

Housing

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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	Total Actual '20	Total Actual '21	Total Approp '22	Total Budget '23
Mayor's Office of Housing	20,464,363	29,053,966	35,372,662	41,851,987
Total	20,464,363	29,053,966	35,372,662	41,851,987

Capital Budget Expenditures	Actual '20	Actual '21	Estimated '22	Projected '23
Mayor's Office of Housing	1,800,120	2,195,017	28,299,880	37,597,000
Total	1,800,120	2,195,017	28,299,880	37,597,000

External Funds Expenditures	Total Actual '20	Total Actual '21	Total Approp '22	Total Budget '23
Mayor's Office of Housing	64,452,879	91,070,126	152,155,683	145,131,839
Total	64,452,879	91,006,881	152,155,683	145,131,616

Mayor's Office of Housing Operating Budget

Sheila Dillon, Chief of Housing, Appropriation 188000

Department Mission

The Mayor's Office of Housing 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.

Selected Performance Goals

Real Estate Management & Sales

- Dispose of tax-foreclosed and surplus property.

Housing Development & Services

- Assist existing homeowners in retaining their homes.
- Assist tenants and landlords to preserve their tenancies.
- Ensure growth and affordability in Boston's Housing Market.
- Foster Homeownership in Boston Neighborhoods.
- Help Homeowners Improve their Homes and Communities.
- Provide assistance towards ending homelessness in Boston.

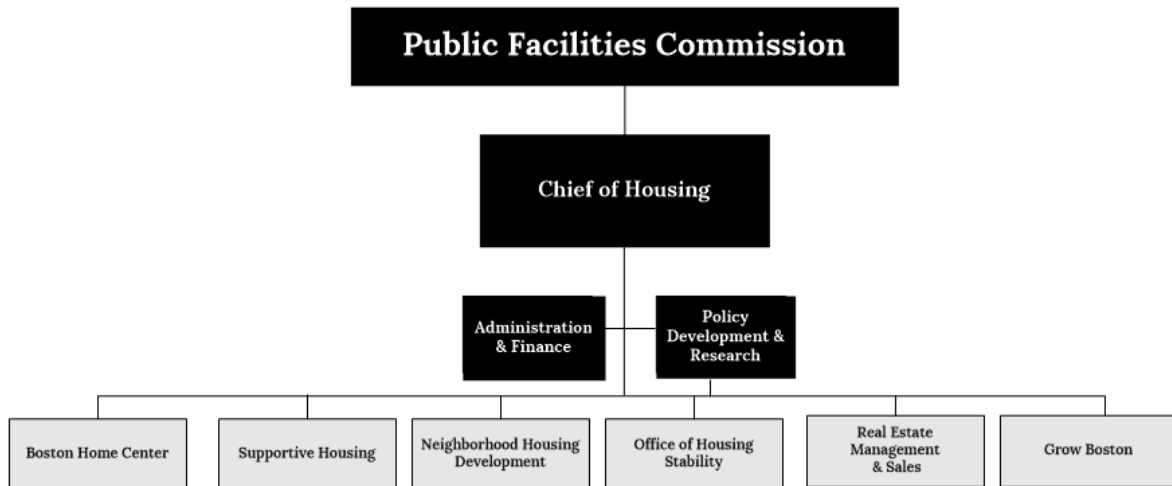
Operating Budget	Program Name	Total Actual '20	Total Actual '21	Total Approp '22	Total Budget '23
	Mayor's Office of Housing Administration	1,690,779	2,034,992	1,851,810	2,528,291
	Real Estate Management & Sales	2,040,773	1,972,803	3,201,706	3,081,983
	Housing Development & Services	16,732,811	25,046,171	30,319,146	36,241,713
	Total	20,464,363	29,053,966	35,372,662	41,851,987

External Funds Budget	Fund Name	Total Actual '20	Total Actual '21	Total Approp '22	Total Budget '23
	Allston Brighton Homeownership Fund	0	0	300,000	500,000
	Brownfields Economic Development Initiative	12,794	13,523	25,000	25,000
	CDBG	14,540,656	15,634,946	20,004,013	19,432,701
	CDBG - COVID-19 Response	0	0	9,943,330	10,096,011
	Choice Neighborhood Implementation Grant	522,915	881,725	513,500	430,000
	Commonwealth Builder Program (CWB)	0	0	4,000,000	5,000,000
	Continuum of Care	24,209,624	27,152,748	40,042,069	40,042,068
	Emergency Rental Assistance	0	7,534,493	20,000,000	15,143,642
	Emergency Solutions Grant	982,159	1,300,653	1,503,828	1,504,036
	Emergency Solutions Grant - COVID-19 Response	0	1,192,148	13,590,618	10,141,143
	EPA/Brownfields	77,317	0	0	0
	HOME	3,174,726	7,980,933	7,455,880	7,458,759
	HOME ARP	0	0	10,000,000	10,000,000
	HOPWA	1,573,916	2,642,125	3,248,220	3,248,220
	Inclusionary Development Fund	16,580,705	20,949,494	20,180,000	20,351,006
	Lead Paint Abatement	1,021,224	782,383	891,729	1,474,643
	Neighborhood Development Fund	393,621	79,741	63,525	63,525
	Regional Foreclosure Education Grant (COM)	167,863	142,730	152,651	152,651

Rose Fellowship	0	49,066	50,104	68,212
Section 108 (Emp Zone)	821,427	2,190,584	0	0
State Brownfields Site Assessment	7,294	21,591	191,215	0
Youth Homelessness Demonstration Program	366,729	2,458,001	0	0
Total	64,452,874	91,006,881	152,155,682	145,131,616

Operating Budget	Actual '20	Actual '21	Approp '22	Budget '23
Personnel Services	3,815,104	4,149,516	4,233,051	5,366,010
Non Personnel	16,649,259	24,904,450	31,139,611	36,485,977
Total	20,464,363	29,053,966	35,372,662	41,851,987

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

The Department provides services and assistance through a wide variety of programs that are designed to improve the current housing stock of existing homeowners, promote homeownership, develop and preserve affordable housing, and dispose of City-owned tax foreclosed and surplus property in a responsible manner.

Department History

Personnel Services	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
51000 Permanent Employees	3,810,175	4,101,012	4,177,551	5,310,510	1,132,959
51100 Emergency Employees	4,929	37,504	42,000	42,000	0
51200 Overtime	0	0	0	0	0
51600 Unemployment Compensation	0	11,000	11,000	11,000	0
51700 Workers' Compensation	0	0	2,500	2,500	0
Total Personnel Services	3,815,104	4,149,516	4,233,051	5,366,010	1,132,959
Contractual Services	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
52100 Communications	68,933	85,786	64,730	66,187	1,457
52200 Utilities	29,498	34,095	35,481	88,877	53,396
52400 Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	6,665	7,741	7,500	7,500	0
52600 Repairs Buildings & Structures	158,636	55,918	111,400	111,400	0
52700 Repairs & Service of Equipment	4,762	12,669	9,500	7,500	-2,000
52800 Transportation of Persons	3,996	255	5,000	5,000	0
52900 Contracted Services	1,384,934	1,737,197	5,250,096	3,056,096	-2,194,000
Total Contractual Services	1,657,424	1,933,661	5,483,707	3,342,560	-2,141,147
Supplies & Materials	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
53000 Auto Energy Supplies	128	31	199	0	-199
53200 Food Supplies	0	0	0	0	0
53400 Custodial Supplies	0	0	0	0	0
53500 Med, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	13,747	12,704	20,800	18,000	-2,800
53700 Clothing Allowance	6,018	6,595	7,000	7,000	0
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	6,607	631	10,500	7,500	-3,000
Total Supplies & Materials	26,500	19,961	38,499	32,500	-5,999
Current Chgs & Oblig	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
54300 Workers' Comp Medical	1,126	0	5,000	5,000	0
54400 Legal Liabilities	0	3,570	3,570	3,180	-390
54500 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 Other Current Charges	67,022	77,445	122,506	116,408	-6,098
Total Current Chgs & Oblig	68,148	81,015	131,076	124,588	-6,488
Equipment	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
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	6,735	6,470	22,986	22,986	0
Total Equipment	6,735	6,470	22,986	22,986	0
Other	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
56200 Special Appropriation	14,890,452	22,863,343	25,463,343	32,963,343	7,500,000
57200 Structures & Improvements	0	0	0	0	0
58000 Land & Non-Structure	0	0	0	0	0
Total Other	14,890,452	22,863,343	25,463,343	32,963,343	7,500,000
Grand Total	20,464,363	29,053,966	35,372,662	41,851,987	6,479,325

Department Personnel

Title	Union Code	Grade	Position	FY23 Salary	Title	Union Code	Grade	Position	FY23 Salary	
Accounting Manager	SU2	22	0.50	44,864	Financial Analyst	SU2	19	0.25	17,871	
Admin Assist	EXM	19	0.07	4,332	HMIS Administrator	SU2	23	0.05	4,878	
Architect	SU2	21	1.10	75,041	HMIS User Specialist	SU2	19	0.05	2,761	
Asset Manager	SU2	21	0.50	34,946	Housing Crisis Case Coord	SU2	21	2.00	151,535	
Assistant Director	EXM	26	5.22	540,377	Housing Development Officer	SU2	22	4.30	347,826	
Assistant-Director	EXM	26	0.35	37,508	Legal Sec	EXM	19	0.25	15,472	
Assoc Deputy Director	EXM	28	1.55	183,646	Loan Monitor	SU2	19	0.25	15,404	
Asst Dir for Compliance Loans	EXM	26	0.25	26,791	Manager Of Research & Dev	SU2	23	0.25	24,388	
Budget Manager	SU2	22	0.25	19,937	Operations Manager	EXM	25	1.45	140,829	
Business Analyst/Product Owner	SU2	22	0.25	15,456	Policy Advisor	EXM	28	0.25	31,342	
Communication Spec	EXM	22	0.25	16,305	Procurement Officer	SU2	20	0.25	19,319	
Compliance Monitor	SU2	20	0.20	15,453	Prog Asst	SU2	19	3.75	238,802	
Construction & Design Serv Manager	SU2	24	0.10	10,545	Program Manager	SU2	21	6.95	524,570	
Construction Manager	SU2	23	1.00	97,550	Project Manager	SU2	22	1.00	90,249	
Construction Specialist II	SU2	21	0.90	68,476	Project Mngr	SU2	21	3.50	245,304	
Construction Supervisor	SU2	21	1.50	111,923	Property Mgmt	SU2	22	2.00	180,498	
Controller	EXM	27	0.25	27,684	Reasearch & Development Anl	SU2	21	0.25	20,875	
Contruction Specialist I	SU2	20	1.50	103,248	Records Manager	SU2	21	0.25	20,875	
Deputy Director	EXM	27	0.40	46,364	Senior Account Specialist	SU2	21	0.25	20,875	
Deputy Director	EXM	29	3.65	480,113	Special Assistant	EXM	22	0.25	13,753	
Dir of Asset & Prog Strategy	EXM	29	0.40	54,239	Sr Budget Manager	SU2	24	0.25	26,362	
Director	CDH	NG	1.00	166,456	Sr Compliance Officer	SU2	22	1.20	90,163	
Director of Legal Unit	EXM	28	0.25	31,342	Sr Developer	SU2	24	0.25	26,362	
Director of Marketing	EXM	28	0.25	31,342	Sr Housing Develop Officer	SU2	24	1.50	146,253	
Director of Operations	EXM	29	1.00	128,711	Sr Program Manager	SU2	23	1.75	135,430	
Dir-Public/Media Relations	EXM	28	1.00	125,368	Sr Project Manager	SU2	23	1.00	97,550	
Finance Manager	SU2	22	0.25	22,562	Sr Project Manager (DND)	SU2	24	2.00	189,816	
					Technology Support Specialist	SU2	21	0.25	16,502	
					Total				60	5,376,443
					Adjustments					
					Differential Payments				0	
					Other				59,067	
					Chargebacks				0	
					Salary Savings				-125,000	
					FY23 Total Request				5,310,510	

External Funds History

Personnel Services	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
51000 Permanent Employees	7,771,761	7,800,768	7,978,683	7,773,607	-204,853
51100 Emergency Employees	0	0	0	0	0
51200 Overtime	0	0	0	0	0
51300 Part Time Employees	0	0	0	0	0
51400 Health Insurance	1,084,362	1,161,642	1,098,261	1,107,675	9,414
51500 Pension & Annuity	583,490	684,552	658,957	666,150	7,193
51600 Unemployment Compensation	0	0	0	0	0
51700 Workers' Compensation	0	0	0	0	0
51800 Indirect Costs	0	0	0	0	0
51900 Medicare	92,496	93,501	106,165	107,074	909
Total Personnel Services	9,532,109	9,740,463	9,842,066	9,654,729	-187,337
Contractual Services	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
52100 Communications	61,949	48,308	67,117	66,187	-930
52200 Utilities	40,128	37,817	59,000	22,500	-36,500
52400 Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	0	880	5,750	2,000	-3,750
52600 Repairs Buildings & Structures	36,369	13,686	153,653	131,000	-22,653
52700 Repairs & Service of Equipment	3,297	1,295	24,000	22,000	-2,000
52800 Transportation of Persons	30,421	-695	57,895	51,248	-6,647
52900 Contracted Services	54,557,338	80,954,314	141,418,898	134,851,292	-6,567,606
Total Contractual Services	54,729,502	81,055,605	141,786,313	135,146,227	-6,640,086
Supplies & Materials	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
53000 Auto Energy Supplies	0	0	5,000	0	-5,000
53200 Food Supplies	0	0	0	5,000	5,000
53400 Custodial Supplies	0	0	1,250	0	-1,250
53500 Med, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	35,890	13,200	75,800	75,900	100
53700 Clothing Allowance	14,481	14,657	14,381	12,094	-2,287
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	8,981	61	19,400	18,650	-750
Total Supplies & Materials	59,352	27,918	115,831	111,644	-4,187
Current Chgs & Oblig	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
54300 Workers' Comp Medical	0	0	5,000	0	-5,000
54400 Legal Liabilities	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 Other Current Charges	95,381	72,990	325,209	137,975	-187,234
Total Current Chgs & Oblig	95,381	72,990	330,209	137,975	-192,234
Equipment	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
55000 Automotive Equipment	0	0	0	0	0
55400 Lease/Purchase	0	0	0	0	0
55600 Office Furniture & Equipment	4,092	3,000	25,000	25,000	0
55900 Misc Equipment	32,443	106,905	56,264	56,264	0
Total Equipment	36,535	109,905	81,264	81,264	0
Other	FY20 Expenditure	FY21 Expenditure	FY22 Appropriation	FY23 Recommended	Inc/Dec 22 vs 23
56200 Special Appropriation	0	0	0	0	0
57200 Structures & Improvements	0	0	0	0	0
58000 Land & Non-Structure	0	0	0	0	0
Total Other	0	0	0	0	0
Grand Total	64,452,874	91,006,881	152,155,682	145,131,616	-7,023,844

External Funds Personnel

Title	Union Code	Grade	Position	FY23 Salary	Title	Union Code	Grade	Position	FY23 Salary
Accounting Manager	SU2	22	1.50	134,593	Financial_Analyst	SU2	19	0.75	53,613
Admin Assist	EXM	19	0.93	57,554	HMIS Administrator	SU2	23	0.95	92,673
Advisor to the Chief of DND	EXM	NG	2.00	145,398	HMIS User Specialist	SU2	19	0.95	52,457
Architect	SU2	21	0.90	75,148	Housing Crisis Case Coord	SU2	21	2.00	125,046
Asset Manager	SU2	21	1.50	104,837	Housing Development Officer	SU2	22	14.70	1,202,274
Assistant Director	EXM	26	5.78	568,850	Legal Sec	EXM	19	0.75	46,415
Assistant-Director	EXM	26	1.65	176,822	Loan Monitor	SU2	19	0.75	46,211
Assoc Deputy Director	EXM	28	2.45	295,194	Manager Of Research & Dev	SU2	23	0.75	73,163
Asst Dir for Compliance Loans	EXM	26	0.75	80,374	Operations Manager	EXM	25	3.55	320,373
Budget Manager	SU2	22	0.75	59,811	Policy Advisor	EXM	28	0.75	94,026
Business Analyst/Product Owner	SU2	22	0.75	46,367	Procurement Officer	SU2	20	0.75	57,957
Communication Spec	EXM	22	0.75	48,915	Prog Asst	SU2	19	2.25	160,368
Compliance Monitor	SU2	20	1.80	139,078	Program Manager	SU2	21	8.05	626,873
Construction & Design Serv Manager	SU2	24	0.90	94,904	Project Mngr	SU2	21	2.50	195,421
Construction Manager	SU2	23	1.00	97,550	Reasearch & Development Anl	SU2	21	0.75	62,624
Construction Specialist II	SU2	21	3.10	241,441	Records Manager	SU2	21	0.75	62,624
Construction Supervisor	SU2	21	1.50	111,923	Senior Account Specialist	SU2	21	0.75	62,624
Controller	EXM	27	0.75	83,053	Special Assistant	EXM	22	0.75	41,258
Contruction Specialist I	SU2	20	1.50	103,248	Sr Budget Manager	SU2	24	0.75	79,087
Deputy Director	EXM	27	0.40	46,364	Sr Compliance Officer	SU2	22	1.80	162,449
Deputy Director	EXM	29	3.35	441,270	Sr Developer	SU2	24	0.75	79,087
Dir of Asset & Prog Strategy	EXM	29	0.60	81,359	Sr Housing Develop Officer	SU2	24	4.50	465,710
Director of Legal Unit	EXM	28	0.75	94,026	Sr Program Manager	SU2	23	4.25	355,743
Director of Marketing	EXM	28	0.75	94,026	Sr Project Manager	SU2	23	1.00	97,550
Finance Manager	SU2	22	0.75	67,687	Technology Support Specialist	SU2	21	0.75	49,497
Total							93	8,154,915	
Adjustments									
Differential Payments									0
Other									-81,309
Chargebacks									0
Salary Savings									-300,000
FY23 Total Request									7,773,607

Program 1. Mayor's Office of Housing Administration

Rick Wilson, T. Davis, Deputy Director, Organization 188100

Program Description

The Administration Program enforces Department policies and procedures and provides support services to all Neighborhood Development programs to ensure the effective completion of departmental goals in compliance with City, State and Federal laws and regulations.

Operating Budget	Actual '20	Actual '21	Approp '22	Budget '23
Personnel Services	1,382,499	1,550,222	1,499,892	1,630,007
Non Personnel	308,280	484,770	351,918	898,284
Total	1,690,779	2,034,992	1,851,810	2,528,291

Program 2. Real Estate Management & Sales

Donald Wright, Deputy Director, Organization 188200

Program Description

The Real Estate Management & Sales Program works to manage disposal of foreclosed land parcels and foreclosed buildings as quickly as possible, and in a manner that generates revenue for the City and provides benefits to the community.

Operating Budget	Actual '20	Actual '21	Approp '22	Budget '23
Personnel Services	1,076,885	881,977	869,606	949,883
Non Personnel	963,888	1,090,826	2,332,100	2,132,100
Total	2,040,773	1,972,803	3,201,706	3,081,983

Performance

Goal: Dispose of tax-foreclosed and surplus property

Performance Measures	Actual '20	Actual '21	Projected '22	Target '23
# of land parcels and buildings sold or transferred for development and open space	27	46	84	95

Program 3. Housing Development & Services

R.O'Brien, L. Bernstein, J. Boatright, D. Johnson, Deputy Directors, Organization 188300

Program Description

The MOH's Housing Development and Services programs support a wide range of housing creation and support activities that strive to make Boston the most livable city in the nation. This is accomplished through the work of the Boston Home Center (BHC), Neighborhood Housing Development (NHD), the Supportive Housing Division (SHD), and the Office of Housing Stability (OHS). BHC is designed to help Boston residents obtain, retain, and improve their homes. NHD works with nonprofit and for-profit partners to develop and preserve affordable housing. SHD provides funding for housing and supportive services for Boston's homeless and those at risk of homelessness, and OHS helps renters retain their tenancies.

Operating Budget	Actual '20	Actual '21	Approp '22	Budget '23
Personnel Services	1,355,720	1,717,317	1,863,553	2,786,120
Non Personnel	15,377,091	23,328,854	28,455,593	33,455,593
Total	16,732,811	25,046,171	30,319,146	36,241,713

Performance

Goal: Assist existing homeowners in retaining their homes

Performance Measures	Actual '20	Actual '21	Projected '22	Target '23
# of homeowners assisted with foreclosure prevention counseling	187	160	230	230

Goal: Assist tenants and landlords to preserve their tenancies

Performance Measures	Actual '20	Actual '21	Projected '22	Target '23
# of housing-insecure households placed in permanent housing	243	155	325	325
# of potential evictions averted	663	857	850	850

Goal: Ensure growth and affordability in Boston's Housing Market

Performance Measures	Actual '20	Actual '21	Projected '22	Target '23
# of low income housing units permitted (Deed restricted and IDP)	207	486	542	548
# of middle income housing units permitted (Deed restricted and market)	1,460	1,366	1,485	1,419
Total # of net new housing units permitted	3,599	3,056	3,303	3,298

Goal: Foster Homeownership in Boston Neighborhoods

Performance Measures	Actual '20	Actual '21	Projected '22	Target '23
# of homebuyers assisted with down payment assistance	55	90	191	182

Goal: Help Homeowners Improve their Homes and Communities

Performance Measures	Actual '20	Actual '21	Projected '22	Target '23
# of homeowners assisted through the home repair and rehab program	830	700	770	653

Goal: Provide assistance towards ending homelessness in Boston

Performance Measures	Actual '20	Actual '21	Projected '22	Target '23
# of homeless individuals placed in permanent housing	1,414	1,023	808	1,000
# of homeless veterans placed in permanent housing	219	190	164	200

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.

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 are responsible for administering the \$4 million neighborhood improvements portion of the grant, which includes road improvements, open space projects, art projects, first-time homebuyer assistance, business assistance, and educational assistance. The grant started on 8/15/17 and ends on 9/30/23.

Commonwealth Builder Program

Project Mission

Massachusetts Housing Partnership has awarded \$25 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 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 (HUD) 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, and workforce development programs. CDBG funds cannot be used for general government services or to replace funding cuts from existing public service activities. The CDBG awards for FY20 and FY21 awards \$17,146,361 and \$17,434,907 respectively. The FY22 award was \$17,678,514.

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. The award was for \$20,039,341, and will be used for rent relief in order to prevent widespread displacement. The grant started on 3/1/2020 and ends on 5/26/26.

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 CoC awards for FY20, FY21, and FY22 were \$26,173,222, \$28,514,756, and \$38,685,686 respectively. The FY23 award is \$38,088,660.

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 start date was retroactive to 3/13/20 and the grant ends on 12/31/21. As required, the funding will be used to provide rent relief to households adversely affected by the COVID-19 pandemic. The award was for \$20,670,810. In March of 2021, the American Rescue Plan Act of 2021 was signed into law. Boston was awarded \$30,092,991 in emergency rental assistance funds (ERA2) as part of that legislation, which will be used for the same purpose as ERA1. ERA2 started on 6/1/21 and ends on 9/30/24.

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 ESG awards for FY20 and FY21 were \$1,461,960 and \$1,506,611 respectively. The FY22 award was \$1,487,124.

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 will be used to support homeless shelters and services. The grant started on 3/1/2020 and ends on 9/30/2022.

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. Assessment grant funds were used to assess environmental conditions on parcels abutting or near the Fairmount-Indigo Commuter Rail line.

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. HOME grants are four years in duration. The HOME awards in FY20 and FY21 were \$5,336,980 and \$5,871,574 respectively. The FY22 award was \$5,959,142.

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. DNDMOH 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 HOPWA awards in FY20 and FY21 were \$2,894,494 and \$3,089,167 respectively. The FY22 award was \$3,248,220.

Inclusionary Development Fund

Project Mission

The Inclusionary Development (IDP) fund is managed jointly by the Boston Redevelopment Authority and the Department of Neighborhood Development. 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 42-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 FY20 totals \$4,342,674 and started on 12/1/19.

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 will work 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.

Section 108 Loan Guarantee Programs/Section 108 Unrestricted

Project Mission

Section 108 funds are available to eligible cities from the U.S. Department of Housing and Urban Development (HUD) on an application basis. Section 108 funds are secured by the City through a pledge of its current and future CDBG grant awards. These funds are used for economic development projects. The Boston Invests in Growth Loan Fund is 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 is designed for large commercial projects in Boston that have both permanent financing and equity in place. Boston Invests will finance 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 will be set aside for smaller neighborhood based projects of at least 5,000 square feet, the underwriting criteria for which will be the same as for the larger loans but the interest rate charged as well as the additional interest paid at the end will be lower. Additionally, \$2.5 million HUD Section 108 funded loan pool will be used for energy efficiency and to promote job creation. The Section 108 Spread Unrestricted Fund is 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 owes to HUD.

State Brownfields Site Assessment

Project Mission

Brownfields site assessment/remediation grant from the Massachusetts Development and Finance Agency for the parcel located at 25 Amory Street, Jamaica Plain. The grant started on 3/18/20 and ends on 12/31/21. The total award was \$220,100.

Youth Homelessness Demonstration Program Grant

Project Mission

To help end youth homelessness in Boston, the U.S. Department of Housing and Urban Development (HUD) has awarded \$4.92 million through its Youth Homelessness Demonstration Program (YHDP). This project will support a wide range of housing programs including rapid rehousing, permanent supportive housing, transitional housing, and host homes. The start date of this two-year grant was 10/1/2019.

Mayor's Office of Housing Capital Budget

Overview

Capital investment will support efforts to build and preserve affordable housing, repair and rebuild public facilities, revitalize neighborhood business districts, and improve public spaces operated by the Mayor's Office of Housing.

FY23 Major Initiatives

- The City will invest in mixed income and affordable housing in conjunction with the Boston Housing Authority in various neighborhoods, including Jamaica Plain and South Boston.
- The Orient Heights initiative in East Boston will be complete in early 2023. The project renovates 42 units, builds 289 units, and incorporates public open and community spaces.
- Redevelopment of the Mildred Hailey Apartments as well as the Mary Ellen McCormack Housing Development will begin in FY23, the start of Phase 1 of larger preservation and renovation projects.

Capital Budget Expenditures	Total Actual '20	Total Actual '21	Estimated '22	Total Projected '23
Total Department	1,800,120	2,195,017	28,299,880	37,597,000

Mayor's Office of Housing Project Profiles

BHA CHARLESTOWN

Project Mission

Investment that supports the redevelopment of the Bunker Hill Housing Development. The initial phase includes 236 affordable units and over the life of the project will produce 1,010 affordable units.

Managing Department, Boston Housing Authority **Status**, Implementation Underway

Location, Charlestown **Operating Impact**, No

Authorizations

Source	Existing	FY23	Future	Non Capital Fund	Total
City Capital	30,000,000	0	0	0	30,000,000
Grants/Other	0	0	0	0	0
Total	30,000,000	0	0	0	30,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/21	FY22	FY23	FY24-27	Total
City Capital	0	6,900,000	12,730,000	10,370,000	30,000,000
Grants/Other	0	0	0	0	0
Total	0	6,900,000	12,730,000	10,370,000	30,000,000

BHA HOUSING IMPROVEMENTS

Project Mission

Upgrade elderly/disabled public housing units in several BHA communities including Saint Botolph in the South End, the Doris Bunte Apartments in Egleston Square, and Patricia White in Brighton.

Managing Department, Boston Housing Authority **Status**, Implementation Underway

Location, Various neighborhoods **Operating Impact**, No

Authorizations

Source	Existing	FY23	Future	Non Capital Fund	Total
City Capital	10,000,000	0	0	0	10,000,000
Grants/Other	0	0	0	0	0
Total	10,000,000	0	0	0	10,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/21	FY22	FY23	FY24-27	Total
City Capital	0	10,000,000	0	0	10,000,000
Grants/Other	0	0	0	0	0
Total	0	10,000,000	0	0	10,000,000

Mayor's Office of Housing Project Profiles

BHA ORIENT HEIGHTS

Project Mission

City funding for Phase 3 consisting of 123 units of housing, gateway park, and community center.

Managing Department, Boston Housing Authority **Status**, In Construction

Location, East Boston **Operating Impact**, No

Authorizations

Source	Existing	FY23	Future	Non Capital Fund	Total
City Capital	19,000,000	0	0	0	19,000,000
Grants/Other	0	0	0	0	0
Total	19,000,000	0	0	0	19,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/21	FY22	FY23	FY24-27	Total
City Capital	0	17,000,000	2,000,000	0	19,000,000
Grants/Other	0	0	0	0	0
Total	0	17,000,000	2,000,000	0	19,000,000

HOUSING INFRASTRUCTURE FUND

Project Mission

Investment in infrastructure to support affordable housing development.

Managing Department, Mayor's Office of Housing **Status**, To Be Scheduled

Location, Various neighborhoods **Operating Impact**, No

Authorizations

Source	Existing	FY23	Future	Non Capital Fund	Total
City Capital	5,000,000	0	0	0	5,000,000
Grants/Other	0	0	0	0	0
Total	5,000,000	0	0	0	5,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/21	FY22	FY23	FY24-27	Total
City Capital	56,904	0	200,000	4,743,096	5,000,000
Grants/Other	0	0	0	0	0
Total	56,904	0	200,000	4,743,096	5,000,000

Mayor's Office of Housing Project Profiles

MARY ELLEN MCCORMACK REDEVELOPMENT

Project Mission

Phase One comprises 1,365 units of new mixed-income housing (572 of which affordable replacement units), 69,000 sq. ft. of community and retail space, 2.3 acres of open space, and approx. 520 parking spaces.

Managing Department, Boston Housing Authority **Status**, New Project

Location, South Boston **Operating Impact**, No

Authorizations

Source	Existing	FY23	Future	Non Capital Fund	Total
City Capital	0	10,000,000	0	0	10,000,000
Grants/Other	0	0	0	0	0
Total	0	10,000,000	0	0	10,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/21	FY22	FY23	FY24-27	Total
City Capital	0	0	2,000,000	8,000,000	10,000,000
Grants/Other	0	0	0	0	0
Total	0	0	2,000,000	8,000,000	10,000,000

MILDRED C. HAILEY PHASE 1 REDEVELOPMENT

Project Mission

The project will consist of a total of ~690 apartments which will include the 1-to-1 replacement of the existing 253 public housing units and the construction of ~435 new affordable and upper middle-income apartments.

Managing Department, Boston Housing Authority **Status**, New Project

Location, Jamaica Plain **Operating Impact**, No

Authorizations

Source	Existing	FY23	Future	Non Capital Fund	Total
City Capital	0	10,000,000	0	0	10,000,000
Grants/Other	0	0	0	0	0
Total	0	10,000,000	0	0	10,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/21	FY22	FY23	FY24-27	Total
City Capital	0	0	3,000,000	7,000,000	10,000,000
Grants/Other	0	0	0	0	0
Total	0	0	3,000,000	7,000,000	10,000,000

Mayor's Office of Housing Project Profiles

MILDRED C. HAILEY PRESERVATION

Project Mission

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

Managing Department, Boston Housing Authority **Status**, New Project

Location, Jamaica Plain **Operating Impact**, No

Authorizations

Source	Existing	FY23	Future	Non Capital Fund	Total
City Capital	0	52,000,000	0	0	52,000,000
Grants/Other	0	0	0	0	0
Total	0	52,000,000	0	0	52,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/21	FY22	FY23	FY24-27	Total
City Capital	0	0	17,000,000	35,000,000	52,000,000
Grants/Other	0	0	0	0	0
Total	0	0	17,000,000	35,000,000	52,000,000

ORIENT HEIGHTS SENIOR CENTER

Project Mission

Convert the former Orient Heights Branch Library into a new senior center.

Managing Department, Public Facilities Department **Status**, In Construction

Location, East Boston **Operating Impact**, No

Authorizations

Source	Existing	FY23	Future	Non Capital Fund	Total
City Capital	6,133,000	0	0	0	6,133,000
Grants/Other	0	0	0	0	0
Total	6,133,000	0	0	0	6,133,000

Expenditures (Actual and Planned)

Source	Thru 6/30/21	FY22	FY23	FY24-27	Total
City Capital	2,457,258	3,008,742	667,000	0	6,133,000
Grants/Other	0	0	0	0	0
Total	2,457,258	3,008,742	667,000	0	6,133,000