



City of Boston
Mayor's Office of Housing

RECEIVED

By 135872 at 8:34 am, Jul 27, 2026

July 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: 10:15 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 July 29, 2026 meeting:

VOTE 1: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Amendment to the Tentative Developer Designation vote of July 30, 2025 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to GenWealth Development LLC:

Vacant land located at 34 Athelwold Street, Dorchester.

Time Extension

- 1) TD - 7/30/25 through 7/30/26 = 12 months
- 2) TD extension for an additional six (6) months 7/30/25 through 1/30/2026 = 18 months
TD total time is 18 months

Ward: 17

Parcel Numbers: 00195000

Square Feet: 4,665

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2026: \$52,900

Appraised Value December 8, 2024: \$320,000

Total Estimated Property Development Costs: \$2,444,800

MOH Program: REMS - Land Disposition

RFP Issuance Date: February 18, 2025

That the vote of this Commission at its meeting of July 30, 2025 regarding the tentative designation and intent to sell the vacant land located at 34 Athelwold Street (Ward: 17, Parcel: 00195000) in the Dorchester District of the City of Boston containing approximately 4,665 square feet of land to GenWealth Development LLC, a Massachusetts limited liability company, with an address of 472A Washington Street, Boston, MA 02124;

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

Transfer of the care, custody, and management from the Mayor’s Office of Housing (MOH) to the Boston Center for Youth and Families (BCYF): Vacant land located at 40, 48, and 54 Geneva Avenue, Roxbury.

Property Transfer

Ward: 14

Parcel Number: 00659000, 00666000, 00665000

Square Feet: 42,937 (total)

Assessed Value Fiscal Year 2026: \$1,094,800

MOH Program: REMS - Land Disposition

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

40 Geneva Avenue, Ward: 14, Parcel: 00659000, Square Feet: 12,072

48 Geneva Avenue, Ward: 14, Parcel: 00666000, Square Feet: 23,370

54 Geneva Avenue, Ward: 14, Parcel: 00665000, Square Feet: 7,495

containing approximately 42,937 total square feet, in the Roxbury District of the City of Boston, be and the same hereby is, transferred from the care, custody and management of the Mayor’s Office of Housing to the care, custody and management of the Boston Center for Youth and Families.

The aforementioned transfer of land is authorized in the name and on behalf of the Commission, upon receipt of written authority from the Mayor.

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

Amendment to the Tentative Developer Designation vote of March 25, 2026 to extend the Tentative Designation and Intent to Sell period from 36 months to 42 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
- 5) Reissues TD extension for an additional six (6) months 8/17/2023 through 2/17/2027 = 42 months
Reissued TD total time is 42 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, July 30, 2025 and March 25, 2026 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 total 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: “36 months” and substituting in place thereof the following figure and word: “42 months” wherever such may appear.

VOTE 4: Antonio Leite, Senior Housing Development Officer, Real Estate Management and Sales Division

Conveyance to Eco Homes Highland Park LLC: Vacant land located at 237, 255, 257 and 259 Highland Street, and 75, 84, 86 and 88 Marcella Street, Roxbury.

Purchase Price: \$800

Ward: 11

Parcel Number(s): 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)

Estimated Total Development Cost: \$12,109,578

MOH Program: Neighborhood Housing

RFP Issuance Date: May 2, 2022

That, having duly advertised its intent to sell to the Eco Homes Highland Park LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Blvd., Roxbury, MA 02119 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 for two consecutive weeks (April 6, 2026 and April 13, 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 April 17, 2024 and, thereafter, amended on July 30, 2025 and April 29, 2026, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Eco Homes Highland Park LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Eco Homes Highland Park LLC in consideration of Eight Hundred Dollars (\$800).

VOTE 5: Minh Nguyen, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Rogene Foster: Vacant land located at 11 Chipman Street, Dorchester.

Purchase Price: \$25,000

Ward: 17

Parcel Numbers: 01401000

Square Feet: 2,470

Future Use: Landscaped Space

Assessed Value Fiscal Year 2026: \$22,400

Appraised Value November 1, 2025: \$25,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: March 2, 2026

That, having duly advertised a Request for Proposals to develop said properties, Rogene Foster, an individual, with an address of 9 Chipman Street, be tentatively designated as developer of the vacant land located at 11 Chipman Street (Ward: 17, Parcel 01401000) in the Dorchester District of the City of Boston containing approximately 2,470 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 Rogene Foster;

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