



City of Boston, Massachusetts  
Office of the Mayor  
**MICHELLE WU**

February 3, 2025

## TO THE CITY COUNCIL

Dear Councilors:

I transmit herewith for your approval a home rule petition to the General Court entitled "Petition for a Special Law Re: An Act Relative to Certain Affordable Housing and Cultural Space in the Brighton Section of the City of Boston."

Through this special act, the Boston Housing Authority ("BHA") and Mayor's Office of Arts and Culture seek to redevelop a site at 290 North Beacon Street from existing non-residential property into rehearsal space for displaced musicians, new cultural space and new affordable housing, which will include new publicly-assisted housing, and may additionally include new mixed-income development to address a range of housing needs. The BHA further seeks to redevelop state-assisted public housing at the adjacent Faneuil Gardens, replacing public housing and construction of additional housing units. This redevelopment necessitates certain exemptions from the Commonwealth's contract procurement and award laws. Although there have been reforms to the state statutes regarding filed sub-bids under Chapter 149, the changes are insufficient to allow for the BHA to move forward in a redevelopment effort of this kind. Without passage, the project must adhere to an extremely structured filed sub-bid process, with separate General Contractor and subcontractor selection. The exemptions granted will not compromise a fair and transparent process as the BHA must still adhere to the stringent regulations of its public funding sources.

The BHA has filed similar legislation for numerous projects, including the Mildred C. Hailey, Bunker Hill, Whittier Street, Orient Heights, Mission Main, Orchard Gardens, Maverick Gardens, West Broadway Homes, Old Colony, Washington Beech, Franklin Hill, and Mary Ellen McCormack redevelopments.

I urge your Honorable Body to support this special act so that we can make this redevelopment effort a reality for the Brighton section of the City of Boston.

Sincerely,

Michelle Wu  
Mayor of Boston

# CITY OF BOSTON

## IN CITY COUNCIL

*WHEREAS,* The Boston Housing Authority seeks to participate in a mixed-use redevelopment to create affordable housing that includes cultural and musician rehearsal space in the Brighton section of Boston. This redevelopment necessitates certain exemptions from the Commonwealth's contract procurement and award laws; and

*WHEREAS,* Participating in the redevelopment will increase the supply of affordable housing in the neighborhood, as well as provide cultural and musician rehearsal space, furthering the aims of the Commonwealth's housing and community service initiatives; and

*WHEREAS,* The exemption will not contravene the legislative intent behind the affected procurement and public contract laws because the additional regulation and public oversight that accompanies the Boston Housing Authority's funding sources minimize the risk of unfair competition and misuse of taxpayer funds.

*NOW THEREFORE BE IT ORDERED,*

That a petition to the General Court, accompanied by a bill for a special law relating to the Boston Housing Authority to be filed with an attested copy of this order be, and hereby is, approved under Clause 1 of Section 8 of Article 2, as amended, of the Articles of Amendment to the Constitution of the Commonwealth of Massachusetts, to the end that legislation be adopted precisely as follows, except for clerical or editorial changes of form only:

**PETITION FOR A SPECIAL LAW RE:**

**AN ACT RELATIVE TO CERTAIN AFFORDABLE HOUSING AND CULTURAL SPACE IN THE BRIGHTON SECTION OF THE CITY OF BOSTON.**

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

**SECTION 1.** Construction and development activity related to redevelopment by the Boston Housing Authority of the Faneuil Gardens site owned by the Boston Housing Authority between Faneuil Street and North Beacon Street, Boston Parcel ID 2202616000, in the city of Boston and the adjacent parcel at the southeast corner of North Beacon Street and Goodenough Street, Boston Parcel ID 2202627000, in the Brighton section of the City of Boston, an adjacent parcel, or any part thereof, to create new publicly-assisted, affordable and mixed-income housing, cultural space, replacement musician rehearsal space and complementary uses, shall not be subject to any general or special law related to the procurement and award of contracts for the planning, design, construction management, construction, reconstruction, installation, demolition, maintenance or

repair of buildings or public works by a public agency, including Chapter 149, Chapter 7C, or Chapter 30, Section 39M of the General Laws, nor shall the acquisition of any interest or disposition of any interest necessary to support the completion of the project be subject to Chapter 30B, Section 16, but it shall be subject to Sections 26 to 27H, inclusive, of Chapter 149 of the General Laws.

**SECTION 2.** This act shall take effect upon its passage.

I HEREBY CERTIFY  
THE FORGOING, IF PASSED IN  
THE ABOVE FORM, WILL BE IN  
ACCORDANCE WITH LAW.  
BY Adam Cederbaum  
ADAM CEDERBAUM  
CORPORATION COUNSEL *Kmw*