internal parking guidelines instead of current neighborhood zoning regulations, and instances of bike-lane and road infrastructure changes that are not connected to an existing network. Moreover, residents continue to call attention to questions regarding whether the City of Boston maintains the ability to preclude future residents of an Article 80 development from obtaining a Resident Permit Parking sticker (RPP), as agreed upon in a specific public process; *and*
- WHEREAS:** Despite the City of Boston Streets Cabinet having announced in August of 2024 the addition of 100 new Bluebikes Stations and a 40% expansion throughout the city, the Planning Department and BTD continue to require developers to contribute tens of thousands of dollars in mitigation funding for Bluebikes in the Article 80 process. Neighbors continue to express that this one-time funding could be used on nearby and long-time public realm and pedestrian safety needs; *and*
- WHEREAS:** In South Boston, according to Article 68 of the Boston Zoning Code, the “South Boston Neighborhood District Off-Street Parking Requirements Residential and Related Uses” states that off-street parking for residential uses is 1.5 spaces per unit; however, the Planning Department recommends developers to follow BTD’s guidelines of 0.5 off-street parking spaces per unit on Article 80 projects.
- WHEREAS:** In recent years, in the midst of our current housing crisis, these parking guidelines continue to be requested after the fact on several projects, despite a number of productive community processes that resulted in good-faith compromises and agreements made by developers with the city to garner the support of neighbors

and abutters, relevant civic groups, and elected officials for much needed housing in our city. Meanwhile, residents continue to raise longtime concerns about our existing parking crisis, with the number of active parking permits far outpacing the number of public parking spaces; *and*

WHEREAS: In addition, transportation planning conducted through Article 80 review, and at times after the process through the Public Improvements Commission (PIC), has resulted in various stages of city approval for bike lanes to be built in front of these projects. However, a number of these bike lanes are to be placed along main streets, commercial roads, and high traffic corridors. Some have either specifically stated to not include bike lanes through a separate Planning Department and BTB planning process, such as on West Broadway in South Boston and the South Boston Transportation Action Plan, while others will lack any connection to a comprehensive network and end abruptly near dangerous intersections. Neighbors and small businesses continue to call for a wholly separate public process as it relates to bike lane infrastructure, with the opportunity to discuss alternative routes as part of a network, and not to be done ad hoc in front of large development projects with no masterplan; *and*

WHEREAS: A Transportation Access Plan Agreement (TAPA) is an agreement on Article 80 Large Development Projects that specifies commitments that will reduce a development's transportation impacts. These commitments can include subsidized MBTA pass programs to incentivize commuters, installing traffic signals, the electric vehicle readiness policy, etc; *and*

WHEREAS: The City's Residential Parking Permit Policy for new Article 80 apartment buildings remains unclear. For a number of years, development teams would relay to neighbors during the Article 80 process their intention for a particular rental project to be restricted from RPP stickers, with the address to be placed on a "no parking list" maintained by Office of the Parking Clerk, as a way to prevent exacerbating the existing parking issues in a community. In 2022, residents that moved into a new apartment building in Charlestown were unaware of this agreement, and subsequently had their residential parking permits revoked after a month. Residents continue to seek assurances and clarity on the city's ability to both maintain and enforce potential restrictions for Residential Parking Permits through Transportation Access Plan Agreements (TAPA); *and*

NOW THEREFORE BE IT ORDERED:

That the appropriate Committee of the Boston City Council holds a hearing to discuss parking, transportation and planning requirements with regard to Article 80 Projects in South Boston. Representatives from the Planning Department, Transportation Department, Public Improvements Commission as well as other relevant and interested parties shall be invited to attend.

Filed on: April 2, 2025

OFFERED BY COUNCILOR ED FLYNN



CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY FIVE

ORDER FOR A HEARING TO DISCUSS WATER AND SEWER INFRASTRUCTURE IN CHINATOWN AND THE LEATHER DISTRICT

WHEREAS, Last Sunday, there was a water main break in Chinatown, causing extensive flooding and evacuation of residents. Three properties were impacted and six units were displaced. The burst pipe was a six-inch fire sprinkler water pipe, and it was unclear what caused the break; *and*

WHEREAS, Over the last few years, there have been several other water main breaks in Chinatown, including a 12-inch water main break in August 2023 at the intersection of Harrison Avenue and Beach street, and another 12-inch water main break in September 2022 at the intersection of Washington and Kneeland Streets. This has impacted traffic, services and businesses in and around Chinatown; *and*

WHEREAS, Last year, in the Leather District, residents complained that tap water temperatures were reaching nearly 100 degrees, and shared concerns regarding the adverse effects of high groundwater levels on civil infrastructure; *and*

WHEREAS, A number of potential factors can lead to water main breaks, including aging pipes, soil corrosion, construction, and traffic weight; *and*

WHEREAS, The Boston Water and Sewer Commission actively monitors the health and function of its systems via pipe relining, pipe replacement and other preventative maintenance programs, including water main flushing, pipe cleaning, catch basin cleaning, among others; *and*

WHEREAS, In 2016, it was estimated that 22% of water pipes in Boston were more than a century old, with fewer than 100 miles of the city's water pipes relined. Last year, at a meeting with residents of Chinatown and the Leather District, Boston Water and Sewer Commission announced their plans for Capital Improvements and Stormwater Remediation Installation in the area; *and*

WHEREAS, In Chinatown, scheduled improvements, including recent projects to replace a 100-year-old water main on Hudson Street was completed in 2023, and another project to replace a 100-year-old sewer main on Tyler Street was completed in 2024. In the Leather District, a new project to replace a water main along Essex Street from Lincoln Street to Washington Street in Chinatown is scheduled; *and*

WHEREAS, Water and sewer pipes are critical infrastructure to the health and quality life of a city. There is a need for comprehensive planning and collaboration to address aging infrastructure and slow processes due to design work, and a need to ensure traffic and small businesses are minimally impacted by any construction; *and*

NOW, THEREFORE BE IT ORDERED:

That the appropriate Committee of the Boston City Council holds a hearing to discuss the Water and Sewer Infrastructure in Chinatown and the Leather District. Representatives from the Boston Water and Sewer Commission and other relevant and interested parties shall be invited to testify.

Filed on: April 2, 2025

OFFERED BY COUNCILOR ED FLYNN



CITY OF BOSTON IN CITY COUNCIL

ORDER FOR A HEARING TO DISCUSS THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S (HUD) REPORT OF BOSTON HOUSING AUTHORITY (BHA)

WHEREAS: Established in 1935, Boston Housing Authority (BHA) is the largest housing provider in Boston and oversees approximately 10,000 rental units of public housing in Boston and houses more than 17,000 people under its public housing program; *and*

WHEREAS: On February 25, 2025, The U.S. Department of Housing and Urban Development (HUD) Office of Inspector General released a report on the BHA and found that BHA “did not consistently maintain its program units and buildings public housing program units in decent, safe, and sanitary condition and in good repair,” and “did not consistently perform its annual self inspections and correct identified deficiencies in a timely manner.”; *and*

WHEREAS: The audit reported that both public housing units and buildings had deficiencies, and that these deficiencies - categorized into life-threatening and non-life threatening - were not addressed in a timely manner; *and*

WHEREAS: The report found that 31 out of 36 housing units that were inspected had deficiencies, and over a third had life threatening deficiencies that needed to be corrected within 24 hours. Of the 29 buildings that were inspected, over 80% had 105 deficiencies; *and*

WHEREAS: The types of life threatening deficiencies include missing or inoperable smoke and carbon monoxide detectors, security hazards, blocked egress, electrical hazards, and inoperable fire exits were found in units and buildings. Over half of the deficiencies had existed at the time of the authority’s last inspections; *and*

WHEREAS: In addition, the authority’s assistant directors and program maintenance supervisors did not meet their monthly 5% reinspection threshold. More concerning, the report shared that BHA provided the last quarterly inspection report for only 7 of the BHA’s 24 buildings with deficiencies, and that it could not locate the last quarterly report for the remaining 17 buildings; *and*

WHEREAS: Last November, the Boston City Council held a hearing to discuss issues relating to frequent elevator breakdown issues at the Ruth Barkley BHA Apartments. This is but one of a larger, more concerning scale of problems within BHA housing; *and*

WHEREAS: Our public housing residents are some of the most vulnerable residents in the City. Boston must not allow its low-income and elderly housing to fall into despair; *and*

WHEREAS: It is critical that we discuss the issues at the BHA to see how we can best support their work to ensure that it gets back on track in addressing the deficiencies identified in the HUD report. We must ensure that all units meet HUD's and BHA's own requirements and that our public housing residents live in a safe, decent and sanitary environment with their units and buildings in a state of good repair; *and*

NOW THEREFORE BE IT ORDERED:

That the appropriate Committee of the Boston City Council holds a hearing to discuss the concerning HUD report of the BHA and the changes needed to comply with all requirements in order to make substantial improvements for our low income and elderly residents housing. Representatives from the Boston Housing Authority and other relevant and interested parties shall be invited to attend.

Filed in Council: April 2, 2025



CITY OF BOSTON IN CITY COUNCIL

ORDER FOR A HEARING REGARDING SUPPORT FOR BOSTON'S MAIN STREETS ORGANIZATIONS

WHEREAS, Boston Main Streets is a pioneering public-private initiative launched to revitalize and strengthen the commercial districts that serve as economic and cultural hubs for Boston's neighborhoods; *and*

WHEREAS, The Boston Main Streets program provides vital support to local businesses, helps to preserve historic assets, and fosters economic development and job creation in neighborhoods across the city; *and*

WHEREAS, Main Streets organizations are crucial to the survival and growth of small businesses, many of which are people of color or immigrant-owned, and which contribute significantly to the character and economy of Boston's communities; *and*

WHEREAS, Main Streets organizations face challenges related to access to capital, workforce development, marketing, infrastructure, and navigating complex permitting and zoning processes; *and*

WHEREAS, The City of Boston has the potential to increase its support for Main Streets organizations through initiatives such as increased financial support, simplified permitting, marketing support, improved infrastructure, workforce development, enhanced promotion of local businesses, and sustainability programs; *and*

WHEREAS, The City of Boston must ensure that its support for Main Streets is inclusive, equitable, and responsive to the needs of all neighborhoods, particularly those historically underserved or underfunded in Black and Brown communities; *and*

WHEREAS, A coordinated, comprehensive approach is needed to enhance the effectiveness and impact of the Main Streets program for the benefit of Boston's small business community and local economies; **NOW, THEREFORE BE IT ORDERED**,

ORDERED: That the appropriate committee of the Boston City Council hold a hearing to explore how the City of Boston can provide increased and targeted support to the Main Streets program, and that all Main Streets organizations, local businesses, and other relevant stakeholders be invited to testify.



CITY OF BOSTON IN CITY COUNCIL

ORDER FOR A HEARING REGARDING THE EXPANSION OF BOSTON PRE-K SEATS AND THE EQUITABLE DISTRIBUTION OF CITY-FUNDED SEATS ACROSS ALL NEIGHBORHOODS

WHEREAS, The City of Boston is committed to ensuring that every child has access to high-quality early education, recognizing its critical role in a child's development and long-term success; and

WHEREAS, Boston Pre-K (formerly known as Universal Pre-K or UPK) is a high-quality, public pre-kindergarten program funded and administered by Boston Public Schools (BPS), offering diverse options for children aged 3 and 4 across various settings, including BPS schools, community-based organizations, independent schools, and family child care providers; and

WHEREAS, The program's rebranding to Boston Pre-K in 2024 reflects the city's ongoing commitment to providing accessible early childhood education to all eligible children; and

WHEREAS, A 2023 report by the Boston Opportunity Agenda highlighted persistent gaps in access to quality, affordable early education and care in Boston, noting significant disparities in seat availability across neighborhoods, particularly for infants and toddlers; and

WHEREAS, In 2019, the City announced a \$15 million investment to establish the "Quality Pre-K Fund," aiming to guarantee equitable access to free, high-quality pre-kindergarten for all four-year-olds within five years, emphasizing the importance of equitable distribution of resources; and

WHEREAS, Childcare providers across various neighborhoods have expressed a desire to expand city-funded seats but require clarity on the selection process and assurance of equitable distribution; and

WHEREAS, It is imperative to assess and ensure that the allocation of Boston Pre-K seats is conducted transparently and equitably, addressing the diverse needs of families throughout Boston's neighborhoods;

NOW, THEREFORE BE IT ORDERED, That the appropriate committee of the Boston City Council holds a hearing to examine the current processes employed by the Mayor's Office of Early Childhood and Boston Public Schools in selecting and distributing city-funded Boston Pre-K seats, with the objectives of:

1. Understanding the criteria and methodology used to allocate Boston Pre-K seats across different neighborhoods;
2. Evaluating the equity of the current distribution to ensure all communities have fair access to high-quality early education opportunities;
3. Identifying barriers faced by childcare providers in expanding city-funded seats and exploring solutions to support their efforts;
4. Gathering input from stakeholders, including childcare providers, parents, and community organizations, to inform policy recommendations; and
5. Developing strategies to enhance transparency, equity, and effectiveness in the expansion of Boston Pre-K seats citywide.

Filed on: April 2, 2025



CITY OF BOSTON IN CITY COUNCIL

ORDER FOR A HEARING TO ASSESS AND ENHANCE THE ACCESSIBILITY AND SAFETY OF BOSTON'S SIDEWALKS FOR ALL RESIDENTS

WHEREAS, The City of Boston is committed to ensuring that all public pathways are safe, accessible, and navigable for every resident, including individuals with disabilities, seniors, and families with strollers; and

WHEREAS, In 2021, Boston entered into a consent decree to install or upgrade an average of 1,630 curb ramps per year until all meet ADA standards, demonstrating a commitment to accessibility; and

WHEREAS, The Boston Public Works Department has initiated a Sidewalk Repair Program to address damages caused by various factors, including tree roots, with the goal of maintaining smooth and safe sidewalks; and

WHEREAS, Despite these initiatives, challenges such as sidewalk obstructions, inadequate snow removal, and damages from tree roots continue to impede safe pedestrian movement; and

WHEREAS, Ensuring equitable sidewalk maintenance across all neighborhoods is essential to promote fairness and inclusivity within the city;

NOW, THEREFORE BE IT ORDERED, That the appropriate committee of the Boston City Council holds a hearing to:

1. Evaluate the current state of sidewalk accessibility and safety throughout Boston's neighborhoods;
2. Assess the effectiveness and progress of existing programs, including the curb ramp installations and the Sidewalk Repair Program;
3. Identify ongoing challenges and barriers to achieving fully accessible and safe sidewalks for all residents;
4. Gather input from community members, advocacy groups, and experts on pedestrian accessibility; and
5. Develop recommendations for policy actions, resource allocations, and community engagement strategies to enhance sidewalk conditions citywide.



CITY OF BOSTON IN CITY COUNCIL

ORDER FOR A HEARING TO DISCUSS LEGALIZING MID-RISE SINGLE-STAIR HOUSING IN THE MASSACHUSETTS STATE BUILDING CODE

- WHEREAS*, The Massachusetts State Building Code (MSBC) consists of a series of international model codes and state-specific amendments adopted by the Board of Building Regulations and Standards (BBRS), with the 10th Edition becoming effective on October 11, 2024, and building permit applications filed after July 1, 2025, must comply with the 10th Edition; *and*
- WHEREAS*, The MSBC is divided into two distinct volumes: the Residential Volume, which governs one- and two-family structures, townhouses, and their accessory structures of three stories or less, and the Base Volume, which governs all other structures not covered by the Residential Volume; *and*
- WHEREAS*, In October 2024, the report *Legalizing Mid-Rise Single-Stair Housing in Massachusetts* was released by Boston Indicators, the research center at the Boston Foundation, in collaboration with the Joint Center for Housing Studies at Harvard University and the Boston-based design firm Utile, advocating for the modernization of Massachusetts' building codes to allow 'single-stair' construction for buildings up to six stories with no more than 24 units; *and*
- WHEREAS*, The report highlights how the current building code requirement for two separate stairways in mid-rise buildings limits housing potential, while advancements in construction materials, smoke detection, and sprinklers have made this regulation increasingly outdated and open to reconsideration across North America; *and*
- WHEREAS*, The dual egress requirement, which mandates two staircases, results in inefficient use of space, limiting flexibility in floor plans, reducing housing production, particularly on smaller-sized parcels, while increasing construction costs, making smaller or more diverse developments financially unfeasible, and hindering housing diversity by making it harder to include varied housing typologies; *and*
- WHEREAS*, Point Access Blocks (PABs) use a single central staircase instead of long corridors with staircases at each end, offering more efficient and flexible layouts with better use of natural light, improved ventilation, and opportunities for larger, family-sized units, while increasing density with a variety of unit sizes; *and*

WHEREAS, Allowing for single-stair construction unlocks the Greater Boston region’s abundant smaller parcels for development that fit their scale, especially in denser, transit-rich neighborhoods, and the report estimates that the Greater Boston area could net upwards of 130,000 new homes by adopting the single-stair typology on undeveloped small-to-mid-sized parcels within 0.75 miles of transit; *and*

WHEREAS, Countries like Switzerland, Japan, and many across Europe allow single-stair buildings up to six or nine stories tall, demonstrating that single-stair buildings can provide equal or better fire safety outcomes than those in the U.S., and cities like New York, Seattle, and Honolulu have already implemented single-stair provisions for buildings up to five or six stories, while several states have passed legislation to allow single-stair buildings; *and*

WHEREAS, The report recommends legalizing single-stair buildings up to six stories, with a maximum of four units per floor, while maintaining other existing fire mitigation requirements, such as those for sprinklers and fire-treated materials, reducing travel distance for egress by capping at 75 feet the maximum travel distance from the furthest point in a unit to the exit, and limiting floor plate size to 4,000 square feet per floor to ensure that buildings remain compact and efficient; *and*

WHEREAS, The Pew Charitable Trusts, in a January 2025 article and a February 2025 report, has highlighted that single-stairway apartment buildings, when combined with modern fire safety features, have demonstrated a strong safety record in cities such as New York and Seattle, and that building code revisions to allow such structures could reduce construction costs by 6 to 13 percent, providing a viable solution for increasing housing supply in urban areas, particularly in high-demand, transit-accessible locations; *and*

WHEREAS, According to the Pew Charitable Trusts report, in October 2024, the International Building Code Means of Egress Code Committee approved a compromise proposal to allow single-stair buildings up to four stories tall, with up to four units and 4,000 square feet of floor space per story, citing legislative intervention as a factor in the decision, and the proposed change will proceed through the development process for the 2027 edition of the code; *and*

WHEREAS, Building code reforms in Massachusetts could be made by the Board of Building Regulations and Standards or through state legislation, or the Legislature could enable municipalities to adopt the reforms individually at the local level; *NOW, THEREFORE BE IT*

ORDERED: That the appropriate committee of the Boston City Council hold a hearing to discuss legalizing mid-rise single-stair housing in the Massachusetts State Building Code, and that representatives of the Building Division of the Inspectional Services Department, the Massachusetts Board of Building Regulations and Standards, Boston Indicators, the Joint Center for Housing Studies at Harvard University, Utile, and interested members of the public be invited to attend.

Filed on: March 31, 2025



CITY OF BOSTON IN CITY COUNCIL

IN THE YEAR TWO-THOUSAND AND TWENTY-FIVE
ORDER OF COUNCILOR-AT-LARGE ERIN J. MURPHY

ORDER REQUESTING INFORMATION UNDER SECTION 17F REGARDING DOWN PAYMENT ASSISTANCE GRANTS DISBURSED SINCE 2021

ORDERED: That under the provisions of Section 17F of Chapter 452 of the Acts of 1948, as amended, and any other applicable provision of law, Her Honor, the Mayor, be and hereby is requested to obtain and deliver to the City Council, within one week of the receipt hereof, the following information:

1. Recipient Information:
 - Full names of all individuals who received down payment assistance grants from January 1, 2021, to the present.
 - Addresses of properties purchased with the assistance.
 - Grant amounts awarded to each recipient.
2. Program Details:
 - Eligibility criteria for grant recipients.
 - Total amount of funds allocated and disbursed annually.
 - Any changes in program structure or funding over the specified period.
3. Outcome Assessment:
 - Number of grants that resulted in successful home purchases.
 - Any follow-up measures to ensure continued homeownership among recipients.

Requesting that the appropriate department or departments, through the Mayor, provide any and all information that is available regarding this matter.

Filed on: April 2, 2025



CITY OF BOSTON IN CITY COUNCIL

IN THE YEAR TWO-THOUSAND AND TWENTY-FIVE

ORDER OF COUNCILOR-AT-LARGE ERIN J. MURPHY

ORDER REQUESTING INFORMATION UNDER SECTION 17F REGARDING YOUTH SUMMER EMPLOYMENT OPPORTUNITIES FOR STUDENTS WITH DISABILITIES

ORDERED: That under the provisions of Section 17F of Chapter 452 of the Acts of 1948, as amended, and any other applicable provision of law, Her Honor, the Mayor, be and hereby is requested to obtain and deliver to the City Council, within one week of the receipt hereof, the following information:

1. **Guaranteed Youth Summer Jobs for Students with Disabilities:**

- The number of guaranteed youth summer jobs specifically allocated for students with disabilities in the past four summers (2021–2024).
- A breakdown of these positions by department and job type.

2. **Participation Requirements:**

- Clarification on whether all City departments hosting youth summer workers are mandated to accept students with disabilities.
- Any guidelines or policies that departments must follow to ensure inclusivity in their youth employment programs.

3. **Departmental Oversight and Support:**

- Details on the role of the department overseeing youth employment in promoting and ensuring the inclusion of students with disabilities.
- Information on training, resources, or support provided to departments to facilitate inclusive employment practices.

4. **Employment Data:**

- The cumulative number of students with disabilities hired through City youth employment programs over the past four summers (2021–2024).
- Annual figures detailing the number of students with disabilities employed each summer.

5. **Non-Profit Participation Requirements:**

- Detailed information on the criteria and obligations that non-profit organizations (i.e., non-City of Boston departments) must meet to participate in the City's youth summer employment programs.
- Specific guidelines or requirements set forth by the City for these non-profits regarding the inclusion of students with disabilities in their summer employment offerings.

6. Inclusive Employment Practices Among Non-Profits:

- An overview of the support and resources provided by the City to non-profit partners to facilitate the recruitment, onboarding, and retention of students with disabilities in summer employment roles.
- Information on any training programs or materials offered to non-profit organizations to promote inclusive hiring and workplace practices.

7. Monitoring and Compliance Among Non-Profits:

- Details on how the City monitors and ensures that non-profit organizations adhere to inclusivity requirements concerning students with disabilities in their summer employment programs.
- Any assessment or reporting mechanisms in place to evaluate the effectiveness of inclusivity efforts among non-profit partners.

8. Employment Data for Non-Profits:

- The cumulative number of students with disabilities employed by non-profit organizations through the City's youth summer employment programs over the past four summers (2021–2024).
- Annual figures, if available, detailing the number of students with disabilities employed each summer by non-profit organizations.

Requesting that the appropriate department or departments, through the Mayor, provide any and all information that is available regarding this matter.

Filed on: April 2, 2025

OFFERED BY COUNCILOR BRIAN WORRELL



CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY FIVE

RESOLUTION RECOGNIZING APRIL AS FAIR HOUSING MONTH IN THE CITY OF BOSTON

WHEREAS, Boston's neighborhoods have historically experienced discriminatory policies and practices sanctioned by federal and local governments, leading to entrenched racial segregation, systemic oppression, and significant disparities in housing opportunities and economic stability for communities of color; *and*

WHEREAS, The enduring impact of these practices persists today, as Boston remains the 11th most segregated metropolitan area between Black and white residents in the United States as of 2020; *and*

WHEREAS, This segregation has directly contributed to a persistent racial homeownership gap, where today only 30 percent of Black families and 17 percent of Latino families own homes in Boston, compared to 44 percent of White households; *and*

WHEREAS, Mortgage denial rates were more than twice as high for Black Bostonians (10.8%) than White Bostonians (4.8%) in 2020s; *and*

WHEREAS, Between 2007 and 2022, the share of mortgage applications from Black residents in Boston dropped by half; *and*

WHEREAS, In response to these inequities, Boston's history is marked by strong community activism, which has championed anti-displacement efforts and equitable urban development through grassroots movements that successfully resisted disruptive infrastructure projects, preserved neighborhood integrity, and promoted community-driven solutions; *and*

WHEREAS, The Affirmatively Furthering Fair Housing (AFFH) provision of the Fair Housing Act of 1968 mandates proactive measures by federal agencies and recipients of housing funds to dismantle historical segregation patterns and ensure equitable housing opportunities for all residents; *and*

WHEREAS, In alignment with AFFH principles, the City of Boston established the Office of Fair Housing and Equity within the Equity and Inclusion Cabinet, dedicated to enforcing fair housing laws, protecting residents from discrimination, and advancing citywide equitable housing policies; *and*

WHEREAS, The late Robert Terrell significantly shaped Boston’s fair housing legacy through visionary leadership and advocacy, notably spearheading pioneering zoning reforms that advanced equity and set a national precedent; *and*

WHEREAS, Numerous local organizations, including Action for Equity, Reclaim Roxbury, Dudley Street Neighborhood Initiative (DSNI), Housing Forward, Chinese Progressive Association, Metropolitan Area Planning Council (MAPC), HUD Tenant Alliance, and many others continue to advocate tirelessly for fair and equitable housing practices across Boston; *and*

WHEREAS, Despite meaningful progress, significant challenges remain, with more than a quarter of Boston's rental households spending more than half their income on rent, surpassing the national average and increasing the risk of displacement; *and*

WHEREAS, The ongoing housing affordability crisis is underscored by Boston’s median home price being 6.3 times higher than the median income, considerably exceeding the national average of 4.9, thus perpetuating economic disparities; **NOW,**
THEREFORE BE IT

RESOLVED: That the Boston City Council officially recognizes April as Fair Housing Month in the City of Boston, honors the enduring legacy of Robert Terrell, acknowledges the invaluable contributions of local fair housing organizations and advocates, and reaffirms its unwavering commitment to advancing robust policies and actions that promote equity, inclusion, and fair housing opportunities for all Boston residents.

Filed on: March 28, 2025

OFFERED BY COUNCILOR BRIAN WORRELL



CITY OF BOSTON IN CITY COUNCIL

RESOLUTION IN SUPPORT OF BILL S.403, AN ACT ESTABLISHING A SPECIAL COMMISSION TO REVIEW THE ADEQUACY AND EQUITY OF THE MASSACHUSETTS SCHOOL BUILDING PROGRAM

- WHEREAS,** The Massachusetts School Building Authority has operated for more than two decades, using 1.25 cents from the state sales tax to fund new schools and repair old ones; *and*
- WHEREAS,** Boston has used its accelerated repair program to great success, fixing windows, doors, boilers, and more at a rapid pace and with financial assistance from the state; *and*
- WHEREAS,** Boston has used the core program to finance new school builds, including the recently opened Josiah Quincy Upper School and the soon-to-open Carter School, as well as the Shaw-Taylor Elementary School and the Ruth Batson School, which have both been accepted into the MSBA process; *and*
- WHEREAS,** The MSBA core program can take 8 years to open a school, a timeline that can slow some projects beyond what's necessary; *and*
- WHEREAS,** Projects aren't allowed to join the MSBA core program after design or study phases, and must start the core program cycle from the beginning, forcing duplicative study and design components for projects such as the rebuild of the Madison Park Technical Vocational High School, a school that Boston has already spent years and millions of dollars studying and designing; *and*
- WHEREAS,** The cost of building a high-quality technical vocational school in Boston, which will reap long-term regional economic benefits far beyond Boston's economy, is expected to cost \$750 million, a price too costly for one school district to finance on its own; *and*
- WHEREAS,** The MSBA should be examined to see how its core program could speed its process quicker than 8 years, allow for projects to join after the design and study pages, finance a larger chunk of school building projects in districts with a higher amount of Title I schools, or simply offer lump-sum annual payments directly to larger school districts such as Boston that have a need for dozens of new schools; *and*

WHEREAS, The City Council is currently considering the creation of a Boston School Building Authority that could use direct state aid from the MSBA as well as other financing options; *and*

WHEREAS, During the past two decades, Boston's net state aid has declined from \$365 million in Fiscal Year 2008 to \$133 million in Fiscal Year 2024, showing the state's lack of support for Boston, especially its public schools; *and*

WHEREAS, The State Senate of the Commonwealth of Massachusetts is considering, S.403, which would create a commission to review the adequacy and equity of the MSBA, and it should also consider direct payments for new schools outside of the MSBA process because of the need in Boston; *and*

WHEREAS, The City of Boston needs state assistance as part of an all-hands-on-deck approach to build dozens of new schools in the next two decades; ***NOW, THEREFORE BE IT***

RESOLVED: That the Boston City Council urges the state legislature on Beacon Hill to pass Bill S.403, which would create a commission to examine and improve the MSBA, with a hope that Boston could qualify for funding outside the MSBA process based upon its urgent need.

Filed on: March 31, 2025

BOSTON CITY COUNCIL
CITY COUNCIL

March 21, 2025

Councilor Louijuene
(Councilor Weber)

ORDERED: That effective Saturday, March 29, 2025 the following named person be, and hereby is, appointed to the position set against their name until Friday, June 13, 2025.

BiWeekly Payroll

Jacqueline Martinez	Administrative Asst.	\$600.00	part time
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BOSTON CITY COUNCIL
CITY COUNCIL

March 28, 2025

Councilor Louijuene
(Councilor Worrell)

ORDERED: That effective Saturday, April 5, 2025 the following named person be, and hereby is, appointed to the position set against their name until Friday, June 13, 2025.

BiWeekly Payroll

Timothy J. Guimond	Secretary	\$2,115.40	full time
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BOSTON CITY COUNCIL
CITY COUNCIL

March 28, 2025

Councilor Louijuene
(Councilor Worrell)

ORDERED: That effective Saturday, March 29, 2025 the following named person be, and hereby is, appointed to the position set against their name until Friday, June 13, 2025.

BiWeekly Payroll

Matthew Martinelli	Secretary	\$2,769.24	full time
Anushree Sahay	Administrative Asst.	\$2,692.32	full time



Boston City Council

Legislative Calendar for the April 2, 2025 Session

Sixty Day Orders

The following ordinances, appropriations and/or orders recommended by the Mayor for passage by the City Council become effective after the date specified unless previously acted upon¹

¹Section 17E of Chapter 452 of the Acts of 1948 (as amended):

The mayor from time to time may make to the city council in the form of an ordinance or loan order filed with the city clerk such recommendations as he may deem to be for the welfare of the city. The City Council shall consider each ordinance or loan order so presented and shall either adopt or reject the same within sixty days after the date when it is filed as aforesaid. If such ordinance or loan order is not rejected within sixty days, it shall be in force as if adopted by the city council unless previously withdrawn by the mayor.

In effect April 6, 2025

Message and order for your approval an Ordinance for Road Safety and Accountability for Delivery Providers. **(Docket #0407)**

In effect May 12, 2025

Message and order for your approval an appropriation order in the total amount of Thirty-Eight Million One Hundred Forty-Eight Thousand Fifty-Two Dollars (\$38,148,052.00) from Fiscal Year 2025 Community Preservation Fund revenues for community preservation projects at the recommendation of the City of Boston Community Preservation Committee (“CPC”). **(Docket #0641)**

Assigned for Further Action

Unanswered Section 17F Orders²

Order requesting certain information under Section 17F RE: Maintenance and Improvements of streets and sidewalks in District 7 from 2020 to date. **(Docket #0342)**

Order requesting certain information under Section 17F regarding TNC Rideshare arrests. **(Docket #0617)**

2 - Section 17F of Chapter 452 of the Acts of 1948 (as amended):

The city council may at any time request from the mayor specific information on any municipal matter within its jurisdiction, and may request his presence to answer written questions relating thereto at a meeting to be held not earlier than one week from the date of the receipt of said questions, in which case the mayor shall personally, or through a head of a department or a member of a board, attend such meeting and publicly answer all such questions. The person so attending shall not be obliged to answer questions relating to any other matter.

*Home Rule Petitions Not Responded to by the Mayor*³

³Section 22 of Chapter 190 of the Acts of 1982:

Every order of the city council approving a petition to the general court pursuant to Clause (1) of Section 8 of Article 2 of the amendments to the Constitution of the Commonwealth shall be presented to the mayor who shall forthwith consider the same, and, within fifteen days of presentation, either approve it, or file with the city council a statement in detail of his reasons for not approving the same, including any objection based on form, on content, or both; provided, that no such order shall be deemed approved or in force unless the mayor affixes his signature thereto.

Matters in Committee

The following matters were previously filed with the City Council and have been referred to a committee. Matters in committee can be brought back before the City Council pursuant to City Council Rule 24. The following *definitions* describe different types of matters in committee:

- Ordinances:*** Local laws enacted by the Boston City Council and the Mayor that become part of the City Code of Ordinances.
- Loan Orders:*** Authorization for the City of Boston to incur debt and expend money for projects, purchases, or other obligations.
- Orders:*** Directives that authorize action. Orders are legally binding but are not part of the City Code of Ordinances.
- Home Rule Petitions:*** Requests for special acts that concern a particular municipality. Home Rule Petitions require approval of the Boston City Council and Mayor, as well as passage by the state legislature.
- Order for a Hearing:*** A formal request sponsored by a councilor that a committee of the Boston City Council conduct a hearing about a particular matter, issue, or policy that impacts the City of Boston. An Order for a Hearing is not a law and is not voted on by the City Council. The only action concerning an Order for a Hearing that can be taken at a City Council meeting is the administrative action of placing it on file.
- Legislative Resolution:*** A recommendation concerning policy issues that may urge action on particular matters. Legislative resolutions have no legal effect. Legislative resolutions represent a particular position or statement by a Councilor, Councilors, or the City Council as a whole.

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred Hearing(s)	Notes
Arts, Culture, Entertainment, Tourism, & Special Events	0154	Worrell	Durkan, Louijeune	Order for a hearing to bring NBA All-Star Weekend and the MLB All-Star Game to Boston.	1/8/2025	
Arts, Culture, Entertainment, Tourism, & Special Events	0156	Worrell	Louijeune	Order for a hearing to discuss the creation of cultural districts in Boston.	1/8/2025	
Arts, Culture, Entertainment, Tourism, & Special Events	0160	Worrell	Flynn, Mejia	Order for a hearing on a proposal for a Crispus Attucks statue.	1/8/2025	
Arts, Culture, Entertainment, Tourism, & Special Events	0479	Louijeune	Santana	Order for a hearing to update and replace Black Heritage Trail signage.	2/12/2025	
Arts, Culture, Entertainment, Tourism, & Special Events	0527	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of One Hundred Fifty Thousand Dollars (\$150,000.00) in the form of a grant, for the BPS Sunday's Phase 2 Grant, awarded by the Pilot House Philanthropy to be administered by the Office of Arts and Culture. The program will fund the learning and evaluation components of the BPS Sundays pilot program.	2/26/2025	
Arts, Culture, Entertainment, Tourism, & Special Events	0614	Pepén	Louijeune	Order for a hearing to establish the Fairmount Avenue Arts and Cultural District in Hyde Park.	3/5/2025	
Arts, Culture, Entertainment, Tourism, & Special Events	0687	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Three Hundred Fifty Thousand Dollars (\$350,000.00) in the form of a grant for the Red Sox Arts and Parks Program Grant, awarded by the Boston Red Sox to be administered by the Mayor's Office. The grant will fund arts programming, community events and parks operations across Boston.	3/19/2025	
Boston's COVID-19 Recovery	0476	Durkan	Worrell, Louijeune	Order for a hearing on Boston's distribution and implementation of COVID-19 relief funding and programs.	2/12/2025	
Boston's COVID-19 Recovery	0482	Murphy		Order for a hearing to examine the impact of expiring COVID-related grant funding and other expenditures on City programs and staffing.	2/12/2025	

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
City Services & Innovation Technology	0157	Worrell	Louijeune, Coletta	Order for a hearing regarding providing technical assistance to civic associations and outlining best practices for civic associations.	1/8/2025		
City Services & Innovation Technology	0170	Coletta Zapata	Mejia, Louijeune	Order for a hearing to discuss food access, sustainability, and the need for a food hub in East Boston.	1/8/2025		
City Services & Innovation Technology	0257	Flynn		Order for a hearing to discuss accessibility in Boston City Hall.	1/15/2025		
City Services & Innovation Technology	0308	Pepén	Santana, Weber	Order for a hearing to improve recruitment of civilian crossing guards to serve Boston families.	1/29/2025		
City Services & Innovation Technology	0310	Pepén	Louijeune, Worrell	Order for a hearing to discuss the establishment of a Mattapan Square Task Force for economic and cultural growth.	1/29/2025		
City Services & Innovation Technology	0314	Coletta Zapata	Louijeune, Worrell	Order for a hearing regarding fire emergencies and the creation of a Fire Victim Fund.	1/29/2025		
City Services & Innovation Technology	0316	Durkan	Pepén, Louijeune	Order for a hearing to discuss a pilot program for waste containerization.	1/29/2025		
City Services & Innovation Technology	0324	Flynn	Anderson, Mejia	Order for a hearing to discuss the notification process for abutters meeting in the City of Boston.	1/29/2025		
City Services & Innovation Technology	0333	Santana	Durkan, Louijeune	Order for a hearing regarding gender-neutral bathrooms in City-owned buildings.	1/29/2025		
City Services & Innovation Technology	0418	Flynn		Order for a hearing to discuss the status of the South Boston Branch Library Study.	2/5/2025	3/24/2025	
City Services & Innovation Technology	0552	Breadon		Order for a hearing to discuss current population projections and preparation for the 2030 decennial census.	2/26/2025		
City Services & Innovation Technology	0554	Breadon		Order for a hearing to discuss public authority-ordered towing practices in the City of Boston.	2/26/2025		
City Services & Innovation Technology	0692	Durkan		Order for a hearing to explore the role of artificial intelligence in improving city services and governance in the City of Boston	3/19/2025		

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Civil Rights, Racial Equity, & Immigrant Advancement	0168	Fernandes Anderson		Order for a hearing to discuss a holistic vision for District Seven in order to redress historic racial harm and to uphold District Seven Constituents' Civil Rights.	1/8/2025		
Civil Rights, Racial Equity, & Immigrant Advancement	0172	Mejia	Louijeune, Anderson	Order for a hearing to address critical issues in jail-based voting and empower incarcerated communities to strengthen democracy.	1/8/2025		
Civil Rights, Racial Equity, & Immigrant Advancement	0184	Louijeune	Coletta Zapata, Mejia	Order for a hearing on the needs and services for recent migrant populations.	1/8/2025		
Civil Rights, Racial Equity, & Immigrant Advancement	0187	Louijeune	Worrell, Anderson	Order for a hearing on the civil rights and liberties of returning citizens and re-entry into their Boston communities.	1/8/2025		
Civil Rights, Racial Equity, & Immigrant Advancement	0188	Louijeune	Fernandes Anderson	Order for a hearing on discrimination in lending and appraisals.	1/8/2025		
Community Preservation Act	0641	Mayor		Message and order for your approval an appropriation order in the total amount of Thirty-Eight Million One Hundred Forty-Eight Thousand Fifty-Two Dollars (\$38,148,052.00) from Fiscal Year 2025 Community Preservation Fund revenues for community preservation projects at the recommendation of the City of Boston Community Preservation Committee ("CPC").	3/5/2025	4/1/2025	
Education	0147	Murphy	Flynn	Order for a hearing to address growing concerns over the White Stadium Project's costs, community input, and transparency.	1/8/2025		
Education	0149	Worrell	Weber, Mejia	Order for a hearing to discuss BPS' plans to protect students during heat emergencies.	1/8/2025		
Education	0151	Worrell		Order for a hearing to explore scholarships for Boston students to increase access to all forms of higher education.	1/8/2025		
Education	0171	Coletta Zapata	Louijeune, Santana	Order for a hearing to establish a climate change and environmental justice curriculum pilot program in Boston Public Schools.	1/8/2025		
Education	0182	Louijeune	Weber	Order for a hearing to explore the effectiveness of high-dosage tutoring and other academic recovery strategies.	1/8/2025		

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Education	0235	Worrell	Murphy	Order for a hearing to examine Boston Public Schools' closures for 2026-27 and its long-term facilities plan.	1/8/2025		
Education	0265	Murphy	Flynn	Order for a hearing to discuss the preservation of historical artifacts in Boston Public Schools slated for closure or merger.	1/15/2025	3/4/2025	3/5/25-remains in committee
Education	0267	Murphy	Flynn, FitzGerald	Order for a hearing to discuss Boston Public Schools transportation for student athletes.	1/15/2025	2/27/2025	
Education	0313	FitzGerald	Pepén, Santana	Order for a hearing to discuss increasing access to high-quality school options for Boston Public School students in all neighborhoods.	1/29/2025		
Education	0318	Flynn	Murphy, Mejia	Order for a hearing to discuss inancial literacy programs in Boston Public Schools.	1/29/2025		
Education	0334	Santana	Mejia, Weber	Order for a hearing to discuss how Boston Public Schools can expand the use of evidence-based best practices for Inclusive Learning Environments for multilingual and special education learners.	1/29/2025		
Education	0339	Santana		Order for the Boston City Council to hold a series of Policy Briefings with Boston Public Schools leadership.	1/29/2025		
Education	0417	Flynn		Order for a hearing to discuss Holocaust and Genocide Education in Boston Public Schools.	2/5/2025		
Education	0551	Murphy		Order for a hearing regarding expanding internship opportunities for students with disabilities in Boston Public Schools.	2/26/2025		
Education	0694	Louijeune	Worrell, Mejia	Order for a hearing on the creation of a Boston School Building Authority.	3/19/2025		
Environmental Justice, Resiliency & Parks	0155	Worrell		Order for a hearing to create indoor playgrounds in the City of Boston.	1/8/2025		
Environmental Justice, Resiliency & Parks	0169	Coletta Zapata	FitzGerald	Order for a hearing regarding the implementation and funding of coastal resilience strategies and the establishment of a climate bank.	1/8/2025	3/31/2025	

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Environmental Justice, Resiliency & Parks	0252	Flynn	Durkan	Order for a hearing to discuss expanding the urban tree canopy in District 2.	1/15/2025		
Environmental Justice, Resiliency & Parks	0260	Worrell	Breadon	Order for a hearing to discuss the use of battery energy storage systems (BESS) in the City of Boston.	1/15/2025	3/25/2025	
Environmental Justice, Resiliency & Parks	0262	Durkan	Louijeune, Coletta	Order for a hearing to discuss the creation of a Parks Administrator for Downtown Parks including the Boston Common, Public Garden, Commonwealth Avenue Mall, Copley Square and Christopher Columbus Park.	1/15/2025		
Environmental Justice, Resiliency & Parks	0292	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of One Hundred Fifty Thousand Dollars (\$150,000.00), awarded by the Donor Group to be administered by the Parks & Recreation Department. The grant will fund the maintenance of the City of Boston Animal Shelter, and assistance with medical care for sick or injured animals (whose owners are Boston residents), through donations in an amount not to exceed Fifty Thousand Dollars (\$50,000.00).	1/29/2025		
Environmental Justice, Resiliency & Parks	0315	Coletta Zapata	Weber	Order for a hearing to assess a ban on polystyrene products in the City of Boston.	1/29/2025		
Environmental Justice, Resiliency & Parks	0395	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Eight Hundred Thousand Dollars (\$800,000.00) in the form of a grant, for the UCFC-Program, awarded by the United States Department of Agriculture, passed through The Corps Network, to be administered by the Office of Workforce Development. The grant will fund the historic workforce investment of boosting the City's tree cover in various neighborhoods.	2/5/2025		

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Environmental Justice, Resiliency & Parks	0399	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Four Hundred Forty-Nine Thousand Seven Hundred Ten Dollars (\$449,710.00) in the form of a grant, for the Boston MVP Action Grant, awarded by the MA Executive Office of Energy and Environment Affairs to be administered by the Public Works Department. The grant will fund building a database and map of current and projected flooding impacts, focusing primarily on storm water and riverine flooding.	2/5/2025		
Environmental Justice, Resiliency & Parks	0424	Murphy		Order for a hearing to assess the environmental impacts of the proposed White Stadium redevelopment on Franklin Park.	2/5/2025		
Environmental Justice, Resiliency & Parks	0425	Murphy		Order for a hearing on the environmental preservation of Boston's historical parks and green spaces.	2/5/2025		
Government Operations	0134	Worrell	Mejia	Ordinance to enhance driveway accessibility.	1/8/2025		
Government Operations	0135	Weber	Pepén, Santana	Ordinance to protect workers from heat-related illness and injuries in the City of Boston.	1/8/2025		2/10, 4/11/25-working session, 2/12/25-remains in committee
Government Operations	0136	Coletta Zapata	Mejia, Worrell	Ordinance establishing street food enterprises in the City of Boston Municipal Code by inserting Chapter 17, Section 22, Permitting and Regulation of non-motorized street food carts.	1/8/2025		
Government Operations	0137	Coletta Zapata		Ordinance regarding employee safety within Boston's oil terminals.	1/8/2025		3/6/25-working session, 3/12/25- remanded back to committee
Government Operations	0138	Louijeune		Ordinance codifying the Office of Returning Citizens.	1/8/2025		
Government Operations	0139	Weber	Mejia, Pepén	Ordinance preventing wage theft in the City of Boston.	1/8/2025	3/14/2025	
Government Operations	0140	Mejia	Worrell, Anderson	Ordinance establishing the Office of Inspector General within the City of Boston.	1/8/2025		

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Government Operations	0141	Mejia		Petition for a Special Law re: An Act Relative to the Reorganization of the Boston School Committee.	1/8/2025		
Government Operations	0142	Murphy	Worrell, Flynn	Petition for a Special Law re: An Act Authorizing the City of Boston to Increase its Residential Exemption.	1/8/2025	1/27/2025	1/29/25-remains in committee
Government Operations	0144	Louijeune	Mejia, Santana	Petition for a Special Law Re: Ranked Choice Voting in Boston.	1/8/2025		2/25, 4/4/25-working session, 2/26/25-remains in committee
Government Operations	0145	Mejia	Worrell, Anderson	Petition for a Special Law Re: To establish the Commission of Inspectors General on Financial Management.	1/8/2025		
Government Operations	0249	Worrell	Coletta, Louijeune	Ordinance amending City of Boston Code 18-1.2B to make certificates of birth and death free.	1/15/2025		2/24/25-hearing canceled
Government Operations	0304	Coletta Zapata		Ordinance codifying the Office of Food Justice in the City of Boston.	1/29/2025		
Government Operations	0305	Fernandes Anderson		Ordinance and amendment to the Boston Municipal Code in regard to measuring racial equity in affordable housing.	1/29/2025		3/18/25-working session canceled, 3/19/25-remains in committee
Government Operations	0337	Murphy	FitzGerald	Order for a hearing regarding the transition and operations of the new City Planning Department.	1/29/2025	3/25/2025	
Government Operations	0406	Mayor		Message and order for your approval a home rule petition to the General Court entitled "Petition for a Special Law Re: An Act Relative to Certain Affordable Housing and Cultural Space in the Brighton Section of the City of Boston."	2/5/2025		
Government Operations	0407	Mayor		Message and order for your approval an Ordinance for Road Safety and Accountability for Delivery Providers.	2/5/2025	2/24/2025	2/26, 3/12/25-remains in committee, 3/11, 3/20/25-working session

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred Hearing(s)	Notes
Government Operations	0411	Pepén	FitzGerald	Ordinance to establish a school bus violation detection monitoring system.	2/5/2025	
Government Operations	0468	Worrell		Ordinance to Establish RISE: Reshaping Inequities through Systematic Empowerment.	2/12/2025	
Government Operations	0469	Murphy	Flynn	Petition for a Special Law Re: The Use of Nondisclosure, Confidentiality, and Other Employment Agreements in the City of Boston	2/12/2025	
Government Operations	0470	Breadon	Louijeune, Pepén	Petition for a Special Law re: An Act requiring that broker fees in the City of Boston be paid by the party who solicits a licensed broker.	2/12/2025	
Government Operations	0549	Flynn		Petition for a Special Law re: An Act Relative to Pension Benefits for Firefighter Leo J. Bracken.	2/26/2025	
Government Operations	0550	Flynn		Petition for a Special Law re: An Act Relative to the Pension of Michael Sullivan.	2/26/2025	
Government Operations	0613	Coletta Zapata		Petition for a Special Law RE: An Act Relative to the Zoning Board of Appeal.	3/5/2025	
Housing & Community Development	0102	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Twenty-Five Million Dollars (25,000,000.00) in the form of a grant, for the Harvard Allston Brighton Fund grant, awarded by the Harvard Business School to be administered by the Mayor's Office of Housing. The grant will fund the creation of affordable homeownership, affordable rental housing in the Allston-Brighton neighborhoods.	3/27/2024	2024-0572
Housing & Community Development	0158	Worrell	Louijeune, Pepén	Order for a hearing to address problem properties in Boston.	1/8/2025	
Housing & Community Development	0178	Worrell		Order for a hearing regarding the Homeownership Voucher program.	1/8/2025	
Housing & Community Development	0185	Louijeune	Fernades Anderson	Order for a hearing regarding the state of anti-displacement as to Boston's Acquisition Opportunity Program.	1/8/2025	

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Housing & Community Development	0251	Durkan	Santana, Louijeune	Order for a hearing to investigate the use, impact, and potential ban of algorithmic price setting in the Boston rental housing market.	1/15/2025		
Housing & Community Development	0259	Flynn		Order for a hearing to discuss the status of the elevators at the BHA Ruth Barkley apartments.	1/15/2025		
Housing & Community Development	0264	Louijeune	Worrell	Order for a hearing regarding strategies to expand homeownership programs in Boston.	1/15/2025		
Housing & Community Development	0327	Santana	Breadon, Louijeune	Order for a hearing to continue exploring strategies for developing Mixed-Income Social Housing to increase housing access and affordability for all Bostonians.	1/29/2025		
Housing & Community Development	0329	Santana	Weber, Louijeune	Order for a hearing to explore programs the City of Boston offers or could establish to prevent illegal discrimination by landlords and real estate brokers against prospective tenants utilizing Housing Choice Vouchers.	1/29/2025		
Housing & Community Development	0474	Durkan	Santana, Breadon	Order for a hearing to assess the efficacy of the City of Boston Municipal Code's University Accountability Ordinance.	2/12/2025		
Housing & Community Development	0488	Fernandes Anderson		Resolution in support of establishing a community preference policy for affordable housing development to mitigate displacement in Boston neighborhoods.	2/12/2025		
Labor, Workforce, & Economic Development	0195	Flynn	Murphy	Resolution supporting Project Labor Agreements at White Stadium and all City of Boston construction projects valued at or more than \$35 million.	1/8/2025		
Labor, Workforce, & Economic Development	0254	Worrell	FitzGerald, Mejia	Order for a hearing to discuss long-term city job vacancies.	1/15/2025	3/4/2025	3/5/25-remains in committee

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Labor, Workforce, & Economic Development	0294	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of One Hundred Thousand Dollars (\$100,000.00) in the form of a grant, from the Volunteer Income Tax Assistance (VITA) program, awarded by the United States Department of the Treasury to be administered by the Office of Workforce Development. The grant will fund services to underserved populations in the hardest-to-reach areas, both urban and non-urban, in basic tax return preparation to qualified individuals.	1/29/2025	4/3/2025	
Labor, Workforce, & Economic Development	0295	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Seventy-Five Thousand Dollars (\$75,000.00) in the form of a grant, for the Boston Tax Help Coalition Santander Bank Grant, awarded by Santander Bank, N.A. to be administered by the Office of Workforce Development. The grant will fund the Boston Tax Help Coalition to provide pathways from poverty to financial empowerment by maximizing the impact of tax credits through free tax preparation, financial education, and economic stability opportunities.	1/29/2025	4/3/2025	
Labor, Workforce, & Economic Development	0323	Flynn	Pepén, Mejia	Order for a hearing to discuss the impact of CORI on access to employment and other opportunities.	1/29/2025		
Labor, Workforce, & Economic Development	0328	Santana		Order for a hearing to discuss the educational and workforce development past successes and future opportunities of Youth Jobs offered by the City of Boston.	1/29/2025		
Labor, Workforce, & Economic Development	0400	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Four Hundred Ten Thousand Dollars (\$410,000.00) in the form of a grant, for the Volunteer Income Tax Assistance Funding, awarded by the MA Executive Office for Administrative & Finance to be administered by the Office of Workforce Development. The grant will fund to support the Center for Working Families' Boston Tax Help Coalition in assisting low-income taxpayers with personal income tax filing for the 2024 tax session.	2/5/2025	4/3/2025	

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Labor, Workforce, & Economic Development	0405	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Fifty Thousand Dollars (\$50,000.00) in the form of a grant for the Friends of Youth Opportunity Boston Grant, awarded by The Baupost Group to be administered by the Office of Workforce Development. The grant will fund opportunities for young people ages 12-24 to work and learn along with intensive staff support.	2/5/2025	4/3/2025	
Labor, Workforce, & Economic Development	0416	Mejia	Weber	Order for a hearing on workforce development housing for City of Boston employees.	2/5/2025		
Labor, Workforce, & Economic Development	0454	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Forty-Three Thousand Three Hundred Twelve Dollars and Fifty Cents (\$43,312.50) in the form of a grant for the FYOB MLK Scholars Program Grant, awarded by the Boston Foundation, passed through the Philanthropic Initiative, to be administered by the Office of Workforce Development. The grant will fund summer jobs, financial education, and professional development opportunities for Boston youth.	2/12/2025	4/3/2025	
Labor, Workforce, & Economic Development	0473	Weber	Mejia, Louijeune	Order for a hearing regarding biannual review of the Boston Employment Commission and the Boston Residents Jobs Policy.	2/12/2025	4/18/2025	
Labor, Workforce, & Economic Development	0526	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of One Million One Hundred Ninety Thousand Seventy-One Dollars and Sixty-Four Cents (\$1,190,071.64) in the form of a grant for the Carry-in WIOS Adult Program, awarded by the United States Department of Labor, passed through the MassHire Department of Career Services, to be administered by the Office of Workforce Department. The grant will fund services to help job seekers access employment, education, skills, training, apprenticeships and support services.	2/26/2025	4/3/2025	

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Labor, Workforce, & Economic Development	0529	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Ninety-Five Thousand Dollars (\$95,000.00) in the form of a grant, for the Workforce Training Fund Grant, awarded by MassHire Department of Career Services to be administered by the Office of Workforce Development. The grant will fund programming to help address business productivity and competitiveness by providing resources to Massachusetts businesses for training current and newly hired employees.	2/26/2025	4/3/2025	
Labor, Workforce, & Economic Development	0531	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Forty-One Thousand Eight Hundred Twenty-Eight Dollars and Sixty Cents (\$41,828.60) in the form of a grant for the Shelter Supplemental Funding Grant, awarded by MassHire Department of Career Services to be administered by the Office of Workforce Development. The grant will fund MassHire career centers with supplemental funding to support emergency assistance (EA) shelters residents with training and employment opportunities.	2/26/2025	4/3/2025	
Labor, Workforce, & Economic Development	0642	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Three Hundred Eighty-Two Thousand One Hundred Sixty-Three Dollars and Fifty-Nine Cents (\$382,163.59) in form of a grant, for the Carry-In Wagner Peyser Program Grant, awarded by the United States Department of Labor, passed through the MassHire Department of Career Services, to be administered by the Office of Workforce Development. The grant will fund the individual reemployment needs of Unemployment Insurance claimants, as well as prevent and detect improper benefit payments, and application assistance for, training and education resources and programs.	3/5/2025	4/3/2025	

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Labor, Workforce, & Economic Development	0643	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of One Hundred Forty Thousand Dollars (\$140,000.000) in the form of a grant, for the Uncornered Grant, awarded by the Massachusetts Department of Public Health, passed through the Economic Development & Industrial Corporation of Boston to be administered by the Office of Workforce Development. The grant will fund coaching, mentorship, and other workforce development training opportunities for at-risk, violence-involved youth and reentering citizens.	3/5/2025	4/3/2025	
Labor, Workforce, & Economic Development	0693	Weber		Order for a hearing to explore how the City of Boston can hire laid-off federal workers.	3/19/2025		
PILOT Agreements, Institutional & Intergovernmental Relations	0472	Flynn	Mejia	Order for a hearing to review the PILOT program in the City of Boston.	2/12/2025		
Planning, Development, & Transportation	0124	Mayor		Message and order for the confirmation of the appointment of J. Andres Bernal as an Alternate Member of the Zoning Board of Appeal, for a term expiring July 1, 2027.	1/8/2025		
Planning, Development, & Transportation	0161	Durkan	Santana	Order for a hearing to explore amending the Boston Zoning Code to remove parking minimum requirements for new development.	1/8/2025		1/28/25-hearing canceled
Planning, Development, & Transportation	0266	Flynn	Santana, FirzGerald	Order for a hearing to discuss pedestrian safety, traffic calming, and expanding the safety surge program in the City of Boston.	1/15/2025		
Planning, Development, & Transportation	0307	Pepén	Durkan, Worrell	Order for a hearing to discuss ways to repair and maintain private ways.	1/29/2025		
Planning, Development, & Transportation	0309	Pepén	FitzGerald, Flynn	Order for a hearing to explore the creation of Safe School Zones to improve pedestrian safety around all schools in the City of Boston.	1/29/2025	4/3/2025	
Planning, Development, & Transportation	0311	Pepén	Mejia, Worrell	Order for a hearing to address the displacement of Bostonians as a result of new and future development.	1/29/2025	3/31/2025	

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Planning, Development, & Transportation	0319	Flynn	Mejia, Worrell	Order for a hearing to discuss the proposed zoning amendment to remove the half mile buffer zone between cannabis establishments.		1/29/2025	
Planning, Development, & Transportation	0321	Flynn		Order for a hearing to discuss the importance of the cruise industry in the City of Boston.		1/29/2025	
Planning, Development, & Transportation	0326	Mejia		Order for a hearing to examine accountability, transparency, and accessibility in administrative procedures for complying with Boston Landmarks Commission recommendations.		1/29/2025	
Planning, Development, & Transportation	0423	Murphy	Flynn, Pepén	Order for a hearing to review the effectiveness of speed humps in Boston.		2/5/2025	
Planning, Development, & Transportation	0471	Flynn	FitzGerald	Order for a hearing to discuss requiring all micro-mobility devices to be licensed, registered and insured.	2/12/2025	2/20/2025	
Planning, Development, & Transportation	0477	Durkan	FitzGerald, Louijeune	Order for a hearing to discuss contractor parking regulations, permitting, and enforcement in Boston.		2/12/2025	
Planning, Development, & Transportation	0478	Fernandes Anderson	Mejia	Order for a hearing to evaluate alternative options for the center running bus lane on Blue Hill Avenue and Columbus Avenue.		2/12/2025	
Planning, Development, & Transportation	0615	Flynn		Order for a hearing on regulation of Transportation Network Companies (TNCs) by the City of Boston and Boston Police Department.		3/5/2025	
Planning, Development, & Transportation	0648	Mayor		Message and order for your approval an Order authorizing the City of Boston Streets Cabinet to enter into a contract for a period of up to ten years for the services of an operator for the City's public bike share program, Bluebikes. The contract term would begin in 2026. The City Council's permission to enter into a contract of this type for a period of more than three years is required by section 12 of Chapter 30B of the General Laws.		3/5/2025	
Planning, Development, & Transportation	0695	Flynn		Order for a hearing to review the functionality of the Tremont Street Design Project in the South End.		3/19/2025	

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Post-Audit: Government Accountability, Transparency, & Accessibility	0105	Mayor		Message and order for the confirmation of the appointment of William Harry Shipps, as a member of the Audit Committee, for a term expiring November 9, 2029.	11/20/2024		(2024-1687), 3/13/25- hearing revised
Post-Audit: Government Accountability, Transparency, & Accessibility	0173	Mejia	Pepén	Order for a hearing to audit the distribution of local, state, and federal grants to small businesses.	1/8/2025		
Post-Audit: Government Accountability, Transparency, & Accessibility	0174	Mejia		Order for a hearing to audit government transparency and accountability towards surveillance equipment.	1/8/2025		
Post-Audit: Government Accountability, Transparency, & Accessibility	0175	Mejia		Order for a hearing to audit the City of Boston's procurement processes, procedures and progress.	1/8/2025		
Post-Audit: Government Accountability, Transparency, & Accessibility	0176	Mejia	Worrell, Anderson	Order for a hearing on government accountability, transparency, and accessibility of decision making protocols in city government.	1/8/2025	1/21/25, 1/22/25	
Post-Audit: Government Accountability, Transparency, & Accessibility	0177	Mejia		Order for a hearing to audit the City of Boston's hiring, firing and promotion policies, practices and procedures.	1/8/2025	1/24/2025	
Post-Audit: Government Accountability, Transparency, & Accessibility	0180	Worrell	Mejia	Order for a hearing regarding equity in City contracts.	1/8/2025		
Post-Audit: Government Accountability, Transparency, & Accessibility	0415	Mejia		Order for a hearing to audit the 2024 Annual Comprehensive Financial Report.	2/5/2025	3/20/25, 3/27/25	2/20, 3/10/25-hearing canceled
Post-Audit: Government Accountability, Transparency, & Accessibility	0475	Fernandes Anderson		Order for a hearing to review and evaluate the Boston City Council's legislative impact on District 7 residents and its collaboration with the administration on projects in District 7 to identify areas for improvement.	2/12/2025		
Post-Audit: Government Accountability, Transparency, & Accessibility	0480	Mejia	Worrell	Order for a hearing to evaluate the year-to-date financial performance of the FY2025 operating budget.	2/12/2025		

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Post-Audit: Government Accountability, Transparency, & Accessibility	0481	Mejia		Order for a hearing to audit the financial impact of the Boston Police Department's compliance with City of Boston code section 11-1.1.	2/12/2025		
Public Health, Homelessness, & Recovery	0100	Mayor		Message and order for the confirmation of the appointment of Sandro Galea, as a member of the Boston Public Health Commission's Board of Health for a term expiring on January 26, 2026.	2/7/2024		2024-0286
Public Health, Homelessness, & Recovery	0101	Mayor		Message and order for the confirmation of the appointment of Elsie Tavares, as a member of the Boston Public Health Commission's Board of Health for a term expiring on January 26, 2026.	2/7/2024		2024-0287
Public Health, Homelessness, & Recovery	0306	Pepén	Louijeune	Order for a hearing on health access in Hyde Park.	1/29/2025		3/20/25-hearing canceled
Public Health, Homelessness, & Recovery	0330	Santana	Breadon, Coletta	Order for a hearing regarding LGBTQIA+ youth and young adult homelessness in the city of Boston.	1/29/2025		
Public Health, Homelessness, & Recovery	0331	Santana	Anderson, Weber	Order for a hearing regarding Boston LGBTQIA+ youth community spaces and their public health benefits.	1/29/2025		
Public Health, Homelessness, & Recovery	0332	Santana	FitzGerald, Coletta	Order for a hearing regarding Boston's LGBTQIA+ mental health data collection processes, existing services, and further community needs.	1/29/2025		
Public Health, Homelessness, & Recovery	0422	Murphy	FitzGerald, Flynn	Order for a hearing to discuss the immediate reinstatement of and sustainable funding for the Community Syringe Redemption Program.	2/5/2025	4/1/2025	3/13/25-hearing canceled
Public Health, Homelessness, & Recovery	0460	Mayor		Message and order for the confirmation of the reappointment of Dr. Guale Valdez as a member of the Boston Public Health Commission's Board of Health, for a term expiring January 15, 2028.	2/12/2025		
Public Health, Homelessness, & Recovery	0649	Mayor		Message and order for the confirmation of the appointment of Stanley McLaren as a member of the Boston Public Health Commission's Board of Health, for a term expiring January 15, 2028.	3/5/2025		

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Public Safety & Criminal Justice	0128	Flynn	Murphy	Communication was received from the Police Commissioner Michael A. Cox in accordance with Section 3 of the Boston Trust Act regarding civil immigration detainer results for calendar year 2024.	1/8/2025	3/10/2025	3/6/25 hearing canceled, 3/12/25-remains in committee
Public Safety & Criminal Justice	0153	Worrell	Louijeune	Order for a hearing to explore the summer community plan.	1/8/2025		
Public Safety & Criminal Justice	0163	Murphy	Flynn, Pepén	Order for a hearing to discuss enhanced public safety measures during large events in Boston.	1/8/2025	1/28/25, 2/13/25	1/29/25-remains in committee
Public Safety & Criminal Justice	0164	Flynn	Worrell	Order for a hearing to discuss 2024 crime statistics.	1/8/2025		
Public Safety & Criminal Justice	0167	Flynn		Order for a hearing to discuss resources for the Boston Police Crime Laboratory.	1/8/2025		
Public Safety & Criminal Justice	0186	Louijeune	Worrell	Order for a hearing on a cross-sector collaborative citywide strategy for community safety and violence prevention.	1/8/2025		
Public Safety & Criminal Justice	0256	Flynn		Order for a hearing to discuss discrepancies in Boston's 2024 detainer requests.	1/15/2025		3/6/25 hearing canceled
Public Safety & Criminal Justice	0322	Flynn	Murphy	Order for a hearing to discuss ways to ensure operations of the 911 system and contingency plans in case of a 911 system outage.	1/29/2025		
Public Safety & Criminal Justice	0335	Santana	Worrell, Flynn	Order for a hearing regarding all City of Boston grants administered by the Boston Fire Department.	1/29/2025	4/25/2025	3/17/25-hearing canceled
Public Safety & Criminal Justice	0336	Santana	Worrell, Flynn	Order for a series of hearings regarding all City of Boston grants administered by the Boston Police Department.	1/29/2025		

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Public Safety & Criminal Justice	0394	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of One Million Seven Hundred Thirty-Five Thousand One Hundred Seven Dollars and Thirty-Nine Cents (\$1,735,107.39) in the form of a grant, for the FY25 Senator Charles E. Shannon Jr. Community Safety Initiative Grant awarded by MA Executive Office of Public Safety & Security to be administered by the Police Department. The grant will fund regional and multi-disciplinary approaches to combat gang violence through coordinated prevention and intervention, law enforcement, prosecution, and reintegration programs.	2/5/2025	6/5/2025	4/3/25-hearing canceled
Public Safety & Criminal Justice	0412	Santana		Order for a hearing regarding the public safety requirements and possible locations for a new Emergency Operations Center in the City of Boston.	2/5/2025		3/18/25-hearing canceled
Public Safety & Criminal Justice	0413	Santana		Order for a hearing regarding all City of Boston grants administered by the Office of Emergency Management, including the Urban Area Security Initiative Grant and Emergency Management Performance Grant.	2/5/2025	3/27/2025	
Public Safety & Criminal Justice	0414	Mejia	Louijeune, Pepén	Order for a hearing to audit the implementation and effectiveness of the 2014 Boston Trust Act.	2/5/2025	3/10/2025	3/12/25-remains in committee
Public Safety & Criminal Justice	0421	Murphy	Flynn	Order for a hearing to discuss public safety and police staffing in Boston.	2/5/2025	3/13/2025	
Public Safety & Criminal Justice	0530	Mayor		Message and order authorizing the City of Boston to accept and expend the amount of Fifty-Eight Thousand Dollars (\$58,000.00) in the form of a grant for the FY19 Fire Prevention and Safety Grant Program, awarded by the Federal Emergency Management Agency to be administered by the Fire Department. The grant will fund fire prevention education and training, fire code enforcement, fire/arson investigation, firefighter safety and health programming, prevention efforts, and research and development.	2/26/2025		
Rules & Administration	0162	Murphy		Order for a hearing regarding the use of nondisclosure, confidentiality, and any and all other types of employment agreements	1/8/2025	1/31/2025	

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Rules & Administration	0420	Santana		Order for a hearing to explore ways to increase community engagement and better facilitate public participation for Boston City Council Hearings.		2/5/2025	
Rules & Administration	0616	Murphy		Order for a hearing to discuss and establish guidelines for the filing and adoption of Council Resolutions.		3/5/2025	
Small Business & Professional Licensure	0150	Worrell	Louijeune, Mejia	Order for a hearing to review the distribution of Boston's 225 new liquor licenses and provide ongoing support to restaurateurs.		1/8/2025	
Small Business & Professional Licensure	0152	Worrell		Order for a hearing regarding barriers to business.		1/8/2025	
Small Business & Professional Licensure	0159	Worrell		Order for a hearing to review and establish a "Business Owner 101" program for grant recipients.		1/8/2025	
Small Business & Professional Licensure	0263	Durkan		Order for a hearing to explore the creation of a City Wide Merchandise Licensing Program.		1/15/2025	
Strong, Women, Families, & Communities	0183	Louijeune	Coletta Zapata, Durkan	Order for a hearing regarding the City of Boston's response to sexual assault, domestic violence, and related resources for survivors.		1/8/2025	
Strong, Women, Families, & Communities	0261	Weber	FitzGerald, Worrell	Order for a hearing to address programming needs for older adults in the City of Boston.	1/15/2025	3/28/2025	
Strong, Women, Families, & Communities	0268	Murphy	Flynn	Order for a hearing to address the plans underway to do facilities work this summer at several of our buildings that may impact the services we provide.	1/15/2025	2/25/2025	2/26/25-remains in committee
Strong, Women, Families, & Communities	0317	Flynn	Mejia, Murphy	Order for a hearing to discuss elderly scamming.	1/29/2025	2/13/2025	2/11/25-hearuing canceled
Veteran, Military Families, & Military Affairs	0165	Flynn		Order for a hearing to discuss the process of establishing Hero Squares in the City of Boston.	1/8/2025	2/28/2025	
Veteran, Military Families, & Military Affairs	0166	Flynn		Order for a hearing to discuss services for women veterans.	1/8/2025	3/21/2025	

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Veteran, Military Families, & Military Affairs	0253	Flynn	Murphy	Order for a hearing to discuss the goals and priorities of the City of Boston's Office of Veteran Services.	1/15/2025		3/21/25-heariung revised
Veteran, Military Families, & Military Affairs	0255	Flynn		Order for a hearing to discuss new cancer presumptions announced by the U.S. Department of Veteran Affairs.	1/15/2025	3/21/2025	
Veteran, Military Families, & Military Affairs	0312	FitzGerald	Flynn, Murphy	Order for a hearing to establish a hometown military hero banner program.	1/29/2025	2/28/2025	
Veteran, Military Families, & Military Affairs	0320	Flynn	Fernandes Anderson	Order for a hearing to discuss the lung cancer rates among Black Veterans.	1/29/2025	3/21/2025	
Ways & Means	0148	Worrell	Weber, Mejia	Order for a hearing to discuss Boston Public Schools' FY26 Budget.	1/8/2025	2/18/25, 3/24/25	2/3, 2/24, 3/3/25-working session, 2/5, 2/26, 3/5/25-remains in committee, 2/13/25-hearing rescheduled
Ways & Means	0179	Louijeune		Order for a hearing to discuss efforts to cancel medical debt.	1/8/2025		
Ways & Means	0250	Durkan	Coletta Zapata	Order for a hearing regarding the feasibility and impact of a Sugar-Sweetened Beverage Tax in Boston.	1/15/2025		
Ways & Means	0269	Murphy	FitzGerald, Weber	Order for a hearing to discuss residential property values and the assessing process.	1/15/2025	1/27/2025	1/29/25-remains in committee
Ways & Means	0325	Worrell	Weber	Order for a hearing to discuss Boston's FY26 budget.	1/29/2025	2/18, 2/27, 3/24/25	2/10, 3/17, 3/26/25-working session, 2/13/25-hearing rescheduled, 2/12, 3/19/25-remains in committee
Ways & Means	0419	Flynn	Murpjhy	Order for a hearing to discuss tax exemptions for long-term residents age 55 & above and essential municipal employees.	2/5/2025		

2025 Matters in Committee

Committee	Docket #	Sponsor	Co-Sponsor(s)	Docket Description	Date referred	Hearing(s)	Notes
Ways & Means	0458	Mayor		Message and order authorizing the City of Boston to submit a Statement of Interest to the Massachusetts School Building Authority (MSBA) Core Program for Madison Park Technical Vocational High School pursuant to M.G.L. c. 70B, § 5. The Statement of Interest describes and explains the deficiencies within the school facility that prevents Boston Public Schools (BPS) from delivering their desired educational program.	2/12/2025	3/3/2025	3/5/25-remains in committee
Ways & Means	0553	Breadon	Worrell, Mejia	Order for a hearing to review capital planning, budgeting, and project management practices in the capital program of the City of Boston.	2/26/2025		
Ways & Means	0590	Mayor		Message and order authorizing the issuance of refunding bonds in a principal amount not to exceed Three Hundred Fifty Million Dollars (\$350,000,000). The current conditions in the municipal bond market appears to be favorable for the City to potentially realize significant saving in debt service costs by refunding certain of its outstanding general obligation bonds.	3/5/2025		
Whole	0181	Louijeune	Pepén, Murphy	Order for a hearing regarding voter accessibility and election preparedness.	1/8/2025		
Whole	0585	Murphy	Flynn	Order for an emergency hearing to discuss the state receivership of Boston Elections Commission.	2/26/2025		

OFFERED BY CITY COUNCILOR JULIA MEJIA



**CITY OF BOSTON
IN CITY COUNCIL**

**IN THE YEAR TWO THOUSAND
TWENTY-FIVE**

**RESOLUTION CELEBRATING THE 10TH ANNIVERSARY OF
PERFECT 10 UNISEX SALON AND RECOGNIZING APRIL 4TH, 2025,
AS “PERFECT 10 DAY” IN THE CITY OF BOSTON**

WHEREAS, Perfect 10 Unisex Salon, located in West Roxbury, has served the City of Boston for ten years with exceptional service and dedication to natural and textured hair care, offering a welcoming and inclusive space for clients of all backgrounds; *and*

WHEREAS, Perfect 10 was founded by Kanessa A. Alexander, a visionary entrepreneur and community leader whose mission has always included uplifting others through empowerment, style, and self-confidence; *and*

WHEREAS, Through a decade of business excellence, Perfect 10 has not only provided outstanding hair care but has become a hub for community-building, mentorship, and small business empowerment in the City of Boston; *and*

WHEREAS, Perfect 10 Unisex Salon, LLC has been officially certified by the City of Boston’s Supplier Diversity Program as a Minority Business Enterprise (MBE), Woman Business Enterprise (WBE), and Small Local Business Enterprise (SLBE), contributing to Boston’s economic vitality and diversity; *and*

WHEREAS, The City of Boston proudly recognizes April 4th, 2025, as **Perfect 10 Day**, in celebration of this important milestone and in acknowledgment of Perfect 10’s lasting impact on its clients, employees, and the West Roxbury community; ***NOW THEREFORE BE IT***

ORDERED: That the Boston City Council recognizes April 4th as “Perfect 10 Day” in the City of Boston in celebration of the 10th anniversary of Perfect 10 Unisex Salon, and honors Ms. Kanessa Alexander for her leadership, service, and lasting impact on the community.

Filed in Council: April 3, 2025

Official Resolution
of Councilor John Fitzgerald

***Be it Resolved, that the Boston City Council
extends its Congratulations to:***

Alexis Steel

In Recognition of:

Your Dedicated Leadership and Contributions to St. Mary's Center for Women and Children and the Greater Community. For this Dedication and Your Ability to Inspire Positive Change, and Uplift Those Around You, We Honor You this Women's History Month

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.

City of Boston IN CITY COUNCIL



OFFICIAL RESOLUTION

PRESENTED BY

COUNCIL PRESIDENT RUTHZEE LOULJEUNE

BE IT RESOLVED, THAT THE BOSTON CITY COUNCIL
EXTENDS ITS CONGRATULATIONS TO

Massachusetts Community Engagement Alliance IN RECOGNITION OF:

Your dedication to promoting health equity, strengthening community partnerships, and addressing health disparities through active engagement and research. Your unwavering commitment to uplifting historically marginalized communities and fostering trust in medicine and science embodies the spirit of service and collaboration

AND BE IT FURTHER RESOLVED THAT THE BOSTON CITY COUNCIL EXTENDS ITS BEST WISHES FOR CONTINUED SUCCESS; THAT THIS RESOLUTION BE DULY SIGNED BY THE PRESIDENT OF THE CITY COUNCIL AND ATTESTED TO AND A COPY THEREOF TRANSMITTED BY THE CLERK OF THE CITY OF BOSTON.



By: *Ruthzee Louljeune*
President of the City Council

Attest: *Alex Sauters*
Clerk of the City of Boston

Offered by: *Ruthzee Louljeune*

Date: 03/20/2025

City of Boston IN CITY COUNCIL



IN TRIBUTE
PRESENTED BY
COUNCIL PRESIDENT RUTHZEE LOULJEUNE

BOSTON CITY COUNCIL EXTENDS ITS DEEPEST SYMPATHY TO YOU AND
YOUR FAMILY IN THE PASSING OF YOUR LOVED ONE

Viola Black McCuller

IN WHOSE MEMORY ALL MEMBERS STOOD IN TRIBUTE AND
REVERENCE AS THE COUNCIL ADJOURNED ITS MEETING OF

March 19, 2025

SINCERELY



By: _____
President of the City Council

Attest: *Alex Quintas*
Clerk of the City of Boston

Offered by: _____

Date: _____

City of Boston
IN
CITY COUNCIL



Official Resolution Presented by
Councilor Benjamin J. Weber

Be it Resolved, that the Boston City Council extended its Congratulations to:

Carol Miranda

In Recognition of:

Her dedication, leadership, and contributions to our community. In honor of Women's History Month, we recognize Carol Miranda for her unwavering commitment to the Mildred Hailey community, inspiring positive change, and uplifting those around her.

and be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to a copy thereof transmitted by the Clerk of the City of Boston.



By: Ruthyee Loujeme
President of the City Council

Attest: Alex Guentas
Clerk of the City Council

Offered by: Ben Weber

Date: March 21, 2025

City of Boston
IN
CITY COUNCIL



**Official Resolution
of Councilor Benjamin Weber**

Be it Resolved, that the Boston City Council
extends its Congratulations to:

**Catholic Memorial High School's boys
hockey team**

In Recognition of:

Their outstanding achievement in winning the MIAA Boys Division 1 state hockey
championship, with special recognition to senior Tommy Hurst for his
game-winning goal that secured the team's 18th title in team history.

Be it further Resolved that Councilor Benjamin J. Weber and the Boston City
Council extends its best wishes to Catholic Memorial Hockey Team; that this
Resolution be duly signed by the President of the City Council and attested to and
a copy thereof transmitted by the Clerk of the City of Boston.

By: *Ruthzee Founjane*
President of the City Council

Attest: *Oliver Santos*
Clerk of the City Council

Offered by: *Ben Weber*

Date: *March 21, 2025*



Official Resolution

presented by

Councilor At-Large Henry Santana

Be it Resolved, that the Boston City Council
Extends its Congratulations and Recognition to

Jonathan Latino

In recognition of:

Your incredible work strengthening our city and civic relations, your efforts in connecting with City leaders, municipal officials, and organizations like the Fenway Civic Association have been invaluable. Your leadership in advancing statewide policy on housing and environmental issues has positively impacted the health and well-being of children and families across Massachusetts, particularly through the establishment of the Healthy Homes Trust Fund. Additionally, your engagement with municipal leaders statewide has shaped Boston Children’s legislative agenda, ensuring policies reflect the needs of families throughout the Commonwealth. Thank you for your ongoing commitment and impact! We wish you all the best in your future endeavors.

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.

Official Resolution

presented by

Councilor At-Large Henry Santana

Be it Resolved, that the Boston City Council
Extends its Congratulations and Recognition to

Amaury Perez

In recognition of:

Your appointment as a Student Member of the Office of Police Accountability and Transparency (OPAT). This achievement reflects your dedication to community service, leadership, and positive change. Since joining my office as a Youth Ambassador at the start of the 2024 school year, you've shown exceptional leadership and passion for youth engagement. Your work in developing Santana's Youth Force to amplify the voices of young people across Boston has been outstanding. You approached the project with maturity, vision, and responsibility, consistently showing initiative and commitment. Thank you for representing SYF's priorities in the community and advocating for youth. You've made a meaningful impact, and now, in your role at OPAT, you will continue advocating for transparency and empowering young voices in civic matters. Congratulations on this well-deserved appointment. Your skills, knowledge, and passion will bring positive change in this new role. I look forward to seeing all you accomplish.

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.



RESOLUTION OF COUNCILOR JOHN FITZGERALD DECLARING “SISTER JOYCE McMULLEN DAY” IN THE CITY OF BOSTON

WHEREAS, Joyce McMullen and her twin brother and sister were born to parents William and Alice (Joyce) McMullen. She grew up in West Newton, Mass., where she attended St. Bernard Grammar School and High School; *and,*

WHEREAS, Sister Joyce joined the Sisters of Notre Dame de Namur in 1962, and since then, has been active in aiding the needy and the poor in the greater Boston area; *and,*

WHEREAS, For seven years, Sister Joyce taught primary grades, first at St. Gregory School and St. Mark School in Dorchester and then at St. Mary School in Waltham; *and,*

WHEREAS, In 1973, Sister Joyce co-founded Project Care and Concern in Dorchester, whose mission statement is to build nurturing communities in Dorchester where children are cherished, families are supported, and the elderly are respected; *and,*

WHEREAS, Sister Joyce is on the advisory board of action for Boston Community Development and has helped to refer children to Catholic Charities' summer camp at Sunset Point, which she also works to support; *and,*

WHEREAS, Sister Joyce received the Robert L. Ruffin Award which is annually given to an individual who has offered significant service and sacrifice to the black Catholic community; *and,*

THEREFORE, BE IT RESOLVED,

That the members of the Boston City Council do hereby extend their gratitude to Sister Joyce McMullen and declare April 8, 2025 “Sister Joyce McMullen Day” in the City of Boston.

Filed in Council: April 2, 2025

City of Boston in the Boston City Council

Official Resolution

presented by

**Councilor At-Large Henry Santana
& Councilor Sharon Durkan**

Be it Resolved, that the Boston City Council
Extends its Congratulations and Recognition to

Mason Dunn, Esq.

In recognition of:

Councilor Santana and Durkan proudly recognize Mason Dunn's unwavering commitment, impactful advocacy, and vital organizing efforts in support of Boston's transgender and gender non-conforming community. Their dedication to fostering a safe and inclusive environment and advocating for the legal protections for the transgender and gender non-conforming community has demonstrably improved the lives of countless individuals. Beyond mere recognition, we reaffirm our steadfast commitment to the trans and gender expansive community and pledge to join Mason Dunn in a collaborative partnership. Together, we will hold ourselves ensuring that the rights, dignity, and well-being of transgender and gender non-conforming individuals are consistently upheld and advanced throughout the City of Boston.

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.

By: *Ruthyee Loujaune*
President of the City Council

Attest: *Alex Guintos*
Clerk of the City of Boston

Offered by: *Henry a. Santana*
Boston City Councilor At-Large

Sharon Durkan
Boston City Councilor

Date: *wednesday, March 19, 2025*



Resolution recognizing Mason Dunn and 30 individuals and organizations at the Transgender Day of Visibility Reception on Wednesday, March 19, 2025

1. BAGLY
2. Boston LesBiGay
3. Chastity Bowick's Consulting & Talent Group
4. Chastity Bowick
5. Help By AMC
6. Pride Xtended
7. Theatre Offensive
8. TransResistanceMa
9. Abby Jeffers
10. Antonio Mateo
11. Breaktime
12. Brittany McQueen
13. E Rose Ragonese
14. Genesis Packard
15. Giselle Byrd
16. GLSEN
17. Grace Sterling
18. Jack Imbergamo
19. Jocelyn Flores
20. Maya Vasquez
21. Mickie Jones
22. Milaun Casmir
23. New England Trans Sanctuary
24. Rainbow Ortiz
25. Roma Breneus
26. Solairus Yemuyah
27. TQNC
28. Vella Riley
29. Zu Gonzalez
30. Boston Health Care for the Homeless

City of Boston IN CITY COUNCIL

Official Resolution

presented by
Councilor At-Large Henry Santana

Be it Resolved, that the Boston City Council
Extends its Congratulations and Recognition to

Sandra Lorena Aleman Nijjar

In recognition of:

The incredible contributions women like you make in our communities. As the founder and executive director of the East Boston Community Soup Kitchen, you've shown extraordinary leadership and compassion in supporting those in need and empowering others. Your advocacy in civic matters, from the NO Casino campaign to organizing the Community Peace Walk Initiative, reflects the power of women creating change. Your work in education, promoting restorative justice at East Boston High School, and service on multiple boards also highlight your dedication to improving lives across our community. Balancing your business, family, and community leadership is a true testament to your strength and resilience. You are a shining example of how women can lead, inspire, and create lasting impact. Thank you for your contributions. We are proud to support you and look forward to the continued impact you will make as a role model for others to follow. Congratulations on your achievements, and thank you for being an inspiration this Women's History Month.

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.

By: *Ruthye L. Johnson*
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: *Henry A. Santana*

Date: *Monday, March 24, 2025*

City of Boston IN CITY COUNCIL

Official Resolution

presented by

Councilor At-Large Henry Santana

Be it Resolved, that the Boston City Council
Extends its Congratulations and Recognition to

Cesar A. Deossa M.

In recognition of:

Your dedication and service in both your professional role and volunteer work are truly commendable. As a Facility Manager at the Price Center, you create a safe and supportive environment for individuals with developmental disabilities, ensuring they receive the care they need to thrive. Thank you for over 20 years of volunteering with Miracle Miles, where you've mentored individuals recovering from addiction and homelessness, providing them with guidance and support. Your commitment extends to children as well; you have volunteered with kids recovering from burn injuries and coached youth at the Boys and Girls Club of Watertown and Watertown Youth Soccer. We applaud your efforts in helping children from low-income families across Massachusetts and Rhode Island, guiding them toward opportunities and scholarships. Your dedication to making a difference in the lives of others serves as an inspiring example of leadership and compassion. We are truly grateful for your ongoing efforts to empower and support others.

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.

By: _____ *Ruthzee Loujeune*
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: _____ *Henry a. Santana*

Date: _____

City of Boston
IN
CITY COUNCIL



Official Resolution Presented by
Councilor Benjamin J. Weber

Be it Resolved, that the Boston City Council extended its Congratulations to:

Dorothy Burnham

In Recognition of:

Her dedication, leadership, and contributions to our community. In honor of Women's History Month, we recognize Dorothy Burnham for her unwavering commitment to racial and social justice, inspiring positive change, and uplifting those around her.

and be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to a copy thereof transmitted by the Clerk of the City of Boston.

By: *Ruthanne Loujaume*
President of the City Council

Attest: *Alex Avontas*
Clerk of the City Council

Offered by: *B. J. Weber*

Date: March 24, 2025



City of Boston

IN

CITY COUNCIL



Official Resolution of Councilor Benjamin Weber

Be it Resolved, that the Boston City Council
extends its Congratulations to:

JP@Home

In Recognition of:

Providing the social, educational, and in-home supports to help older adults age well and in the community for the past 10 years

Be it further Resolved that Councilor Benjamin J. Weber and the entire Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.



By: Ruthzee Loujaune
President of the City Council

Attest: Alex Guntas
Clerk of the City of Boston

Offered by: Ben Weber

Date: March 24, 2025

City of Boston IN CITY COUNCIL

RESOLUTION RECOGNIZING MARCH 25, 2025 AS "DAVID PASSAFARO DAY" IN THE CITY OF BOSTON

- WHEREAS,** David Passafaro has demonstrated exemplary leadership and commitment to public service throughout his distinguished career, including as President of New England Baptist Hospital, a premier provider of orthopedic surgery and musculoskeletal care; *and*
- WHEREAS,** Since becoming President in 2018, David has advanced clinical excellence and expanded partnerships with leading medical schools, including the University of Massachusetts Medical School, Tufts University School of Medicine, and Harvard Medical School; *and*
- WHEREAS,** His career has spanned both the public and private sectors, having previously served as Senior VP of External Affairs at New England Baptist Hospital, and VP for Business Development at Suffolk Construction; *and*
- WHEREAS,** David played a pivotal role in Boston's civic life, notably serving as Chief of Staff to Mayor Thomas M. Menino and as President of Boston 2004, Inc., where he led the city's efforts for the 2004 Democratic National Convention; *and*
- WHEREAS,** He dedicated over 16 years to the Boston Medical Center Board of Trustees Finance Committee as Chair, demonstrating deep commitment to accessible, community-centered healthcare; *and*
- WHEREAS,** David's leadership has been especially felt in the Mission Hill community, where his approach to community and deep respect for neighborhood helped strengthen trust and foster collaboration; *and*
- WHEREAS,** As he prepares for retirement, the City of Boston expresses its heartfelt gratitude for his years of tireless service and the lasting impact of his leadership — he will be missed, both professionally and personally, by colleagues, neighbors, and friends; **NOW, THEREFORE BE IT**
- RESOLVED:** That the Boston City Council, in recognition of his decades of public service, transformative leadership in healthcare, and lasting contributions to the civic fabric of our city, hereby proclaims March 25, 2025 as "David Passafaro Day" in the City of Boston.



By: *Ruthzee Loujaune*
President of the City Council

Attest: *Ally Guintas*
Clerk of the City of Boston

Offered by: *Sharon Derken*

Date: 03/25/2025

City of Boston
IN
CITY COUNCIL



**Official Resolution
of Councilor Benjamin Weber**

Be it Resolved, that the Boston City Council
extends its Congratulations to:

George's Shoes

In Recognition of:

Providing excellent service and products for over 100 years in Jamaica Plain.

Be it further Resolved that Councilor Benjamin J. Weber and the Boston City Council extends its gratitude for the decades of service to the Jamaica Plain community; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.



By: Ruthzee Loujaune
President of the City Council

Attest: Alvin Gventas
Clerk of the City of Boston

Offered by: Ben Weber

Date: March 26, 2026

City of Boston IN CITY COUNCIL



Official Resolution

Be it Resolved, that the Boston City Council
extended its Congratulations to:

Haylee Chen

In Recognition of:

*3rd Place in the 17th Annual BCYF Citywide
Spelling Bee*

_____ ; and
Be it further Resolved that the Boston City Council extends its
best wishes for continued success; that this Resolution be duly
signed by the President of the City Council and attested to and
a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: _____

Date: _____

Resolutions - March 24, 2025

2nd Annual Allston Village Award Winners:

- Zach Shelley and Genesis Lara
- Turkish Lazuri Cafe
- The Model Cafe
- Sloane's
- Allston Brighton Health Collaborative
- Anthony D'Isidoro
- Gloria Rivera
- We Became Whales
- Grace Givertz
- Splash Zone

City of Boston IN CITY COUNCIL



Official Resolution

Be it Resolved, that the Boston City Council
extended its Congratulations to:

Zach Shelley and Genesis Lara

In Recognition of:

2nd Annual Allston Village Awards - Volunteer of the Year

_____ ; and
Be it further Resolved that the Boston City Council extends its
best wishes for continued success; that this Resolution be duly
signed by the President of the City Council and attested to and
a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: _____

Date: _____

City of Boston IN CITY COUNCIL



OFFICIAL RESOLUTION

PRESENTED BY

COUNCIL PRESIDENT RUTHZEE LOULJEUNE

BE IT RESOLVED, THAT THE BOSTON CITY COUNCIL
EXTENDS ITS CONGRATULATIONS TO

Alex Santana

IN RECOGNITION OF:

Un hombre excepcional, un padre ejemplar cuya vida ha sido sinónimo de entrega, honor y sacrificio. Durante 45 años, ha servido con honor en el desarrollo y evolución de la aviación de la República Dominicana, elevando no sólo aeronaves, sino también el orgullo de una nación y el respeto de quienes lo rodean. Su disciplina, compromiso y amor por su patria son un legado invaluable; sin embargo, aún más grande es el ejemplo que brinda como padre

AND BE IT FURTHER RESOLVED THAT THE BOSTON CITY COUNCIL EXTENDS ITS BEST WISHES FOR CONTINUED SUCCESS; THAT THIS RESOLUTION BE DULY SIGNED BY THE PRESIDENT OF THE CITY COUNCIL AND ATTESTED TO AND A COPY THEREOF TRANSMITTED BY THE CLERK OF THE CITY OF BOSTON.

By: _____

President of the City Council

Attest: *Alex Grantas* _____

Clerk of the City of Boston

Offered by: _____

Date: _____



City of Boston IN CITY COUNCIL



OFFICIAL RESOLUTION

PRESENTED BY

COUNCIL PRESIDENT RUTHZEE LOUJEUNE

BE IT RESOLVED, THAT THE BOSTON CITY COUNCIL
EXTENDS ITS CONGRATULATIONS TO

Marise Chery Fleurissaint

IN RECOGNITION OF:

Your surprise 60th birthday celebration. May God continue to bless and protect you and your unwavering commitment to family, church and community. Your selfless service, grace, and compassion continue to inspire all who are blessed to know you

AND BE IT FURTHER RESOLVED THAT THE BOSTON CITY COUNCIL EXTENDS ITS BEST WISHES FOR CONTINUED SUCCESS; THAT THIS RESOLUTION BE DULY SIGNED BY THE PRESIDENT OF THE CITY COUNCIL AND ATTESTED TO AND A COPY THEREOF TRANSMITTED BY THE CLERK OF THE CITY OF BOSTON.



By: Ruthzee Loujeune
President of the City Council

Attest: Alex Swartz
Clerk of the City of Boston

Offered by: Ruthzee Loujeune

Date: March 22, 2025

City of Boston IN CITY COUNCIL



OFFICIAL RESOLUTION

PRESENTED BY

COUNCIL PRESIDENT RUTHZEE LOUIJEUNE

BE IT RESOLVED, THAT THE BOSTON CITY COUNCIL
EXTENDS ITS CONGRATULATIONS TO

Abeo Powder

IN RECOGNITION OF:

Your dedication, leadership, and contributions to our community. In honor of Women’s History Month, we recognize you for your unwavering commitment to creating safe and healthy spaces for women, inspiring positive change, and uplifting everyone around you

AND BE IT FURTHER RESOLVED THAT THE BOSTON CITY COUNCIL EXTENDS ITS BEST WISHES FOR CONTINUED SUCCESS; THAT THIS RESOLUTION BE DULY SIGNED BY THE PRESIDENT OF THE CITY COUNCIL AND ATTESTED TO AND A COPY THEREOF TRANSMITTED BY THE CLERK OF THE CITY OF BOSTON.



By: _____

President of the City Council

Attest: *Alex Quintas* _____

Clerk of the City of Boston

Offered by: _____

Date: _____

City of Boston IN CITY COUNCIL



IN TRIBUTE
PRESENTED BY
COUNCIL PRESIDENT RUTHZEE LOULJEUNE

BOSTON CITY COUNCIL EXTENDS ITS DEEPEST SYMPATHY TO YOU AND
YOUR FAMILY IN THE PASSING OF YOUR LOVED ONE

Cecily Williams

IN WHOSE MEMORY ALL MEMBERS STOOD IN TRIBUTE AND
REVERENCE AS THE COUNCIL ADJOURNED ITS MEETING OF

April 2, 2025

SINCERELY



By: _____

President of the City Council

Attest: *Alex Brontas* _____

Clerk of the City of Boston

Offered by: _____

Date: _____

City of Boston IN CITY COUNCIL



OFFICIAL RESOLUTION

PRESENTED BY

COUNCIL PRESIDENT RUTHZEE LOUIJEUNE

BE IT RESOLVED, THAT THE BOSTON CITY COUNCIL
EXTENDS ITS CONGRATULATIONS TO

Cesar A. Deossa

IN RECOGNITION OF:

your dedication and service, both in your professional role, and throughout your volunteer work, mentoring individuals recovering from addiction, and homelessness in Boston, and across Massachusetts. Your unwavering commitment to making a difference in the lives of others serves as an inspiring example of leadership and compassion. We are deeply grateful for your ongoing efforts to empower and support others for more than 20 years

AND BE IT FURTHER RESOLVED THAT THE BOSTON CITY COUNCIL EXTENDS ITS BEST WISHES FOR CONTINUED SUCCESS; THAT THIS RESOLUTION BE DULY SIGNED BY THE PRESIDENT OF THE CITY COUNCIL AND ATTESTED TO AND A COPY THEREOF TRANSMITTED BY THE CLERK OF THE CITY OF BOSTON.



By: _____

President of the City Council

Attest: *Alex Smuts*

Clerk of the City of Boston

Offered by: _____

Date: _____



OFFERED BY COUNCILORS ED FLYNN AND ERIN MURPHY

**CITY OF BOSTON
IN CITY COUNCIL**

RESOLUTION HONORING FATHER GEORGE EVANS

- WHEREAS:** Father George Evans was born in Boston and lived in the Back Bay until he was 4 years old and then lived in Somerville in the home his father grew up in; *and*
- WHEREAS:** Father Evans' paternal grandparents came from County Kerry, Ireland and his mother was born in Cape Breton, Nova Scotia with a bit of Irish stock and was the only one in her family to move to the United States where she emigrated to Waltham in 1937; *and*
- WHEREAS:** Father Evans went to St. Catherine School, Matignon High School (where he continues to serve on the Board), Boston College and St. John's Seminary; *and*
- WHEREAS:** Father Evans was ordained in 1977 and he was assigned to St. James Parish in Wellesley and then he attended Catholic University of America where he earned a Doctorate in Theology. He also served at St. John's Seminary as a Rector and in Seminary Formation; *and*
- WHEREAS:** After serving as Pastor at St. Julia Parish in Weston for 15 years, Father Evans was assigned to Holy Name Church in West Roxbury in 2018; *and*
- WHEREAS:** Father Evans has been a steady, caring and supportive presence in our community as is evident by teaching 6th Graders at Holy Name School, initiating a monthly Teaching Mass for individual grades and participated in the Religious Education Program in addition to his many pastoral duties; *and*
- WHEREAS:** Father Evans is to be commended for his compassionate leadership and outstanding service to the Catholic community throughout the Greater Boston area especially to the parishioners of Holy Name Church; **THEREFORE, BE IT**
- RESOLVED:** That the Boston City Council, in meeting assembled, does hereby offer its congratulations to Father George Evans on a job well done and best wishes for a happy and healthy retirement, and further declares **June 1, 2025, as "Father George Evans Day" in the City of Boston.**

By: _____
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: _____

Date: _____

City of Boston
IN
CITY COUNCIL



**OFFICIAL RESOLUTION
OFFERED BY COUNCILOR ED FLYNN**

Be it Resolved, that the Boston City Council
Extends its Recognition to:

THE COUNTY ROSCOMMON ASSOCIATION OF BOSTON

IN RECOGNITION OF:

Your tireless dedication in bringing together the community to celebrate our Irish heritage at the Annual County Roscommon Dance. Thank you for honoring the vibrant culture, history, and traditions of Ireland, from its music and dance to its enduring sense of community. We recognize the significant contributions of Irish immigrants to our city, state, and nation.

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: _____

Date: _____

City of Boston
IN
CITY COUNCIL



Official Resolution
Presented by Councilor **Ed Flynn**

Be it Resolved, that the Boston City Council extended its Congratulations to:

Kathryn A. Willmore

In Recognition of:

Your long-time leadership in higher education, and your tireless dedication in supporting and giving back to the community. In honor of Women's History Month, we recognize your unwavering commitment in maintaining and beautifying the James Hayes Park in the South End, so that neighboring residents and all visitors have a beautiful space to enjoy.

and be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: _____

Date: _____

City of Boston
IN
CITY COUNCIL



OFFICIAL RESOLUTION

OFFERED BY
COUNCILOR ED FLYNN

波士頓市議會議員 - 愛德華、費連

BE IT RESOLVED, THAT THE BOSTON CITY COUNCIL
EXTENDS ITS APPRECIATION TO:

QUE SHING CHINESE MUSIC AND OPERA

IN RECOGNITION OF:

CONGRATULATIONS AND THANK YOU FOR YOUR MANY YEARS OF DEDICATION AND COMMITMENT TO THE
CHINATOWN COMMUNITY AND THE CITY OF BOSTON. WE COMMEND YOUR EFFORTS IN PROMOTING THE
BEAUTY AND AUTHENTICITY OF CHINESE MUSIC AND OPERA PERFORMANCE. ;

and Be it further Resolved that the Boston City Council extends its best wishes for continued
success; that this Resolution be duly signed by the President of the City Council and attested to
and a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: _____

Date: _____

OFFERED BY COUNCILOR ED FLYNN



**CITY OF BOSTON
IN CITY COUNCIL**

**RESOLUTION IN RECOGNITION OF TUSKEGEE AIRMEN
COMMEMORATION DAY IN THE CITY OF BOSTON**

WHEREAS: During World War II, the Tuskegee Airmen were the first group of African American aviators in the U.S. Army Air Forces. They garnered much success and earned eight Purple Hearts, 14 Bronze Stars, and over 90 Distinguished Flying Crosses; *and*

WHEREAS: The Tuskegee Airmen marks a significant chapter in our history as they encouraged the eventual integration of the U.S. Armed Forces, and in 1948, three years after the war, President Truman signed Executive Order 9981, ending segregation and establishing equality of treatment and opportunity in the military; *and*

WHEREAS: On the fourth Thursday of every March, we recognize Tuskegee Airmen Commemoration Day, as well as their determination, grit, and humility. Since the founding of our country, African Americans soldiers have played an important role in the defense of our nation. Time and again, they have gallantly placed themselves in danger for the protection of our freedoms despite not being fully free themselves; *and*

WHEREAS: They have been, and continue to be, an integral part of our military; without their contributions, our forces would not have accomplished many of its missions. The Tuskegee Airmen played a critical role in desegregating the United States military, and it is important that we, the Boston City Council, honor their service and sacrifice; *and*

NOW THEREFORE BE IT RESOLVED:

That the Boston City Council recognizes March 27th, 2025 as Tuskegee Airmen Commemoration Day in the City of Boston.

Filed in City Council: March 27, 2025



By: Ruthanne Loring
President of the City Council

Attest: Alex Spontas
Clerk of the City Council

Offered By: Edward M. Flynn

Date: March 27, 2025

_____ Date:

_____ Offered by:

_____ Attest:
Clerk of the City of Boston

_____ By:
President of the City Council

Your unwavering commitment and dedication to the students and families at the Josiah Quincy Upper School. Thank you for always showing care and speaking up for our students and parents in the Chinatown community in Boston!

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.

IN RECOGNITION OF:

PRINCIPAL RICHARD CHANG

BE IT RESOLVED, THAT THE BOSTON CITY COUNCIL
EXTENDS ITS APPRECIATION TO:

波士頓市議員 - 麥德華、費連

COUNCILOR ED FLYNN

OFFERED BY

OFFICIAL RESOLUTION



CITY COUNCIL

IN
City of Boston

City of Boston IN CITY COUNCIL



OFFICIAL RESOLUTION OFFERED BY COUNCILOR ED FLYNN

Be it Resolved, that the Boston City Council
Extends its Recognition to:

MAUREEN DAHILL

In Recognition of:

Your years of tireless dedication to the people of South Boston and keeping them informed of the local neighborhood news as the founder and main contributor to “Caught in Southie.” We admire your love of all things South Boston, and are inspired by your creativity in planning, managing, and producing content to share the latest updates and features on our local businesses and neighborhood events. We thank you for your important work, commitment, and deep involvement in the South Boston community. Congratulations on your well-deserved honor as the 2025 Amy K. Murray “Angel Award.”!

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: Ed Flynn

Date: March 24, 2025,

City of Boston IN CITY COUNCIL



OFFICIAL RESOLUTION OFFERED BY COUNCILOR ED FLYNN

Be it Resolved, that the Boston City Council
Extends its Recognition to:

JOHN MCGAHAN

In Recognition of:

Your 31 years of dedicated service as the President and CEO of the Gavin Foundation. We recognize your decades of compassionate work in providing life-saving services and support to countless individuals who have suffered from drug and alcohol addiction. Thank you for your commitment to the people of South Boston, tirelessly helping your neighbors to develop skills and maturity in their recovery, and providing them the structure to lead a responsible lifestyle. Congratulations on your well-deserved honor with this year's Joseph "Dodo" Nee "Champion Award"!

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: Edward M. Flynn

Date: March 24, 2025,

City of Boston IN CITY COUNCIL



OFFICIAL RESOLUTION OFFERED BY COUNCILOR ED FLYNN

Be it Resolved, that the Boston City Council
Extends its Recognition to:

IBEW 103 ASIAN TRADE UNION

IN RECOGNITION OF:

**Your dedicated efforts in organizing the 20th anniversary Asian Trade Union
Members Dinner and the 2025 Lunar New Year Celebration Banquet!**

**Thank you to the IBEW 103 Asian Trade Union and your members for your
tireless service to our community. May the Year of the Snake be full of good
health, happiness and prosperity! 新年快樂!**

and Be it further Resolved that the Boston City Council extends its best wishes for continued
success; that this Resolution be duly signed by the President of the City Council and attested
to and a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: _____

Date: _____

City of Boston
IN
CITY COUNCIL



OFFICIAL RESOLUTION
OFFERED BY COUNCILOR ED FLYNN

Be it Resolved, that the Boston City Council
Extends its Recognition to:

SOO YUEN ASSOCIATION OF NEW ENGLAND
遯源公所

IN RECOGNITION OF:

Your dedicated efforts in organizing the 2025 Lunar New Year Celebration Banquet! Thank you for your tireless service to our Chinese community. May the Year of the Snake be full of good health, happiness and prosperity! 新年快樂!

and Be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City of Boston

Offered by: _____

Date: _____

City of Boston IN CITY COUNCIL



Official Resolution of Councilor Benjamin Weber

Be it Resolved, that the Boston City Council
extends its Congratulations to:

Nikaury Contreras

In Recognition of:

Her leadership as an entrepreneur in the Jamaica Plain community as the owner of Don Tequeño y Doña Arepa, in honor of Women’s History Month.

Be it further Resolved that Councilor Benjamin J. Weber and the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to and a copy thereof transmitted by the Clerk of the City of Boston.



By: *Ruthye L. Fournelle*
President of the City Council

Attest: *Alex D. Santos*
Clerk of the City of Boston

Offered by: *Ben Weber*

Date: *March 27, 2025*

City of Boston
IN
CITY COUNCIL



Official Resolution Presented by
Councilor At-Large Erin J. Murphy

Be it Resolved, that the Boston City Council extended its Congratulations to:

Akou Diabakhate

In Recognition of:

Your exceptional achievements and dedication to empowering women in our community have earned you the 2025 EXTRAordinary Woman Award. Your remarkable contributions serve as an inspiration to others, embodying the spirit of resilience, leadership, and progress.

and be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City Council

Offered by: _____

Date: _____

EXTRAordinary Women of 2025

Akou Diabakhate
Chastity Bowick
Tina Cavicchio
Melisa Valdez
Lesley Ann Moore
Therèse Fitzgerald, PhD
Adeja Smith
Shiloh Holder
Syriana Etheart
Bobbie Carlton
Dr. Carla Haith
Dr. Ayana Bean
Anita Yip
Yeanie Bach
Sanjan Bajgain
Leasha James
Maliyah Pierre
Nia Grace
Whitney Miller
Theonide Pierre
Cheyvonne Heywood
Dr. Ndidiamaka Amutah Onukagha
Desiree Decoo
Dr. Perpetual Anastasia Hayfron Humxn
Emily Anesta
Jillian Barnes
Cheryl Jean
Jem Manoliosra
Nasrien E Ibrahim
Kyla Speizer
Arianna Jean-Baptiste
Eugenia Arroyo Sensei
Suheyr Tahlil
Shaquera Robinson
Janiah Jackson
Mitzi Carrasquillo
Tamesha Bowens
Kierissa Beckles
Beverly Parham
Denise Kasrawi
Ana Chavez

City of Boston
IN
CITY COUNCIL



Official Resolution Presented by
Councilor At-Large Erin J. Murphy

Be it Resolved, that the Boston City Council extended its Congratulations to:

Police Officer Adonica C. Chaplain

In Recognition of:

Your pioneering role as one of the first Black police officers has established you as a role model for all who have followed. Your service has not only safeguarded our community but also paved the way for greater diversity and inclusion within the Boston Police Department.

Your legacy of commitment and courage continues to inspire future generations.

and be it further Resolved that the Boston City Council extends its best wishes for continued success; that this Resolution be duly signed by the President of the City Council and attested to a copy thereof transmitted by the Clerk of the City of Boston.

By: _____
President of the City Council

Attest: _____
Clerk of the City Council

Offered by: _____

Date: _____

MAMLEO Retirees

Police Officer Adonica C. Chaplain

Detective Laura D. Howard

Detective Carmel E. Precia

Detective Carme N. Rodriguez

Detective Marie Rice