

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

Program Name	Thru '24	Estimated '25	Budgeted '26	Projected '27-30
Total Department	27,850,333	25,000,000	30,200,000	96,699,667

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.	Location:	Charlestown
		Operating Impact:	No Impact
Status:	In Construction	Managing Department:	Boston Housing Authority

Authorizations				
Source	Existing	FY26	Future	Total
City Capital	30,000,000	0	0	30,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	30,000,000	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
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	13,850,333	5,000,000	5,000,000	6,149,667	30,000,000

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.	Location:	Jamaica Plain
		Operating Impact:	No Impact
Status:	In Construction	Managing Department:	Boston Housing Authority

Authorizations				
Source	Existing	FY26	Future	Total
City Capital	17,000,000	5,000,000	0	22,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	17,000,000	5,000,000	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
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	10,000,000	5,000,000	4,000,000	3,000,000	22,000,000

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.	Location:	South Boston
		Operating Impact:	No Impact
		Managing Department:	Boston Housing Authority
Status:	In Construction		

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

Mildred C. Hailey Preservation

Project Mission:	Renovate existing BHA housing units including plumbing, ventilation, windows, and other building repairs.	Location:	Jamaica Plain
		Operating Impact:	No Impact
		Managing Department:	Boston Housing Authority
Status:	In Construction		

Authorizations				
Source	Existing	FY26	Future	Total
City Capital	52,000,000	0	0	52,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	52,000,000	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
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	4,000,000	15,000,000	20,000,000	13,000,000	52,000,000

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.

Location: Citywide

Operating Impact: No Impact

Managing Department: Boston Housing Authority

Status: To Be Scheduled

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

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.

Location: Multiple Neighborhoods

Operating Impact: No Impact

Managing Department: Boston Housing Authority

Status: To Be Scheduled

Authorizations				
Source	Existing	FY26	Future	Total
City Capital	4,000,000	0	0	4,000,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	4,000,000	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
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	0	0	1,000,000	3,000,000	4,000,000

Parker Street Retaining Wall

Project Mission:	Replace retaining wall in Mission Hill neighborhood.	Location:	Mission Hill
		Operating Impact:	No Impact
		Managing Department:	Mayor's Office of Housing
Status:	New Project		

Authorizations				
Source	Existing	FY26	Future	Total
City Capital	0	900,000	0	900,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	0	900,000	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
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	0	0	100,000	800,000	900,000

Dudley Street Public Plaza

Project Mission:	Construction of public plaza in Nubian Square.	Location:	Roxbury
		Operating Impact:	No Impact
		Managing Department:	Mayor's Office of Housing
Status:	New Project		

Authorizations				
Source	Existing	FY26	Future	Total
City Capital	0	850,000	0	850,000
Other City	0	0	0	0
Grants/Other	0	0	0	0
Non-Capital	0	0	0	0
Total	0	850,000	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
Other City	0	0	0	0	0
Grants/Other	0	0	0	0	0
Non-Capital	0	0	0	0	0
Total	0	0	100,000	750,000	850,000