

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 in housing and community development initiatives.

OPERATING BUDGET

Department Name	Total Actual '24	Total Actual '25	Total Approp '26	Total Budget '27
Housing Accelerator Program	0	110,000,000	0	0
Mayor's Office of Housing	54,328,014	56,923,561	54,468,982	52,311,197
Total	54,328,014	166,923,561	54,468,982	52,311,197

EXTERNAL FUNDS BUDGET

Department Name	Total Actual 24	Total Actual 25	Total Approp 26	Total Budget 27
Mayor's Office of Housing	128,414,618	85,037,301	114,756,640	137,862,077
Total	128,414,618	85,037,301	114,756,640	137,862,077

CAPITAL BUDGET EXPENDITURES

Capital Department	Total Actual '24	Total Actual '25	Estimated '26	Total Budget '27
Mayor's Office of Housing	9,192,477	28,073,373	61,250,000	25,954,870
Total	9,192,477	28,073,373	61,250,000	25,954,870

Mayor's Office of Housing Operating Budget

Sheila Dillon, Chief of Housing & Neighborhood Development, Appropriation 188000

DEPARTMENT MISSION

The mission of the Mayor's Office of Housing (MOH) is to foster healthy, vibrant, and welcoming communities for all by ensuring stable, green, and accessible housing and the sustainable use of land. MOH envisions a Boston where all residents have the homes and neighborhoods they need to thrive.

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 '24	Total Actual '25	Total Approp '26	Total Budget '27
Housing Development & Services	48,714,135	50,042,915	48,325,860	46,361,727
Mayor's Office of Housing Administration	2,780,398	4,048,139	3,005,616	3,012,341
Real Estate Management & Sales	2,833,480	2,832,507	3,137,506	2,937,129
Total	54,328,014	56,923,561	54,468,982	52,311,197

EXTERNAL FUNDS BUDGET

Fund Name	Total Actual '24	Total Actual '25	Total Approp '26	Total Budget '27
Allston Brighton Homeownership Fund	79,847	396,956	188,256	100,000
ARPA Earmark	0	127,828	2,705,046	2,167,126
BRA/HODAG Program Income	132,925	43,000	0	0
Brownfields Economic Development Initiative	28,049	9,151	36,000	36,000
CDBG	20,453,065	10,157,989	13,963,934	23,347,926
CDBG - COVID-19 Response	8,132,849	2,638,784	4,049,814	0
Choice Neighborhood Implementation Grant	60,429	0	427,968	0
Commonwealth Builder Program (CWB)	19,121,173	11,530,915	15,964,766	20,000,000
Community Challenge Planning Grant	39,047	0	0	0
Continuum of Care	40,572,441	39,052,486	43,373,168	50,460,700
Emergency Food & Shelter	650,362	0	0	0
Emergency Rental Assistance	4,743,939	704,864	0	0
Emergency Solutions Grant	1,188,413	839,959	1,993,780	1,531,490

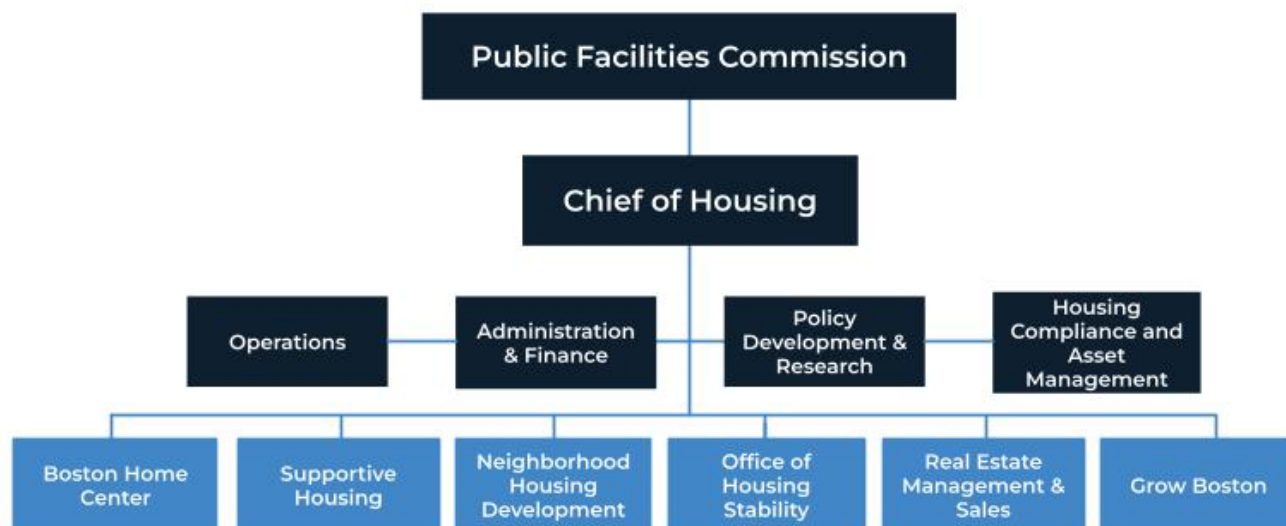
Mayor's Office of Housing Operating Budget

Emergency Solutions Grant - COVID-19 Response	2,792,464	0	0	0
EPA/Brownfields	25,980	69,403	513,760	0
HOME	4,337,688	3,681,520	7,155,115	10,482,538
HOME ARP	5,873,434	1,238,709	10,768,842	3,392,008
HOPWA	3,723,422	3,370,632	4,109,793	4,334,296
HOPWA - COVID-19 Response	99,539	0	0	0
Inclusionary Development Fund	11,045,131	6,009,921	3,695,321	20,269,456
Lead Paint Abate	1,078,798	685,803	746,649	1,198,544
Neighborhood Development Fund	2,529,731	1,066,903	4,838,802	114,550
NU Housing Stabilization Fund	0	0	0	300,000
Regional Foreclosure Education Grant (COM)	274,077	166,837	225,625	127,442
Section 108 (Emp Zone)	919,562	124,254	0	0
Shelter & Services Prog	0	683,732	0	0
Stone House/Joint TH-RRH	0	332,299	0	0
Unsheltered Homelessness	82,470	1,946,354	0	0
Urban Agenda Grant	429,784	159,001	0	0
Total	128,414,618	85,037,301	114,756,640	137,862,077

OPERATING BUDGET

Category	Total Actual '24	Total Actual '25	Total Approp '26	Total Budget '27
Personnel Services	6,385,298	8,035,075	7,294,124	7,470,178
Non-Personnel	47,942,716	48,888,486	47,174,858	44,841,019
Total	54,328,014	56,923,561	54,468,982	52,311,197

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

Personnel Services	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
51000 Total Permanent Employees	6,287,888	7,929,921	7,236,824	7,412,878	176,054
51100 Total Emergency Employees	74,780	89,399	43,800	43,800	0
51200 Total Overtime	0	0	0	0	0
51300 Tot Part-Time Employee	0	0	0	0	0
51400 Tot Health Insurance	0	0	0	0	0
51500 Tot Pension & Annuity	0	0	0	0	0
51600 Tot Unemployment Compensation	22,631	15,755	11,000	11,000	0
51700 Tot Workers' Compensation	0	0	2,500	2,500	0
51900 Total Medicare	0	0	0	0	0
Total Personnel Services	6,385,298	8,035,075	7,294,124	7,470,178	176,054
Contractual Services	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
52100 Communications	119,751	95,806	66,187	70,000	3,813
52200 Utilities	52,999	90,804	95,959	37,648	-58,312
52300 Contracted Educational Services	0	0	0	0	0
52400 Tot Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	0	3,347	2,500	2,500	0
52600 Repairs Buildings & Structures	83,500	8,906	57,400	57,400	0
52700 Repairs & Service To Equipment	7,929	6,112	4,200	3,000	-1,200
52800 Transportation of Persons	46,483	150	0	0	0
52900 Contracted Services	7,571,480	2,471,393	3,428,946	2,942,050	-486,896
Total Contractual Services	7,882,142	2,676,519	3,655,192	3,112,598	-542,595
Supplies & Materials	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
53000 Auto Energy Supplies	0	0	0	0	0
53200 Food Supplies	1,165	2,821	2,500	2,500	0
53400 Custodial Supplies	0	0	0	0	0
53500 Medical, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	14,129	6,849	14,055	13,900	-155
53700 Tot Clothing Allowance	9,448	9,923	18,825	19,706	881
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	6,623	3,589	7,156	7,150	-6
Total Supplies & Materials	31,366	23,181	42,536	43,256	720
Current Charges & Obligations	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
54300 Workers' Comp Medical	0	0	5,000	5,000	0
54400 Tot Legal Liability Premium	0	0	3,000	3,000	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	125,540	134,734	108,758	125,683	16,925
Total Current Charges & Obligations	125,540	134,734	116,758	133,683	16,925
Equipment	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
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	14,325	22,710	21,029	21,030	1
Total Equipment	14,325	22,710	21,029	21,030	1
Other Expenses	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
56200 Tot Special Appropriations	39,889,343	46,031,343	43,339,343	41,530,452	-1,808,891
57200 Structures & Improvements	0	0	0	0	0
58000 Tot Land & Non-Structural	0	0	0	0	0
Total Other Expenses	39,889,343	46,031,343	43,339,343	41,530,452	-1,808,891
Grand Total	54,328,014	56,923,561	54,468,982	52,311,197	-2,157,785

Department Personnel

Title	Union	Grade	Position	FY27 Salary
Accounting Manager	SU2	22	0.75	78,184
Accounts Payable Manager	SU2	23	0.50	56,254
Administ.Assist	EXM	19	0.25	13,771
AFFH Zoning Assistant	SU2	20	1.00	82,897
Analyst (MOH)	SU2	22	0.75	76,735
Archt	SU2	21	1.00	96,604
Asset Manager	SU2	21	1.00	96,604
Assistant Director	EXM	26	4.95	572,970
Assistant-Director	EXM	26	0.60	73,063
Assoc Deputy Director	EXM	28	3.05	423,194
Asst Dir for Compliance Loans	EXM	26	0.50	60,886
Budget Manager	SU2	22	0.50	51,872
Chief of Staff__	MYO	29	1.00	153,634
Compliance Monitor	SU2	20	2.10	176,561
Compliance Monitor(Red Circle)	SU2	21	0.10	6,644
Construction & Design Serv Manager	SU2	24	0.10	12,145
Construction Manager	SU2	23	1.00	112,509
Construction Specialist II	SU2	21	0.90	85,858
Construction Supervisor	SU2	21	3.20	277,420
Controller	EXM	27	0.50	65,785
Deputy Director	EXM	29	3.15	475,123
Dirctr	CDH	NG	1.00	188,549
Director_of_Operations	EXM	29	1.00	153,634
Director,	EXM	28	0.75	106,628
Director of Legal Unit	EXM	28	0.50	71,085
Director of Marketing	EXM	28	0.50	71,085
Dir-Public/Media Relations	EXM	28	1.00	142,170
Finance_Manager	SU2	23	0.50	56,254
Financial Analyst.	SU2	20	0.50	44,769
Housing Assistant.	BXM	21	1.00	71,709
Housing Compliance Manager	BXM	24	1.00	90,531
Housing Crisis Case Coord	SU2	21	3.00	271,936
Housing Development Officer	SU2	22	3.79	383,126
Income Restricted Housing Port	BXM	22	1.00	71,709
Loan Monitor	SU2	19	0.50	38,047
Manager	SU2	24	1.00	115,724
Manager	SU2	22	1.00	72,070
Manager (DND)	SU2	24	0.25	30,362

Department Personnel

Manager Of Research & Dev	SU2	23	0.25	28,127
Operations Manager	EXM	25	1.70	178,773
Paralegal	EXM	21	1.00	79,437
Principal Housing Policy Anlst	SU2	24	1.00	121,254
Procurement Officer	SU2	20	0.50	41,190
Prog_Asst	SU2	19	4.40	357,194
Program Manager	SU2	21	6.90	631,990
Project Mngr	SU2	21	3.00	250,815
Property Mgmt	SU2	22	1.00	104,245
Reasearch & Development Anl	SU2	21	0.25	16,611
Senior_Architect.	SU2	24	0.10	12,017
Senior Asset Manager	SU2	24	1.00	83,933
Senior Product Manager	EXM	26	1.00	110,575
Special Assistant	EXM	22	0.50	38,469
Sr. Housing Crisis Coordinator	SU2	23	1.00	103,620
Sr Budget Manager	SU2	24	0.50	60,724
Sr Communications Specialist	EXM	23	0.45	40,375
Sr Compliance Officer	SU2	22	0.20	17,632
Sr Developer	SU2	24	0.50	60,724
Sr Housing Develop Officer	SU2	24	3.15	336,717
Sr Program Manager	SU2	23	2.20	236,149
Sr Project Manager	SU2	23	1.00	112,509
Sr Project Manager (DND)	SU2	24	1.00	121,449
Tech. Support Manager	SU2	23	0.50	52,138
Technology Support Associate	SU2	19	0.25	14,022
Total			78.54	8,238,788

Adjustments

Differential Payments	0
Other	48,090
Chargebacks	-670,000
Salary Savings	-204,000
FY27 Total Request	7,412,878

External Funds History

Personnel Services	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
51000 Total Permanent Employees	7,013,554	4,026,187	7,075,460	8,022,359	946,899
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	1,080,946	786,988	1,222,051	1,208,070	-13,981
51500 Tot Pension & Annuity	659,725	388,406	733,229	724,840	-8,389
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	92,610	73,345	118,132	116,781	-1,351
Total Personnel Services	8,846,834	5,274,926	9,148,872	10,072,050	923,178
Contractual Services	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
52100 Communications	0	0	52,116	0	-52,116
52200 Utilities	1,434	0	22,500	22,500	0
52300 Contracted Educational Services	0	0	0	0	0
52400 Tot Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	260	2,456	3,100	3,100	0
52600 Repairs Buildings & Structures	50,226	52,475	31,000	31,000	0
52700 Repairs & Service To Equipment	0	0	15,500	8,000	-7,500
52800 Transportation of Persons	13,865	28,142	34,340	24,420	-9,920
52900 Contracted Services	119,386,307	79,568,078	105,058,748	127,479,083	22,420,335
Contractual Services	119,452,092	79,651,151	105,217,304	127,568,103	22,350,799
Supplies & Materials	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
53000 Auto Energy Supplies	0	0	0	0	0
53200 Food Supplies	0	0	5,000	0	-5,000
53400 Custodial Supplies	462	0	2,000	2,000	0
53500 Medical, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	26,706	13,608	67,600	31,000	-36,600
53700 Tot Clothing Allowance	12,820	6,548	23,280	18,102	-5,178
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	14,266	402	24,950	15,000	-9,950
Supplies & Materials	54,254	20,557	122,830	66,102	-56,728
Current Charges & Obligations	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
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	61,403	56,405	179,226	105,914	-73,312
Current Charges & Obligations	61,403	56,405	179,226	105,914	-73,312
Equipment	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
55000 Automotive Equipment	0	0	0	0	0
55400 Lease Purchase	0	0	0	0	0
55600 Office Furniture & Equipment	0	1,676	25,000	7,500	-17,500
55900 Misc Equipment	35	32,585	63,408	42,408	-21,000
Equipment	35	34,261	88,408	49,908	-38,500
Other Expenses	FY24 Expenditure	FY25 Expenditure	FY26 Appropriation	FY27 Adopted	Inc/Dec 26 vs 27
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
Grand Total	128,414,618	85,037,301	114,756,640	137,862,077	23,105,437

External Funds Personnel

Title	Union	Grade	Position	FY27 Salary
Accounting Manager	SU2	22	1.25	130,306
Accounts Payable Manager	SU2	23	0.50	56,254
Administ.Assist	EXM	19	0.75	41,314
Analyst (MOH)	SU2	22	1.25	127,302
Asset Manager	SU2	21	1.00	96,604
Assistant Director	EXM	26	5.05	547,781
Assistant-Director	EXM	26	1.40	170,479
Assoc Deputy Director	EXM	28	1.95	233,607
Asst Dir for Compliance Loans	EXM	26	0.50	60,886
Budget Manager	SU2	22	0.50	51,872
Compliance Monitor	SU2	20	0.90	80,584
Compliance Monitor(Red Circle)	SU2	21	0.90	59,797
Construction & Design Serv Manager	SU2	24	0.90	109,304
Construction Manager	SU2	23	1.00	112,509
Construction Specialist II	SU2	21	2.60	235,624
Construction Supervisor	SU2	21	2.80	268,941
Controller	EXM	27	0.50	65,785
Coordinator,	SU2	24	1.00	118,258
Deputy Director	EXM	29	4.65	705,574
Director,	EXM	28	1.25	177,713
Director of Legal Unit	EXM	28	0.50	71,085
Director of Marketing	EXM	28	0.50	71,085
Finance_Manager	SU2	23	0.50	56,254
Financial Analyst.	SU2	20	0.50	44,769
HMIS User Specialist	SU2	19	1.00	56,087
Housing Crisis Case Coord	SU2	21	1.00	92,688
Housing Development Officer	SU2	22	11.21	988,264
Loan Monitor	SU2	19	0.50	38,047
Manager (DND)	SU2	24	0.75	91,087
Manager Of Research & Dev	SU2	23	0.75	84,382
Operations Manager	EXM	25	3.30	361,441
Procurement Officer	SU2	20	0.50	41,190
Prog_Asst	SU2	19	3.60	290,737
Program Manager	SU2	21	8.63	782,457
Project Mngr	SU2	21	1.00	96,604
Reasearch & Development Anl	SU2	21	0.75	49,832
Senior_Architect.	SU2	24	0.90	108,154
Special Assistant	EXM	22	0.50	38,469

External Funds Personnel

Sr Budget Manager	SU2	24	0.50	60,724
Sr Communications Specialist	EXM	23	0.55	49,347
Sr Compliance Officer	SU2	22	1.80	158,684
Sr Developer	SU2	24	0.50	60,724
Sr Housing Develop Officer	SU2	24	5.85	636,485
Sr Program Manager	SU2	23	2.80	286,557
Sr Project Manager	SU2	23	1.00	112,509
Tech. Support Manager	SU2	23	0.50	52,138
Technology Support Associate	SU2	19	0.75	42,065
Total			81.29	8,272,359

Adjustments

Differential Payments	0
Other	0
Chargebacks	0
Salary Savings	-250,000
FY27 Total Request	8,022,359

Program 1. Mayor's Office of Housing Administration

D. Lesser, R. Wilson, K. Oliver-Milchman, M. McCarthy, Managers, Organization 188100

PROGRAM DESCRIPTION

The Administration program provides strategic leadership and oversight of the department, conducts research and policy development, and manages the administrative, financial, operational and technological functions that allow MOH to carry out its programs. It also enforces housing agreements and ensures compliance with City, State and Federal laws, policies and regulations.

OPERATING BUDGET

Category	Actual '24	Actual '25	Approp '26	Budget '27
Personnel Services	2,319,773	3,577,484	2,636,309	2,686,606
Non-Personnel	460,625	470,655	369,307	325,735
Total	2,780,398	4,048,139	3,005,616	3,012,341

PERFORMANCE

Goal: Increase Diversity in COB Workforce

Performance Measures	Actual '24	Actual '25	Projected '26	Target '27
% of employees who self-identify as a Person of Color	39.8%	39.6%	41.0%	
% of employees who self-identify as female	59.1%	61.6%	60.2%	

Program 2. Real Estate Management & Sales

P. Pelletier-Ozuna, R. Chung, S. Fletcher, 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 '24	Actual '25	Approp '26	Budget '27
Personnel Services	892,254	864,910	919,298	959,298
Non-Personnel	1,941,226	1,967,597	2,218,209	1,977,831
Total	2,833,480	2,832,507	3,137,506	2,937,129

PERFORMANCE

Goal: Dispose of tax-foreclosed and surplus property

Performance Measures	Actual '24	Actual '25	Projected '26	Target '27
Number of land parcels sold or transferred for development and open space projects	33	42	28	50

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 program includes a wide range of housing creation and assistance activities that strive to make Boston the most livable city in the nation. The Boston Home Center (BHC) helps Boston residents obtain, retain, and improve their homes; the Neighborhood Housing Development (NHD) Division funds the development and preservation of affordable housing; the Office of Housing Stability (OHS) helps renters facing eviction and housing instability; and the Supportive Housing Division (SHD) provides funding for housing and supportive services for Boston’s homeless.

OPERATING BUDGET

Category	Actual '24	Actual '25	Approp '26	Budget '27
Personnel Services	3,173,271	3,592,681	3,738,517	3,824,275
Non-Personnel	45,540,864	46,450,234	44,587,343	42,537,452
Total	48,714,135	50,042,915	48,325,860	46,361,727

PERFORMANCE

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

Performance Measures	Actual '24	Actual '25	Projected '26	Target '27
Number of projects started by homeowner assistance programs	871	748	750	775
Percentage of completed homebuyer assistance projects with homebuyers who are Black, Indigenous, or People of Color	68.5%	49.1%	65.0%	70.0%
Number of projects completed by the down payment assistance program	268	376	351	250

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 ended on 9/30/23, however the City continues to receive and expend program income.

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 FY27 award is \$16,948,744.

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 FY27 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 FY27 is \$1,511,334.

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 FY27 award amount is \$4,943,764.

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 FY27 anticipated award amount is \$3,649,543.

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.

Northeastern Univ Housing Stabilization Fund

Project Mission

Northeastern University has partnered with the Boston Home Center to help low and moderate income Bostonians purchase homes in Roxbury, Mission Hill, and Fenway. This program offers up to 10% of the purchase price that can be used towards down payment or closing costs

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.

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.

Shelter & services Program**Project Mission**

This funding from the US Department of Homeland Security was targeted to noncitizen migrants recently released from DHS custody to provide shelter, food, transportation, acute medical care, personal hygiene supplies, and case management services, and to provide funding to non-federal entities to increase their capacity to shelter noncitizen migrants recently released from DHS custody, including renovations and modifications to existing facilities.