



## Summary of FY25 PILOT Community Benefits

As outlined by the 2011 PILOT Taskforce, PILOT Community Benefits are broadly defined as services that directly benefit City of Boston residents; support the City's mission and priorities with the idea in mind that the City would support such an initiative in its budget if the institution did not provide it; emphasize ways in which the City and the institution can collaborate to address shared goals; and, are quantifiable. Lastly, PILOT Community Benefits should include only those investments that are above and beyond the institution's existing commitments such as Institutional Master Plan requirements, Article 80 requirements, Determination of Need and the like.<sup>1</sup> Examples of PILOT Community Benefits programs include academic scholarships, job training initiatives, health disparities programs. More detailed examples of FY25 Community Benefit programs can be found below.

In FY25, **35 institutions** submitted PILOT Community Benefits reports totalling \$244.3M, of which \$210M was considered eligible. Given that an institution can only receive community benefits credit for 50% of its PILOT request, **\$63.5M in community benefits credit was accepted** in total this year. Institutions partnered with approximately **540 local organizations** to implement these programs.

Last year, in the sixth year of providing a Community Benefits summary, 40 institutions submitted PILOT Community Benefits reports with \$229M in eligible community benefits and received \$63.7M in community benefits credit. Institutions partnered with over 590 local organizations to implement these programs. Submitted Community Benefits were categorized by type and evaluated for eligibility based on the information submitted, with the exception of some programs which require more information before making an assessment. Please note that additional benefits to the community through Institutional Master Plan requirements, Article 80 requirements, Determination of Need and other means are not accounted for in this analysis. Year-to-year totals may vary due to differences in institutional report submission and changes in how institutions categorize and report community benefits over time. Accordingly, year-to-year comparisons may not fully reflect underlying changes in investment.

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<sup>1</sup> For more information on Institutional Master Plans coordinated by the Boston Planning & Development Agency, see <http://www.bostonplans.org/planning/institutional-planning/institutional-planning>



**Table 1:** Preliminary Assessment of Community Benefits Programs FY19-25<sup>2</sup>

Category	FY19 Value	FY20 Value	FY21 Value	FY22 Value	FY23 Value	FY24 Value	FY25 Value
<b>Education:</b> post-secondary access, scholarships, school funding, supports and resources, and investment in educational environment	\$53M	\$65.4M	\$72.4M	\$73M	\$91.2M	\$120M	\$115.2M
<b>Community Health:</b> community health initiatives, education and outreach beyond the charitable mission of the institution	\$27.2M	\$28.7M	\$31.9M	\$33M	\$33.8M	\$36.9M	\$38.1M
<b>Good Neighbor Activity:</b> donations of facilities, goods, and/or supplies, monetary support of community associations, volunteer activities, and paid student internships	\$27.9M	\$16.4M	\$16.5M	\$18.4M	\$21.8M	\$26M	\$14M
<b>Built Environment:</b> active transportation options, parks and open space, access to healthy foods	\$17.3M*	\$18.5M	\$17.2M	\$16.4M	\$15.5M	\$18.1M	\$18.7M
<b>Violence Prevention:</b> youth violence, sexual violence and other community violence prevention and public safety programs	\$4.9M	\$4.0M	\$3.5M	\$4.5M	\$4.3M	\$4.9M	\$3.3M
<b>Employment:</b> workforce development programs, job readiness training, summer jobs program	\$4.6M	\$4.3M	\$4.6M	\$3.3M	\$3.4M	\$4.2M	\$7.2M
<b>City Fellowships and Direct Funding:</b> fellowships, co-ops and direct funding to City departments	\$2.6M	\$2.6M	\$1.1M	\$2.5M	\$2.6M	\$2.1M	\$2.5M
<b>Housing:</b> development and maintenance of safe, stable, affordable living accommodations**	\$579K	\$863K	\$1.0M	\$1.1M	\$1.8M	\$3M	\$2.8M

<sup>2</sup> Please note that FY19 was the first year that Community Benefits Programs were categorized.



Category	FY19 Value	FY20 Value	FY21 Value	FY22 Value	FY23 Value	FY24 Value	FY25 Value
<b>Social Environment:</b> social networks, participation, cohesion, capital, support, inclusion, integration, and norms	\$4.6M	\$1.3M	\$832K	\$65K	\$74K	\$90K	\$626.7K
<b>Grand Total</b>	<b>\$157.4M</b>	<b>\$153.2M</b>	<b>\$154.5M</b>	<b>\$156.4M</b>	<b>\$183M</b>	<b>\$229M</b>	<b>\$210M</b>

\*These FY19 values have been adjusted given an error in last year’s reporting on community benefit submissions. Harvard University’s Arnold Arboretum now falls under the Built Environment category (in FY19, it was erroneously placed in the Cultural category).

\*\*For more information on student housing, see [Student Housing Trends](#) 2021-22 Academic Year.

To further understand the reach of PILOT Community Benefits across the city, institutions also submitted information about the neighborhoods served by every program. The following neighborhood categorizations are a preliminary assessment based on the information provided about each Community Benefit program by our partner institutions. Please note that some programs serve multiple neighborhoods; for those programs, the reported value of that program is counted in each neighborhood served. 64% of programs served residents citywide and 82% of the total reported value of PILOT Community Benefits were citywide.

**Table 2:** Preliminary Assessment of Community Benefits Programs by Neighborhood FY20-25

Neighborhood	FY20 Value	FY21 Value	FY22 Value	FY23 Value	FY24 Value	FY25 Value
<b>City-wide</b>	\$136,197,090	\$138,076,317	\$126,889,967	\$151,395,153	\$207,237,603	\$196,294,923
<b>Allston</b>	\$598,283	\$4,478,709	\$3,729,604	\$3,666,138	\$3,566,463	\$3,720,363
<b>Brighton</b>	\$612,731	\$4,517,959	\$3,880,140	\$4,391,644	\$4,474,760	\$4,758,987
<b>Back Bay</b>	\$264,078	\$156,754	\$180,234	\$209,588	\$228,600	\$245,000
<b>Beacon Hill</b>	\$241,664	\$184,450	\$134,784	\$212,166	\$319,953	\$328,460
<b>Charlestown</b>	\$886,336	\$1,661,907	\$224,450	\$928,358	\$593,131	\$494,641
<b>Chinatown/Downtown/Leather District</b>	\$1,023,671	\$4,086,105	\$2,523,311	\$2,815,959	\$3,410,005	\$3,354,619
<b>Dorchester</b>	\$8,240,706	\$7,050,028	\$7,316,710	\$7,636,971	\$5,811,770	\$5,552,957
<b>East Boston</b>	\$5,558,857	\$2,602,675	\$1,532,540	\$2,470,506	\$3,061,899	\$1,855,216
<b>Fenway-Longwood</b>	\$7,521,589	\$7,815,539	\$6,279,614	\$6,751,072	\$227,652	\$4,064,061



Neighborhood	FY20 Value	FY21 Value	FY22 Value	FY23 Value	FY24 Value	FY25 Value
Hyde Park	\$284,074	\$1,296,828	\$2,557,521	\$2,799,838	\$1,749,478	\$1,374,250
Jamaica Plain	\$1,847,986	\$1,488,038	\$1,335,490	\$939,755	\$1,102,371	\$680,551
Mattapan	\$1,362,948	\$3,063,772	\$3,221,213	\$3,812,110	\$2,149,077	\$1,872,631
Mission Hill	\$5,471,080	\$7,676,319	\$7,010,949	\$6,658,225	\$3,362,048	\$3,332,218
North End	\$119,873	\$143,350	\$22,784	\$79,066	\$84,953	\$73,460
Roslindale	\$402,415	\$1,147,632	\$3,805,044	\$5,113,865	\$3,178,464	\$4,136,689
Roxbury	\$5,518,219	\$9,434,475	\$9,751,924	\$11,090,249	\$5,559,205	\$5,087,113
South Boston	\$1,267,679	\$953,765	\$2,574,627	\$3,085,733	\$1,498,612	\$1,432,476
South End	\$3,299,382	\$3,410,590	\$4,554,848	\$4,704,728	\$1,943,698	\$1,737,102
West End	\$360,483	\$244,274	\$144,075	\$98,204	\$94,953	\$83,460
West Roxbury	\$391,917	\$632,649	\$2,405,335	\$2,572,248	\$507,069	\$394,009

Institutions who did not submit a report did not receive community benefit credit. **Three** institutions did not submit Community Benefits programs in FY25:

- Boston College (*did not submit for the previous 6 years*)
- Joslin Diabetes Center (*did not submit for the previous 5 years*)
- Shriners Hospital (*did not submit for the previous 6 years*)