



CITY OF BOSTON • MASSACHUSETTS

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
MAYOR KIM JANEY

July 14, 2021

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:00 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Department of Neighborhood Development agenda, be approved by the Commission at its July 14, 2021 meeting:

RECEIVED  
CITY CLERK'S OFFICE  
2021 JUL 12 A 9:56  
BOSTON, MA

**VOTE 1: Karen Rebaza, Assistant Director, Boston Home Center Division**

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

**Grant Amount: \$225,625**

WHEREAS, the Commonwealth of Massachusetts Division of Banks has awarded a grant to the City of Boston's Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed Two Hundred Twenty-Five Thousand Six Hundred Twenty-Five Dollars (\$225,625) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2020; 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 Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

**VOTE 2: Kelly Shay, Senior Development Officer, Neighborhood Housing Development Division**

**Conveyance to Morton Station Owner LLC:** Vacant land located at 872 Morton Street and an unnumbered parcel on Hopkins Street, Mattapan.

**Purchase Price: \$200**

Ward: 17

Parcel Numbers: 02190000 and 02184000

Square Feet: 34,103 (total)

Future Uses: New Construction – Housing and Public Park

Estimated Total Development Cost: \$19,721,451

Assessed Value Fiscal Year 2021: \$576,400 (total)

Appraised Value March 13, 2016: \$500,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 5, 2016

That, having duly advertised its intent to sell to a to a nominee comprised of principals of Caribbean Integration Community Development Inc., a Massachusetts non-profit corporation, with an address of 19 Tesla Street, Mattapan, MA 02126, and Planning Office for Urban Affairs, Inc., a Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109, vacant land located at:

872 Morton Street, Ward: 17, Parcel: 02190000, Square Feet: 16,238

Unnumbered parcel on Hopkins Street, Ward: 17, Parcel: 02184000, Square Feet: 17,865

in the Mattapan District of the City of Boston containing approximately 34,103 total square feet of land, for two consecutive weeks (March 13, 2017 and March 20, 2017) 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 votes of February 17, 2017 and, thereafter, as amended on March 14, 2018 and March 11, 2020, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Morton Station Owner LLC<sup>1</sup>; a Massachusetts limited liability company with an address of 84 State Street, Suite 600, Boston, MA 02109; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Morton Station Owner LLC, in consideration of Two Hundred Dollars (\$200).

**VOTE 3: Joseph Backer, Development Officer, Neighborhood Housing Development Division**

**Conveyance to 2147 LIHTC Owner LLC:** Vacant land located at discontinued unnumbered Ballinger Place (former private way), 2147-2149 Washington Street and 2159-2163 Washington Street, Roxbury.

**Purchase Price: \$300**

Ward: 09

Parcel Numbers: 02431000 and 0243200002432000

Square Feet: 19,884 (total)

Future Use: Mixed-use

Estimated Total Development Cost: \$32,865,069

Assessed Value Fiscal Year 2021: \$325,900 (total)

Appraised Value June 10, 2019: \$1,552,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That, having duly advertised its intent to sell to a nominee comprised of principal of New Atlantic Development LLC, a Massachusetts limited liability company, with an address of 236 Huntington Avenue, Suite 314, Boston, MA 02115, and DREAM Development LLC, a Massachusetts limited liability company, with an address of 236 Huntington Avenue, Suite 303, Boston, MA 02115, the vacant land located at:

Discontinued Unnumbered Ballinger Place (former private way)<sup>2</sup>, Ward: 09, Parcel: n/a, Square Feet: 489

2147-2149 Washington Street, Ward: 09, Parcel: 02431000, Square Feet: 8,0672<sup>3</sup>

---

<sup>1</sup> Morton Station Owner LLC is a Massachusetts limited liability company formed on June 16, 2021, pursuant to G.L. Chapter 156C Section 12, to manage affordable housing projects and engage in lawful business. Morton Station Owner LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, Morton Station Owner LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.

<sup>2</sup> February 20, 2014 the City of Boston Public Improvements Commission passed an Order discontinuing a former private way located at an unnumbered Ballinger Place.

<sup>3</sup> The City of Boston Assessing department includes the square footage of both unnumbered Ballinger Place and 2147-2149 Washington Street, a total of 8,556 square feet, because unnumbered Ballinger Place does not have an assigned Parcel Number.

2159-2163 Washington Street, Ward: 09, Parcel: 02432000, Square Feet: 11,328

in the Roxbury District of the City of Boston containing approximately 50,417 total square feet of land, for two consecutive weeks (August 12, 2019 and August 19, 2019) 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 December 18, 2019 and, thereafter, as amended July 17, 2019, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to 2147 LIHTC Owner LLC, a limited liability company with an address of c/o New Atlantic Development LLC, 236 Huntington Avenue, Suite 314, Boston 02115; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to 2147 LIHTC Owner LLC, in consideration of Three Hundred Dollars (\$300).

**VOTE 4: Shani Fletcher, Development Officer, Neighborhood Housing Development Division**

**Conveyance to Boston Food Forest Coalition, Inc.:** Vacant land located at 632 Morton Street, Mattapan.

**Purchase Price: \$100**

Ward: 14  
Parcel Number: 04566000  
Square Feet: 3,794  
Future Use: Garden  
Estimated Total Development Cost: \$333,316  
Assessed Value Fiscal Year 2021: \$29,400  
Appraised Value March 28, 2021: \$300,000  
DND Program: GrassRoots  
RFP Issuance Date: November 23, 2020

That, having duly advertised its intent to sell to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, the vacant land located at 632 Morton Street (Ward: 14, Parcel: 04566000) in the Mattapan District of the City of Boston containing approximately 3,794 square feet of land, for two consecutive weeks (May 17, 2021 and May 24, 2021) 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 April 14, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Boston Food Forest Coalition, Inc.; and  
FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Boston Food Forest Coalition, Inc. in consideration of One Hundred Dollars (\$100).

**VOTE 5: Shani Fletcher, Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to The Trustees of Reservations:** Vacant land located at 21 Winthrop Street and 23 Winthrop Street, Roxbury.

**Purchase Price: \$200**

Ward: 12

Parcel Numbers: 00088000 and 00089000

Square Feet: 6,000 (total)

Future Use: Garden

Estimated Total Development Cost: \$312,650

Assessed Value Fiscal Year 2021: \$70,800

Appraised Value November 21, 2020: \$380,000

DND Program: GrassRoots

RFP Issuance Date: May 3, 2021

That, having duly advertised a Request for Proposals to develop said properties, The trustees of Reservations, a Massachusetts non-profit corporation, with an address of 200 High Street, 4<sup>th</sup> Floor, Boston, MA 02110, be tentatively designated as developer of the vacant land located at:

21 Winthrop Street, Ward: 12, Parcel: 00088000, Square Feet: 3,000

23 Winthrop Street, Ward: 12, Parcel: 00089000, Square Feet: 3,000

in the Roxbury District of the City of Boston containing approximately 6,000 total 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 development 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 The trustees of Reservations;

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