

OFFERED BY COUNCILOR MINIARD CULPEPPER



## CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

### **ORDINANCE TO CODIFY THE BOSTON HOMES LOTTERY PROGRAM BY CITY COUNCIL DISTRICT**

**WHEREAS,** The City of Boston utilizes the Boston Home Center to market and sell affordable homes by lottery to first-time homebuyers that earn an income at or below 80, 90, or 100% of Area Median Income; *and*

**WHEREAS,** These new homes are moderately priced because they are built on land that was previously owned by the City of Boston. In many cases, the City has also provided a subsidy to developers to ensure that the homes can be priced affordably; *and*

**WHEREAS,** Despite the Boston Homes Lottery Program being city-wide, it is sensible to update the program so residents are able to enter lotteries for homes located in their neighborhoods, not just the greater Boston area; *and*

**WHEREAS,** The Boston Homes Lottery Program continues to support income-restricted residents for more than thirty years, and the mitigation of involuntary displacement is essential to ensuring that residents have the opportunity to remain in their neighborhoods, if they so choose; *and*

**WHEREAS,** A lottery program codified by districts can improve the economic health of each neighborhood through fostering community. Due to the uniqueness of each district, the Boston Homes Lottery Program should accommodate the specific needs of each resident and the communities that they serve; ***NOW, THEREFORE***

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

The City of Boston Code, Ordinances, Chapter X: Housing Services is hereby amended by inserting a new section refining the Boston Homes Lottery Program in order to modify as follows:

There shall be established within the City of Boston a Boston Homes Lottery Program that is organized by City Council Districts.

#### **10.12 Boston Homes Lottery Program**

### Section 1. Purpose.

The purpose of this section is to promote neighborhood stabilization and mitigate the displacement of residents from their existing communities. The Council finds that localized housing opportunities are necessary to ensure that the public investment in affordable housing directly benefits the communities most impacted by rising property values.

### Section 2. Uses.

The Boston Homes Lottery Program by City Council District shall be administered by the Mayor's Office of Housing. The program shall be used to promote income-restricted housing opportunities in Boston, subject to compliance with fair housing law and City policies.

### Section 3. Definitions.

"District" shall refer to the nine (9) geographic City Council Districts as established by the City of Boston.

"Resident" shall mean a person whose primary residence is located within a specific City Council District and who can provide proof of residency (e.g., utility bill, lease agreement) for a period of no less than twelve (12) consecutive months prior to the date of the lottery.

### Section 4. Eligibility.

To be eligible for participation in the Boston Homes Lottery Program by City Council District, an applicant shall:

- (a) Be a first-time homebuyer as defined by applicable City of Boston and Boston Home Center policies;
- (b) Meet all income eligibility requirements established for the applicable property, including but not limited to households earning at or below eighty percent (80%), ninety percent (90%), or one hundred percent (100%) of Area Median Income, as applicable;
- (c) Obtain and maintain a mortgage pre-approval for the type and purchase price of the property for which the applicant seeks to qualify;
- (d) Demonstrate sufficient assets, savings, and financial capacity to satisfy down payment, closing cost, and other program requirements established by the Mayor's Office of Housing;
- (e) Comply with all applicable requirements of the Boston Home Center and any additional eligibility criteria required by federal, state, local, or funding source regulations;
- (f) Be automatically entered into all district-based lotteries for which the applicant is otherwise qualified and income-eligible, subject to application deadlines established for individual

properties; and

(g) For any property located within a City Council District, residents of that same City Council District who meet all eligibility requirements shall receive priority consideration in the lottery process to the maximum extent permitted by applicable fair housing laws and regulations.

Section 5. Severability.

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 6. Effective Date.

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

Filed on: June 8, 2026