



Matthew J. Lawlor

Partner

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Matthew J. Lawlor's practice ranges from real estate disposition for public agencies, affordable housing finance for major lenders, and development, permitting, land use, and planning policy matters for both public and private clients. He regularly represents public authorities and agencies, lenders, developers, nonprofit organizations, and commercial landlords and tenants. In addition to his law degree, he has a master's degree in regional planning. Matt serves as co-chair of our firm's Real Estate + Development group.

Real Estate Disposition for Public Agencies

Matt represents public agencies in the disposition of their real property for development and redevelopment. On these matters, he drafts, negotiates, and closes on long-term ground leases and related documentation.

He has assisted public clients on real estate dispositions including construction of a new mixed-use hotel and residential development in Roxbury, a new regional ethnic supermarket in the Nubian Square area of Roxbury, redevelopment of historic structures for multifamily residential use in the Charlestown Navy Yard, and a new regional light industrial contractor's headquarters in South Boston, Massachusetts.

Affordable Housing Finance

Matt represents major lenders in affordable housing financing for the construction and major rehabilitation of multifamily residential developments. This representation includes drafting all construction/permanent loan documentation, undertaking legal due diligence, and closing the loan transactions.

He has handled numerous affordable housing finance transactions on behalf of major national banks, including for redevelopment of existing structures in Berkshire County and on Cape Cod, for new ground-up construction in selected emerging residential markets, and for the rehabilitation of several public housing developments in Boston and Cambridge, Massachusetts.

Development, Permitting, + Land Use

Matt represents non-profit and for-profit developers, including renewable energy developers, on development, permitting, and land use aspects of sustainable, mixed-use and transit-oriented development. This representation includes negotiating acquisition and development documentation, as well as providing advice and conducting due diligence related to development and permitting. On these matters, he assists clients with obtaining all required permits and approvals for their projects. He drafts and negotiates construction and permanent loan documentation and joint venture agreements.

Matt has handled long-term ground leases of new development and obtained permits and development rights for developers of large-scale, mixed-use projects. He successfully obtained permits for a 27-unit residential transit-oriented development for a community development organization. For a corporate client, he negotiated a preferred equity investment in major residential

developments adjacent to the central railroad station in Providence, Rhode Island, and near the Green Line Extension in Somerville, Massachusetts. Matt frequently presents at real estate and development industry conferences on the topics of land use regulation, New Urbanism, and smart growth.

Pro Bono

Matt has long-standing pro bono commitments. He serves as pro bono counsel for the Congress for the New Urbanism/New England Chapter, a smart growth and active mobility advocacy group. He also regularly provides advice on permitting, acquisition, financing, and corporate matters for the Southwest Boston Community Development Corporation, a non-profit development organization, on a pro bono basis.

Before attending law school, Matt worked for Comsis Corporation in Silver Spring, Maryland, as a consulting transportation planner for governmental agencies at the federal, state, and local levels.

Services

- Coastal Resources + Sea Level Rise
- Real Estate + Development
- Affordable Housing + Finance
- Brownfields + Redevelopment
- Commercial Real Estate Lending
- Land Use
- Land Use Litigation
- Regulatory Counseling
- Administrative Appeals
- Development Permitting
- Landlord + Tenant Leasing
- Real Estate Acquisitions, Dispositions + Development
- Religious Land Use + Institutionalized Persons Act
- Affordable Housing Development
- Renewable + Alternative Energy
- Energy - Project Development

Industries

- Real Estate Developers + Owners
- Coastal + Offshore Resources
- Construction

Education

- Boston College Law School (Juris Doctor)
- University of North Carolina at Chapel Hill (Masters)
 - M.R.P., Regional Planning
- Amherst College (Bachelors, *cum laude*)

- B.A., Modern European History

Admissions

- Commonwealth of Massachusetts

Recognitions

Selected by the *New England Real Estate Journal* to be featured in the publication's 2024 "Ones to Watch - Industry Leaders" spotlight

Recognized in the the Top Lawyers™ list by *Boston* magazine in the area of Real Estate for 2025, 2024, 2022 and 2021

Board Distinguished Service Award, Southwest Boston Community Development Corporation

Selected by his peers for inclusion in *The Best Lawyers in America*® in the area of Real Estate Law since 2019 and in the area of Land Use and Zoning Law since 2021

Selected to the Massachusetts *Super Lawyers* list from 2018 to 2021

Selected as a Rising Star to the Massachusetts *Super Lawyers* list in 2008 and from 2010 to 2011

Robinson+Cole Pro Bono Service Award Recipient, 2016

WalkBoston Golden Shoe Award, 2018

Leadership + Memberships

Boston Bar Association

Past Council Member (2022 - 2025)

Past Co-Chair Real Estate Law Section, Member of Section Steering Committee

Congress for the New Urbanism

Board Clerk of New England Chapter

Citizens' Housing and Planning Association

Form-Based Codes Institute

Member, Steering Committee

Greater Boston Chamber of Commerce

Leadership Program Fellow (2019) and Member, Regional Real Estate Development Leadership Council

City of Boston

Affordable Housing Advisory Committee (2023)

WalkMass

President (2010 - 2022)

Past Board Member

Walkable Urban Place Roslindale, Inc.

Co-Founder and Board President

StreetsblogMASS, Inc.

Co-Founder and Past Board Member (2019-2022)

