

**REVIEWED**

By City Clerk at 9:50 am, Mar 14, 2022



CITY OF BOSTON . MASSACHUSETTS  
MAYOR'S OFFICE OF HOUSING  
**MICHELLE WU, MAYOR**

March 16, 2022

Public Facilities Commission  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:10 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Mayor's Office of Housing agenda, be approved by the Commission at its March 16, 2022 meeting:

**VOTE 1: Shani Fletcher, Assistant Director, Director's Office Division**

**Tentative Developer Designation and Intent to sell to Edward L. Cooper Community Gardening and Education Center, Inc.:** Vacant land located at three (3) unnumbered parcels on Cedar Street, Roxbury.

**Purchase Price: \$300**

Ward: 11  
Parcel Numbers: 00110000, 00109000, and 00113000  
Square Feet: 19,069 (total)  
Future Use: Garden  
Estimated Total Development Cost: \$24,500  
Assessed Value Fiscal Year 2022: \$311,100 (total)  
Appraised Value November 7, 2020: \$191,000 (total)  
MOH Program: GrassRoots  
RFP Issuance Date: September 27, 2021

That, having duly advertised a Request for Proposals to develop said properties, Edward L. Cooper Community Gardening and Education Center, Inc., a Massachusetts non-profit



corporation, with an address of 34 Linwood Street, Boston, MA 02119, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Cedar Street, Ward: 11, Parcel: 00110000, Square Feet: 7,643

Unnumbered parcel on Cedar Street, Ward: 11, Parcel: 00109000, Square Feet: 7,477

Unnumbered parcel on Cedar Street, Ward: 11, Parcel: 00113000, Square Feet: 3,949

in the Roxbury District of the City of Boston containing approximately 19,069 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to Edward L. Cooper Community Gardening and Education Center, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

**VOTE 2: Shani Fletcher, Assistant Director, Director's Office Division**

**Tentative Developer Designation and Intent to Sell to Edward L. Cooper Community Gardening and Education Center, Inc.:** Vacant land located at an unnumbered parcel on Linwood Street, 41, 43 and 45 Linwood Street and 66 Centre Street, Roxbury.

**Purchase Price: \$500**

Ward: 09

Parcel Numbers: 03460000, 03457000, 03458000, 03459000 and 03462000

Square Feet: 15,678 (total)

Future Use: Garden

Estimated Total Development Cost: \$188,791.41

Assessed Value Fiscal Year 2022: \$311,500 (total)

Appraised Value May 30, 2021: \$600,000 (total)

MOH Program: GrassRoots

RFP Issuance Date: September 20, 2021

That, having duly advertised a Request for Proposals to develop said properties, Edward L. Cooper Community Gardening and Education Center, Inc., a Massachusetts non-profit corporation, with an address of 34 Linwood Street, Boston, MA 02119, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Linwood Street, Ward: 09, Parcel: 03460000, Square Feet: 4,698

41 Linwood Street, Ward: 09, Parcel: 03457000, Square Feet: 1,490

43 Linwood Street, Ward: 09, Parcel: 03458000, Square Feet: 1,490

45 Linwood Street, Ward: 09, Parcel: 03459000, Square Feet: 1,560

66 Centre Street, Ward: 09, Parcel: 03462000, Square Feet: 6,440

in the Roxbury District of the City of Boston containing approximately 15,678 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to Edward L. Cooper Community Gardening and Education Center, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

**VOTE 3: Joseph Backer, Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of January 15, 2020 to extend the Tentative Designation and Intent to Sell period from 24 to 36 months to Urban Edge Housing Corporation:** Vacant land located at an unnumbered parcel on Amory Street, Roxbury.

**Time Extension**

- 1) TD – 01/15/20 through 01/15/22 = 24 months
- 2) TD extension for an additional 12 months 01/15/20 through 01/15/23 = 36 months  
TD total time is 36 months

Ward: 11  
Parcel Number: 01174000  
Square Feet: 3,138  
Future Use: Landscaped space  
Estimated Total Development Cost: \$1,207,223  
Assessed Value Fiscal Year 2022: \$14,300  
Appraised Value April 28, 2019: \$63,000  
MOH Program: Neighborhood Housing  
RFP Issuance Date: July 29, 2019

That the vote of this Commission at its meeting of January 15, 2020, regarding the tentative designation and intent to sell the vacant land located at an unnumbered parcel on Amory Street (Ward: 11, Parcel: 01174000), in the Roxbury District of the City of Boston containing approximately 3,318 square feet of land, to Urban Edge Housing Corporation, a Massachusetts nonprofit corporation, with an address of 1542 Columbus Ave., Suite 2, Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “36 months;” and

also, by deleting the figure and words: “3,318 square feet” and substituting in place thereof the following figure and words: “3,138 square feet” wherever such may appear.

**VOTE 4: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:**

Vacant land located at 27-29 Browning Avenue, 29 Bradlee Street, 30 Clarkson Street and 38 Clarkson Street in Dorchester and Roxbury.

**Purchase Price: \$400**

Wards: 14, 17 and 15

Parcel Numbers: 02155000, 00082000, 01816000 and 01814000

Square Feet: 20,176 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$2,742,758

Assessed Value Fiscal Year 2022: \$267,600 (total)

Appraised Value April 15, 2020: \$1,077,000 (total)

MOH Program: Neighborhood Housing

RFP Issuance Date: March 9, 2019

Upon PFC approval, this Tentative Designation and Intent to Sell vote shall replace the now expired Tentative Designation vote to Norfolk Design & Construction LLC approved on November 18, 2020, which will become null and void.

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, be tentatively designated as developer of the vacant land located at:

27-29 Browning Avenue, Ward: 14, Parcel: 02155000, Square Feet: 4,600

29 Bradlee Street, Ward: 17, Parcel: 00082000, Square Feet: 4,800

30 Clarkson Street, Ward: 15, Parcel: 01816000, Square Feet: 5,388

38 Clarkson Street, Ward: 15, Parcel: 01814000, Square Feet: 5,388

in the Dorchester and Roxbury Districts of the City of Boston containing approximately 20,176 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of these properties; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to Norfolk Design & Construction LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

**VOTE 5: Rhianna Bernal, Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of November 13, 2019 to extend the Tentative Designation and Intent to Sell period from 24 to 31 months to a nominee comprised of principals of Pennrose Holdings, LLC and LGBTQ Senior Housing Inc.:** Land with building thereon located at 15 Everett Street, Hyde Park.

**Time Extension and Name Change**

- 1) TD – 11/13/2019 through 11/13/2021 = 24 months
- 2) TD extension for an additional five (5) months 11/13/2019 through 04/13/2022 = 29 months  
TD total time is 29 months

**Purchase Price: \$100**

Ward: 18  
Parcel Number: 08963000  
Square Feet: 73,586  
Future Use: Rehabilitation Housing  
Estimated Total Development Cost: \$46,256,094  
Assessed Value Fiscal Year 2022: \$13,974,000  
Appraised Value May 23, 2019: \$4,200,000  
MOH Program: Neighborhood Housing  
RFP Issuance Date: June 17, 2019

That the vote of this Commission at its meeting of November 13, 2019, regarding the tentative designation and intent to sell the land with building thereon located at 15 Everett Street (Ward: 18, Parcel: 08963000), in the Hyde Park District of the City of Boston containing approximately

73,586 square feet of land, to a nominee comprised of principals<sup>1</sup> of Pennrose Holdings, LLC, a Pennsylvania limited liability company with an address of 230 Wyoming Avenue, Kingston, PA 18704, and LGBTQ Senior Housing Inc., a Massachusetts non-profit corporation with an address of 16 Liszt Street, Roslindale, MA 02131;

be, and hereby is amended as follows:

by deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “29 months” wherever such may appear; and

also, by deleting the words and figures: “Pennrose Holdings, LLC, a Pennsylvania limited liability company with an address of 230 Wyoming Avenue, Kingston, PA 18704, and LGBTQ Senior Housing Inc., a Massachusetts non-profit corporation with an address of 16 Liszt Street, Roslindale, MA 02131” and substituting in place thereof the following words and figures: “Rogers School LLC, a limited liability company with an address of CT Corporation System 155 Federal Street, Suite 700, Boston, MA 02210” wherever such may appear.

**VOTE 6: Rhianna Bernal, Development Officer, Neighborhood Housing Development Division**

**Conveyance to Rogers School LLC:** Land with building thereon located at 15 Everett Street, Hyde Park.

**Purchase Price: \$100**

Ward: 18  
Parcel Number: 08963000  
Square Feet: 73,586  
Future Use: Rehabilitation Housing  
Estimated Total Development Cost: \$32,997,337  
Assessed Value Fiscal Year 2022: \$13,974,000  
Appraised Value May 23, 2019: \$4,200,000  
MOH Program: Neighborhood Housing  
RFP Issuance Date: June 17, 2019

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<sup>1</sup> The nominee is to be a newly formed Massachusetts entity. MOH shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

That, having duly advertised its intent to sell to a nominee comprised of principals<sup>2</sup> of Pennrose Holdings, LLC, a Pennsylvania limited liability company with an address of 230 Wyoming Avenue, Kingston, PA 18704, and LGBTQ Senior Housing Inc., a Massachusetts non-profit corporation with an address of 16 Liszt Street, Roslindale, MA 02131, land with building thereon located at 15 Everett Street (Ward: 18, Parcel: 08963000) in the Hyde Park District of the City of Boston containing approximately 73,586 square feet of land, for two consecutive weeks (October 11, 2021 and October 18, 2021) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of November 13, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Rogers School LLC, a limited liability company with an address of CT Corporation System 155 Federal Street, Suite 700, Boston, MA 02210; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Rogers School LLC, in consideration of One Hundred Dollars (\$100).

Sincerely,

Sheila A. Dillon  
Chief and Director

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<sup>2</sup> Rogers School LLC is a Massachusetts limited liability company formed on August 19, 2021, pursuant to G. L. Chapter 156C Section 12. Rogers School LLC provided a current certificate of good standing from the Massachusetts Secretary of State to MOH. Additionally, Rogers School LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.