

Mayor's Office of Housing FY26 Recommended Budget

*City Council Committee on Ways and Means
May 19, 2025*



City of Boston
Mayor Michelle Wu



Mayor's Office
of Housing

Mayor's Office of Housing: Our Work

Neighborhood Housing Development

*creates, preserves, and
funds the acquisition of
income-restricted housing*

Supportive Housing

*works to end
homelessness
in the City of Boston*

Boston Home Center

*helps residents
buy, keep, and
repair their homes*

Office of Housing Stability

*promotes stable
housing for Boston
residents*

GrowBoston

*promotes urban
agriculture, community
gardens, and food
production*

Real Estate Managemen t and Sales

*manages and
disposes of Boston's
tax-foreclosed &
surplus real estate*

Housing Compliance and Asset Management

*monitors
income-restricted
housing and
administers Metrolist
and housing lotteries*

Policy Development and Research

*provides policy
development, research
and policy analysis,
mapping and data
services*



FY25 Accomplishments and FY26 Goals



HOUSING DEVELOPMENT

FY25 Accomplishments

- Permitted **783** new income restricted units to date in FY25 (**588** rental and **195** homeownership), plus another **136** Ready-to-Issue at ISD.
- Funded the acquisition of **394** rental units to preserve tenancies and affordability, including the largest acquisition in AOP history at Fairlawn Estates in Mattapan, consisting of **12** buildings and **347** units
- Secured **\$10 million** in funding from the Neighborhood Housing Trust to support the Acquisition Opportunity Program (AOP).

FY26 Goals

- Permit **1,000** new income restricted units (**700** rental and **300** homeownership)
- Fund the acquisition of an additional **100** units through AOP to preserve affordability in perpetuity throughout Boston
- Support the acquisition of **147** units of unsubsidized housing at the Forbes building in Jamaica Plain, stabilizing housing for low and moderate income residents, many of whom are older adults



Betty Greene Apartments, Roxbury
65 units of rental housing for low and moderate income renters in Jackson Square.



Fairlawn Estates, Mattapan
Residents celebrate the acquisition by Related Affordable, preserving tenancies and affordability

HOMELESSNESS AND SUPPORTIVE HOUSING

FY25 Accomplishments

- **992** homeless individuals placed in permanent housing, including **168** veterans
- Historic development of Permanent Supportive Housing
 - **271** units created over the past 2 years, plus **199** in construction and **198** in the pipeline
- Received a record **\$47.9 million** in HUD Continuum of Care (CoC) competitive grants for homeless programs
- Launched new programs creating **73 new housing opportunities** families, youth, and survivors of domestic violence

FY26 Goals

- Place **1,000** homeless individuals, including **170** veterans, into permanent housing with services
- Provide **680** persons living with HIV/AIDS with housing assistance and supportive services
- Help **115** young adults exit into permanent housing



140 Clarendon, Back Bay
210 units of affordable housing, of which 111 apartments are reserved for people exiting homelessness.



The Lyndia, Jamaica Plain
140 units of permanent supportive housing and Pine Street Inn's new home office.

HOMEOWNERSHIP

FY25 Accomplishments

- **1,900** residents received first-time homebuyer education
- Provided **270** homebuyers with downpayment/mortgage assistance (**65%** BIPOC)
- **650** homeowners assisted through home repair/rehab programs
- **155** homeowners provided with foreclosure prevention counseling
- Launched new Accessory Dwelling Unit (ADU) bank loan program
 - **28** ADUs in process

FY26 Goals

- Provide financial assistance to **250** first-time homebuyers
 - At least **65%** identifying as BIPOC
- Help at least **750** homeowners with home repairs, including **60** seniors with efficient heating units
- Assist **160** homeowners with foreclosure prevention counseling
- Support residential decarbonization and electrification through the **HomeWorks Green** loan program and partnership with MassSave



First-Time Homebuyer at 23 Magnolia Street, Dorchester with BHC Senior Program Manager Sylvia Adorno



120-122 Hancock St, Dorchester
15 home-ownership units on City-owned land

HOUSING STABILITY

FY25 Accomplishments

- Over **2,875** renters helped with flexible financial assistance, education, mediation, legal assistance, case management and housing search services
- **685** potential evictions prevented
- **382** housing-insecure households placed in permanent housing
- Provided short term hotel stays for **77** households displaced by fire or other emergencies
- Launched Access to Counsel pilot, helping **70** families with school-aged children to date



FY26 Goals

- Provide flexible financial assistance, education, mediation, legal assistance, case management and housing search services to over to over **2,875** Boston renters
- Place at least **375** housing-insecure households into permanent housing



Office of Housing Stability staff attend numerous public events throughout the City to ensure that residents know their housing rights and receive the help they need.

GROWBOSTON - URBAN AGRICULTURE AND OPEN SPACE



FY25 Accomplishments

- Completed construction of **350** raised garden beds, **1** new community garden, and **1** food forest and capital improvements to **2** additional community gardens and **1** urban farm
- Committed over **\$1M** in Grassroots funds to support the development and renovation of an additional **8** community gardens, urban farms, and open space projects
- Sold **13** parcels to nonprofit organizations for the development and preservation of open space and urban agriculture projects

FY26 Goals

- Create **250** raised garden beds, **5** community gardens and expand one rooftop farm
- Provide individualized support to **100** gardeners through the Urban Agriculture Ambassador program
- Launch fruit tree care and maintenance program
- Sell or transfer **6** parcels for open space preservation and development
- Begin construction of one new large farm site



Community Garden in Fields Corner: MissionSafe, ADSL, and VietAid came together to build 10 community garden beds at Town Field for Dorchester residents.



United Neighbors of Lower Roxbury: Community Garden on Melnea Cass currently in progress.

- **Boston Energy Saver Program**
 - Leverage \$150M of Mass Save resources to help residents and small businesses lower their energy costs through energy efficiency upgrades and new HVAC systems.
- **A Place to Thrive: Anti-Displacement Action Plan**
 - Over 40 initiatives to protect residents, small businesses and cultural institutions from displacement
- **Eviction Prevention Action Plan**
 - Creating updated strategy to lower evictions and increase housing stability for Boston residents
- **Welcome Home Boston Phase III**
 - Focused on “missing middle income” homeownership opportunities across 12 city owned sites
- **Common application portal for income restricted housing**
 - Simplify the process of applying for private affordable housing in the City
- **Streamlining affordable housing approvals**
 - Additional changes to shorten the approval time for affordable housing developments



FY26 Recommended Budget



FY26 RECOMMENDED OPERATING BUDGET

High Level Overview



FY25 Appropriation	FY26 Recommended	\$ Change	% Change
\$55,567,357	\$52,068,984	-\$3,498,373	-6.3%

\$3.5M Decrease:

- **-\$2M** - Removal of One-Time Housing Acquisition Fund Seed Investment
- **-\$961K** - BPDA transition technical correction, salary adjustments
- **-\$500K** - City of Boston Voucher Program

FY26 RECOMMENDED OPERATING BUDGET

By Program Area



Program Area	FY26
City of Boston Voucher Program + Faircloth (thru BHA)	\$12,350,000
Homebuyer and Homeowner Assistance	\$10,123,838
Homelessness & Supportive Housing	\$9,404,127
Affordable Housing Development	\$8,056,640
Housing Stability	\$5,290,265
Policy Development /Administration/ Fair Housing	\$3,863,468
Real Estate Management and Sales	\$1,894,511
GrowBoston Office of Urban Agriculture	\$836,135
Fair Housing	\$250,000
Total	\$52,068,984

FY26 EXTERNAL FUNDS BUDGET

HUD Grants



Source	FY26	Uses
Continuum of Care (CoC)	\$48.2M	Homelessness & Supportive Housing
Community Development Block Grant (CDBG)	\$21.5M	Housing and Community Development
HOME Investment Partnership	\$4.6M	Housing Development
Housing Opportunities for Persons with Aids (HOPWA)	\$3.7M	Supportive Housing
Emergency Solution Grants (ESG)	\$1.7M	Homelessness & Housing Stability
Lead Paint Abatement	\$788K	Lead Safe Boston and Healthy Homes
One-Time COVID Grants (CDBG-CV, HOME-ARP)	\$17.1M	Supportive Housing / Rapid Rehousing
Subtotal - HUD Grants	\$97.6M	

FY26 EXTERNAL FUNDS BUDGET

City, State, Other Funds



Source	FY26	Uses
Commonwealth Builder Program (CWB)	\$25.0M	Homeownership Development
State ARPA Earmark	\$2.5M	Supportive Housing
Inclusionary Development Program (IDP)	\$24.0M	Housing Development & Acquisitions
All Other Grants	\$1.1M	Housing Development, Homeownership
Subtotal - City, State, Other Funds	\$52.5M	
Total - External Funds	\$150.2M	

FY26-30 CAPITAL PLAN

Ongoing Projects



- **BHA Retrofits - \$50M:** Energy efficiency retrofits at various BHA sites.
- **BHA Charlestown - \$30M:** Redevelopment of the Bunker Hill Housing Development. The initial phase includes 236 affordable units and will produce more than 1,000 affordable units over the life of the project.
- **Mildred C. Hailey Phase 1 Redevelopment - \$17M:** Replacement of 253 existing public housing units and construction of ~435 new affordable and upper middle-income apartments.
- **Mary Ellen McCormick Development - \$20M:** 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.
- **Elevator Modernization - \$4M:** Critical elevator repairs at multiple BHA locations. This work will take place over a period of several years.

FY26-30 CAPITAL PLAN

New Projects



- **Parker Street Retaining Wall - \$900K:** Replacement of retaining wall on an MOH parcel slated for redevelopment in the Mission Hill neighborhood.
- **Dudley Street Public Plaza - \$850K:** Construction of a public plaza in Nubian Square adjacent to an MOH affordable housing development.



Appendices



Housing Development Spending by Neighborhood 1/1/2022 - 4/30/2025



Affordable Housing Development Funding By Neighborhood 1/1/22-4/30/25

Neighborhood	Income-Restricted Units	City Funding
Allston	15	\$2,600,000
Brighton	44	\$7,612,650
Charlestown	102	\$30,000,000
Chinatown	214	\$20,703,510
Dorchester	495	\$60,806,073
Downtown	136	\$6,280,957
East Boston	120	\$12,705,000
Fenway	33	\$4,629,256
Hyde Park	158	\$12,625,000
Jamaica Plain	523	\$46,870,500
Mattapan	446	\$14,652,683
Mission Hill	84	\$6,000,000
Roslindale	7	\$420,000
Roxbury	331	\$37,479,620
South Boston	208	\$13,800,000
South End	5	\$1,939,716
West Roxbury	60	\$3,700,000
TOTAL	2,981	\$282,824,965

Source: MOH Housing Master 4/30/25. Includes affordable units created through new construction or acquisition/conversion of existing housing



2147 Washington, Roxbury
62 affordable rental units and 12 affordable condos

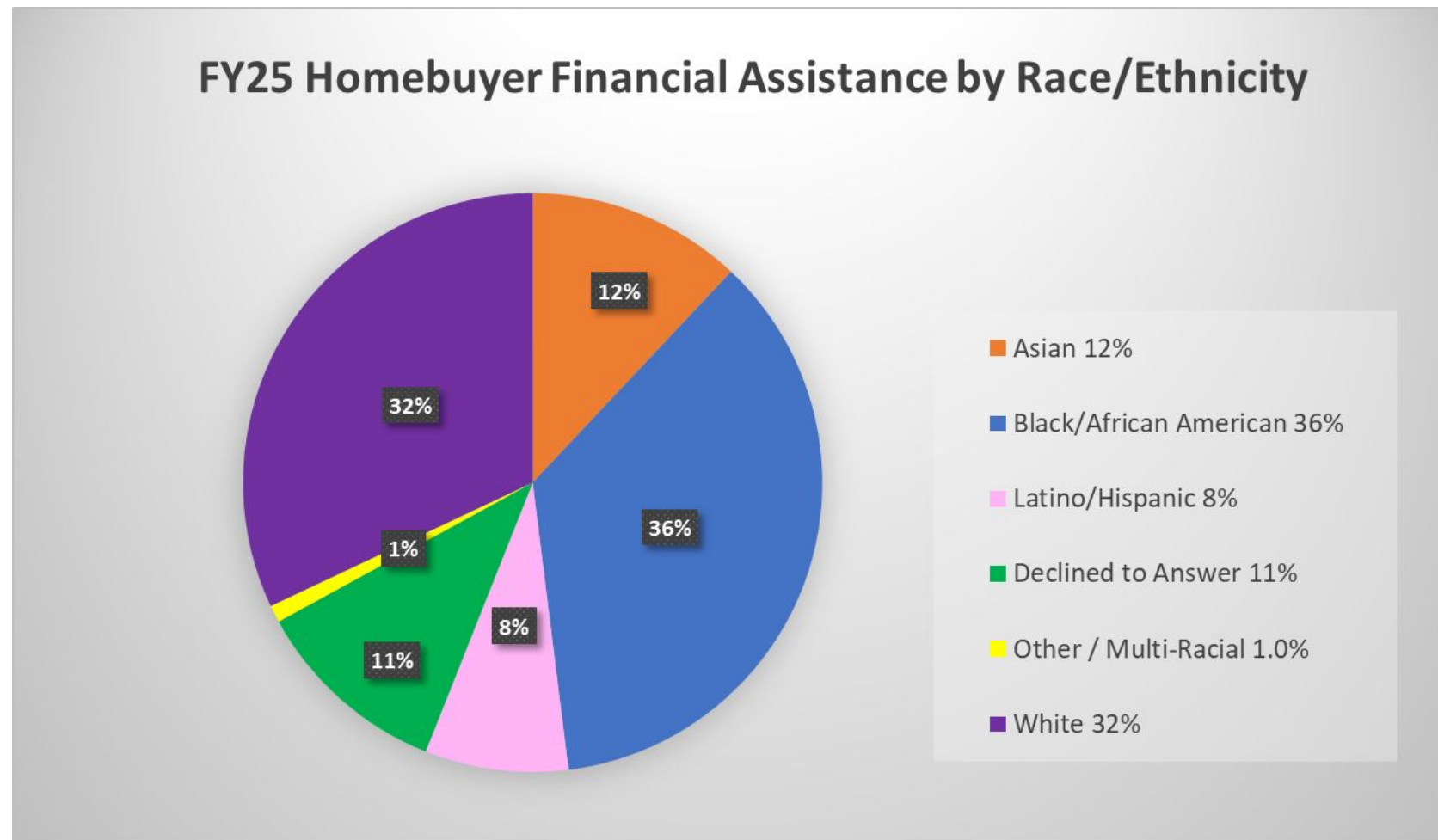


270 Talbot, Dorchester
18 homeownership opportunities, 5 minutes from the Ashmont T station

FY25 Homebuyer Financial Assistance by Neighborhood of Purchase and Race/Ethnicity



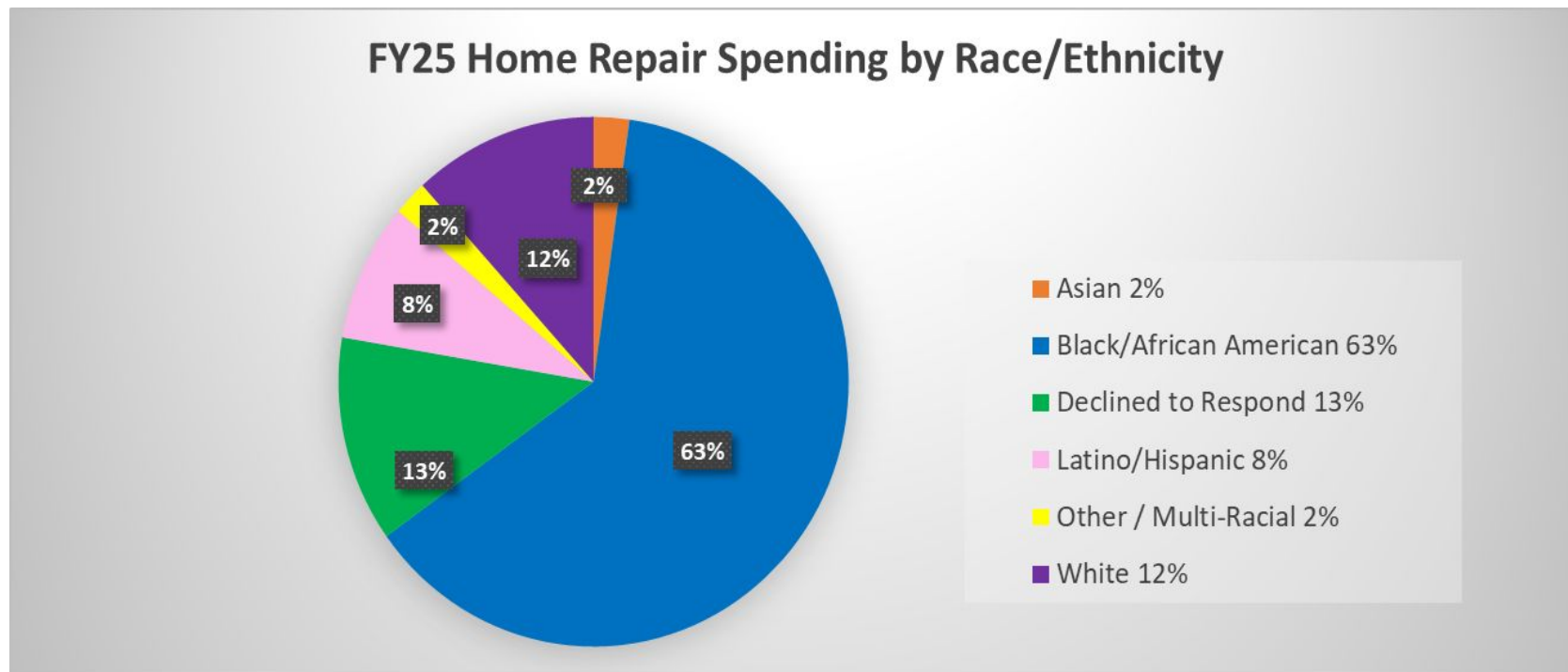
Neighborhood	% of \$7.4M
Allston/Brighton	8.6%
Dorchester	12.9%
East Boston	10.7%
Fenway	1.2%
Hyde Park	12.1%
Jamaica Plain	2.7%
Mattapan	22.1%
Roslindale	3.1%
Roxbury	9.2%
South Boston	7.4%
South End	3.3%
West Roxbury	4.6%
Central, Charlestown, Back Bay	2.1%



57% of homebuyer financial assistance payments were distributed to BIPOC households

FY25 Home Repair Spending by Neighborhood and Race/Ethnicity

Neighborhood	% of \$4.1M
Allston/Brighton	1.8%
Dorchester	31.0%
Hyde Park	21.0%
Jamaica Plain	3.3%
Mattapan	16.2%
Roslindale	5.6%
Roxbury	16.2%
West Roxbury	3.9%
Back Bay, Charlestown, South End	1.0%



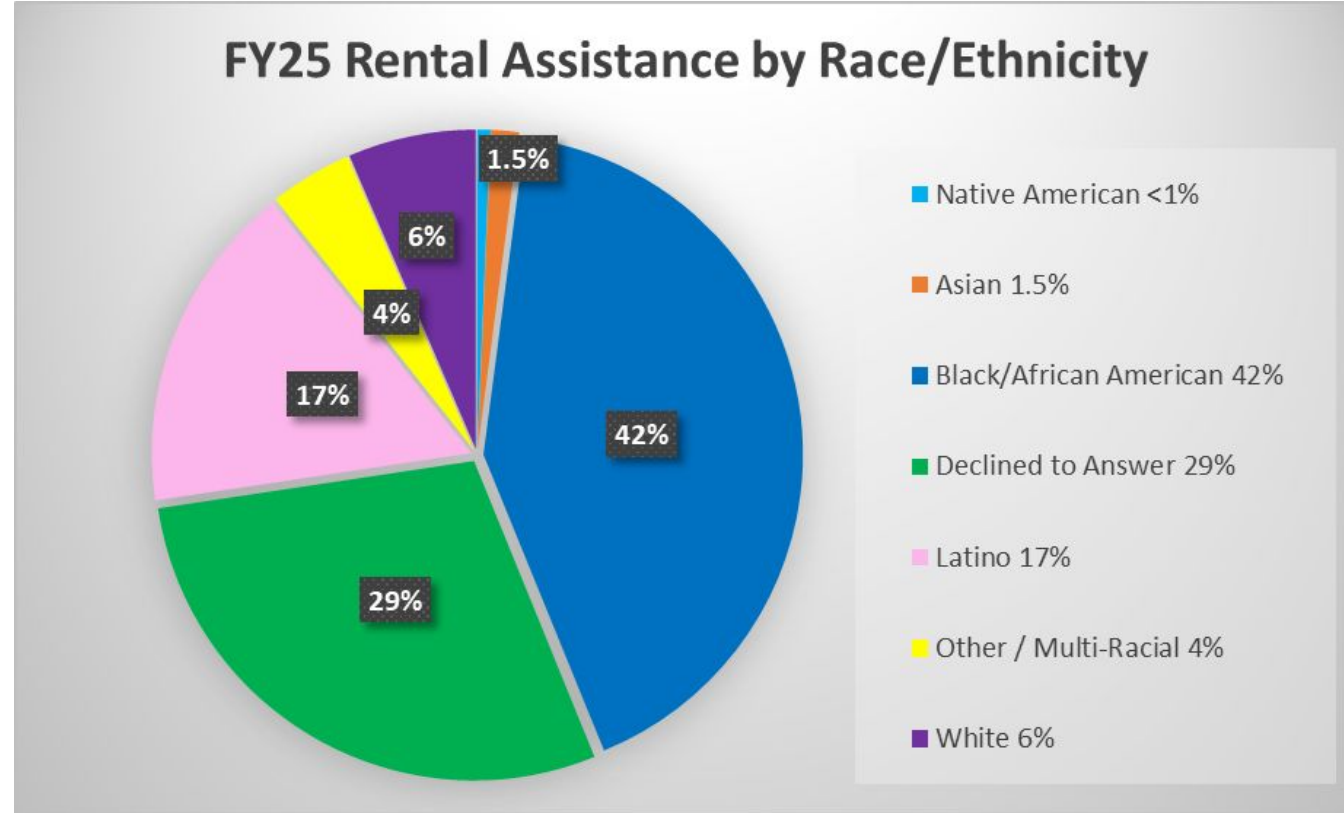
- **76% of home repair assistance supported BIPOC households**
- **85% of home repair assistance supported homeowners in Mattapan, Dorchester, Roxbury, and Hyde Park**

FY25 Rental Assistance Spending by Neighborhood and Race/Ethnicity



Neighborhood	% of \$3M
Allston/Brighton	5.1%
Back Bay	0.6%
Charlestown	3.0%
Chinatown	1.1%
Dorchester	35.1%
Downtown	0.5%
East Boston	3.8%
Fenway	2.6%
Hyde Park	3.8%
Jamaica Plain	4.2%

Neighborhood	% of \$3M
Mattapan	5.4%
Mission Hill	0.5%
North End	0.2%
Roslindale	2.6%
Roxbury	17.3%
South Boston	6.2%
South End	5.9%
West End	0.3%
West Roxbury	1.8%
Total	100%



- ***58% of assistance provided to residents of Dorchester, Mattapan, and Roxbury***
- ***65% of assistance has gone to BIPOC households***

Property Inventory

MOH Property Inventory as of April, 2025

In Process

Pre-Disposition Planning	314
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Active Disposition	190
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Subtotal - In Process	504
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Unavailable for Disposition

West Roxbury Grove	236
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Urban Wild / Conservation	176
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Undevelopable / No Interest	92
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In Use / Redemption Period	46
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Subtotal - Unavailable	550
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Total Parcels	1,054
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Since 2022:

- Over **775K** square feet of surplus property disposed of
- **\$1 million** in revenue for the City
- **\$300M** in new development generated, including **517** new housing units (**97%** income-restricted), and **108K** square feet of open space & gardens



Thank you!



City of Boston
Mayor Michelle Wu



Mayor's Office
of Housing

Boston Housing Authority

Budget Hearing
May 19, 2024

BHA Voucher Program

Families Served by City Voucher Program

- 420 Families Currently Served - 1004 Total Residents (450 Minors)
- Heads of Household: 47 Elderly, 43 Disabled, 25 Elderly and Disabled
- Avg. Family Size = 2.3 | Avg. Household Income = \$20,315

Project Based Voucher Updates

- 119 Project Based Voucher under contract
- 70 additional Project Based Vouchers in pipeline

Budget:

- \$12.75 Million Annual Budget for FY25 (includes 6.5% Admin Costs)
- Avg Monthly Housing Assistance per Family = \$2,262
- Monthly Housing Assistance Payment: \$950,147
- Projected Annual Expense with Current Enrollment = \$11,401,764

BHA Capital Projects

Reinvesting in Housing For Families:

- Charlestown
- Mary Ellen McCormack
- Mildred C. Hailey

Housing Improvements for Seniors:

- St. Botolph

BHA Green and Healthy Homes:

- Networked Geothermal at Franklin Field

Elevator Investments:

- Ruth Barkley project (in design)
- Torre Unidad and Commonwealth (under construction)



BHA Federal Impacts

Navigating the current landscape

The President's proposed FY26 budget would reduce federal rental assistance by 40% and terminate non-elderly non-disabled voucher holders who have had a voucher for 2+ years

Human Impacts: BHA would be forced to terminate housing support to ~7,900 households, including 10,900 children.

Economic Impacts: BHA's voucher program makes monthly rental payments to 6000+ owners and supports at least \$600M in debt in real estate portfolios across the city. Uncertainty about these payments would hurt owners' own month budgets and mortgage payments.

Additional Budget Impacts

Further cuts are proposed for Public Housing Funding, Family Self Sufficiency, & more