

Mayor's Office of Housing

*City Council Committee on Ways and Means
March 5, 2026*



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 Management 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

HOUSING DEVELOPMENT



Create, preserve, and fund the acquisition of income-restricted housing

Accomplishments over the last 4 years:

- **6,210** new income-restricted units built or in construction - the highest number created during any other comparable period in the last 25 years
- Permitted **11,804** total units, including **4,003** new income restricted units
- Nearly **800** occupied market-rate rental units were converted to income-restricted housing through the Acquisition Opportunity Program (AOP)



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



Work to end homelessness in the City, with the goal of finding permanent supportive housing for those exiting homelessness

Accomplishments over the last 4 years:

- **7,844** homeless households placed in permanent housing, including 643 veterans, 2,221 families and 656 unaccompanied youth (ages 18 - 24)
- Almost **400** new Permanent Supportive Housing units completed
- Since 2024, housed **223** unsheltered individuals in permanent housing through the HUD SNOFO grant



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



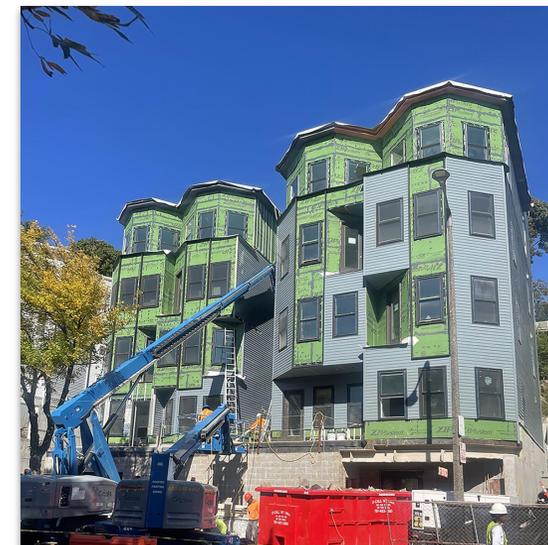
Help residents buy, keep, and maintain their homes

Accomplishments over the last 4 years:

- Assisted **1,145** residents buy homes through the ONE+ Boston Homebuyer Program and the Financial Assistance Program
- Permitted or completed **1,003** new affordable homeownership units
- Helped **2,297** current homeowners stay in their homes through foreclosure prevention and funding critical home repairs



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

Promote stable housing by helping tenants in crisis due to fire, natural disaster, eviction, or condemnation

Accomplishments over the last 4 years:

- Helped stabilize **6,438** families through legal and financial assistance, mediation, and housing search support
- Launched Access to Counsel pilot, helping families with school-aged children facing eviction



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



Promote urban agriculture, community gardens, and food production across the City's neighborhoods

Accomplishments over the last 4 years:

- Completed **606** garden beds, 5 new community gardens, 2 food forests, 2 urban farms & 3 open space projects, as well as capital improvements to 7 additional community gardens, food forests & farms
- Expanded GrowBoston programming to issue urban agriculture innovation grants, provide gardening education and supplies, support fruit tree maintenance, launch a design fund and offer garden programs in partnership with Boston Housing Authority and Boston Public Schools
- Sold **21** parcels to nonprofit organizations for the development and preservation of open space and urban agriculture projects
- Invested approximately **\$560,000** in garden programs at BHA & BPS



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.

New and Ongoing Initiatives



- **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.
- **Eviction Prevention Action Plan**
 - Creating updated strategy to lower evictions and increase housing stability for Boston residents
- **Surplus Property Disposition**
 - Continue to leverage City-owned land for housing, community gardens and open space, including Welcome Home Boston
- **Streamlining affordable housing approvals**
 - Additional changes to shorten the approval time for affordable housing developments
- **Affordable Housing Funding Round**
 - 2026 awards will be announced in the coming weeks
- **Acquisition Opportunity Program (AOP)**
 - 100 additional units in the pipeline and growing

Concerns / Headwinds



- Federal Funding Uncertainty (~\$75 million annually)
 - Federal budget includes essentially level funding for HUD grants but Administration continues to threaten cuts to “sanctuary cities” and through new terms and conditions around DEI, “gender ideology”, etc.
 - We’re particularly concerned about Continuum of Care (CoC) funding and loss of hundreds of permanent supportive housing units
 - We are involved in multiple lawsuits against HUD with preliminary injunctions in place allowing us to access our grants
- One-time COVID funding winding down - steep drop in housing development and homebuyer assistance
- Inclusionary Development and Neighborhood Housing Trust (Linkage) revenue weakening due to real estate market conditions
- High development costs, interest rates
- A number of large preservation projects in need of support
- Continued high demand for housing stability services, especially Tenant Stabilization Fund and emergency housing/hotels



Thank you!



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