

# HOUSING

1. Cabinet Summary
2. Mayor's Office of Housing

# 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

Department Name	Total Actual '23	Total Actual '24	Total Approp '25	Total Budget '26
Housing Accelerator Program	0	0	110,000,000	0
Mayor's Office of Housing	43,718,622	54,328,014	57,209,359	54,468,982
<b>Total</b>	<b>43,718,622</b>	<b>54,328,014</b>	<b>167,209,359</b>	<b>54,468,982</b>

## CAPITAL BUDGET EXPENDITURES

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

## EXTERNAL FUNDS BUDGET

Department Name	Total Actual 23	Total Actual 24	Total Approp 25	Total Budget 26
Mayor's Office of Housing	123,227,603	128,414,618	131,418,801	150,386,927
<b>Total</b>	<b>123,227,603</b>	<b>128,414,618</b>	<b>131,418,801</b>	<b>150,386,927</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
Housing Development & Services	38,352,575	48,714,135	50,099,213	48,325,860
Mayor's Office of Housing Administration	2,211,888	2,780,398	4,117,566	3,005,616
Real Estate Management & Sales	3,154,159	2,833,480	2,992,580	3,137,506
Urban Agriculture/Grow Boston	0	0	0	0
<b>Total</b>	<b>43,718,622</b>	<b>54,328,014</b>	<b>57,209,359</b>	<b>54,468,982</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	250,000
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	2,923,041	8,132,849	4,178,045	4,267,639
Choice Neighborhood Implementation Grant	23,598	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

## Mayor's Office of Housing Operating Budget

Continuum of Care	33,254,263	40,654,911	48,138,121	48,183,050
Emergency Food & Shelter	93,705	650,362	0	0
Emergency Rental Assistance	13,459,333	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	2,792,464	0	0
EPA/Brownfields	6,810	25,980	0	0
HOME	8,336,334	4,337,688	6,001,958	4,634,265
HOME ARP	939	5,873,434	10,000,000	12,773,688
HOPWA	3,389,710	3,723,422	3,682,209	3,668,962
HOPWA - COVID-19 Response	146,150	99,539	0	0
Housing Choice Community Capital Grant Program	236,895	0	0	0
Inclusionary Development Fund	14,232,723	11,045,131	7,046,490	23,781,883
Lead Paint Abate	962,701	1,078,798	788,634	788,134
Neighborhood Development Fund	3,701,457	2,529,731	1,066,900	1,041,451
Regional Foreclosure Education Grant (COM)	182,138	274,077	225,625	225,625
Rose Fellowship	33,529	0	0	0
Section 108 (Emp Zone)	1,814,165	919,562	0	0
Urban Agenda Grant	3,466,964	429,784	0	0
<b>Total</b>	<b>123,227,603</b>	<b>128,414,618</b>	<b>131,418,801</b>	<b>150,386,927</b>

### OPERATING BUDGET

Category	Total Actual '23	Total Actual '24	Total Approp '25	Total Budget '26
Personnel Services	5,392,536	6,385,298	8,055,091	7,294,124
Non-Personnel	38,326,086	47,942,716	49,154,268	47,174,858
<b>Total</b>	<b>43,718,622</b>	<b>54,328,014</b>	<b>57,209,359</b>	<b>54,468,982</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

<b>Personnel Services</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
51000 Total Permanent Employees	5,322,985	6,287,888	7,997,791	7,236,824	-760,967
51100 Total Emergency Employees	57,638	74,780	43,800	43,800	0
51200 Total Overtime	0	0	0	0	0
51600 Tot Unemployment Compensation	11,913	22,631	11,000	11,000	0
51700 Tot Workers' Compensation	0	0	2,500	2,500	0
Total Personnel Services	5,392,536	6,385,298	8,055,091	7,294,124	-760,967
<b>Contractual Services</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
52100 Communications	138,008	119,751	66,187	66,187	0
52200 Utilities	40,821	52,999	73,779	95,959	22,181
52400 Tot 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 To 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	2,616,124	7,571,480	2,651,596	3,428,946	777,350
Total Contractual Services	2,942,045	7,882,142	2,895,767	3,655,192	759,426
<b>Supplies &amp; Materials</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
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 Medical, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	6,596	14,129	18,000	14,055	-3,945
53700 Tot Clothing Allowance	7,088	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	20,158	31,366	49,939	42,536	-7,403
<b>Current Charges &amp; Obligations</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
54300 Workers' Comp Medical	0	0	5,000	5,000	0
54400 Tot Legal Liability Premium	3,180	0	3,825	3,000	-825
54500 Tot 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 Current Charges	124,375	125,540	145,408	108,758	-36,650
Total Current Charges & Obligations	127,555	125,540	154,233	116,758	-37,475
<b>Equipment</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
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
<b>Other Expenses</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
56200 Tot Special Appropriations	35,213,343	39,889,343	46,031,343	43,339,343	-2,692,000
57200 Structures & Improvements	0	0	0	0	0
58000 Tot Land & Non-Structural	0	0	0	0	0
Total Other Expenses	35,213,343	39,889,343	46,031,343	43,339,343	-2,692,000
<b>Grand Total</b>	<b>43,718,622</b>	<b>54,328,014</b>	<b>57,209,359</b>	<b>54,468,982</b>	<b>-2,740,376</b>

# Department Personnel

Title	Union Code	Grade	Position	FY26 Salary
Director_of_Operations	EXM	29	1.00	149,739
Deputy Director	EXM	29	2.75	411,784
Deputy Director	EXM	27	0.40	51,243
Director,	EXM	28	0.75	103,875
Director of Marketing	EXM	28	0.50	69,250
Dir-Public/Media Relations	EXM	28	1.00	138,500
Assoc Deputy Director	EXM	28	3.05	390,508
Policy Advisor	EXM	28	0.50	69,250
Director of Legal Unit	EXM	28	0.50	69,250
Controller	EXM	27	0.50	64,054
Senior Product Manager	EXM	26	1.00	103,418
Assistant-Director	EXM	26	1.10	123,570
Assistant Director	EXM	26	4.55	510,749
Asst Dir for Compliance Loans	EXM	26	0.50	59,251
Operations Manager	EXM	25	1.70	177,238
Housing Compliance Manager	BXM	24	1.00	85,127
Principal Housing Policy Anlst	SU2	24	1.00	110,070
Manager (DND)	SU2	24	0.25	27,839
Manager	SU2	24	1.00	101,745
Chief of Staff__	MYO	29	1.00	149,739
Senior_Architect.	SU2	24	0.10	10,877
Sr Project Manager (DND)	SU2	24	1.00	111,355
Sr Developer	SU2	24	0.50	55,677
Construction & Design Serv Manager	SU2	24	0.10	11,135
Senior Asset Manager	SU2	24	1.00	76,352
Sr Housing Develop Officer	SU2	24	3.05	373,294
Sr Budget Manager	SU2	24	0.50	55,677
Accounts Payable Manager	SU2	23	0.50	51,039
Finance_Manager	SU2	23	0.50	51,039
Tech. Support Manager	SU2	23	0.50	45,831
Sr. Housing Crisis Coordinator	SU2	23	1.00	91,069
Sr Project Manager	SU2	23	1.00	103,014
HMIS Administrator	SU2	23	0.05	5,151
Manager Of Research & Dev	SU2	23	0.25	25,753
Sr Program Manager	SU2	23	2.20	225,062
Construction Manager	SU2	23	1.00	86,811
Income Restricted Housing Port	BXM	22	1.00	67,383
Analyst (MOH)	SU2	22	0.25	22,108
Property Mgmt	SU2	22	1.00	95,304
Special Assistant	EXM	22	1.95	152,294
Housing Development Officer	SU2	22	5.35	484,906

# Department Personnel

Accounting Manager	SU2	22	0.75	71,478
Budget Manager	SU2	22	0.50	46,946
Sr Compliance Officer	SU2	22	0.20	19,061
Housing Assistant.	BXM	21	1.00	67,383
Compliance Monitor(Red Circle)	SU2	21	0.10	8,817
Reasearch & Development Anl	SU2	21	0.25	22,044
Project Mngr	SU2	21	3.00	225,068
Housing Crisis Case Coord	SU2	21	3.00	241,781
Asset Manager	SU2	21	1.00	88,175
Construction Specialist II	SU2	21	0.90	59,658
Archt	SU2	21	1.00	87,374
Construction Supervisor	SU1	21	1.00	84,179
Construction Supervisor	SU2	21	2.20	193,984
Program Manager	SU2	21	6.90	580,511
AFFH Zoning Assistant	SU2	20	1.00	72,486
Financial Analyst.	SU2	20	0.50	40,421
Compliance Monitor	SU2	20	2.10	145,763
Procurement Officer	SU2	20	0.50	36,008
Prog_Asst	SU2	19	4.65	337,780
Loan Monitor	SU2	19	0.50	33,187
Legal_Sec	EXM	19	0.25	14,130
Dirctr	CDH	NG	1.00	184,606
<b>Total</b>			<b>79</b>	<b>7,828,173</b>

## Adjustments

Differential Payments	0
Other	303,652
Chargebacks	-695,000
Salary Savings	-200,000
<b>FY26 Total Request</b>	<b>7,236,824</b>



# External Funds History

<b>Personnel Services</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
51000 Total Permanent Employees	7,328,759	7,013,554	10,646,310	7,725,524	-2,920,787
51100 Total Emergency Employees	0	0	0	0	0
51200 Total Overtime	0	0	0	0	0
51300 Tot Part-Time Employee	0	0	0	0	0
51400 Tot Health Insurance	1,053,837	1,080,946	1,596,944	1,222,051	-374,893
51500 Tot Pension & Annuity	667,344	659,725	957,157	733,229	-223,928
51600 Tot Unemployment Compensation	0	0	0	0	0
51700 Tot Workers' Compensation	0	0	0	0	0
51800 Tot Indirect Costs	0	0	0	0	0
51900 Total Medicare	93,985	92,610	154,365	118,132	-36,233
Total Personnel Services	9,143,924	8,846,834	13,354,776	9,798,936	-3,555,841
<b>Contractual Services</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
52100 Communications	0	0	83,088	52,116	-30,972
52200 Utilities	3,385	1,434	28,246	22,500	-5,746
52300 Contracted Educational Services	0	0	0	0	0
52400 Tot 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 To Equipment	4,862	0	27,618	15,500	-12,118
52800 Transportation of Persons	9,062	13,865	77,104	34,340	-42,764
52900 Contracted Services	113,863,270	119,386,307	117,364,181	140,038,971	22,674,790
Contractual Services	113,915,394	119,452,092	117,623,045	140,197,527	22,574,482
<b>Supplies &amp; Materials</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
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 Medical, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	25,363	26,706	87,924	67,600	-20,324
53700 Tot Clothing Allowance	13,662	12,820	17,505	23,280	5,775
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	6,147	14,266	28,259	24,950	-3,309
Supplies & Materials	46,041	54,254	136,199	122,830	-13,369
<b>Current Charges &amp; Obligations</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
54100 Tot Unemployment Comp	0	0	0	0	0
54300 Workers' Comp Medical	0	0	0	0	0
54400 Tot Legal Liability Premium	0	0	0	0	0
54500 Tot 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 Current Charges	83,080	61,403	201,957	179,226	-22,731
Current Charges & Obligations	83,080	61,403	201,957	179,226	-22,731
<b>Equipment</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
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
Equipment	39,163	35	102,824	88,408	-14,416
<b>Other Expenses</b>	<b>FY23 Expenditure</b>	<b>FY24 Expenditure</b>	<b>FY25 Appropriation</b>	<b>FY26 Adopted</b>	<b>Inc/Dec 25 vs 26</b>
56200 Tot Special Appropriations	0	0	0	0	0
57200 Structures & Improvements	0	0	0	0	0
58000 Tot Land & Non-Structural	0	0	0	0	0
59100 Award/Gift	0	0	0	0	0
Other Expenses	0	0	0	0	0
<b>Grand Total</b>	<b>123,227,603</b>	<b>128,414,618</b>	<b>131,418,801</b>	<b>150,386,927</b>	<b>18,968,125</b>

# External Funds Personnel

Title	Union Code	Grade	Position	FY26 Salary
Deputy Director	EXM	29	4.25	636,393
Deputy Director	EXM	27	0.40	51,243
Director,	EXM	28	1.25	173,125
Director of Marketing	EXM	28	0.50	69,250
Assoc Deputy Director	EXM	28	1.95	258,380
Policy Advisor	EXM	28	0.50	69,250
Director of Legal Unit	EXM	28	0.50	69,250
Controller	EXM	27	0.50	64,054
Assistant-Director	EXM	26	1.90	218,371
Assistant Director	EXM	26	5.45	585,655
Asst Dir for Compliance Loans	EXM	26	0.50	59,251
Operations Manager	EXM	25	3.30	355,663
Manager (DND)	SU2	24	0.75	83,516
Senior_Architect.	SU2	24	0.90	97,889
Sr Developer	SU2	24	0.50	55,677
Construction & Design Serv Manager	SU2	24	0.90	100,219
Sr Housing Develop Officer	SU2	24	4.95	531,496
Sr Budget Manager	SU2	24	0.50	55,677
Accounts Payable Manager	SU2	23	0.50	51,039
Finance_Manager	SU2	23	0.50	51,039
Tech. Support Manager	SU2	23	0.50	45,831
Sr Project Manager	SU2	23	1.00	103,014
HMIS Administrator	SU2	23	0.95	97,863
Manager Of Research & Dev	SU2	23	0.75	77,260
Sr Program Manager	SU2	23	2.80	286,119
Construction Manager	SU2	23	1.00	103,014
Analyst (MOH)	SU2	22	0.75	66,537
Special Assistant	EXM	22	1.05	80,021
Housing Development Officer	SU2	22	11.65	988,254
Accounting Manager	SU2	22	1.25	119,130
Budget Manager	SU2	22	0.50	46,946
Sr Compliance Officer	SU2	22	1.80	171,547
Compliance Monitor(Red Circle)	SU2	21	0.90	79,357

## External Funds Personnel

Reasearch & Development Anl	SU2	21	0.75	66,131
Project Mngr	SU2	21	1.00	88,175
Housing Crisis Case Coord	SU2	21	1.00	80,982
Asset Manager	SU2	21	1.00	88,175
Construction Specialist II	SU2	21	3.10	259,289
Construction Supervisor	SU1	21	1.00	84,179
Construction Supervisor	SU2	21	1.80	158,714
Program Manager	SU2	21	8.63	697,679
Financial Analyst.	SU2	20	0.50	40,421
Compliance Monitor	SU2	20	0.90	73,424
Procurement Officer	SU2	20	0.50	36,008
HMIS User Specialist	SU2	19	1.00	50,373
Prog_Asst	SU2	19	4.35	316,214
Loan Monitor	SU2	19	0.50	33,187
Legal_Sec	EXM	19	0.75	42,391

<b>Total</b>			<b>82.18</b>	<b>8,016,675</b>
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### Adjustments

Differential Payments	0
Other	-41,151
Chargebacks	0
Salary Savings	-250,000

<b>FY26 Total Request</b>	<b>7,725,524</b>
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# Program 1. Mayor's Office of Housing Administration

Rick Willson, K. Oliver-Milcham, M. McCarthy *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

Category	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	1,720,142	2,319,773	3,644,729	2,636,309
Non-Personnel	491,746	460,625	472,836	369,307
Total	2,211,888	2,780,398	4,117,566	3,005,616

## 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, Paola Pelletier-Ozuna, *Managers*, 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

Category	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	996,315	892,254	862,269	919,298
Non-Personnel	2,157,844	1,941,226	2,130,311	2,218,209
Total	3,154,159	2,833,480	2,992,580	3,137,506

## PERFORMANCE

Goal: Dispose of tax-foreclosed and surplus property

Performance Measures	Actual '23	Actual '24	Projected '25	Target '26
Number of land parcels sold or transferred for development and open space projects	22	33	42	55

## Program 3. Housing Development & Services

K. Rebaza, C. O'Keefe, K. 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

Category	Actual '23	Actual '24	Approp '25	Budget '26
Personnel Services	2,676,079	3,173,271	3,548,092	3,738,517
Non-Personnel	35,676,496	45,540,864	46,551,121	44,587,343
<b>Total</b>	<b>38,352,575</b>	<b>48,714,135</b>	<b>50,099,213</b>	<b>48,325,860</b>

### PERFORMANCE

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

Performance Measures	Actual '23	Actual '24	Projected '25	Target '26
Number of projects started by homeowner assistance programs	881	871	746	775
Number of projects started by the home repair program	665	672	591	550
Number of projects completed by the down payment assistance program	202	268	376	250
Number of projects committed to by the home rehabilitation program	216	199	155	250
Percentage of completed homebuyer assistance projects with homebuyers who are Black, Indigenous, or People of Color	63%	68%	61%	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.

### **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 (2 years). The performance period is from October 1, 2020 to October 1, 2022.

### **Section 108 Loan Guarantee Programs/Section 108 Unrestricted**

**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.