



May 12, 2025

Kairos Shen, Chief of Planning
City of Boston, Planning Department
Boston City Hall, 9th Floor
Boston, MA 02201

Re: 1200 Centre Street - Project Notification Form

Dear Chief Shen:

On behalf of HSL Roslindale LLC, Hebrew SeniorLife Inc., is pleased to submit this Letter of Intent to the Boston Planning Department in accordance with Article 80 of the Boston Zoning Code (the "Code") in anticipation of the submission of the Project Notification Form [PNF] to commence the Article 80B Large Project Review for the development of 78 units of senior affordable housing at 1200 Centre Street in Roslindale (the "Project").

The Project will occupy an underutilized portion of Hebrew SeniorLife's existing 9.4-acre campus. The Project consists of new residential construction on approximately 34,000 square feet [0.78 acres] at the corner of Centre and Walter Streets on a newly created tax parcel (the "Project Site"). Landscaping and a private way will separate the Project from Hebrew SeniorLife's campus, which serves the community as a healthcare and research facility. The Project consists of an 81,500 square foot building with 78 affordable rental units for extremely low-income seniors. These units will be supported by subsidies from the Restore-Rebuild program, in partnership with the Boston Housing Authority and HUD. The new building will be located at the corner of Centre Street and Walter Street, directly across from the Arnold Arboretum, and will replace an existing staff parking lot.

Hebrew SeniorLife has assembled an experienced team of architects, engineers, and consultants with a strong track record in the development and approval of affordable rental projects under Article 80. The team has conducted extensive community engagement to date, including regular meetings with the Longfellow Area Neighborhood Association, the Arnold Arboretum, WalkUp Roslindale, and local officials. The Project also received a City of Boston Affordable Housing Acceleration Certificate, EO2416, certifying that the Project qualifies as an affordable housing project eligible for prioritized approval, as described in Mayor Michelle Wu's Executive Order Relative to Speeding the Production of Affordable Housing, dated October 6, 2022. We appreciate the collaboration that has occurred to date, and look forward to working with the Planning Department, Mayor's Office of Housing, elected officials, and the broader community in the review of this Project.

If you have any questions or if any additional information would be helpful, please do not hesitate to contact me.

Sincerely,

Deborah Morse
Vice President of Real Estate
Hebrew SeniorLife, Inc.

The Power to Redefine Aging.



Hebrew
SeniorLife



HARVARD MEDICAL SCHOOL
AFFILIATE

cc:

Camille Platt, Boston Planning Department Project Manager
Devin Quirk, Deputy Chief of the Planning Department
Nupoor Monani, Senior Deputy Director of Development Review
Casey Hines, Senior Deputy Director of Development Review
Enrique J. Pepén, City Councilor, District 5
Benjamin J. Weber, City Councilor, District 6
Kenzi Bok, Administrator, Boston Housing Authority
Taylor Cain, Chief of Staff, Boston Housing Authority
Nora Lutz, Mayor's Office of Housing
Joshua McCorkle, Roslindale Neighborhood Liaison