

Office-to-Residential Conversion Program

December, 2025



Planning Department

CITY of BOSTON

Office-to-Residential Conversion Program Timeline



“ The Bullet Train ”

Oct 2023
Launch new tax abatement program just-in-time solution with concierge service

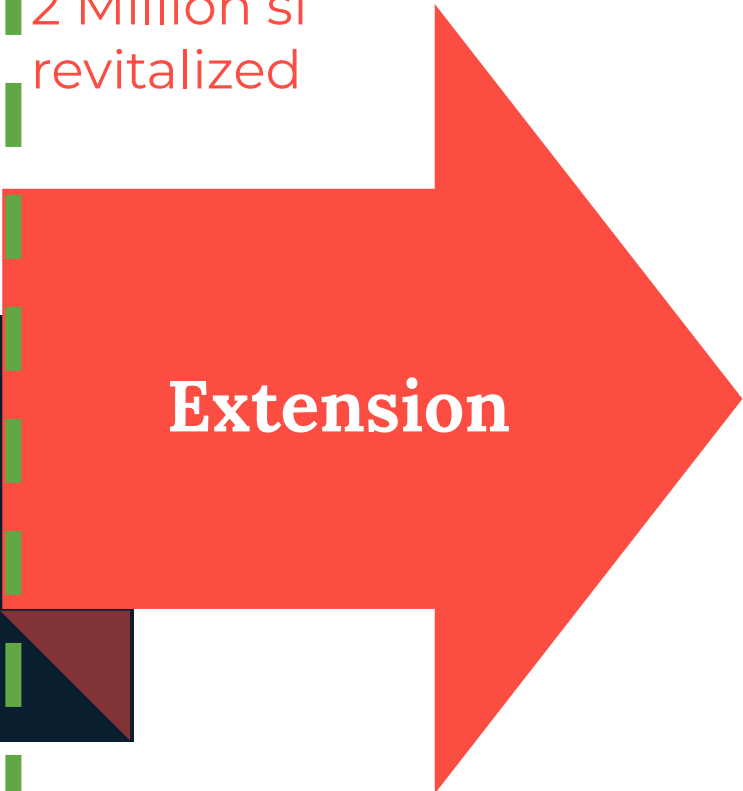
Mar 2024
Exceed Mayor’s 1-year target with 216 units of housing in only 6 months

Jun 2024
Enhance access to program with \$15M of new State funding to add larger projects

Jan 2025
Expand program to Student Housing and Workforce Housing in response to market

Dec 2025
Achieve over 1,500 units of housing and 1.2 Million sf converted in only 2 years

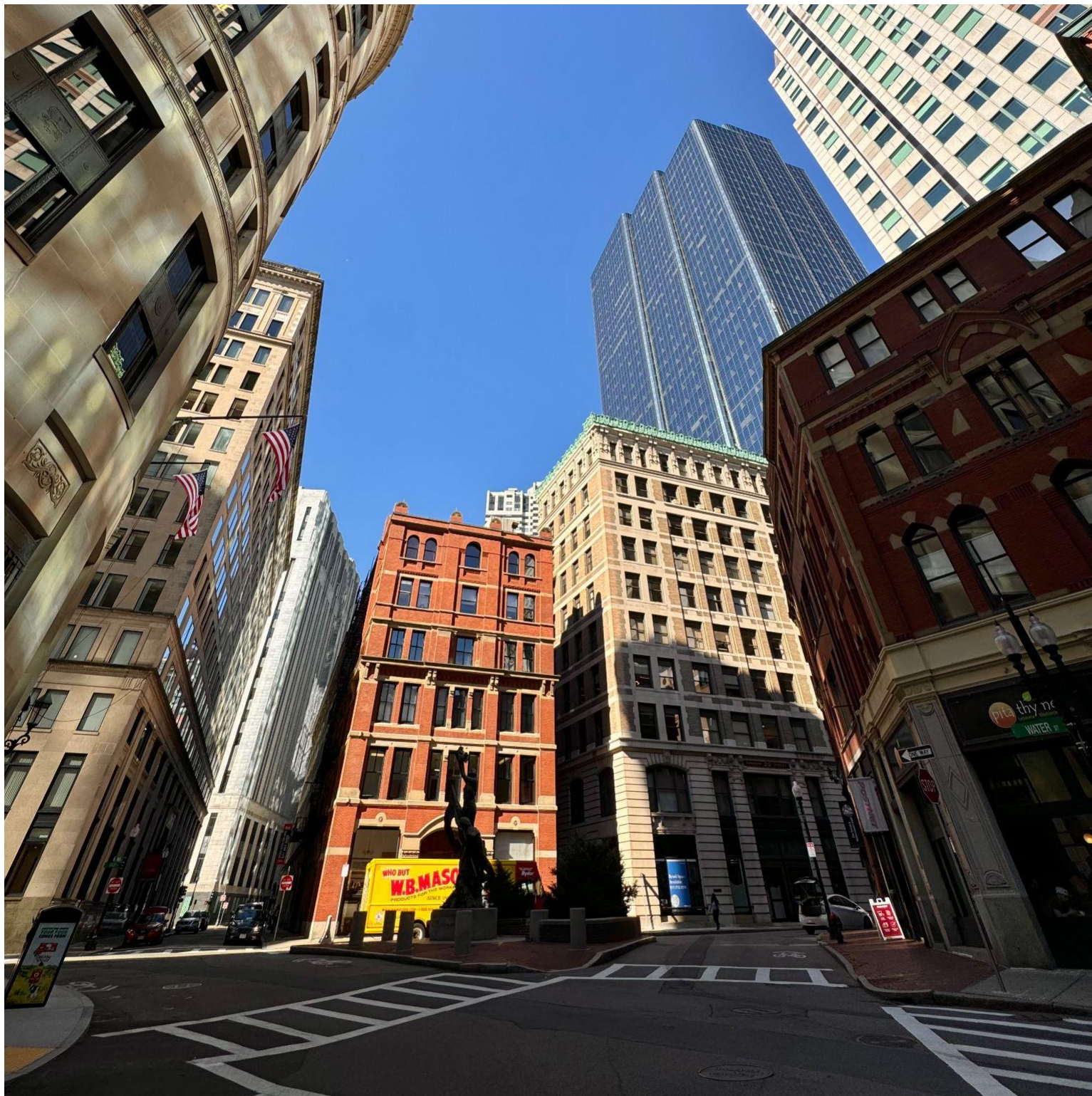
Dec 2026
Target 2,500 units of new housing and 2 Million sf revitalized



Why Convert Office to Residential Now

“ Boston Context ”

- Boston downtown office vacancy \approx 20%
- Average Boston office occupancy \approx 60%
- Employers shift to high amenity new buildings (i.e. RTO)
- Class B & C office buildings are most at risk
- Continued need for Office-to-Residential Conversion Program in 2026



Goals of Mayor Wu's Conversion Program

Office conversion is one tool that can be utilized in combination with other City actions to revitalize Boston's Downtown.



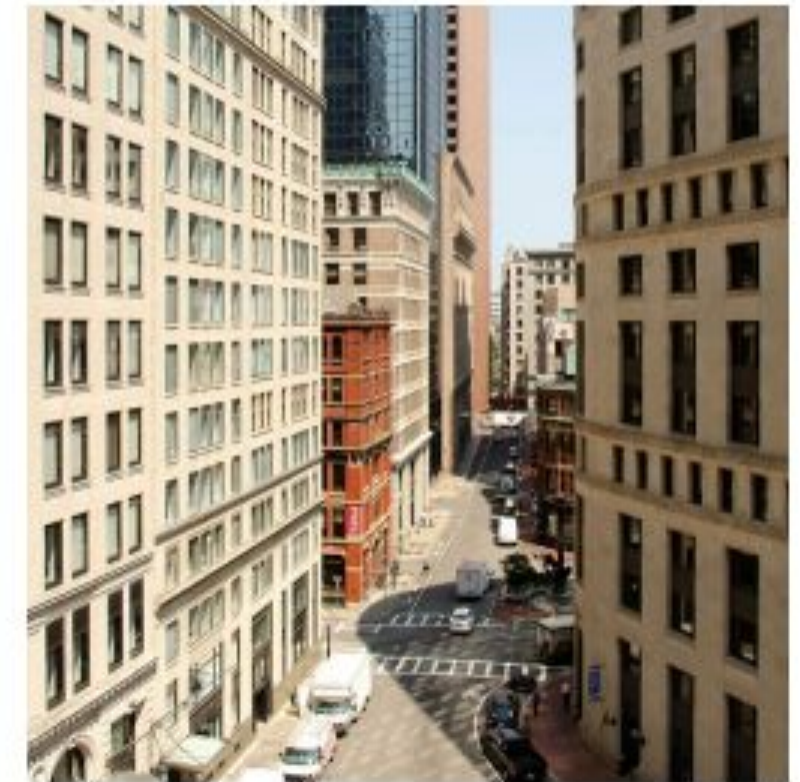
Bring new life to vacant Class B & C office space
negatively impacted by the pandemic



Create much needed housing Downtown,
including affordable rental units on site



Build a more vibrant urban core by preserving ground floor retail space to drive foot traffic



Improve sustainability and eco-friendly development
by encouraging adaptive reuse of existing buildings

Facilitate repurposing of older underutilized office buildings into new mixed-income, multifamily residential rental units across the city

Boston Downtown Conversion Program: Key Elements



Program Process

- **29 year - 75% residential abatement**
- As-of-right zoning for change of use (*in Downtown and where applicable*)
- Fast-tracked Article 80 and permitting process to save time and money
- Student housing & workforce housing
- City resources to help move projects



Program Requirements

- **Apply by December 2025**
- **Full permit within 1 year of applying**
- 17% units @ 60% AMI (*for Art. 80 small project*)
- Comply with new “Stretch Code” green energy standards (*as required*)
- Adaptive reuse only
- Preserve ground floor retail

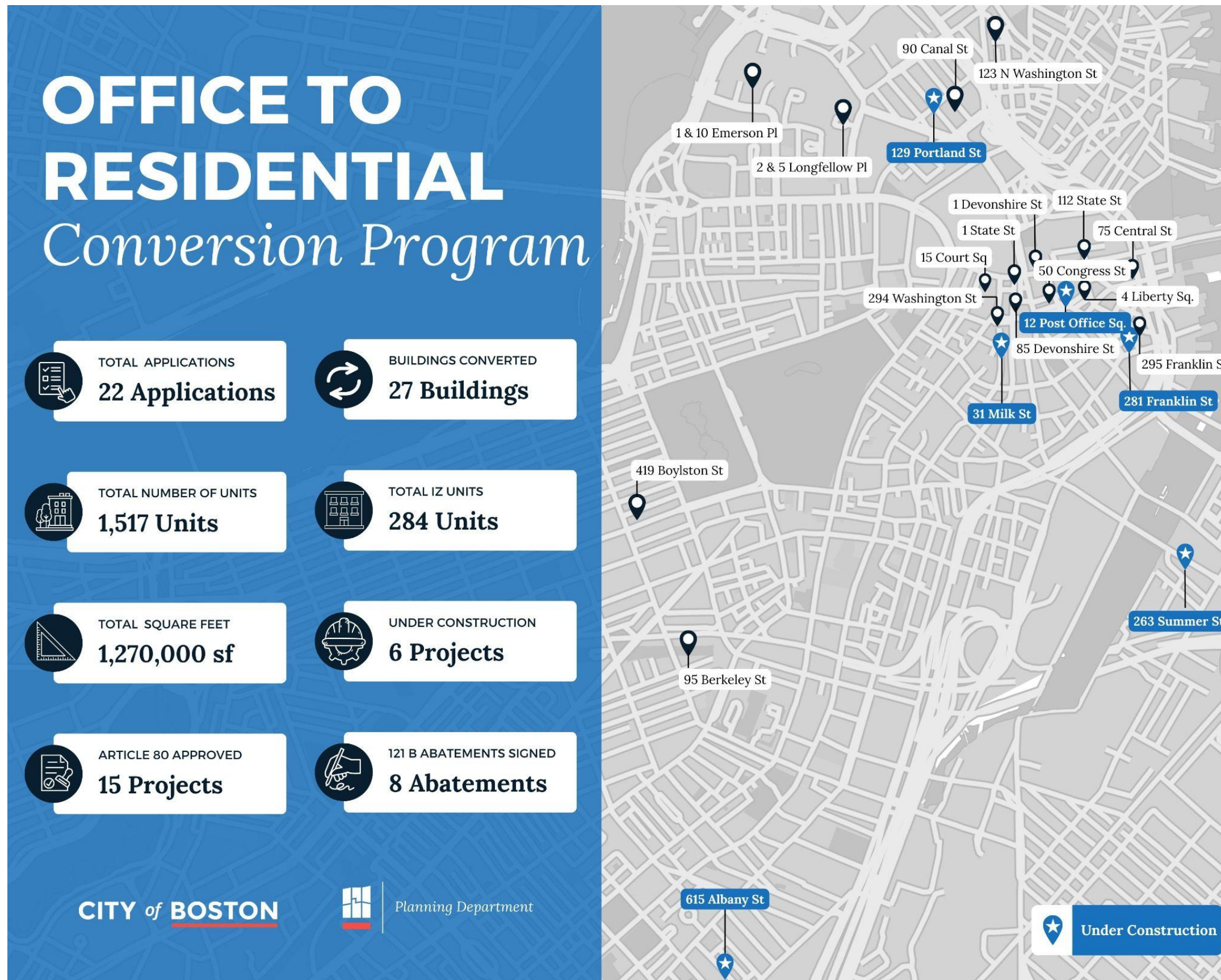
<https://www.bostonplans.org/conversion>

Results to Date



“ Initial Successes ”

- 22 applications
 - 27 buildings
- +1.25M sf of Class B & C office space
 - 16% of vacant Class B & C stabilized
- 1,517 units
- 284 affordable units on site
 - 259 at 60% AMI
 - 25 for voucher holders
- ~3,000 new people living downtown
- 321 units delivered by end of 2026
 - 5 projects under construction
 - 1 project completed
- 8 tax abatements signed (121B's)



A Collaborative Effort: Creating Tangible Impact



Key Reasons for Success

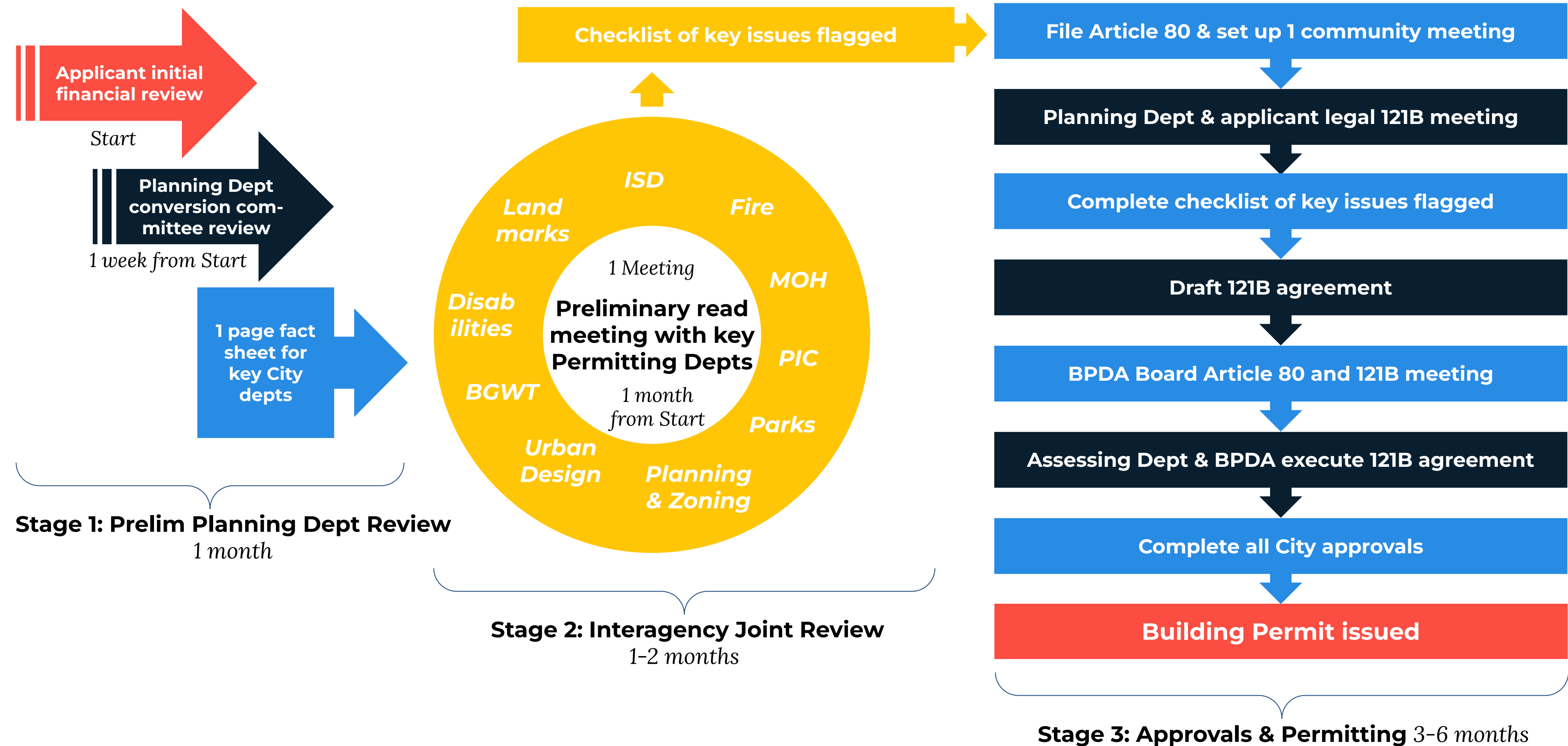
- 1 stop “concierge service” for program
- Proactive outreach to internal/external stakeholders at launch of program
- **Upfront identification of project issues**
- 1 point-person from each department
- Clear program parameters & goals



Main Drivers of Collaboration

- **Shared sense of success**
- An “easy” lift for a meaningful outcome
- Clear expectations upfront
- Identify need-to-haves vs. nice-to-haves
- Keep goal simple & limited: Office-to-Housing
- **Streamlined, not steamrolled**

Expedited Approval Process: 6 months vs. 18 months



Project by Project Weekly Tracking

As of
X/XX/2025



	Submit Art. 80	Board Approval	ZBA / ZC	BBRS / MAAB	Land- marks	100% CD Set	Building Permit	121B Signed	Construction Start	Construction Complete	# of Units
Project X	Nov 2023	Mar 2024	Apr 2024	May 2024	-	Jun 2024	Aug 2024	Jun 2024	Sep 2024	Sep 2025	XX
Project X	Sep 2024	Dec 2024	Jan 2025	May 2025	Feb 2024	Mar 2025	Jun 2025	Jun 2025	Jun 2025	Sep 2026	XX
Project X	May 2024	Sep 2024	Oct 2024	-	Dec 2024	Feb 2024	Jul 2025	Jun 2025	Jun 2025	Mar 2026	XX
Project X	Mar 2025	May 2025	N/A	Aug 2025	-	Sep 025	Nov 2025	Jun 2025	Dec 2025	Dec 2026	XX
Project X	Apr 2025	Jun 2025	Sep 2025	Nov 2025		Nov 2025	Dec 2025	Jun 2025	Dec 2025	May 2027	XX
Project X	May 2024	Sep 2024	Nov 2024	Oct 2025	-	Oct 2025	Dec 2025	Jun 2025	Jun 2025	Mar 2026	XX
Project X	Sep 2025	Nov 2025	Dec 2025		Dec 2025	Dec 2025	May 1 2026	Mar 2026	May 2026		XX
Project X	Nov 2024	Mar 2025	Nov 2025	TBD	-	Dec 2025	Dec 2025	Dec 2025			XX
Project X	Jul 2025	Nov 2025	GCOD	Yes	Yes	Dec 2025	Jan 2026	Dec 2025	Jan 2026	Apr 2027	XX
Project X	Dec 2023	Apr 2024	Jul 2024	Nov 2024	-	Dec 2025		Dec 2025			XX
Project X	Apr 2025	Jun 2025	GCOD	-	-	Dec 2025	Dec 2025	Jun 2025	Jan 2026	Dec 2026	XX
Project X	Nov 2024	Feb 2025	May 2025	Aug 2025	-	Dec 2025	Dec 2025	Jun 2025	Dec 2025	Jan 2026	XX
Project X	Mar 2025	Dec 2025	TBD		-	Dec 2025	Dec 2025	TBD	Jan 2026	Mar 2027	XX
Project X	Mar 2025	Dec 2025	TBD		-	Dec 2025	Dec 2025	TBD	TBD	TBD	XX
Project X	Mar 2025	May 2025	Dec 2025	-	-	Nov 2025	Jan 2026	Dec 2025	Jan 2026	Aug 2026	XX
Project X	Dec 2025	Jan 2026						Jun 2026			XX
Project X	Dec 2025	Jan 2026						Jun 2026			XX
Project X	Dec 2025	Feb 2026						Jun 2026			XX
Project X	Dec 2025	Feb 2026						Jun 2026			XX
Project X	Dec 2025	Mar 2026						Jun 2026			XX

Current Results: 22 applications, 1517 units, 1.25 million sf



	Address	Applicant	Neighborhood	# Units	# IZ Units	Resi SF	Status
1	281 Franklin St	Adam Burns	Downtown	15	3	11k	Completed
2	85 Devonshire St	KS Partners	Downtown	95	16	87k	A80 Approved
3	2 & 5 Longfellow Pl	Equity Residential	West End	24	4	13k	A80 Approved
4	1 & 10 Emerson Pl	Equity Residential	West End	33	6	20k	A80 Approved
5	615 Albany St	Greg McCarthy	South End	24	4	20k	Construction
6	129 Portland St	Greg McCarthy	Bulfinch Triangle	25	4	22k	Construction
7	95 Berkeley St	CIM Group	South End	92	18	80k	A80 Approved
8	15 Court Sq	KS Partners	Downtown	80	16	73k	A80 Approved
9	75 Central St	Wingate	Downtown	18	3	15k	A80 Approved
10	263 Summer St	Adam Burns	Fort Point	77	15	53k	Construction
11	295 Franklin St	Franklin Holdings	Downtown	18	3	14k	A80 Approved
12	4 Liberty Sq	Greg McCarthy	Downtown	36	6	23k	A80 Approved
13	123 N. Washington St	Copper Mill	North End	45	7	33k	A80 Approved
14	31 Milk St.	Dinosaur Capital	Downtown	110	22	95k	Construction
15	10 Liberty/12 P.O. Sq	Edge Property	Downtown	70	12	47k	Construction
16	112 State St	Big State Realty Trust	Downtown	18	3	14k	Applied
17	419 Boylston St	Hicham Hassan	Back Bay	44	8	35k	Applied
18	One Devonshire	Ruben Companies	Downtown	110	22	112k	Applied
19	50 Congress St	Mahoney Development	Downtown	171	34	193k	Applied
20	1 State St	John Geraghty	Downtown	84	14	60k	Applied
21	90 Canal St	MB Financial Group	Bulfinch Triangle	75	13	69k	Applied
22	294 Washington St	Synergy	Downtown	253	51	185k	Applied

Boston Office-to-Residential Program: 2023-2025



10 Liberty Sq



112 State St



419 Boylston St



1 Devonshire



50 Congress St



1 State St



90 Canal St



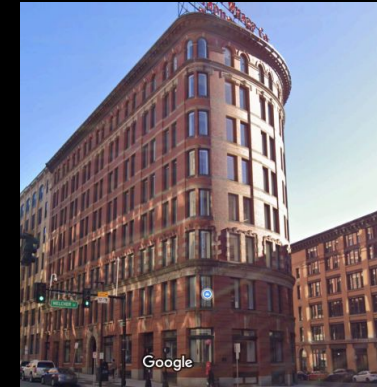
294 Washington St



15 Court Sq



75 Central St



263 Summer St



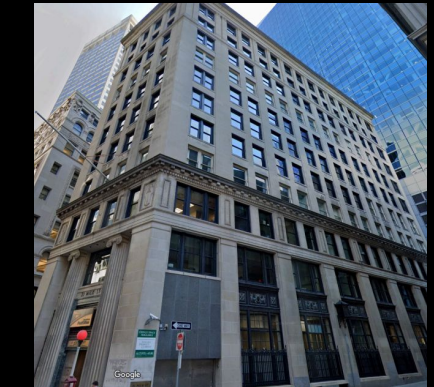
295 Franklin St



4 Liberty Sq



123 N. Washington St



31 Milk St



281 Franklin St



85 Devonshire St



1 & 10 Emerson Pl



2 & 5 Longfellow Pl



615 Albany St



129 Portland St



95 Berkeley St

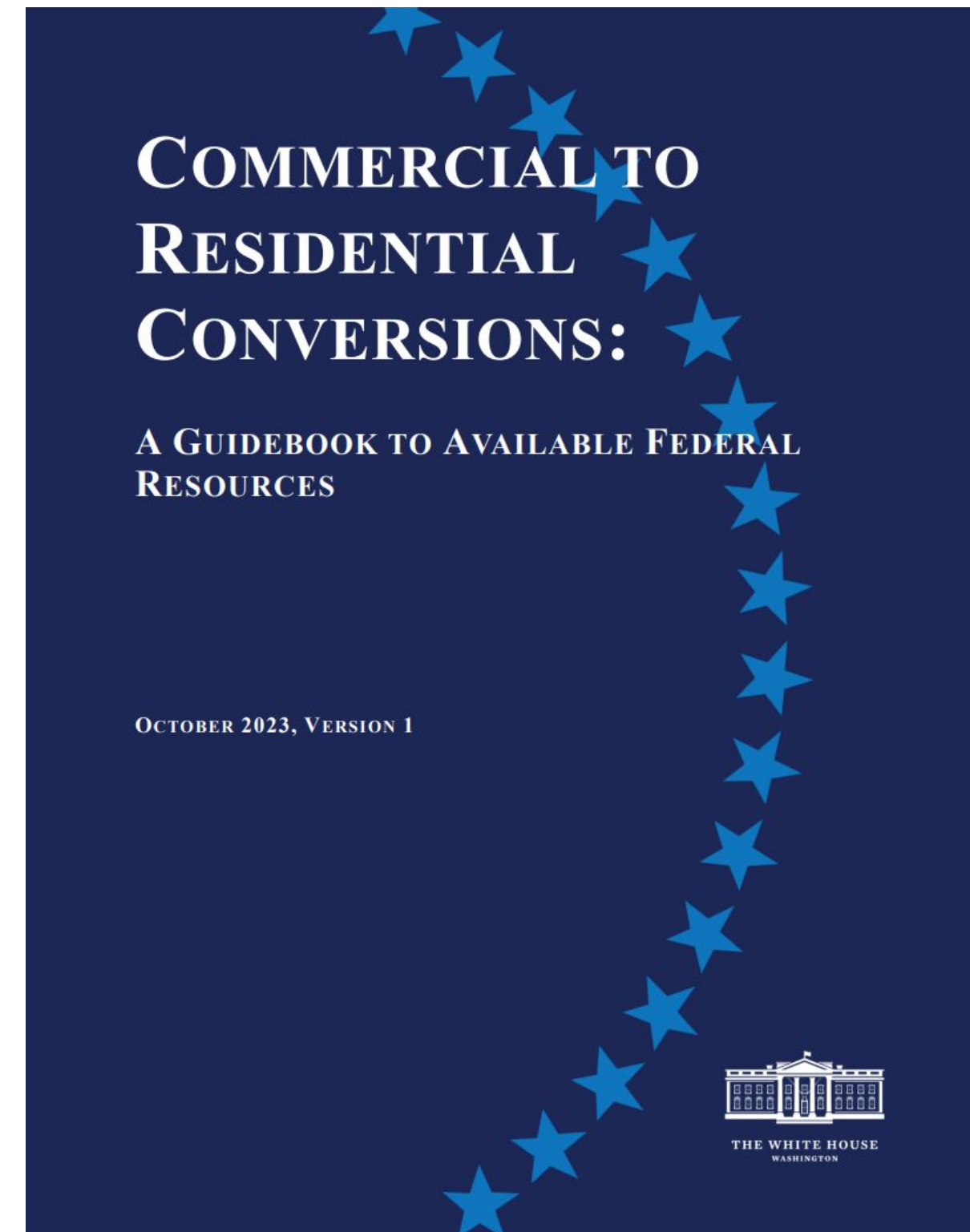
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State & Federal Recognition of the Need

“ State & Federal Resources ”

- **Potential State funding sources**
 - State Historic Tax Credits
 - \$15M pool of funds to incentivize 4 larger conversion projects to apply now
 - Conversion Tax Credit
- **Additional Federal resources for conversions**
 - Federal Historic Tax Credits
 - HUD 221(d)(4) construction & rehab loans
 - TIFIA & RRIF low-interest TOD loans



THANK YOU

HAVE QUESTIONS?

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Head of Office-to-Residential Conversions

OR VISIT:

<https://www.bostonplans.org/conversion>



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