BOSTON CITY COUNCIL

Committee on Housing and Community Development
Enrique J. Pepén, Chair

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REPORT OF COMMITTEE CHAIR

June 24, 2026

Dear Councilors,

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

Docket #0792, Message and order authorizing the City of Boston, acting through its Mayor's Office of Housing, to apply for, and to accept and expend, the Federal Fiscal Year 2025 Continuum of Care grant funds from the U.S. Department of Housing and Urban Development in an amount not to exceed Fifty Million Dollars ($50,000,000.00). These funds will be used to support programs that provide services and housing to persons experiencing homelessness.

This matter was sponsored by Mayor Michelle Wu, and was referred to the Committee on April 15, 2026.

Docket #0913, Message and order authorizing the City of Boston to accept and expend the amount of Sixteen Million Eight Hundred Thirty-Four Thousand Seven Hundred Forty-Two Dollars ($16,834,742.00) in the form of a grant, the Federal FY26 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 would fund housing, economic development and social service programs. The award amount is estimated from prior years.

Docket #0914, Message and order authorizing the City of Boston to accept and expend the amount of Four Million Eight Hundred Twenty-Five Thousand One Hundred Thirty-Two Dollars And Ninety Cents ($4,825,132.90) in the form of a grant, the Federal FY26 HOME Investment Partnerships Program Grant, awarded by the United States Department of Housing & Urban Development to be administered by the Mayor's Office of Housing. The grant would 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 #0915, Message and order authorizing the City of Boston to accept and expend the amount of Three Million Eight Hundred Fifty-Nine Thousand Forty-Nine Dollars ($3,859,049.00) in the form of a grant, the Federal FY26 Housing for Persons with AIDS (HOPWA) Grant, awarded by the United States Department of Housing & Urban Development to be administered by the Mayor's Office of Housing. The grant would fund services for income-eligible individuals and families affected by AIDS. The award amount is estimated from prior years.

Docket #0916, Message and order authorizing the City of Boston to accept and expend the amount of One Million Four Hundred Eighty-Nine Thousand Six Hundred Sixteen Dollars ($1,489,616.00) in the form of a grant, the Federal FY26 Emergency Solutions Grant, awarded by the United States Department of Housing & Urban Development to be administered by the Mayor's Office of Housing. The grant would fund 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 May 6, 2026.

Summary of Legislation

Docket #0792 is an Order authorizing the City to apply for, and accept and expend, Continuum of Care (CoC) grant funding up to $50 million. CoC funds are awarded by the U.S. Department of Housing and Urban Development (HUD), and this pool of grant funds is from Federal Fiscal Year 2025. The Mayor's message states that "funds will be used to support programs that provide services and housing to persons experiencing homelessness."

Docket #0913 is an Order authorizing the City to accept and expend Community Development Block Grant (CDBG) funding up to $16,834,742. CDBG funds are awarded by HUD and administered by the Mayor's Office of Housing (MOH), and this pool of funds is from Federal Fiscal Year 2026. The amount is estimated based on prior year awards. The Mayor's message states that "[t]he grant would fund housing, economic development and social service programs."

Docket #0914 is an Order authorizing the City to accept and expend HOME Investment Partnerships Program (HOME) grant funding up to $4,825,132.90. HOME funds are awarded by HUD and administered by MOH, and this pool of funds is from Federal Fiscal Year 2026. The amount is estimated based on prior year awards. The Mayor's message states that "[t]he grant would fund the production of new affordable rental and homeownership housing, and also provide operating support for community development corporations."

Docket #0915 is an Order authorizing the City to accept and expend Housing for Persons with AIDS (HOPWA) grant funding up to $3,859,049. HOPWA funds are awarded by HUD and administered by MOH, and this pool of funds is from Federal Fiscal Year 2026. The amount is estimated based on prior year awards. The Mayor's message states that "[t]he grant would fund services for income-eligible individuals and families affected by AIDS."

Docket #0916 is an Order authorizing the City to accept and expend Emergency Solutions Grant (ESG) funding up to $1,489,616. ESG funds are awarded by HUD and administered by MOH, and this pool of funds is from Federal Fiscal Year 2026. The amount is estimated based on prior year awards. The Mayor's message states that "[t]he grant would fund street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance and shelter services."

Information Received at Hearing

The Committee held a hearing on Friday, June 12, 2026 to discuss Dockets #0792, 0913-0916. The Committee heard testimony from administration representatives including panelists from the Mayor's Office of Housing–Director of Administration and Finance Rick Wilson, Director of the Neighborhood Housing Development Division Christine O'Keefe, Director of the Supportive Housing Division Katie Cahill-Holloway, Director of the Office of Housing Stability Danielle Johnson, and Assistant Director of the Boston Home Center Christine McCrorey; panelists from the Office of Economic Opportunity and Inclusion–Interim Chief Donald Wright and Director of Small Business Aliesha Porcena; and a panelist from the Office of Workforce Development–Director of Workforce Grantmaking Katy Gall.

Director Wilson presented a summary of the matters. Director Wilson first explained that Dockets #0913-0916 pertain to what are called entitlement grants where HUD uses formulas to award funding to jurisdictions. Formulas for these entitlement grants consider factors such as population, age of housing, extent of poverty, and housing overcrowding. He explained that as more jurisdictions become eligible for HUD awards, typically the size of awards decreases and that Congress roughly level funded the grants for the year under consideration. Director Wilson presented data which showed that three of the four entitlement grant amounts decreased modestly, while one slightly increased.

Director Wilson then presented each of the five grant programs in detail, including permitted uses for grant funds as well as criteria for income targeting. He also described MOH's role in administering funds. For HOME, HOPWA, ESG, and CoC grants, MOH is the sole administrator. MOH administers HOPWA funds for all of Suffolk, Norfolk, and Plymouth counties. MOH passes through 94% of CoC funds to nonprofit housing and service providers. For CDBG funds, MOH plans to subgrant $5 million to the Office of Economic Opportunity and Inclusion, $2.5 million to the Office of Workforce Development, and $0.5 million to the Office of Fair Housing and Equity.

Director Wilson explained that MOH expects to receive $52 million for the City's Continuum of Care grant as opposed to $50 million as stated in the original Order as filed. He stated that 65.7% of the award will be used for Permanent Supportive Housing and that the entire grant will serve a minimum of 2,178 households.

Director Wilson next described key target metrics for FY27, including creating 750 income-restricted rental and homeownership units, providing housing assistance for 500 people with HIV/AIDS, and assisting 1,765 businesses with technical assistance, storefront improvements, and small business loans. He also provided updates on recent projects citywide.

Finally, Director Wilson described MOH's commitment to citizen participation and reporting, including through the HUD-approved Citizen Participation Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Report which he explained are available online.

Councilors and representatives also discussed ongoing litigation between the City and the federal government related to attempted changes to federal Continuum of Care grant making. Representatives stated that the City obtained preliminary injunctions in two cases and therefore expects to receive grant funding this year, but noted that the administration is deliberating about how to move forward given the federal government's proposed changes to grant making in future years.

Summary of Amendments
Docket #0792 was amended to reflect that MOH expects to receive $52 million for the Continuum of Care grant, as opposed to the $50 million expected when the Order was originally filed.

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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 this time, my recommendation to the full Council will be that Docket #0792 **OUGHT TO PASS IN A NEW DRAFT** and that Dockets #0913-0916 **OUGHT TO PASS**.

Enrique J. Pepén, Chair
Committee on Housing and Community Development