

**OFFERED BY COUNCILORS BRIAN WORRELL, MINIARD CULPEPPER,
BREADON, COLETTA ZAPATA, FITZGERALD, FLYNN, LOUIJEUNE,
MURPHY, PEPÉN, AND SANTANA**



CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

**ORDER FOR A HEARING TO EXPLORE RAISING
THE PERCENTAGE OF COMMUNITY
PRESERVATION ACT FUNDS DEDICATED TO
AFFORDABLE HOUSING**

WHEREAS, Boston devoted more than \$240 million of federal ARPA funds to the development of affordable housing, yet these funds will end at the end of 2026, leaving the city in need of boosting alternative sources of funding devoted to preserving and creating affordable units to address the need; *and*

WHEREAS, Massachusetts' Community Preservation Act (CPA) was established to allow municipalities to allocate funding to support affordable housing, historic preservation projects, and open space and recreation initiatives; *and*

WHEREAS, Since its adoption of the CPA in 2018, Boston creates its CPA funds in part through a 1% surcharge on residential and business property tax bills; *and*

WHEREAS, According to the law, a required minimum of 10% of CPA funding is spent on each of the categories of affordable housing, open space and recreation, and historic preservation, while spending on the remaining funds is left to the discretion of the Community Preservation Committee (CPC) and the Boston City Council; *and*

WHEREAS, According to the Community Preservation Plan, the CPC has established a goal of 50% of funds to be devoted to affordable housing, and 20% each to historic preservation and open space and recreation, leaving 10% that can be directed to any category; *and*

WHEREAS, Other Massachusetts cities such as Cambridge have opted to use the full allowable maximum of their CPA funds for the affordable housing category, a move that allows for greater per-unit subsidies than what Boston offers; *and*

WHEREAS, The Boston Municipal Research Bureau recommends Boston spend more of its CPA funds on affordable housing, reporting that if the city had spent 80% of CPA on housing in the years 2018-2025, it would have generated \$65.8 million more towards housing projects, services, and resources; *and*

WHEREAS, The CPC develops a funding allocation formula annually in order to ensure CPA funds are used according to the most pressing needs of the city; *and*

WHEREAS, The City of Boston should consider the potential benefits and implications of increasing the rate of CPA funds devoted to creating and preserving affordable housing units; **NOW, THEREFORE BE IT**

ORDERED: That the appropriate committee of the Boston City Council hold a hearing to explore the implications of increasing the percentage of CPA funds devoted to affordable housing in Boston, and that members from the Community Preservation Committee, the Mayor's Office of Housing, the Planning Department, and other interested parties shall be invited to attend and testify.

Filed on: August 24, 2026