

# Housing

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# Housing

Sheila Dillon, Chief of Housing

## Cabinet Mission

The Cabinet is committed to making Boston the most livable city in the nation by working with its many communities to build strong neighborhoods through the strategic investment of public resources.

Operating Budget	Total Actual '23	Total Actual '24	Total Approp '25	Total Budget '26
Mayor's Office of Housing	43,718,620	54,328,014	55,567,357	52,068,984
<b>Total</b>	<b>43,718,620</b>	<b>54,328,014</b>	<b>55,567,357</b>	<b>52,068,984</b>

Capital Budget Expenditures	Actual '23	Actual '24	Estimated '25	Projected '26
Mayor's Office of Housing	13,965,056	9,192,477	40,000,000	30,200,000
<b>Total</b>	<b>13,965,056</b>	<b>9,192,477</b>	<b>40,000,000</b>	<b>30,200,000</b>

External Funds Expenditures	Total Actual '23	Total Actual '24	Total Approp '25	Total Budget '26
Mayor's Office of Housing	228,716,124	128,414,624	147,634,664	150,159,000
<b>Total</b>	<b>123,227,605</b>	<b>128,414,624</b>	<b>147,634,664</b>	<b>150,159,000</b>



# Mayor's Office of Housing Operating Budget

Sheila Dillon, Chief of Housing, Appropriation 188000

## Department Mission

The mission of the Mayor's Office of Housing (MOH) is to make Boston a more equitable and inclusive city where all residents can thrive. MOH seeks to carry out its mission through a lens of promoting diversity, equity and inclusion and addressing the effects of systemic racism in our city. In 2014, the City announced its Boston 2030 plan which outlines a new comprehensive approach to accommodating Boston's complex housing needs over the next 15 years. Funding committed for the new plan has been renamed the "Housing 2030 Fund" which is included in the Neighborhood Development Operating Budget in "Program 3. Housing Development and Services."

## Selected Performance Goals

### Mayor's Office of Housing Administration

- Increase Diversity in COB Workforce.

### Real Estate Management & Sales

- Dispose of tax-foreclosed and surplus property.

### Housing Development & Services

- Ensure growth and affordability in Boston's housing market.

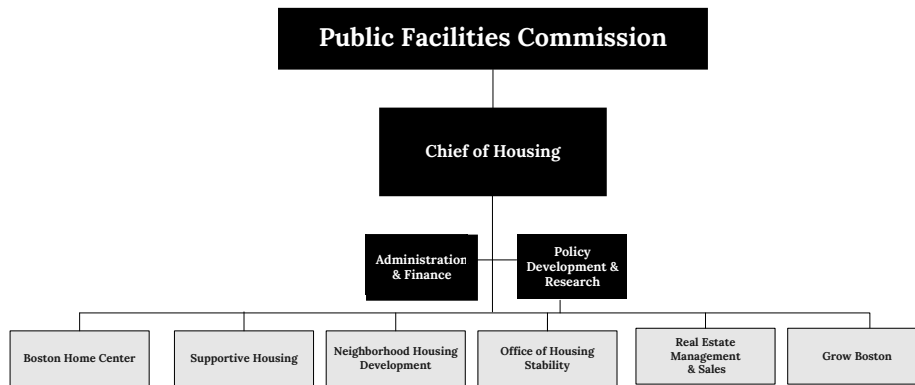
Operating Budget	Program Name	Total Actual '23	Total Actual '24	Total Approp '25	Total Budget '26
	Mayor's Office of Housing Administration	2,211,888	2,780,399	4,117,565	3,005,616
	Real Estate Management & Sales	3,154,158	2,833,480	2,992,579	3,137,507
	Housing Development & Services	38,352,574	48,714,135	48,457,213	45,925,861
	<b>Total</b>	<b>43,718,620</b>	<b>54,328,014</b>	<b>55,567,357</b>	<b>52,068,984</b>

External Funds Budget	Fund Name	Total Actual '23	Total Actual '24	Total Approp '25	Total Budget '26
	Allston Brighton Homeownership Fund	842,570	79,847	500,000	1,000,000
	ARPA Earmark	0	0	0	2,470,547
	BRA/HODAG Program Income	531,075	132,925	0	0
	Brownfields Economic Development Initiative	13,770	28,049	36,000	36,000
	CDBG	14,255,162	20,453,065	22,024,344	21,544,998
	CDBG - COVID-19 Response	2,923,042	8,132,849	4,178,045	4,267,639
	Choice Neighborhood Implementation Grant	23,599	60,429	0	0
	Commonwealth Builder Program (CWB)	10,113,707	19,121,173	25,000,000	25,000,000
	Community Challenge Planning Grant	39,160	39,047	0	0
	Continuum of Care	33,254,263	40,654,912	48,138,121	48,183,050
	Emergency Food & Shelter	93,705	650,362	0	0
	Emergency Rental Assistance	13,459,332	4,743,939	500,000	0
	Emergency Solutions Grant	1,408,259	1,188,413	2,230,475	1,720,684
	Emergency Solutions Grant - COVID-19 Response	9,759,445	2,792,465	0	0
	EPA/Brownfields	6,810	25,980	0	0
	HOME	8,336,335	4,337,689	6,001,958	4,634,265
	HOME ARP	939	5,873,433	10,000,000	12,773,688
	HOPWA	3,389,710	3,723,422	3,682,209	3,668,961
	HOPWA - COVID-19 Response	146,150	99,539	0	0

Housing Choice Community Capital Grant Program	236,895	0	0	0
Inclusionary Development Fund	14,232,722	11,045,134	24,265,728	23,781,883
Lead Paint Abatement	962,701	1,078,799	788,634	788,134
Neighborhood Development Fund	3,701,457	2,529,731	63,525	63,525
Regional Foreclosure Education Grant (COM)	182,138	274,077	225,625	225,625
Rose Fellowship	33,529	0	0	0
Section 108 (Emp Zone)	1,814,166	919,562	0	0
Urban Agenda Grant	3,466,965	429,783	0	0
<b>Total</b>	<b>123,227,605</b>	<b>128,414,624</b>	<b>147,634,664</b>	<b>150,159,000</b>

Operating Budget	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	5,392,535	6,385,299	8,055,090	7,294,125
Non Personnel	38,326,085	47,942,715	47,512,267	44,774,859
<b>Total</b>	<b>43,718,620</b>	<b>54,328,014</b>	<b>55,567,357</b>	<b>52,068,984</b>

# Mayor's Office of Housing Operating Budget



## Authorizing Statutes

- Enabling Legislation, 1961 Mass. Acts ch. 642, §§ 1-3.
- Sale of Certain Surplus Property, 1982 Mass. Acts ch. 190, § 24; 1986 Mass. Acts ch. 701, § 4.
- Design Services, M.G.L.A. c. 7, § 38A 1/2.
- Public Works Construction, M.G.L.A. c. 30, § 39M.
- Building Construction, M.G.L.A. c. 149, §§ 44A-44J.
- Municipal Participation in Condominiums, M.G.L.A. c. 183A, § 20.
- Boston Urban Homestead Program, CBC Ord. §§ 8-2.1-8-2.8.
- Code Enforcement, M.G.L.A. c.40, § 21d; M.G.L.A. c. 270, § 16.
- Transfers of Property to Boston Redevelopment Authority, CBC St. 11 §§ 251, 255.
- Committee on Foreclosed Real Estate; Powers, CBC Ord. §§ 11-7.1-11-7.2; CBC St. 11 §§ 251, 255.
- 1994 Mass. Acts ch. 282; CBC Ord. § 10-2.1.

## Description of Services

MOH administers programs that create and preserve affordable housing, support homebuyers, homeowners and renters, provide housing and services to homeless individuals and families, and develop City-owned property for community benefits.

# Department History

Personnel Services	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
51000 Permanent Employees	5,322,984	6,287,888	7,997,790	7,236,825	-760,965
51100 Emergency Employees	57,638	74,780	43,800	43,800	0
51200 Overtime	0	0	0	0	0
51600 Unemployment Compensation	11,913	22,631	11,000	11,000	0
51700 Workers' Compensation	0	0	2,500	2,500	0
Total Personnel Services	5,392,535	6,385,299	8,055,090	7,294,125	-760,965
Contractual Services	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
52100 Communications	138,008	119,751	66,187	66,187	0
52200 Utilities	40,821	52,999	73,778	95,960	22,182
52400 Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	0	0	3,000	2,500	-500
52600 Repairs Buildings & Structures	107,900	83,500	57,400	57,400	0
52700 Repairs & Service of Equipment	8,369	7,929	7,500	4,200	-3,300
52800 Transportation of Persons	30,824	46,483	36,305	0	-36,305
52900 Contracted Services	2,616,123	7,571,480	2,651,596	2,678,946	27,350
Total Contractual Services	2,942,045	7,882,142	2,895,766	2,905,193	9,427
Supplies & Materials	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
53000 Auto Energy Supplies	15	0	0	0	0
53200 Food Supplies	0	1,165	0	2,500	2,500
53400 Custodial Supplies	0	0	0	0	0
53500 Med, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	6,596	14,129	18,000	14,055	-3,945
53700 Clothing Allowance	7,087	9,448	24,439	18,825	-5,614
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	6,459	6,623	7,500	7,156	-344
Total Supplies & Materials	20,157	31,365	49,939	42,536	-7,403
Current Chgs & Oblig	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
54300 Workers' Comp Medical	0	0	5,000	5,000	0
54400 Legal Liabilities	3,180	0	3,825	3,000	-825
54500 Aid To Veterans	0	0	0	0	0
54600 Current Charges H&I	0	0	0	0	0
54700 Indemnification	0	0	0	0	0
54800 Reserve Account	0	0	0	0	0
54900 Other Current Charges	124,375	125,540	145,408	108,758	-36,650
Total Current Chgs & Oblig	127,555	125,540	154,233	116,758	-37,475
Equipment	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
55000 Automotive Equipment	0	0	0	0	0
55400 Lease/Purchase	0	0	0	0	0
55600 Office Furniture & Equipment	0	0	0	0	0
55900 Misc Equipment	22,985	14,325	22,986	21,029	-1,957
Total Equipment	22,985	14,325	22,986	21,029	-1,957
Other	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
56200 Special Appropriation	35,213,343	39,889,343	44,389,343	41,689,343	-2,700,000
57200 Structures & Improvements	0	0	0	0	0
58000 Land & Non-Structure	0	0	0	0	0
Total Other	35,213,343	39,889,343	44,389,343	41,689,343	-2,700,000
Grand Total	43,718,620	54,328,014	55,567,357	52,068,984	-3,498,373



# Department Personnel

Title	Union Code	Grade	Position	FY26 Salary	Title	Union Code	Grade	Position	FY26 Salary	
Accounting Manager	SU2	22	0.75	71,478	Housing Assistant.	BXM	21	1.00	67,383	
Accounts Payable Manager	SU2	23	0.50	51,039	Housing Compliance Manager	BXM	24	1.00	85,127	
AFFH Zoning Assistant	SU2	20	1.00	72,486	Housing Crisis Case Coord	SU2	21	3.00	241,781	
Analyst (MOH)	SU2	22	0.25	22,108	Housing Development Officer	SU2	22	5.35	484,906	
Architect	SU2	21	1.00	87,374	Income Restricted Housing Port	BXM	22	1.00	67,383	
Asset Manager	SU2	21	1.00	88,175	Legal Sec	EXM	19	0.25	14,130	
Assistant Director	EXM	26	4.55	510,749	Loan Monitor	SU2	19	0.50	33,187	
Assistant-Director	EXM	26	1.10	123,570	Manager	SU2	24	1.00	101,745	
Assoc Deputy Director	EXM	28	3.05	390,508	Manager (DND)	SU2	24	0.25	27,839	
Asst Dir for Compliance Loans	EXM	26	0.50	59,251	Manager Of Research & Dev	SU2	23	0.25	25,753	
Budget Manager	SU2	22	0.50	46,946	Operations Manager	EXM	25	1.70	177,238	
Chief of Staff	MYO	29	1.00	149,739	Policy Advisor	EXM	28	0.50	69,250	
Compliance Monitor	SU2	20	2.10	145,763	Principal Housing Policy Anlst	SU2	24	1.00	110,070	
Compliance Monitor(Red Circle)	SU2	21	0.10	8,817	Procurement Officer	SU2	20	0.50	36,008	
Const & Design Serv Manager	SU2	24	0.10	11,135	Prog Asst	SU2	19	4.65	337,780	
Construction Manager	SU2	23	1.00	86,811	Program Manager	SU2	21	6.90	580,511	
Construction Specialist II	SU2	21	0.90	59,658	Project Mngr	SU2	21	3.00	225,068	
Construction Supervisor	SU1	21	1.00	84,179	Property Mgmt	SU2	22	1.00	95,304	
Construction Supervisor	SU2	21	2.20	193,984	Reasearch & Development Anl	SU2	21	0.25	22,044	
Controller	EXM	27	0.50	64,054	Senior Architect	SU2	24	0.10	10,877	
Deputy Director	EXM	27	0.40	51,243	Senior Product Manager	EXM	26	1.00	103,418	
Deputy Director	EXM	29	2.75	411,784	Special Assistant	EXM	22	1.95	152,294	
Director	CDH	NG	1.00	184,606	Sr Budget Manager	SU2	24	0.50	55,677	
Director of Legal Unit	EXM	28	0.50	69,250	Sr Compliance Officer	SU2	22	0.20	19,061	
Director of Marketing	EXM	28	0.50	69,250	Sr Developer	SU2	24	0.50	55,677	
Director of Operations	EXM	29	1.00	149,739	Sr Housing Develop Officer	SU2	24	3.05	373,294	
Director,	EXM	28	0.75	103,875	Sr Program Manager	SU2	23	2.20	225,062	
Dir-Public/Media Relations	EXM	28	1.00	138,500	Sr Project Manager	SU2	23	1.00	103,014	
Finance Manager	SU2	23	0.50	51,039	Sr Project Manager (DND)	SU2	24	1.00	111,355	
Financial Analyst.	SU2	20	0.50	40,421	Sr. Housing Crisis Coordinator	SU2	23	1.00	91,069	
HMIS Administrator	SU2	23	0.05	5,151	Tech. Support Manager	SU2	23	0.50	45,831	
					Total				78	7,751,820
					Adjustments					
					Differential Payments					0
					Other					380,004
					Chargebacks					-695,000
					Salary Savings					-200,000
					FY26 Total Request					7,236,824

# External Funds History

Personnel Services	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
51000 Permanent Employees	7,328,760	7,013,556	11,092,830	7,725,524	-3,367,306
51100 Emergency Employees	0	0	0	0	0
51200 Overtime	0	0	0	0	0
51300 Part Time Employees	0	0	0	0	0
51400 Health Insurance	1,053,838	1,080,946	1,663,923	1,222,051	-441,872
51500 Pension & Annuity	667,343	659,726	998,340	733,229	-265,111
51600 Unemployment Compensation	0	0	0	0	0
51700 Workers' Compensation	0	0	0	0	0
51800 Indirect Costs	0	0	0	0	0
51900 Medicare	93,985	92,612	160,840	118,132	-42,708
Total Personnel Services	9,143,926	8,846,834	13,915,933	9,798,936	-4,116,997
Contractual Services	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
52100 Communications	0	0	83,088	52,116	-30,972
52200 Utilities	3,385	1,434	28,246	22,500	-5,746
52400 Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	1,300	260	3,892	3,100	-792
52600 Repairs Buildings & Structures	33,516	50,226	38,916	31,000	-7,916
52700 Repairs & Service of Equipment	4,862	0	27,618	15,500	-12,118
52800 Transportation of Persons	9,061	13,865	77,659	34,340	-43,319
52900 Contracted Services	113,863,271	119,386,311	133,018,078	139,811,045	6,792,967
Total Contractual Services	113,915,395	119,452,096	133,277,497	139,969,601	6,692,104
Supplies & Materials	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
53000 Auto Energy Supplies	0	0	0	0	0
53200 Food Supplies	0	0	0	5,000	5,000
53400 Custodial Supplies	870	462	2,511	2,000	-511
53500 Med, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	25,363	26,706	87,924	67,600	-20,324
53700 Clothing Allowance	13,664	12,820	17,759	23,279	5,520
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	6,147	14,266	28,259	24,950	-3,309
Total Supplies & Materials	46,044	54,254	136,453	122,829	-13,624
Current Chgs & Oblig	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
54300 Workers' Comp Medical	0	0	0	0	0
54400 Legal Liabilities	0	0	0	0	0
54600 Current Charges H&I	0	0	0	0	0
54700 Indemnification	0	0	0	0	0
54800 Reserve Account	0	0	0	0	0
54900 Other Current Charges	83,080	61,403	201,957	179,226	-22,731
Total Current Chgs & Oblig	83,080	61,403	201,957	179,226	-22,731
Equipment	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
55000 Automotive Equipment	0	0	0	0	0
55400 Lease/Purchase	0	0	0	0	0
55600 Office Furniture & Equipment	799	0	31,384	25,000	-6,384
55900 Misc Equipment	38,364	35	71,440	63,408	-8,032
Total Equipment	39,163	35	102,824	88,408	-14,416
Other	FY23 Expenditure	FY24 Expenditure	FY25 Appropriation	FY26 Recommended	Inc/Dec 25 vs 26
56200 Special Appropriation	0	0	0	0	0
57200 Structures & Improvements	0	0	0	0	0
58000 Land & Non-Structure	0	0	0	0	0
Total Other	0	0	0	0	0
Grand Total	123,227,605	128,414,624	147,634,664	150,159,000	2,524,336

# External Funds Personnel

Title	Union Code	Grade	Position	FY26 Salary	Title	Union Code	Grade	Position	FY26 Salary
Accounting Manager	SU2	22	1.25	119,130	HMIS Administrator	SU2	23	0.95	97,863
Accounts Payable Manager	SU2	23	0.50	51,039	HMIS User Specialist	SU2	19	1.00	50,373
Analyst (MOH)	SU2	22	0.75	66,537	Housing Crisis Case Coord	SU2	21	1.00	80,982
Asset Manager	SU2	21	1.00	88,175	Housing Development Officer	SU2	22	11.65	988,254
Assistant Director	EXM	26	5.45	585,655	Legal Sec	EXM	19	0.75	42,391
Assistant-Director	EXM	26	1.90	218,371	Loan Monitor	SU2	19	0.50	33,187
Assoc Deputy Director	EXM	28	1.95	258,380	Manager (DND)	SU2	24	0.75	83,516
Asst Dir for Compliance Loans	EXM	26	0.50	59,251	Manager Of Research & Dev	SU2	23	0.75	77,260
Budget Manager	SU2	22	0.50	46,946	Operations Manager	EXM	25	3.30	355,663
Compliance Monitor	SU2	20	0.90	73,424	Policy Advisor	EXM	28	0.50	69,250
Compliance Monitor(Red Cirle)	SU2	21	0.90	79,357	Procurement Officer	SU2	20	0.50	36,008
Construction & Design Serv Manager	SU2	24	0.90	100,219	Prog Asst	SU2	19	4.35	316,214
Construction Manager	SU2	23	1.00	103,014	Program Manager	SU2	21	8.63	697,679
Construction Specialist II	SU2	21	3.10	218,138	Project Mngr	SU2	21	1.00	88,175
Construction Supervisor	SU1	21	1.00	84,179	Reasearch & Development Anl	SU2	21	0.75	66,131
Construction Supervisor	SU2	21	1.80	158,714	Senior Architect	SU2	24	0.90	97,889
Controller	EXM	27	0.50	64,054	Special Assistant	EXM	22	1.05	80,021
Deputy Director	EXM	27	0.40	51,243	Sr Budget Manager	SU2	24	0.50	55,677
Deputy Director	EXM	29	4.25	636,393	Sr Compliance Officer	SU2	22	1.80	171,547
Director	EXM	28	1.25	173,125	Sr Developer	SU2	24	0.50	55,677
Director of Legal Unit	EXM	28	0.50	69,250	Sr Housing Develop Officer	SU2	24	4.95	531,496
Director of Marketing	EXM	28	0.50	69,250	Sr Program Manager	SU2	23	2.80	286,119
Finance Manager	SU2	23	0.50	51,039	Sr Project Manager	SU2	23	1.00	103,014
Financial Analyst	SU2	20	0.50	40,421	Tech. Support Manager	SU2	23	0.50	45,831
					Total				827,975,521
					Adjustments				
					Differential Payments				0
					Other				0
					Chargebacks				0
					Salary Savings				-250,000
					FY26 Total Request				7,725,521

# Program 1. Mayor's Office of Housing Administration

Rick Wilson, A. Najjar, Managers, Organization 188100

## Program Description

The Administration program provides strategic leadership and oversight of the department, and manages the administrative, financial, operational and technological functions that allows MOH to carry out its programs. It also enforces department policies and procedures and provides support services to all MOH programs to ensure the effective completion of departmental goals in compliance with City, State and Federal laws and regulations.

Operating Budget	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	1,720,141	2,319,774	3,644,729	2,636,309
Non Personnel	491,747	460,625	472,836	369,307
<b>Total</b>	<b>2,211,888</b>	<b>2,780,399</b>	<b>4,117,565</b>	<b>3,005,616</b>

## Performance

**Goal:**    Increase Diversity in COB Workforce

Performance Measures	Actual '23	Actual '24	Projected '25	Target '26
% of employees who self-identify as a Person of Color	42%	40%	40%	
% of employees who self-identify as female	59%	59%	62%	

# Program 2. Real Estate Management & Sales

R. Chung, Manager, Organization 188200

## Program Description

The Real Estate Management & Sales (REMS) program maintains surplus and tax foreclosed land and buildings and works to dispose of properties to generate revenue for the City and provide benefits to the community.

Operating Budget	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	996,315	892,254	862,269	919,298
Non Personnel	2,157,843	1,941,226	2,130,310	2,218,209
<b>Total</b>	<b>3,154,158</b>	<b>2,833,480</b>	<b>2,992,579</b>	<b>3,137,507</b>

## Performance

**Goal:** Dispose of tax-foreclosed and surplus property

Performance Measures	Actual '23	Actual '24	Projected '25	Target '26
Number of land parcels and buildings sold or transferred for development and open space projects	22	33	50	55

# Program 3. Housing Development & Services

K. Rebaza, C. O’Keefe, C. Cahill-Holloway, D. Johnson, *Managers, Organization 188300*

## Program Description

The Housing Development and Services programs include a wide range of housing creation and assistance activities that strive to make Boston the most livable city in the nation. These activities are overseen by the Boston Home Center (BHC), the Office of Housing Stability (OHS), the Neighborhood Housing Development (NHD) division, and the Supportive Housing Division (SHD). BHC helps Boston residents obtain, retain, and improve their homes; NHD funds the development and preservation of affordable housing; SHD provides funding for housing and supportive services for Boston’s homeless; and OHS helps renters facing eviction and housing instability.

Operating Budget	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	2,676,079	3,173,271	3,548,092	3,738,518
Non Personnel	35,676,495	45,540,864	44,909,121	42,187,343
Total	38,352,574	48,714,135	48,457,213	45,925,861

## Performance

**Goal:** Ensure growth and affordability in Boston's housing market

Performance Measures	Actual '23	Actual '24	Projected '25	Target '26
Number of projects committed to by the home rehabilitation program	383	341	250	250
Number of projects completed by the down payment assistance program	37	66	180	250
Number of projects started by homeowner assistance programs	1,048	1,013	715	775
Number of projects started by the home repair program	665	672	500	550
Percentage of completed homebuyer assistance projects with homebuyers who are Black, Indigenous, or People of Color	56%	67%	65%	70%

# External Funds Projects

## Allston Brighton Homeowner Fund

### Project Mission

In order to foster affordable homeownership and homeowner stability, the Boston Home Center and the Mayor's Office of Housing received a total of \$3.6 million from the WJG Realty Company LLC, as part of a community benefit related to the Allston Yards mixed used development at 60 Everett Street in Allston. This funding will primarily be used to administer a financial assistance program for income-qualified first-time homebuyers in the Allston-Brighton neighborhood. The grant started on 5/1/2021 and will end when all funds are depleted.

## BRA/HODAG Program Income

### Project Mission

The BRA/HODAG Program is program income generated from a HODAG loan the BRA made to the Douglas Housing Plaza Phase I Development. The funds were used to support the construction of affordable housing development projects in the City.

## Brownfields Economic Development Initiative

### Project Mission

The purpose of the Brownfields Economic Development Initiative (BEDI) is to spur the return of Brownfields to productive economic use through financial assistance to public entities and enhance the security or improve the viability of a project financed with Section 108 guaranteed loan authority. BEDI grants must be used in conjunction with a new Section 108 guaranteed loan commitment. The most recent BEDI grant was used to promote the remediation and redevelopment of the former Modern Electroplating Brownfields site, with a portion of the funding being used to pay environmental monitoring at the Dudley Police Station.

## Choice Neighborhoods Implementation Grant

### Project Mission

The Choice Neighborhood Implementation Grant is a competitive grant from the U.S. Department of Housing and Urban Development. The \$30 million grant was awarded to the Boston Housing Authority (BHA) for the redevelopment of the Whittier Street public housing development. With MOH as the lead, several City of Boston departments were responsible for administering the \$4 million neighborhood improvements portion of the grant, which included road improvements, open space projects, art projects, first-time homebuyer assistance, business assistance, and educational assistance. The grant started on 8/15/17 and ended on 9/30/23.

## Commonwealth Builder Program

### Project Mission

Massachusetts Housing Partnership has awarded \$100 million to the Mayor's Office of Housing to be used for the creation and preservation of homeownership housing units for eligible moderate-income households. This program will help increase homeownership opportunities for households of moderate means, and will support vibrant communities, a strong economy, and also a stable workforce in the City of Boston. The grant started on 8/1/2021 and has an end date of 7/30/2030.

## Community Development Block Grant

### Project Mission

The Community Development Block Grant (CDBG) is an annual entitlement grant from the U.S. Department of Housing and Urban Development to the City of Boston designed to fund a variety of neighborhood development activities. At least 70 percent of CDBG funds must be used to benefit low- and moderate-income households. CDBG funds are used to produce and preserve affordable housing, revitalize neighborhood commercial districts, assist the renovation of non-profit facilities, improve vacant lots, promote and monitor fair housing activities, and assist non-profit organizations in the operation of emergency shelters, health care, child care, youth and adult literacy programs. CDBG funds cannot be used for general government services or to replace funding cuts from existing public service activities. The anticipated FY26 award is \$17,196,200.

## Community Development Block Grant – CV

### Project Mission

In FY20, MOH received a one-time award of CDBG funds as part of the Coronavirus Aid, Relief, and Economic Security (CARES) Act. In order to prevent widespread displacement and homelessness, the grant was used for housing acquisition/preservation, and permanent supportive housing. The award for \$20,039,341 started on 3/1/2020 and ends on 5/26/2026.

## Continuum of Care

### Project Mission

The Continuum of Care (CoC) program combines the previously standalone Supportive Housing and Shelter Plus Care programs into one annual competitive grant program from the US Department of Housing and Urban Development (HUD). The purpose of the program is to assist individuals and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long term stability. Specifically, the program helps develop housing and related supportive services for people moving from homelessness to independent living. The program provides rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. The anticipated CoC award for FY26 is \$47,933,147.

## Emergency Food & Shelter

### Project Mission

The US Department of Homeland Security and the Federal Emergency Management Agency (FEMA) awarded the City of Boston \$877,351 to provide humanitarian services to individuals and families arriving from the southern U.S. border. Funding was awarded to provide eligible services including food, shelter, transportation and other wrap around services according to program guidelines. The grant started on 7/1/2022 and ended on 4/30/2024.

## Emergency Rental Assistance

### Project Mission

This first Emergency Rescue Plan grant (ERA1) was awarded to the City of Boston through the 2020 Coronavirus Relief Fund. The award was for \$20,670,810 with a start date retroactive to 3/13/20 and ended on 9/30/2022. As required, the funding was used to provide rent relief to households adversely affected by the COVID-19 pandemic. In March of 2021, the American Rescue Plan Act of 2021 was signed into law and Boston was awarded \$30,092,991 in emergency rental assistance funds (ERA2). ERA2 was used for the same purpose as ERA1 with a start date of 6/1/21 and will end on 9/30/25.

## Emergency Solutions Grant

### Project Mission

The Emergency Solutions Grant (ESG) is an annual entitlement grant to the City of Boston from the U.S. Department of Housing and Urban Development. It is used to assist individuals and families to quickly regain stability in permanent housing after experiencing a crisis or homelessness. The anticipated award for FY26 is \$1,541,188.



## Emergency Solutions Grant – CV

### Project Mission

In FY20, MOH received a one-time award of ESG funds as part of the Coronavirus Aid, Relief, and Economic Security (CARES) Act. The award was for \$28,543,879 and was used to support homeless shelters and services. The grant started on 3/1/2020 and ended on 3/31/2024.

## EPA/Brownfields

### Project Mission

The U.S. Environmental Protection Agency makes Brownfield Assessment and Clean-up grants available on a competitive basis. These grants are used to evaluate and/or clean-up contamination at EPA-eligible Brownfield sites. Brownfields are defined as real property, expansion, redevelopment, or re-use of which may be complicated by the presence or the potential presence of a hazardous substance, pollutant, or contaminant.

## HOME ARP

### Project Mission

HOME ARP was awarded to the City as part of the American Rescue Plan Act of 2021. Eligible activities include new construction or rehabilitation of housing, tenant-based rental assistance for up to two years, and assistance to first-time homebuyers. All HOME funds must be used to benefit low and moderate income households. The award amount is \$21,597,797.

## Home Investment Partnership (HOME)

### Project Mission

The HOME Partnership Program is an annual entitlement grant from the U.S. Department of Housing and Urban Development (HUD) to the City of Boston to support the development of affordable housing. Eligible activities include new construction or rehabilitation of housing, tenant-based rental assistance for up to two years, and assistance to first-time homebuyers. All HOME funds must be used to benefit low and moderate income households. Fifteen percent of HOME funds are set aside for Community Housing Development Organizations. The anticipated FY26 award amount is \$5,001,959.

## HOPWA

### Project Mission

The Housing Opportunities for People with AIDS (HOPWA) Program is a three-year grant awarded annually from the U.S. Department of Housing and Urban Development to the City of Boston. The program is designed to provide affordable, appropriate housing for people with AIDS (PWAs) in the metropolitan Boston area. Eligible activities include housing, counseling, housing development, rental assistance, technical assistance, homelessness prevention, operating costs including support services, and housing-related costs. MOH will be directing these funds to three primary activities: metropolitan-area housing counseling to help PWAs find/retain affordable housing, technical assistance to developers of housing for PWAs, and emergency assistance payments to help PWAs retain their existing housing. The FY26 anticipated award amount is \$3,682,209.

## HOPWA – CV

### Project Mission

In FY20, MOH received a one-time award of HOPWA funds as part of the Coronavirus Aid, Relief, and Economic Security (CARES) Act. The award was for \$449,562 and will be used to support homelessness prevention and supportive services programs for Persons with HIV/AIDS affected by the pandemic. The grant started on 3/1/2020 and ended on 11/6/2023.

## Housing Choice Community Capital Grant Program

### Project Mission

The Housing Choice Community Capital Grant Program was used to help fund the construction of the Jackson Square Greenway, a pedestrian pathway connecting Amory Street to Centre Street in Jamaica Plain.

## **Inclusionary Development Fund**

### **Project Mission**

The Inclusionary Development (IDP) fund is managed jointly by the Boston Redevelopment Authority and the Mayor's Office of Housing. The fund is capitalized through fees paid by private developers in lieu of building onsite inclusionary affordable housing. IDP is used to fund the department's affordable housing production pipeline.

## **Lead Paint Abatement**

### **Project Mission**

The Lead Paint Abatement grant is a competitive 48-month grant from the U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control to the City of Boston. The purpose of the grant is to reduce the exposure of young children to lead-based paint hazards in their homes through intensive services consisting of counseling, outreach and abatement in the high-risk target areas of Dorchester, Roxbury and Mattapan and to provide financing services citywide. Activities include abatement, inspections, risk assessments, and temporary relocations. The grant awarded in FY25 totals \$4,460,897.

## **Neighborhood Development Fund**

### **Project Mission**

The Neighborhood Development Fund receives revenue from the repayment of Urban Development Action Grant (UDAG) loans to the City. Funds can be used for eligible HUD Title I activities which are somewhat less restrictive than CDBG regulations.

## **Regional Foreclosure Education Grant (COM)**

### **Project Mission**

The Regional Foreclosure Education grant from the Commonwealth of Massachusetts supported the expansion of foreclosure counseling providers under contract with the City of Boston. These providers served geographic areas of Boston with high rates of default and foreclosures targeting occupants of 1-4 unit properties.

## **Rose Fellowship**

### **Project Mission**

Enterprise Community Partners Inc, through the Public Facilities Commission, awarded a grant to the Mayor's Office of Housing (MOH) to help fund the hiring of an architectural fellow to work with MOH design staff within their Neighborhood Housing Development division. The fellow worked in close partnership with the City's Housing Innovation Lab to develop innovative solutions to address complex issues through design thinking and the development of prototype housing models. The Rose Fellowship stipend will be funded for \$68K a year for a total of \$136K for the entire duration of the Fellowship (2 years). The performance period was from October 1, 2020 to December 31, 2022. Stipend will be funded for \$68k a year for a total of \$136k for the entire duration of the Fellowship (2years). The performance period is from October 1, 2020 to October 1, 2022.

### **Project Mission**

Section 108 funds were available to eligible cities from the U.S. Department of Housing and Urban Development (HUD) on an application basis. Section 108 funds were secured by the City through a pledge of its current and future CDBG grant awards. These funds were used for economic development projects. The Boston Invests in Growth Loan Fund was a \$40 million HUD Section 108 funded loan pool designed to jumpstart well-financed construction projects, create jobs, and strengthen Boston's economy. This program was designed for large commercial projects in Boston that have both permanent financing and equity in place. Boston Invests filled the gap that remains between the financing and equity and the total project cost, known as mezzanine financing. In addition, up to 10% of the loan pool was set aside for smaller neighborhood based projects of at least 5,000 square feet, the underwriting criteria for which was the same as for the larger loans but the interest rate charged as well as the additional interest paid at the end was lower. Additionally, \$2.5 million HUD Section 108 funded loan pool was used for energy efficiency and to promote job creation. The Section 108 Spread Unrestricted Fund was income earned as a result of the interest spread between Section 108 loan repayments owed to MOH by its borrowers and Section 108 repayments MOH owed to HUD.

### **Urban Agenda Grant**

### **Project Mission**

The Urban Agenda Housing Program grants were used to assist communities in expanding housing opportunities by supporting predevelopment and soft costs related to multi-family housing construction and adaptive re-use of surplus or underutilized property.

# Mayor's Office of Housing Capital Budget

## Overview

The Mayor’s Office of Housing (MOH) is focused on capital projects for FY26 associated with the development of City owned land for housing, open space, and commercial use. These capital investments will unlock these projects and provide important benefits to the community.

### FY25 Key Accomplishments and FY26-30 Major Initiatives

- Completed upgrades for elderly and disabled public housing units in several BHA communities including Saint Botolph in the South End, the Doris Bunte Apartments in Egleston Square, and Patricia White in Brighton.
- The public-private redevelopment of the Mildred C. Hailey housing development continues to successfully move forward. The first two buildings, which include 223 new apartments, a new community center, and adjoining plaza, are over 60% complete and expected to be completed and occupied in FY26. Demolition for the next two buildings will start in FY26.
- Phase I of the redevelopment of Mary Ellen McCormack is progressing with the first new building expected to begin construction in FY26. When fully completed, Phase I will comprise 1,365 units of new mixed-income housing (572 of which are affordable replacement units), 69,000 sq. ft. of community and retail space, 2.3 acres of open space, and approx. 520 parking spaces.
- The redevelopment of the Charlestown (aka Bunker Hill) Housing Development is also progressing well. The first new building containing 102 total units, which are all income-restricted, is complete and families began moving in at the start of 2025. The second building, which will contain both market-rate and subsidized housing units, is expected to start construction in summer 2025.

Capital Budget Expenditures	Total Actual '23	Total Actual '24	Estimated '25	Total Projected '26
Total Department	13,965,056	9,192,477	40,000,000	30,200,000

# Mayor's Office of Housing Project Profiles

## BHA CHARLESTOWN

### Project Mission

Investment that supports the redevelopment of the Bunker Hill Housing Development. The initial phase includes 236 affordable units and over the life of the project will produce 1,010 affordable units.

**Managing Department**, Boston Housing Authority **Status**, In Construction

**Location**, Charlestown **Operating Impact**, No

### Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	30,000,000	0	0	0	30,000,000
Grants/Other	0	0	0	0	0
Total	30,000,000	0	0	0	30,000,000

### Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	13,850,333	5,000,000	5,000,000	6,149,667	30,000,000
Grants/Other	0	0	0	0	0
Total	13,850,333	5,000,000	5,000,000	6,149,667	30,000,000

## BHA RETROFIT

### Project Mission

Conduct energy efficiency retrofits at various BHA sites across Boston by electrifying HVAC systems and replacing natural gas stoves appliances, and electrifying other energy systems.

**Managing Department**, Boston Housing Authority **Status**, To Be Scheduled

**Location**, Citywide **Operating Impact**, No

### Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	25,000,000	0	0	0	25,000,000
Grants/Other	25,000,000	0	0	0	25,000,000
Total	50,000,000	0	0	0	50,000,000

### Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	0	25,000,000	25,000,000
Grants/Other	0	0	0	25,000,000	25,000,000
Total	0	0	0	50,000,000	50,000,000

# Mayor's Office of Housing Project Profiles

## DUDLEY STREET PUBLIC PLAZA

### Project Mission

Construction of public plaza in Nubian Square.

**Managing Department**, Office of Housing **Status**, New Project

**Location**, Roxbury **Operating Impact**, No

### Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	0	850,000	0	0	850,000
Grants/Other	0	0	0	0	0
Total	0	850,000	0	0	850,000

### Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	100,000	750,000	850,000
Grants/Other	0	0	0	0	0
Total	0	0	100,000	750,000	850,000

## ELEVATOR MODERNIZATION

### Project Mission

Modernization of elevators at public housing sites to promote accessibility, ensure redundancy, and reduce vulnerability to outages, heat, or environmental hazards.

**Managing Department**, Boston Housing Authority **Status**, To Be Scheduled

**Location**, Multiple Neighborhoods **Operating Impact**, No

### Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	4,000,000	0	0	0	4,000,000
Grants/Other	0	0	0	0	0
Total	4,000,000	0	0	0	4,000,000

### Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	1,000,000	3,000,000	4,000,000
Grants/Other	0	0	0	0	0
Total	0	0	1,000,000	3,000,000	4,000,000

# Mayor's Office of Housing Project Profiles

## MARY ELLEN MCCORMACK REDEVELOPMENT

### Project Mission

Phase One comprises 1,365 units of new mixed-income housing (572 of which are affordable replacement units), 69,000 sq. ft. of community and retail space, 2.3 acres of open space, and approx. 520 parking spaces.

**Managing Department**, Boston Housing Authority **Status**, In Construction

**Location**, South Boston **Operating Impact**, No

### Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	20,000,000	0	0	0	20,000,000
Grants/Other	0	0	0	0	0
Total	20,000,000	0	0	0	20,000,000

### Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	0	20,000,000	20,000,000
Grants/Other	0	0	0	0	0
Total	0	0	0	20,000,000	20,000,000

## MILDRED C. HAILEY PHASE 1 REDEVELOPMENT

### Project Mission

The project will consist of a total of ~690 apartments which will include the 1-to-1 replacement of the existing 253 public housing units and the construction of ~435 new affordable and upper middle-income apartments.

**Managing Department**, Boston Housing Authority **Status**, In Construction

**Location**, Jamaica Plain **Operating Impact**, No

### Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	17,000,000	5,000,000	0	0	22,000,000
Grants/Other	0	0	0	0	0
Total	17,000,000	5,000,000	0	0	22,000,000

### Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	10,000,000	5,000,000	4,000,000	3,000,000	22,000,000
Grants/Other	0	0	0	0	0
Total	10,000,000	5,000,000	4,000,000	3,000,000	22,000,000

# Mayor's Office of Housing Project Profiles

## MILDRED C. HAILEY PRESERVATION

### Project Mission

Renovate existing BHA housing units including plumbing, ventilation, windows, and other building repairs.

**Managing Department**, Boston Housing Authority **Status**, In Construction

**Location**, Jamaica Plain **Operating Impact**, No

#### Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	52,000,000	0	0	0	52,000,000
Grants/Other	0	0	0	0	0
Total	52,000,000	0	0	0	52,000,000

#### Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	4,000,000	15,000,000	20,000,000	13,000,000	52,000,000
Grants/Other	0	0	0	0	0
Total	4,000,000	15,000,000	20,000,000	13,000,000	52,000,000

## PARKER STREET RETAINING WALL

### Project Mission

Replace retaining wall in Mission Hill neighborhood.

**Managing Department**, Office of Housing **Status**, New Project

**Location**, Mission Hill **Operating Impact**, No

#### Authorizations

Source	Existing	FY26	Future	Non Capital Fund	Total
City Capital	0	900,000	0	0	900,000
Grants/Other	0	0	0	0	0
Total	0	900,000	0	0	900,000

#### Expenditures (Actual and Planned)

Source	Thru 6/30/24	FY25	FY26	FY27-30	Total
City Capital	0	0	100,000	800,000	900,000
Grants/Other	0	0	0	0	0
Total	0	0	100,000	800,000	900,000