

OFFERED BY COUNCILORS MINIARD CULPEPPER, BRIAN WORRELL, COLETTA ZAPATA, FITZGERALD, FLYNN, MURPHY, PEPÉN, SANTANA, AND WEBER



CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

ORDER REGARDING A TEXT AMENDMENT TO THE BOSTON ZONING CODE TO ESTABLISH A NEIGHBORHOOD IMPACT CONTRIBUTION AS PART OF THE LINKAGE PROGRAM

WHEREAS, The Linkage Program established through Article 80 of the Boston Zoning Code requires certain large-scale commercial development projects to contribute funding toward affordable housing and workforce development through payments to the Neighborhood Housing Trust and Neighborhood Jobs Trust; *and*

WHEREAS, These linkage contributions are intended to mitigate the impacts that major commercial development may have on housing demand, workforce access, and economic opportunity within the City of Boston; *and*

WHEREAS, Under the current structure of the Linkage Program, funds paid into the Neighborhood Housing Trust and Neighborhood Jobs Trust may be distributed on a citywide basis through competitive application processes; *and*

WHEREAS, While the citywide distribution of linkage funds supports important housing and workforce initiatives, neighborhoods hosting major commercial developments may experience localized impacts related to increased economic activity, land value pressures, and commercial displacement; *and*

WHEREAS, Establishing a Neighborhood Impact Contribution tied to developments subject to the Linkage Program may ensure that communities hosting large commercial projects receive direct investment supporting neighborhood stabilization and economic development; *and*

WHEREAS, A Neighborhood Impact Contribution structured as a portion of the required linkage payment and distributed within a defined geographic radius of the generating project may complement the existing citywide linkage framework while ensuring localized benefits for impacted communities; *and*

WHEREAS, Allocating a percentage of linkage payments toward neighborhood-based initiatives within a defined geographic to support small business stabilization, workforce development, and community-serving infrastructure improvements near the site of major commercial development is a necessary mechanism to

ensure that the economic benefits generated by major commercial development are shared with the surrounding community; ***NOW, THEREFORE BE IT***

ORDERED: That the Boston City Council by and through Councilor Miniard Culpepper, submits a petition to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, to establish a Neighborhood Impact Contribution as part of the Linkage Program for developments subject to Article 80.

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston City Council, through and by Councilor Miniard Culpepper, hereby petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, as follows:

Amending Article 80 (Development Review and Approval) as follows:

By inserting a new section establishing a Neighborhood Impact Contribution for projects subject to the Linkage Program, to read substantially as follows:

Projects subject to the Linkage Program pursuant to Article 80 shall allocate an amount equal to ten percent (10%) of the total linkage payment to a Neighborhood Impact Fund administered by the Boston Planning Department.

This allocation shall not constitute an additional fee or payment beyond the existing linkage obligation, but instead shall represent a modification to the linkage payment formula such that ten percent (10%) of the total linkage payment shall be directed to the Neighborhood Impact Fund.

Funds collected pursuant to this section shall be allocated to programs, projects, or initiatives located within a two-mile radius of the development generating the linkage obligation and may be used to support neighborhood economic development, small business stabilization, workforce development initiatives, public realm improvements, and other community-serving investments.

Filed on: March 11, 2026