

OFFERED BY COUNCILORS ENRIQUE J. PEPÉN & BENJAMIN J. WEBER



## **CITY OF BOSTON**

**IN THE YEAR TWO THOUSAND TWENTY SIX**

### **ORDER FOR A HEARING TO DISCUSS FULFILLMENT OF COMMUNITY BENEFITS FUNDED BY DEVELOPMENT PROJECTS**

**WHEREAS,** Article 80 of the City of Boston Redevelopment Authority code requires applicants for building projects in the city of Boston to identify appropriate benefits that enhance the surrounding communities as part of their review process; *and*

**WHEREAS,** The applicant enters into a commitment with the City of Boston Planning Department (formerly the Boston Redevelopment Authority) to facilitate the construction or distribution of these community benefits and ensure they adequately mitigate harm or impact on the surrounding community due to construction; *and*

**WHEREAS,** These community benefits can include beautifying open spaces, new jobs and economic development, access to community facilities like pools or gyms, building green infrastructure, grants to local nonprofits, and improvements to the public realm; *and*

**WHEREAS,** Pursuant to Article 80, community benefits are memorialized in the cooperation agreement between the applicant and the City of Boston Planning Department and are a necessary part of the project approval process in the City of Boston; *and*

**WHEREAS,** Calls have been made in the Article 80 modernization process to fulfill community benefits across the City to both enhance equity and to promote more predictability in the Article 80 process for all those involved; *and*

**WHEREAS,** Even where community benefits are agreed to, neighborhoods can face obstacles to obtaining promised benefits where they are either placed on unclear timelines or are not completed at all; *and*

**WHEREAS,** These community benefits are a key part of the approval process for new developments, thus transparent, public timelines for fulfillment are crucial; **NOW, THEREFORE BE IT**

**ORDERED:** That the appropriate committee of the Boston City Council hold a hearing on the process of completing community benefits projects and the status of current projects funded by development projects. Administration officials, especially

those from the Boston Planning Department, and community members will be invited to testify.

Filed on: July 8th, 2026