

# Mayor's Office of Housing FY27 Recommended Budget

*City Council Committee on Ways and Means  
April 27, 2026*



City of Boston  
Mayor Michelle Wu



Mayor's Office  
of Housing

# Mayor's Office of Housing: Our Work

## **Neighborhood Housing Development**

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

## **Supportive Housing**

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*works to end homelessness in the City of Boston*

## **Boston Home Center**

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

## **Office of Housing Stability**

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*promotes stable housing for Boston residents*

## **GrowBoston**

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

## **Real Estate Management and Sales**

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

## **Housing Compliance and Asset Management**

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*monitors income-restricted housing, manages MetroList, and administers housing lotteries*

## **Policy Development and Research**

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



# **FY26 Accomplishments and FY27 Goals**



# HOUSING DEVELOPMENT

## FY26 Accomplishments

- Over **800** new income restricted units (**594** rental and **221** homeownership) permitted
- **\$52 million** awarded to **13** projects across **9** neighborhoods to create or preserve nearly **900** units of affordable rental housing
- Funded the acquisition of **104** rental units across **8** buildings to preserve tenancies and affordability in Dorchester, Mattapan, and Roslindale.



**288 Harrison Residences, Chinatown**  
85 units for low and moderate income renters

## FY27 Goals

- Permit **1,000** new income restricted units
- Fund the acquisition of an additional **100** units through AOP to preserve affordability in perpetuity throughout Boston
- Complete construction on over **280** units of homeownership housing, including **250** income-restricted units



**Welcome Home, Boston - Norwell St, Dorchester**  
12 units of income restricted housing for first-time homebuyers

# HOMELESSNESS AND SUPPORTIVE HOUSING

## FY26 Accomplishments

- 200 units of permanent supportive housing completed
- 784 homeless individuals placed in permanent housing including 125 veterans and 105 young adults
- Fought to preserve **\$48 million** in HUD Continuum of Care (CoC) competitive grants for homeless programs
- 232 individuals and families with a history of unsheltered homelessness were placed in service-enriched housing

## FY27 Goals

- Place 775 homeless individuals, including 125 veterans, into permanent housing with services
- Provide 680 persons living with HIV/AIDS with housing assistance and supportive services
- Help 100 young adults exit into permanent housing



**St. Mary's, Dorchester**  
Redevelopment of the existing campus. First phase will include 71 units of permanent supportive housing.



**570 Warren Street, Roxbury**  
adaptive re-use of an existing sober home into 26 units of permanent supportive housing

# HOMEOWNERSHIP



## FY26 Accomplishments

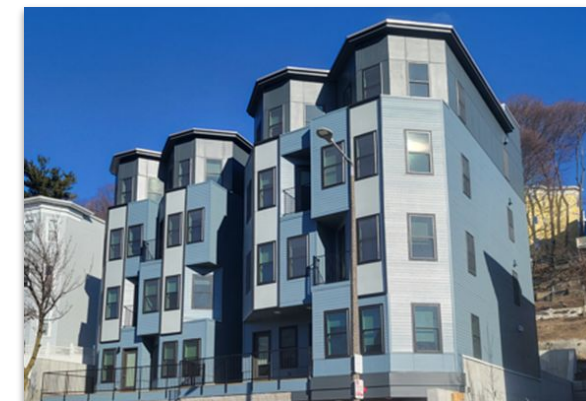
- **1,900** residents received first-time homebuyer education
- Provided **340** homebuyers with downpayment/mortgage assistance (**65%** BIPOC)
- **750** homeowners assisted through home repair/rehab programs
- **160** homeowners provided with foreclosure prevention counseling
- Supported residential decarbonization and electrification through **HomeWorks Green** loan program, **Healthy & Green Retrofit Pilot Program**, and **Boston Energy Saver Program** with MassSave

## FY27 Goals

- Provide financial assistance to **250** first-time homebuyers (**65%** BIPOC)
- Help at least **750** homeowners with home repairs, including **60** seniors with efficient heating units
- Assist **160** homeowners with foreclosure prevention counseling
- Promote energy resiliency by launching solar panel loan pilot and window heat pump pilot programs



**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

## FY26 Accomplishments

- Over **2,700** renters helped with flexible financial assistance, education, mediation, legal assistance, case management and housing search services
- **910** potential evictions prevented
- **402** housing-insecure households placed in permanent housing
- Provided short term hotel stays for **90** households displaced by fire or other emergencies
- Continued growth with the Access to Counsel pilot, serving an over **100** families with school-aged children

## FY27 Goals

- Provide financial assistance, education, mediation, legal assistance, case management and housing search services to over to over **2,700** renters
- Prevent at least **800** potential evictions
- Place at least **350** housing-insecure households into permanent housing
- Issue an updated **Eviction Prevention Action Plan**



**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



## FY26 Accomplishments

- Constructed **300** garden beds - **65** at BCYF centers, libraries, and public housing and **235** at residents' homes and nonprofit organizations
- Issued educational grants to nonprofits, provided individual support to **445** gardeners, and helped **44** gardens and food forests procure supplies serving **7,000+** residents
- Through Grassroots Program, supported the construction or renovation of **11** community gardens, urban farms, food forests and other open space projects with land and/or funding
- Secured a site for **½ acre urban farm** in Mattapan

## FY27 Goals

- Build **335** raised garden beds
- Provide individualized support to **200** gardeners through the Urban Agriculture Ambassador Program
- Sell or transfer **12** parcels for open space preservation and development, and create **6** new community gardens and open spaces
- Construct and launch **½ acre urban farm** in Mattapan



**Garden Beds at the South Boston Library:** Two out of 56 total garden beds that will be built at libraries and community centers



**44 Maple Street Food Forest, Roxbury:** Boston Food Forest Coalition completed construction of a new 10,000 sf food forest with the support of Grassroots funding



# FY27 Recommended Budget

# FY27 RECOMMENDED OPERATING BUDGET



Program Area	FY27
City of Boston Voucher Program (through BHA)	\$11,850,000
Homebuyer and Homeowner Assistance	\$10,087,289
Homelessness & Supportive Housing	\$9,332,051
Affordable Housing Development	\$7,058,696
Housing Stability	\$5,473,668
Policy Development/Compliance/Administration	\$2,539,952
Real Estate Management and Sales	\$2,255,630
GrowBoston Office of Urban Agriculture	\$624,311
<b>Total</b>	<b>\$49,221,597</b>

# FY27 EXTERNAL FUNDS BUDGET - HUD Grants



Source	FY27	Uses
Continuum of Care (CoC)	\$50.5M	Homelessness & Supportive Housing
Community Development Block Grant (CDBG)	\$15.8M	Housing, Economic Development, Workforce Development, Community Gardens, Open Space
HOME Investment Partnership	\$5M	Housing Development
Housing Opportunities for Persons with Aids (HOPWA)	\$3.7M	Supportive Housing
Emergency Solution Grants (ESG)	\$1.5M	Homelessness & Housing Stability
Lead Paint Abatement	\$1.2M	Lead Safe Boston and Healthy Homes
<b>Subtotal - HUD Grants</b>	<b>\$77.1M</b>	

# FY27 EXTERNAL FUNDS BUDGET - City, State, Other Funds



Source	FY27	Uses
Inclusionary Development Program (IDP)	\$20.2M	Housing Development & Acquisitions
State ARPA Earmark	\$2.6M	Supportive Housing
All Other Grants	\$876K	Housing Development, Homeownership
<b>Subtotal - City, State, Other Funds</b>	<b>\$23.8M</b>	
<b>Total - External Funds</b>	<b>\$100.9M</b>	

# FY27-31 CAPITAL PLAN

## Ongoing Projects - BHA



- **Mildred Hailey Preservation - \$52M:** Renovate existing BHA housing units including plumbing, ventilation, windows, and other building repairs.
- **BHA Charlestown - \$30M:** Investment that supports the redevelopment of the Bunker Hill Housing Development. The initial phase includes 266 affordable units and over the life of the project will produce 1,010 affordable units.
- **Mildred C. Hailey Phase 1 Redevelopment - \$23.5M:** The project comprises 690 apartments, including a 1-to-1 replacement of the existing 253 public housing units and the 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, and 520 parking spaces.
- **Elevator Modernization - \$4M:** Modernization of elevators at public housing sites to promote accessibility, ensure redundancy, and reduce vulnerability to outages, heat, or environmental hazards.

# FY27-31 CAPITAL PLAN

## Ongoing Projects - MOH



- **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.



Thank you!



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# Appendices



# Housing Development Spending by Neighborhood

Projects Permitted 1/1/2022 - 2/28/2026



## Affordable Housing Development Funding by Neighborhood 01/01/2022 - 02/28/2026

Neighborhood	Income-Restricted Units	City Funding
Allston	103	\$10,028,200
Brighton	44	\$7,612,650
Charlestown	202	\$39,425,000
Chinatown	214	\$20,703,510
Dorchester	719	\$91,358,897
Downtown	136	\$10,530,957
East Boston	120	\$12,705,000
Fenway	33	\$4,629,256
Hyde Park	158	\$12,625,000
Jamaica Plain	523	\$46,870,500
Mattapan	464	\$22,724,768
Mission Hill	84	\$6,000,000
Roslindale	7	\$420,000
Roxbury	370	\$46,523,731
South Boston	208	\$13,800,000
South End	5	\$1,939,716
West Roxbury	60	\$3,700,000
<b>TOTAL</b>	<b>3,450</b>	<b>\$351,597,185</b>

Source: MOH Housing Master 02/28/2026. Includes affordable units created through new construction or acquisition/conversion of existing housing



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

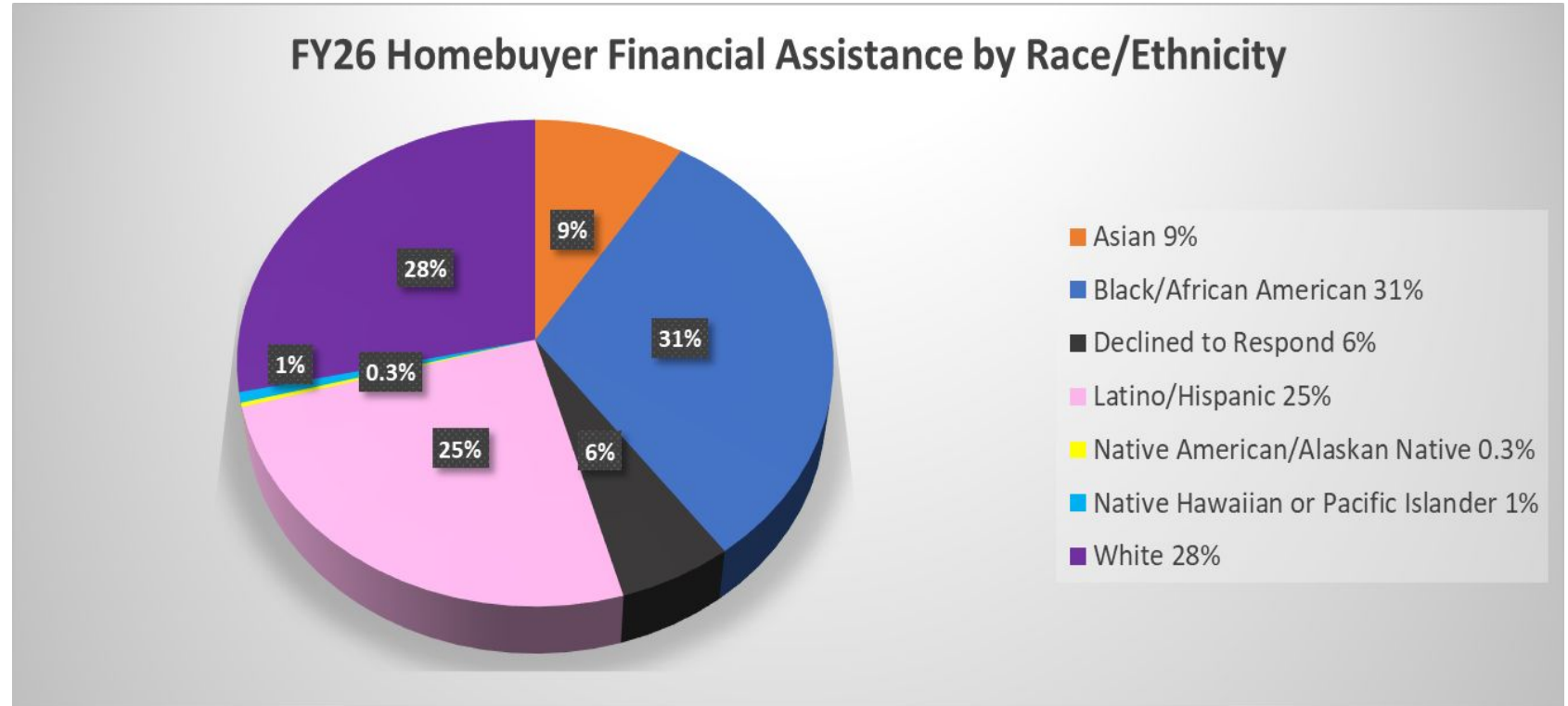


**270 Talbot, Dorchester**  
18 homeownership opportunities, 5 minutes from the Ashmont T station

# FY26 Homebuyer Financial Assistance by Neighborhood of Purchase and Race/Ethnicity



Neighborhood	% of \$6.6M
Allston/Brighton	3.6%
Dorchester	24.6%
East Boston	9.3%
Hyde Park	11.6%
Jamaica Plain	8.9%
Mattapan	15.2%
Roslindale	6.1%
Roxbury	4.6%
South Boston	3.7%
South End	4.3%
West Roxbury	4.3%
Back Bay, Charlestown, Fenway, North End	2.3%

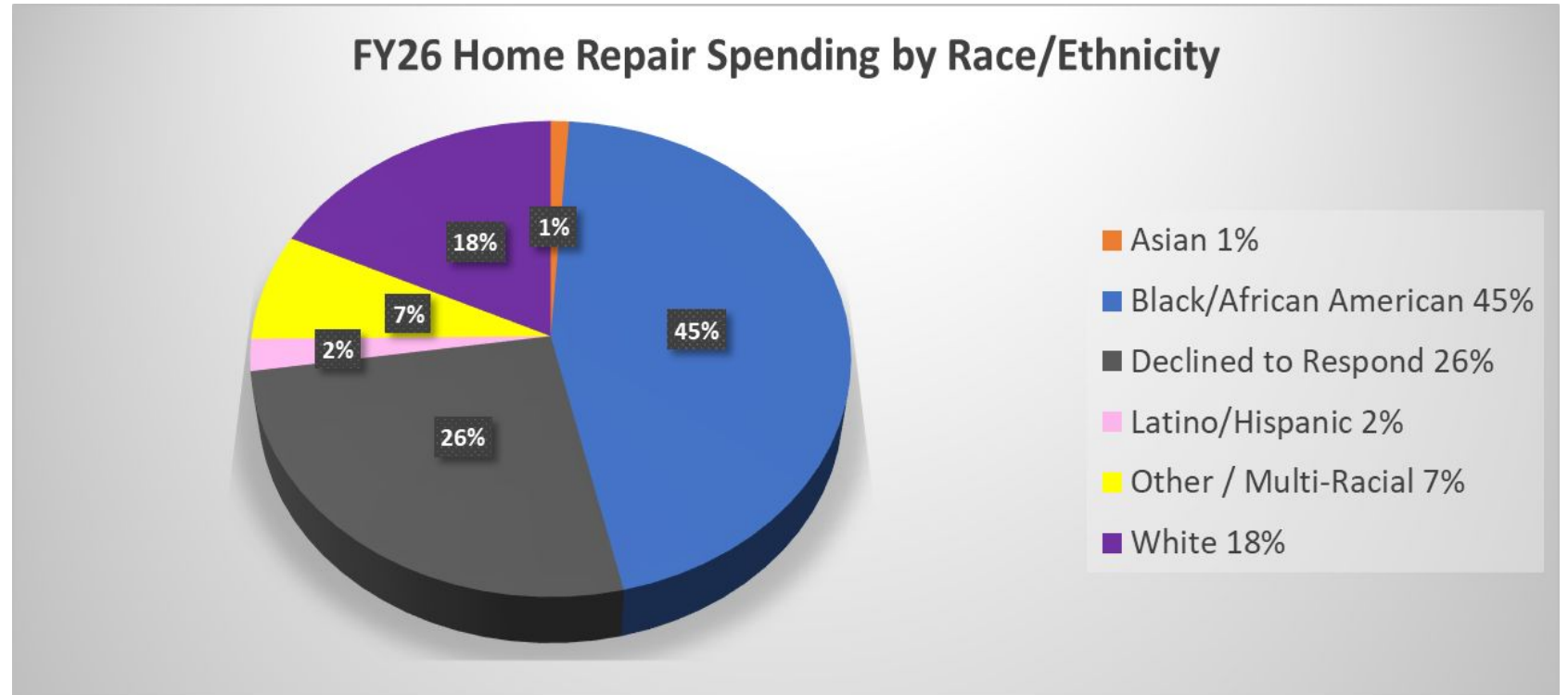


**66% of homebuyer financial assistance payments were distributed to BIPOC households**

# FY26 Home Repair Spending by Neighborhood and Race/Ethnicity



Neighborhood	% of \$4.3M
Dorchester	29.0%
East Boston	3.9%
Hyde Park	15.5%
Mattapan	17.9%
Roslindale	6.3%
Roxbury	22.9%
West Roxbury	3.2%
Allston/Brighton, Jamaica Plain, South End	1.3%



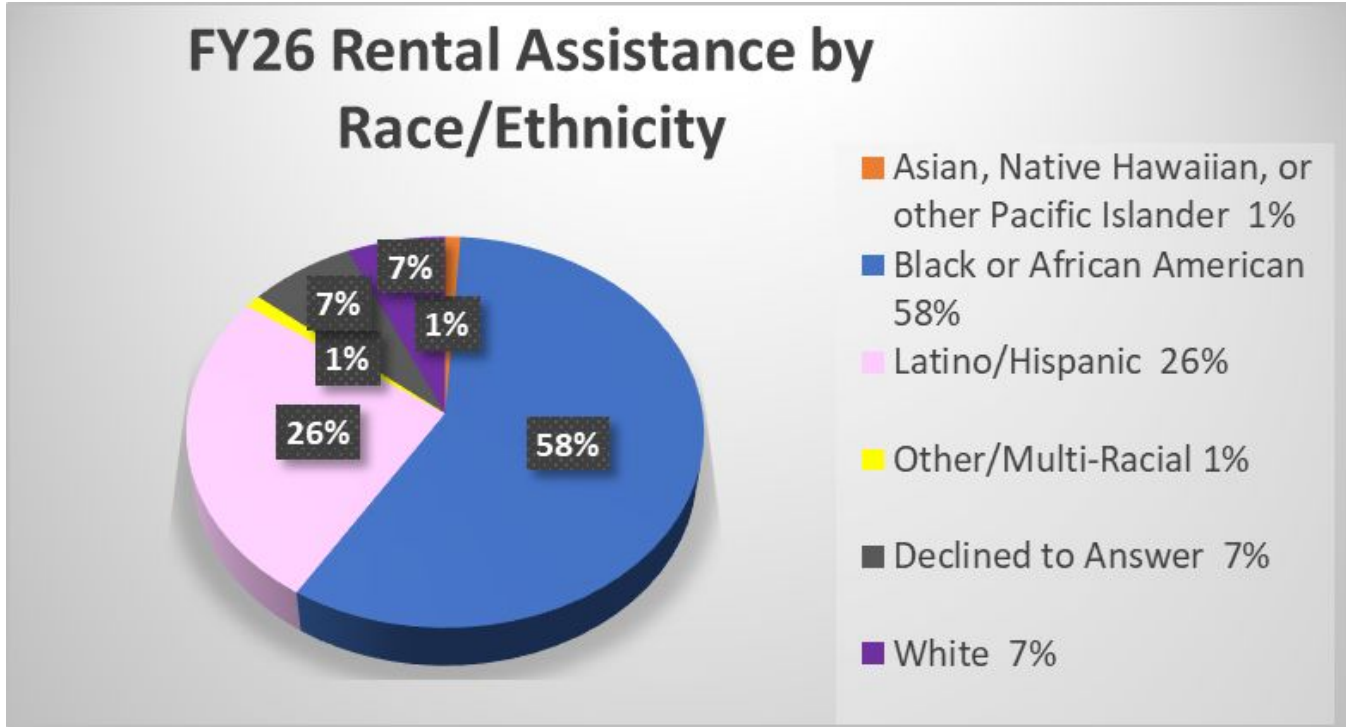
- **66% of home repair assistance supported BIPOC households**
- **85% of home repair assistance supported homeowners in Mattapan, Dorchester, Roxbury, and Hyde Park**

# FY26 Rental Assistance Spending by Neighborhood and Race/Ethnicity



Neighborhood	% of \$1.3M
Allston	1.2%
Back Bay	2.0%
Beacon Hill	0.7%
Brighton	2.0%
Charlestown	1.1%
Dorchester	39.4%
Downtown	1.1%
East Boston	3.8%
Fenway	0.7%
Hyde Park	9.2%

Neighborhood	% of \$1.3M
Jamaica Plain	1.1%
Mattapan	5.0%
Mission Hill	1.2%
North End	0.2%
Roslindale	2.4%
Roxbury	17.4%
South Boston	5.0%
South End	6.4%
West Roxbury	0.4%
<b>Total</b>	<b>100%</b>



- **71% of assistance provided to residents of Dorchester, Hyde Park, Mattapan, and Roxbury**
- **86% of assistance has gone to BIPOC households**

# SURPLUS PROPERTY INVENTORY



MOH Property Inventory as of April, 2026	
<b>Available for Disposition</b>	
Pre-Disposition Planning	325
Active Disposition in Process	181
<b>Subtotal - Available</b>	<b>506</b>
<b>Unavailable for Disposition</b>	
West Roxbury Grove	235
Urban Wild / Conservation	145
Undevelopable / No Interest	90
In Use / Redemption Period	45
<b>Subtotal - Unavailable</b>	<b>515</b>
<b>Total Parcels</b>	<b>1,021</b>

## Since 2022:

- Disposed of over **767K** square feet of surplus property, primarily for housing development, community gardens and open space
- **\$1.38 million** in revenue for the City
- **\$300M** in new development generated, including **551** new housing units (over **95%** income-restricted), and **138K** square feet of open space & gardens