

# Paul Momnie

*Director*

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Paul Momnie advises developers, capital partners, institutional investors and lenders in a broad range of commercial real estate development matters, including regulatory compliance and public approvals, joint ventures, land assemblages, acquisitions, dispositions, financings, and the formation of complex commercial condominiums and master associations.

He has extensive experience advancing large mixed-use developments in the City of Boston and throughout the Commonwealth of Massachusetts, and is considered an expert in M.G.L. c. 40B (Comprehensive Permit Law) and M.G.L. c. 40R (Smart Growth Development). In addition, he maintains a national transactional real estate practice, regularly advising real estate investment trusts, institutional investors, financial institutions, and non-profits in connection with the acquisition, disposition, and financing of a range of multifamily, office and mixed-use projects.

Before joining Goulston & Storrs, Paul clerked for the Honorable Alexander H. Sands, III of the Massachusetts Land Court and was a Real Estate Associate at a top Am Law 100 law firm. During law school, Paul worked at the Boston Redevelopment Authority, the predecessor to the Boston Planning Department, and served as Senior Editor to the Boston College Law Review.

Paul is an advocate of affordable housing and smart growth. He serves on the real estate board of the Jamaica Plain Neighborhood Development Corporation (JPNDNC), and on the Board of Directors of Lawyer's Clearinghouse, a non-profit organization that helps promote affordable housing and alleviate homelessness. He has also advised the Massachusetts Governor's Housing Advisory Council and Commission on Unlocking Housing Production on proposed reforms to M.G.L. c. 40B and 40R.

## **Accolades**

- 2024 Lawdragon 500 X: The Next Generation Lawdragon List
- Massachusetts Super Lawyers Rising Stars, (2016-2023)
- Best Lawyers in America® Ones to Watch (2021-2025): Real Estate, Land Use and Zoning

## **Affiliations**

- Boston Bar Association Real Estate Section Law School Outreach Program, Co-Chair
- Jamaica Plain Neighborhood Development Corporation, Real Estate Board
- Lawyer's Clearinghouse, Board of Directors
- NAIOP Massachusetts Government Affairs Committee, Developing Leader

## **Admissions**

- Massachusetts

## **Education**

- Boston College Law School (J.D., 2013)
  - Senior Editor, Boston College Law Review
- Boston College (B.A., 2010)

# **Representative Matters**

## **Winthrop Center \$775M Construction Loan**

Represented Cale Street Partners, a London based real estate investment firm, in the \$775M construction loan for Winthrop Center in Boston, MA. Our team conducted a risk assessment on the construction and design documents and provided permitting, condominium and transactional advice.

## **Private Real Estate Developer Permitting to Build a Mixed-Use Property**

Representation of a private real estate developer to obtain all related permits to build a 650-unit, 750,000 square foot mixed-use property with multifamily and retail components. The permitting process involved representation before the Boston Planning & Development Agency, Boston Zoning Commission Boston Landmarks Commission, Boston Civic Design Commission, Boston Air Pollution Control Commission and Public Improvements Commission, as well as other state and local entities.

## **Real Estate Investment Company Joint Venture Formation to Develop a Multifamily Rental Project**

Representation of a real estate investment company in the formation of a joint venture to develop a 300-unit multifamily rental project. Counsel included entity formation, permitting and due diligence work.

## **Real Estate Investment Trust Acquisition and Permitting for a Multifamily, Affordable Housing Project.**

Representation of a real estate investment trust in the acquisition of land, as well as all related permitting for a 190-unit multifamily, affordable housing project.

**Real Estate Investment Firm Acquisition of Multifamily Housing Projects Nationwide**

Representation of a real estate investment firm in the acquisition of several multifamily housing projects nationwide. Ongoing counsel responsibilities include due diligence, negotiations and other general advice related to these housing developments.

**Real Estate Investment Trust Acquisition and Permitting for Mixed-Use Affordable Development**

Representation of a real estate investment trust in the acquisition of land, as well as all related permitting for a mixed-use affordable development including approximately 280 units of housing and 24,000 square feet of retail space.

**Real Estate Investment and Management Firm Permitting for Commercial Office Space**

Representation of a real estate investment and management firm in connection with local permitting for the acquisition and redevelopment of several commercial office spaces. Successfully counseled the client for appearance before all necessary zoning and entitlement agencies.

## Pro Bono

Paul provides pro bono counsel to non-profits on various public interest projects and affordable housing developments in and around Boston, including representing the Martin Richard Foundation, Courageous Sailing, and the Jamaica Plain Neighborhood Development Corporation (JPNDC). Paul is on the Board of Directors of Lawyer's Clearinghouse, a non-profit organization that helps promote affordable housing and alleviate homelessness with pro bono legal assistance provided by volunteer attorneys. Paul serves as a member of the firm's Pro Bono committee.