

Map: What did the BPDA board approve in your neighborhood in 2024?

The Boston Planning & Development Agency board approved 3,575 housing units this year

By [Catherine Carlock](#) Globe Staff, Updated December 31, 2024, 3:03 p.m.



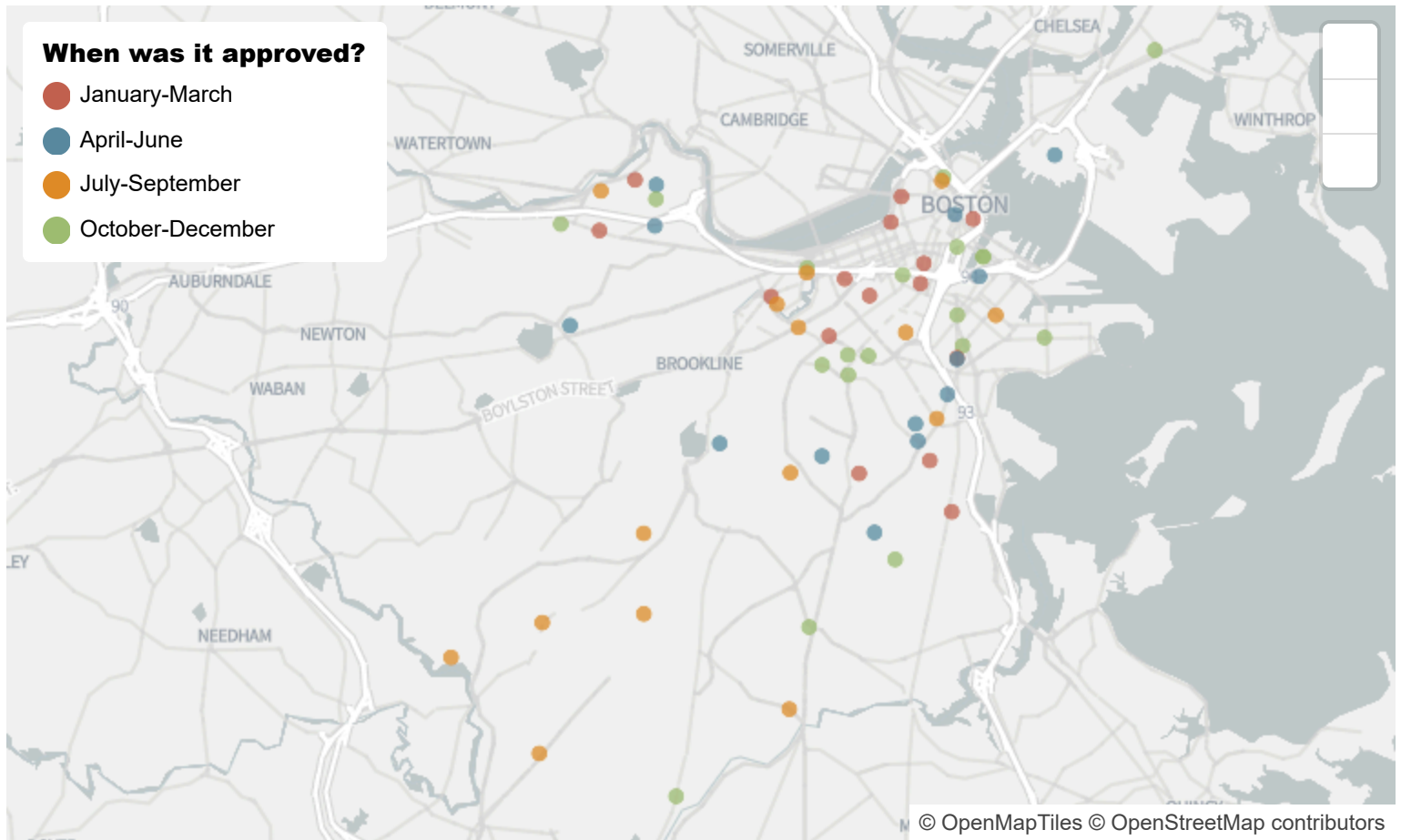
The long-awaited renovation of Our Lady's Guild House in Fenway is just some one the notable projects approved by the BPDA board in 2024. NATHAN KLIMA FOR THE BOSTON GLOBE

The [controversial renovation of White Stadium](#), [five office-to-residential conversions](#), and the [long-awaited renovation of Our Lady's Guild House in Fenway](#) are just some of the notable projects approved by the Boston Planning and Development Agency board in 2024.

The BPDA board approved 83 development projects and project updates, totaling \$8.1 billion in estimated development costs. The approved projects include 3,575 housing units in 18 neighborhoods; of the housing units approved, about one-third will be reserved for lower-income residents. The neighborhoods with the most housing development approved this year are South Boston (649 units) and Allston (641), according to a Globe analysis.

BPDA wrapped

The Boston Planning and Development Agency board approved 11.6 million square feet of development in 2024.



SOURCE: [Boston Planning Department](#) • DANA GERBER/GLOBE STAFF

* A Flourish map

“Making Boston a home for everyone means fighting for families to afford to stay and thrive in our city,” Boston Mayor Michelle Wu said in a statement. “Over the last year, we’ve continued historic progress on helping hundreds of families become first-time homeowners in Boston and creating more affordable housing than in a generation.”

Still, ongoing economic uncertainty and persistently high construction costs have continued to put a damper on development in the city. The [BPDA board in 2023 approved 7,389 residential](#)

[units](#) — more than double the 3,575 units approved in 2024.. The approvals covered 11.6 million square feet in total development, 5 million fewer than in 2023.

Projects approved in 2024 are expected to pay out an estimated \$67.8 million in fees to support affordable housing and job training programs, less than half the estimated \$136.6 million estimated to be paid out from projects approved a year prior.

The year marked a period of substantial transition for the organization now known as the Boston Planning Department, which in July transitioned from the quasi-public Boston Planning & Development Agency into a city department. Just a month after the shift, BPDA Director Arthur Jemison [announced he would depart Boston](#).

Wu [in September tapped Kairos Shen](#) to serve as the city's chief of planning and BPDA board director; Shen had spent [more than two decades guiding the city's planning](#) and design under Mayors Thomas M. Menino and Martin J. Walsh before departing for MIT's Center for Real Estate.

But the transition is not fully complete. It's still unclear whether the state Legislature will approve abolishing the legal entities creating Boston Redevelopment Authority and the Economic Development and Industrial Corp. of Boston [as Wu proposed nearly two years ago](#). The Legislature has not approved several of Wu's real-estate-focused home-rule petitions, including a bid to cap residential rents at 10 percent in high-inflation years and [a proposal to boost property tax rates](#) for commercial buildings. The state body did, however, [approve Wu's request to issue 225 more liquor licenses](#) across the city this year.

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