



City of Boston
Mayor's Office of Housing

RECEIVED

By City Clerk at 9:50 am, Sep 28, 2026

September 30, 2026

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 September 30, 2026 meeting:

VOTE 1: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales Division

Ground Lease Agreement by and between the City of Boston Mayor's Office of Housing as Landlord, acting by and through the Public Facilities Commission and the United States Postal Service as Tenant, an agency or authority of the Federal Government: vacant land located at unnumbered Railroad Street in West Roxbury and shown as Parcel A-1 on a plan entitled "Lease Plan #1834 Centre Street Boston (W. Roxbury), Mass." Prepared by R.E. Cameron & Associates, Inc., dated April 25, 2005.

Lease value: Nine Hundred Ninety-Three Thousand Dollars (\$993,000.00).

Term: Five (5) years with an option to renew for two consecutive five (5) year periods.

Effective Date, Expiration Date, Per Rental Rate:

Initial lease term: 2026-2031 (\$60,000/yr);

Option to renew: 2031-2036 (\$66,000/yr);

Option to renew: 2036-2041 (\$72,600/yr)

Ward: 20

Parcel Number: 05738010

Square Feet: 39,645

Future Use: USPS Parking Lot

Assessed Value Fiscal Year 2026: \$719,300

Appraised Value July 1, 2026: \$181,000/yr (lease value)

MOH Program: REMS - Land Disposition

That the Director and Chief of the Mayor's Office of Housing hereby requests approval and authority to enter into a Ground Lease agreement with the United States Postal Service, and having previously received City Council surplus vote dated May 23, 2005 and approved June 13, 2005 for the lease of the property.

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;

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 and do all things necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act;

WHEREAS, Subject to the approval of the Mayor under St. 1909,c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) and no earlier than upon the notice of intent to lease in the City Record having posted for two successive weeks, that it is the intent of this Commission to lease the aforementioned property to United States Postal Service;

WHEREAS To lease for a term of five (5) years with an option to renew for two (2) consecutive five (5) year periods for vacant land located at unnumbered Railroad Street in West Roxbury and shown as Parcel A-1 on a plan entitled "Lease Plan #1834 Centre Street Boston (W. Roxbury), Mass." Prepared by R.E. Cameron & Associates, Inc., dated April 25, 2005, containing approximately 39,645 square feet of land for a total consideration of Nine Hundred Ninety-Three Thousand Dollars (\$993,000.00);

NOW, THEREFORE, BE IT VOTED: That the Chief and Director of the Mayor's Office of Housing be, and hereby is, authorized to enter into the aforementioned Ground Lease agreement under the terms and conditions noted above and is authorized to execute and deliver all contracts, documents or other instruments, which are approved as to form by the Corporation Counsel for the City of Boston when such are deemed necessary or appropriate to effectuate the purposes of this vote, and to record and file any and all of the required documents concerning the same with the Suffolk Registry of Deeds and/or the Suffolk Registry District of the Land Court.

VOTE 2: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales Division

Amendment to the Tentative Developer Designation vote of March 25, 2026 to extend the Tentative Designation and Intent to Sell period from 18 to 24 months to EZY STREET LLC:
Vacant land located at 4 Adams Street, Hyde Park.

Time Extension

- 1) TD – 3/26/25 through 3/26/26 = 12 months
- 2) TD extension for an additional six (6) months 3/26/25 through 9/26/26 = 18 months
- 3) TD extension for an additional six (6) months 3/26/25 through 3/26/27 = 24 months
TD total time is 24 months

Ward: 18
Parcel Numbers: 11846000
Square Feet: 6,100
Future Use: New Construction – Housing
Assessed Value Fiscal Year 2026: \$315,500
Appraised Value May 5, 2024: \$330,000
Total Estimated Property Development Costs: \$1,300,000
MOH Program: REMS - Land Disposition
RFP Issuance Date: November 18, 2024

That the vote of this Commission at its meeting of March 26, 2025 and thereafter amended on March 25, 2026 regarding the tentative designation and intent to sell the land with building located at 4 Adams Street (Ward: 18, Parcel: 11846000) in the Hyde Park District of the City of Boston containing approximately 6,100 square feet of land to EZY STREET LLC, a Massachusetts limited liability company, with an address of 21 Vinton Street, South Boston, MA 02127;

be, and hereby is amended as follows:

By deleting the figure and word: “18 months” and substituting in place thereof the following figure and word “24 months” wherever such may appear.

VOTE 3: Theresa Strachila, Development Officer, GrowBoston Division

Amendment to the Tentative Developer Designation vote of September 24, 2025 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months to The Community Land Trust, Inc.: Vacant land located at 23 A Street, Hyde Park.

Time Extension

- 1) TD – 9/24/25 through 9/24/26 = 12 months
- 2) TD extension for an additional twelve (12) months 9/24/25 through 9/24/27 = 24 months
TD total time is 24 months

Ward: 18
Parcel Number: 09332000
Square Feet: 3,600
Future Use: Landscaped Space
Assessed Value Fiscal Year 2026: \$54,200
Appraised Value January 15, 2025: \$80,000
Total Estimated Property Development Costs: \$168,100
MOH Program: Grassroots
RFP Issuance Date: February 3, 2025

That the vote of this Commission at its meeting of September 24, 2025 regarding the tentative designation and intent to sell the vacant land located at 23 A Street (Ward: 18, Parcel: 09332000) in the

Hyde Park District of the City of Boston containing approximately 3,600 square feet of land to The Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 35 Harvard Avenue, Hyde Park, MA 02136;

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 4: Theresa Strachila, Development Officer, GrowBoston Division

Conveyance to Boston Food Forest Coalition, Inc.: Vacant land located at 301, 303, 305-305B and 307-313 Norfolk Street, Dorchester.

Purchase Price: \$400

Ward: 17
Parcel Numbers: 01654000, 01655000, 01656000, 01657000
Square Feet: 11,741 (total)
Future Use: Garden
Assessed Value Fiscal Year 2026: \$108,100 (total)
Appraised Value October 12, 2025: \$525,000 (total)
Total Estimated Property Development Costs: \$1,070,870.16
MOH Program: Grassroots
RFP Issuance Date: September 15, 2025

That, having duly advertised a Request for Proposals to develop said properties, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 76 Weld Hill Street, Jamaica Plain, MA 02130, the vacant land located at:

301 Norfolk Street, Ward: 17, Parcel: 01654000, Square Feet: 4,232

303 Norfolk Street, Ward: 17, Parcel: 01655000, Square Feet: 3,347

305-305B Norfolk Street, Ward: 17, Parcel: 01656000, Square Feet: 2,443

307-313 Norfolk Street, Ward: 17, Parcel: 01657000, Square Feet: 1,719

in the Dorchester District of the City of Boston containing approximately 11,741 total square feet of land or two consecutive weeks (September 21, 2026 and September 28, 2026) 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 25, 2026 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the Boston Food Forest Coalition, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Boston Food Forest Coalition, Inc. in consideration of Four Hundred Dollars (\$400).

VOTE 5: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of September 24, 2025 to extend the Tentative Designation and Intent to Sell period from 36 months to 48 months to New Urban Collaborative LLC and Lower Roxbury Community Corporation: Vacant land located at 40-50 Warren Street, Roxbury.

Time Extension

- 1) Original TD – 10/30/2019 through 10/30/2021 = 24 months
Original TD expired after 24 months
- 1) Reissued TD – 10/18/2023 through 10/18/2024 = 12 months
- 2) Reissued TD extension for an additional 12 months 10/18/2023 through 10/18/2025 = 24 months
- 3) Reissued TD extension for an additional 12 months 10/18/2023 through 10/18/2026 = 36 months
- 4) Reissued TD extension for an additional 12 months 10/18/2023 through 10/18/2027 = 48 months
Reissued TD total time is 48 months

Ward: 08

Parcel Number: 02550000

Square Feet: 8,296

Future Use: Mixed

Assessed Value Fiscal Year 2026: \$746,800

Appraised Value September 4, 2023: \$1,500,000

Total Estimated Property Development Costs: \$21,849,406

MOH Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of October 18, 2023 and thereafter amended on September 25, 2024 and October 29, 2025 regarding the tentative designation and intent to sell the vacant land located at 40-50 Warren Street (Ward: 08, Parcel: 02550000) in the Roxbury district of the City of Boston containing approximately 8,296 square feet of land to New Urban Collaborative LLC, a Massachusetts limited liability company, with an address of 183 West Canton Street, Boston, MA 02119, and Lower Roxbury Community Corporation, a Massachusetts nonprofit corporation, with an address of 184 Dudley Street, Suite 200, Roxbury, 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 6: Joe Backer, Senior Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of June 17, 2026 of a Ground Lease Agreement by and between the City of Boston Mayor’s Office of Housing as Landlord, acting by

and through the Public Facilities Commission and the Cruz Development Corporation as Tenant:
Portions of vacant land located at 135 Dudley Street, 2430 and 2406 Washington Street, Roxbury.

Lease Term: Fifty-Nine (59) years with an option to renew for an additional Forty (40) years up to a Ninety-Nine (99) year total lease term

Annual Ground Lease Rate: \$10/Year

Option to Purchase Upon Lapse of Ninety-Nine (99) Year Ground Lease Term: \$100

Ward: 12

Parcel Number: 01180000, 01261000, 01263000

Square Feet: 69,835 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$160,706,725

Assessed Value Fiscal Year 2026: \$46,950,800 (total)

Appraised Value September 1, 2026: \$28,300,000 (total)

MOH Program: Housing Development

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of July 17, 2019, and, thereafter as amended on August 18, 2021, July 19, 2023, June 26, 2024, and June 25, 2025 and June 17, 2026 regarding the tentative designation and intent to lease portions of the vacant land located at:

135 Dudley Street, Ward: 12, Parcel: 01180000, Square Feet: 201,765

2430 Washington Street, Ward: 12, Parcel: 01261000, Square Feet: 102,533

2406 Washington Street, Ward: 12, Parcel: 01263000, Square Feet: 9,736

in the Roxbury District of the City of Boston containing approximately 69,835 total square feet of land to Cruz Development Corporation, a Massachusetts corporation, with an address of 280 Warren Street, Boston, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: "fifty-nine year lease term with an option to renew for an additional forty (40) years up to a ninety-nine (99) year total lease term" and "approximately 69,835 square feet of land" and substituting in place thereof the following figure and word, respectively: "ninety-nine (99) year ground lease with an option to purchase for nominal consideration" and "approximately 67,664 square feet of land" wherever such may appear.

Sincerely,

Sheila A. Dillon
Chief and Director