



City of Boston  
Mayor's Office of Housing

**RECEIVED**

By City Clerk at 8:45 am, Feb 17, 2023

February 22, 2023

Public Facilities Commission  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, 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 February 22, 2023 meeting:

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

**Tentative Developer Designation and Intent to Sell To NS Partners, LLC:** Vacant land located at 353-359, 391-393, and 395 Blue Hill Avenue, Roxbury.

**Purchase Price: \$300**

Ward: 12  
Parcel Numbers: 02731000, 02672000, and 02673000  
Square Feet: 7,248 (total)  
Future Use: New Construction - Housing  
Assessed Value Fiscal Year 2023: \$150,100 (total)  
Appraised Value December 29, 2022: \$910,000 (total)  
Total Estimated Property Development Costs: \$9,146,636  
MOH Program: Neighborhood Housing  
RFP Issuance Date: April 25, 2022

That, having duly advertised a Request for Proposals to develop said properties, NS Partners, LLC, a Massachusetts limited liability company, with an address of 18 Drake Circle, Sharon, MA 02067, be tentatively designated as developer of the vacant land located at:

353-359 Blue Hill Avenue, Ward 12, Parcel: 02731000, Square Feet: 3,886

391-393 Blue Hill Avenue, Ward: 12, Parcel: 02672000, Square Feet: 1,651

395 Blue Hill Avenue, Ward: 12, Parcel: 02673000, Square Feet: 1,711

in the Roxbury District of the City of Boston containing approximately 7,248 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 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 NS Partners, 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: Stephanie Silva, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to sell to Norfolk Design & Construction LLC:**  
Vacant land located at 30, 32, 34, and 36 Mildred Avenue, Mattapan.

**Purchase Price: \$400**

Ward: 18

Parcel Numbers: 00808000, 00807000, 00806000, and 00805000

Square Feet: 14,133 (total)

Future Use: Housing and Community Garden

Assessed Value Fiscal Year 2023: \$127,200 (total)

Appraised Value September 5, 2022: \$700,000 (total)

Total Estimated Property Development Costs: \$3,813,921

MOH Program: Neighborhood Housing

RFP Issuance Date: May 2, 2022

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, be tentatively designated as developer of the vacant land located at:

30 Mildred Avenue, Ward: 18, Parcel: 00808000, Square Feet: 3,542

32 Mildred Avenue, Ward: 18, Parcel: 008007000, Square Feet: 3,542

34 Mildred Avenue, Ward: 18, Parcel: 00806000, Square Feet: 3,523

36 Mildred Avenue, Ward: 18, Parcel: 00805000, Square Feet: 3,526

in the Mattapan District of the City of Boston containing approximately 14,133 total square feet of land for the period of 24 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 Norfolk Design & Construction 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 3: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the Tentative Developer Designation vote of February 16, 2022 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to Norfolk Design & Construction LLC:** Vacant land located 20, 24, and 52 Elmont Street, 143 and 147 Norwell Street, Dorchester.

**Time Extension**

- 1) TD – 2/16/2022 through 2/16/2023 = 12 months
- 2) TD extension for an additional six (6) months 2/16/2022 through 8/16/2023 = 18 months  
TD total time is 18 months

Ward: 14

Parcel Numbers: 02401000, 02400000, 02393000, 01651000, and 01652000

Square Feet: 15,384 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2023: \$159,100 (total)

Appraised Value October 30, 2021 and November 9, 2021: \$900,000 (total)

Total Estimated Property Development Costs: \$3,989,703

MOH Program: Neighborhood Housing

RFP Issuance Date: October 4, 2021

That the vote of this Commission at its meeting on February 16, 2022 regarding the tentative designation and intent to sell the vacant land located at:

20 Elmont Street, Ward: 14, Parcel: 02401000, Square Feet: 3,778

24 Elmont Street, Ward: 14, Parcel: 02400000, Square Feet: 2,340

52 Elmont Street, Ward: 14, Parcel: 02393000, Square Feet: 3,900

143 Norwell Street, Ward: 14, Parcel: 01651000, Square Feet: 2,683

147 Norwell Street, Ward: 14, Parcel: 01652000, Square Feet: 2,683

in the Dorchester District of the City of Boston containing approximately 15,384 total square feet of land to Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway Suite 287, Walpole MA 02081;

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: “18 months” wherever such may appear.

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

**Acceptance of a Deed from Boston Housing Stabilization, Inc.:** Vacant land located at 26 Lyford Street, 114-118 Floyd Street, 123, 126 and 127 Stratton Street, Mattapan.

Ward: 14  
Parcel Numbers: 03074000, 03081000, 03071001, 03073000, and 03072000  
Square Feet: 21,907 (total)  
Future Use: To be Determined  
Assessed Value Fiscal Year 2023: \$321,300 (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 from Boston Housing Stabilization, Inc., a Massachusetts corporation, with an address of 11 Lantern Lane, West Roxbury, MA 02132, to the City of Boston, and all other documents deemed necessary and appropriate, approved by the Senior Staff Attorney of the Mayor’s Office of Housing, and in a form approved by Corporation Counsel for the City of Boston, regarding the vacant land located at:

26 Lyford Street, Ward: 14, Parcel: 03074000, Square Feet: 4,620

114-118 Floyd Street, Ward: 14, Parcel: 03081000, Square Feet: 10,400

123 Stratton Street, Ward: 14, Parcel: 03071001, Square Feet: 2,935

126 Stratton Street, Ward: 14, Parcel: 03073000, Square Feet: 856

127 Stratton Street, Ward: 14, Parcel: 03072000, Square Feet: 3,096

in the Mattapan District of the City of Boston containing approximately 21,907 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 from Boston Housing Stabilization, Inc.

Sincerely,

Sheila A. Dillon  
Chief and Director