OFFERED BY COUNCILORS MINIARD CULPEPPER, HENRY SANTANA, BREADON, COLETTA ZAPATA, DURKAN, FITZGERALD, FLYNN, LOUIJEUNE, MURPHY, PEPÉN, WEBER, AND WORRELL

CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

ORDER FOR A HEARING TO EXAMINE OPPORTUNITIES FOR BOSTON UNDER THE 21ST CENTURY ROAD TO HOUSING ACT

WHEREAS, The 21st Century ROAD to Housing Act became federal law in July 2026, establishing new housing programs and updating existing programs intended to increase housing production, improve affordability, and expand access to homeownership; *and*

WHEREAS, In March 2026, the Boston City Council adopted a resolution supporting the legislation and recognizing that the housing shortage is particularly acute in high-cost cities such as Boston, where limited supply contributes to rising costs for renters and prospective homebuyers; *and*

WHEREAS, The Act requires recipients of Community Development Block Grant funds to maintain a publicly accessible, searchable database of undeveloped land owned by their jurisdiction, creating an opportunity for Boston to improve public access to information about City-owned parcels and evaluate their potential for housing; *and*

WHEREAS, The Act adds affordable housing construction as an eligible activity under the Community Development Block Grant program and reforms the HOME Investment Partnerships Program, warranting an examination of how Boston could use these federal resources to produce and preserve income-restricted housing; *and*

WHEREAS, The Act authorizes competitive grants for regional housing planning, funding for communities increasing housing supply, and assistance with pre-approved housing designs and the conversion of vacant buildings into housing, subject to federal program requirements and the availability of funds; *and*

WHEREAS, The Act also directs the development of federal guidance on housing supply and land-use practices and supports examination of modular construction and other building methods that may help reduce costs or shorten development timelines where appropriate for Boston; *and*

WHEREAS, Identifying which provisions of the Act Boston can implement now, which funding opportunities the City can pursue, and which provisions require further federal guidance, funding, or coordination with the Commonwealth of Massachusetts and local housing partners will help Boston make informed, timely decisions about pursuing the opportunities created by the Act*;* ***NOW, THEREFORE BE IT***

ORDERED: That the appropriate committee of the Boston City Council hold a hearing to examine how the City of Boston can use the programs, funding opportunities, and policy guidance established by the 21st Century ROAD to Housing Act to increase housing production, preserve affordable housing, and expand access to homeownership. The hearing shall examine, among other matters, the City-owned land database requirement; potential uses of Community Development Block Grant and HOME funds; eligibility for new federal grants and pilot programs; opportunities to convert vacant buildings into housing; and the steps, funding, and partnerships needed for implementation. Representatives of the Mayor's Office of Housing, the Boston Planning Department, the Boston Housing Authority, and other interested parties shall be invited to attend.

Filed on: September 23, 2026