



City of Boston
Mayor's Office of Housing

June 25, 2025

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

RECEIVED

By City Clerk at 9:06 am, Jun 23, 2025

Location:
Virtually via Zoom
Boston, MA 02201

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 June 25, 2025 meeting:

VOTE 1: Joe Backer, Senior Development Officer, Neighborhood Housing Development Division

Amendment to the vote of June 26, 2024 to extend the Tentative Designation and Intent to Sell period from 36 to 39 months to Madison Park Development Corporation: Vacant land located at 75-81 Dudley Street, Roxbury.

Time Extension

- 1) Original TD – 7/17/2019 through 7/17/2021 = 24 months
- 2) Original TD extension for an additional 9 months 7/17/2019 through 4/17/2022 = 33 months
Original TD expired after 33 months
- 1) Reissued TD – 6/15/2022 through 6/15/2023 = 12 months
- 2) Reissued TD extension for an additional 12 months 6/15/2022 through 6/15/2024 = 24 months
- 3) Reissued TD extension for an additional 12 months 6/15/2022 through 06/15/2025 = 36 months
- 4) Reissued TD extension for an additional 3 months 6/15/2022 through 09/15/2025 = 39 months
Reissued TD total time is 39 months

Ward: 09
Parcel Number: 03215010
Square Feet: 6,170
Future Use: New Construction - Housing

Estimated Total Development Cost: \$10,779,684
Assessed Value Fiscal Year 2025: \$74,200
Appraised Value June 20, 2019: \$295,000
MOH Program: Housing Development
RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of June 15, 2022, as amended July 19, 2023 and June 26, 2024 regarding the tentative designation and intent to sell the vacant land located at 75-81 Dudley Street (Ward: 09, Parcel: 03215010) in the Roxbury District of the City of Boston containing approximately 6,170 square feet of land to Madison Park Development Corporation, a Massachusetts non-profit corporation, with an address of 184 Dudley Street, 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: “39 months” wherever such may appear.

VOTE 2: Joe Backer, Senior Development Officer, Neighborhood Housing Development Division

Amendment to the vote of June 26, 2024 to extend the Tentative Designation and Intent to Lease period from 72 months to 84 months to Cruz Development Corporation: Portions of vacant land located at 135 Dudley Street, 2430 and 2406 Washington Street, Roxbury.

Time Extension

- 1) TD - 7/17/19 through 7/17/21 = 24 months
 - 2) TD extension for an additional twenty-four (24) months 7/17/19 through 7/17/23 = 48 months
 - 3) TD extension for an additional twelve (12) months 7/17/19 through 7/17/24 = 60 months
 - 4) TD extension for an additional twelve (12) months 7/17/19 through 7/17/25 = 72 months
 - 5) TD extension for an additional twelve (12) months 7/17/19 through 7/17/26 = 84 months
- TD total time is 84 months

Ward: 12

Portions of Undivided Parcel Numbers: 01180000, 01261000, and 01263000

Undivided Parcels Square Feet: 314,034 (total)

Undivided Parcels Assessed Value Fiscal Year 2023: \$26,531,800 (total)

Future Subdivided Parcel Number: 01180030

Future Subdivided Parcel Square Feet: 69,835

Future Subdivided Parcel Address: 135 Dudley Street

Future Use: Mixed-use

Estimated Total Development Cost: \$153,985,907

Assessed Value Fiscal Year 2025: \$29,142,100 (total)

Appraised Value June 10, 2019: \$28,700,000

MOH Program: Neighborhood Housing
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 21, 2021, July 19, 2023, and June 26, 2024, 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 One John Eliot Square, Boston, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: "72 months" and substituting in place thereof the following figure and word: "84 months" wherever such may appear.

VOTE 3: Sylvia Adorno, Senior Program Manager, Boston Home Center

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

Grant Amount: \$225,000

WHEREAS, the Commonwealth of Massachusetts Division of Banks has awarded a grant to the City of Boston's Mayor's Office of Housing, acting by and through the Public Facilities Commission, in an amount not to exceed Two Hundred Twenty-Five Thousand Dollars (\$225,000) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2025; 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 Mayor's Office of Housing be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

VOTE 4: Theresa Strachila, Development Officer, GrowBoston

Amendment to the vote of June 26, 2024 to extend the Tentative Designation and Intent to Sell period from 12 months to 24 months to Boston Farms Community Land Trust, Inc.:
Vacant land located at 115-123 Bird Street, Dorchester.

Time Extension

- 1) TD - 6/24/24 through 6/24/25 = 12 months
- 2) TD extension for an additional twelve (12) months 6/24/24 through 6/24/26 = 24 months
TD total time is 24 months

Ward: 13
Parcel Number: 01146000
Square Feet: 10,718
Future Use: Garden
Assessed Value Fiscal Year 2025: \$169,500
Appraised Value September 4, 2023: \$700,000
Total Estimated Property Development Costs: \$450,792
MOH Program: Grassroots
RFP Issuance Date: January 16, 2024

That the vote of this Commission at its meeting of June 24, 2024 regarding the tentative designation and intent to sell the vacant land located at 115-123 Bird Street (Ward: 13, Parcel: 01146000) in the Roxbury district of the City of Boston containing approximately 10,718 total square feet of land to Boston Farms Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 3 Akron Street, Roxbury, MA 02119;

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.

PRESENTATION: Rick Wilson, Director of Administration and Finance

Proposed Changes to LOOPS Policy (i.e. property affidavit forms and process).

Sincerely,

Sheila A. Dillon
Chief and Director