



City of Boston
Mayor's Office of Housing

November 15, 2023

Public Facilities Commission:
Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner

Location:
Virtually via Zoom
Boston, MA 02201

RECEIVED
By City Clerk at 8:44 am, Nov 13, 2023

Meeting time: 10:15 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 November 15, 2023 meeting:

VOTE 1: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Waverly Clifford Affordable Development, LLC: Vacant land located 35 Waverly Street, 50-52 Waverley Street, 64 Waverly Street, 58 Clifford Street, Roxbury.

Purchase Price: \$400

Ward: 12
Parcel Numbers: 00446000, 00439000, 00435000, and 00475000
Square Feet: 26,082 (total)
Future Use: New Construction - Housing
Assessed Value Fiscal Year 2023: \$426,000 (total)
Appraised Value February 27, 2023: \$855,000 (total)
Total Estimated Property Development Costs: \$3,943,131
MOH Program: Neighborhood Housing
RFP Issuance Date: November 9, 2020

That, having duly advertised its intent to sell to PWN Development, Inc., a Massachusetts corporation, with an address of 853 Main Street, Tewksbury, MA 01876, the vacant land located at:

35 Waverly Street, Ward: 12, Parcel: 00446000, Square Feet: 4,125

50-52 Waverley Street, Ward: 12, Parcel: 00439000, Square Feet: 6,188

64 Waverly Street, Ward: 12, Parcel: 00435000, Square Feet: 7,929

58 Clifford Street, Ward: 12, Parcel: 00475000, Square Feet: 7,840

in the Roxbury District of the City of Boston containing approximately 26,082 total square feet of land for two consecutive weeks (October 30, 2023 and November 6, 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 September 14, 2022, and, thereafter, amended on September 20, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Waverly Clifford Affordable Development, LLC¹;

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Waverly Clifford Affordable Development, LLC in consideration of Four Hundred Dollars (\$400).

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

Transfer of the care, custody, management and control from the Mayor's Office of Housing (MOH) to the Boston Conservation Commission ("BCC"): Vacant land located at six (6) unnumbered parcels on Alabama and Colorado Streets, Mattapan.

Property Transfer

Ward: 18

Parcel Numbers: 02622000, 02615000, 02606000, 02828000, 02829000, and 02830000

Square Feet: 20,000 (total)

Assessed Value Fiscal Year 2023: \$204,900 (total)

MOH Program: REMS- Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31 A (as appearing in St. 1966, c. 642, § 12), the vacant land located at:

unnumbered Alabama Street, Ward: 18, Parcel: 02622000, Square Feet: 2,000

unnumbered Alabama Street, Ward: 18, Parcel: 02615000, Square Feet: 2,000

unnumbered Colorado Street, Ward: 18, Parcel: 02606000, Square Feet: 2,000

¹ Waverly Clifford Affordable Development, LLC is a Massachusetts limited liability company formed on November 21, 2022, pursuant to M.G.L. Chapter 156C Section 12, by principals of PWN Development, Inc. Waverly Clifford Affordable Development, LLC provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, Waverly Clifford Affordable Development, LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

unnumbered Colorado Street, Ward: 18, Parcel: 02828000, Square Feet: 6,000

unnumbered Colorado Street, Ward: 18, Parcel: 02829000, Square Feet: 4,000

unnumbered Colorado Street, Ward: 18, Parcel: 02830000, Square Feet: 4,000

containing approximately 20,000 square feet, in the Mattapan district of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Mayor's Office of Housing to the care, custody, management and control of the Boston Conservation Commission ("BCC").

Sincerely,

Sheila A. Dillon
Chief and Director