

## **INTRODUCTION**

In April of 2024, the City of Boston established a Planning Department, restoring planning as a core function of city government through the approval of [An Ordinance Creating the Planning Department in the City of Boston](#).

The ordinance codified the purpose of the Department as creating comprehensive plans for Boston’s built environment, a predictable zoning code and development process, urban design standards, and planning for the best use of publicly-owned land. This document fulfills the ordinance’s directive that the Planning Department submit an annual report on trends, new initiatives, hiring, and the Department’s progress toward specific goals including resiliency, affordability, and equity.

The Planning Department is committed to fostering a resilient, affordable, and equitable Boston through community-driven initiatives. By collaborating closely with residents, we ensure that urban growth prioritizes citywide connectivity, expanded public spaces, and pedestrian safety. To capture a broader range of perspectives, we have streamlined our outreach with accessible tools like digital surveys, to reach more voices than ever before. Furthermore, through the Planning Advisory Council, we are working together across all cabinets to drive major capital investments and policies.

## **PLANNING & ZONING AND URBAN DESIGN**

### **Completed Initiatives**

#### ***Downtown Zoning***

In November of 2025, the Boston Zoning Commission approved comprehensive zoning updates for Downtown Boston for the first time in more than 30 years. This new zoning strengthens protections for Downtown’s historic and cultural assets, streamlines the conversion of old office buildings, and enables the essential housing and mixed-use density that Downtown needs to grow as a vibrant and more inclusive neighborhood.

The zoning prioritizes the ability to build new housing and mixed-use development across Downtown in response to the ongoing housing shortage, enabling increased density at the core of Boston’s transit network where it can best be supported. Residential uses are now legal throughout the new zoning districts, whereas large

hotel, lab, and office uses will require further zoning approval. Also in support of housing growth, the zoning requires that any new buildings of significant height in the Washington Street corridor (more than 200') be predominantly residential.

Building off of the success of the City's Office to Residential Conversion program, the new zoning supports historic preservation by eliminating barriers to convert or adapt existing buildings, and also provides extensive design guidelines to ensure sensitivity and preservation of historic areas. Importantly, the updates also reinforce the need for any new development to comply with State Shadow Regulations, adding formal references to the state laws that protect the Boston Common and Public Garden from new shadow impacts.

The zoning also eliminates outdated and prohibitive land-use restrictions to encourage new and diverse businesses like coffee houses, bakeries, fitness studios, and entertainment uses to thrive, fill empty storefronts, and help drive foot traffic and activity Downtown.

### **Roslindale Squares + Streets**

In May of 2025, The City of Boston's Zoning Commission approved Squares + Streets zoning in Roslindale Square, following a year-long community process. The new Squares + Streets zoning districts are aimed at creating a more mixed-use neighborhood center and connecting streets that support walkability, small businesses, outdoor gathering spaces, and new housing growth.

This new zoning directly responds to community needs advocated for through the [Roslindale Square Small Area Plan](#), specifically the need to expand areas in Roslindale that allow and welcome more housing opportunity and small business activity. Each Squares + Streets district allows for mixed-use development and the creation of multifamily housing, which the plan identifies as appropriate along the major streets of the area, near the Roslindale Village MBTA Commuter Rail Station, and along nearby connecting streets.

The six districts range in height and density and were mapped onto certain areas of the plan area based on a year of community process and feedback from Roslindale residents on the small area plan, and an additional two months of engagement on

the proposed zoning map. This is the second area of the city where Squares + Streets zoning districts are now implemented. The first location to be mapped with Squares + Streets zoning was Mattapan Square, following the completion of PLAN: Mattapan.

The new zoning districts support creating more transit-oriented housing in the plan area. In addition, new zoning will make it easier to: build more housing in the area, make modifications to existing housing that will help preserve the existing supply and build generational wealth, create a backdrop for community development by allowing new cultural anchors in the plan area, and allow new growth and opportunities for small businesses.

### ***Harvard ERC District & Greenway Plan***

The Planning Department successfully advanced the Harvard ERC District and Greenway Plan for adoption and approval by the BPDA Board on April 16, 2026. This plan envisions a mixed-use district between Western Avenue and Cambridge Street in Allston-Brighton.

Staff completed this planning initiative in direct response to community feedback, and as mitigation, following the approval of Phase A of the Harvard ERC in 2022. The plan will guide future development of the remaining site as it continues to be built out in future phases. The main priorities of this plan, developed in collaboration with the community, include: housing, open space, transportation connectivity, green infrastructure, and support for local businesses.

This plan:

- Envisions a mixed-use district between Western Avenue and Cambridge Street in Allston-Brighton
- Builds on the 2021 Framework Plan and the first phase of the ERC to help guide future development and better connect the district with Allston-Brighton.
- Creates a long-term, community driven vision that supports a vibrant neighborhood with jobs, housing, small businesses, and a resilient Greenway with public open space

## **In Progress**

### **Allston Brighton Community Plan**

The Planning Department launched the Allston-Brighton Community Plan to develop a shared vision for future neighborhood growth in close collaboration with the Allston-Brighton community. The plan is based on the Allston-Brighton Needs Assessment which identified needs such as more accessible and affordable housing and convenient public open space.

A draft of the plan and zoning will be released to the public in the early summer, and engagement as well as refinements to the plan will continue through 2026.

### **Cleary Square Squares + Streets**

The Cleary Square Small Area Plan will determine a public investment and growth-focused vision for the area, focused on housing, public space, small businesses, arts and culture, and transportation in Cleary Square and along main streets in Hyde Park. The Planning Department released the draft plan and zoning for the Cleary Square Squares + Streets initiative in March. This draft includes recommendations for the area regarding arts and culture, housing, open space and resiliency, transportation, and land use and design. The draft zoning map includes proposed new districts which will help to implement the recommendations of the Plan. Staff developed these recommendations and updated zoning in collaboration with the Cleary Square community.

### **Neighborhood Housing (Zoning Initiative)**

Following the release of the [ADU Guidebook](#) in November of 2024, the Planning Department embarked on a zoning initiative called Neighborhood Housing in 2025.

New residential zoning through the Neighborhood Housing initiative will set clear, straightforward rules that better align with how our neighborhoods look today. New zoning will enable the construction of Accessory Dwelling Units (ADUs) – making it easier for multi-generational families to live together, or for residents to bring in extra income, simplify upkeep and renovation of existing homes, and provide predictability to the community at large around what is and is not

acceptable, removing the case-by-case variance pattern of the current zoning appeals process.

The first phase of this project will focus on Roslindale, West Roxbury, and Hyde Park, building on work already completed in Mattapan.

### **Beacon Park Yards Regional Framework Plan**

The Beacon Park Yard Regional Framework Plan, which began in 2023, is currently developing a community vision to explore and refine opportunities that will be unlocked by the replacement and redesign of the Allston Interchange. This community vision will be guided by regional, City, and local perspectives to imagine the future of Beacon Park Yard.

Both of these efforts in the Allston-Brighton neighborhood are aimed at supporting affordability by creating better access to various types of housing. In addition, equity is a major focus of the Beacon Park Yard Plan. One of the primary goals of this plan is to reconnect the neighborhood to the Charles River, promoting public accessibility.

### **Citywide Needs Assessment**

In October, the BPDA Board awarded a contract to Karp Strategies to work with the Planning Department to produce a Citywide Needs Assessment. The Assessment will be focused on public facilities and essential services to proactively address the City's growth and help make Boston a home for everyone. The Needs Assessment will focus on key citywide priorities, including population growth, housing affordability, access to city services and open space, economic opportunity, climate resilience, and mobility. It will also help identify capital and mitigation priorities to guide both near-term and long-term planning efforts. Planning and engagement will continue through 2026.

### **Chinatown Rezoning**

The Planning Department released the Updated Draft Chinatown Zoning Amendment and Updated Draft Chinatown Design Guidelines on April 8, 2026. This release includes changes resulting directly from public feedback on the previous Draft Chinatown Zoning. The proposed zoning promotes affordable housing, emphasizes the significance of small businesses and cultural spaces, and highlights

Chinatown's unique character. The Planning Department intends to bring these zoning changes to the Boston Zoning Commission in June.

### **Fenway Transportation Action Plan**

The Fenway Transportation Action Plan, a joint effort between the Planning Department and the Boston Transportation Department, will guide changes to Fenway streets and the public realm.

The work will include collaborative planning, analysis, and design and is focused on satisfying three broad goals: to expand Fenway walking, biking, and transit networks that are safe, comfortable, and connected; ensure Fenway remains a welcoming urban neighborhood for all people; and to prepare Fenway for a changing climate.

Planning team members are currently finalizing the analysis phase of the project before beginning to design and test alternatives to the existing conditions alongside the public.

### **Sign Code Modernization**

Sign Code Modernization is a Planning Department initiative that will update the zoning rules and review processes for commercial signage across Boston, to make it easier for small businesses to put up new signage. Boston's current signage rules are found in Article 11 of the Zoning Code. Adopted in 1972, these rules are now severely outdated and misaligned with how the city has grown since then. Sign Code Modernization proposes more flexible zoning requirements and streamlined review processes for signs, saving small businesses valuable time and money.

Staff released draft recommendations in March of 2026 and plan to bring a final draft to the BPDA Board and Zoning Commission in the summer.

### **Spaces for You (previously known as Greening While Growing)**

Spaces For You is a collaborative and proactive initiative by the City of Boston to co-create, enhance, and celebrate public outdoor spaces that foster joy, belonging, and well-being for all residents. It seeks to bridge the gap between community needs and city resources, knitting together public and privately generated open spaces to create vibrant social places for all.

This initiative will create a comprehensive plan for publicly accessible spaces building on the Open Space and Recreation Plan 2023-2029 by the Parks and Recreation Department, along with growth projections and findings from the Boston Design Vision. Together, with the tools generated through this plan, the City will be able to analyze privately generated open spaces as a way to support growth and the creation of high-quality open spaces that are inclusive, equitable, resilient, and accessible.

The final outcome will establish a framework to guide the creation of publicly accessible open spaces for the next 15 years, and tools to address inherent challenges to creating privately generated open spaces.

## **PROJECT AND DESIGN REVIEW**

### ***Improving Development Review/Article 80 Modernization***

In August of 2025, the Zoning Commission approved amendments to Article 80 of the zoning code, which represent the first substantial update to Article 80 in 30 years. The amendments aim to improve the predictability and consistency of the development review process, and lay the groundwork for future reforms as part of the Article 80 Modernization Action Plan. The amendments: change the thresholds and procedures for Boston Civic Design Commission (BCDC) review; make it easier to renovate existing buildings, including rehabilitation for sustainability upgrades and conversions; modernize communication methods with the public; reassign primary responsibility for Transportation Access Plan Agreements from BTD to the Planning Department; and improve coordination between city departments.

Overall, these amendments made the development review process more efficient for housing projects, internal renovations, and sustainability upgrades.

In addition, staff are currently piloting new engagement tools within the review process including: an early engagement toolkit for developers, new training and forms to support increased transparency and clarify expectations for Advisory Group members, signage on the site of a proposed project to better inform the public about new development in their community, and improvements to public meetings to make them more clear and concise.

All of these improvements went into effect in 2026. Together with the zoning changes, continued operational improvements will lead the city toward a development review process that is easier to use, consistent with existing practice, and set up for future reform.

**What's next:**

This year, staff will continue improving operations within the Planning Department and contribute to citywide improvements through the Permitting Transformation Initiative.

As part of these efforts, the Planning Department will:

- Improve tools for delivering clear feedback on predictable timelines
- Prioritizing citywide coordination to ensure a more cohesive and effective development review process from all City Cabinets
- Pilot new performance management tools to better track workload and deadlines

The Planning Department will also continue to study and update recommendations in areas that require additional consensus, including:

- Development review thresholds and timelines
- New community advisory group structures such as Community Advisory Teams (CATs)
- Setting predictable mitigation expectations

**Project Review**

In 2025, staff advanced 60 new development proposals and 27 notices of project change amounting to 5.8 million net square feet worth approximately \$4.8 billion of investment in our City. This includes 3,773 net residential units, of which 1,278 or 29 percent will be income-restricted. The projects approved this year are estimated to generate 5,987 net construction jobs and 3,776 net permanent jobs.

### **Linkage Fees and Community Benefits**

Development projects newly approved in 2025 will generate approximately \$9.8 million in Linkage fees to support affordable housing, and approximately \$1.9 million in Linkage fees to support job training programs.

In FY25, we disbursed \$2,921,929 in community benefit and mitigation funds from project escrow accounts managed by the Developer Compliance unit and Office of Administration and Finance.

## **REAL ESTATE**

### **Dispositions**

The Planning Department also continued to advance specific public goals this year on over 750,000 square feet (17+ acres) of underutilized, public land across Boston. These public sites will produce a variety of public benefits and include space for affordable and mixed-income housing, marine industrial and blue tech uses, a community-based non-profit, public libraries, gardens and public outdoor space, and a fire station. Notable new project sites in 2025 included Pier 5, Parcel M, and Welcome Home, Boston Phase 3. Major project milestones included the conveyance of land for the new Chinatown Boston Public Library branch and affordable housing project at Parcel R1, and the Alma Wright Zen Garden at Parcels S-20 and S-21. Upgrades to Pier 10 in the Raymond L. Flynn Marine Park enabled a new commuter water shuttle stop in partnership with the Massachusetts Convention Center Authority and the Seaport Transportation Management Association (TMA), which opened this summer. These redevelopment efforts further the recommendations made in the City's 2022 land audit to maximize the potential for underutilized sites across Boston to meet goals of producing affordable housing and other community needs.

### **Coastal Resilience**

The Coastal Resilience Delivery Team released a draft plan for resiliency measures at Long Wharf this fall. This project will recommend solutions to current and near-term flooding, guidelines to retrofit and protect individual structures on Long Wharf, and a set of alternative designs that will contribute to planning and delivering a comprehensive coastal flood protection system through Downtown and the North End.

To address near-term flood pathways within the city, the Coastal Resilience Delivery Team has worked with the Capital Construction team in coordination with the Office of Climate Resilience and the Office of Emergency Management to design and implement four interim deployable projects in Charlestown and along the Fort Point Channel. Advanced design and permitting in 2025 will set up construction in the next two years, with construction already underway for a project at Main Street in Charlestown and Martin's Park in Fort Point.

Team members oversee the community engagement, design, benefit cost analysis, pursuit of grant funding, and construction necessary to realize district scale coastal resilient solutions needed for the following projects:

- Charlestown Navy Yard Flood Mitigation Planning & Feasibility Project
- Long Wharf Flood Mitigation Planning & Feasibility Project
- Raymond L. Flynn Marine Park Flood Mitigation Planning & Feasibility Project
- Resilient Fort Point Channel Infrastructure Project
- Dorchester Resilient Waterfront Project at Tenean Beach / Conley Street
- East Boston Resilient Waterfront Project at Carlton Wharf / Lewis Mall
- Resilient Port Norfolk

The team continues to collaborate and engage on several other coastal projects that other departments lead, in particular the US Army Corps of Engineers (USACE) Coastal Storm Risk Management (CSRMP) Study.

**What's next:**

Over the next year, the Real Estate Division will continue to advance projects in support of the Planning Department's goals around affordability, resilience, and equity.

Projects that are expected to break ground over the next year include:

- Parcel 8 in Roxbury
- Holworthy Hollander in Roxbury
- Coastal Resilient Infrastructure at Wharf 8 and Pier 10 in the RLFMP

Additionally, there are a number of projects that are tentatively designated to various development teams on publicly-owned land that will advance over the upcoming year. One of the most notable projects is the Austin Street Parking Lots redevelopment which, when completed, will generate more than 600 majority affordable new units of housing, and will also deliver community benefits identified as part of PLAN: Charlestown including sports fields, a community center, and a daycare facility.

## **COMMUNITY ENGAGEMENT & TRANSPARENCY**

### ***Planning Academy***

The Planning Department kicked off Boston's first ever Planning Academy. This initiative emerged as one of the recommendations from the Design Vision. The Planning Academy is a free interactive learning experience designed to equip residents from different backgrounds and neighborhoods with the tools, networks, and confidence to meaningfully have a voice in planning. The Planning Academy is a new way that we seek to expand who takes part in our planning processes.

### ***Design Vision***

The Planning Department launched 'Color Flows on Winter Street' in the fall of 2025, a multi-week public art and public space activation program with fun, interactive events in Downtown Crossing. Winter Street was transformed by colorful art installations, food trucks, and cultural programming, as part of the City's broader effort to reimagine how Boston's streets and pedestrian zones can be safer, more engaging, and enjoyable for all. 'Color Flows' was one of the first implementation projects coming out of the Boston Design Vision. The activation tested new approaches to transforming public spaces as hubs of community, culture, and economic investment. During the time 'Color Flows' was running, 80 percent of the area businesses surveyed reported an increase in foot traffic, and 60 percent reported an increase in sales. In addition, 90 percent of people surveyed during the activation reported feeling safer in Downtown Crossing. Staff are now preparing to bring Color Flows back to Winter Street and expand it to include Liberty Tree Plaza in Chinatown for Summer 2026.

### **Plan Implementation**

The Planning Advisory Council (PAC) established a system to track plan implementation for the built environment. To date, this system has been used to track the implementation of three neighborhood plans, PLAN: Mattapan; PLAN: Charlestown; and PLAN: East Boston across Cabinets. The PAC creates public progress reports on plan implementation to provide an overview of how the City invests its resources to expand housing, improve mobility, support jobs & businesses, enable thriving arts & culture, and improve public facilities, parks and open spaces, and coastal resilience.

### **Capital Project Tracking**

The capital project tracking initiative represents a strategic shift toward transparency and inter-departmental synchronization among the City's built environment departments and cabinets. By utilizing centralized data, the Planning Advisory Council monitors the lifecycle of municipal investments—ranging from infrastructure repair to new public facilities—ensuring that projects remain aligned with the city's long-term goals. This tracking mechanism allows the City to optimize budget allocations across various agencies, and provide the public with a clearer view of how capital funds are being deployed to improve their neighborhoods.

### **Youth Development and Engagement Efforts**

Entering its third year in July 2026, the Boston Planning Department's High School Summer Internship Program is a paid, cohort-based opportunity that empowers local youth to become active "city builders" by breaking down traditional barriers to civic engagement in urban planning and development. Driven collaboratively by the Community Engagement, Planning and Zoning, and Diversity, Equity, and Inclusion teams, this immersive 8-week experience has supported 14 students to date through site visits, professional workshops, project-based mentorship, and a culminating research symposium. To deepen our community impact, the Department has partnered with a team of senior undergraduate researchers from Worcester Polytechnic Institute (WPI) whose capstone project will evaluate our curriculum and support the development of a scalable, long-term program model. This strategic collaboration will yield a comprehensive evaluation report, a framework for equitable recruitment across all Boston neighborhoods, and an

Alumni Network toolkit designed to establish a sustainable mentorship-to-career pipeline that reflects the diverse, democratic values of the communities we serve.

This dedication to youth development extends beyond the summer. The Department was recently honored with the Partner of the Year Award for our ongoing support of the Corporate Work Study Program at Cristo Rey Boston High School. Overseen by the Planning Department's Division of Diversity, Equity, and Inclusion, this longstanding partnership annually provides four students with an immersive professional experience. Throughout the academic year, these students complete case studies on urban planning fundamentals such as placemaking and needs assessments. They also support community engagement initiatives, assist with grant administration, and receive direct mentorship from our leadership team. By employing a holistic support model that prioritizes the students' lived experiences and individual needs, we ensure they are empowered to engage deeply with our mission and cultivate a strong sense of belonging within the organization.

### ***Planning Department Language Access Plan Updates***

The Planning Department has entered a new phase of evaluating and expanding our Language Access Plan to place language justice at the core of our work. To date, we have successfully implemented a hybrid Board meeting model featuring simultaneous interpretation for speakers of languages other than English (LOTE), and partnered with the Mayor's Office of Language and Communications Access (LCA) to deploy on-the-go translation tools for staff at neighborhood events. To maximize equitable access and operational efficiency, we are currently in the early stages of a collaboration with LCA and the Department of Innovation and Technology (DoIT) to pilot the use of AI for document translation. We will actively engage residents to shape how these tools are utilized while developing innovative frameworks for community engagement that prioritize language equity. By collaborating with peers and elevating the voices of communities that have historically faced barriers to participation, we are building a more inclusive and accessible planning process for all Bostonians.

## **POLICIES AND PROGRAMS**

### ***Office to Residential Conversion Program***

In December, Mayor Michelle Wu announced the extension of the City's successful Office to Residential Conversion Program. The program, which formally launched in October of 2023, has received 25 applications to convert 1.5 million square feet of office space across 30 buildings into 1,751 new homes, including 328 income-restricted units, far exceeding initial city goals. Six projects totaling 324 units are currently under construction, and one of the first buildings to apply for the program at 281 Franklin Street with 15 units has already been fully tenanted. We expect several more projects to start construction in 2026 resulting in hundreds more units of housing being built. The Planning Department officially recommended and received approval for the extension of the Program at the December BPDA Board meeting.

The Office to Residential Conversion Program provides a 75 percent tax abatement for 29 years as an incentive to developers to convert vacant office space into residential units, including student and workforce housing. The goal of this program is to support owners and developers of older commercial office buildings in converting them to housing, and to help stabilize the office market downtown while also increasing the housing stock in Downtown Boston. The program is also designed to respond to post-pandemic economic shifts that will prioritize expanding housing options Downtown, creating a 24-hour, mixed-use neighborhood.

The application will remain open through December 31, 2026 with approvals given on a rolling basis. Applicants during this extended period must commit to pulling a full building permit and starting construction by December 31, 2027 to benefit from the program.

Incentivizing the conversion of underutilized office buildings supports resilience and sustainability in our Downtown because it encourages the adaptive reuse of historic structures. The program requires adherence to the new Inclusionary Zoning requirements, and that the buildings meet the state's Stretch Energy Code as required. The conversion of 30 older, less energy efficient office buildings

Downtown will make a meaningful impact on our resiliency goals. Increasing housing Downtown will promote vibrancy in our region's economic hub by bringing more people to that area of the city and thus creating more support for businesses. By removing hundreds of thousands of square feet of vacant office space from the inventory, it has the added benefit of helping stabilize the post-Covid office market, as well as the commercial tax base.

### ***Anti-Displacement***

The City of Boston adopted its first ever Anti-Displacement Action Plan, A Place to Thrive, this summer, which lays out a two-year plan for City departments to help stabilize residents, small businesses, and cultural organizations that may face direct or economic displacement, helping to ensure all Bostonians can thrive and flourish here. The City's anti-displacement efforts are grounded in four main tenets: protect, preserve, produce, and prosper. The City is working to stabilize households by protecting people – particularly lower-income and vulnerable renters and homeowners – from displacement; preserving existing housing; producing new housing for people at all income levels; and promoting prosperity through homeownership.

As part of the Plan, the Planning Department will pilot the first ever Direct Displacement Disclosure. Developers will be asked to notify any current tenants on site of their proposed project 30 days before filing the project with the City, and to notify the City of any possible direct displacement of residential, commercial or cultural tenants that may occur as a result of their project. Displacement impacts will be reviewed and, in certain cases based on the unique circumstances of each project, the City may request displacement mitigation measures as part of the project's overall mitigation strategy. This will be piloted for the next year as part of the modernized Article 80 development review process. Staff will evaluate the impact of this new policy, share results, and refine as needed.

### ***Housing Accelerator Fund***

In 2025, the City Council allocated \$110M to the Housing Accelerator Fund. This action created an equity investment fund held by the Boston Housing Authority to spur the creation of new rental housing by closing financing gaps for projects that have already been approved by the BPDA Board but have been unable to start

construction due to financial challenges. The Accelerator equity accepts a below market return in order to complete financing in today's difficult capital market environment, but the financial returns on these investments will ultimately revolve back to the fund, thereby allowing investment into further future housing development. The Housing Accelerator Fund is a source of funding for the MassHousing BILD/Momentum Fund program. As initially conceived, the Boston Housing Authority has invested a share of those funds into Building F of the Bunker Hill Redevelopment, a 266 unit mixed income building which started construction in April 2026. We are on track to support over 1,000 units of housing so far, with additional projects working through financial and permitting processes in Roxbury, Dorchester, Charlestown, and Roslindale. BHA has recently released an RFP for a portion of those funds to pilot a similar investment concept for homeownership projects.

**What's next:**

We are working through the financial and permit processes on the four projects mentioned above. In addition to moving an estimated 1,000 units to construction by early 2027, the City and BHA expect to fund an additional 500 units to start construction in late 2027.

**HIRING TRENDS & EMPLOYMENT DEMOGRAPHICS**

The Planning Department is committed to maintaining and recruiting a dynamic workforce reflective of Boston's diverse population. The Planning Department has 189 employees. Planning Department Employment demographics are as follows:

## OVERALL EMPLOYEES

	EMPLOYEES
ASIAN	23
BLACK	17
HISPANIC	20
WHITE	112
NSPEC	17
<b>TOTAL</b>	<b>189</b>

**RACE OVERALL**

	EMPLOYEES
FEMALE	94
MALE	95
<b>TOTAL</b>	<b>189</b>

**GENDER OVERALL**

## FINANCIAL REPORT

We have attached the FY25 BRA and EDIC Audited Financial Statements which are available on the Planning Department's Website. You can also find previous year's audits as well. It is our practice to post the audits on the website after they have been finalized.

PDFs to Attach to Report in Appendix

[FY25 BRA Audited Financial Statement](#)

[FY25 EDIC Audited Financial Statement](#)

[FY25 Capital Expenses](#)

[Community Benefits Disbursements](#)

Year End Graphic



**2025**

YEAR END  
REVIEW

**3,773**

NET RESIDENTIAL  
UNITS APPROVED

of which →

**1,278 UNITS**

will be income restricted



**5,987**

Net Construction Jobs



**3,776**

Net Permanent Jobs

Advanced development on

**750,000**

square feet of underutilized,  
public land across Boston



**APPROVED**

**60 & 27**

New Development  
Proposals

Notices of  
Project Change

**5.8 MILLION**

Net Square Feet

=

**\$4.8 BILLION**

of Investment in our City



**10**

office conversion  
projects approved

**5**

office conversion  
projects under  
construction

