



December 14, 2022

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

Location:
Virtually via Zoom
Boston, MA 02201

Meeting time: 10:15 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 December 14, 2022 meeting:

VOTE 1: Theresa Strachila, Program Manager, Director's Office Division

Conveyance to Edward L. Cooper Community Gardening and Education Center, Inc.:

Vacant land located at three unnumbered Cedar Street parcels, Roxbury.

Purchase Price: \$300

Ward: 11

Parcel Numbers: 00110000, 00109000, and 00113000

Square Feet: 19,069 (total)

Future Use: Garden

Assessed Value Fiscal Year 2022: \$311,100 (total)

Appraised Value December 2, 2021: \$191,000 (total)

MOH Program: Grassroots

RFP Issuance Date: September 27, 2021

That, having duly advertised its intent to sell to Edward L. Cooper Community Gardening and Education Center, Inc., a Massachusetts non-profit corporation, with an address of 34 Linwood Street, Boston, MA 02119, 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 two consecutive weeks (April 18, 2022 and April 25, 2022) 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 March 16, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Edward L. Cooper Community Gardening and Education Center, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Edward L. Cooper Community Gardening and Education Center, Inc. in consideration of Three Hundred Dollars (\$300).

VOTE 2: Theresa Strachila, Program Manager, Director's Office Division

Rescission of the Tentative Developer Designation vote of April 14, 2021 and the Conveyance vote of July 14, 2021 to Boston Food Forest Coalition, Inc.: Vacant land located at 632 Morton Street, Mattapan.

Purchase Price: \$100

Ward: 14
Parcel Number: 04566000
Square Feet: 3,794
Future Use: Garden
Estimated Total Development Cost: \$333,216
Assessed Value Fiscal Year 2022: \$29,400
Appraised Value March 28, 2021: \$300,000
MOH Program: Grassroots
RFP Issuance Date: November 23, 2020

That the votes of this Commission at its meetings of April 14, 2021 and July 14, 2021, the latter of which provides as follows:

That having duly advertised its intent to sell to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, the vacant land located at 632 Morton Street (Ward: 14, Parcel: 04566000) in the Mattapan District of the City of Boston containing approximately 3,794 square feet of land, for two consecutive weeks (May 17, 2021 and May 24, 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 votes of April 14, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Food Forest Coalition, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Boston Food Forest Coalition, Inc., in consideration of One Hundred Dollars (\$100);

be, and hereby are, rescinded in their entirety.

VOTE 3: Theresa Strachila, Program Manager, Director’s Office Division

Rescission of the Tentative Developer Designation vote of June 25, 2021 and the Tentative Developer Designation Extension vote of June 15, 2022 to Boston Food Forest Coalition, Inc.: Vacant land located at 44 Aspinwall Road, Dorchester.

Purchase Price: \$100

Ward: 17
Parcel Number: 00685000
Square Feet: 2,796
Future Use: Garden
Estimated Total Development Cost: \$285,791
Assessed Value Fiscal Year 2022: \$11,700
Appraised Value November 7, 2020: \$190,000
MOH Program: Grassroots
RFP Issuance Date: February 21, 2021

That the votes of this Commission at its meetings of June 25, 2021 and June 15, 2022, the latter of which provides as follows:

That the vote of this Commission at its meeting of June 25, 2021, regarding the tentative designation and intent to sell the land located at 44 Aspinwall Road (Ward: 17, Parcel: 00685000), in the Dorchester District of the City of Boston containing approximately 2,796 square feet of land, to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, be and hereby is amended as follows;

by deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “18 months” wherever such may appear;

be, and hereby are, rescinded in their entirety.

VOTE 4: Joseph Backer, Senior Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation Extension vote of March 16, 2022 to extend the Tentative Designation and Intent to Sell period from 36 to 48 months to Urban Edge Housing Corporation: Vacant land located at an unnumbered parcel on Amory Street, Roxbury.

Time Extension

- 1) TD – 1/15/2020 through 1/15/2022 = 24 months
- 2) TD extension for an additional 12 months 1/15/2020 through 1/15/2023 = 36 months
- 3) TD extension for an additional 12 months 1/15/2020 through 1/15/2024 = 48 months
TD total time is 48 months

Ward: 11

Parcel Number: 011740000

Square Feet: 3,138

Future Use: Landscaped Space

Estimated Total Development Cost: \$1,751,628

Assessed Value Fiscal Year 2022: \$14,300

Appraised Value April 28, 2019: \$63,000

MOH Program: Public Open Space

RFP Issuance Date: July 29, 2019

That the vote of this Commission at its meeting on January 15, 2020 and, thereafter, amended on March 16, 2022 regarding the tentative designation and intent to sell the vacant land located at an unnumbered parcel on Amory Street (Ward: 11, Parcel: 011740000) in the Roxbury District of the City of Boston containing approximately 3,138 square feet of land, to Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Boston, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: “36 months” and substituting in place thereof the following figure and word: “48 months” wherever such may appear.

VOTE 5: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of December 15, 2021 to extend the Tentative Developer Designation and Intent to Sell period from 12 to 24 months to DVM Consulting LLC and name change to DVM Consulting Corp: Vacant land located at 1028-1044, 1015, 1019, and 1039 Blue Hill Avenue and 6 Fabyan Street, Mattapan.

Time Extension and Name Change

- 1) TD – 12/15/2021 through 12/15/ 2022 = 12 months
- 2) TD extension for an additional 12 months 12/15/2022 through 12/14/2023 = 24 months
TD total time is 24 months

Ward: 11

Parcel Numbers: 03200000, 04405000, 04406000, 0432000, and 04458000

Square Feet: 16, 354 (total)

Future Use: Mixed Use

Estimated Total Development Cost: \$17,402,956
Assessed Value Fiscal Year 2022: \$248,300 (total)
Appraised Value August 16, 2020: \$1,145,000 (total)
MOH Program: Neighborhood Housing
RFP Issuance Date: May 3, 2021

That the vote of this Commission at its meeting on December 15, 2021 regarding the tentative designation and intent to sell the vacant land located at:

1028-1044 Blue Hill Avenue, Ward: 14, Parcel: 03200000, Square Feet: 6,041

1015 Blue Hill Avenue, Ward: 14, Parcel: 04405000, Square Feet: 3,437

1019 Blue Hill Avenue, Ward: 14, Parcel: 04406000, Square Feet: 3,600

1039 Blue Hill Avenue, Ward: 14, Parcel: 04432000, Square Feet: 4,296

6 Fabyan Street, Ward: 14, Parcel: 04458000, Square Feet: 3,493

in the Mattapan District of the City of Boston containing approximately 20,867 total square feet of land, to DVM Consulting, LLC, a Massachusetts limited liability company, with an address of 228 Almont Street, Mattapan, MA 02126;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “24 months” wherever such may appear;

and, also, by deleting the words and figures: “DVM Consulting, LLC, a Massachusetts limited liability company, with an address of 228 Almont Street, Mattapan, MA 02126” and substituting in place thereof the following words and figures: “DVM Consulting Corp, a Massachusetts corporation, with an address of 228 Almont Street, Mattapan, MA 02126.”

VOTE 6: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of December 15, 2021 to extend the Tentative Developer Designation and Intent to Sell period from 12 to 24 months to Habitat for Humanity Greater Boston, Inc.: Vacant land located at 3 Baird Street, 982-978 Blue Hill Avenue, and 1085 Blue Hill Avenue, Mattapan.

Time Extension

- 1) TD – 12/15/2021 through 12/15/ 2022 = 12 months
- 2) TD extension for an additional 12 months 12/15/2021 through 12/14/2023 = 24 months
TD total time is 24 months

Ward: 14
Parcel Numbers: 04580000, 03128000, and 04487000
Square Feet: 13,459 (total)
Future Use: Mixed Use
Estimated Total Development Cost: \$3,263,028
Assessed Value Fiscal Year 2022: \$221,700 (total)
Appraised Value August 16, 2020: \$813,000 (total)
MOH Program: Neighborhood Housing
RFP Issuance Date: May 3, 2021

That the vote of this Commission at its meeting on December 15, 2021 regarding the tentative designation and intent to sell the vacant land located at:

3 Baird Street, Ward: 14, Parcel: 04580000, Square Feet: 2,840

982-978 Blue Hill Avenue, Ward: 14, Parcel: 03128000, Square Feet: 5,619

1085 Blue Hill Avenue, Ward: 14, Parcel: 04487000, Square Feet: 5,000

in the Mattapan District of the City of Boston containing approximately 13,459 total square feet of land, to Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 434 Massachusetts Avenue, #201, Boston, MA 02118;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “24 months” wherever such may appear.

VOTE 7: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of December 15, 2021 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months to a nominee comprised of principals of TLee Development LLC and Co-Everything, LLC: Vacant land located at an unnumbered parcel on Standish Street, 18-24 Standish Street, and 114-112 Harvard Street, Dorchester.

Time Extension

- 1) TD – 12/15/2021 through 12/15/ 2022 = 12 months
- 2) TD extension for an additional 12 months 12/15/2021 through 12/14/2023 = 24 months
TD total time is 24 months

Ward: 14
Parcel Numbers: 02329000, 02325000, and 02330000
Square Feet: 26,589 (total)

Future Use: New Construction – Housing
Estimated Total Development Cost: \$8,780,550
Assessed Value Fiscal Year 2022: \$516,500 (total)
Appraised Value September 19, 2021: \$1,200,000 (total)
MOH Program: Neighborhood Housing
RFP Issuance Date: July 6, 2020

That the vote of this Commission at its meeting on December 15, 2021 regarding the tentative designation and intent to sell the vacant land located at:

Unnumbered parcel on Standish Street, Ward: 14, Parcel: 02329000, Square Feet: 5,527

18-24 Standish Street, Ward: 14, Parcel: 023250000, Square Feet: 8,810

114-112 Harvard Street, Ward: 14, Parcel: 02330000, Square Feet: 12,252

in the Dorchester District of the City of Boston containing approximately 26,589 total square feet of land, to a nominee comprised of principals¹ of TLee Development LLC, a Massachusetts limited liability company, with an address of 1452 Dorchester Avenue, 4th floor, Dorchester, MA 02122, and Co-Everything, LLC, a Massachusetts limited liability company, with an address of 6 Liberty Square PMB #280, Boston, MA 02109;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “24 months” wherever such may appear.

Sincerely,

Sheila A. Dillon
Chief and Director

¹ The nominee is to be a newly formed entity. MOH shall not bring a future vote for conveyance of the properties 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.