

OFFERED BY COUNCILORS ENRIQUE J. PEPÉN, JOHN FITZGERALD, FERNANDES ANDERSON, MURPHY, WEBER, WORRELL AND LOUIJEUNE



CITY OF BOSTON IN CITY COUNCIL

ORDER FOR A HEARING TO CREATE MORE AFFORDABLE HOMES AND INVEST IN OUR LOCAL COMMUNITIES WITH DISTRICT IMPROVEMENT FINANCING (DIF) IN DISTRICTS 3, 5 & 9

WHEREAS, We face a catastrophic shortage of affordable and middle-class homes, displacing our neighbors and our kids who built this community for generations; and

WHEREAS, Rising rents, bills, and home costs are robbing our families of the opportunity to save and put food on our tables, a painful injustice too many of us share; and

WHEREAS, This home shortage is the result of the city's 60 year old zoning code, over 4,000 pages in length, that puts luxury developers over the needs of local residents; and

WHEREAS, We must modernize and green our approach to home creation, particularly in the face of rising coastal sea levels and record-breaking heat indexes; and

WHEREAS, Our community has an opportunity to create more homes for our families and professionals of all industries who call Boston home if we learn from the development mistakes of the past and ensure investments benefit our people; and

WHEREAS, Our local homeowners and small businesses should be empowered by these reforms, with more freedom to upgrade their property and upgrade the street infrastructure and green space that accompanies home creation; and

WHEREAS, District Improvement Financing (DIF) requires that most revenues generated from property development and home creation stay in the local community; and

WHEREAS, District Improvement Financing (DIF) will ensure that local residents have the deciding voice in how new property revenues from development are used in their neighborhood, ensuring traffic and green infrastructure is built on their terms; and

WHEREAS, Somerville and Medford have successfully leveraged DIF to cover costs of local improvements that tools like bonds cannot cover; **NOW, THEREFORE BE IT**

ORDERED: That the appropriate committee holds a hearing on how to utilize DIF to create more affordable and middle-class homes in Districts 3, 5 & 9. Representatives from Assessing, Budget, Boston Planning and Development Agency, experts on DIF, and members of the public will be encouraged to attend and testify.

Filed on: June 26, 2024