



City of Boston  
Mayor's Office of Housing

March 26, 2025

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 8:31 am, Mar 24, 2025**

Meeting time: 10:00 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 March 26, 2025 meeting:

**VOTE 1: Theresa Strachila, Program Manager, GrowBoston**

**Tentative Developer Designation and Intent to Sell to Boston Outdoor Preschool Network Inc.:** Vacant land located at 78 Woodcliff Street, three unnumbered parcels on Woodcliff Street, 1-3, 2-4, 5-7, 6, 10-12 & 14-16 Letterfine Terrace, one unnumbered parcel on Letterfine Terrace, two unnumbered parcels on Sargent Street; and one unnumbered parcel on Woodledge Street, Roxbury.

**Purchase Price: \$1,400**

Ward: 13

Parcel Numbers: 00589000, 00588000, 00591000, 00587000, 00602000, 00596000, 00601000, 00597000, 00598000, 00599000, 00600000, 00628000, 00630000, 00569000

Square Feet: 57,466 (total)

Future Use: Other: Preschool building and landscaped space

Assessed Value Fiscal Year 2025: \$974,900 (total)

Appraised Value July 19, 2024: \$981,600 (total)

Total Estimated Property Development Costs: \$537,800

MOH Program: Grassroots

RFP Issuance Date: February 20, 2024

That, having duly advertised a Request for Proposals to develop said properties, Boston Outdoor Preschool Network Inc., a Massachusetts non-profit corporation, with an address of 11 Delford Street, Rosindale, MA 02131, be tentatively designated as developer of the vacant land located at:

78 Woodcliff Street, Ward: 13, Parcel: 00589000, Square Feet: 3,150

Unnumbered parcel on Woodcliff Street, Ward: 13, Parcel: 00588000, Square Feet: 3,200

Unnumbered parcel on Woodcliff Street, Ward: 13, Parcel: 00591000, Square Feet: 3,055

Unnumbered parcel on Woodcliff Street, Ward: 13, Parcel: 00587000, Square Feet: 11,600

1-3 Letterfine Terrace, Ward: 13, Parcel: 00602000, Square Feet: 2,016

2-4 Letterfine Terrace, Ward: 13, Parcel: 00596000, Square Feet: 1,968

5-7 Letterfine Terrace, Ward: 13, Parcel: 00601000, Square Feet: 1,736

6 Letterfine Terrace, Ward: 13, Parcel: 00597000, Square Feet: 2,100

10-12 Letterfine Terrace, Ward: 13, Parcel: 00598000, Square Feet: 1, 966

14-16 Letterfine Terrace, Ward: 13, Parcel: 00599000, Square Feet: 1,635

Unnumbered parcel on Letterfine Terrace, Ward: 13, Parcel: 00600000, Square Feet: 3,848

Unnumbered parcel on Sargent Street, Ward: 13, Parcel: 00628000, Square Feet: 7,850

Unnumbered parcel on Sargent Street, Ward: 13, Parcel: 00630000, Square Feet: 10,276

Unnumbered parcel on Woodledge Street, Ward: 13, Parcel: 00569000, Square Feet: 3,066

in the Roxbury district of the City of Boston containing approximately 57,466 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 Boston Outdoor Preschool Network Inc.;

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, Development Officer, Neighborhood Housing Development Division**

**Amendment to the Tentative Developer Designation vote of March 15, 2023 to extend the Tentative Designation and Intent to Sell period from 24 months to 36 months to The Louis D. Brown Peace Institute Corporation:** Vacant land located at 30 Westville Street and Unnumbered Parcel on Westville Street, Dorchester.

**Time Extension**

- 1) TD - 3/15/2023 through 3/15/2025 = 24 months
- 2) TD extension for an additional 12 months - 3/15/2023 through 3/15/2026 = 36 months  
TD total time is 36 months

Ward: 15

Parcel Numbers: 00796000, 00794000

Square Feet: 23,056 (total)

Future Use: Commercial

Assessed Value Fiscal Year 2025: \$445,100 (total)

Appraised Value April 10, 2022: \$440,000 (total)

Total Estimated Property Development Costs: \$15,000,000

MOH Program: Neighborhood Housing

RFP Issuance Date: August 29, 2022

That the vote of this Commission at its meeting of March 15, 2023 regarding the tentative designation and intent to sell the vacant land located at:

30 Westville Street, Ward: 15, Parcel: 00796000, Square Feet: 11,407

Unnumbered Westville Street, Ward: 15, Parcel: 00794000, Square Feet: 11,649

in the Dorchester District of the City of Boston containing approximately 23,056 total square feet of land to The Louis D. Brown Peace Institute Corporation, a Massachusetts non-profit corporation, with an address of 15 Christopher Street, Dorchester, MA 02122;

be, and hereby is amended as follows:

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “36 months” wherever such may appear.

**VOTE 3: Minh Nguyen, Project Manager, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to EZY STREET LLC:** Vacant land located at 4 Adams Street, Hyde Park.

**Purchase Price: \$100,000**

Ward: 18

Parcel Numbers: 11846000

Square Feet: 6,100

Future Use: Rehabilitation – Housing

Assessed Value Fiscal Year 2025: \$310,700

Appraised Value May 5, 2024: \$330,000

Total Estimated Property Development Costs: \$700,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: November 18, 2024

That, having duly advertised a Request for Proposals to develop said property, EZY STREET LLC, a Massachusetts limited liability company, with an address of 21 Vinton St., South Boston, MA 02127, be tentatively designated as developer of the vacant land 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 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 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 EZY STREET LLC;

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