

# Housing

- Housing ..... 255
  - Mayor's Office of Housing ..... 257
    - Mayor's Office of Housing Administration 264
    - Real Estate Management & Sales ..... 265
    - Housing Development & Services..... 266



# 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 '21	Total Actual '22	Total Approp '23	Total Budget '24
Mayor's Office of Housing	29,053,966	35,288,104	44,644,153	49,423,074
<b>Total</b>	<b>29,053,966</b>	<b>35,288,104</b>	<b>44,644,153</b>	<b>49,423,074</b>

Capital Budget Expenditures	Actual '21	Actual '22	Estimated '23	Projected '24
Mayor's Office of Housing	2,195,017	10,193,249	37,597,000	37,250,000
<b>Total</b>	<b>2,195,017</b>	<b>10,193,249</b>	<b>37,597,000</b>	<b>37,250,000</b>

External Funds Expenditures	Total Actual '21	Total Actual '22	Total Approp '23	Total Budget '24
Mayor's Office of Housing	91,070,126	124,543,782	115,360,153	144,410,723
<b>Total</b>	<b>91,070,126</b>	<b>124,543,782</b>	<b>115,360,153</b>	<b>144,410,723</b>



# Mayor's Office of Housing Operating Budget

Sheila Dillon, Chief of Housing, Appropriation 188000

## Department 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 2014, the City announced its Boston 2030 plan which outlines a new comprehensive approach to accommodating Boston's complex housing needs over the next 15 years. Funding committed for the new plan has been renamed the "Housing 2030 Fund" which is included in the Neighborhood Development Operating Budget in "Program 3. Housing Development and Services."

## 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.

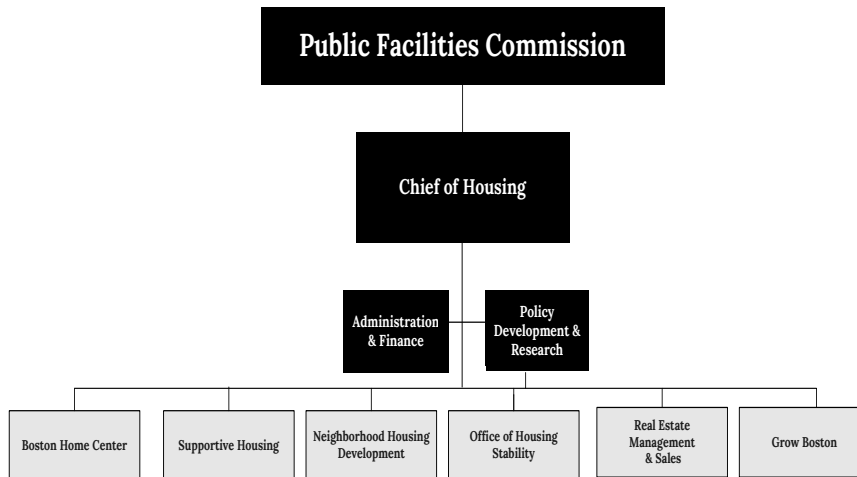
Operating Budget	Program Name	Total Actual '21	Total Actual '22	Total Approp '23	Total Budget '24
	Mayor's Office of Housing Administration	2,034,992	1,879,380	2,676,321	2,724,779
	Real Estate Management & Sales	1,972,803	2,240,579	3,173,035	3,189,129
	Housing Development & Services	25,046,171	31,168,145	38,794,797	43,509,166
	<b>Total</b>	<b>29,053,966</b>	<b>35,288,104</b>	<b>44,644,153</b>	<b>49,423,074</b>

External Funds Budget	Fund Name	Total Actual '21	Total Actual '22	Total Approp '23	Total Budget '24
	Allston Brighton Homeownership Fund	0	0	842,570	500,000
	BRA/HODAG Program Income	0	817,000	0	0
	Brownfields Economic Development Initiative	13,523	7,379	25,000	25,000
	CDBG	15,634,946	14,531,453	16,070,941	21,044,264
	CDBG - COVID-19 Response	0	3,437,368	2,922,841	13,205,665
	Choice Neighborhood Implementation Grant	944,970	2,631,317	180,000	0
	Commonwealth Builder Program (CWB)	0	2,040,587	10,113,707	5,000,000
	Community Challenge Planning Grant	0	91,381	0	0
	Continuum of Care	27,152,748	28,162,546	33,252,836	42,527,646
	Emergency Rental Assistance	7,534,493	23,840,374	13,458,316	550,000
	Emergency Solutions Grant	1,300,653	1,469,892	1,504,036	1,517,966
	Emergency Solutions Grant - COVID-19	1,192,148	15,075,752	9,759,445	500,000

Response				
HOME	7,980,933	5,300,729	8,333,262	13,235,976
HOME ARP	0	0	0	16,600,000
HOPWA	2,642,125	4,248,927	3,248,220	3,734,533
HOPWA - COVID-19 Response	0	198,526	146,150	104,886
Housing Choice Community Capital Grant Program	0	13,105	0	0
Inclusionary Development Fund	20,949,494	19,662,995	14,231,932	24,325,728
Lead Paint Abatement	782,383	872,998	918,178	1,262,293
Neighborhood Development Fund	79,741	228,142	63,525	381,025
Regional Foreclosure Education Grant (COM)	142,730	194,960	152,651	152,651
Rose Fellowship	49,066	53,520	68,212	0
Section 108 (Emp Zone)	2,190,584	151,694	0	0
State Brownfields Site Assessment	21,591	119,581	0	0
Urban Agenda Grant	0	612,225	0	60,589
Youth Homelessness Demonstration Program	2,458,001	781,329	0	0
<b>Total</b>	<b>91,070,126</b>	<b>124,543,782</b>	<b>115,360,153</b>	<b>144,410,723</b>

Operating Budget	Actual '21	Actual '22	Approp '23	Budget '24
Personnel Services	4,149,516	4,215,779	5,908,176	6,464,696
Non Personnel	24,904,450	31,072,325	38,735,977	42,958,378
<b>Total</b>	<b>29,053,966</b>	<b>35,288,104</b>	<b>44,644,153</b>	<b>49,423,074</b>

# 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	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
51000 Permanent Employees	4,101,012	4,169,032	5,852,676	6,408,964	556,288
51100 Emergency Employees	37,504	46,747	42,000	42,232	232
51200 Overtime	0	0	0	0	0
51600 Unemployment Compensation	11,000	0	11,000	11,000	0
51700 Workers' Compensation	0	0	2,500	2,500	0
<b>Total Personnel Services</b>	<b>4,149,516</b>	<b>4,215,779</b>	<b>5,908,176</b>	<b>6,464,696</b>	<b>556,520</b>
Contractual Services	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
52100 Communications	85,786	107,008	66,187	66,187	0
52200 Utilities	34,095	22,062	88,877	62,915	-25,962
52400 Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	7,741	7,000	7,500	4,500	-3,000
52600 Repairs Buildings & Structures	55,918	97,210	111,400	57,400	-54,000
52700 Repairs & Service of Equipment	12,669	4,249	7,500	7,500	0
52800 Transportation of Persons	255	2,226	5,000	36,305	31,305
52900 Contracted Services	1,737,197	1,730,354	3,056,096	2,651,596	-404,500
<b>Total Contractual Services</b>	<b>1,933,661</b>	<b>1,970,109</b>	<b>3,342,560</b>	<b>2,886,403</b>	<b>-456,157</b>
Supplies & Materials	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
53000 Auto Energy Supplies	31	0	0	0	0
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	12,704	15,379	18,000	18,000	0
53700 Clothing Allowance	6,595	6,132	7,000	10,238	3,238
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	631	9,902	7,500	7,500	0
<b>Total Supplies &amp; Materials</b>	<b>19,961</b>	<b>31,413</b>	<b>32,500</b>	<b>35,738</b>	<b>3,238</b>
Current Chgs & Oblig	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
54300 Workers' Comp Medical	0	1,067	5,000	5,000	0
54400 Legal Liabilities	3,570	0	3,180	3,500	320
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	77,445	83,233	116,408	115,408	-1,000
<b>Total Current Chgs &amp; Oblig</b>	<b>81,015</b>	<b>84,300</b>	<b>124,588</b>	<b>123,908</b>	<b>-680</b>
Equipment	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
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	6,470	23,160	22,986	22,986	0
<b>Total Equipment</b>	<b>6,470</b>	<b>23,160</b>	<b>22,986</b>	<b>22,986</b>	<b>0</b>
Other	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
56200 Special Appropriation	22,863,343	28,963,343	35,213,343	39,889,343	4,676,000
57200 Structures & Improvements	0	0	0	0	0
58000 Land & Non-Structure	0	0	0	0	0
<b>Total Other</b>	<b>22,863,343</b>	<b>28,963,343</b>	<b>35,213,343</b>	<b>39,889,343</b>	<b>4,676,000</b>
<b>Grand Total</b>	<b>29,053,966</b>	<b>35,288,104</b>	<b>44,644,153</b>	<b>49,423,074</b>	<b>4,778,920</b>



# Department Personnel

Title	Union Code	Grade	Position	FY24 Salary	Title	Union Code	Grade	Position	FY24 Salary
Accounting Manager	SU2	22	0.75	71,634	Financial_Analyst	SU2	19	0.50	37,847
Administ Assist	EXM	19	0.07	4,587	HMIS Administrator	SU2	23	0.05	5,165
Analyst (MOH)	SU4	22	0.50	32,730	HMIS User Specialist	SU2	19	0.05	2,526
Architect	SU2	21	1.10	83,446	Housing Crisis Case Coord	SU2	21	3.00	217,605
Asset Manager	SU2	21	1.00	88,161	Housing Development Officer	SU2	22	4.30	379,019
Assistant Director	EXM	26	4.47	499,841	Legal Sec	EXM	19	0.25	11,225
Assistant-Director	EXM	26	0.60	64,711	Loan Monitor	SU2	19	0.50	31,963
Assoc Deputy Director	EXM	28	1.55	203,927	Manager Of Research & Dev	SU2	23	0.25	25,824
Asst Dir for Compliance Loans	EXM	26	0.50	56,738	Operations Manager	EXM	25	1.70	168,180
Budget Manager	SU2	22	0.50	43,907	Policy Advisor	EXM	28	0.50	66,376
Communication Spec	EXM	22	0.50	35,911	Procurement Officer	SU2	20	0.50	33,387
Compliance Monitor	SU2	20	0.10	8,181	Prog Asst	SU2	19	3.75	263,875
Compliance Monitor(Red Cirle)	SU2	21	0.10	8,754	Program Manager	SU2	21	6.15	503,875
Construction & Design Serv Manager	SU2	24	0.10	11,166	Project Manager	SU2	22	1.25	115,734
Construction Manager	SU2	23	1.00	103,296	Project Mngr	SU2	21	2.00	148,614
Construction Specialist II	SU2	21	0.90	74,712	Property Mgmt	SU2	22	2.00	191,130
Construction Supervisor	SU2	21	1.20	105,808	Reasearch & Development Anl	SU2	21	0.25	22,104
Controller	EXM	27	0.50	60,975	Records Manager	SU2	21	0.25	22,104
Contruction Specialist I	SU2	20	1.00	81,806	Senior Account Specialist	SU2	21	0.50	44,208
Deputy Director	EXM	27	0.40	49,095	Senior Product Manager	EXM	26	1.00	91,476
Deputy Director	EXM	29	3.75	518,931	Special Assistant	EXM	22	0.50	37,102
Dir of Asset & Prog Strategy	EXM	29	0.40	57,434	Sr Budget Manager	SU2	24	0.50	55,830
Director	CDH	NG	1.00	180,989	Sr Compliance Officer	SU2	22	1.20	95,675
Director of Legal Unit	EXM	28	0.50	66,376	Sr Developer	SU2	24	0.50	55,830
Director of Marketing	EXM	28	0.50	66,376	Sr Housing Develop Officer	SU2	24	3.30	298,410
Director of Operations	EXM	29	1.00	141,744	Sr Program Manager	SU2	23	2.45	321,351
Director,	EXM	28	0.25	29,600	Sr Project Manager	SU2	23	1.00	103,296
Dir-Public/Media Relations	EXM	28	1.00	132,752	Sr Project Manager (DND)	SU2	24	1.00	111,660
Finance Manager	SU2	22	0.50	47,782	Technology Support Specialist	SU2	21	0.50	36,342
<b>Total</b>							<b>65</b>	<b>6,429,103</b>	
<b>Adjustments</b>									
Differential Payments									0
Other									187,500
Chargebacks									0
Salary Savings									-125,000
<b>FY24 Total Request</b>									<b>6,491,603</b>

# External Funds History

Personnel Services	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
51000 Permanent Employees	7,800,768	7,341,312	7,801,877	7,833,206	31,329
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	1,161,642	1,111,397	1,110,381	1,172,682	62,301
51500 Pension & Annuity	684,552	554,879	667,824	703,610	35,786
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	93,501	93,320	107,419	113,359	5,940
<b>Total Personnel Services</b>	<b>9,740,463</b>	<b>9,100,908</b>	<b>9,687,501</b>	<b>9,822,857</b>	<b>135,356</b>
Contractual Services	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
52100 Communications	48,308	28,938	66,187	66,187	0
52200 Utilities	37,817	6,636	22,500	22,500	0
52400 Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	880	1,460	2,000	3,100	1,100
52600 Repairs Buildings & Structures	13,686	14,648	31,000	131,000	100,000
52700 Repairs & Service of Equipment	1,295	1,470	22,000	22,000	0
52800 Transportation of Persons	-695	8,586	51,248	67,454	16,206
52900 Contracted Services	81,017,559	137,585,053	105,146,833	133,932,401	18,785,568
<b>Total Contractual Services</b>	<b>81,118,850</b>	<b>137,646,791</b>	<b>105,341,768</b>	<b>134,244,642</b>	<b>18,902,874</b>
Supplies & Materials	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
53000 Auto Energy Supplies	0	0	0	0	0
53200 Food Supplies	0	0	5,000	5,000	0
53400 Custodial Supplies	0	701	0	2,000	2,000
53500 Med, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	13,200	28,618	75,900	72,040	-3,860
53700 Clothing Allowance	14,657	14,868	12,094	15,191	3,097
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	61	18,110	18,650	22,510	3,860
<b>Total Supplies &amp; Materials</b>	<b>27,918</b>	<b>62,297</b>	<b>111,644</b>	<b>116,741</b>	<b>5,097</b>
Current Chgs & Oblig	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
54300 Workers' Comp Medical	0	0	0	0	0
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	72,990	79,050	137,975	144,575	6,600
<b>Total Current Chgs &amp; Oblig</b>	<b>72,990</b>	<b>79,050</b>	<b>137,975</b>	<b>144,575</b>	<b>6,600</b>
Equipment	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
55000 Automotive Equipment	0	0	0	0	0
55400 Lease/Purchase	0	0	0	0	0
55600 Office Furniture & Equipment	3,000	49,219	25,000	25,000	0
55900 Misc Equipment	106,905	36,208	56,264	56,908	644
<b>Total Equipment</b>	<b>109,905</b>	<b>85,427</b>	<b>81,264</b>	<b>81,908</b>	<b>644</b>
Other	FY21 Expenditure	FY22 Expenditure	FY23 Appropriation	FY24 Adopted	Inc/Dec 23 vs 24
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
<b>Total Other</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Grand Total</b>	<b>91,070,126</b>	<b>124,543,782</b>	<b>115,360,153</b>	<b>144,410,723</b>	<b>19,050,571</b>

# External Funds Personnel

Title	Union Code	Grade	Position	FY24 Salary	Title	Union Code	Grade	Position	FY24 Salary	
Accounting Manager	SU2	22	1.25	119,338	Financial Analyst	SU2	19	0.50	37,847	
Administ.Assist	EXM	19	0.93	60,944	HMIS Administrator	SU2	23	0.95	98,131	
Advisor to the Chief of DND	EXM	NG	2.00	159,454	HMIS User Specialist	SU2	19	0.95	60,522	
Architect	SU2	21	0.90	79,575	Housing Crisis Case Coord	SU2	21	1.00	75,094	
Asset Manager	SU2	21	1.00	87,726	Housing Development Officer	SU2	22	11.70	973,004	
Assistant Director	EXM	26	5.53	552,560	Legal Sec	EXM	19	0.75	33,674	
Assistant-Director	EXM	26	1.40	126,929	Loan Monitor	SU2	19	0.50	33,207	
Assoc Deputy Director	EXM	28	2.45	298,610	Manager Of Research & Dev	SU2	23	0.75	77,472	
Asst Dir for Compliance Loans	EXM	26	0.50	56,738	Operations Manager	EXM	25	3.30	337,082	
Budget Manager	SU2	22	0.50	43,907	Policy Advisor	EXM	28	0.50	66,376	
Communication Spec	EXM	22	0.50	35,911	Procurement Officer	SU2	20	0.50	33,387	
Compliance Monitor	SU2	20	0.90	73,625	Prog Asst	SU2	19	2.25	170,187	
Compliance Monitor(Red Cirle)	SU2	21	0.90	78,787	Program Manager	SU2	21	9.85	777,183	
Construction & Design Serv Manager	SU2	24	0.90	100,494	Project Manager	SU2	22	0.75	60,506	
Construction Manager	SU2	23	1.00	103,296	Project Mngr	SU2	21	2.00	148,614	
Construction Specialist II	SU2	21	3.10	220,892	Reasearch & Development Anl	SU2	21	0.75	66,312	
Construction Supervisor	SU2	21	1.80	158,857	Records Manager	SU2	21	0.75	66,312	
Controller	EXM	27	0.50	60,975	Senior Account Specialist	SU2	21	1.50	44,208	
Constrction Specialist I	SU2	20	1.00	81,806	Senior Procurement Officer.	SU2	22	1.00	0	
Deputy Director	EXM	27	0.40	49,095	Special Assistant	EXM	22	0.50	37,102	
Deputy Director	EXM	29	4.25	573,521	Sr Budget Manager	SU2	24	0.50	55,830	
Dir of Asset & Prog Strategy	EXM	29	0.60	86,151	Sr Compliance Officer	SU2	22	1.80	172,017	
Director	EXM	28	0.75	88,801	Sr Developer	SU2	24	0.50	55,830	
Director of Legal Unit	EXM	28	0.50	66,376	Sr Housing Develop Officer	SU2	24	7.70	604,544	
Director of Marketing	EXM	28	0.50	66,376	Sr Program Manager	SU2	23	4.55	430,601	
Finance Manager	SU2	22	0.50	47,782	Sr Project Manager	SU2	23	1.00	103,296	
					Technology Support Specialist	SU2	21	0.50	36,342	
					<b>Total</b>				<b>92</b>	<b>8,133,206</b>
					<b>Adjustments</b>					
					Differential Payments					0
					Other					0
					Chargebacks					0
					Salary Savings					-300,000
					<b>FY24 Total Request</b>					<b>7,833,206</b>

# Program 1. Mayor's Office of Housing Administration

**Rick Wilson, A. Najjar, 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 '21	Actual '22	Approp '23	Budget '24
Personnel Services	1,550,222	1,544,234	1,778,037	2,290,301
Non Personnel	484,770	335,146	898,284	434,478
<b>Total</b>	<b>2,034,992</b>	<b>1,879,380</b>	<b>2,676,321</b>	<b>2,724,779</b>

# Program 2. Real Estate Management & Sales

R. Chung, Acting 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 '21	Actual '22	Approp '23	Budget '24
Personnel Services	881,977	933,563	1,040,935	1,064,708
Non Personnel	1,090,826	1,307,016	2,132,100	2,124,421
<b>Total</b>	<b>1,972,803</b>	<b>2,240,579</b>	<b>3,173,035</b>	<b>3,189,129</b>

## Performance

**Goal:** Dispose of tax-foreclosed and surplus property

Performance Measures	Actual '21	Actual '22	Projected '23	Target '24
# of land parcels and buildings sold or transferred for development and open space	46	31	22	95

# Program 3. Housing Development & Services

K. Rebaza, L. Bernstein, J. Boatright, D. Johnson, Deputy Directors, Organization 188300

## Program Description

DND'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), and the Supportive Housing (SH) divisions. BHC is designed to help Boston residents obtain, retain, and improve their homes. NHD works with non-profit and for-profit partners to develop and preserve affordable housing. SH provides funding for housing and supportive services for Boston's homeless and those at risk of homelessness. In 2014, Mayor Walsh announced his Boston 2030 plan which outlines a new comprehensive approach to accommodating Boston's complex housing needs over the next 15 years. Funding committed for the new plan has been renamed the "Housing 2030 Fund" which is included in this program.

Operating Budget	Actual '21	Actual '22	Approp '23	Budget '24
Personnel Services	1,717,317	1,737,982	3,089,204	3,109,687
Non Personnel	23,328,854	29,430,163	35,705,593	40,399,479
<b>Total</b>	<b>25,046,171</b>	<b>31,168,145</b>	<b>38,794,797</b>	<b>43,509,166</b>

## Performance

**Goal:** Assist existing homeowners in retaining their homes

Performance Measures	Actual '21	Actual '22	Projected '23	Target '24
# of homeowners assisted with foreclosure prevention counseling	160	241	170	230

**Goal:** Assist tenants and landlords to preserve their tenancies

Performance Measures	Actual '21	Actual '22	Projected '23	Target '24
# of housing-insecure households placed in permanent housing	155	141	383	325
# of potential evictions averted	857	623	574	850

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

Performance Measures	Actual '21	Actual '22	Projected '23	Target '24
# of low income housing units permitted (Deed restricted and IDP)	486	666	415	540
# of middle income housing units permitted (Deed restricted and market)	1,366	1,697	1,432	1,485
Total # of net new housing units permitted	3,056	4,914	2,266	3,300

**Goal:** Foster Homeownership in Boston Neighborhoods

Performance Measures	Actual '21	Actual '22	Projected '23	Target '24
# of homebuyers assisted with down payment assistance	90	156	203	190

**Goal:** Help Homeowners Improve their Homes and Communities

Performance Measures	Actual '21	Actual '22	Projected '23	Target '24
# of homeowners assisted through the home repair and rehab program	700	693	897	700

**Goal:** Provide assistance towards ending homelessness in Boston

Performance Measures	Actual '21	Actual '22	Projected '23	Target '24
# of homeless individuals placed in permanent housing	1,023	1,008	1,014	1,000
# of homeless veterans placed in permanent housing	190	158	165	170

# 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 DND 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.



## Community Development Block Grant - CV

### Project Mission

In FY20, DND 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 2/28/2022.

## 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.

## 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.

## Emergency Solutions Grant - CV

### Project Mission

In FY20, DND 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.

## 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.

## 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. DND 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.

## HOPWA - CV

### Project Mission

In FY20, DND 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 ends on 2/28/2022.

## 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.

## Neighborhood Stabilization Program (State Funds)

### Project Mission

Neighborhood Stabilization Program grants were made available to Boston and several other direct grant communities on a non-competitive basis from the Massachusetts Department of Housing and Community Development. The Commonwealth of Massachusetts agreed to match Boston's HUD NSP funds \$1-\$1 and NSP admin funds \$0.50-\$1. Funds were used to establish financial mechanisms for purchase and redevelopment of foreclosed homes and residential properties. Such mechanisms included soft-second, loan loss reserves, and shared-equity loans for low and moderate income homebuyers; purchase and rehabilitation of homes and residential properties that were abandoned or foreclosed upon in order to sell, rent, or redevelop such homes as properties; establish land banks for homes that were foreclosed upon; demolish blighted structures; and redevelop demolished or vacant properties. The first NSP State grant totaled \$4,020,500. A second NSP State grant totaled \$999,999.

## 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. The Rose Fellowship stipend will be funded for \$68k a year for a total of \$136k for the entire duration of the Fellowship (2years). The performance period is from October 1, 2020 to October 1, 2022.

## 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 DND by its borrowers and Section 108 repayments DND 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.

**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.

# Mayor's Office of Housing Capital Budget

**Overview**

Capital investment will support efforts to build and preserve affordable housing.

**FY24 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.
- Deep energy retrofits at BHA properties across the city will improve energy efficiency of our buildings and reduce indoor air pollution.

Capital Budget Expenditures	Total Actual '21	Total Actual '22	Estimated '23	Total Projected '24
<b>Total Department</b>	2,195,017	10,193,249	37,597,000	37,250,000

# 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**, In Construction

**Location**, Charlestown **Operating Impact**, No

#### Authorizations

Source	Existing	FY24	Future	Non Capital Fund	Total
City Capital	30,000,000	0	0	0	30,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>30,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30,000,000</b>

#### Expenditures (Actual and Planned)

Source	Thru 6/30/22	FY23	FY24	FY25-28	Total
City Capital	1,245,709	2,000,000	9,000,000	17,754,291	30,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>1,245,709</b>	<b>2,000,000</b>	<b>9,000,000</b>	<b>17,754,291</b>	<b>30,000,000</b>

## 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**, Annual Program

**Location**, Citywide **Operating Impact**, No

#### Authorizations

Source	Existing	FY24	Future	Non Capital Fund	Total
City Capital	10,000,000	5,000,000	0	0	15,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>10,000,000</b>	<b>5,000,000</b>	<b>0</b>	<b>0</b>	<b>15,000,000</b>

#### Expenditures (Actual and Planned)

Source	Thru 6/30/22	FY23	FY24	FY25-28	Total
City Capital	10,000,000	0	2,500,000	2,500,000	15,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>10,000,000</b>	<b>0</b>	<b>2,500,000</b>	<b>2,500,000</b>	<b>15,000,000</b>

# 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**, Implementation Underway

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

#### Authorizations

Source	Existing	FY24	Future	Non Capital Fund	Total
City Capital	19,000,000	0	0	0	19,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>19,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,000,000</b>

#### Expenditures (Actual and Planned)

Source	Thru 6/30/22	FY23	FY24	FY25-28	Total
City Capital	16,576,112	0	0	2,423,888	19,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>16,576,112</b>	<b>0</b>	<b>0</b>	<b>2,423,888</b>	<b>19,000,000</b>

## BHA RETROFIT

### 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.

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

**Location**, Citywide **Operating Impact**, No

#### Authorizations

Source	Existing	FY24	Future	Non Capital Fund	Total
City Capital	0	25,000,000	0	0	25,000,000
Grants/Other	0	25,000,000	0	0	25,000,000
<b>Total</b>	<b>0</b>	<b>50,000,000</b>	<b>0</b>	<b>0</b>	<b>50,000,000</b>

#### Expenditures (Actual and Planned)

Source	Thru 6/30/22	FY23	FY24	FY25-28	Total
City Capital	0	0	5,000,000	20,000,000	25,000,000
Grants/Other	0	0	5,000,000	20,000,000	25,000,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>10,000,000</b>	<b>40,000,000</b>	<b>50,000,000</b>

# Mayor's Office of Housing Project Profiles

## HOUSING INFRASTRUCTURE FUND

### Project Mission

Investment in infrastructure to support affordable housing development.

**Managing Department**, Mayor's Office of Housing **Status**, Annual Program

**Location**, Citywide **Operating Impact**, No

#### Authorizations

Source	Existing	FY24	Future	Non Capital Fund	Total
City Capital	5,000,000	0	0	0	5,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>5,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000,000</b>

#### Expenditures (Actual and Planned)

Source	Thru 6/30/22	FY23	FY24	FY25-28	Total
City Capital	0	0	0	5,000,000	5,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000,000</b>	<b>5,000,000</b>

## MARY ELLEN MCCORMACK REDEVELOPMENT

### 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 approx. 520 parking spaces.

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

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

#### Authorizations

Source	Existing	FY24	Future	Non Capital Fund	Total
City Capital	10,000,000	10,000,000	0	0	20,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>10,000,000</b>	<b>10,000,000</b>	<b>0</b>	<b>0</b>	<b>20,000,000</b>

#### Expenditures (Actual and Planned)

Source	Thru 6/30/22	FY23	FY24	FY25-28	Total
City Capital	0	10,000,000	5,000,000	5,000,000	20,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>10,000,000</b>	<b>5,000,000</b>	<b>5,000,000</b>	<b>20,000,000</b>



# Mayor's Office of Housing Project Profiles

## 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**, In Construction

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

### Authorizations

Source	Existing	FY24	Future	Non Capital Fund	Total
City Capital	10,000,000	7,000,000	0	0	17,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>10,000,000</b>	<b>7,000,000</b>	<b>0</b>	<b>0</b>	<b>17,000,000</b>

### Expenditures (Actual and Planned)

Source	Thru 6/30/22	FY23	FY24	FY25-28	Total
City Capital	0	10,000,000	7,000,000	0	17,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>10,000,000</b>	<b>7,000,000</b>	<b>0</b>	<b>17,000,000</b>

## 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**, In Design

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

### Authorizations

Source	Existing	FY24	Future	Non Capital Fund	Total
City Capital	52,000,000	0	0	0	52,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>52,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52,000,000</b>

### Expenditures (Actual and Planned)

Source	Thru 6/30/22	FY23	FY24	FY25-28	Total
City Capital	0	3,750,000	3,750,000	44,500,000	52,000,000
Grants/Other	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>3,750,000</b>	<b>3,750,000</b>	<b>44,500,000</b>	<b>52,000,000</b>