



**Boston City Council**  
**ED FLYNN**  
Councilor - District 2

January 16, 2026

Boston Planning Department  
One City Hall Square, Room 900  
Boston, MA 02201

Dear Members of the Board,

I'm writing today urging the BPDA Board to renew the development rights at Parcel P-3. In January 2023, The Board voted to designate HYM Investment Group, LLC and My City at Peace (HYM/MyCAP) to redevelop Parcel P-3 in Roxbury in January 2023. The rights are crucial to economic development and building strong neighborhoods. All neighborhoods should share in the success of economic development, growth and affordable housing.

The residents of Roxbury have waited for years to see economic development take place in this site. This should be an important and thriving section of Roxbury, delivering affordable housing, employment, job training opportunities, building our commercial tax revenue, and home for Embrace Boston. Boston should work closely with the development team and grant an extension for development rights. The years of community process, time and effort that have already been spent on this project deserves to be respected, listened to and included in the future of the project. Boston has the potential to house a future Madison Park Technical Vocational School on one of many unused former school properties, and others to come in the future.

In my opinion, it is critical that the City of Boston begin to rebuild trust with residents across all neighborhoods and communities of color when it comes to showing respect for public process - especially following years of neighbors and civic organizations feeling their concerns were not taken seriously when it came to proposals on White Stadium, moving the John D. O'Bryant School to West Roxbury, and a bus lane centered on Blue Hill Avenue. The development team is diverse and experienced and deserves the opportunity to continue building a strong neighborhood. We need to work with them during these challenging economic times in our city, not replace them without any notice or community engagement. Boston works best when we work together!

Sincerely,

Ed Flynn  
Boston City Councilor, District 2