



City of Boston
Mayor's Office of Housing

October 12, 2023

Public Facilities Commission:
Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner

Location:
Virtually via Zoom
Boston, MA 02201

Meeting time: 10:00 a.m.

RECEIVED
By City Clerk at 8:40 am, Oct 10, 2023

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 October 12, 2023 meeting:

VOTE 1: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Boston Communities LLC: Vacant land located at 77-79, 81, 84 and 94 Harvard Street, Dorchester.

Purchase Price: \$400

Ward: 14 and 17

Parcel Numbers: 02449000, 02450000, 00131000, 00144000

Square Feet: 16,887 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$175,800 (total)

Appraised Value March 9, 2023 and April 2, 2023: \$890,000 (total)

Total Estimated Property Development Costs: \$14,045,388

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, Boston Communities LLC, a Delaware limited liability company, with an address of 29 Humphreys Street, Unit 3, Boston, MA 02125, be tentatively designated as developer of the vacant land located at:

77-79 Harvard Street, Ward: 14, Parcel: 02449000, Square Feet: 4,872

81 Harvard Street, Ward: 14, Parcel: 02450000, Square Feet: 4,138

84 Harvard Street, Ward: 17, Parcel: 00131000, Square Feet: 3,577

94 Harvard Street, Ward: 17, Parcel: 00144000, Square Feet: 4,300

in the Dorchester district of the City of Boston containing approximately 16,887 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment 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 Boston Communities 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 2: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to African Community Economic Development of New England, Inc.: Vacant land located at 140-144 Erie Street and 52 Glenway Street, Dorchester.

Purchase Price: \$200

Ward: 14

Parcel Numbers: 01780000, 01832000

Square Feet: 9,716 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$283,600 (total)

Appraised Value March 17, 2023: \$735,000 (total)

Total Estimated Property Development Costs: \$3,516,353

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, African Community Economic Development of New England, Inc., a Massachusetts non-profit corporation, with an address of 89 South Street, Suite 203, Boston, MA 02111, be tentatively designated as developer of the vacant land located at:

140-144 Erie Street, Ward: 14, Parcel: 01780000, Square Feet: 2,855

52 Glenway Street, Ward: 14, Parcel: 01832000, Square Feet: 6,861

in the Dorchester district of the City of Boston containing approximately 9,716 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment 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 African Community Economic Development of New England, 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: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction

LLC: Vacant land located at 241, 268 and 276 Geneva Avenue and 1 MacNeil Way, Dorchester.

Purchase Price: \$400

Ward: 14 and 15

Parcel Numbers: 01385000, 02277000, 02275000, and 02191001

Square Feet: 15,931 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$203,800 (total)

Appraised Value March 8, 2023 and March 9, 2023: \$1,260,000 (total)

Total Estimated Property Development Costs: \$10,393,655.79

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

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:

241 Geneva Avenue, Ward: 14, Parcel: 01385000, Square Feet: 4,926

268 Geneva Avenue, Ward: 15, Parcel: 02277000, Square Feet: 2,988

276 Geneva Avenue, Ward: 15, Parcel: 02275000, Square Feet: 2,800

1 MacNeil Way, Ward: 15, Parcel: 02191001, Square Feet: 5,217

in the Dorchester district of the City of Boston containing approximately 15,931 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment 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 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 4: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Dorchester Design Collaborative LLC: Vacant land located at 106 Norwell Street, and two unnumbered parcels on Norwell Street, Dorchester.

Purchase Price: \$300

Ward: 14

Parcel Numbers: 02344000, 02345000, and 02343000

Square Feet: 10,143 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$136,800 (total)

Appraised Value March 9, 2023: \$675,000 (total)

Total Estimated Property Development Costs: \$5,001,223

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, Dorchester Design Collaborative LLC, a Massachusetts limited liability company, with an address of 53H Harvard Street, Boston, MA 02124, be tentatively designated as developer of the vacant land located at:

106 Norwell Street, Ward: 14, Parcel: 02344000, Square Feet: 3,348

unnumbered parcel on Norwell Street, Ward: 14, Parcel: 02345000, Square Feet: 3,285

unnumbered parcel on Norwell Street, Ward: 14, Parcel: 02343000, Square Feet: 3,510

in the Dorchester district of the City of Boston containing approximately 10,143 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment 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 Dorchester Design Collaborative 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.

Sincerely,

Sheila A. Dillon
Chief and Director