

United Neighbors of Lower Roxbury, Inc.

Unnumbered Melnea Cass Blvd. & Unnumbered Windsor St., Roxbury for Land and Funding Proposal to the Department of Neighborhood Development



United Neighbors of Lower Roxbury

Community Garden Proposal for unnumbered Melnea Cass Boulevard &
Open Space for unnumbered Windsor Street Parcel

Prepared for Department of Neighborhood Development

November 22, 2021

United Neighbors of Lower Roxbury, Inc.

90 Windsor Street, Lower Roxbury, MA 02120

bill.single@gmail.com, 617-821-9475

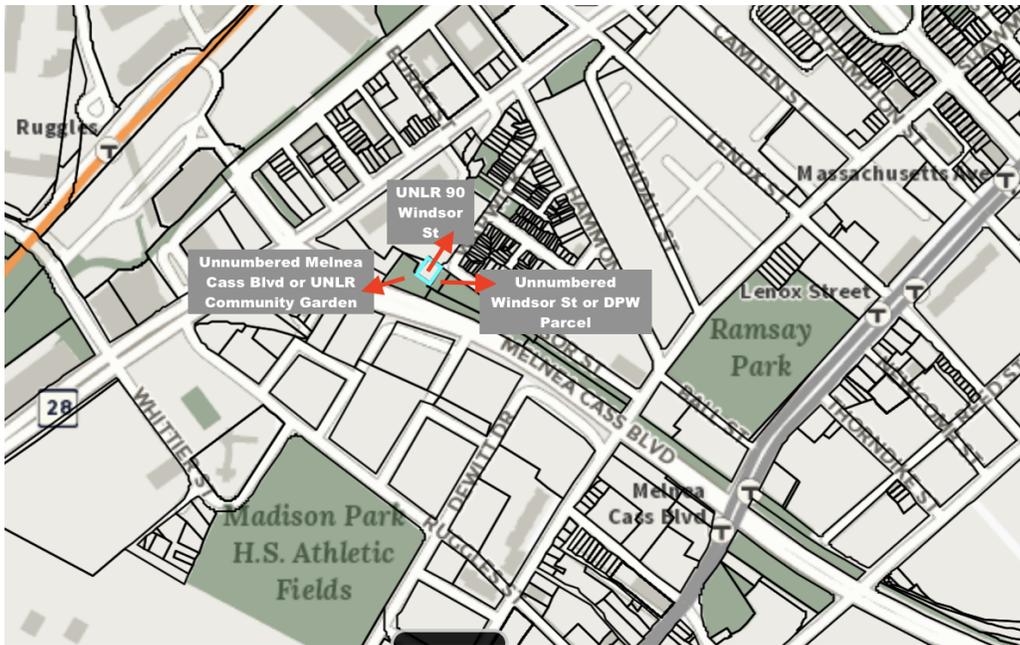


'Keep a sense of history going. Residents here should develop, keep track of their own history as they're moving along. I think it's important to the community to have this kind of strength. It gives you strength. C. Vincents Haynes July 2001 'Photo Credit: C. Vincent "Vinnie" Haynes Circa 1975

All Photos Courtesy of Lolita Parker, Jr. (unless otherwise noted)



**50th Anniversary of the “People Before Highways Movement” -
Celebrated at the Massachusetts State House - Beacon Hill, Boston, MA**



UNLR Letter of Interest

To Ms. Shani Fletcher
Development Officer
Department of Neighborhood Development
Grassroots Open Space Program

United Neighbors of Lower Roxbury, Inc., (UNLR) is thrilled to present this response to the Department of Neighborhood Development (DND) to purchase and develop the property on “Unnumbered Melnea Cass Boulevard” Parcel ID 0901968010 and “Unnumbered Windsor Street” Parcel ID 0902025020 known as the UNLR Community Garden and the “Christmas Tree Parcel.” UNLR has stewarded and developed this piece of land for many years, maintaining it for community use while also cultivating it as a unique educational and training resource. These properties have been an un-official part of UNLR for decades, and we are grateful for the opportunity to acquire and develop the parcels to further our social and educational mission to serve and preserve the community. We propose to purchase and redevelop the parcels keeping them as a community garden and open space, in perpetua. UNLR is applying for the Grassroots Open Space grant for \$125,000, with this offer and response to the DND RFP.

When UNLR incorporated in 1971, the Lower Roxbury neighborhood was “blighted” by the effects of redlining by banks and insurance companies, eminent domain and urban renewal. The successful effect of the People Before Highways Movement, stopping the building of I-95 through the South End, Lower Roxbury, Roxbury, Jamaica Plain and Cambridge slowed down the destruction of homes, the effects of discrimination and “white flight”, including widespread arson and underinvestment.

Organizations like UNLR and our neighbors continue to build the strongest community possible with the resources available, including taking on the stewardship of vacant lots. UNLR is fifty years young, and a volunteer, neighborhood institution that bought 90 Windsor Street in 1981.

We can think of no better gesture to embody the progress made by community organizations and the City of Boston in the pursuit of a more equitable and beautiful city than the community-centered development of the UNLR Community Garden and the “Christmas Tree” Parcels by United Neighbors of Lower Roxbury, Inc.

By granting this land and funding to UNLR we will be able to develop our underutilized property at 90 Windsor Street for mixed-income housing, meeting and training space and our office. Again, thank you for this opportunity to make this possible and for considering our proposal.

Sincerely,
-The UNLR Development Team

United Neighbors of Lower Roxbury, Inc.

PROPOSAL FORM

SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

DATE RECEIVED BY DND: _____

SUBMITTED BY: NAME: UNLR c/o Bill Singleton

ADDRESS: 88 Hammond St Apt 1 Boston 02

TELEPHONE: 617.461.0077

EMAIL: bill.single@gmail.com

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

Property Address: 90 Windsor Street . Roxbury Crossing. MA 02120

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

- i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

N/A

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:
N/A
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

A. If applicant is a Partnership, state name and residential address of both general and limited partners: N/A

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: Massachusetts
President is: William M. Singleton, Jr.
Treasurer is: Ricardo Pierre Louis
Place of Business: UNLR 90 Windsor St Lower Roxbury, MA 02120

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

N/A

A copy of the joint venture agreement is on file at: N/A and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

N/A

Trust documents are on file at N/A
And will be delivered to the Official on request.

- iii. Bank reference(s): Santander + Citizens Bank
- iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:
N/A
- v. Number of years organization has been in business under current name:
1971
- vi. Has organization ever failed to perform any contract? NO Yes/No

If answer is "Yes", state circumstances): N/A

We propose the following purchase price: \$ 200.00

Parcel ID 0902025020 Purchase Price \$100.00 +
Parcel ID 0901968010 Purchase Price \$100.00 =
Purchase Price \$200.00

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

[Signature]
Signature of individual submitting proposal

President

Title

United Neighbors of Lower Roxbury, Inc.

Legal Name of Organization

Dated at: Nov 22 2021

This _____ day of _____,

NAME OF ORGANIZATION:

United Neighbors of Lower Roxbury, Inc.

BY: William M. Singleton, Jr.

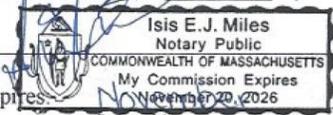
TITLE: President

i. ATTESTATION:

William M. Singleton being duly sworn deposes and says that (he/she) is the President of United Neighbors of Lower Roxbury, Inc. and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 22 day of Nov.,

Notary Public: [Signature]



My Commission Expires: November 20, 2026 (Month) 2026 (Year)

NOTE: This proposal form must bear the written signature of the applicant.



If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Please include the name of the agency or department and position held in that agency or department.)

UNLR Proposal Summary

United Neighbors of Lower Roxbury, Inc., offers to purchase unnumbered Melnea Cass Boulevard and unnumbered Windsor St in Lower Roxbury for \$100 per parcel, a total of \$200. UNLR seeks to apply for the \$125,000 Grassroots Open Space grant for the redevelopment of the land and continue its mission. The redevelopment includes the Garden and Open space and the improvements will benefit the community by helping to expand accessibility, easement and use for both parcels, by:

GARDEN

- Comprehensive Soil Testing
- Water Testing
- Irrigation
- Evaluate Tree Health
- Plant more Trees
- & Maintain Existing Trees
- ADA Compliant Paths
- Weed Barrier Cloths
- Grading and Stone Dust for ADA compliance
- Improve the Easements and Entrances
- Install Privacy Fencing on Northwest Boundary
- Build more ADA Compliant Raised Beds
- Install Compost System, Bins, Neighborhood Drop-off
- Create Teaching Area for instruction and Demos
- Create All-Season Storage Sheds
- Create a Permanent Greenhouse
- Create Food Giveaway Shelving

WINDSOR STREET PLAZA/OPEN SPACE

Fire Truck Access to Garden & 90 Windsor St.

Curb Cut

Drainage for 90 Windsor Street

BUDGET

The Budget is based upon a successful purchase of the land and winning of the \$125,000 grant and dependent on the continued support of volunteers, nonprofits and donations. The schedule is approximate, designed to be flexible according to the development of 90 Windsor Street. Further details are below.

LONG TERM MAINTENANCE & ADMINISTRATION

UNLR, Inc. administers and manages the UNLR Community Garden primarily through the Garden Co-Caretaker roles and responsibilities. The Garden Co-Caretaker role is a volunteer position with responsibilities including management of volunteers from schools, local businesses, non-profit organizations and neighborhood participation. UNLR will be exploring fundraising and capital investment options to create an honorarium for the Garden Caretaker position. Current UNLR Community Garden Co-Caretakers are Lolita Parker, Jr., London Parker-McWhorter and Born Richardson.

Notice of Availability of Garden Plots

- Communication about availability takes place through
 - UNLR Website + a permanent notice on the website, along with activities
 - Signage on the Garden + including method of contact, phone number and email
 - Flyers distributed in immediate vicinity and
 - Word of Mouth

Process to get a plot

Membership as a gardener entails an annual fee to pay the water bill with BWSC. Membership emphasis includes existing gardeners, BIPOC and other neighbors who want to help with the wider chores of maintaining a community garden with common garden areas that subsidize neighborhood food giveaways and supplement our local food pantry at Emmanuel Church. Outreach to the Lower Roxbury and wider Roxbury community will have a set schedule based on the growing season, with effort ramping up before each season begins.

UNLR Plan Narrative



The **United Neighbors of Lower Roxbury, Inc., (UNLR)** is a 501c3 nonprofit, in good standing focused on Lower Roxbury, specifically the Hammond Triangle Area bounded by Hammond Street on the east, Tremont Street at its north, and Melnea Cass Boulevard in the west and greater Roxbury, MA, in general.

History of UNLR & 501c3 mission statement United Neighbors of Lower Roxbury, Inc.



UNLR seeks to purchase and improve the **Department of Neighborhood and Development** & the **Department of Public Works** parcel for \$200, and to continue the decades long tradition of the gardening space at “**unnumbered Melnea Cass Boulevard**” and open space at “**unnumbered Windsor Street**” by applying for the City of Boston’s **DND Grassroots Open Space Program Land and Funding** of \$125,000.00 to improve access and community gathering space for neighbors and visitors and creating an energetic hub for this deeply historic, vibrant community.

In 1971, UNLR staunchly defended this last piece of green space carved out from decades of rampant and non-inclusive urban redevelopment under I-95 eminent domain, illegal dumping, disuse, city services abandonment, discriminatory development and up to our current affordable housing and public health opioid crisis in 2021, UNLR has not wavered. In 1981, former **UNLR President Gretchen Jackson** (*picture to the left*) wisely and with great foresight, purchased the property. The property has functioned as a day care center, meeting place, event space and so much more, until the leadership aged or moved on. The challenge of maintaining an aging infrastructure almost proved too much for the nonprofit, and the building fell into disuse. Former **UNLR President Reggie Jackson** made it clear that there was a crisis that UNLR faced, with two different visions in the neighborhood, one vision from the historic neighborhood that included everyone and one vision from some of the newer neighbors that did not. The neighborhood chose inclusivity.

The daughter of former Roxbury City Councillor Anthony Crayton, led with an influx of newer, younger leadership, rooted in the community. Former **UNLR President Nataka Crayton** and her husband **Bobby Walker** began to organize a community outreach for UNLR, as “**A Village at Work.**” Not only did they recruit younger members and reach out to the residents of **ROXSE** and other housing developments, they accomplished a great deal for the neighborhood. **Starting in 2007**, they held a number of community events, fairs, and festivals, in the future **Frederick Douglass Peace Park**. This led to the creation of the **Bessie Barnes Community Garden**, the **United Neighbors of Lower Roxbury Community Garden** (unnumbered Melnea Cass Boulevard), the **Bessie Barnes Park** and the “**Christmas Tree Parcel,**” (unnumbered Windsor Street).

In 2009, Nataka Crayton and Bobby Walker, led the neighborhood with the City to replace the aging streetlights and install new ones in places that had been overlooked while repairing the sidewalks. A series of fundraisers were held to raise money to build and maintain the gardens by running a Farm Stand, building a Labyrinth, holding events on location and at the Piano Factory on Tremont Street and grant writing. UNLR joined in with neighborhood clean-ups such as **Boston Shines** and **Love Your Block**. There were Summer youth training programs which were held for three years. The first one was funded by **ABCD** while subsequent years were funded by the **Roxbury Trust Fund**, **New England Grassroots Fund**, **Boston Youth Development Fund**, **Boston Environmental Youth Fund**, and the **South End Lower Roxbury Open Space Land Trust**.

The new and improved UNLR Community Garden and Open Space will be a gathering place for education, beauty, recreation and community building. UNLR seeks to preserve green space and mitigate environmental impacts- the South End and Lower Roxbury are a heat island recognized nationally from Washington, DC to Maine -and locally from the Mass Pike to Melnea Cass Blvd, with flood risks, only made less severe by mature trees. Trees we might add that were at risk for over a decade for removal by the City. UNLR, **Friends of Melnea Cass Boulevard (FMCB)**, and many others stopped the city's process that destroyed over 200 trees out of 400. UNLR, FMCB and others are currently working on a plan with the City of Boston to turn **Melnea Cass Boulevard** into the **Melnea Cass Boulevard Greenway**.

UNLR seeks to continue its mission of public safety, open green space access, food access, agronomic education, health & wellness, and outdoor recreation for the neighborhood by purchasing and improving the UNLR Community Garden and Open Space. In partnership with other organizations, businesses and most of all the neighbors and with the help of the Department of Neighborhood Development, UNLR seeks to purchase the parcels and improve upon them for the enjoyment of the entire neighborhood and visitors alike.

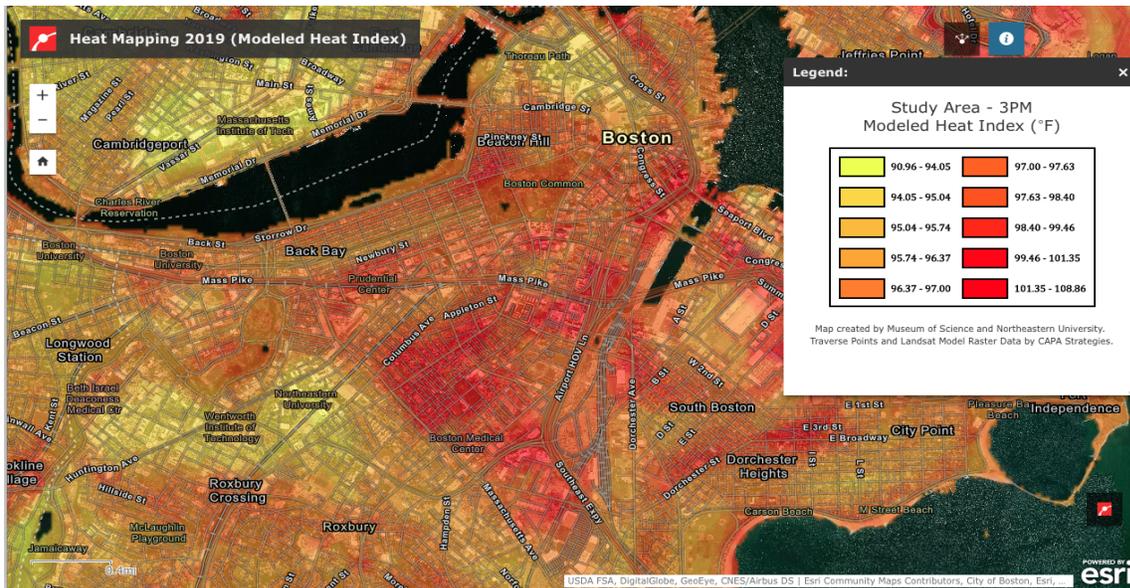
Importance of Green Space and Tree Canopy Amid Climate Risks to Melnea Cass, Lower Roxbury & South End

"Social vulnerability [as defined by the CDC] refers to the potential negative effects on communities caused by external stresses on human health. Such stresses include natural or human-caused disasters, or disease outbreaks." The UNLR garden serves a local population that has overlapping social vulnerability concerns. [Center for Disease Control, Agency for Toxic Substances and Disease Registry] UNLR's service area is comprised of socially vulnerable groups that include "Limited English, Low Income, Obesity, Disability & People of Color."¹

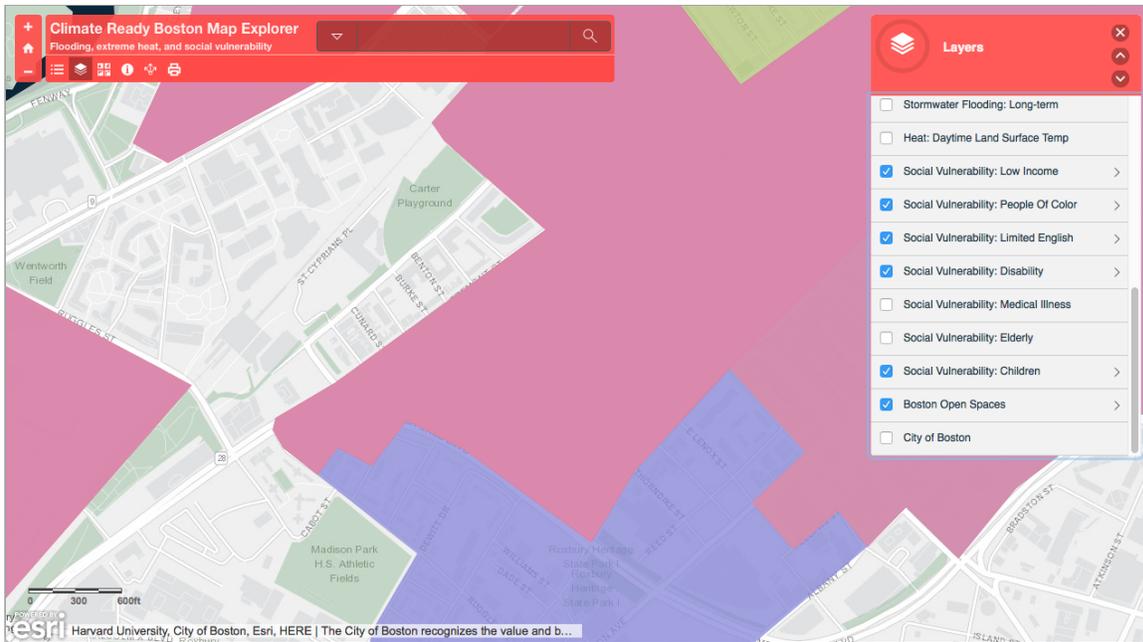
The preservation of green space has never been more critical as now. UNLR sits at the southern edge of one of the Eastern Seaboard's largest heat islands which stretches from Melnea Cass Boulevard to the Massachusetts Turnpike. The UNLR community green garden and the Melnea Cass corridor trees provide a dramatic and vital cooling effect from summer heat indexes. The green space efforts here, along Windsor and Melnea Cass will echo throughout the neighborhood and the city at large toward public health amid changing climate conditions in this dense urban setting².

¹[\[https://boston.maps.arcgis.com/apps/View/index.html?appid=7a599ab2ebad43d68adabc9a9ebea0e6&extent=-71.1583,42.2897,-70.9309,42.4060\]](https://boston.maps.arcgis.com/apps/View/index.html?appid=7a599ab2ebad43d68adabc9a9ebea0e6&extent=-71.1583,42.2897,-70.9309,42.4060)

² [\[https://nu.maps.arcgis.com/apps/webappviewer/index.html?id=7289f4a93a9649b4a964548afef9ebb9\]](https://nu.maps.arcgis.com/apps/webappviewer/index.html?id=7289f4a93a9649b4a964548afef9ebb9)



Heat Mapping of South End Heat Island, one of the worst on the Eastern Seaboard (note cooler temperatures start just across the street from Melnea Cass Boulevard due to green space and tree canopy) [Museum of Science Boston]



Overlapping Social Vulnerability Map [Harvard University, City of Boston, Climate Ready Boston]

Goals and Objectives of the Garden & Open Space

UNLR seeks to

- Improve accessibility & easement for garden and public thoroughfares
- Expand membership and participation in the garden
- Continue mission of food access
- Create public education and event spaces
- Actively participate in making Public Art and neighborhood beautification efforts
- Provide Programming & Training: STEAM/BPS, Gardening and Food Prep, Health Awareness,
- Emphasize Public Safety and Public Health efforts

Assessment of Demand for the Project

Over the decades the garden has served scores of people and currently there are twelve legacy gardeners and twenty community access beds. The benefits of gardening are myriad. In order to increase the benefit, we must make the space accessible for Elders and differently-abled, upgrade and improve existing easements and consistently offer training, events and other programming. By doing so, we can serve more elders, youth and neighbors and ensure the longevity of the Garden and Open Space in the Lower Roxbury community.

Community Benefit and Support

UNLR Community Garden + Open Space Letters of Support

Gardeners (English/Spanish)

Evelyn Smith

Eustacio Ramírez Bautista

Angel Rodriguez

Maria Agramonte Gonzalez

Christopher Rainville

Claude Booker

Yvonne Lalyre

Emmanuel Holiness Church (pending)

Frederick Douglass Memorial Sculpture

Speak for the Trees

David Meshoulam

The Food Project

Tu Anh Phan

Friends of Melnea Cass Boulevard

H. Parker James

Kay Mathew

Quentin Davis

The Urban Farming Institute

Nataka Crayton, Operations Manager (pending)

Bobby Walker, Farm Training Manager

United Neighbors of Lower Roxbury, Inc.

Tenants Development Corporation

Donald Ward

Frank Williams, local business owner, Friend

UNLR

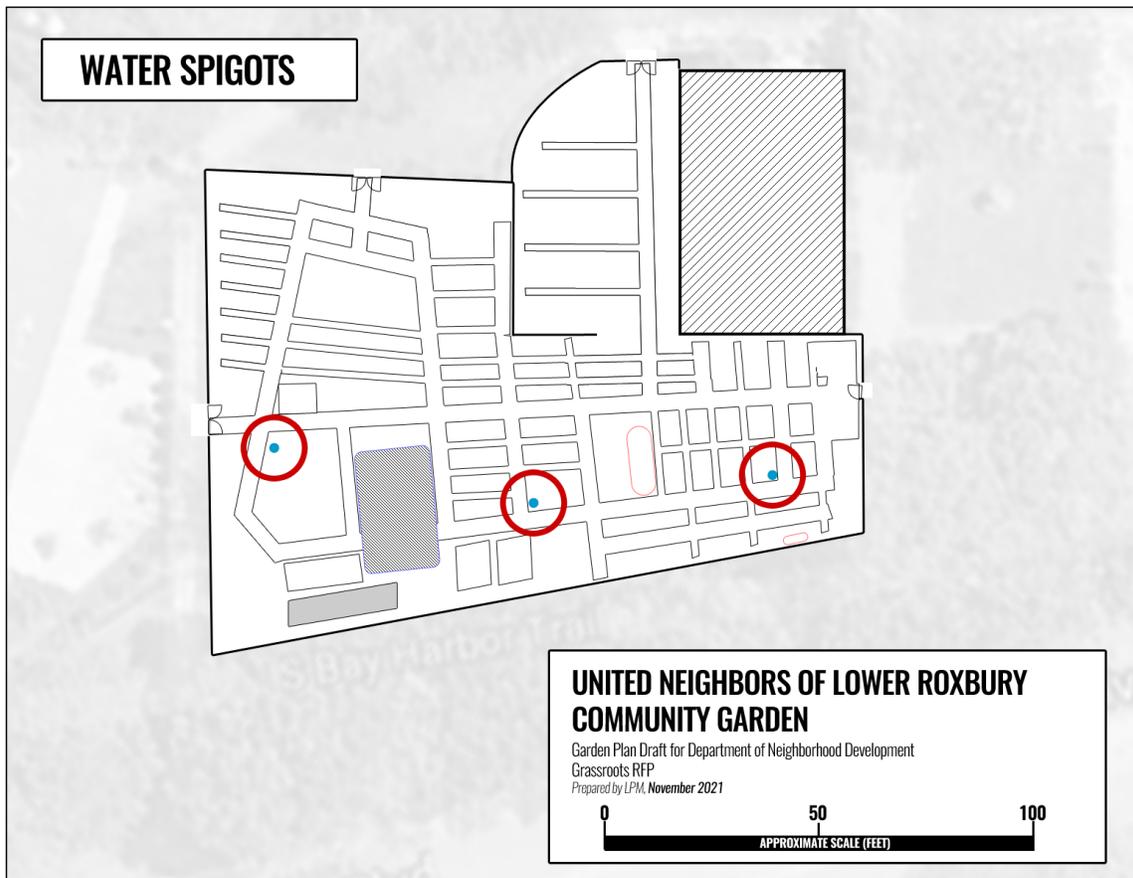
Joe DiGangi (pending)

Tasks Required To Complete The Project

Detailed Schedule Of Tasks

Capital Improvements

- Comprehensive Soil Testing
 - Comprehensive soil testing throughout the garden to determine any potential hazards in the soil. Use of raised beds will mitigate most risk, but checking for potential former landfill and hazardous chemical artifacts
- Water testing
 - Testing and analysis of water for quality to identify potential hazardous corrosion, acidity or mineral buildup from older fixtures and plumbing



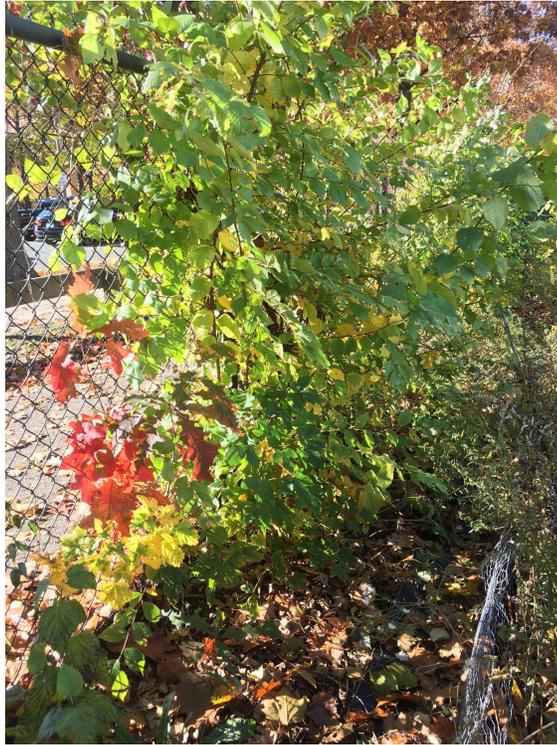
Irrigation

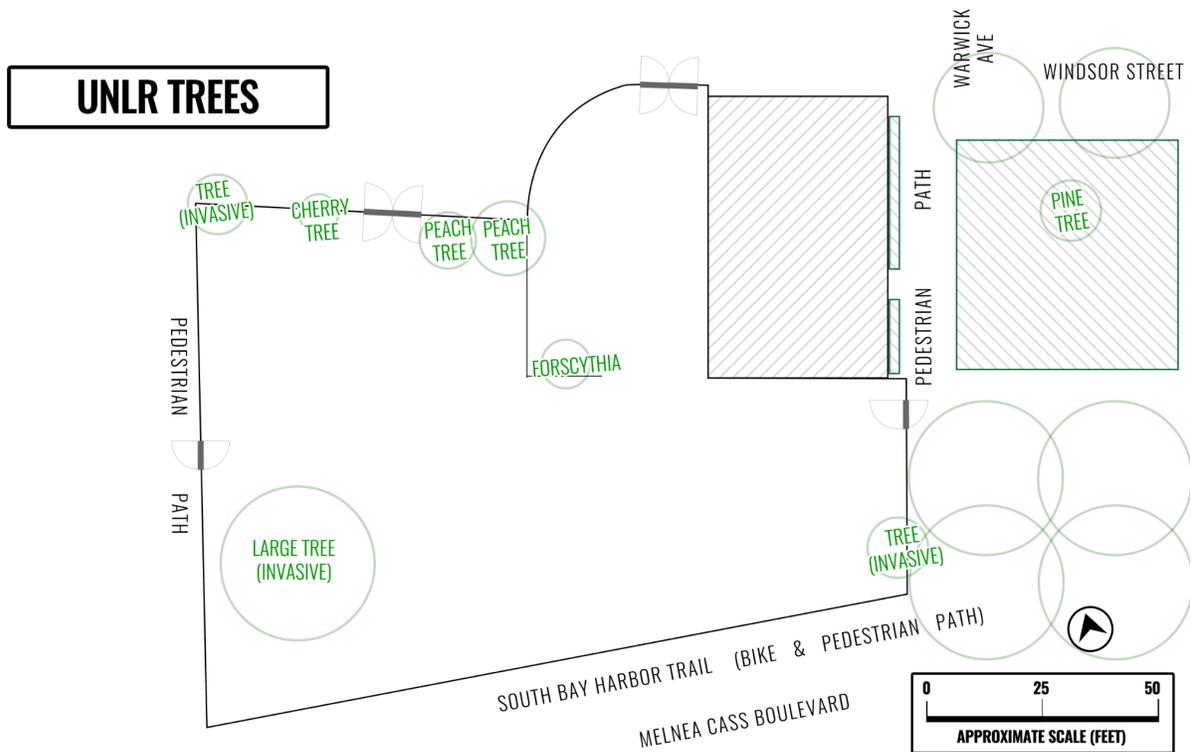
- Trace existing water lines to main valve
- UNLR will work with the BWSC to trace existing irrigation lines back to the main valve for proper and complete seasonal shutoff for winter freeze damage prevention
- Create new water access points and spigots
- With the new water survey information, create new spigots for water in the garden and explore options for an outdoor sink
- Irrigation boxes and access feed for timed irrigation system
- Water timers and irrigation drip lines for automated timed watering throughout raised beds



Tree Canopy, Tree Health

- Evaluate tree canopy, health of fruit trees (3 apple trees, cherry, peach), determine removal strategy for stumps & trees along fences - Speak for the Trees
 - Working with Seak for the Trees and Darden Tree & Landscaping, identify best options for existing tree canopy, removing dead limbs, removing invasive trees from fence line, improving health of the existing fruit trees, fertilizing and improving quality of existing trees
- Plaza parcel trees
 - Relocate pine tree at center of Windsor Street parcel plaza, explore options for varieties and placement of new tree plantings along public pedestrian paths

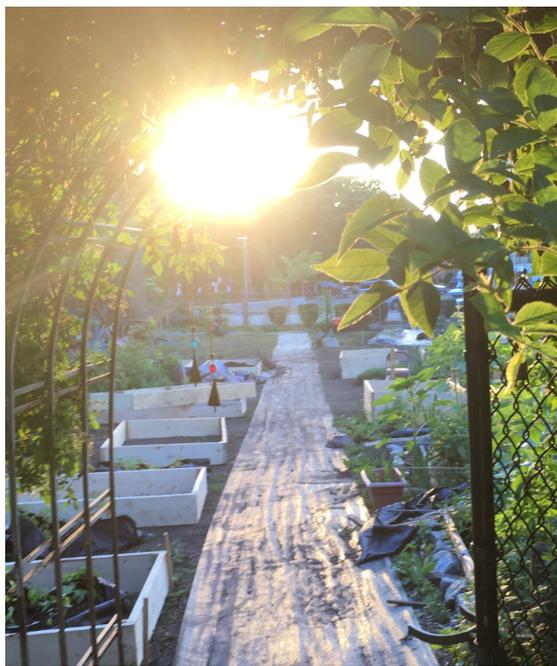
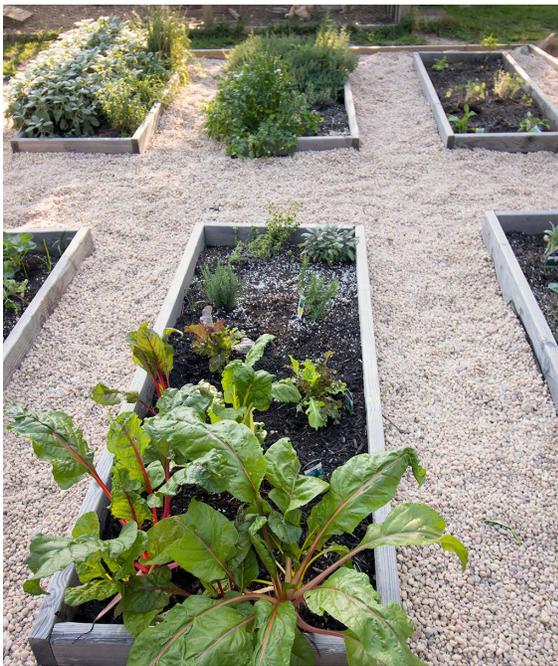


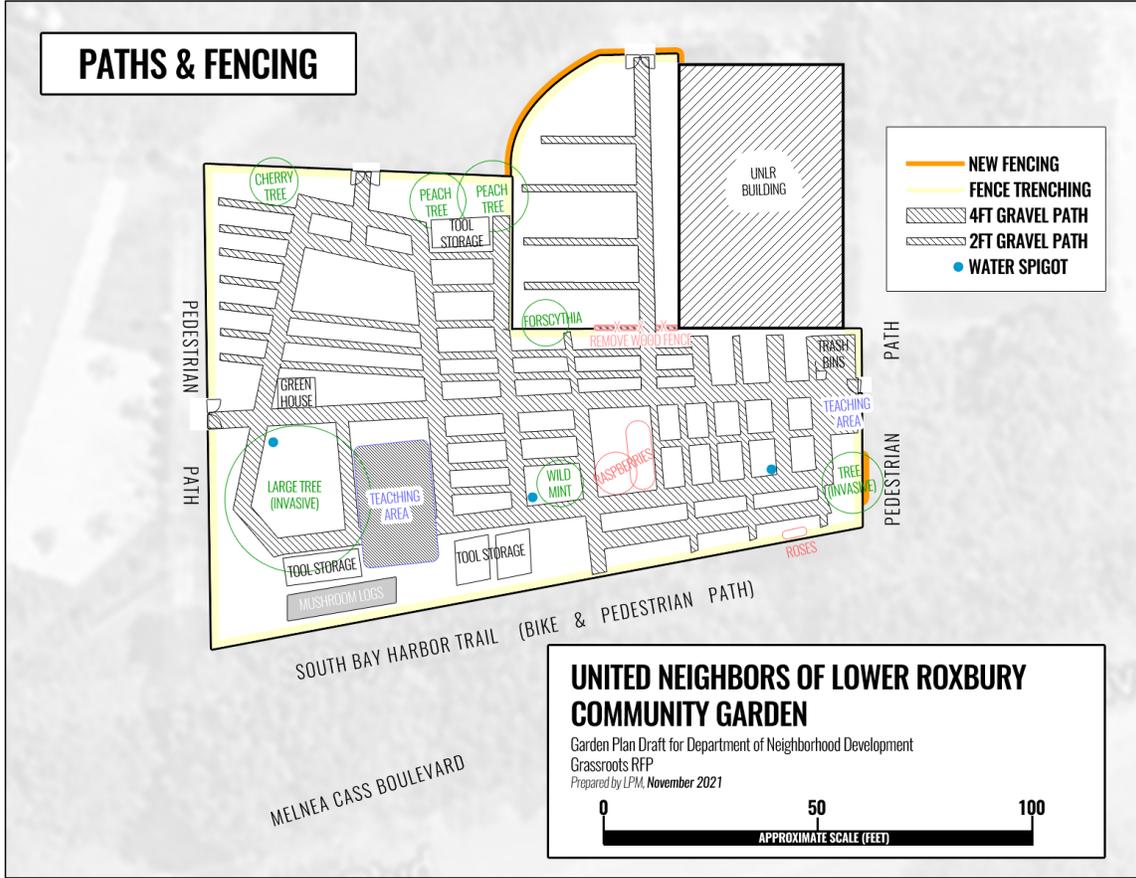


Accessibility

- Paths
 - ADA-compliant gravel and compressed road pack paths for accessible navigation and access. COG Design consultants to advise on ADA compliance and best practices
 - Weed Barrier Cloth for easier maintenance
 - Woven landscaping cloth for easier long-term maintenance of paths and under layer for paths
 - Grading and stone dust for ADA approved surface and access
 - Easements and Entrances

- Fencing along Northeast boundary
- Create new fencing along northeastern boundary to address public safety and neighborhood concerns



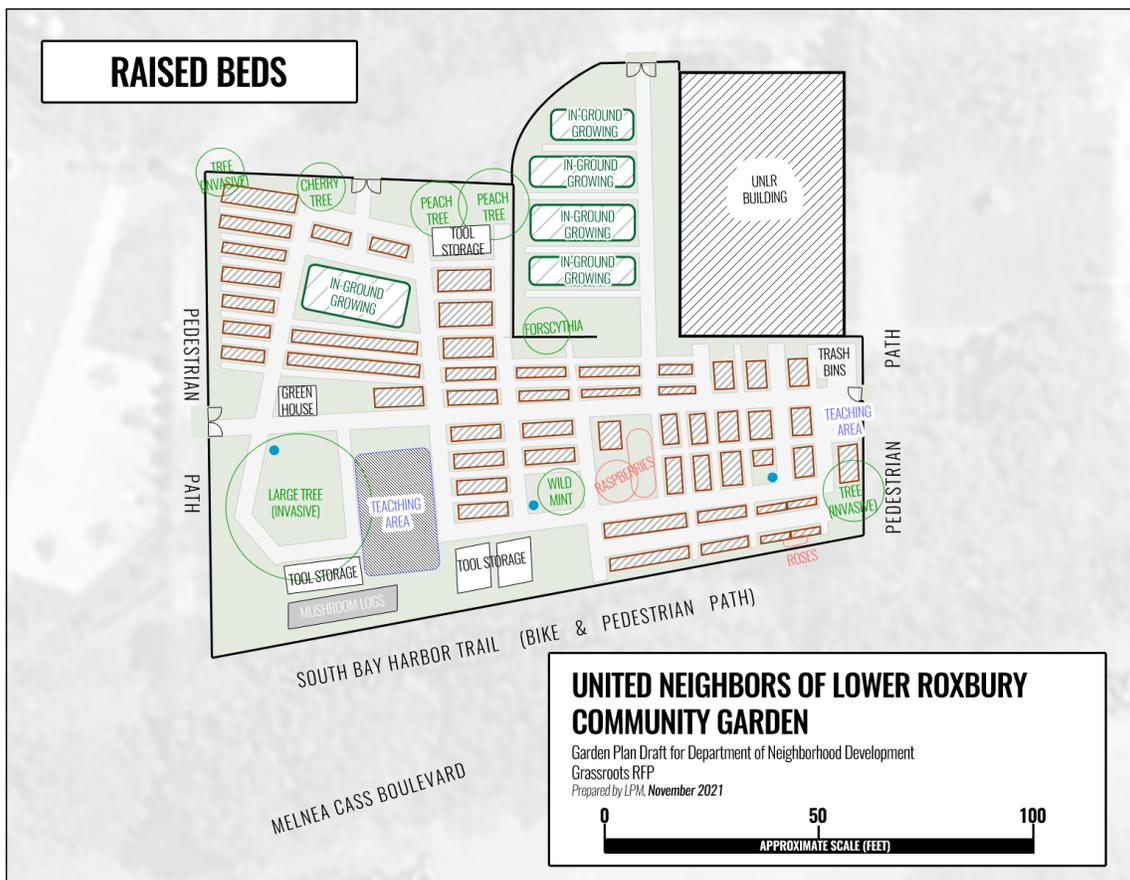


Raised Beds

- Continuing the work executed by our gardeners funded by a grant from the New England Grassroots Fund, continue to build double high (20-36" height) raised beds







Weed Abatement

- Stone Dust/pebble for garden perimeter
- Create hardscape fence line perimeter of gravel and stone dust to mitigate weeds and invasive tree growth along garden perimeter for easier long-term maintenance, perennial plant health and sightlines



Soil Delivery

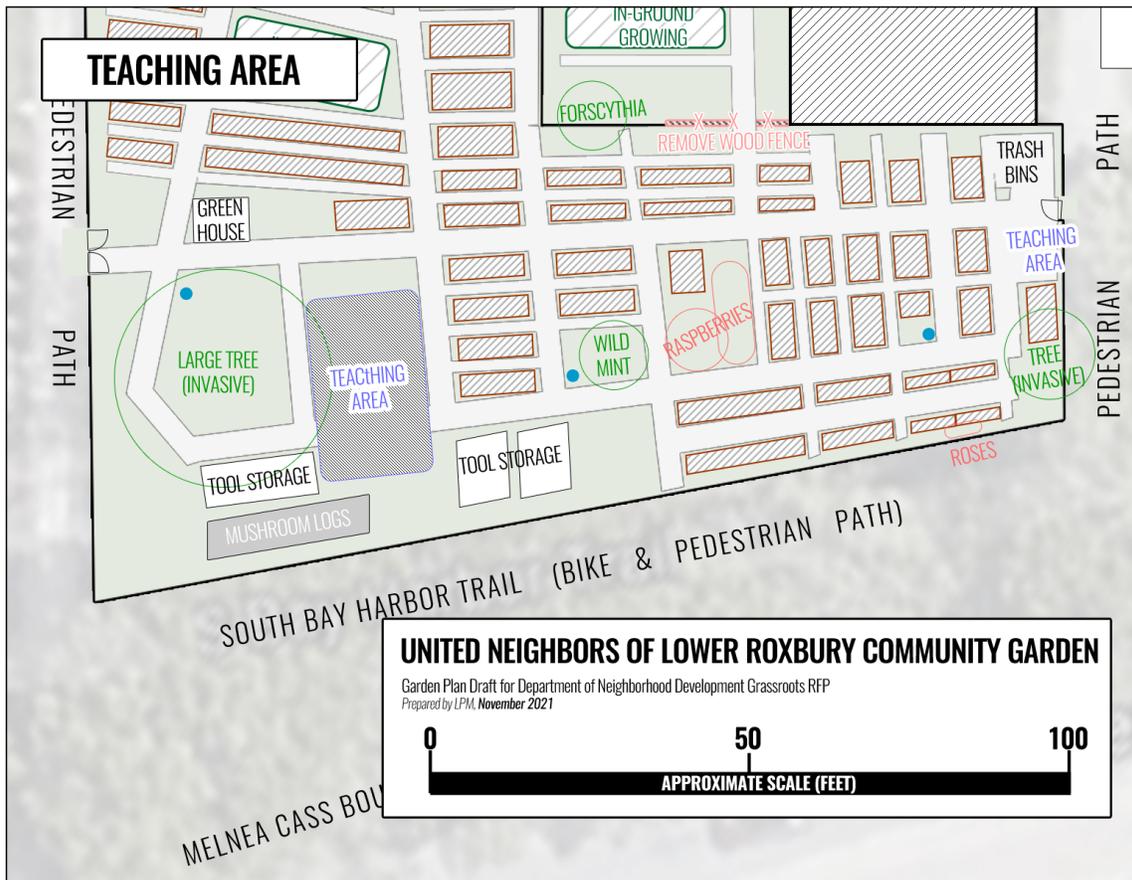
- Loam and Compost for raised beds - an in-kind donation from Landscape Express through City of Boston Contract for community gardens
- Set Up Compost System, Bins & Neighborhood Community Compost options



Teaching Area, Tool Storage & Greenhouse

- Teaching for demonstration and outdoor classes (yoga, tai chi, calisthenics, exercise, gardening, harvest, etc) lined with playground grade wood chips or EWF
- Collapsible seasonal tent for shade and cooling for physical exertion
- Privacy fence and custom signage at Northwest Boundary surrounding instruction area
- All-Season Storage Sheds for tools and supplies
- Permanent Greenhouse to replace and supplement seasonal hoop house growing areas





Community Food Giveaway Shelving and storage

- Moveable mesh wire shelving for seedling and growth & temporary tables
- Pest control consultation for rabbits, rats and pests



Signage to identify garden and direct new inquiries



United Neighbors of Lower Roxbury, Inc.

Unnumbered Melnea Cass Blvd. & Unnumbered Windsor St., Roxbury for Land and Funding Proposal

Windsor Street Plaza Improvements

- Add a new curb cut on Windsor St. to provide the driveway for fire trucks, delivery and other logistics needed for the community garden and further development of 90 Windsor St.
- Three of the current bollards and the water fountain located on the driveway will be removed.
- Underground future drainage system of the development of 90 Windsor St. This cost and eventual development be carried by the future development project at the 90 Windsor St. property
- Maintain existing sidewalks along Windsor St and alongside the property at 90 Windsor to allow continued pedestrian access from Windsor and Warwick to Melnea Cass Blvd
- Repair of the broken concrete sidewalk panels along Windsor Street
- Curb along the current square shape plaza will be fixed, permeable grass-crete pavers to maintain greenspace and open area along plaza for continued public open space access and for community gatherings/events
- New upgraded street lights will be installed at each corner of the plaza
- Some concrete paving will be further extended from the plaza to provide enough turnaround space for the fire trucks and emergency service vehicles
- Pine christmas tree will be relocated to the other side of the plaza





VIEW OF PROPOSED CURB CUT



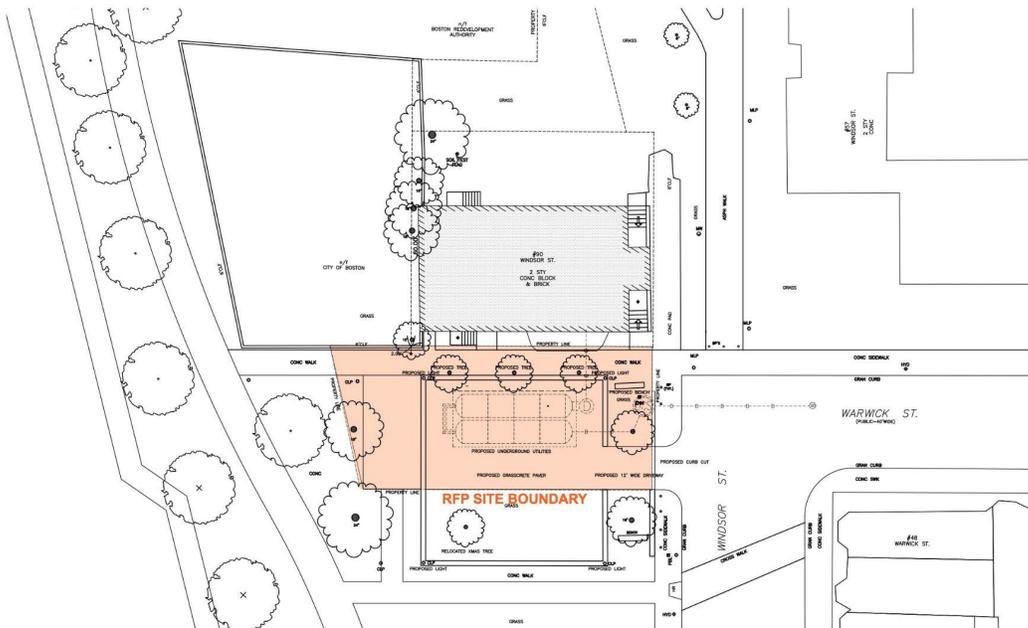
90 WINDSOR STREET | **URBANICA** - 11.22.2021

VIEW FROM WINDSOR STREET



90 WINDSOR STREET | **URBANICA** - 11.22.2021

PROPOSED SITE PLAN



90 WINDSOR STREET | **URBANICA** - 11.22.2021

Developer Summary Experience

UNLR Development Team Summary

William M. Singleton, Jr., President of UNLR
Ricardo Pierre-Louis, Treasurer of UNLR, Local Business Owner
Nina LaNegra, Advisor Consultant to UNLR, Performing & Teaching Artist
Lolita Parker, Jr. Co-Caretaker UNLRCCG, Artist
London Parker-McWhorter Co-Caretaker UNLRCCG, Artist
Born Bi-Kim Co-Caretaker UNLRCCG, Teacher
Chef Fulani Haynes, RN UNLRCCG, Performing Artist

UNLR Advisory Team

Nataka Crayton, UNLR Former President Emeritus, Operations Manager - Urban Farming Institute (UFI)
Bobby Walker, UNLR Former Board Member, Farm Training Manager - Urban Farming Institute (UFI)
Maria Faria, UNLR Development Advisor, Former BRA
Frank Williams, UNLR Friend, Local Business + Real Estate Owner, Friend of UNLR

Collaborative Organizations

Haley House
TDC - Tenants Development Corporation
Friends of Melnea Cass Boulevard
Speak for the Trees
COGdesign
Madison Park Corporation Teen Program

UNLR Executive Team Members

Bill Singleton, Executive Director UNLR
Ricardo Pierre-Louis, Treasurer UNLR
Nina LaNegra, Consulting Advisor to UNLR

UNLR Garden Team Members

Born Richardson, Garden Co-Caretaker
London Parker-McWhorter, Garden Co-Caretaker
Lolita Parker, Jr., Garden Co-Caretaker
Bobby Walker & Nataka Crayton, Gardeners Emeritus & Advisors

UNLR Garden Event & Training Programmers

M. Fulani Haynes, R.N., Teaching Gardener, Chef & Artist
Born Richardson, Teaching Gardener

United Neighbors of Lower Roxbury, Inc.

Nina LaNegra, Teaching Artist

OVERSIGHT OF DAILY OPERATIONS OF THE GARDEN

Daily operations of the garden are the responsibility of Born Richardson, London Parker and Lolita Parker, Jr. the UNLR Community Garden Co-Caretakers. The garden hours are seasonally dawn till dusk Monday to Sunday. The Season is from April to November, the water will be turned on in late April to early May until late October or early November. Gardeners with plots will be given a key and oriented to the use and care, informed of seedlings from the Dudley Street Greenhouse and when work will be done collectively in the Community Garden beds.

- Soil creation
- Composting
- Community Plots
- Individual Plots

The process of obtaining a plot is

- Seasonal fee of \$50 is toward the water bill.
- If a gardener cannot care for their garden plot due to illness or emergency then:**Year Round Maintenance of the Community Garden + Open Space**
- Managed by the Garden Co-Caretakers
- Supplemented by the Gardeners and
- Other volunteers from local colleges such as Northeastern University's NU Ace's program, corporations,



The UNLR Community Garden Project will draw upon the UNLR team's previous experience improving garden space in the Hammond Triangle at the UNLR garden, the Bessie Barnes Community Garden and Memorial Park, as well as drawing on the experience of individual members' roles as small business owners, community organizers, nonprofit administrators .

United Neighbors of Lower Roxbury, Inc.

In the spring and summer of 2021, UNLRCC helped create a first of its kind public art exhibit for the Museum of Fine Arts Boston, designing and installing a sunflower garden at the Museum’s Huntington Avenue entrance. Entitled “A Garden for Boston: Radiant Community” this public art project furthered UNLRCC’s long-collaboration with artist Ekua Holmes and the Roxbury Sunflower Project. <https://www.mfa.org/exhibition/garden-for-boston> The exhibit was a part of a celebration of regrowth, community regeneration and reclamation across Roxbury and Boston as a whole which UNLR has proudly helped facilitate and which was featured in the 2021 Boston Art Review.

<https://bostonartreview.com/reviews/issue-07-garden-for-boston-paige-curtis/>



Additionally, work will continue under the advice of Gardeners Emeritus Nataka Crayton & Bobby Walker who ran the UNLR garden for years before expanding their work to found the Urban Farming Institute and become the Operational Manager and Farm Training Manager, respectively.



UNLR Development Team Resumes

William Singleton

Ricardo Pierre-Louis

Nina LaNegra

Lolita Parker, Jr.

London Parker-McWhorter

Born BiKim

Chef Fulani Haynes

William M. Singleton, Jr.

88 Hammond Street
Boston MA. 02120
617.821.9475

Bill.Single@gmail.com

EDUCATION

Harvard University Ex

C.S.S Candidate for Certificate of Special Studies in Business Administration (CSS)

Cambridge, MA

Harvard University

B.A. in Economic with a special concentration in Literature and Social Sciences

Cambridge, MA

WORK EXPERIENCE

Real Estate Developer - Owner Quest Real Estate

Boston, MA

Developed properties in what Mr. Singleton has dubbed "The Quarter" on Hammond Street and the surrounding area.

- Owns and operates over \$8 Million dollars of property in the South End & Lower Roxbury neighborhoods of Boston, Massachusetts and in Kansas City, Missouri in Sheraton Estates, Vineyard Gardens and Swope Park
- Assists aspiring homeowners and property owners in the area of the South End and Roxbury
- Provides space for artists to develop their artistic quest.

Quest Films Productions- Founder and Owner

Boston, MA

Produced

"**Fade To Black: the Trigger Effect**," www.questfilmproduction.com

"**CRF**," 11 Community Television spots for **CRF, The Community Relief Fund** for Mayor Menino's office

5 Music Videos for **ESO Band**, "**Raw**" and "**Sometimes I Wonder Why?**" won an award

"**Cendaant**," a promo video on real estate for Eric Sonnebend of the The Royal Sonesta Hotel family business

Produced and Edited

Documentaries

"**Jazz Boston, Fred Taylor on Storyville**"

"**Fashion! The Kansas City Experience**"

"**Patrick Petty's Fashion - The Boston Experience**"

"**Why Don't You Vote**" dealing with the 2004 Democratic National Convention (in-progress)

"**The Candidate**" Mr. Barack Obama in New Hampshire" (in-progress)

Political Ads

"**We're Democrats We fight for You**" Al Gore Presidential Campaign

"**Voting For Diane**"

"**Decima Francis and the KING**," the **MBE Award**, Prince Charles of England awarded Ms. Francis with the MBE. (Member of the British Empire)

Black History Magazine

Boston, MA

Founding Publisher and Owner

Launched Black History Magazine. Served as Publisher of the first Black History Magazine dealing with both current and historical news which is distributed on the newsstands in 10 major cities and several schools, colleges, organizations and major conventions. We are now publishing on the internet at www.bkhonline.com

Black History Gala Event: Black History Magazine Awards Ceremony

Boston, MA

Produced the first **Black History Magazine Awards Ceremony** Honoring **Dr. Alvin Poussaint** of the **Bill Cosby Show**. Held at the Four Seasons Hotel of Boston May 4th, 1995

Harvard Business School

Cambridge, MA

Served as an assistant to Harvard Business School Prof. David Lax. Assisted in designing a grading system for students

Quest Company

Kansas City, MO

Founded Quest Company - Served as CEO. Created, financed, and marketed a board game called "**Manipulation**," dealing with high finance. Quest Company publishes a board game, a puzzle book, a magazine and other printed matters dealing with media. Founded in 1974 to present

United Neighbors of Lower Roxbury, Inc.

**Board Memberships
Roxbury, MA**

South End & Lower

Ward 9 District 2 Ward Committeeman, and Board member, an elected position
United Lower Roxbury Community, Inc. (UNLR) Current President & Board Officer of the 50 year old nonprofit

Ricardo Pierre-Louis

Privé Parking Boston

409 Dudley St

Roxbury, MA 02119

508.326.6929

ricardoapierreloUIS@gmail.com &

<http://priveparkingboston.com/>

While attending the University of Massachusetts Dartmouth, **Ricardo Pierre-Louis** worked as a valet parking attendant in order to make ends meet as a college student. Graduating with a Bachelor's degree in Finance & Economics, combined with 3 years of informative internships including career opportunities with companies: Merrill Lynch and Fish & Richardson, Louis decided to pursue entrepreneurship in the valet parking industry. Equipped with hands-on knowledge of the parking business now combined with the ability to understand it's financial structure and fundamentals- Louis found his niche.

Thus in 2012, **Privé Parking Boston** was founded. Initially launching in the Southend area, Privé Parking Boston now spans from the South End to the Back Bay to the Seaport neighborhoods of Boston. The sole mission of Privé Parking Boston is to provide an innovative approach to best suit the needs of clients by understanding operations and creating the most effective solutions for each individual customer.

Privé Parking Boston clients include Larz Anderson Auto Museum in Brookline, Deuxave Restaurant in the Back Bay and Herb Chambers BMW in Brighton, Massachusetts. Skilled with operations Ricardo Louis manages a team of over 25 employees and handles all business administrative and financial responsibilities. In 2020 he received a City of Boston award of the MBE Certified Business Spotlight by Mayor Walsh and Chief John Barros.

As a devoted Massachusetts citizen, Louis has been an active member of the United Neighbors of Lower Roxbury (UNLR) promoting economic, civic, and community engagement to preserve and improve the quality of life in his Lower Roxbury neighborhood. Board member and officer of the UNLR, he is able to connect his internal drive with public matters. He is inspired by these words of Dr. Martin Luther King Jr.: "Life's most persistent and urgent question is, 'What are you doing for others?'" Investing in the assembly of his surroundings just as he does his valet business, Louis acknowledges that these commonalities build solid bridges and strengthen universal decrees and goals across all factions. Louis aims to bridge the gap amongst Boston minorities, whether disparities be related to: health, educational, housing, or resource allocation, we are far better united than divided.

In his leisure time you can easily find Louis cheering on the Boston Celtics during the NBA season, spending time with family and friends, exercising, and helping others through enlightenment, empowerment, and influence.

United Neighbors of Lower Roxbury, Inc.

NINA LANEGRA

Boston, MA 02118 (617) 935-3244 ArimahN@gmail.com

OBJECTIVE To Consult & Advise on Land Acquisition & Funding for UNLR, Inc.

QUALIFIED BY

- Over 5 years Real Estate experience in nonprofit, property management and community development.
- Serving as former Board Officer, Advisor & Consultant with UNLR, a 50+ year old nonprofit and others.
- For more than a decade, I have taught and lectured from elementary school to college and university level. I am an experienced, award-winning broadcast journalist, talk show host and producer.

RELATIVE EXPERIENCE

UNLR, Inc., Board Member & Real Estate Development

Lower Roxbury, MA

Re-instatement of nonprofit status; Negotiated with IRS for dismissal of \$100K back taxes & penalties; successfully completed 200 page Audit; Identified Architect for Conceptual Design; Identified & worked with Developer: Reviewed & Assessed Feasibility Studies; Wrote Grant to CEDAC for Real Estate Development Consultant; Negotiated with Developer, BPDA, DND & City of Boston for IDP funding for the development of UNLR property; Finalized design presentation to BPDA; Engaged in community process. Hired to write RFP response to DND. Procured in-Kind Services from COGdesign (Letter of Support). Served as an Impact Advisory Member for the Hotel Alexandra in Boston & the Community Advisory Board with Northeastern University

FMCB - FRIENDS OF MELNEA CASS BOULEVARD

Lower Roxbury, MA

Collaboratively ended and transformed a 1.1 mile, Federal funded and City of Boston road construction project to a redesign for a regenerative Greenway to benefit the surrounding community. (in-progress)

Resident Property Manager, Haley House

South End, Boston, MA

Management of Haley House Columbus Avenue property

PROFESSIONAL EXPERIENCE

Adjunct Professor and Academic Advisor

Back Bay, Boston, MA

Bay State College Entertainment Management Department Evening Division

Adjunct Professor & Media Literacy Instructor

Back Bay, Boston, MA

New England Institute of Art; Institute of Contemporary Art; (IBA) Inquilinos Boricuas en Acción The Cacique Youth Learning Center for Teens; The Paul Robeson Social Justice Summer Institute; Dimock Community Health Center; Maria Baldwin School (formerly the Agassiz School- Cambridge) Americorp – YouthBuild, Berklee College of Music, Boston Latin School

Practicing, Teaching and Certified Artist in the City of Boston

Goethe-Institut Boston - Pending

inPUBLIC Boston - Downtown Crossing

Celebrity Series of Boston - Black Voices

HUBWeek - BOS

Club Passim - Cambridge

Institute of Contemporary Art - BOS

Northeastern University - BOS

Paradise Rock Club - Lounge - BOS

Isabella Stewart Gardner Museum - BOS

Boston Book Festival - BOS

Roxbury Poetry Festival - BOS

commonart - Artist in Residence - BOS

Founder, Producer & Host, Art Is Life Itself!

Roxbury, MA

Performer, Host/Producer at the Haley House Bakery Cafe

Professional Talk Show Host, Journalist & Producer

Boston, MA

CBS Boston, WBZ, WGBH, HBO, C-SPAN, TVKO, Celtic-Vision, The Nelson Network, Harvard University

United Neighbors of Lower Roxbury, Inc.

EDUCATION

Pratt Institute, Brooklyn, NY & UMB - Boston, B.A., *summa cum laude* in both, Art & Black Studies

LOLITA PARKER JR

Project Manager - Artist - Community Organizer - Green Space Advocate

roxbury02119@gmail.com

2016/2021 - Co-Caretaker UNLRCG

**2016 - 2021 Co-Caretaker
Bessie Barnes Comm. Garden and
Memorial Park**

**2021 Museum of Fine Arts - Roxbury
Sunflower Project**

2017- Urban Gardener of the Year

1998 - 2020 Boston Blooms - With bulbs provided by the City, organized volunteer plantings in Upham's Corner, DSNI Charter School, Melnea Cass Blvd, United Neighbors of Lower Roxbury Community Garden, Causeway Street and The Linderman Center.



FOUNDER - PARKER DIGITAL IMAGING 2001-2021 - Photography Services

“A RECKONING IN BOSTON” • 2020 * Feature Documentary • Lost Nation Productions, Dorchester, MA (Dir. James Rutenbeck)

“COME HELL OR HIGH WATER: THE BATTLE FOR TURKEY CREEK” • Feature Documentary • Leah Mahan Productions, Turkey Creek, Mississippi (Prod/Dir: Leah Mahan)

“GAINING GROUND: BUILDING COMMUNITY ON DUDLEY STREET” • Feature Documentary • Leah Mahan Productions, Dorchester, MA 2012 (Dir: Leah Mahan)

“HOLDING GROUND: THE REBIRTH OF DUDLEY STREET” • 1997- Feature Documentary • Holding Ground Productions, Dorchester, MA (Dir. Leah Mahan and Mark Lipman)

PROJECT MANAGER - Northeastern University - Lower Roxbury Black History Project

DEWITT COMMUNITY CENTER - Co -Curated 100+ pieces of historical and contemporary imagery for Madison Park Development Corporation's Community Center

CREATEWELL FUND - 2016/2017 - UNLRCG History in the Garden Installation

HALEY HOUSE BAKERY CAFE - 2005 - 2011 Founding Art Curator

EDUCATION/ 1993 University of Southern California. Bachelor of Fine Art • Cinema/Television

London Parker-McWhorter

London Parker-McWhorter is a Boston-based photographer, composer, digital artist and gardener. His clients and exhibitors include local non-profits and universities such as Northeastern University's **Lower Roxbury Black History Project**, Harvard University's **Charles Hamilton Houston Institute**, Madison Park Development Corporation's [DeWitt Community Center](#) and the New England Blacks in Philanthropy nonprofit.

As an avid gardener and a project manager, Parker-McWhorter focused on the Trustees of the Reservation's **Bessie Barnes Garden** and the United Neighbors of Lower Roxbury's **Community Garden**. As garden caretaker, he coordinates vendors, deliveries, volunteer groups and community outreach for both the UNLR Community Garden and the Trustee's Bessie Barnes Garden. Also, under a grant from the **New England Grassroots Fund**, London oversaw and managed the expansion of raised beds and accessibility projects. At Madison Park's Dewitt Community Center his curatorial and art production duties could be seen throughout their properties.

Constantly learning, London is heavily indebted to the guidance, inspiration and mentorship of *Lolita Parker, Jr., Nataka Crayton & Bobby Walker* of the **Urban Farming Institute** in Mattapan and *Eva Sommaripa* of **Eva's Garden** in Dartmouth, Massachusetts.

Lolita & London's collaborative work with world-renowned and local, fine artist **Ekua Holmes** on her "[Roxbury Sunflower Project](#)" brought them to the **Museum of Fine Arts** in 2021 where they installed a first of its kind collaborative contemporary piece on the Huntington Avenue titled "**Radiant Community.**"

Press and recognition has included features in the **Bay State Banner**, [Boston Neighborhood News Network](#), [Boston Art Review](#), [Boston Cyberarts](#), and **Beacon Hill Times**.

Born Bi-Kim

Born Bi-Kim started doing **Peer Counseling** and leading youth groups as an adolescent in **1987**, while in Boston's urban street culture + underground hip hop and house music scene. This early work led Born to counsel in a professional capacity for the next 30 years, with many urban youth.

Working as a **Dean of Students** in two local area middle and high schools, developed Born's leadership, organizational and motivational skills for student bodies of 400 plus. During community outings to interscholastic activities at school

assemblies, between classes and during all aspects of their day from arrival time to dismissals, Born led, organized and motivated students.



In 2005, Born worked with the **Student Conservation Association (SCA)** as **Head Counselor** where he led urban adolescents doing conservation in Franklin Park for two summers in Boston and then in Minnesota.

In 2008, Born led a group of twenty youth for the **S.C.A./ Metropolitan District Commission (M.D.C.)** in the wooded areas of West Roxbury through the **Allandale Woods**, which were given to the city during colonial times. The combined work of the 3 years was aimed at trail maintenance, removal of non-native invasive plant life, development of new trails and correcting of trails with soil erosion. The work was based on the principle of leaving no trace and ecological work of the day to promote the healing of the earth, allowing residents to enjoy nature.

In 2017, Born Bi-Kim became an **Urban Gardener** on the plot of land called the **UNLR Community Garden**, stewarded by **United Neighbors of Lower Roxbury, Inc.**

In 2018, Born took on more of the responsibility and began doing a lot more to help with garden caretaking, through building raised beds, firming garden plot lines and helping with whatever he could. From then until now, Born has helped to expand the garden space and improve its capacity to grow more effectively. Adding more raised beds, doing work to help better open and close the garden for the growing season are some of the plans for next season.

Born Bi-Kim is starting a program called **Up-Roots!** Uproots is focused on teaching urban youth about *Urban Perma-Culture, Landscaping, vertical growing and planning of plots in urban areas that need them most.*

Chef Fulani Haynes RN

617.710.1300 fulaniskitchen@gmail.com



Chef Fulani Haynes RN is the owner and curator of **The Village For Education And Training - Youth Garden Project** is located at the **Spencer Street Garden** for good reason. Her passion, grace and attention to details is what organic farming is all about. She doesn't go by the book, Fulani ***is*** the book.

From seed to plant her teaching gardens are the epitome of the farm to table experience. The students emerging from her certificate school have greater understanding of their bodies and the nourishment needed to live long and healthy lives; just as she's done.



If you haven't already, dive into one of her master salads and your inner vegan, will thank you.



Classes are held from May to November

Garden & Farm Sites

Thornton Street Farm
Urban Farming Institute
Spencer Street Garden
Bessie Barnes Garden
The Dudley Greenhouse
UNLR Community Garden

UNLR Advisory Team Experience Summary

Along with a dedicated team, there is a deep bench of experienced gardeners, business people and development personnel.

Former UNLR President and current Operations Manager at the Urban Farming Institute, (UFI) **Nataka Crayton**, and UNLR Gardener Emeritus, Nataka's vision and organizational skills led to the dream of open space being well curated and managed. Husband and colleague, **Bobby Walker** also at UFI, has steadfastly put in the labor and organizing to continue the legacy of the UNLR Community Garden to this day, by training others, sweat equity and making the Urban Farming Institute a success. Their combined gardening and farming wisdom, experience in organizing and working with the community is invaluable.

Frank Williams, Lower Roxbury Businessman & Friend of UNLR, Frank's lifelong connection to Lower Roxbury is steeped in multi-generational ties to the history, culture and economics of Boston. Frank is not only an advisor, but a team player and cheerleader for UNLR.

Maria Faria, former BPDA Manager in Roxbury & Friend of UNLR. Maria's decades long experience at the BPDA focusing on Roxbury is very helpful to educate and manage the city process. UNLR looks forward to continuing to tap into her wisdom.

Nina LaNegra, Artist, former Vice-President of UNLR and Friend of UNLR has been involved with the neighborhood since 1979. Her attachment began as a decades long friendship with a multi-generational family that continues to this day. During her tenure as Vice-President of UNLR, Nina worked to re-establish the 501c3, remove outstanding taxes with the IRS and complete a 200 page Audit. The development of the Community Garden and Open Space is a long-held goal. Identifying resources and formulating beneficial relationships is one of her strengths.

Kamran Zahedi of Urbanica Boston has been one of UNLR's biggest supporters since he built the Marriott Hotel & Residences. Moving his offices to Lower Roxbury helped the relationship with UNLR deepen by Urbanica sharing their knowledge and wealth of information about the development process. Zahedi's team of professionals have been available for information sessions with the organization, from Architects to Project Managers.

Project Development Budget

Financial and Administrative Capacity

See Attached

BUDGET			
UNITED NEIGHBORS OF LOWER ROXBURY, INC			
COMMUNITY GARDEN + OPEN SPACE			
Parcels 0901968010 + 0902025020			
Budget Overview			
		Total Budget	\$164,830.00
Hard Costs			
	Materials		\$129,830.00
	Construction & Labor		\$105,690.00
			\$44,000.00
Soft Costs			\$35,000.00
	Administration		\$24,000.00
	Architect, Design, Engineering		\$7,000.00
	Insurance		\$3,000.00
	Utilities		
Note - Unless otherwise noted, all materials, construction & labor line items include a 10% overage contingency			

Phase	Item/Service	Description	Contractor/Preferred Vendor	Cost	# of Units	In-Kind Donation	TOTAL	Soft Cost?	Materials	Construction & Labor	Insurance	Admin	Engineering
Site Prep/Survey	Arborist	Evaluate tree canopy, health of fruit trees (3 apple trees, cherry, peach), determine removal strategy for stumps & trees along fences	Darden's Tree & Landscaping	\$500.00	1		\$500.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tree Trimming	Branch removal, pruning, staking fruit trees	Darden's Tree & Landscaping	\$1,500.00	1		\$1,500.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Remove Tree	Remove tree stumps and invasive trees along perimeter	Darden's Tree & Landscaping	\$1,200.00	1		\$1,200.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Water Testing & Irrigation Survey	Water quality testing and re-mapping of water lines from main to garden spigots	Urban Farming Institute	\$800.00	1		\$800.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Soil Testing	Multi-site soil testing for toxins and pollutants	Urban Farming Institute	\$600.00	1		\$600.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Former Shed Foundation Removal	Remove in-ground foundation of former shed	Da Rosa Construction	\$600.00	1		\$600.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauling, Disposal Costs	Hauling and disposal of excess old lumber, branches, trash and scraps.	Da Rosa Construction	\$600.00	1		\$600.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tree Maintenance, planting, training	In-Kind donation to UNLNR Community Garden	Speak for the Trees	\$600.00	1	\$2,000.00	\$0.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ADA Compliance Consultation Review		COCGdesign	\$0.00	1	\$3,000.00	\$0.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rolloff Rental			\$2,000.00	2		\$4,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purchase of Parcels from Boston DND			\$110.00	2		\$220.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Review of CPA funds for DPW Parcel			\$3,000.00	1	\$3,000.00	\$0.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Annual Liability Insurance		KD Hicks Insurance Agency	\$1,500.00	2		\$3,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UNLNR Administration, Permitting, Coordination, Project Management			\$5,000.00	3	\$5,000.00	\$15,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessibility & Easements							\$9,800.00	<input type="checkbox"/>	<input type="checkbox"/>				
Road Pack/Stone Dust/Gravel			\$15.00	1000		\$15,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delivery & Labor			\$800.00	20		\$16,000.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing & Perimeters							\$31,000.00	<input type="checkbox"/>	<input type="checkbox"/>				
Stone Dust/Rock Pebble for borders		Handscaping fence/line	Hurst Landscaping	\$15.00	500		\$7,500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing Baseboard			Hurst Landscaping	\$6.00	800		\$4,800.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Remove fence grown into tree			Da Rosa Construction	\$600.00	1		\$600.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New fencing along interior border				\$3,000.00	1		\$3,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New gate along path to facilitate compost/diverives				\$800.00	1		\$800.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Custom Printed Privacy Scrim for Fencing in Instruction Area				\$800.00	2		\$1,600.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Acoustic Batting for Chainlink Fence Border		~220 ft of fencing along Melina Cass - https://www.fencefabricsonline.com/noise-reducing-fence-cover		\$605.00	8		\$6,440.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Collapsible Tent For Outdoor Instruction				\$1,000.00	1		\$1,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wood Chips for outdoor instruction area		8 cu yards of playground grade shredded wood chips for 22'x22' teaching area @ 5" depth		\$75.00	8		\$600.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Raised Bed Construction							\$18,300.00	<input type="checkbox"/>	<input type="checkbox"/>				
Cedar Board		Cedar Board for 10-15 year raised beds	DB&S Lumber	\$240.00	48		\$11,520.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raised Bed Construction		Assembly, construction, leveling and installation of raised beds	Da Rosa/UFI	\$120.00	48		\$5,760.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Misc Wood & Plywood				\$500.00	1		\$500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Raised Bed Construction Volunteer Labor		20-40 Volunteers from local organizations and Urban Farming Institute	UFI	\$17.50	120	\$2,100.00	\$0.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raised Bed Corners		https://www.gardeners.com/buy/raised-bed-corners-set-of-2/88098689.html?variation=BP_5637156198		\$60.00	96		\$5,760.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Phase	Item/Service	Description	Contractor/Preferred Vendor	Cost	# of Units	In-Kind Donation	TOTAL	Soft Cost?	Materials	Construction & Labor	Insurance	Admin	Engineering
	Soil/Compost/Loam Mix	Yards of loam, topsoil mix	Landscape Express	\$40.00	200		\$8,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Soil Delivery & Labor	Kelp, Neptunea, Vermiculite, Fruit tree fertilizer, Hay, Wood Shavings	Hurst Landscaping	\$200.00	20		\$4,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bulk Materials for soil treatment			\$600.00	1		\$600.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenhouse		https://www.wayfair.com/outdoor/dp/dp/ton-greenhouses-ecogrow-2-twin-wall-6-ft-w-x-8-ft-d-greenhouse-gt1149.html	\$1,500.00	1		\$1,500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Raised Bed Irrigation	Timers, hose, joints & caps for UV resistant hose irrigation		\$1,200.00	1		\$1,200.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mushroom Log Platforms and Materials	Fresh cut, wax-treated oak branches for mushroom inoculation, mushroom spores		\$20.00	20		\$400.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sanitation, Storage & Shelving			Sub-Total			\$39,240.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Permanent Storage Shed & Tool Lockers	Permanent storage shed	Da Rosa Construction	\$1,000.00	3		\$3,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Delivery, Installation & Labor	Assembly construction and installation of shed foundation	Da Rosa Construction	\$300.00	1		\$300.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outdoor sink	Winterized outdoor sink for food prep, sanitation, off season removable water feed		\$450.00	1		\$450.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Recycling, Trash Receptacles	Permanent trash cans and recycling		\$30.00	3		\$90.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Framed Mesh Seeding/Sorting Tables	Construction materials, labor & installation	Da Rosa Construction	\$40.00	6		\$240.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Metal frame for seeding cover	Frame and damp outdoor seeding growth		\$250.00	1		\$250.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Translucent Grow Cloth	Bird/sect resistant mesh material for materials for seeding growth		\$90.00	1		\$90.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4 Dewitt Woven Weed Barrier	Dewitt Sunbelt Woven Weed Control Garden Landscape Fabric Ground Cover		\$80.00	4		\$320.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Composting Bins			Sub-Total			\$4,740.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Composting Bins	Composting bins for garden refuse and neighborhood foodstuffs		\$300.00	3		\$900.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Permanent Horticulture			Sub-Total			\$900.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blueberry, Raspberry, Blackberry plants			\$120.00	10		\$1,200.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tulip, Daffodil, Dahlia Bulbs			\$30.00	25		\$750.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All-season horticulture for plaza			\$40.00	10		\$400.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seeds, seedlings & growing material		City Natives, Dudley Greenhou	\$5.00	20	\$6,000.00	\$100.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plaza Improvements			Sub-Total			\$1,950.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Remove Defunct Water Fountain	Remove concrete water fountain, cap plumbing, repair sidewalk		\$1,200.00	1		\$1,200.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Move Pine Tree	Arborist move tree from plaza green to new location		\$500.00	1		\$500.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Remove/Relocate Park Bench			\$2,000.00	2		\$4,000.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Replace Bollards (Permanent to removable)	Remove 3 permanent bollards along Windsor, replace with removable bollards for emergency vehicle access and garden delivery access		\$1,200.00	3		\$3,600.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Curb Cut, Sidewalk Repair & Driveway Paving	Masonry Road work, Curb cut from Windsor into plaza		\$8,000.00	1		\$8,000.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Permeable Pavers, Lattice Turfstone, concrete pavers	1000 sq ft permeable pavers (plus 10% overage for breakage), 500sf of concrete	https://www.lowes.com/nd/Turfstone-Gray-Concrete-Paver-Common-24-in-x-16-in-Actual-24-in-x-16-in/3764691	\$10.00	1500		\$15,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plaza Landscaping	Loam fill, grass seed, paver base & labor/delivery		\$1,500.00	1		\$1,500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Evidence Of Financing Statement

See Attached



PO Box 841002
Boston, MA 02284

Statement Period 12/21/17 TO 12/31/17
Primary Account #: 5421139786

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7031



UNITED NEIGHBORS OF LOWER ROXBURY COMMUNITY GARDEN
150 STANIFORD ST # 602
BOSTON MA 02114-2596



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1705BBFS 24702 05/2017

BUSINESS CHECKING Statement Period 12/21/17 - 12/31/17

UNITED NEIGHBORS OF LOWER ROXBURY COMMUNITY GARDEN

Account # 5421139786

Balances

Beginning Balance	\$0.00	Ending Balance	\$20.00
Deposits/Credits	+\$20.00	Average Daily Balance	\$18.18
Withdrawals/Debits	-\$0.00		

Account Activity

Date	Description	Credits	Debits	Balance
12-21	Beginning Balance			\$0.00
12-22	BRANCH TRANSACTION AT BOSTON - CAUSEWAY ST - CASH DEPOSIT	\$20.00		\$20.00
12-31	Ending Balance			\$20.00





PO Box 841002
Boston, MA 02284

Statement Period 09/15/21 TO 10/14/21
Primary Account #: 9534647780

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from 8am-10pm Mon-Sat and 9am-5:30pm on Sun
Call us at 1-877-768-1145
www.santanderbank.com

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UNITED NEIGHBORS OF LOWER ROXBURY COMMUNITY GARDEN
150 STANIFORD ST APT 808
BOSTON MA 02114-2598



BUSINESS CHECKING

Statement Period 09/15/21 - 10/14/21

UNITED NEIGHBORS OF LOWER ROXBURY COMMUNITY GARDEN

Account # 9534647780

Balances

Beginning Balance	\$1,279.96	Ending Balance	\$1,070.07
Deposits/Credits	+\$0.00	Average Daily Balance	\$1,086.41
Withdrawals/Debits	-\$209.89		

Account Activity

Date	Description	Credits	Debits	Balance
09-15	Beginning Balance			\$1,279.96
09-15	MONTHLY FEE FROM 08-15-2021 TO 09-14-2021		\$15.00	\$1,264.96
09-17	BOSTON WATER AN 6179897800 /MA US CARD PURCHASE		\$59.48	\$1,205.48
09-17	SP * SHOPHETRU BOSTON /MA US CARD PURCHASE		\$101.98	\$1,103.50
09-20	SP * SHOPHETRU BOSTON /MA US CARD PURCHASE		\$14.34	\$1,089.16
09-20	THE HOME DEPOT BOSTON /MA US CARD PURCHASE		\$19.09	\$1,070.07
10-14	Ending Balance			\$1,070.07

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS
CALL OUR BUSINESS CUSTOMER CONTACT CENTER AT 1-877-768-1145 OR WRITE TO THE BANK
ATTN: BUSINESS CUSTOMER CONTACT CENTER
Santander Way R11 EPV 02 23
East Providence, RI 02915

Please contact us if you think your statement or receipt is wrong or if you need additional information about a transfer on the statement or receipt. We must hear from you no later than 30 days after we sent you the FIRST statement on which the error appeared.



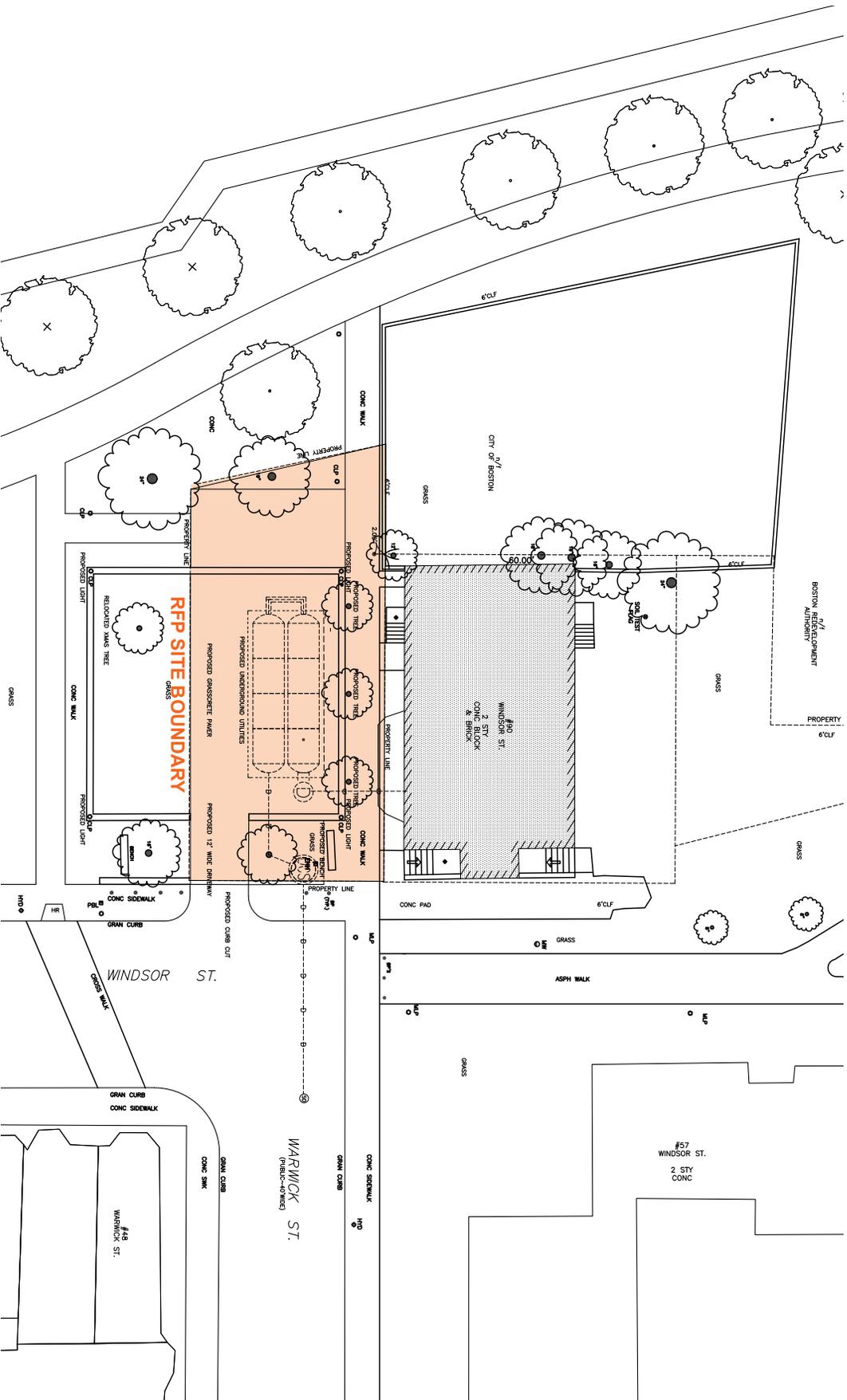
Design and Construction Narrative

See Attached

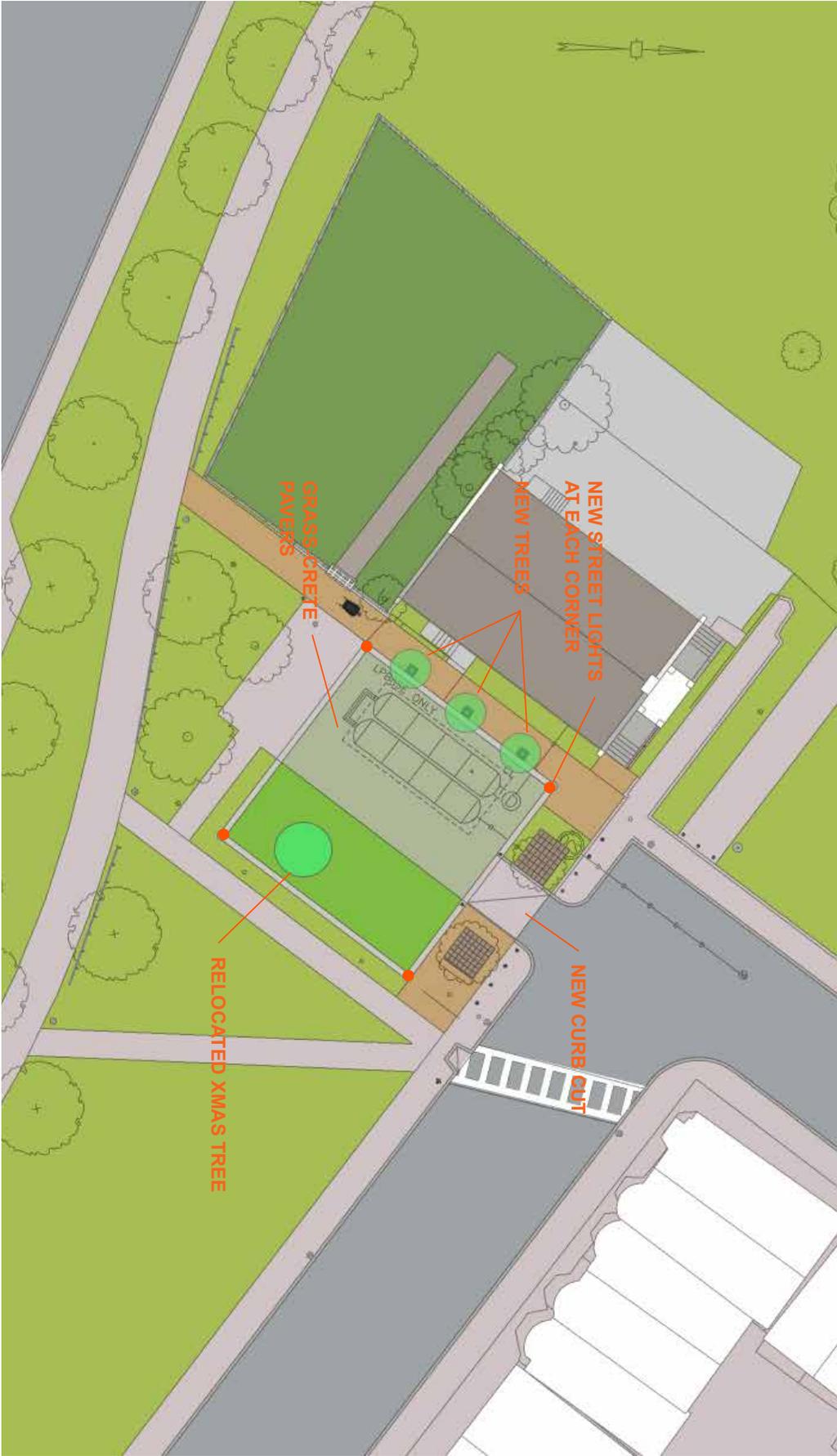
Photos of the existing site and neighborhood context



PROPOSED SITE PLAN



PROPOSED SITE PLAN



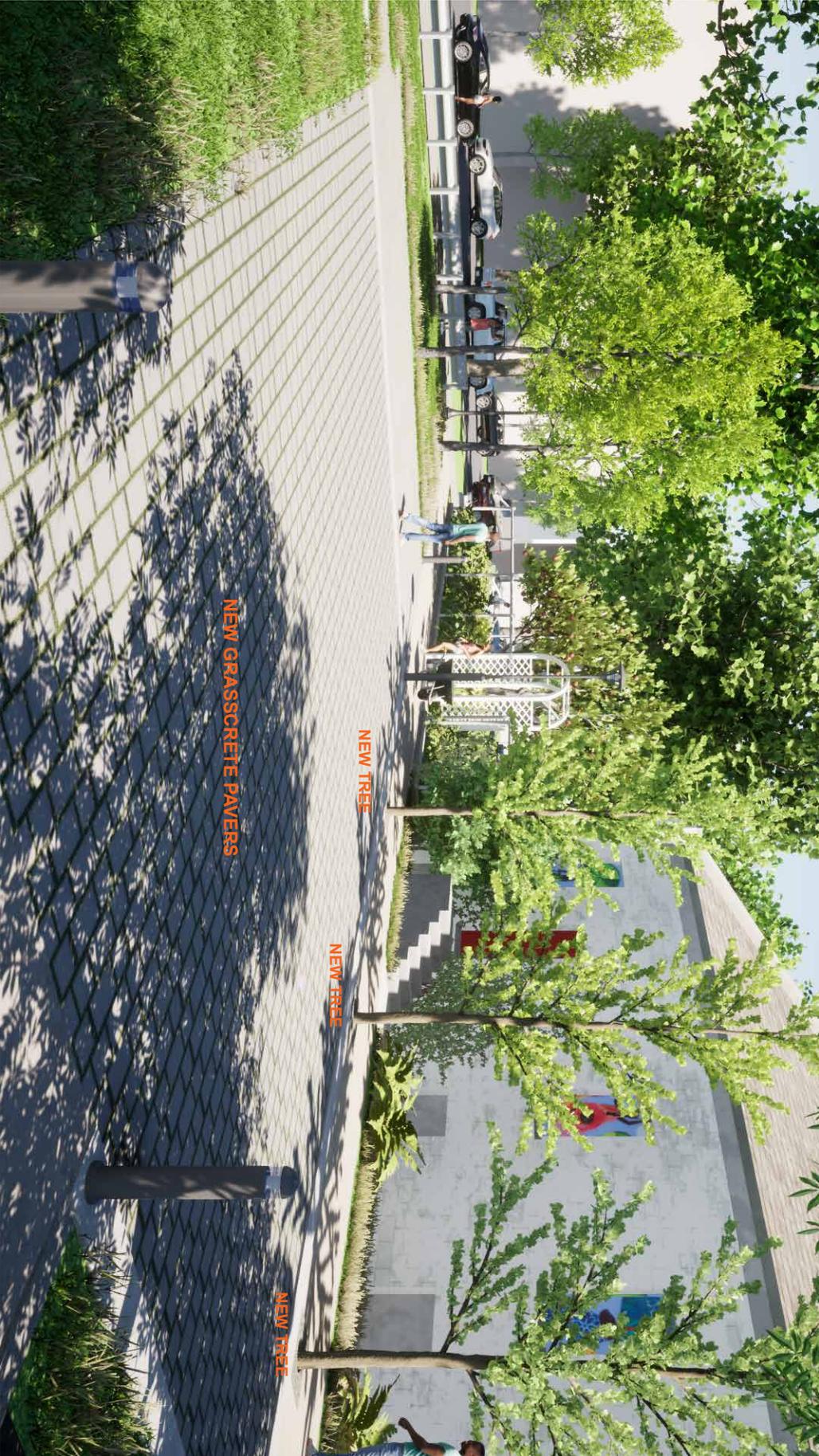
VIEW FROM WINDSOR STREET



VIEW OF PROPOSED CURB CUT



VIEW OF PAVED COURTYARD



NEW GRASSCRETE PAVERS

NEW TREE

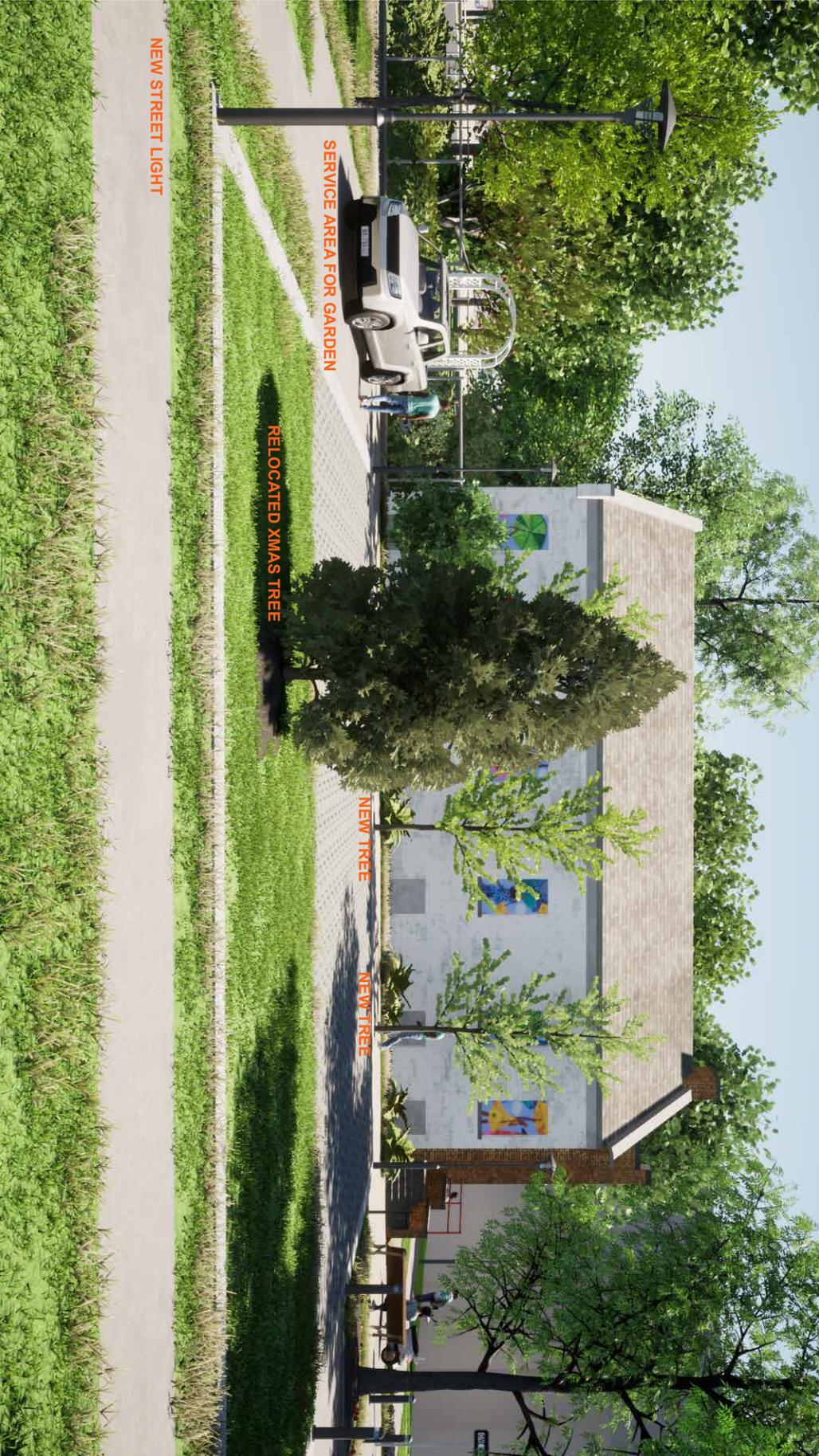
NEW TREE

NEW TREE

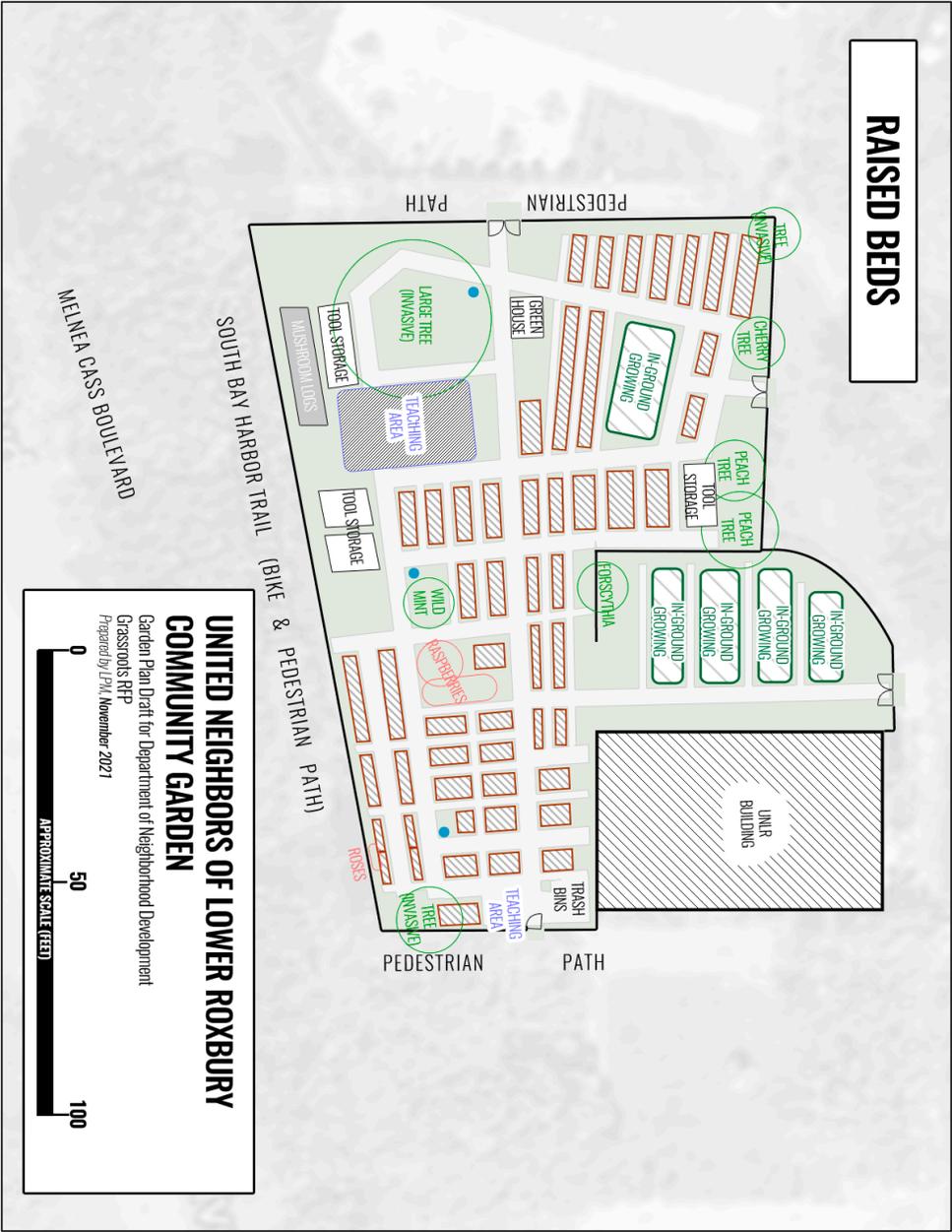
VIEW OF PAVED AREA FOR GARDEN SERVICE



AERIAL VIEW



RAISED BEDS

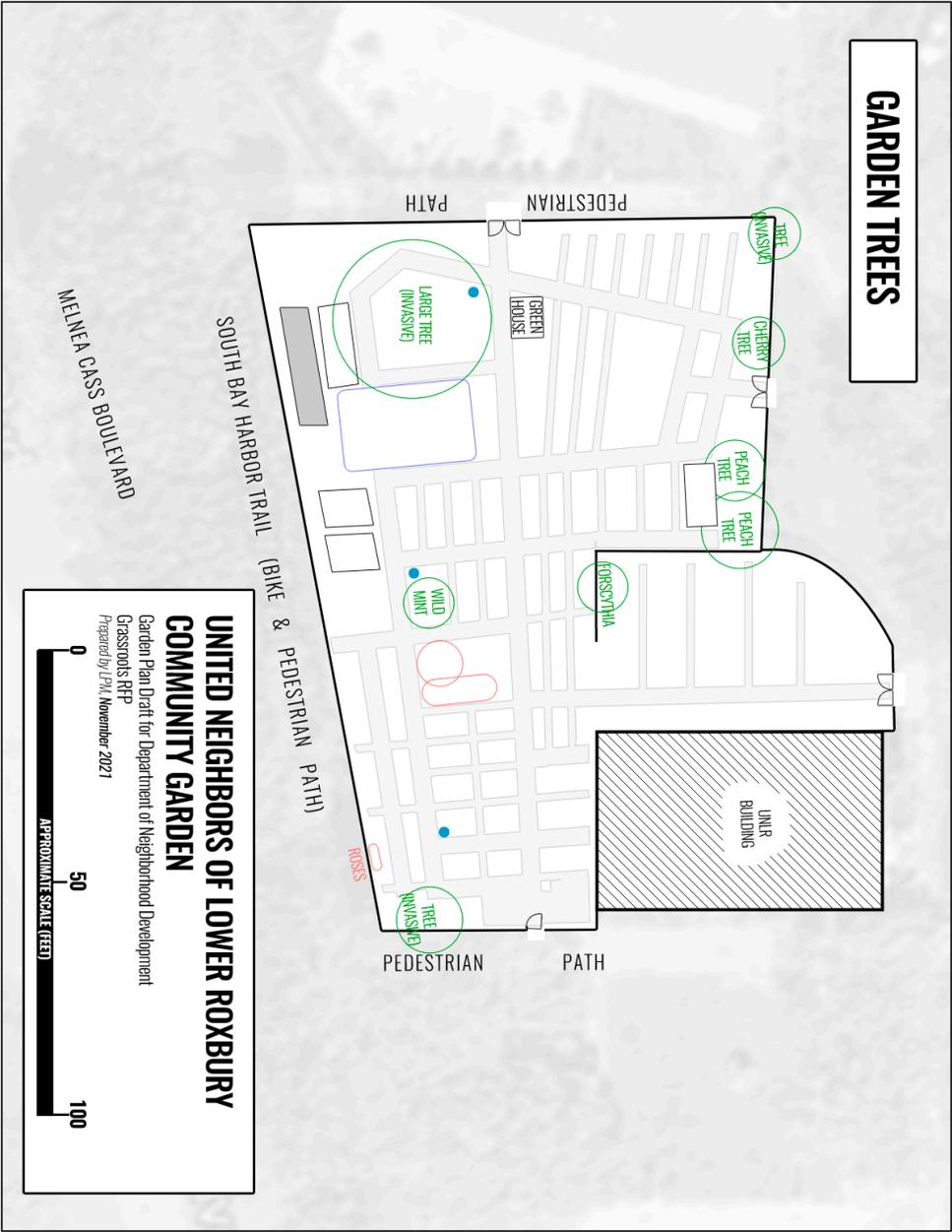


**UNITED NEIGHBORS OF LOWER ROXBURY
COMMUNITY GARDEN**

Garden Plan Draft for Department of Neighborhood Development
 Grassroots RFP
 Prepared by PKA, November 2021

0 50 100
 APPROXIMATE SCALE (FEET)

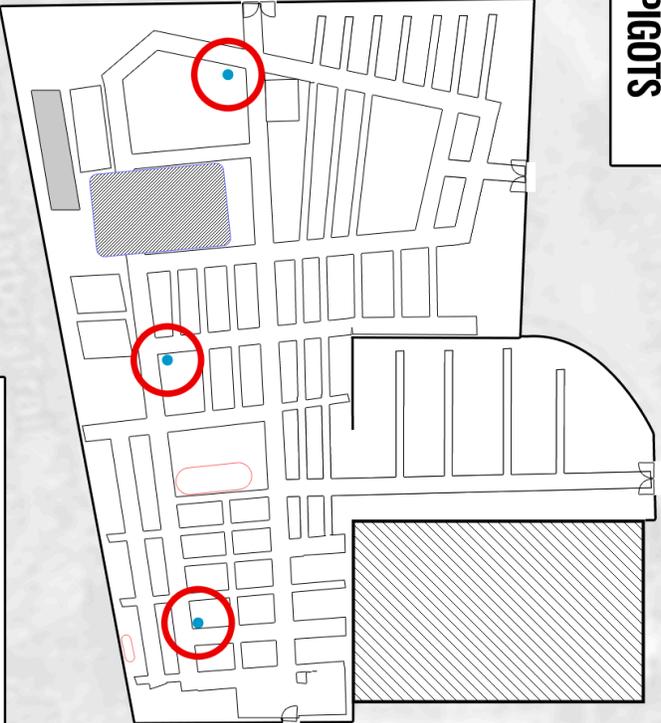
GARDEN TREES



**UNITED NEIGHBORS OF LOWER ROXBURY
COMMUNITY GARDEN**
Garden Plan Draft for Department of Neighborhood Development
Grassroots RFP
Prepared by PLK, November 2021



WATER SPIGOTS

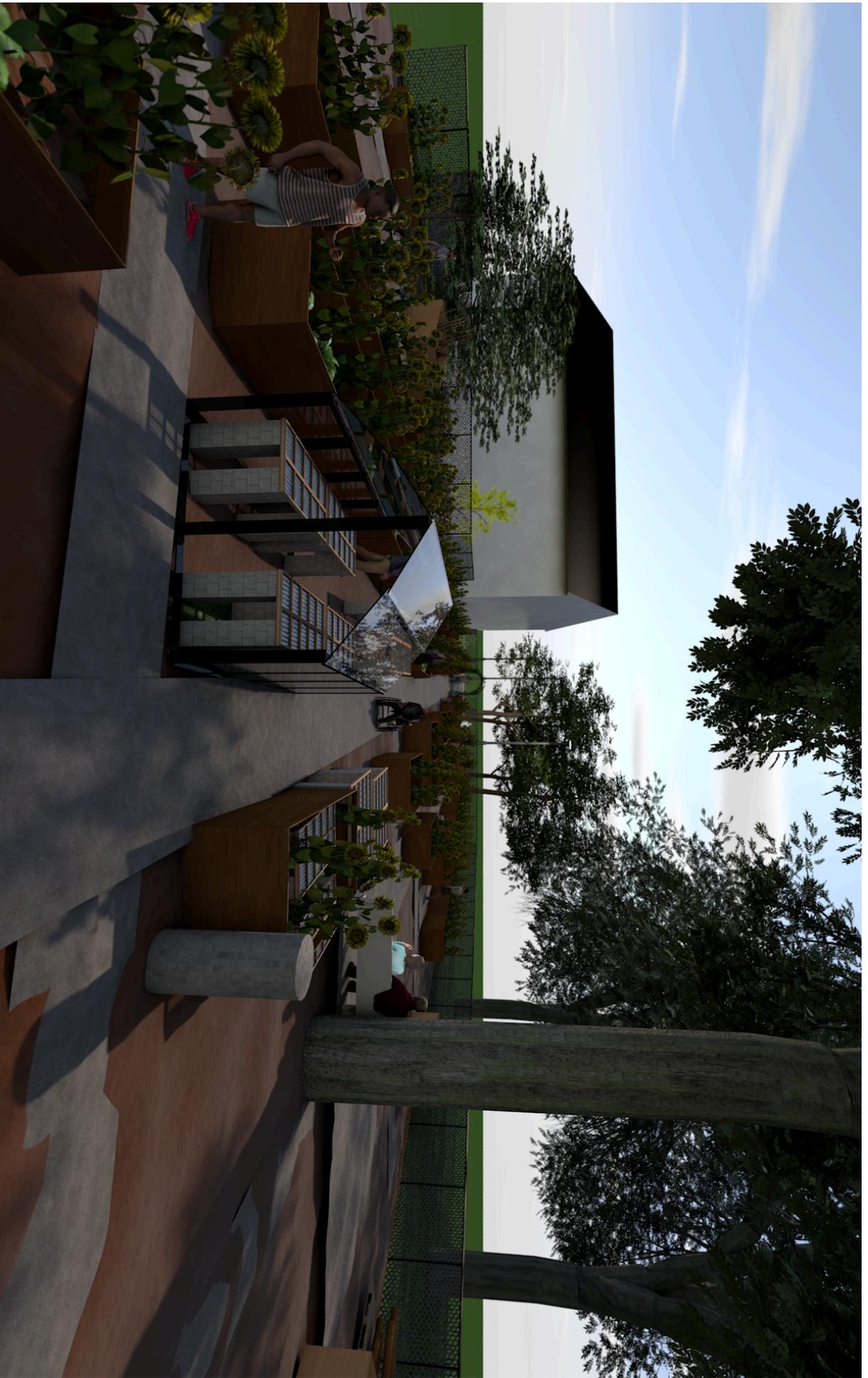


**UNITED NEIGHBORS OF LOWER ROXBURY
COMMUNITY GARDEN**
Garden Plan Draft for Department of Neighborhood Development
Grassroots RFP
Prepared by: PXL, November 2021

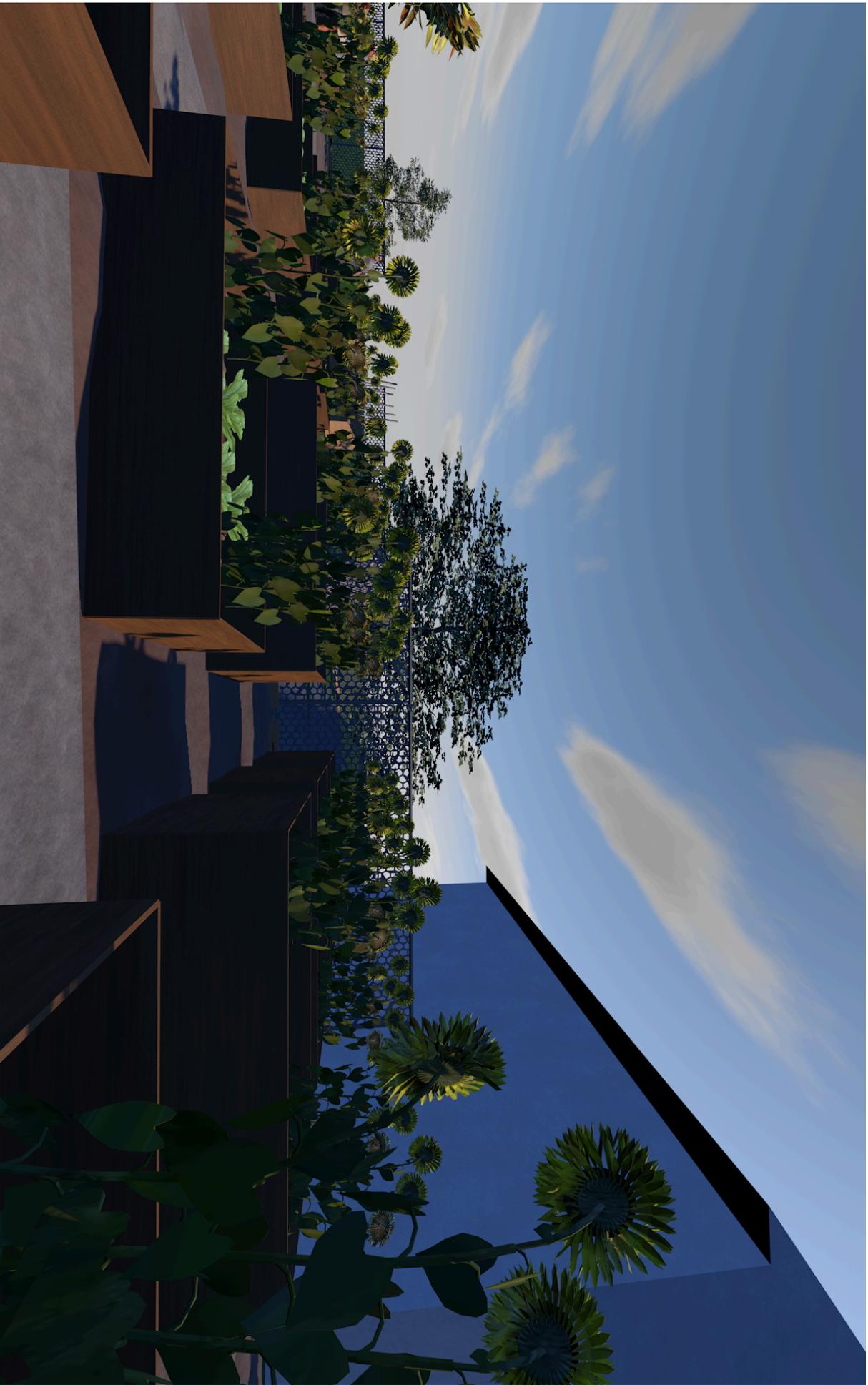
0 50 100
APPROXIMATE SCALE (FEET)



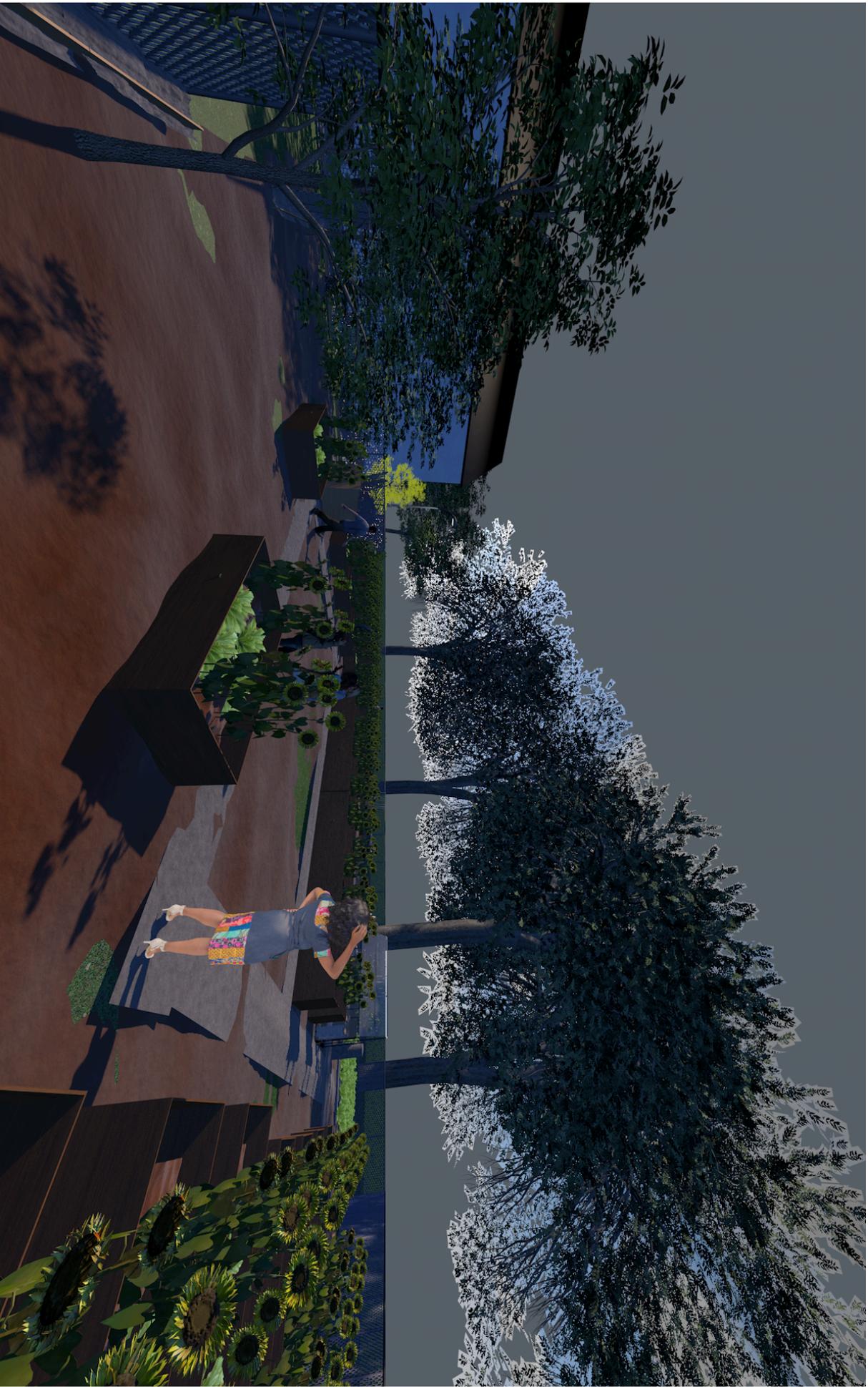














Evidence of Community Participation and Support

More than 40 years of community gardening

For more than a decade the plans have been made with neighbors about how to improve the land and implemented. Through a process of surveys formal and informal; events were held and programs were created that reached out in the neighborhood and beyond. What followed was committed, sustained work - the mission was clear. UNLR seeks to improve the quality of life for the people, **all the people**, of Lower Roxbury.

UNLR's former President, Nataka Crayton, co-created events such as, Food Fairs - where food was given away and neighbors sold their wares, bicycle repair workshops were held, neighborhood-wide clean-ups were held, the energy inefficient street lights were replaced by the city with acorn street lights and sidewalk repair, an abandoned chain-linked garden was renovated with a \$100,000 city grant for the creation of the Bessie Barnes Memorial Park and the Bessie Barnes Community Garden, now run by the Trustees of the Reservation and other nonprofits were brought in such as The American Cities Coalition. An EPA grant for \$200,000 was written for and received to hire CDW to mediate the soil, one of the UNLR Surveys with the assistance of Northeastern University students assessed what was important to the neighborhood and finally there was the training of young people all throughout the process. The Frederick Douglass Peace Park was created in an open space where community events, such as Food Fairs were held. Indoor meetings were held at people's homes, ROXSE Community Room, the Emmanuel Church and during the pandemic on Zoom.

Through this process it became clear that people wanted more gardening opportunities and a place to gather, community space. The UNLR Community Garden became that space. In 2020, when the pandemic began the garden became central to a major abutter, the United Emmanuel Holiness Church that runs a weekly Food Pantry. The Community Garden supplied fresh vegetables to that pantry, as well as gave away food to neighbors throughout the growing season. This generated more interest in the Community Garden. Plans began to form as to how best to improve the Garden so that more neighbors could have a plot.

To continue this process of neighborhood involvement, the plan is to utilize the nonprofit COGdesign in the outreach and design of the improvements, the Food Pantry participants, the Community Gardeners and others. The work will continue with planting, training, educational events and programming. There is a desire to involve community Artists so that more events like “History in the Garden” can take place. So far, the garden and open space have been activated by volunteer community effort. UNLR looks forward excitedly, to continue this tradition through the purchase and development of the parcels with the assistance of the Department of Neighborhood Development’s Grassroots Open Space Land and Funding Proposal.

UNLR Community Garden + Open Space Letters of Support

Gardeners (English/Spanish)

Evelyn Smith
 Eustacio Ramírez Bautista
 Angel Rodriguez

Maria Agramonte Gonzalez
 Christopher Rainville
 Claude Booker
 Yvonne Lalyre

Emmanuel Holiness Church (pending)
Frederick Douglass Memorial Sculpture
Speak for the Trees
 David Meshoulam

Kay Mathew
 Quentin Davis

The Food Project
 Tu Anh Phan

The Urban Farming Institute
 Nataka Crayton, Operations Manager (pending)
 Bobby Walker, Farm Training Manager

Friends of Melnea Cass Boulevard
 H. Parker James

Tenants Development Corporation
 Donald Ward
Frank Williams, local business owner, Friend UNLR
Joe DiGangi (pending)

Carta the apoyo para la Huerta Comunitaria

Me llamo Estacio Ramirez Bautista y he vivido en 1050 Tremont St. Apt. 605 por 18 año(s). Durante ese tiempo, he cultivado

nabichuelas, pepinos, tomates, lechuga, tomates, cilantro, maíz
en el UNLR Community Garden.

Utilizo las plantas que cultivo para alimentar a mi familia, a mis vecinos, a mis amigos y a mí mismo. Participo anualmente en el proceso de cultivo desde la siembra y el desmezado hasta la cosecha y la limpieza. El trabajo es a veces arduo pero es gratificante y calmante.

Las huertas comunitarias son importantes porque impulsan a las personas a salir de sus moradas y a interactuar con la naturaleza. Al mismo tiempo, hacen que los vecinos se hablen, se conozcan, y formen una comunidad. Hay muy pocas oportunidades adicionales en mi vecindario para disfrutar de espacios abiertos verdes. United Neighbors of Lower Roxbury, Inc. (UNLR) sería una gran organización sin fines de lucro para comprar y desarrollar el terreno que ocupa la huerta hoy para que se desarrolle y continúe a ser una huerta comunitaria por siempre para el beneficio de las generaciones futuras.

Firma



Fecha 20 de noviembre de 2021

Carta the apoyo para la Huerta Comunitaria

Me llamo María Agramonte Gonzalez y he vivido en 25 Hammond St. Apt 101E por 15 años. Durante ese tiempo, he cultivado tomates, lechuga, berenjena, cilantro en el UNLR Community Garden.

Utilizo las plantas que cultivo para alimentar a mi familia, a mis vecinos, a mis amigos y a mi mismo. Participo anualmente en el proceso de cultivo desde la siembra y el desmezado hasta la cosecha y la limpieza. El trabajo es a veces arduo pero es gratificante y calmante.

Las huertas comunitarias son importantes porque impulsan a las personas a salir de sus moradas y a interactuar con la naturaleza. Al mismo tiempo, hacen que los vecinos se hablen, se conozcan, y formen una comunidad. Hay muy pocas oportunidades adicionales en mi vecindario para disfrutar de espacios abiertos verdes. United Neighbors of Lower Roxbury, Inc. (UNLR) seria una gran organizacion sin fines de lucro para comprar y desarrollar el terreno que ocupa la huerta hoy para que se desarrolle y continúe a ser una huerta comunitaria por siempre para el beneficio de las generaciones futuras.

Firma 

Fecha 20 de Noviembre de 2021

Community Gardener Letter of Support

My name is EVELYN SMITH, I have been a Community Gardener at the UNLR Garden for 12 year(s).

I live at 91 HAMMOND. During this time, I have participated in gardening my plot and growing herbs, tomatoes, beans, calaboo and _____

I use the food I grow to feed myself, my family and my neighbors. **Community Gardens** are important because they get me outside in nature, I see my neighbors and it builds community. I participate in the growing process from planting and weeding to harvesting and clean-up. Sometimes it is hard work but it is very rewarding and peaceful.

There are so few opportunities to enjoy green and open space in my neighborhood. **United Neighbor Lower Roxbury, Inc.** would be a great nonprofit organization to buy and develop the land so that it can be maintained as a **Community Garden** for generations and years to come.

Name Evelyn Smith *

Address 91 Hammond St Roxbury 02102

* note signed by Julie Parker, ex for E. Smith
11/22/21 @ 5:10 PM ET

Community Garden Support Letter

My name is Yvonne LAHRE, Ed. D. and I live
at 17 GREENWICH ST., FREDERICK DOUGLASS Sq. 02120.

I have been a community gardener at the UNLR Garden for 6+ years. During that time I have
gardened my plot and grown
tomatoes, cabbage, peppers, squash, corn, garlic, herbs, strawberries,
raspberries, spearmint, peppermint, eggplant, parsley, lettuce, beets
and lemon balm.

I participate in the growing process from planting and weeding to harvesting and cleaning up.
Sometimes it is very hard work but it is very rewarding and peaceful.

I use the food I grow to feed myself, my family, friends, and neighbors. Community gardens are
important because they encourage me and others to be outside in nature, see and talk to
neighbors, thus to build community. There are so few opportunities to enjoy green open spaces
in my neighborhood. **United Neighbors of Lower Roxbury, Inc.** would be best choice of a
nonprofit organization to buy and develop the land where the UNLR garden can be maintained
as a community garden for generations to come.

Signature _____

Date 11/21/2021

Community Gardener Letter of Support

My name is Claudia W. Rook, I have been a **Community Gardener** at the **UNLR Garden** for 2+ year(s).

I live at 8 Codrington St.. During this time, I have participated in gardening my plot and growing various herbs and
vegetables, _____,
_____ and _____.

I use the food I grow to feed myself, my family and my neighbors. **Community Gardens** are important because they get me outside in nature, I see my neighbors and it builds community. I participate in the growing process from planting and weeding to harvesting and clean-up. Sometimes it is hard work but it is very rewarding and peaceful.

There are so few opportunities to enjoy green and open space in my neighborhood. **United Neighbor Lower Roxbury, Inc.** would be a great nonprofit organization to buy and develop the land so that it can be maintained as a **Community Garden** for generations and years to come.

Name

Claudia W. Rook

11/22/21

Community Gardener Letter of Support

My name is Chris Rainville, I have been a
Community Gardener at the UNLR Garden for 8 year(s).

I live at 38 Greenwich St. During this time, I have
participated in gardening my plot and growing
lettuce, sunflowers, tomatoes, cucumbers, corn
kal, Hubbard, herbs,
carrots, tomatillo's,
beans, peas, strawberries and
love for our neighbors + community.

I use the food I grow to feed myself, my family and my neighbors. **Community Gardens** are important because they get me outside in nature, I see my neighbors and it builds community. I participate in the growing process from planting and weeding to harvesting and clean-up. Sometimes it is hard work but it is very rewarding and peaceful.

There are so few opportunities to enjoy green and open space in my neighborhood. **United Neighbor Lower Roxbury, Inc.** would be a great nonprofit organization to buy and develop the land so that it can be maintained as a **Community Garden** for generations and years to come.

Name Christopher Rainville

Address 38 Greenwich St.
Roxbury, MA 02120

11/21/21



Tenants' Development Corporation

434 MASSACHUSETTS AVENUE, STE 406, BOSTON, MA 02118
TELEPHONE (617) 247-3988 • FACSIMILE (617) 247-3979 • TTY711

November 16, 2021

Tenants' Development Corporation

On behalf of Tenants' Development Corporation, I am honored to whole-heartedly support the purchase and development of land at **unnumbered Melnea Cass Boulevard & Windsor Street Land and Funding by United Neighbors of Lower Roxbury (UNLR)** for the UNLR Community Garden (UNLR CG) and UNLR at 90 Windsor Street.

Tenants' Development Corporation's founder, Mary Longley started the first community garden in the South End, the West Springfield Community Garden, (see image below) Mary Longley was an avid gardener, and would spend hours at the garden to relax or to brainstorm with fellow community activists about various actions they should take for the various issues the community was facing



UNLR's efforts have demonstrated relentless leadership in a time that challenges this community to include all, as well as grow stronger. UNLR has successfully revived its nonprofit status; removed nearly \$100,000 of accumulated back taxes; obtained development funds from the Article 80 process for development of its headquarters, they have also acquired Urbanica Boston as its development partner for the 90 Windsor site located next to the garden.



Reasonable Accommodation Information Contact 504 Coordinator 617-247-3988 Ext. 122
This is an important document. Please have it translated or call the office for translation.
Este documento es importante. Favor de traducirlo o llamar a la oficina para una traducción.
这是一份重要的文件。请作出翻译或者是联系管理处取得翻译。



UNLRCCG

Historically, for over half a century,

• The **UNLR Community Garden** has been in existence since before the 1960's as a *Victory Garden* during WWII and continues to this day. UNLR began as part of the "**People Before Highways Movement**" as a Lower Roxbury neighborhood response to the decimation of ~2500 properties in the area. (See photos in attached document) organizing formally in 1971. UNLR purchased the 90 Windsor Street building from the Boston Redevelopment Authority for community use in 1981. It is where neighbors met in the basement to provide services to the community and to fight the Highway scheme; provide daycare services; hold fundraisers and community meetings. In 1981, the United Emmanuel Holiness Church moved across the street. The organizing continues.

Present UNLR

The **UNLR Community Garden** is operated by dedicated and committed volunteer individuals from the neighborhood and greater Roxbury. It has always been so. The **UNLR Community Garden** was able to feed residents, elders and families during the pandemic by supplementing the food pantry at **United Emmanuel Holiness Church**. Activities involving the greater community of Roxbury such as, *History in the Garden*, *Melnea Cass Day 55th Anniversary* and a *Commemoration of the People Before Highways Movement* are some of the recent activities successfully completed by UNLR and the **UNLR Community Garden**.

Future UNLR

Improvements to the **UNLR Community Garden** include the following:

Handicap accessible rows, more raised beds to ADA specifications, more training, inviting younger children and more elders to participate in training, lectures and community events. Designated community space for said regenerative and sustainable practices to improve and grow the **UNLR Community Garden** and the connectivity of the community to learn the history of Historic Lower Roxbury through gardening.

TDC strongly support UNLR's efforts to develop the site. If you have, any questions please feel free to contact me.

Sincerely,



Donald Ward, Executive Director



Community Outreach Group for Landscape Design
Building Partnerships – Strengthening Communities

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Susan Opton
Todd Richardson
Alexandra Schweitzer

Executive Director
Jennifer Kimball

November 16, 2021

Shani Fletcher
City of Boston Department of Neighborhood Development
12 Channel Street, 9th floor
Boston MA 02210

Dear Shani,

I wanted to let you know that COGdesign will be working with Nina LaNegra and United Neighbors of Lower Roxbury (UNLR) on their community garden project at 90 Windsor Street in 2022. We have just accepted a new round of projects and 90 Windsor Street is one of them. After receiving much community input, our designers could deliver a concept plan to UNLR by June. But the pandemic has made it difficult to judge how long projects will take. And this may be a complex one.

We support UNLR in their application for a grant from DND's Grass Roots Open Space Fund.

All the best,

Jennifer Kimball
Executive Director, COGdesign

Cc: Jean Krasnow

PO Box 380275
Cambridge, MA 02238
781.642.6662
info@cogdesign.org
www.cogdesign.org

November 21st, 2021

Ms. Shani Fletcher
Development Officer
Department of Neighborhood Development (DND)
Grassroots Open Space Program

Dear Ms. Shani Fletcher,

As a youth supervisor and community organizer with The Food Project and Dudley Grows, we have worked with United Neighbors of Lower Roxbury Community Garden (UNLR CG) since 2016. Our youth and community programs at the Food Project have had an instrumental part in the United Neighbors of Lower Roxbury Community Garden from growing seedlings for the Roxbury Sunflower Project in the Dudley Greenhouse, to teaching Gardening workshops for UNLR CG leaders, and community building during volunteer days.

As supervisor of Root Crew, I work with 15 - 18 year olds in Greater Boston in sustainable farming and community engagement with food access. In the Dudley/Nubian area, besides the Dudley Greenhouse, we also farm on the West Cottage Farm and Langdon Farm. Our youth programs prepare the young people with employment and leadership skills while working across differences. Root Crew is a very diverse group consisting of urban and suburban young people who are Black, white, latinx, Asian and indigenous. In an era of constant climate change it is essential for young people to realize their connection to the land and what is happening in their surrounding environment. We build up their pride in who they are and where they come from to let them realize that they can make a difference. We are constantly building people power in our neighborhood and we want to continue our work with the UNLR Community Garden, which is an important location in Roxbury for those wanting a continued connection to the land in their community.

I strongly support UNLR purchasing the community garden and open space from the Department of Neighborhood Development through the Grassroots Open Space program, so that they can develop and improve the space to serve more youth, elders and differently abled people. Growing food has always been important but now growing together as a community is needed more than ever. I support the plans of

10 Lewis Street Lincoln, MA 01773 tel 781-259-8621 thefoodproject.org

Lincoln · Boston · North Shore

United Neighbors of Lower Roxbury, Inc. with great energy and enthusiasm in the development of young people to sustain themselves and generations ahead.

Sincerely,

Tu Anh Phan
Youth Development Specialist - Root Crew
The Food Project
555 Dudley St,
Boston, Ma 02124

**Department of Neighborhood Development (DND)
Grassroots Open Space Program
Shani Fletcher, Development Officer**

For inclusion in UNLR's response to DND's RFP for
"Unnumbered Melnea Cass Boulevard &
unnumbered Windsor Street, Roxbury"

October 19, 2021

Dear Ms. Shani Fletcher,

Community Gardens play a vital role in Lower Roxbury. Fifty years ago, the City and the Commonwealth tried to use the ghetto and working class neighborhoods as a doormat to enable drivers from the suburbs to bring a lot more cars into the city while tearing down 80 acres of beautiful row houses and pleasant urban walkways. Madison Park High was the excuse used for taking land, copying the plan of a high school in Florida where sprawling one or two story buildings with flat roofs (no snow!) may have made sense. Eminent domain was also used extensively in anticipation of an Inner Belt to connect with I-95.

I also lived for a couple of years at 750 Shawmut Ave, Roxbury (right down the street from the Muslim Temple's trees) -- and was very active in the "Stop I-95/People before Highways"

Urban gardens serve a threefold purpose: Improving public health and beautiful recreational space for people of color and other low income folks, as well as getting hands dirty digging in the soil, which has been proven to relieve stress; providing shade, food, and the chance to work together and build relationships among neighbors; and contributing to the overall beauty and productivity of the entire city.

Please make it happen, with expert leadership of United Neighbors of Lower Roxbury and the United Neighbors of Lower Roxbury Community Garden.

Ms. Cynthia Quentin Davis

**545 Centre Street, apt. 607
Jamaica Plain, MA 02130**

*Member:
Friends of Melnea Cass Blvd.
Our Revolution MA
Green New Deal Working Group*

SPEAK FOR THE TREES, Boston

TreeBoston.org | @Trees_Boston | trees@treeboston.org

October 22, 2021

Department of Neighborhood Development (DND)

Grassroots Open Space Program

Shani Fletcher, Development Officer

RE: UNLR's response to DND's RFP for "Unnumbered Melnea Cass Boulevard & unnumbered Windsor Street, Roxbury"

Dear Ms. Shani Fletcher,

I am writing this letter in support of United Neighbors of Lower Roxbury's Community Garden proposal along Melnea Cass Boulevard and Windsor Street in Roxbury. For the past two years Speak for the Trees, Boston, has been working closely with residents of Lower Roxbury to preserve, protect, and enhance the greenspace of the neighborhood. We have been a keystone partner in the Friends of Melnea Cass Boulevard's efforts to save hundreds of trees along the boulevard and have been involved in events such as the 55th Anniversary of Melnea Cass Day.

Over the course of this work we have established strong relationships with leaders and members of UNLR and are well positioned to continue to support their grassroots efforts to expand the green space and garden space and support community work. In our capacity as Boston's cornerstone urban and community forestry nonprofit, We propose to support this garden in the following ways:

1. We will assist in planting and caring for the trees in the garden area.
2. We will work closely with UNLR to develop training and educational programs that will teach residents about how to advocate for, plant, and care for trees in their communities - both in public spaces and private. For example, last spring we gave away over 120 free trees to residents of Roxbury at a Savor the Square event at the Blair Lot through a partnership with The American City Coalition. We see possibilities of undertaking a similar project at UNLRGG.
3. We will explore with UNLR developing a tree nursery at the Community Gardening site.

We look forward to continuing to work closely in collaboration with UNLR on this community garden site and throughout the neighborhood.



Please don't hesitate to reach out with any questions.

David Meshoulam, PhD
Executive Director



Frederick Douglass Memorial

November 19, 2021

Ms. Shani Fletcher, Development Officer
Department of Neighborhood Development (DND)
Grassroots Open Space Program
Dear Ms. Fletcher,

On behalf of the Frederick Douglass Sculpture Committee (FDSC), we enthusiastically write in support of the United Neighbors of Lower Roxbury, Inc.'s (UNLR) bid to the DND, for Melnea Cass Boulevard, and Windsor Street Land, to purchase and develop the parcel for the benefit of the Lower Roxbury Community.

As you may be aware, we are developing a nearby parcel of land on the corner of Hammond Street and Tremont Street for the Frederick Douglass Memorial Park in the same historic neighborhood. It is a \$1.2 million-dollar public art installation, which has taken twenty years to bring to fruition, comprised of an original bronze statue of Frederick Douglass designed by internationally and Boston-based, renowned Artist, Paul Goodnight and executed by California-based Sculptor, Mario Chiodo. We are happy to report that we expect to break ground in early 2022.

Lower Roxbury holds the historic distinction of organized neighbors leading the battle against citywide eminent domain efforts and displacement through urban renewal and gentrification by stopping the I-95 highway expansion fifty years ago, preventing the destruction of over 200 trees on Melnea Cass Boulevard and now, they seek to build a better community garden and open space to contribute to their 90 Windsor Street project.

The Frederick Douglass Memorial Park epitomizes the historical nature of the neighborhood, the triumph over oppression by creating a tangible, visual record for generations to come, and effort to mitigate gentrification. For instance, our group contributed to the design of Oasis@Bartlett, a public plaza at Bartlett Station. We are presenting the "Reading Frederick Douglass Together" at the Roxbury Public Library, on November 29, 2021, in collaboration with AiLi Radio, Massachusetts Humanities, Boston Public Library, Mass Cultural Council, Somali Development Center, UNLR, and 33 Fusion, LLC. We must note that this public event is a precursor to an Expressive Therapy twelve-week program that we conceived to connect the local residents to care, wellness, and artworks making for their personal happiness.

We, and the entire FDSC, whole-heartedly support UNLR's offer to purchase the land, develop and maintain it as a community garden and open space for the enjoyment and education of the local residents, visitors, and tourists, which is in line with our mission and vision.

Sincerely,

Azziza Robinson Goodnight

Azziza Robinson Goodnight, Chairwoman

Dumas F. Lafontant

Dumas F. Lafontant, ML, Consultant

391 Dudley Street Roxbury, MA 02119

United Neighbors of Lower Roxbury, Inc.

November 19, 2021

**Department of Neighborhood Development (DND)
Grassroots Open Space Program
Shani Fletcher, Development Officer**

**For inclusion in UNLR's response to DND's RFP
For "Unnumbered Melnea Cass Boulevard &
unnumbered Windsor Street, Roxbury."**

On behalf of Urbanica, I am pleased to support the development scheme proposed by United Neighbors of Lower Roxbury (UNLR) and the United Neighbors of Lower Roxbury Community Gardens (UNLR CG) for the project known as **Melnea Cass Boulevard & Windsor Street Land**.

Their efforts have demonstrated relentless leadership in a time that challenges this Community to include all as well grow stronger.

The UNLR and UNLR CG have successfully revived the Non-Profit, removed \$100,000 of accumulated back taxes, obtained development funds from the Article 80 process to develop its headquarters, and worked with Urbanica as the potential development partner for the site of 90 Windsor street, which is located next to the Garden.

The UNLR CG

Historically, for over half a century,

- The **UNLR Community Garden** has been in existence since before the 1960s as a **Victory Garden** during WWII and continues to this day.
- **UNLR** began as part of the "**People Before Highways Movement**" as a Lower Roxbury neighborhood response to the decimation of ~2500 properties in the area organizing formally in 1971.
- **UNLR** purchased the 90 Windsor Street building from the Boston Redevelopment Authority for community use. Where neighbors met in the basement to provide services to the Community, fight the Highway scheme, provide daycare services, and hold fundraisers and community meetings. In 1981, the church moved across the street, and UNLR owned, occupied, and operated from the 90 Windsor Street Headquarters. The organizing continues.

www.urbanicaboston.com
429 Melnea Cass Blvd, Roxbury, 02119
T 617.654.8900 F 617.654.8901

Present UNLR

- The **UNLR Community Garden** is operated by dedicated and committed volunteer individuals from the neighborhood and greater Roxbury. It has always been so.
- The **UNLR Community Garden** was able to feed residents, elders, and families during the pandemic by supplementing the food pantry at **United Emmanuel Holiness Church**.
- Activities involving the greater Community of Roxbury such as *History in the Garden*, *Melnea Cass Day 55th Anniversary*, and a *Commemoration of the People Before Highways Movement* are some of the recent activities completed by **UNLR** and the **UNLR Community Garden**.

Future UNLR

Improvements to the **UNLR Community Garden** include the following:

- Handicap accessible rows, more raised beds to ADA specifications, more training, inviting younger children and more elders to participate in training, lectures, and community events.
- Designated community space for said sustainable practices training, events, and meetings to improve and grow the **UNLR Community Garden** and the Community's connectivity.
- Art, cultural and community events invite the Community into the Garden and learn the history of Historic Lower Roxbury and sustainable gardening.

We strongly support their proposed plans for the sites. If you have any questions, please feel free to contact us.

Sincerely,

Kamran Zahedi



President of Urbanica, Inc.

www.urbanicaboston.com
429 Melnea Cass Blvd, Roxbury, 02119
T 617.654.8900 F 617.654.8901



HALEY HOUSE

23 DARTMOUTH STREET
BOSTON, MASSACHUSETTS 02116

WWW.HALEYHOUSE.ORG

November 22, 2021

Shani Fletcher
Development Officer, Grassroots Open Space Program
Department of Neighborhood Development
12 Channel Street
Boston, MA 02210

Dear Shani,

As you know, Haley House has a long history of working with our neighbors to support their community building efforts, so it is probably no surprise to you that we have worked closely with our friends at United Neighbors of Lower Roxbury (UNLR). Most significantly, we have worked closely with their urban farming initiatives, with Lolita Parker Jr and London Parker-McWhorter, sharing any resources and knowledge with them, from what we have learned in our own farming at the Thornton Street farm.

We are eager to support all efforts to expand urban farming and gardening in Boston, and we understand that UNLR is looking to purchase the land where its community garden is located, in order to expand its offerings there. Improved access and added community gathering space will only help to further build community at this critical crossroads. Add to that the benefit of mitigating environmental challenges such as rising temperatures and flood risks (made less severe by mature trees).

Please know that we are very supportive of the move for UNLR to purchase this land, and let us know if there is any way we can help with this process.

Sincerely,

Bing Broderick
Executive Director

GRATEFUL RECIPIENT OF THE 2014 NEIGHBORHOOD BUILDERS AWARD COURTESY OF BANK OF AMERICA CHARITABLE FOUNDATION



P: 617.236.8132
F: 617.867.0018



Frank Williams, Jr.
Avalon Enterprises LLC 888 Tremont St Boston MA 02118

Monday, November 22, 21

Department of Neighborhood Development (DND)
Grassroots Open Space Program
Shani Fletcher, Development Officer

For inclusion in UNLR's response to DND's RFP
For "Unnumbered Melnea Cass Boulevard &
unnumbered Windsor Street, Roxbury"

Dear Ms. Fletcher,

I'm a 3rd generation to be a stakeholder in Lower Roxbury and 2nd generation to own businesses and real estate there. I fully support the development proposed by United Neighbors of Lower Roxbury (UNLR) and the United Neighbors of Lower Roxbury Community Gardens (UNLR CG) for the project known as **Melnea Cass Boulevard & Windsor Street Land and Funding.**

Their efforts have demonstrated relentless leadership in a time that challenges this community to include all as well grow stronger.

The UNLR and UNLR CG have successfully revive the non-Profit, remove \$100,000 of accumulated back taxes, obtained development funds from the Article 80 process for development of its headquarters, and selected Urbanica as the development partner for the site located next to the garden.

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Frank Williams, Jr.

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Avalon Enterprises LLC 888 Tremont St Boston MA 02118

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Shani Fletcher, Development Officer

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Sincerely,



Frank Williams, Jr.

H. Parker James, Ph.D.
423 Marlborough Street, #3 • Boston, MA 02115

October 22, 2021

Department of Neighborhood Development (DND)
Grassroots Open Space Program
Shani Fletcher, Development Officer
For inclusion in UNLR's response to DND's RFP for
"Unnumbered Melnea Cass Boulevard &
Unnumbered Windsor Street, Roxbury"

Dear Shani Fletcher:

My name is H. Parker James. I am one of the founding members of the Charlesgate Alliance (CA) and I serve on the board of the Neighborhood Association of the Back Bay (NABB). I have also been working with the Friends of Melnea Cass Boulevard (FMCB) for the past 18 months. I am writing to you now, however, as a private citizen and 42-year resident of the City of Boston, to support The United Neighbors of Lower Roxbury (UNLR) response to the Department of Neighborhood Development's RFP for "Unnumbered Melnea Cass Boulevard & Unnumbered Windsor Street, Roxbury." I strongly encourage you to fully support UNLR's bid to purchase, own and continue to develop UNLR community garden and adjacent open space.

It is through weekly FMCB meetings and in-person events that I have gotten to know UNLR leaders such as Nina LaNegra and Bill Singleton. UNLR is made up of highly dedicated, engaged, and decades long residents and citizens of the Lower Roxbury neighborhood. They know their neighborhood extremely well, and they care deeply about maintaining all that is best about Lower Roxbury, while preparing their neighborhood for a better future. I got to know both Nina and Bill well through our shared struggle to save the trees along Melnea Cass Boulevard. It is through that process that I came to experience and understand the unique and central role that the UNLR Community Garden (UNLR CG) plays in the life of the Lower Roxbury neighborhood.

The UNLR leadership is made up of experienced, dedicated, reliable, and passionately engaged members of the Lower Roxbury community. They have a successful, decades-long record of maintaining this space for the community, and I have complete confidence that they will continue to do so in the future. It is with this and much more in mind that I write you now to support UNLR's bid to purchase, own and continue to develop UNLR community garden and adjacent open space.

If you have any questions or comments to share, please feel free to contact me.

Sincerely Yours,



H. Parker James
423 Marlborough St., #3
Boston, MA 02115
Email: hpjames423@gmail.com
Mobile (prefer text, please): 617-797-8024

Development Timetable

The UNLR Community Garden capital improvement project will continue ongoing upgrades and maintenance of the open space and garden with a projected timeline from April 2022 until November 2023 to complete our objectives. The long-term project timeline is contingent on funding outcomes and timing of the release of funds from this DND Grassroots Funding opportunity. The first phase will continue to formalize neighborhood input and feedback as to the final use of easement and public access areas of the DPW Parcel along Windsor Street as well as to review compliance for ADA and accessibility objectives in the garden. The second phase will see the majority of the construction upgrades including cedar raised beds and the continued execution of the accessibility and infrastructure plans.

See Attached Project Timetable

Timetable for Garden & Open Space Plaza

January 2022 - July 2022

Site Prep

Former Shed Foundation Removal, Hauling, Disposal Costs, Rolloff Rental
Arborist, Tree Trimming, Remove Tree

Site Survey

Water Testing, Irrigation Survey, Soil Testing, ADA Compliance Consultation Review, Community Feedback

Sanitation, Storage & Shelving

Permanent Storage Shed, Delivery, Installation & Labor, Recycling, Trash Receptacles, Framed Mesh
Seedling/Sorting Tables, Metal frame for seedling cover, Translucent Grow Cloth

July 2022 - October 2022

Accessibility & Easements

Road Pack/Stone Dust/Gravel, Delivery & Labor (Part 1), 4' Dewitt Woven Weed Barrier

Fencing & Perimeters

Remove fence grown into tree, New fencing along interior border, New gate along path to facilitate compost delivery

Sanitation, Storage & Shelving

Outdoor sink

Raised Bed Construction

Mushroom Log Platforms and Materials

Permanent horticulture

Blueberry, Raspberry, Blackberry plants

November 2022 - March 2023

Accessibility & Easements

ADA Compliance Consultation Review

March 2023 - June 2023

Site Prep

Arborist, Tree Trimming

Accessibility & Easements

Road Pack/Stone Dust/Gravel, Delivery & Labor (Part 2)

Fencing & Perimeters

Stone Dust/Rock Pebble for borders, Fencing Baseboard, Privacy Scrim for Fencing

Plaza Improvements

Design, Permitting, Administration

Move Pine Tree

June 2023 - November 2023

Raised Bed Construction

Cedar Board, Raised Bed Construction, Raised Bed Corners, Soil/Compost/Loam Mix, Soil Delivery, Bulk materials for soil treatment, Raised Bed Irrigation

Plaza Improvements

Plaza Landscaping

Remove Defunct Water Fountain

Remove/Relocate Park Bench

Remove Bollards

Curb Cut & Driveway Paving

Permeable Pavers, Excavaion, Installation

Permanent horticulture

Tulip, Daffodil, Dahlia Bulbs

Diversity and Inclusion

UNLR's development plans will meet and exceed the Mayor's Ordinances on MWBE and Boston Resident Jobs Policy for local, minority and women owned contractors and employees. The UNLR Community Garden has been the recipient of hundreds of volunteer hours from local contractors with whom we will continue to work as we undertake this development project. We will be contracting the majority of our capital improvements with MWBE's, namely Da Rosa Construction, Darden Tree and Landscaping, and Hurst Landscaping - all minority owned businesses based in Boston. Additionally, UNLR will be working with the Urban Farming Institute's Bobby Walker and Nataka Crayton who

are UNLR gardeners-emeritus and local experts in creating green jobs and opportunities for communities of color from their base of operations in Mattapan.

In compliance with the Ordinance, UNLR will complete and maintain weekly reports detailing MBE and WBE participation regarding staffing hours and weekly utilization for Boston residents and “Disadvantaged Business Enterprises” as required under the BPDA and City BRJP statutes.

Operating Budget of Project

Maintenance and Operating Budget

- Ongoing Gardener Caretakers Responsibilities
- Garden dues for water bills and supplies/tool maintenance
- Continued in-kind services and donations from volunteer groups
- Continued grant applications for public facing art projects
- Donations and use fees generated from upgraded public education spaces
- Planned programming - free classes physical education/wellness, gardening demonstrations, horticulture

Garden Maintenance

The ongoing maintenance of the UNLR Community Garden will continue to be guided and directed by the Garden Caretakers, a role currently shared by Born Richardson, Lolita Parker, Jr. and London Parker-McWhorter. The caretaker role is a volunteer position held by one of the garden members with responsibilities including opening and closing the garden for the season, physical maintenance, collecting member dues, scheduling deliveries, paying water bills, outside volunteer coordination, and community outreach in the form of food distribution and neighborhood feedback liaison.

Caretaker Responsibilities

Physical Maintenance

- open/close garden for season
- mulch community beds
- schedule mulch/soil deliveries
- weekly weeding and clearing of paths
- duplicate, distribute, replace keys/locks
- arrange for seedling planting/delivery at/from Dudley Greenhouse
- replace and maintain tools
- harvest, deliver food to local food pantry
- dispose of yard waste/refuse around garden and perimeter

Admin Duties

- apply for grants
- pay water bill & liaise with BWSC for water valve/winter freeze
- order & receive delivery of compost/mulch
- arrange and pay for property insurance
- collect garden fees
- balance and keep active bank account/debit card for garden
- manage plot assignments, maintain waitlist for open plots
- execute planting schedule
- arrange for special disposal & pickups

Community Outreach

- respond to resident/neighbor concerns
- assign plots for gardeners
- arrange for clean-up days with Love Your Block, Mayor’s Youth Council, volunteer groups, etc.
- coordinate volunteer groups
- coordinate food donation to Emmanuel Holiness Church
- work with COGdesign’s community engagement process to design Garden with neighbors and gardeners

The long-term operating budget for the UNLR Community Garden will continue our current funding model: dues paid by gardener/members; in-kind, volunteer, and financial donations from friends of the garden and community organizations; grant programs and funding cycles from regional organizations; donations of materials and seedlings from city and local non-profit sources. Dues paid by gardeners will continue to fund the water bill and contribute to underwrite the insurance for the property. In addition, the upgrades to our capital infrastructure will allow for use of planned meeting space for outdoor instruction classes for physical education, public health instruction and wellness training which will generate suggested donation contributions from instructors and students.

Approximate annual ongoing costs to maintain the garden are as follows:

- | | |
|---|-----------------------|
| • Utilities, Water (Boston Water & Sewer Commision) | \$500 |
| • Liability & Insurance for Garden License through DND | \$400 |
| • Tools, Replacement & Maintenance | \$200 |
| • Compost and Loam (Landscape Express/City of Boston) | \$0 (\$300-500 value) |
| • Seedling Donations (Dudley Greenhouse) | \$0 (\$2000 value) |
| • Seeds & Bulbs (City Natives (Trustees), City of Boston “Boston Blooms”) | \$0 (\$100 value) |
| • Private Donations, Grant Cycles (New England Grassroots, Createwell Foundation) | -\$600 |
| • Dues Paid By Members | -\$350 |

- Volunteer Labor Hours (Northeastern University, Boston Collegiate Charter School, St. Cyprian's Church, Urban Farming Institute, Mayor's Youth Council) 0\$ (\$2000 value)

**DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE P. O.
BOX 2508 CINCINNATI, OH 45201 Date:
JUN21 2016
UNITED NEIGHBORS OF LOWER
ROXBURY, INC
90 WINDSOR ST ROXBURY,
MA 02120**

**Employer Identification Number:
04-2507482 DLN:
17053356328045**

**Contact Person: HARRY DAMRON
ID# 31499**

**Contact Telephone Number:
(877) 829-5500**

Accounting Period Ending:

June 30 Public Charity **Status:**

10ml (A) vi) Form 990/990-EZ/990-N

Required: Yes

Effective Date of Exemption: November 15, 2011

Contribution Deductibility: Yes

Addendum Applies: No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

Based on the information you submitted with your application, we approved your request for reinstatement under Revenue Procedure 2014-11. Your effective date of exemption, as listed at the top of this letter, is retroactive to your date of revocation.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to

United Neighbors of Lower Roxbury, Inc.

Unnumbered Melnea Cass Blvd. & Unnumbered Windsor St., Roxbury for Land and Funding Proposal

76

www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC. Compliance Guide for 501(c)(3) Public Charities which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

UNITED NEIGHBORS OF LOWER ROXBURY

Sincerely

Jeffrey I Cooper Director, Exempt Organizations Rulings and Agreements

IRS Letter 947 <https://apps.irs.gov/>



United Neighbors of Lower Roxbury, Inc.

A Non-profit 501c3 organization dedicated to improving the quality of life in Lower Roxbury

(original letter) September 13, 2012
EIN#: 04-2507482

Re: Exemption Status Revocation
Request for Expedient Revocation Reversal/ Reinstatement

Department of Treasury
Internal Revenue Service
Ogden, UT 84201-0023

April 27, 2015

To Whom it May Concern:

On behalf of United Neighbors of Lower Roxbury, we are formally requesting reinstatement of our 501(c)(3) exemption status.

United Neighbors of Lower Roxbury (UNLR) is a small yet committed organization led by members of the community. We have a historical legacy of service and activities aimed at improving the quality of life within the Lower Roxbury community. In our more recent history, UNLR has been a part of the renovation of small open spaces, hosts community events and forums, and has provided meaningful job experiences for youth. UNLR continues to play an important role in transforming the neighborhood into a vibrant neighborhood, and where possible partners with organizations, the city, state and federal partners, to help fulfill its mission.

2009, represented an extraordinary milestone in the organization in that despite its historical legacy, prior years, it experienced a decline in its participation and activities.

UNLR, as an organization rooted in community, was determined to move to a place of engagement. A great deal of time and energy was placed on creating a board that reflected the great diversity of the neighborhood, and developing programming, such as our young entrepreneurs program which combined agriculture and entrepreneurship. As a result, significant momentum had been gained within the community. Simultaneously, with a changing community, a completely new board, meant a 100% board turnover, and clearly a new transition in leadership with very different ideas of what direction the organization was heading. Though not intentional, matters related to governance, and compliance, were neglected and became an organizational challenge.

UNLR, though an active organization, experienced challenges navigating the complex regulations, without having proper knowledge or experience. We are committed to being an informed and accountable board able to govern with confidence, through increased knowledge and by soliciting guidance on everything from increasing programmatic and organizational capacity to developing internal board policies. As a part of our Corrective Action Plan, UNLR has and is planning for the following actions:

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains –such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

UNNUMBERED MELNEA CASS BOULEVARD
UNNUMBERED WINDSOR STREET

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

PURCHASE

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT (DND)

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

UNITED NEIGHBORS OF LOWER ROXBURY, INC (UNLR)
501c3 NONPROFIT

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord

Lessee/Tenant

Seller/Grantor

Buyer/Grantee

Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

N/A

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE

NAME:

POSITION:

N/A

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

WILLIAM M. SINGLETON, JR.

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

11/22/2021

AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

WILLIAM M. SINGLETON, JR., PRESIDENT UNLR

PRINT NAME & TITLE of AUTHORIZED SIGNER

Recent Corrective Action

- In 2010 and again in 2013, solicited a pro bono consultant to review organizational mission.
- Partnered with the American City Coalition to provide organizational consultancy
- Paid tax agency to review and revise previously filed taxes for accuracy and prepare for submittal
- Adopted procedures that will lend to better governance and compliance
- Adopted a Conflict of Interest Policy

Current Recommendations to Be Adopted for Corrective Action

- Our organization will hire, a tax professional/tax attorney to ensure our compliance with the annual filing of the Form 990-N ePostcard at the end of our Fiscal Year,
- Develop new member and board member package describing board responsibilities and tools to assist them in effectively managing the non-profit, and if necessary, change our Bylaws stating that the officers of the organization will be responsible for ensuring timely annual filing of IRS 990-N (ePostcard) within the timeframes of IRS rules.
- Assure that incoming treasure has some financial experience or provide necessary training to assure accuracy and compliance.
- Adopt written financial policies.

Other recommendations

- Upgrading its current accounting system from online free software to paid software
- Ongoing board development training

As I am sure the IRS is both aware and sensitive to the fact that the loss of tax-exemption status can be detrimental for any nonprofit. I understand that maintaining the organization in good standing rests with me and the board. We are taking significant steps to ensure that this situation does not occur in the future. Our tax exemption is important to us and is one of the many things that enable us to continue our work. We have embarked on a project going on to renovate our existing vacant building and without exemption, we are unable to solicit funding or tax deductible donations from our supporters.

Furthermore, to complete our request for reinstatement of our organization's tax-exempt status the following documents have been enclosed:

We are fully committed to complying where necessary what is required of us in order to do the work we are entrusted to do. We are hoping that the IRS can help to facilitate reversing this decision and granting us an expedient process to reinstate our exemption status. We appreciate your assistance.

Nataka S. Crayton
President
ncrayton@gmail.com
857-318-1049



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

MAY 24 2012

OFFICE OF
SOLID WASTE AND
EMERGENCY RESPONSE

Ms. Nataka Crayton
President
United Neighbors of Lower Roxbury
90 Windsor Street
Roxbury, MA 02120

Dear Ms. Crayton:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to congratulate you and confirm that the United Neighbors of Lower Roxbury was selected as one of the entities EPA will begin negotiations with to award a cooperative agreement for a cleanup grant. The United Neighbors of Lower Roxbury submitted an outstanding grant proposal, and we deeply appreciate the tremendous commitment of time and energy that went into its preparation.

Through the Small Business Liability Relief and Brownfields Revitalization Act of 2002, EPA is working to help states and communities around the country clean up and revitalize brownfield sites. We fully expect that these brownfield projects will provide benefits to the environment and economy of local communities. Diane Kelley, your Regional Brownfields Coordinator (617-918-1424), will work closely with the United Neighbors of Lower Roxbury to negotiate the cooperative agreement prior to the grant award.

We look forward to working with your staff on the Brownfields program in continued Federal, state, and local government cooperation.

Sincerely,

A handwritten signature in black ink, which appears to read "David R. Lloyd".

David R. Lloyd, Director
Office of Brownfields and Land Revitalization

cc: Diane Kelley



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

MAY 24 2012

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SOLID WASTE AND
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David R. Lloyd, Director
Office of Brownfields and Land Revitalization

cc: Diane Kelley

	U.S. ENVIRONMENTAL PROTECTION AGENCY Cooperative Agreement	GRANT NUMBER (FAIN): 96171001 MODIFICATION NUMBER: 0 PROGRAM CODE: BF	DATE OF AWARD 12/06/2012
		TYPE OF ACTION New	MAILING DATE 12/13/2012
		PAYMENT METHOD: Advance	ACH# PEND
RECIPIENT TYPE: Not for Profit		Send Payment Request to: US EPA, Las Vegas Finance Center 4220 S. Maryland Pkwy, Bld C, Rm 503 Las Vegas, NV 89119 Tel: (702) 798-2406; Fax: (702) 798-2423 Email: LVFC-grants@epa.gov	
RECIPIENT: United Neighbors of Lower Roxbury 998 Tremont Street, Unit 2 Boston, MA 02120 EIN: 04-2507482		PAYEE: United Neighbors of Lower Roxbury 998 Tremont Street, Unit 2 Boston, MA 02120	
PROJECT MANAGER Nataka Crayton 998 Tremont Street, Unit 2 Boston, MA 02120 E-Mail: n.crayton@gmail.com Phone: 857-318-1049		EPA PROJECT OFFICER James Byrne 5 Post Office Square, Suite 100, OSRR07-2 Boston, MA 02109-3912 E-Mail: Byrne.James@epamail.epa.gov Phone: 617-918-1389	
EPA GRANT SPECIALIST Jean Crocker Grants Management Office, OARM 16-2 E-Mail: Crocker.Jean@epamail.epa.gov Phone: 617-918-1498			
PROJECT TITLE AND DESCRIPTION United Neighbors of Lower Roxbury BF This assistance agreement will provide funding to the United Neighbors of Lower Roxbury to cleanup a brownfields site in Roxbury, Massachusetts. Brownfields are real property, the expansion, development or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant .			
BUDGET PERIOD 10/01/2012 - 09/30/2015	PROJECT PERIOD 10/01/2012 - 09/30/2015	TOTAL BUDGET PERIOD COST \$200,000.00	TOTAL PROJECT PERIOD COST \$200,000.00
NOTICE OF AWARD			
<p>Based on your Application dated 07/20/2012 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$200,000. EPA agrees to cost-share <u>100.00%</u> of all approved budget period costs incurred, up to and not exceeding total federal funding of \$200,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA statutory provisions. The applicable regulatory provisions are 40 CFR Chapter 1, Subchapter B, and all terms and conditions of this agreement and any attachments.</p>			
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)		AWARD APPROVAL OFFICE	
ORGANIZATION / ADDRESS EPA New England 5 Post Office Square, Suite 100 Boston, MA 02109-3912		ORGANIZATION / ADDRESS U.S. EPA, Region 1 5 Post Office Square, Suite 100 Boston, MA 02109-3912	
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY			
Digital signature applied by EPA Award Official for Michael Kenyon - Director Office of Administration & Resource Management Fred Weeks - Award Official delegate			DATE 12/06/2012



City of Boston

Jobs and Living Wage Ordinance
THE LIVING WAGE DIVISION • (617) 918-5236

FIRST SOURCE HIRING AGREEMENT COVERED VENDORS AND SUBCONTRACTORS

Under the Boston Jobs and Living Wage Ordinance and Regulations, all covered vendors, covered subcontractors, and beneficiaries (hereinafter referred to as "Employers" for the purposes of this agreement) are required to sign a First Source Hiring Agreement with a referral agency or Boston One-Stop Career Center. An Employer may sign additional First Source Hiring Agreements with as many referral agencies or Boston One-Stop Career Centers as it chooses. For a complete list of approved referral agencies and Boston One Stop-Career Centers, see Form LW-10A.

INSTRUCTIONS FOR EMPLOYERS:

You are not required to complete this form until after your service contract or service subcontract, or documents have been executed. After your contract documents are executed, you are required to do the following:

1. Complete the portions of this agreement that are applicable to you (Parts 1,2 and 5A)
2. Within five (5) business days after your contract documents are executed, deliver this agreement to a referral agency or Boston One-Stop Career Center of your choice.

INSTRUCTIONS FOR REFERRAL AGENCIES AND BOSTON ONE-STOP CAREER CENTERS:

Upon receipt of this agreement, you are required to do the following:

1. An authorized person of the referral agency or career center must complete Part 3 of this form and sign the agreement in Part 5B.
2. Submit this agreement within two (2) days of receipt to:

LIVING WAGE ADMINISTRATOR
LIVING WAGE DIVISION
OFFICE OF WORKFORCE DEVELOPMENT
43 HAWKINS STREET
BOSTON, MASSACHUSETTS 02114

NOTE: All parties to this agreement should carefully read Part 4: AGREEMENT OF PARTIES. If you have any questions, telephone the Living Wage Administrator at (617) 918-5236.

PART 1: EMPLOYER INFORMATION:

Name of Employer: UNITED NEIGHBORS OF LOWER ROXBURY, INC. (UNLR)

Contact Person: WILLIAM M. SINGLETON, JR.

Company Address: 90 WINDSOR STREET LOWER ROXBURY, MA 02120

Telephone #: 6174610077

E-Mail: BILL.SINGLE@GMAIL.COM

PART 2: NAME AND IDENTIFICATION NUMBER OF THE PROGRAM OR PROJECT UNDER WHICH THE SERVICE CONTRACT OR SERVICE SUBCONTRACT WAS AWARDED:

DEPARTMENT OF NEIGHBORHOOD SERVICES (DND) - PENDING
GRASSROOTS OPEN SPACE PROGRAM

PART 3: REFERRAL AGENCY OR BOSTON ONE-STOP CAREER CENTER INFORMATION:

Agency Name: N/A NO EMPLOYEES

Contact Person: _____

Company Address: _____

Telephone #: _____ E-Mail: _____

PART 4: AGREEMENT OF PARTIES

The Employer and the referral agency or Boston One-Stop Career Center signing this agreement agree to the following terms and conditions:

1. Prior to announcing or advertising an employment position for work which shall be performed as a result of a service contract or service subcontract created either as a result of a vacancy of an existing position or of a new employment position, the Employer shall notify the referral agency and/or career center about the position, including a general description and the Employer's minimum requirements for qualified applicants for such position. The notification shall also contain the words: **BOSTON JOBS AND LIVING WAGE ORDINANCE POSTING**, prominently displayed at the top of the first page of the notification.
2. The Employer shall not make such public announcement or advertisement for a period of five (5) business days after notification to the referral agency and/or career center of the availability of such position. Such five (5) day period is hereinafter referred to as the *Advance Notice Period*. The referral agency or career center may make public announcements or advertisements of the job position at any time. Any posting, public announcement or advertisement shall clearly state that only Boston residents may be referred for such job opportunities during the Advance Notice Period.
3. The referral agency or career center shall post any Boston Jobs and Living Wage Ordinance job opportunity notice within the first business day after receipt of the Notification from the Employer in a prominent location for at least the duration of the Advance Notice Period. The referral agency or career center shall provide information on such job opportunities to all Boston residents who receive services. The referral agency or career center may refer qualified candidates to the Employer. The referral agency or career center shall maintain a database of such job opportunities.

4. The *Advance Notice Period* shall be waived if the referral agency and/or career center has no qualified candidates to refer to the Employer.
5. The referral agency or career center shall institute a tracking system and record the job postings referred by Employers, the number of applicants referred to jobs during the *Advance Notice Period*, which applicants were interviewed, which applicants were not interviewed, and which applicants were hired for the positions or any other information deemed relevant by the Living Wage Administrator. The referral agency or career center shall forward this information to the Living Wage Administrator, monthly, in a manner prescribed by the Living Wage Administrator.
6. The agreement does not require the Employer to comply with these procedures if it fills the job vacancy or newly-created position by transfer or promotion from existing staff or from a file of qualified applicants previously referred to the Employer by the referral agency and/or career center.
7. The agreement shall not require the Employer to hire any applicant referred under the terms of this agreement.
8. This agreement covers the term of the service contract or subcontract.

PART 5 : SIGNATURE

An owner or officer of the Employer as well as the referral agency or Boston One-Stop Career Center must sign this agreement.

A : SIGNATURE

On behalf of, UNLR, INC (Employer), I agree to comply with the terms and conditions of this First Source Hiring Agreement.

PRINT/TYPE NAME: WILLIAM M. SINGLETON, JR. **JOB TITLE:** PRESIDENT UNLR, INC

SIGNATURE: _____ **DATE:** 11/22/2021

B. REFERRAL AGENCY OR BOSTON ONE-STOP CAREER CENTER AUTHORIZED SIGNATURE

On behalf of the referral agency or Boston One-Stop Career Center named in Part 3 of this agreement, I agree to provide services in accordance with the terms and conditions of this First Source Hiring Agreement.

PRINT/TYPE NAME: N/A - NO FTE'S **JOB TITLE:** N/A

SIGNATURE: _____ **DATE:** _____

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

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Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

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UNNUMBERED MELNEA CASS BOULEVARD
UNNUMBERED WINDSOR STREET

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

PURCHASE

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT (DND)

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

UNITED NEIGHBORS OF LOWER ROXBURY, INC (UNLR)
501c3 NONPROFIT

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord

Lessee/Tenant

Seller/Grantor

Buyer/Grantee

Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

N/A

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE

NAME:

POSITION:

N/A

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No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

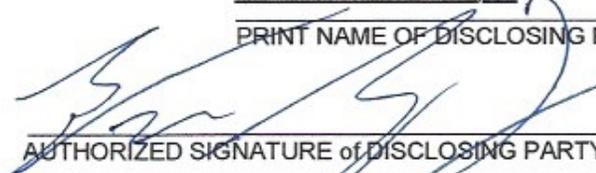
Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

WILLIAM M. SINGLETON, JR.

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)


AUTHORIZED SIGNATURE of DISCLOSING PARTY

11/22/2021

DATE (MM / DD / YYYY)

WILLIAM M. SINGLETON, JR., PRESIDENT UNLR

PRINT NAME & TITLE of AUTHORIZED SIGNER

CM FORM 15A

CORI COMPLIANCE

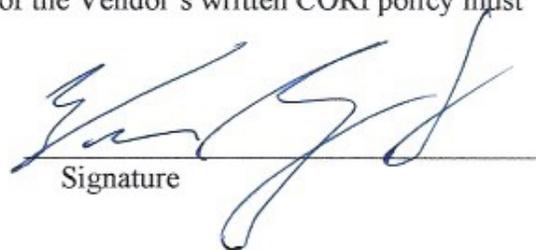
The City of Boston is subject to City of Boston Code, Chapter 4, section 7, which is intended to ensure that persons and businesses supplying goods and/or services to the City of Boston deploy fair policies relating to the screening and identification of person with criminal backgrounds through the CORI system. Vendors entering into contracts with the City must affirm that their policies regarding CORI information are consistent with the standards set by the City of Boston.

CERTIFICATION

The undersigned certifies under penalties of perjury that the vendor is in compliance with the provisions of City of Boston Code, Chapter 4, section 7, as currently in effect. **All Vendors must check one of the three lines below.**

1. CORI checks are not performed on any Applicants.
2. CORI checks are performed on some or all Applicants. The Vendor, by affixing a signature below, affirms under penalties of perjury that its CORI policy is consistent with the standards set forth on the attached CM Form 15B.
3. CORI checks are performed on some or all Applicants. The Vendor's CORI policy is not consistent with the standards set forth on the attached CM Form 15B (a copy of the Vendor's written CORI policy must accompany this form).

William M. Singleton, Jr.
(Typed or printed name of person signing quotation, bid or proposal)


Signature

United Neighbors of Lower Roxbury, Inc.
(Name of Business)

NOTE:

The Awarding Authority may grant a waiver of CBC 4-7.3 under exigent circumstance on a contract by contract basis.

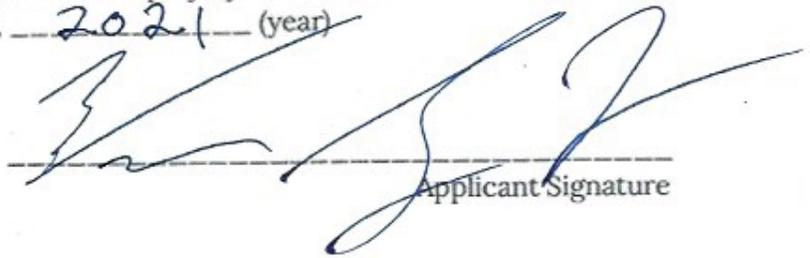
Instructions for Completing CM Form 15B:

A Vendor should not check Line 1 unless it performs NO CORI checks on ANY applicant.
A Vendor who checks Lines 2 certifies that the Vendor's CORI policy conforms to the standards set forth in CM Form 15B. A Vendor with a CORI policy that does NOT conform to the standards set forth on CM Form 15B must check Line 3. Vendors who check Line 3 will not be permitted to enter into contracts with the City, absent a waiver, as provided for in CBC 4-7.4. For any waiver to be granted, a completed CM Form 15C must be completed by the awarding authority and attached hereto.

28 | CHAPTER 803 DISCLOSURE STATEMENT

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 22 day of NOV (month), 2021 (year)


Applicant Signature

Co-Applicant Signature (If Applicable)



TRANSACTIONAL LAW CLINICS
Harvard Law School

6 Everett Street • WCC Suite 4103
Cambridge, MA 02138-2903

Tel: 617-998-0101 • Facsimile: 617-998-0146

To Whom It May Concern:

United Neighbors of Lower Roxbury (“**UNLR**”) has applied for legal services with the Transactional Law Clinics of Harvard Law School (“**TLC**”). TLC is strongly considering representing UNLR as a client on this project should UNLR be awarded the project.

Sincerely,

Transactional Law Clinical of Harvard Law School

By: Sam Koolag
Sam Koolag, Staff Member

Date: November 19, 2021

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains –such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

UNNUMBERED MELNEA CASS BOULEVARD
UNNUMBERED WINDSOR STREET

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

PURCHASE

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT (DND)

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

UNITED NEIGHBORS OF LOWER ROXBURY, INC (UNLR)
501c3 NONPROFIT

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord

Lessee/Tenant

Seller/Grantor

Buyer/Grantee

Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

N/A

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE

NAME:

POSITION:

N/A

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

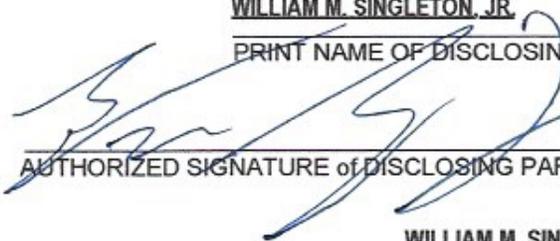
The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

WILLIAM M. SINGLETON, JR.

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

11/22/2021


AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

WILLIAM M. SINGLETON, JR., PRESIDENT UNLR

PRINT NAME & TITLE of AUTHORIZED SIGNER