

MEMORANDUM

SEPTEMBER 26, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
RAUL DUVERGE, PROJECT ASSISTANT

SUBJECT: DUDLEY NEIGHBORS INC.; NORTH AVENUE PROJECT;
DEMONSTRATION PROJECT PLAN AND RELATED ACTIONS

SUMMARY: This Memorandum requests approval of the following items: (1) authorization to establish a “demonstration project” under General Laws Chapter 121B, Section 46(f) for the acquisition from the City of Boston (the “City”) of those certain parcels of land located off of North Avenue in the Dorchester District of the City of Boston, together consisting of approximately 6,593 square feet of land (the “North Avenue Demonstration Parcels”) and the subsequent conveyance of such North Avenue Demonstration Parcels from the Boston Redevelopment Authority (the “BRA” or “Authority”) to DNI North Avenue LLC in order to facilitate the development of a single family home (the “North Avenue Project”); (2) adoption of a “Demonstration Project Plan” for the North Avenue Project which grants the Authority authorization to acquire and convey the North Avenue Demonstration Parcels necessary and appropriate for the North Avenue Project; and (3) authorize the Director to execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the North Avenue Project .

PROJECT BACKGROUND

On September 25, 2013, DNI North Avenue LLC (“DNI North Avenue ”), a Massachusetts limited liability company, requested that the Authority establish a demonstration project and a demonstration project plan, pursuant to Massachusetts General Laws Chapter 121B, Section 46(f) for (i) the acquisition of those certain parcels of land located off of North Avenue in the Dorchester District of the City of Boston, together consisting of approximately 6,593 square feet of land and more particularly described in Exhibit A attached hereto (“North Avenue Demonstration Parcels”) from the City of Boston (the “City”) and the subsequent conveyance of such North Avenue

Demonstration Parcels from the Authority to DNI North Avenue in order to facilitate the development of a single family home (“North Avenue Project”).

The North Avenue Demonstration Parcels are currently owned by the City within the portion of the Dudley Triangle located in the Dorchester District of the City. Dudley Neighbors, Inc. is a Community Land Trust in the Roxbury and North Dorchester area of Boston created by Dudley Street Neighborhood Initiative (“DSNI”) to play a critical role in the housing development portion of DSNI’s comprehensive master plan that was drafted by residents to guide the revitalization of the neighborhood. DNI North Avenue has been working closely with the City of Boston Department of Neighborhood Development (“DND”) on the North Avenue Project and on August 1, 2013, the Public Facilities Commission voted to convey the North Avenue Demonstration Parcels to the Authority. Consistent with the Request for Proposal for the North Avenue Demonstration Parcels, the selected developer will develop the site under a long term construction ground lease with DNI North and then the completed project will be sold to a middle- income, first-time homebuyer under a 99 year ground lease.

The North Avenue Demonstration Parcels are currently vacant. In furtherance of the North Avenue Project, DNI North Avenue plans to work with YouthBuild Boston, Inc., a Massachusetts nonprofit corporation whose mission is to empower and assist underserved young people from the Boston area with the essential social, vocational, academic and life skills necessary to navigate a positive pathway to self-sufficiency and neighborhood responsibility by offering a hands-on approach to building trades training, in the development of one (1) single-family home on the North Avenue Demonstration Parcels. The North Avenue Project will benefit the community by providing underserved young people with building trades training while creating additional housing on an underutilized parcel of land in the Dorchester District of the City of Boston.

DEMONSTRATION PROJECT AND DEMONSTRATION PROJECT PLAN

In connection with the North Avenue Project, it is necessary that the Authority establish a “demonstration project” and adopt a demonstration project plan, which grants the Authority authorization to acquire the North Avenue Demonstration Parcels from the City and to convey the same to DNI North Avenue for the development of a single family home.

RECOMMENDATION

It is recommended that the Authority approve and establish, pursuant to Massachusetts General Laws Chapter 121(B), Section 46(f), as amended, a Demonstration Project and a Demonstration Plan for: (1) the acquisition from the City of Boston (the “City”) of those certain parcels of land located off of North Avenue in the Dorchester District of the City

of Boston, together consisting of approximately 6,593 square feet of land (the “North Avenue Demonstration Parcels”) and the subsequent conveyance of such North Avenue Demonstration Parcels from the Authority to DNI North Avenue LLC in order to facilitate the development of a single family home; and (2) adoption of a “Demonstration Project Plan” for the North Avenue Project which grants the Authority authorization to acquire and convey the North Avenue Demonstration Parcels necessary and appropriate for the North Avenue Project.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby finds and declares as follows:

- (a) In order to prevent urban blight by the undertaking of the proposed North Avenue Project, it is in the public interest that the Authority acquire title to the North Avenue Demonstration Parcels from the City of Boston;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and or determination is hereby made that the North Avenue Project will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment;
- (c) The undertaking of the North Avenue Project requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the Project constitutes a “demonstration project” under Massachusetts General Laws Chapter 121B, section 46(f), as amended; and

FURTHER

VOTED: That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the North Avenue Project: the Authority shall acquire certain parcels of land located off of North Avenue in the Dorchester District of the City of Boston, together consisting of approximately 6,593 square feet of land (the “North Avenue Demonstration Parcels”) and convey the North Avenue Demonstration Parcels to DNI North Avenue in order to facilitate the development of a single family home. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the city of Boston and DNI North Avenue, to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B,

section 46(f), as amended, and the Authority's role in the North Avenue Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all other documents deemed necessary and appropriate by the Director in connection with the North Avenue Project; and

FURTHER

VOTED: That the Authority hereby acknowledges and confirms that the North Avenue Demonstration Parcels shall not constitute part of the Project Area and the Project of the so-called Dudley Neighbors, Inc. Chapter 121A Project, previously adopted and approved under General Laws Chapter 121A and the Acts of 1960, Chapter 652, both as amended.