



REVISED

10:34 am, Aug 26, 2025

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August 27, 2025

Public Facilities Commission:

Katherine P. Craven, Chair

Lawrence D. Mammoli, Commissioner

Donald E. Wright, Commissioner

Location:

Virtually via Zoom

Boston, MA 02201

Meeting time: 10:20 am

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 August 27, 2025 meeting:

VOTE 1: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division

Acceptance of a Deed from BPCR – Angell Spencer LLC for six (6) land parcels: 12 Lorne Street, 14 Lorne Street, 22 Angell Street, 28 Angell Street, 37 Angell Street, and 39 Angell Street, Mattapan.

Ward: 14

Parcel Numbers: 04259000, 04256000, 04229000, 04229010, 04296000, and 04295000

Square Feet: 23,870 (total)

Future Use: To be Determined

Assessed Value Fiscal Year 2025: \$898,200 (total)

MOH Program: Neighborhood Housing

That the Director of the Mayor's Office of Housing, acting by and through the Public Facilities Commission, be, and she hereby is, authorized to accept a deed(s) from BPCR – Angell Spencer LLC, a Massachusetts limited liability company, with an address of 55 Bent Street, Cambridge, MA 02141, to the City of Boston, and all other documents deemed necessary and appropriate, approved as to form by Corporation Counsel for the City of Boston, regarding the vacant land located at:

22 Angell Street, Ward: 14, Parcel: 04259000, Square Feet: 5,398

28 Angell Street, Ward: 14, Parcel: 04256000, Square Feet: 5,420

37 Angell Street, Ward: 14, Parcel: 04229000, Square Feet: 3,312

39 Angell Street, Ward: 14, Parcel: 04229010, Square Feet: 3,312

12 Lorne Street, Ward: 14, Parcel: 04296000, Square Feet: 3,214

14 Lorne Street, Ward: 14, Parcel: 04295000, Square Feet: 3,214

in the Mattapan District of the City of Boston containing approximately 23,870 total square feet of land in consideration of One Dollar (\$1.00).

WHEREAS, the Public Facilities Commission, by virtue of Section (3)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts necessary or convenient for the exercise and fulfillment of the Commission's powers and by virtue of Section 3(ii) of Chapter 642 of the Acts of 1966, has the power and authority to delegate any of its powers or functions to any other department or officer, board, commission or authority of the City of Boston:

NOW, THEREFORE, BE IT VOTED: That the Director of the Mayor's Office of Housing be, and hereby is authorized to accept the aforementioned deed(s) from BPCR – Angell Spencer LLC.

VOTE 2: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of August 28, 2024 to extend the Tentative Designation and Intent to Sell period from 60 to 72 months to The People's Academy Inc.: Vacant land located at 436 Warren Street, 7-9 Quincy Street, 20-22 Glenburne Street, Roxbury.

Time Extension

- 1) TD – 09/16/2020 through 09/16/2022 = 24 months
 - 2) TD extension for an additional 12 months – 09/16/2020 through 09/16/2023 = 36 months
 - 3) TD extension for an additional 12 months – 09/16/2020 through 09/16/2024 = 48 months
 - 4) TD extension for an additional 12 months – 09/16/2020 through 09/16/2025 = 60 months
 - 5) TD extension for an additional 12 months – 09/16/2020 through 09/16/2026 = 72 months
- TD total time is 72 months

Ward: 12

Parcel Numbers: 02831000, 02833000, and 02849000

Square Feet: 18,954 (total)
Future Use: Mixed-use
Assessed Value Fiscal Year 2025: \$272,600 (total)
Appraised Value September 4, 2023: \$860,000 (total)
Estimated Total Development Cost: \$42,898,994
MOH Program: Mixed-use
RFP Issuance Date: February 10, 2020

That the vote of this Commission at its meeting of September 16, 2020, and, thereafter, amended on September 14, 2022, September 20, 2023 and August 28, 2024 regarding the tentative designation and intent to sell the vacant land located at

436 Warren Street, Ward: 12, Parcel: 02831000, Square Feet: 11,060

7-9 Quincy Street, Ward: 12, Parcel: 02833000, Square Feet: 3,100

20-22 Glenburne Street, Ward: 12, Parcel: 02849000, Square Feet: 4,794

in the Roxbury District of the City of Boston containing approximately 18,954 square feet of land to The People's Academy Inc., a Massachusetts non-profit corporation, with an address of 8 Sumner Park, Unit 3, Dorchester, MA 02125;

be, and hereby is amended as follows:

By deleting the figure and word: "60 months" and substituting in place thereof the following figure and word: "72 months" wherever such may appear.

Sincerely,

Sheila A. Dillon
Chief and Director