



March 25, 2026

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

RECEIVED

By City Clerk at 8:18 am, Mar 23, 2026

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 March 25, 2026 meeting:

VOTE 1: Theresa Strachila, Development Officer, GrowBoston

Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:
Vacant land located at 301, 303, 305-305B and 307-313 Norfolk Street, Dorchester.

Purchase Price: \$400

Ward: 17
Parcel Numbers: 1654000, 1655000, 1656000, 1657000
Square Feet: 11,741 (total)
Future Use: Garden
Assessed Value Fiscal Year 2026: \$108,100 (total)
Appraised Value October 12, 2025: \$525,000 (total)
Total Estimated Property Development Costs: \$508,858
MOH Program: GrowBoston
RFP Issuance Date: September 15, 2025

That, having duly advertised a Request for Proposals to develop said properties, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 76 Weld Hill Street, Boston, be tentatively designated as developer of the vacant land located at:

301 Norfolk Street, Ward: 17, Parcel: 1654000, Square Feet: 4,232

303 Norfolk Street, Ward: 17, Parcel: 1655000, Square Feet: 3,347

305-305B Norfolk Street, Ward: 17, Parcel: 1656000, Square Feet: 2,443

307-313 Norfolk Street, Ward: 17, Parcel: 1657000, Square Feet: 1,719

in the Dorchester District of the City of Boston containing approximately 11,741 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 Boston Food Forest Coalition, 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: Antonio Leite, Senior Development Officer, Operations Division

Rescission of the Tentative Developer Designation Vote of October 24, 2018, Time Extension to the Tentative Developer Designation Period Vote of October 30, 2019 and Conveyance Vote of March 11, 2020 to New Urban Collaborative Limited: Vacant land located at 108-114 Marcella Street and 93-95, 97, 101, 105, 109, 113, 115, 121, 123, and 125R Marcella Street, unnumbered parcel on Beech Glen Street and unnumbered parcel on Thwing Street, Roxbury.

Rescission of Votes

Ward: 11

Parcel Numbers: 00819000, 00818000, 00817000, 00816000, 00564000, 00565000, 00566000, 00567000, 00568000, 00569000, 00570000, 00571000, 00572000, 00573000, 00511000, and 00537000

Square Feet: 47,013 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$5,245,512

Assessed Value Fiscal Year 2026: \$983,100 (total)

Appraised Value September 15, 2019: \$2,900,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That the votes of this Commission at its meetings of October 24, 2018 and, thereafter, amended on October 30, 2019 and conveyed on March 11, 2020, the latter of which provides as follows:

That having duly advertised its intent to sell to New Urban Collaborative Limited, a Massachusetts non-profit corporation, with an address of 183 West Canton Street, Suite 4,

Boston, MA 02116, the vacant land located at:

108 Marcella Street, Ward: 11, Parcel: 00819000, Square Feet: 1,738

110 Marcella Street, Ward: 11, Parcel: 00818000, Square Feet: 1,795

112 Marcella Street, Ward: 11, Parcel: 00817000, Square Feet: 1,852

114 Marcella Street, Ward: 11, Parcel: 00816000, Square Feet: 1,909

93-95 Marcella Street, Ward: 11, Parcel: 00564000, Square Feet: 3,450

97 Marcella Street, Ward: 11, Parcel: 00565000, Square Feet: 2,004

101 Marcella Street, Ward: 11, Parcel: 00566000, Square Feet: 2,132

105 Marcella Street, Ward: 11, Parcel: 00567000, Square Feet: 2,202

109 Marcella Street, Ward: 11, Parcel: 00568000, Square Feet: 2,172

113 Marcella Street, Ward: 11, Parcel: 00569000, Square Feet: 2,101

115 Marcella Street, Ward: 11, Parcel: 00570000, Square Feet: 3,000

121 Marcella Street, Ward: 11, Parcel: 00571000, Square Feet: 3,000

123 Marcella Street, Ward: 11, Parcel: 00572000, Square Feet: 2,746

125-125R Marcella Street, Ward: 11, Parcel: 00573000, Square Feet: 2,804

Unnumbered Beech Glen Street, Ward: 11, Parcel: 00511000, Square Feet: 5,708

Unnumbered Thwing Street, Ward: 11, Parcel: 00537000, Square Feet: 8,400

in the Roxbury District of the City of Boston containing approximately 47,013 total square feet of land, for two consecutive weeks (January 7, 2019 and January 14, 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 October 24, 2018, and, thereafter, amended on October 30, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to New Urban Collaborative Limited; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to New Urban Collaborative Limited, in consideration of One Thousand Six Hundred Dollars (\$1,600);

be, and hereby are, rescinded in their entirety.

VOTE 3: Rhianna Bernal, Associate Director of Asset Management, Housing Compliance and Asset Management Division

Amendment to the Tentative Developer Designation vote of July 30, 2025 to extend the Tentative Designation and Intent to Sell period from 30 months to 36 months to ILYB LLC:
Vacant land located at two (2) unnumbered parcels on Washington St., Roxbury.

Time Extension

- 1) Original TD – 06/15/2022 through 06/15/2023 = 12 months
Original TD expired after 12 months

- 1) Reissued TD – 08/17/2023 through 08/17/2024 = 12 months
- 2) Reissued TD extension for an additional twelve (12) months 08/17/2023 through 08/17/25 = 24 months
- 3) Reissued TD extension for an additional six (6) months 08/17/2023 through 02/17/2026 = 30 months
- 4) Reissued TD extension for an additional six (6) months 08/17/2023 through 8/17/2026 = 36 months
Reissued TD total time is 36 months

Ward: 08

Parcel Numbers: 02426010, 02426020

Square Feet: 10,841 (total)

Future Use: Historic Commercial Rehabilitation

Assessed Value Fiscal Year 2026: \$792,400 (total)

Appraised Value June 25, 2024: \$173,500 (total)

Total Estimated Property Development Costs: \$6,623,584

MOH Program: Neighborhood Housing

RFP Issuance Date: November 18, 2019

That the vote of this Commission at its meeting of August 17, 2023, and thereafter amended on July 31, 2024 and July 30, 2025, regarding the tentative designation and intent to sell the vacant land located at:

unnumbered parcel on Washington Street, Ward: 08, Parcel: 02426010, Square Feet: 3,781

unnumbered parcel on Washington Street, Ward: 08, Parcel: 02426020, Square Feet: 7,060

in the Roxbury District of the City of Boston containing approximately 10,841 square feet of land to ILYB LLC, a Massachusetts limited liability company, with an address of 107 Brunswick Street, Boston, MA 02121;

be, and hereby is amended as follows:

By deleting the figure and word: “30 months” and substituting in place thereof the following figure and word: “36 months” wherever such may appear.

VOTE 4: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Amendment to the Tentative Developer Designation vote of March 26, 2025 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to EZY STREET LLC: Vacant land located at 4 Adams Street, Hyde Park.

Time Extension

- 1) TD – 3/26/25 through 3/25/26 = 12 months
- 2) TD extension for an additional six (6) months 3/25/26 through 9/25/2026 = 18 months
TD total time is 18 months

Ward: 18
Parcel Numbers: 11846000
Square Feet: 6,100
Future Use: New Construction – Housing
Assessed Value Fiscal Year 2026: \$315,500
Appraised Value May 5, 2024: \$330,000
Total Estimated Property Development Costs: \$1,300,000
MOH Program: REMS - Land Disposition
RFP Issuance Date: November 18, 2024

That the vote of this Commission at its meeting of 3/26/25 regarding the tentative designation and intent to sell 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 to EZY STREET LLC, a Massachusetts limited liability company, with an address of 21 Vinton St, South Boston;

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 5: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Conveyance to Brianne Young and Justin Young: Vacant land located at unnumbered parcel on Linden Road, West Roxbury.

Purchase Price: \$14,000

Ward: 20
Parcel Number: 10991000
Square Feet: 1,366

Future Use: Landscaped Space
Assessed Value Fiscal Year 2026: \$5,100
Appraised Value June 15, 2025: \$14,000
MOH Program: Real Estate Management & Sales
RFP Issuance Date: September 22, 2025

That, having duly advertised its intent to sell to the Brianne Young and Justin Young, individuals, with an address of 67 Linden Road West Roxbury, the vacant land located at an unnumbered parcel on Linden Road (Ward: 20, Parcel: 10991000) in the West Roxbury District of the City of Boston containing approximately 1,366 square feet of land for two consecutive weeks (March 2, 2026 and March 9, 2026) 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 17, 2025, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Brianne Young and Justin Young; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Brianne Young and Justin Young in consideration of Fourteen Thousands Dollars (\$14,000).

VOTE 6: Adam Goldstein, Associate Director, 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 36 months to 48 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
 - 3) TD extension for an additional 12 months - 3/15/2026 through 3/15/2027 = 48 months
- TD total time is 48 months

Ward: 15
Parcel Numbers: 00796000, 00794000
Square Feet: 23,056 (total)
Future Use: Commercial
Assessed Value Fiscal Year 2026: \$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: “36 months” and substituting in place thereof the following figure and word: “48 months” wherever such may appear.

VOTE 7: Adam Goldstein, Associate Director, Neighborhood Housing Development Division

Reissuance of Tentative Developer Designation and Intent to Sell to Habitat for Humanity Greater Boston, Inc.: Vacant land located at 174-176 Boylston Street, Jamaica Plain.

Purchase Price: \$100

Ward: 11

Parcel Numbers: 1101358000

Square Feet: 3,150

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2026: \$70,300

Appraised Value February 1, 2026: \$300,000

Total Estimated Property Development Costs: \$2,090,377

MOH Program: Neighborhood Housing

RFP Issuance Date: March 27, 2023

Upon Public Facilities Commission approval, this Tentative Developer Designation and Intent to Sell vote shall replace in full force and effect and incorporate by reference the now expired vote, for Tentative Developer Designation and Intent to Sell to Habitat for Humanity Greater Boston, Inc., previously approved on August 17, 2023.

That, having duly advertised a Request for Proposals to develop said properties, Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 434 Massachusetts Ave., Suite 201, be tentatively designated as developer of the vacant land located at 174-176 Boylston Street (Ward: 11, Parcel: 01358000) in the Jamaica Plain District of the City of Boston containing approximately 3,150 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 Habitat for Humanity Greater Boston 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.

Sincerely,

Sheila A. Dillon
Chief and Director