



City of Boston
Mayor's Office of Housing

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By 135872 at 8:28 am, Apr 27, 2026

April 29, 2026

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

Location:
Virtually via Zoom
Boston, MA 02201

Meeting time: 10:00 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 April 29, 2026 meeting:

VOTE 1: Antonio Leite, Senior Development Officer, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:
Vacant land located at 1 Everett Avenue and 63 Stoughton Street, Dorchester.

Purchase Price: \$200

Ward: 13
Parcel Numbers: 01369000, 01368000
Square Feet: 5,486 (total)
Future Use: New construction - housing
Assessed Value Fiscal Year 2026: \$64,800 (total)
Appraised Value July 9, 2025: \$300,000 (total)
Estimated Total Development Cost: \$8,330,000
MOH Program: Neighborhood Housing Development
RFP Issuance Date: July 30, 2025

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 Hwy, Suite 287, Walpole, MA 02081, the vacant land located at:

1 Everett Avenue, Ward: 13, Parcel: 01369000, Square Feet: 3,537

63 Stoughton Street, Ward: 13, Parcel: 01368000, Square Feet: 1,949

in the Dorchester District of the City of Boston containing approximately 5,486 total square feet of land for the period of 16 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 2: Antonio Leite, Senior Development Officer, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to CWC Dev LLC: Vacant land located at 8 Eastman Street, Dorchester.

Purchase Price: \$100

Ward: 07
Parcel Number: 03788000
Square Feet: 4,599
Future Use: New construction - housing
Assessed Value Fiscal Year 2026: \$196,100
Appraised Value July 9, 2025: 300,000
Total Estimated Property Development Costs: \$1,831,800
MOH Program: Neighborhood Housing Development
RFP Issuance Date: July 30, 2025

That, having duly advertised a Request for Proposals to develop said properties, CWC Dev LLC, a Massachusetts limited liability corporation, with an address of 35 Batchelder Street, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 8 Eastman Street, (Ward: 07, Parcel: 03788000) in the Dorchester District of the City of Boston containing approximately 4,599 square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of the 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 CWC Dev 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.

VOTE 3: Antonio Leite, Senior Development Officer, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals¹ of Stack Architecture LLC and Taj Development Company LLC: Vacant land located at 64 and 66 Tampa Street, and (2) unnumbered parcels on Colchester Street, Hyde Park.

Purchase Price: \$400

Ward: 18

Parcel Numbers: 03419000, 03418000, 09674000, 09676000

Square Feet: 18,542 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2026: \$343,800 (total)

Appraised Value June 16, 2025 and July 9, 2025: \$995,000 (total)

Total Estimated Property Development Costs: \$2,372,642.00

MOH Program: Neighborhood Housing Development

RFP Issuance Date: July 30, 2025

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals of Stack Architecture LLC, a Massachusetts limited liability company with an address of 555 East 2nd Street, South Boston, MA 02127 and Taj Development Company LLC, a Massachusetts limited liability company, with an address of 49 Mather Street, Apt 2, Dorchester, MA 02124, be tentatively designated as developer of the vacant land located at:

64 Tampa Street, Ward: 18, Parcel: 03419000, Square Feet: 3,178

66 Tampa Street, Ward: 18, Parcel: 03418000, Square Feet: 3,385

unnumbered parcel on Colchester Street, Ward: 18, Parcel: 09674000, Square Feet: 6,000

unnumbered parcel on Colchester Street, Ward: 18, Parcel: 09676000, Square Feet: 5,979

in the Hyde Park District of the City of Boston containing approximately 18,542 square feet of land for the period of 16 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

¹ The nominee is to be a newly formed Massachusetts entity. MOH shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) from the nominee.

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 a nominee comprised of principals of Stack Architecture LLC and TAJ Development Company 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 4: Antonio Leite, Senior Development Officer, Real Estate Management & Sales Division

Amendment to the Tentative Developer Designation vote of April 17, 2024 to extend the Tentative Designation and Intent to Sell period from 25 months to 32 months to Eco Homes Highland Park LLC: Vacant land located 237, 255, 257, 259 Highland Street, and 75, 84, 86, 88 Marcella Street, Roxbury.

Time Extension

TD - 04/17/2024 through 08/17/2025 = 16 months
TD extension for an additional nine (9) months 04/17/2024 through 05/17/2026 = 25 months
TD extension for an additional seven (7) months 04/17/2024 through 12/17/2026 = 32 months
TD total time is 32 months

Ward: 11
Parcel Numbers: 00558000, 00834000, 00835000, 00836000, 00559000, 00831000, 00830000, 00829000
Square Feet: 15,900 (total)
Future Use: New Construction- Housing
Assessed Value Fiscal Year 2026: \$241,400 (total)
Appraised Value March 15, 2026: \$900,000 (total)
Total Estimated Property Development Costs: \$12,109,578
MOH Program: Neighborhood Housing Development
RFP Issuance Date: May 5, 2022

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

237 Highland Street, Ward: 11, Parcel: 00558000, Square Feet: 4,225

255 Highland Street, Ward: 11, Parcel: 00834000, Square Feet: 752

257 Highland Street, Ward: 11, Parcel: 00835000, Square Feet: 861

259 Highland Street, Ward: 11, Parcel: 00836000, Square Feet: 970

75 Marcella Street, Ward: 11, Parcel: 00559000, Square Feet: 4,342

84 Marcella Street, Ward: 11, Parcel: 00831000, Square Feet: 1,370

86 Marcella Street, Ward: 11, Parcel: 00830000, Square Feet: 1,536

88 Marcella Street, Ward: 11, Parcel: 00829000, Square Feet: 1,844

in the Roxbury district of the City of Boston containing approximately 15,900 total square feet of land to Eco Homes Highland Park LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Blvd., Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: “25 months” and substituting in place thereof the following figure and word: “32 months” wherever such may appear.

VOTE 5: Theresa Strachila, Development Officer, GrowBoston Division

Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:
Vacant land located at an unnumbered parcel on Millmont Street, Roxbury.

Purchase Price: \$100

Ward: 09

Parcel Numbers: 03642000

Square Feet: 2,898

Future Use: Garden

Assessed Value Fiscal Year 2026: \$73,900

Appraised Value 07/09/2025: \$225,000

Total Estimated Property Development Costs: \$254,300

MOH Program: Grassroots

RFP Issuance Date: August 25, 2025

That, having duly advertised a Request for Proposals to develop said property, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 76 Weld Hill Street, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Millmont Street, (Ward: 09, Parcel: 03642000) in the Roxbury District of the City of Boston containing approximately 2,898 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 the 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 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 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.

VOTE 6: Christopher Rooney, Senior Development Officer, Neighborhood Housing Development Division

Conveyance to ODJ Dev LLC: Vacant land located at 778, 780, 782, 784, 786, 788, 790, 792, 794, 796 Parker Street and 77 Terrace Street, Roxbury.

Purchase Price: \$1,100

Ward: 10

Parcel Numbers: 00437000, 00436000, 00435000, 00434000, 00433000, 00432000, 00431000, 00430000, 00429000, 00428000, 00396000

Square Feet: 57,757 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2026: \$2,697,700 (total)

Appraised Value September 29, 2025 and October 1, 2025: \$3,400,000 (total)

Total Estimated Property Development Costs: \$32,663,463

MOH Program: Neighborhood Housing

RFP Issuance Date: September 6, 2022

That, having duly advertised its intent to sell to the ODJ Dev LLC, a Massachusetts Limited Liability Company, with an address of with an address of 35 Batchelder Street, Roxbury, MA 02119, the vacant land located at:

778 Parker Street, Ward: 10, Parcel: 00437000, Square Feet: 2,174

780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,300

in the Roxbury District of the City of Boston containing approximately 57,757 square feet of land for two consecutive weeks (April 21, 2025 and April 28, 2025) 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 July 19, 2023 and, thereafter amended on November 20, 2024 and November 19, 2025, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the ODJ Dev LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the ODJ Dev LLC in consideration of One Thousand One Hundred Dollars (\$1,100).

Sincerely,

Sheila A. Dillon
Chief and Director