

**HOUSE . . . . . No. 4947**

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**The Commonwealth of Massachusetts**

**In the One Hundred and Ninety-Third General Court  
(2023-2024)**

An Act to improve and modernize planning and community development in the city of Boston.

*Whereas*, The deferred operation of this act would tend to defeat its purpose, which is to forthwith improve and modernize planning and community development in the city of Boston, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1           SECTION 1. Section 3 of chapter 121A of the General Laws, as appearing in the 2022  
2 Official Edition, is hereby amended by striking out the words “Boston Redevelopment  
3 Authority”, in lines 5 and 6, and inserting in place thereof the following words:- Boston Planning  
4 Board.

5           SECTION 2. Chapter 121B of the General Laws is hereby amended by adding the  
6 following section:-

7           Section 61. Every plan to address issues pertaining to affordability in the entire city of  
8 Boston or in areas of the city of Boston, as determined to be necessary and prepared by the  
9 Boston Planning Board and approved by the mayor of the city of Boston, that seeks financial  
10 assistance from any agency or authority of the commonwealth shall be subject to the approval of

11 the department and shall be submitted to the department together with other material as the  
12 department may require.

13 SECTION 3. The first paragraph of section 3 of chapter 665 of the acts of 1956, as  
14 appearing in section 2 of chapter 461 of the acts of 1993, is hereby amended by striking out the  
15 second sentence and inserting in place thereof the following sentence:- No zoning regulation  
16 originally establishing the boundaries of a district or the regulations and restrictions to be  
17 enforced therein, and no such regulation amending the same as aforesaid, shall be adopted until  
18 the Boston Planning Board shall have submitted a report with recommendations concerning such  
19 regulation or amendment or allowed 20 days to elapse after receipt from the zoning commission  
20 of a request for such a report without making such a report, nor until after the zoning commission  
21 shall have given notice and held public hearing with respect to such regulation or amendment.

22 SECTION 4. The second sentence of the third to last paragraph of section 8 of said  
23 chapter 665, as appearing in section 4 of said chapter 461, is hereby amended by striking out the  
24 words “Boston Redevelopment Authority” and inserting in place thereof the following words:-  
25 Boston Planning Board.

26 SECTION 5. The third sentence of the last paragraph of said section 8 of said chapter  
27 665, as so appearing, is hereby amended by striking out the words “Boston Redevelopment  
28 Authority” and inserting in place thereof the following words:- Boston Planning Board.

29 SECTION 6. The second paragraph of section 16 of said chapter 665, as amended by  
30 section 11 of chapter 365 of the acts of 2020, is hereby further amended by striking out the first  
31 sentence and inserting in place thereof the following sentence:- If the developer chooses to  
32 contribute towards the creation of housing in kind, in lieu of making the affordable housing

33 exaction money payments provided for in this section, such affordable housing contribution shall  
34 be created in accordance with regulations adopted by the zoning commission which is hereby  
35 authorized to delegate to the Boston Planning Board, hereinafter referred to as the Planning  
36 Board, the authority to adopt such housing creation regulations.

37 SECTION 7. The third paragraph of said section 16 of said chapter 665, inserted by  
38 section 14 of said chapter 365, is hereby amended by striking out the word “BRA”, each time it  
39 appears, and inserting in place thereof, in each instance, the following words:- Planning Board.

40 SECTION 8. The third paragraph of section 17 of said chapter 665, as appearing in  
41 section 16 of chapter 365 of the acts of 2020, is hereby amended by striking out the word  
42 “BRA”, each time it appears, and inserting in place thereof, in each instance, the following  
43 words:- Planning Board.

44 SECTION 9. Subsection (b) of section 18 of said chapter 665, as appearing in section 18  
45 of said chapter 365, is hereby amended by striking out the word “BRA”, each time it appears,  
46 and inserting in place thereof, in each instance, the following words:- Planning Board

47 SECTION 10. The first paragraph of section 21 of said chapter 665, inserted by section 8  
48 of chapter 170 of the acts of 2001, is hereby amended by striking out the definition of “BRA”  
49 and inserting in place thereof the following definition:-

50 “Planning Board”, the Boston Planning Board.

51 SECTION 11. The second paragraph of said section 21 of said chapter 665, inserted by  
52 section 21 of chapter 365 of the acts of 2020, is hereby amended by striking out the word “BRA”  
53 and inserting in place thereof the following words:- Planning Board.

54 SECTION 12. The third paragraph of said section 21 of said chapter 665, as appearing in  
55 section 8 of chapter 170 of the acts of 2001, is hereby amended by striking out the word “BRA”  
56 and inserting in place thereof the following words:- Planning Board.

57 SECTION 13. Section 22 of said chapter 665, inserted by section 22 of chapter 365 of the  
58 acts of 2020, is hereby amended by striking out the word “BRA”, each time it appears, and  
59 inserting in place thereof, in each instance, the following words:- Planning Board.

60 SECTION 14. Section 12 of chapter 652 of the acts of 1960 is hereby amended by  
61 striking out the fourth paragraph, inserted by section 1 of chapter 341 of the acts of 1993.

62 SECTION 15. Section 3 of chapter 1097 of the acts of 1971, as appearing in section 2 of  
63 chapter 341 of the acts of 1993, is hereby repealed.

64 SECTION 16. As used in sections 16 to 35, inclusive, the following words shall, unless  
65 the context clearly requires otherwise, have the following meanings:

66 “Affordable” or “affordability”, the ability of persons and families of low and moderate  
67 income to procure and retain within the city safe and secure housing that provides reasonable  
68 access to transportation, employment and educational opportunities without the imposition of  
69 undue financial hardship and the ability of persons seeking to incubate, launch and grow  
70 businesses within the city to pursue such opportunities without the imposition of undue financial  
71 hardship.

72 “Affordable housing”, as defined in section 15 of chapter 665 of the acts of 1956, as  
73 amended.

74 “Authority”, the Boston Redevelopment Authority.

75 “Board”, the Boston Planning Board.

76 “Boston zoning enabling act”, chapter 665 of the acts of 1956, as amended.

77 “BRS”, the Boston Retirement System.

78 “City”, the city of Boston.

79 “Community development”, actions, projects or activities that develop and improve the  
80 city or its neighborhoods in ways consistent with the powers and duties of the board and the  
81 objectives of this act, including, but not limited to: (i) creating or expanding economic,  
82 educational, transportation or housing opportunities for low and moderate income people; (ii)  
83 creating or expanding economic opportunities for new or existing local businesses; (iii)  
84 establishing, improving or enhancing public facilities, public social services or physical or  
85 technological infrastructure; or (iv) improving, revitalizing, preserving, conserving or  
86 rehabilitating the built environment or the natural environment.

87 “Corporation”, the Economic Development and Industrial Corporation of Boston  
88 established in chapter 1097 of the acts of 1971.

89 “Effective date,” the date set forth in section 40.

90 “Executive office”, the executive office of housing and livable communities or its  
91 successor.

92 “Insurance commission”, the Group Insurance Commission established in section 3 of  
93 chapter 32A.

94 “Resilient” or “resiliency”, actions, projects or activities that anticipate, assess, prepare  
95 for, respond to, reduce, mitigate, manage or adapt to either the risks or the adverse impacts of  
96 climate change, including, but not limited to, extreme weather events, drought, coastal and inland  
97 flooding, sea level rise and increased storm surge, wildfires and extreme temperatures, as such  
98 risks or adverse impacts may affect the city’s natural environment, the city’s built environment,  
99 the city’s economy, the city’s populace or any combination thereof.

100 “Zoning commission”, the Boston Zoning Commission established in section 1 of chapter  
101 665 of the acts of 1956.

102 SECTION 17. It is the intent and purpose of this act to provide the city with the tools and  
103 powers necessary to guide certain public and private investments and to otherwise address the  
104 issues and achieve the goals expressed further in this act, all of which are designed to make the  
105 city a more resilient, affordable and equitable community. It is further the intent of this act to  
106 encourage, to the maximum extent practicable, the increased cooperation and coordination  
107 between the city and the board through additional and comprehensive planning citywide, through  
108 increased transparency and public participation in the activities of the board, and through the  
109 sharing, transfer and efficient deployment of personnel, funds, land and other resources. The  
110 powers and duties to be carried out in accordance with this act shall be carried out in a manner to  
111 promote equity amongst all and that is, to the maximum extent practicable, fair, and equitable to  
112 all of the city’s residents and businesses.

113 SECTION 18. (a) It is hereby declared that there exists in the city:

114 (1) areas that suffer disproportionately from historically inequitable treatment and lack of  
115 access to opportunities afforded to the city as a whole, creating wide disparities with respect to  
116 equality of economic opportunity, health, safety and quality of life;

117 (2) a crisis created by the lack of affordability in the city for the city's businesses and  
118 residents measured against continual and high demand; and

119 (3) threats to large areas of the city brought about by the effects of changes to climate.

120 (b) Each of the issues pursuant to subsection (a) has been extensively documented in  
121 studies and reports contributing to the passage of this act; provided, that resiliency, affordability,  
122 equity, undue financial hardship and serious issues of affordability are issues that require  
123 governmental intervention to be properly and comprehensively addressed; provided further, that  
124 each of these issues presents a threat and contributes substantially to the safety, health and  
125 quality of life of the residents of and companies doing business in the city, necessitating  
126 excessive and disproportionate expenditure of public funds for the preservation of the public  
127 health and safety and quality of life and for the maintenance of adequate public spaces, services  
128 and facilities; provided further, that the city requires additional tools that are adaptable for  
129 today's economy and the economy of the future and the technology that is available today and  
130 that will be further advanced in the future; provided further, that these tools are necessary to  
131 create additional opportunities and guide the types of public and private investments deemed  
132 necessary to achieve the objectives of this act; provided further, that each of these issues  
133 constitutes an economic and social liability which substantially impairs the city; provided  
134 further, that each of these issues decreases the value of private investments and threatens the  
135 sources of public revenue and the financial stability of communities within the city; provided

136 further, that because of the economic and social interdependence of different communities and of  
137 different areas within the city and because of the critical need to address the needs of all of the  
138 city's citizens in an equitable manner, the redevelopment of land in accordance with 1 or more  
139 plans to address the issues that are the subject of this act are necessary; provided further, that  
140 while some actions may be accomplished through existing means and law and through the  
141 operations of private action, through publicly initiated action or through a combination of both  
142 private and public action, in cases where it is found that private actions taken alone are unlikely  
143 to remedy the conditions that lead to these issues, the actions authorized by this act, including,  
144 but not limited to, the construction, financing, restoration, renovation, rehabilitation, preservation  
145 or removal of structures and the acquisition and disposition of property as circumstances may  
146 warrant and the general improvement of sites for these purposes as necessary to accomplish these  
147 objectives; provided further, that the disposition of the property for the purpose of the foregoing,  
148 the exercise of powers consistent with this act and any assistance which may be given by the city  
149 and the board created by this act are public uses and purposes for which public money may be  
150 expended and the power of eminent domain exercised; and provided further, that the acquisition,  
151 planning, clearance, conservation, restoration, renovation, rehabilitation, preservation or  
152 rebuilding of such areas for such purposes, including the provision of multi-modal and complete  
153 streets, enhancements and improved access to transit facilities, parks, flood control structures,  
154 greenways, technological infrastructure, recreational areas and other spaces and improvements in  
155 housing and commercial properties, are public uses and benefits for which private property may  
156 be acquired by eminent domain or regulated by reasonable orders, laws and directions and for  
157 which public funds may be expended for the betterment of the city.

158 (c) It is hereby further declared that there is a serious issue of affordability in the city,  
159 including a shortage of housing in the city that can be afforded by persons and families of low  
160 and moderate income and including other issues of affordability in many forms, including the  
161 ability for Bostonians to incubate, launch and grow businesses; provided, that it is in the best  
162 interest of the commonwealth to encourage programs to provide jobs, opportunities, housing and  
163 other assistance for such persons without imposing on them undue financial hardship; and  
164 provided further, that in undertaking such programs and assistance using the tools and the  
165 powers set forth in this act, the board will be able to promote the health and prosperity of all  
166 citizens of the city, and thereby serve a public purpose for the benefit of the general public.

167 (d) It is hereby further declared that there is a need in the city to improve energy and  
168 water efficiency in both new and existing buildings, to enhance indoor air quality and  
169 sustainability, to facilitate the implementation of zero-emission electricity generation, to further  
170 the use and proliferation of electric and other vehicles fueled by alternatives to fossil fuels, to  
171 further the use of low-emission and sustainable building materials and processes, to promote,  
172 support and incentivize energy storage, building electrification, adaptive reuse of existing  
173 structures, urban cooling strategies, the conservation, restoration and protection of coastal and  
174 marine habitats, greenhouse gas emission reduction activities and to advance other projects in the  
175 city that address and implement climate resilience strategies, and that in undertaking such  
176 programs and assistance using the tools and the authorities set forth in this act the board shall  
177 promote the health and prosperity of all citizens of the city and thereby serve a public purpose  
178 for the benefit of the general public.

179 SECTION 19. The Boston Redevelopment Authority, doing business as the Boston  
180 Planning & Development Agency, referred to in this act as the authority, is hereby abolished.

181 SECTION 20. The Economic Development and Industrial Corporation of Boston,  
182 referred to in this act as the corporation, is hereby abolished.

183 SECTION 21. (a) There shall be a public body politic and corporate to be known as the  
184 Boston Planning Board. The board is hereby constituted as a public instrumentality and the  
185 exercise by the board of the powers conferred by this act shall be considered to be the  
186 performance of an essential governmental function.

187 (b)(1) Subject to the limitations set forth in this act, the board is hereby constituted as a  
188 redevelopment authority of the city and shall have all of the powers and duties conferred on  
189 redevelopment authorities pursuant to chapter 121B of the General Laws.

190 (2) The board shall have all of the powers and duties of the Boston Redevelopment  
191 Authority pursuant to chapter 652 of the acts of 1960.

192 (3) The board shall have all of the powers and duties of the economic development and  
193 industrial corporation of Boston pursuant to chapter 1097 of the acts of 1971, and all of the  
194 powers and duties conferred on economic development and industrial corporations pursuant to  
195 chapter 121C of the General Laws.

196 (c) The board shall be managed, controlled and governed by a body of 5 members who  
197 shall be appointed and shall serve pursuant to requirements under chapter 121B of the General  
198 Laws.

199 (d) Until such time as the authority and the corporation are abolished pursuant to sections  
200 19 and 20 of this act, the board shall work with the authority and the corporation toward the  
201 completion of an orderly transition of all matters set forth in section 28.

202 SECTION 22. (a) To the maximum extent determined to be practicable by the board and  
203 the city:

204 (i) the board shall make use of the services of the agencies, officers and employees of the  
205 city and the city shall, if requested, make available such services, all in accordance with section 7  
206 of chapter 121B of the General Laws;

207 (ii) the city shall make use of the services of the board and the board shall, if requested,  
208 make available such services; and

209 (iii) property owned by the board determined by the board to be no longer necessary in  
210 undertaking its statutory and other responsibilities may be transferred to the city; provided, that  
211 the city shall accept such property subject to any existing lease.

212 SECTION 23. The board shall have all the powers necessary or convenient to carry out  
213 and effectuate the purposes of chapters 121B and 121C of the General Laws and any other  
214 relevant provisions of the General Laws and shall have the following powers, in addition to the  
215 others specifically granted in this act, to:

216 (1) prepare and implement plans to address issues pertaining to affordability in the entire  
217 city or in such areas of the city as it determines to be necessary, including the creation of new  
218 affordable housing and retention of existing affordable housing and the development of methods  
219 to address business incubation and affordability in the city, subject to the requirements of section  
220 24; provided, that each plan shall specify how it is achieving the goals of affordability, resiliency  
221 and climate change, including, but not limited to, details on how the goals are to be achieved;  
222 and provided further, such information shall be available on the city's website;

223 (2) prepare and implement plans to provide for resiliency and to combat the impacts of  
224 climate change in the entire city or in areas of the city as it determines to be necessary, subject,  
225 however, to the requirements of section 24;

226 (3) prepare and implement community development plans in the entire city or in areas of  
227 the city as it determines to be necessary, subject to the requirements of section 24;

228 (4) take necessary action and create policies and programs as needed to ensure the  
229 equitable distribution across the city of benefits from development;

230 (5) create and implement programs to address any historically inequitable distribution of  
231 board or authority resources or historically inequitable policies that may have led to inequities in  
232 the growth of the city;

233 (6) prepare plans to develop and test methods and techniques and to carry out  
234 demonstrations to implement projects and programs in furtherance of the objectives of this act;

235 (7) provide recommendations, advice, technical assistance and staffing to the zoning  
236 commission as may be requested by the director from time to time;

237 (8) create such internal offices, divisions or departments as it may deem necessary to  
238 carry out the provisions of this act;

239 (9) act as a public economic development agency for the purposes of chapter 30B of the  
240 General Laws and to dispose of by sale or lease or to acquire by purchase, lease, eminent domain  
241 or otherwise residential, institutional, industrial or commercial real property for purposes in  
242 furtherance of this act in accordance with a plan approved by the members of the board;

243 (10) enter into, administer, extend, amend and enforce cooperation and other agreements  
244 with the city, state and federal agencies and other public and private organizations and persons to  
245 further the objectives of this act, subject to the provisions of applicable law;

246 (11) conduct research, issue reports and engage in similar activities consistent with its  
247 powers as detailed in this act;

248 (12) perform any of the following acts in any location in the city irrespective of whether  
249 such location is included within an area covered by a plan adopted in accordance with this act: (i)  
250 to make confirmatory eminent domain takings in order to confirm title to real estate; (ii) to make  
251 and receive loans to or from any party, receive gifts from any party and make investments all for  
252 purposes consistent with this act; (iii) to acquire and transfer property discontinued by the public  
253 improvement commission or other city entity; (iv) to grant or receive utility easements; and (v)  
254 to acquire or transfer a property interest to or from another public entity; and

255 (13) enter into project-specific agreements with the city providing for payments in excess  
256 of the amount determined in accordance with the first paragraph of section 16 of chapter 121B of  
257 the General Laws.

258 SECTION 24. The requirements of this section shall apply to plans proposed pursuant to  
259 paragraphs (1), (2) and (3) of section 23.

260 (1) Whenever the board determines that such a plan should be implemented, it shall first  
261 submit said plan to the mayor of the city for approval. Such submission shall be accompanied by:  
262 (i) the plan; (ii) a statement of the proposed method for financing the activities contemplated in  
263 the plan; and (iii) any such other information as the board in its discretion deems advisable.

264 (2) Whenever a public hearing on a plan is held, prior notice thereof shall be sent to the  
265 Boston Landmarks Commission with a map indicating the area included in such plan.

266 (3) No such plan shall be implemented until a public hearing on the plan has been held  
267 after notice provided in the manner required by section 20 of chapter 30A of the General Laws  
268 before the board and the plan has been approved by the members of the board and the mayor.  
269 The board shall accept and consider written comments prior to the hearing.

270 (4) Every plan submitted to the mayor for approval shall include: (i) a description of the  
271 goals of the plan; (ii) the areas to be impacted by the plan and a statement describing how the  
272 plan is consistent with the planning conducted in those areas; (iii) the proposed public and  
273 private improvements proposed as a part of the plan; (iv) a financial plan associated with the plan  
274 together with findings by the members of the board that the plan is consistent with this act and  
275 will further the board's public purposes; and (v) a relocation plan prepared in accordance with  
276 the requirements of chapter 79A of the General Laws to the extent required by applicable law  
277 state and federal law.

278 (5) The mayor shall not approve a plan pursuant to this section except upon a  
279 determination that the plan will further the purposes of this act, giving due consideration to the  
280 findings of the members of the board set forth in paragraph (4).

281 (6) Every plan approved by the mayor that seeks financial assistance from any agency or  
282 authority of the commonwealth shall comply with section 61 of chapter 121B of the General  
283 Laws.

284 (i) The executive office shall not approve any plan under this section unless the board has  
285 made the findings required by this section, the mayor has approved the plan and the executive  
286 office concurs in the findings made by the board.

287 (ii) Within 60 days after submission of the plan, the executive office shall give written  
288 notice to the board of its decision with respect to the plan. If the executive office disapproves any  
289 plan, it shall state in such written notice its reasons for disapproval. A plan which has not been  
290 approved by the executive office when submitted may be submitted to the executive office again  
291 with such modifications, supporting data or arguments as are necessary to meet the executive  
292 office's objections. The executive office may hold a public hearing on any plan submitted to it  
293 and shall do so if requested in writing within 10 days after submission of the plan by the board,  
294 the mayor or not less than 25 residents of the city.

295 (7) When the plan has been approved by the mayor, and to the extent required by this act,  
296 the executive office, and notice of such approvals has been given to the board, the board may  
297 proceed at once to take any and all actions to implement the plan, including, but not limited to, to  
298 acquire and dispose of real estate within the location of the plan area, either by eminent domain  
299 or by sale, grant, purchase, lease, gift, exchange or otherwise.

300 SECTION 25. (a) Notwithstanding any provision of chapter 121B of the General Laws to  
301 the contrary, the board shall not adopt any new urban renewal plan, nor to make any findings  
302 pertaining to blighted open, decadent or substandard conditions in the city, but shall, to the extent  
303 determined to be necessary or convenient for the board as determined by its members, remain  
304 obligated to perform actions, to enforce conditions or to benefit from any restrictions or other

305 provisions as such actions, conditions, restrictions or other provisions are set forth in any  
306 contract or plan in effect as of the effective date.

307 (b) To the extent necessary to take an action, enforce a condition or benefit from a  
308 restriction or other provision in such urban renewal plan, the board may extend, terminate or  
309 amend such urban renewal and other plans that may be in existence as of the effective date  
310 subject to the requirements of applicable law and this section and such additional terms as it may  
311 determine to be appropriate.

312 (c) Notwithstanding any general or special law, contract or urban renewal plan to the  
313 contrary, prior to and upon the termination of any urban renewal plan, the board may continue to  
314 enforce any conditions or to benefit from any restrictions or other provisions, as such actions,  
315 conditions, restrictions or other provisions are set forth in any contract or plan in effect as of the  
316 effective date through December 31, 2060; provided, that the board may terminate, extend,  
317 modify or amend any such condition, restriction or other provision by agreement.

318 (d) In preparing, adopting and implementing any resiliency, affordability, community  
319 development or other plans authorized by this act, the board shall, except as modified by this act,  
320 be subject to the requirements and shall have all of the powers set forth in chapter 121B of the  
321 General Laws.

322 SECTION 26. The board may, with the approval of the mayor of the city, enter into  
323 loans, grants, contracts and other agreements with a local, state, federal or other government  
324 entity relative to the acceptance or borrowing of funds or other assistance for any project it may  
325 undertake in accordance with this act and secure such local, state, federal and other funds and  
326 assistance as may be available, including, but not limited to, funding and other assistance made

327 available through chapters 43D and 40R of the General Laws, the Community Renewal Tax  
328 Relief Act of 2000, the Tax Reform Act of 1986, the Disaster Mitigation Act of 2000, the  
329 Bipartisan Infrastructure Investment and Jobs Act of 2021, the CHIPS and Science Act of 2022,  
330 the Inflation Reduction Act of 2022 and other laws or programs providing funding or other  
331 assistance consistent with this act, as those laws and programs may be amended and revised from  
332 time to time, which loans, grants, contracts and other agreements shall contain such covenants,  
333 terms and conditions as the board and the appropriate government entity may deem desirable.

334 SECTION 27. (a) Projects undertaken by any entity approved under chapter 652 of the  
335 acts of 1960, as amended, and chapter 121A of the General Laws shall, in addition to the types of  
336 projects authorized by said laws, include projects authorized under section 23; provided, that  
337 each such project shall be accompanied by a plan and shall be otherwise subject to the  
338 requirements of section 24.

339 (b) The board may review, improve, approve and monitor any such project or plan in the  
340 same manner as provided by said chapter 652, as amended, and said chapter 121A.

341 SECTION 28. (a) Notwithstanding any general or special law to the contrary, as of the  
342 effective date:

343 (i) all personnel employed by the authority or the corporation shall become employees of  
344 the board consistent with and subject to the requirements of this act;

345 (ii) all assets, accounts, liabilities, obligations, real and personal property and debt of the  
346 authority and the corporation are hereby transferred to the board and, without further conveyance  
347 or other act, all the assets, accounts liabilities, obligations, real and personal property and debt

348 and all rights, powers and duties of the authority and the corporation shall be transferred to, and  
349 assumed by, the board;

350 (iii) ownership, possession and control of all personal property, including, but not limited  
351 to, all equipment, books, maps, papers, plans, records and documents of whatever description  
352 then belonging to the authority and the corporation shall pass to, and be vested in, the board  
353 without consideration or further evidence of transfer and shall thereafter be in the possession and  
354 control of the board;

355 (iv) ownership, possession and control of all real property, including, but not limited to,  
356 all land, buildings, easement, restrictions and other interests in land and other property that are  
357 owned or held by the authority or the corporation shall pass to, and be vested in, the board  
358 without consideration or further evidence of transfer and shall thereafter be in the possession and  
359 control of the board; and

360 (v) all duly existing contracts, leases, land disposition agreements, collective bargaining  
361 agreements and obligations of the authority and the corporation, which are in force immediately  
362 before the effective date shall be deemed to be the obligations of the board but shall otherwise be  
363 unaffected by this act and no existing right or remedy with respect to any such matter shall be  
364 lost, impaired or affected by this act.

365 (b) The board may establish such bylaws, systems, procedures, accounts and processes as  
366 it determines to be necessary or desirable in connection with the assumption, management,  
367 operation and administration of the personnel, assets, accounts, liabilities, obligations, real and  
368 personal property and debt of the authority and the corporation.

369 (c) The board may exercise all rights and enjoy all interests conferred upon the authority  
370 and the corporation by any such contracts, leases, land disposition agreement or other obligation,  
371 including any collective bargaining agreement in existence as of the effective date.

372 (d) The transfer provided by this act shall be effective upon the effective date and shall  
373 bind the board and all other persons with or without notice and without any further action or  
374 documentation.

375 (e) Without derogating from the foregoing, the board may, from time to time, execute and  
376 record and file for registration with any registry of deeds or the land court or with the secretary  
377 of the commonwealth, as appropriate, a certificate confirming the board's ownership of any  
378 interest in real or personal property formerly held by the authority or the corporation and  
379 transferred pursuant to the provisions of this act and establishing and confirming the rights so  
380 transferred.

381 (f) This act shall not limit or impair the rights, remedies or defenses of the board, the  
382 authority or the corporation in or to any such action, including, but not limited to, chapter 258 of  
383 the General Laws; provided, however, that from and after the effective date any action pending  
384 related to such rights, remedies or defenses shall continue unabated and may be completed  
385 against or by the board.

386 (g) No existing rights of the holders of the bonds issued by the authority or the  
387 corporation shall be impaired, and the board, as successor in interest to the authority and the  
388 corporation, shall maintain the covenants of the trust indentures pertaining to such bonds so long  
389 as such bonds shall remain outstanding.

390 SECTION 29. Notwithstanding any general or special law to the contrary, any order, rule  
391 or regulation duly promulgated, or any license, permit, certificate, right or approval duly granted  
392 or held by or on behalf of the authority or the corporation shall continue in effect from and after  
393 the effective date and shall be enforced by the board until superseded, revised, rescinded or  
394 cancelled. Any proceeding before the authority or the corporation pending as of the effective  
395 date shall be assumed by the board and shall continue unaffected and without need to be re-  
396 noticed or recommenced.

397 SECTION 30. (a) Notwithstanding any general or special law to the contrary, the board  
398 may enter into contracts to create and permit employee contributions to individual retirement  
399 accounts for employees of the board pursuant to sections 64A to 64C, inclusive, of chapter 29 of  
400 the General Laws.

401 (b) Section 52 of chapter 121B of the General Laws shall not apply to employees of the  
402 board; provided, however, that said section 52 of said chapter 121B shall continue to apply to  
403 any employee of the authority subject to the requirements of such section as of the effective date.

404 (c) All members, officers and employees of the authority and the corporation transferred  
405 to the service of the board shall be transferred without impairment of seniority, retirement or  
406 other statutory rights of employees, without loss of accrued rights to benefits, holidays, sick  
407 leave, vacation pension and all other benefits, except as otherwise provided in this act. All  
408 employees of the board shall be eligible for group insurance benefits provided by the insurance  
409 commission or otherwise. Terms of service of employees of the authority and the corporation  
410 shall not be deemed to be interrupted by virtue of transfer to the board.

411 (d) Notwithstanding any general or special law to the contrary, current or future retired  
412 employees of the authority and the corporation and the surviving spouses of active or retired  
413 employees who are eligible for group insurance coverage pursuant to this section and chapter  
414 32A of the General Laws shall have said eligibility and coverage transferred from the insurance  
415 commission to the eligibility and coverage offered by the board and shall receive the full extent  
416 of benefits provided to employees of the board. Such persons shall cease to be eligible or insured  
417 by the authority or corporation, as applicable. The insurance commission shall provide  
418 uninterrupted coverage for group life and accidental death and dismemberment insurance and  
419 group general or blanket insurance providing hospital, surgical, medical, dental and other health  
420 insurance benefits to the extent authorized under said chapter 32A. All questions relating to  
421 group insurance rights, obligations, costs and payments shall be determined solely by the  
422 insurance commission and shall include the manner and method for the payment of all required  
423 premiums applicable to all such coverage.

424 (e) Nothing in this act shall be construed to affect the eligibility and coverage of retired  
425 authority or corporation employees and the surviving spouses of active or retired employees who  
426 are eligible for group insurance coverage under a plan offered by the authority or corporation or  
427 who are insured under a plan offered by the authority or the corporation.

428 (f) Notwithstanding any other general or special law to the contrary, employees of the  
429 corporation who become employed by the city on or after June 29, 2024 and before the effective  
430 date of this act with no break in service between the corporation and the city, and employees of  
431 the board who become employed by the city on or after the effective date of this act with no  
432 break in service between the board and the city, shall have a 1-time opportunity to purchase as  
433 creditable service in the BRS prior service to the corporation or the board rendered before the

434 member joined the BRS; provided, that prior to the date any retirement allowance becomes  
435 effective, the member shall pay into the annuity savings fund of the BRS in 1 sum, or in  
436 installments, upon such terms and conditions as the BRS may prescribe, make-up payments of an  
437 amount equal to that which would have been withheld as regular deductions from the member's  
438 regular compensation had the member been eligible for membership and been a member of the  
439 BRS during such previous period, together with buyback interest. Former employees of the  
440 corporation shall be members in service of BRS when they apply for the purchase of service  
441 credit and may request an estimate of the cost of their service purchase from the BRS prior to  
442 becoming an employee of the city.

443 (g) Appropriate staff from the authority and corporation, in cooperation with the city,  
444 shall determine the appropriate job titles for employees transferred to the board and the  
445 appropriate job titles for employees transferred to the city. Employees transferred to the board  
446 shall be placed in job titles and shall be paid wages and receive benefits consistent with the  
447 collective bargaining agreement governing such job title, if any, or if no collective bargaining  
448 agreement exists for such employees, then consistent with the existing pay and benefits  
449 governing such job title as determined by the board.

450 SECTION 31. Not later than 1 year from the effective date, the board shall file with the  
451 city council, mayor and office of the state auditor a closeout audit of the authority and the  
452 corporation. The audit shall include a catalogue of the status of the authority's and corporation's  
453 finances, operations, revenues, debt structure and internal policies and procedures and the  
454 transfer of such matters to the board. The city and the board shall determine an appropriate party  
455 to conduct the audit by mutual agreement.

456 SECTION 32. This act shall provide additional, alternative and complete methods for  
457 accomplishing the purposes of this act and shall be construed to be supplemental and additional  
458 to and not in derogation of any powers conferred upon the board by law; provided, however, that  
459 insofar as the provisions of this act are inconsistent with any general or special law,  
460 administrative order or regulation, the provisions of this act shall be controlling.

461 SECTION 33. The abolishment of the authority and corporation pursuant to sections 19  
462 and 20 shall be evidenced by the filing of a certificate with the secretary of the commonwealth  
463 executed by authority and the corporation and acknowledged by the board as the successor to the  
464 authority and the corporation.

465 SECTION 34. Notwithstanding any general or special law to the contrary, the board shall  
466 annually, not later than May 15, report to the clerks of the house of representatives and the senate  
467 and the house and senate committees on ways and means any plans and projects approved, in  
468 planning and in development, including updates and developments by the board from the  
469 preceding year. The report shall include how the board is addressing the: (1) areas that suffer  
470 disproportionately from historically inequitable treatment and lack of access to opportunities  
471 afforded to the city as a whole, creating wide disparities with respect to equality of economic  
472 opportunity, health, safety and quality of life; (2) crisis created by the lack of affordability in the  
473 city for the city's businesses and residents measured against continual and high demand; and (3)  
474 threats to the city brought about by the effects of changes to climate. The report shall be made  
475 available on the city's website.

476 SECTION 35. Any reference to the Boston Redevelopment Authority in any general or  
477 special law, rule, regulation, contract or other document shall mean the Boston Planning Board.

478 SECTION 36. (a) Notwithstanding section 5 of chapter 59 of the General Laws or any  
479 other general or special law to the contrary, the city of Boston shall be permitted to allow for an  
480 exemption from taxation of personal property not in excess of \$30,000 of value.

481 (b) The city council of the city of Boston shall vote to establish a minimum value of  
482 personal property subject to taxation. Said value shall be subject to limitation pursuant to  
483 subsection (a).

484 SECTION 37. Section 21 shall take effect as of July 1, 2024.

485 SECTION 38. Section 25 shall take effect as of the effective date of this act.

486 SECTION 39. Section 36 shall take effect upon acceptance by a majority vote of the city  
487 council of the city of Boston.

488 SECTION 40. Except as otherwise specified, this act shall take effect on the date the  
489 authority and corporation file appropriate certificates of dissolution pursuant to section 33 with  
490 the office of the secretary of the commonwealth but in no event later than a date that is 180 days  
491 after signed by the governor.