

BOSTON CITY COUNCIL

Committee on Housing and Community Development
Liz Breadon, Chair

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

REPORT OF COMMITTEE CHAIR

June 5, 2025

Dear Councilors,

The following dockets were referred to the Committee on Housing and Community Development for consideration:

Docket #0885, Message and order authorizing the City of Boston to accept and expend the amount of Eighteen Million Dollars (\$18,000,000.00) in the form of a grant for the Federal FY25 Community Development Block Grant (CDBG), awarded by the United States Department of Housing & Urban Development to be administered by the Mayor's Office of Housing. The grant will fund housing, economic development and social services programs. The award amount is estimated from prior years.

Docket #0886, Message and order authorizing the City of Boston to accept and expend the amount of Six Million Dollars (\$6,000,000.00) in the form of a grant, for the Federal FY25 HOME Investment Partnerships Program Grant, awarded by the United States Department of Housing and Urban Development to be administered by the Mayor's Office of Housing. The will fund the production of new affordable rental and homeownership housing, and also provide operating support for community development corporations. The award amount is estimated from prior years.

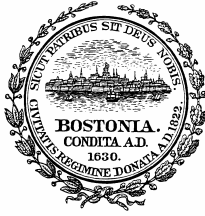
Docket #0888, Message and orders authorizing the City of Boston to accept and expend the amount of Four Million Dollars (\$4,000,000.00) in the form of a grant, for the Federal FY25 Housing for Persons with AIDS (HOPWA), awarded by the United States Department of Housing and Urban Development to be administered by the Mayor's Office of Housing. The grant will fund services for income-eligible individuals and families affected by AIDS. The award amount is estimated from prior years.

Docket #0889, Message and order authorizing the City of Boston to accept and expend the amount of Two Million Dollars (\$2,000,000.00) in the form of a grant, for the Federal FY25 Emergency Solutions Grant, awarded by the United States Department of Housing and Urban Development to be administered by the Mayor's Office of Housing. The grant will fund the street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and shelter services. The award amount is estimated from prior years.

These matters were sponsored by Mayor Michelle Wu and were referred to the Committee on April 16, 2025.

Summary of Legislation

Dockets #0885, #0886, #0888, and #0889 are a collection of United States Department of Housing and Urban Development (HUD) grants distributed by the federal government and administered by the Mayor's Office of Housing (MOH). The authorizations include estimated not-to-exceed amounts, as the actual award figures were not yet available at the time the dockets were submitted for Council approval. These HUD programs were level-funded by a Continuing Resolution passed by Congress earlier this year,



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and each of these grant allocations is expected to see a modest reduction in funding compared to the previous program year, as outlined below. The grants fund a variety of housing-related activities, such as economic development and social service programs, production of new affordable rental and homeownership housing, operating support for community development organizations, services for income-eligible individuals and families affected by AIDS, street outreach, emergency shelters, homelessness prevention, and rapid re-housing assistance and shelter services.

Docket #0885 is for the Community Development Block Grant (CDBG) in an amount not to exceed \$18 million. The anticipated CDBG allocation for HUD Program Year (PY) 2025 / City of Boston Fiscal Year (FY) 2026 is \$16,948,744. This amount would represent a reduction of \$247,107 (1.4 percent) from the HUD PY24/City FY25 award amount of \$17,195,851. MOH is the primary administering agency for the City's CDBG allocation and subgrants portions of the allocation to other City departments. These include the Office of Fair Housing and Equity (\$452,593), the Office of Workforce Development (\$2,567,136), and the Small and Local Business Program of the Office of Economic Opportunity and Inclusion (\$4,961,366). The primary uses for this grant are homebuyer education, down payment assistance, housing rehabilitation, rental housing development, and job training and economic development programs. These funds must primarily be used for activities serving households with incomes up to the CDBG-defined 80 percent of the Area Median Income (AMI) or households residing in a geographic area where at least 51 percent of the households have incomes under that threshold.

Docket #0886 is for the HOME Investment Partnerships Program (HOME) grant in an amount not to exceed \$6 million. The anticipated HOME allocation for HUD PY25/City FY26 is \$4,943,764. This amount would represent a reduction of \$58,195 (1.2 percent) from the HUD PY24/City FY25 award amount of \$5,001,959. MOH administers all HOME funds for eligible activities which include housing construction and rehabilitation. The funds will support the production of new affordable rental and homeownership housing targeting households with incomes under 80 percent of the Boston Metropolitan Area Median Family Income. For rental housing, at least 90 percent of the units must serve households with incomes up to 60 percent of the Median Income.

Docket #0888 is for the Housing Opportunities for Persons with AIDS (HOPWA) grant in an amount not to exceed \$4 million. The anticipated HOPWA allocation for HUD PY25/City FY26 is \$3,649,543. This amount would represent a reduction of \$32,666 (0.8 percent) from the HUD PY24/City FY25 award amount of \$3,682,209. MOH administers HOPWA funds for all of Norfolk, Plymouth, and Suffolk counties. Eligible activities include the construction or rehabilitation of housing for persons with AIDS; tenant-based rental assistance; supportive services; housing information services; permanent housing placement services; short-term rent, mortgage, and utility assistance (STRMU); and technical assistance. The City's primary use of HOPWA funds, through MOH, will support tenant-based rental assistance, STRMU, housing information and counseling services, and permanent housing placement for households with HIV/AIDS and incomes up to 80 percent of the Boston Metropolitan Area Median Family Income.

Docket #0889 is for the Emergency Solutions Grant (ESG) in an amount not to exceed \$2 million. The anticipated ESG allocation for HUD PY25/City FY26 is \$1,511,334. This amount would represent a reduction of \$29,854 (1.9 percent) from the HUD PY24/City FY25 award amount of \$1,541,188. MOH administers all ESG funds, which may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing, and the Homeless Management Information System



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(HMIS). Eligible target populations include chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. These funds may only be used for persons who are homeless or at-risk of becoming homeless as defined by HUD. Participants seeking assistance under the homelessness prevention component must have an income below 30 percent AMI.

Information Received

Due to constraints on the City Council calendar during the concurrent review of the FY26 budget, the Committee was unable to hold a dedicated hearing on these dockets before the end of FY25. In lieu of a hearing, the grants in Committee were discussed in general terms by MOH personnel at the Committee on Ways and Means hearing for the MOH FY26 budget on the evening of May 19, 2025. Additionally, the Chair requested and received supplemental information from MOH regarding the grants, which has been incorporated into the above report.

Given that funding for HUD Program Year 2025—partially coinciding with City of Boston Fiscal Year 2026—was level-funded under a Continuing Resolution passed by Congress earlier this year, and in light of continued uncertainty surrounding future federal support for municipalities, the Chair believes prompt authorization of these grants is in the best interest of the City.

Committee Chair Recommended Action

As Chair of the Committee on Housing and Community Development, I recommend moving the listed dockets from the Committee to the full Council for discussion and formal action. At that time, my recommendation to the full Council will be that these matters **OUGHT TO PASS**.

Respectfully submitted,

Liz Breadon, Chair

Committee on Housing and Community Development