

Mayor's Office of Housing Capital Budget

Overview:

The Mayor's Office of Housing helps support the development of housing across the city. Within the Capital Plan, their partnership and collaboration with the Boston Housing Authority helps facilitate the City's support of major BHA projects, helping to improve housing options and transforming what BHA looks like in Boston.

FY26 KEY ACCOMPLISHMENTS AND FY27-31 MAJOR INITIATIVES

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 completed. Demolition of other buildings will begin along with construction on redeveloped buildings.

The redevelopment of the Charlestown (Bunker Hill) Housing Development continues to gain momentum. 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 construction methodology has received public acclaim. Another building containing 266 apartment units will be moving to construction.

The City is contributing to elevator improvements at BHA sites, helping ensure safety and accessibility for residents.

The construction of a public plaza at 135 Dudley Street is expected to begin in FY27, featuring mixed-income housing, commercial space, and parking. This open space will provide a critical connection between the new site and the neighboring Roxbury Branch of the Boston Public Library.

CAPITAL BUDGET EXPENDITURES

Program Name	Thru '25	Estimated '26	Budgeted '27	Projected '28-31
Total Department	42,790,130	61,250,000	25,954,870	51,255,000

Mayor's Office of Housing Project Profiles

BHA Charlestown

Status: In Construction

Operating Impact: No Impact

Location: Charlestown

Managing Department: Boston Housing Authority

Project Mission: 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.

Authorizations

Source	Existing	FY27	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 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$20,456,800	\$3,000,000	\$6,543,200	\$0	\$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	\$20,456,800	\$3,000,000	\$6,543,200	\$0	\$30,000,000

BHA Retrofit

Status: Completed

Operating Impact:

Location: Citywide

Managing Department: Boston Housing Authority

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.

Authorizations

Source	Existing	FY27	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 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$0	\$0	\$0	\$25,000,000	\$25,000,000
Other City	\$0	\$25,000,000	\$0	\$0	\$25,000,000
Grants/Other	\$0	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$25,000,000	\$0	\$25,000,000	\$50,000,000

Dudley Street Public Plaza

Status: In Construction

Operating Impact: No Impact

Location: Roxbury

Managing Department: Mayor's Office of Housing

Project Mission: Construction of public plaza in Nubian Square.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$850,000	\$0	\$0	\$850,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$850,000	\$0	\$0	\$850,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$0	\$0	\$595,000	\$255,000	\$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	\$595,000	\$255,000	\$850,000

Elevator Modernization

Status: In Construction

Operating Impact: No Impact

Location: Multiple Neighborhoods

Managing Department: Boston Housing Authority

Project Mission: Modernization of elevators at public housing sites to promote accessibility, ensure redundancy, and reduce vulnerability to outages, heat, or environmental hazards.

Authorizations

Source	Existing	FY27	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 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$0	\$0	\$4,000,000	\$0	\$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	\$4,000,000	\$0	\$4,000,000

Mary Ellen McCormack Redevelopment

Status: To Be Scheduled

Operating Impact: No Impact

Location: South Boston

Managing Department: Boston Housing Authority

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 520 parking spaces.

Authorizations

Source	Existing	FY27	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 6/30/25	FY26	FY27	FY28-31	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 Phase 1 Redevelopment

Status: In Construction

Operating Impact: No Impact

Location: Jamaica Plain

Managing Department: Boston Housing Authority

Project Mission: 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.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$22,000,000	\$1,500,000	\$0	\$23,500,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$22,000,000	\$1,500,000	\$0	\$23,500,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$5,000,000	\$8,500,000	\$4,000,000	\$6,000,000	\$23,500,000
Other City	\$0	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0	\$0
Total	\$5,000,000	\$8,500,000	\$4,000,000	\$6,000,000	\$23,500,000

Mildred C. Hailey Preservation

Status: In Construction

Operating Impact: No Impact

Location: Jamaica Plain

Managing Department: Boston Housing Authority

Project Mission: Renovate existing BHA housing units including plumbing, ventilation, windows, and other building repairs.

Authorizations

Source	Existing	FY27	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 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$17,333,330	\$24,000,000	\$10,666,670	\$0	\$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	\$17,333,330	\$24,000,000	\$10,666,670	\$0	\$52,000,000

Parker Street Retaining Wall

Status: In Construction

Operating Impact: No Impact

Location: Mission Hill

Managing Department: Mayor's Office of Housing

Project Mission: Replace retaining wall in Mission Hill neighborhood.

Authorizations

Source	Existing	FY27	Future	Total
City Capital	\$900,000	\$0	\$0	\$900,000
Other City	\$0	\$0	\$0	\$0
Grants/Other	\$0	\$0	\$0	\$0
Non-Capital	\$0	\$0	\$0	\$0
Total	\$900,000	\$0	\$0	\$900,000

Expenditures (Actual and Planned)

Source	Thru 6/30/25	FY26	FY27	FY28-31	Total
City Capital	\$0	\$750,000	\$150,000	\$0	\$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	\$750,000	\$150,000	\$0	\$900,000