



City of Boston  
Mayor's Office of Housing

**RECEIVED**

**By City Clerk at 8:48 am, May 20, 2024**

May 22, 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 May 22, 2024 meeting:

**VOTE 1: Theresa Strachila, Program Manager, GrowBoston**

**Tentative Developer Designation and Intent to Sell to Urban Edge Housing Corporation:**  
Vacant land located at 7 Waldren Road, Roxbury.

**Purchase Price: \$100**

Ward: 11  
Parcel Number: 01646000  
Square Feet: 4,095  
Future Use: Landscaped Space  
Assessed Value Fiscal Year 2024: \$42,700  
Appraised Value August 27, 2023: \$500,000  
Total Estimated Property Development Costs: \$287,100  
MOH Program: Grassroots  
RFP Issuance Date: December 18, 2023

That, having duly advertised a Request for Proposals to develop said properties, Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 7 Waldren Road (Ward: 11, Parcel: 01646000) in the Roxbury district of the City of Boston containing approximately 4,095 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 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 Urban Edge Housing 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.

**VOTE 2: Theresa Strachila, Program Manager, GrowBoston**

**Conveyance to Garrison-Trotter Neighborhood Association, Inc.:** Vacant Land located at 8 Townsend Street, Roxbury.

**Purchase Price: \$100**

Ward: 11  
Parcel Number: 01901000  
Square Feet: 5,038  
Future Use: Landscaped Space  
Assessed Value Fiscal Year 2024: \$75,800  
Appraised Value February 24, 2024: \$475,000  
Estimated Total Development Cost: \$145,100  
MOH Program: Grassroots  
RFP Issuance Date: August 29, 2022

That, having duly advertised its intent to sell to the Garrison-Trotter Neighborhood Association, Inc., a Massachusetts non-profit corporation, with an address of 268 Humboldt Avenue, Roxbury, MA 02121, the vacant land located at 8 Townsend Street (Ward: 11, Parcel: 01901000) in the Roxbury District of the City of Boston containing approximately 5,038 square feet of land for two consecutive weeks (May 15, 2023 and May 22, 2023) 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 15, 2023, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Garrison-Trotter Neighborhood Association, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Garrison-Trotter Neighborhood Association, Inc. in consideration of One Hundred Dollars (\$100).

**VOTE 3: Christine McCrorey, Assistant Director, Boston Home Center**

**To Accept and Expend a Grant from the Commonwealth of Massachusetts Division of Banks:** To implement foreclosure prevention counseling services.

**Grant Amount: \$225,000**

WHEREAS, the Commonwealth of Massachusetts Division of Banks has awarded a grant to the City of Boston's Mayor's Office of Housing, acting by and through the Public Facilities Commission, in an amount not to exceed Two Hundred Twenty-Five Thousand Dollars (\$225,000) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2024; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Mayor's Office of Housing be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

**VOTE 4: Joe Backer, Senior Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of July 19, 2023 to extend the Tentative Designation and Intent to Sell period from 24 to 36 months to Madison Park Development Corporation:** Vacant land located at 75-81 Dudley Street, Roxbury.

**Time Extension**

- 1) Original TD – 7/17/2019 through 7/17/2021 = 24 months
- 2) Original TD extension for an additional 9 months 7/17/2019 through 4/17/2022 = 33 months  
Original TD expired after 33 months
  
- 1) Reissued TD – 6/15/2022 through 6/15/2023 = 12 months
- 2) Reissued TD extension for an additional 12 months 6/15/2022 through 6/15/2024 = 24 months

- 3) Reissued TD extension for an additional 12 months 6/15/2022 through 06/15/2025 = 36 months  
Reissued TD total time is 36 months

Ward: 09

Parcel Number: 03215010

Square Feet: 6,170

Future Use: New Construction - Housing

Estimated Total Development Cost: \$10,546,037

Assessed Value Fiscal Year 2024: \$74,200

Appraised Value June 20, 2019: \$295,000

MOH Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of June 15, 2022, as amended July 19, 2023 regarding the tentative designation and intent to sell the vacant land located at 75-81 Dudley Street (Ward: 09, Parcel: 03215010) in the Roxbury District of the City of Boston containing approximately 6,170 square feet of land to Madison Park Development Corporation, a Massachusetts non-profit corporation, with an address of 184 Dudley Street, 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” wherever such may appear.

Sincerely,

Sheila A. Dillon  
Chief and Director