



City of Boston  
Mayor's Office of Housing

March 27, 2024

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

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:10 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 27, 2024 meeting:

**VOTE 1: Julio Piliier, Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Eco Homes Highland Park LLC:** Vacant land located 237, 255, 257, 259 Highland Street, and 75, 84, 86, 88 Marcella Street, Roxbury.

**Purchase Price: \$800**

Ward: 11

Parcel Numbers: 00558000, 00834000, 00835000, 00836000, 00559000, 00831000, 00830000, 00829000

Square Feet: 15,900 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$197,600 (total)

Appraised Value June 3, 2023: \$900,000 (total)

Total Estimated Property Development Costs: \$10,223,838

MOH Program: Neighborhood Housing

RFP Issuance Date: May 5, 2022

That, having duly advertised a Request for Proposals to develop said properties, Eco Homes Highland Park LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Blvd., Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at:

237 Highland Street, Ward: 11, Parcel: 00558000, Square Feet: 4,225

255 Highland Street, Ward: 11, Parcel: 00834000, Square Feet: 752

**RECEIVED**

**By City Clerk at 8:48 am, Mar 25, 2024**

257 Highland Street, Ward: 11, Parcel: 00835000, Square Feet: 861

259 Highland Street, Ward: 11, Parcel: 00836000, Square Feet: 970

75 Marcella Street, Ward: 11, Parcel: 00559000, Square Feet: 4,342

84 Marcella Street, Ward: 11, Parcel: 00831000, Square Feet: 1,370

86 Marcella Street, Ward: 11, Parcel: 00830000, Square Feet: 1,536

88 Marcella Street, Ward: 11, Parcel: 00829000, Square Feet: 1,844

in the Roxbury district of the City of Boston containing approximately 15,900 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 Eco Homes Highland Park 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 Piliier, Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Visionary Investors Building Equity LLC and Mass Construction & Management, Inc.:** Vacant land located at 65 Ballou Avenue, 71 Ballou Avenue, 80 Selden Street, 106 Selden Street, and Unnumbered parcel on Selden Street, Dorchester.

### **Purchase Price: \$500**

Ward: 14 and 17

Parcel Numbers: 03766000, 01832000, 02542000, 02526000, 02535000

Square Feet: 27,767 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$492,300 (total)

Appraised Value August 13, 2023, September 17, 2023, and October 7, 2023: \$1,300,000 (total)

Total Estimated Property Development Costs: \$10,116,343

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals<sup>1</sup> of Visionary Investors Building Equity LLC, a Massachusetts limited

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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 properties before the PFC without evidence of the nominee being registered and in good standing with the

liability company, with an address of 33 Lexington Avenue P.O. Box 170236, Boston, MA 02117, and Mass Construction & Management, Inc., a Massachusetts corporation, with an address of 2 Porter Street, Suite 2, Randolph, MA 02368, be tentatively designated as developer of the vacant land located at:

65 Ballou Avenue, Ward: 14, Parcel: 03766000, Square Feet: 4,064

71 Ballou Avenue, Ward: 14, Parcel: 01832000, Square Feet: 4,125

80 Selden Street, Ward: 17, Parcel: 02542000, Square Feet: 6,627

Selden Street, Ward: 17, Parcel: 02526000, Square Feet: 6,078

106 Selden Street, Ward: 17, Parcel: 02535000, Square Feet: 6,873

in the Dorchester district of the City of Boston containing approximately 27,767 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 a nominee comprised of principals of Visionary Investors Building Equity LLC and Mass Construction & Management, 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: Julio Pilier, Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Codman Square Neighborhood Development Corporation:** Vacant land located at 11 Capen Street, 262 Norfolk Street, and 270 Norfolk Street, Dorchester.

#### **Purchase Price: \$300**

Ward: 17

Parcel Numbers: 02081000, 02079000, 02117000

Square Feet: 14,436 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$242,900 (total)

Appraised Value August 27, 2023: \$745,000 (total)

Total Estimated Property Development Costs: \$8,999,998

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

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Massachusetts Secretary of State, and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

That, having duly advertised a Request for Proposals to develop said properties, Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Boston, MA 02124, be tentatively designated as developer of the vacant land located at:

11 Capen Street, Ward: 17, Parcel: 02081000, Square Feet: 5,979

262 Norfolk Street, Ward: 17, Parcel: 02079000, Square Feet: 3,046

270 Norfolk Street, Ward: 17, Parcel: 02117000, Square Feet: 5.411

in the Dorchester district of the City of Boston containing approximately 14,436 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 Codman Square Neighborhood Development Corporation;

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: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to KZ Builders LLC:** Vacant land located at 19 Nottingham Street, Unnumbered Nottingham Street, 21 Nottingham Street, 23 Nottingham Street, Dorchester.

**Purchase Price: \$400**

Ward: 14

Parcel Numbers: 01312000, 01312001, 01313000, 01314000

Square Feet: 12,662 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$144,000 (total)

Appraised Value December 3, 2023: \$800,000 (total)

Total Estimated Property Development Costs: \$6,950,469

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, KZ Builders LLC, a Massachusetts corporation, with an address of 10 Tremont Street 2nd Floor, Boston, MA 02124, be tentatively designated as developer of the vacant land located at:

19 Nottingham Street, Ward: 14, Parcel: 01312000, Square Feet: 4,515

Unnumbered parcel on Nottingham Street, Ward: 14, Parcel: 01312001, Square Feet: 214

21 Nottingham Street, Ward: 14, Parcel: 01313000, Square Feet: 3,792

23 Nottingham Street, Ward: 14, Parcel: 01314000, Square Feet: 4,141

in the Dorchester district of the City of Boston containing approximately 12,662 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 KZ Builders 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: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Boston Neighborhood Community Land Trust, Inc.:** Vacant land located at Unnumbered Park Street, Dorchester

**Purchase Price: \$100**

Ward: 17

Parcel Numbers: 01163000

Square Feet: 3,665

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$145,900

Appraised Value September 4, 2023: \$190,000

Total Estimated Property Development Costs: \$2,345,277

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, Boston Neighborhood Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 550 Dudley Street, Boston, MA 02119, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Park Street (Ward: 17, Parcel: 01163000) in the Dorchester district of the City of Boston containing approximately 3,665 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 this parcel; 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 property to Boston Neighborhood Community Land Trust, Inc;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property 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 6: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Ambry Development Group LLC:**  
Vacant land located at 34 Wales Street, Dorchester

**Purchase Price: \$100**

Ward: 14  
Parcel Numbers: 02792000  
Square Feet: 11,108  
Future Use: New Construction- Housing  
Assessed Value Fiscal Year 2024: \$77,400  
Appraised Value August 27, 2023: \$660,000  
Total Estimated Property Development Costs: \$9,838,565  
MOH Program: Neighborhood Housing  
RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, Ambry Development Group LLC, a Massachusetts limited liability company, with an address of 23 Moreland Street, Unit 1, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 34 Wales Street (Ward: 14, Parcel: 02792000) in the Dorchester district of the City of Boston containing approximately 11,108 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 this parcel; 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 property to Ambry Development Group LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property 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 7: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to KNG Realty Corporation:** Vacant land located at 83 Wildwood Street, Mattapan

**Purchase Price: \$100**

Ward: 14  
Parcel Numbers: 03923000  
Square Feet: 10,824  
Future Use: New Construction- Housing  
Assessed Value Fiscal Year 2024: \$188,400  
Appraised Value September 4, 2023: \$440,000  
Total Estimated Property Development Costs: \$4,237,408  
MOH Program: Neighborhood Housing  
RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, KNG Realty Corporation, a Massachusetts corporation, with an address of 82 Presentation Road, Brighton, MA 02135, be tentatively designated as developer of the vacant land located at 83 Wildwood Street (Ward: 14, Parcel: 03923000) in the Dorchester district of the City of Boston containing approximately 10,824 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 this parcel; 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 property to KNG Realty Corporation;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property 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