

**OFFERED BY COUNCILORS BRIAN WORRELL, MINIARD CULPEPPER,
JULIA M. MEJIA, BREADON, DURKAN, FITZGERALD, FLYNN, LOUIJEUNE,
MURPHY, PEPÉN, SANTANA, AND WEBER**



CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

ORDER FOR A HEARING ON THE STATUS OF THE IMPLEMENTATION OF THE CITY OF BOSTON'S ASSESSMENT OF FAIR HOUSING

WHEREAS, In 2016, the City of Boston created a Community Advisory Committee (CAC) to develop an Assessment of Fair Housing (AFH) per federal housing laws requiring cities to outline how they will affirmatively further fair housing opportunities for residents; *and*

WHEREAS, As a part of the AFH, the City engaged in 16 months of community outreach involving public testimony, community meetings, and a citywide survey, and this community outreach initiative culminated in 2018; *and*

WHEREAS, In 2020, and despite the federal administration's termination of the Affirmatively Furthering Fair Housing (AFFH) rule, Boston became the first major city in the nation to include fair housing requirements in the zoning code that mandate developers to take significant steps to prevent displacement and ensure equitable housing access, and the City resolved to continue its efforts and to work with the AFFH CAC to complete the AFH; *and*

WHEREAS, In 2022, the City released an Assessment of Fair Housing that included specific objectives for different city departments to address the goals of affirmatively furthering fair housing for all residents, and Mayor Michelle Wu also released the Executive Order 'Affirmatively Furthering Fair Housing and the Implementation of the City of Boston's Assessment of Fair Housing' that uplifted the responsibilities of the Office of Fair Housing to ensure fair and equitable housing opportunities for all residents, and to prevent discrimination in renting, buying, selling, lending, or otherwise securing financing in housing practices; *and*

WHEREAS, A lot has changed, since 2022 when the AFH was released, and especially since community outreach was performed in 2016-18, as both demographics and the housing market have evolved while various economic factors impacting housing access have also changed markedly; *and*

WHEREAS, In early 2025, the City of Boston released a report and a heat map reflecting displacement risk scores by neighborhoods as determined by foreclosure and eviction rates, with findings revealing significantly higher scores in some neighborhoods that also have a higher share of low-income families and families

of color, in addition to long histories of systemic racism and other discriminatory norms in lending, real estate, and other housing practices; *and*

WHEREAS, According to research from the Boston Foundation, after decades of systemic redlining, devaluation of non-white homes, and discrimination in lending services, roughly only 40 percent of Black and 37 percent of Latino households own their homes, compared to 73 percent of White households regardless of income levels, proving a significant need to perform an updated assessment of fair housing practices across the city; *and*

WHEREAS, Per the AFH, the AFFH CAC “insisted on the importance of moving forward with a reader-friendly report that includes assessment of past goals, state of implementation, and new goals based on data and community meetings, as well as information the City has collected about fair housing issues”, suggesting a significant need to perform an updated Assessment of Fair Housing that reflects the conditions of present-day Boston and financial markets; *and*

WHEREAS, Filling the Office of Fair Housing’s vacancies, including Director, Director of Investigations, and the Education and Outreach Coordinator, would ensure the office is best equipped and resourced to carry out an updated Assessment as well as all the associated complex responsibilities of AFFH; *and*

WHEREAS, A timeline is needed for the process to contract out fair housing testing as appropriated in the FY26 City Council budget amendments; *and*

WHEREAS, A comprehensive and coordinated action plan is needed to ensure fair housing principles are in practice throughout the city; ***NOW, THEREFORE BE IT***

ORDERED: That the appropriate committee of the Boston City Council hold a hearing to discuss the updated plan for Affirmatively Furthering Fair Housing, for assessing various fair housing testing methods, and for beginning the procurement process to find and designate the proper entity to carry out fair housing testing throughout the city, and that representatives from the Office of Fair Housing, the Mayor’s Office of Housing, the Planning Department, the Boston Housing Authority, and other interested parties shall be invited to attend.

Filed on: March 27, 2026