



City of Boston
Mayor's Office of Housing

October 28, 2026

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 8:06 am, Oct 26, 2026

Meeting time: 10:20 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 October 28, 2026 meeting:

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

Conveyance 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: New Construction – Housing
Assessed Value Fiscal Year 2026: \$315,500
Appraised Value August 31, 2026: \$330,000
Total Estimated Property Development Costs: \$1,300,000
MOH Program: REMS - Land Disposition
RFP Issuance Date: November 18, 2024

That, having duly advertised its intent to sell to the EZY Street LLC, a Massachusetts Limited Liability Company, with an address of 21 Vinton Street, South Boston, MA 02127 the vacant land located at 4 Adams Street (Ward 18, Parcel 118460000) in the Hyde Park District of the City of Boston containing approximately 6,100 square feet of land for two consecutive weeks (May 19, 2025 and May 26, 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 March 26, 2025 and, thereafter, amended on March 25, 2026 and September 30, 2026, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the EZY Street LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the EZY Street LLC in consideration of One Hundred Thousand Dollars (\$100,000).

VOTE 2: Minh Nguyen, Project Manager, Real Estate Management and Sales Division

Conveyance to Rogene Foster: Vacant land located at 11 Chipman Street, Dorchester.

Purchase Price: \$25,000

Ward: 17

Parcel Number: 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: Real Estate Management & Sales

RFP Issuance Date: March 2, 2026

That, having duly advertised its intent to sell to Rogene Foster, an individual, with an address of 9 Chipman Street, Dorchester, MA 02124 the vacant land located at 11 Chipman Street, (Ward 17, Parcel: 014010000) in the Dorchester District of the City of Boston containing approximately 2,470 square feet of land for two consecutive weeks (August 17, 2026 and August 24, 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 July 29, 2026 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Rogene Foster; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Rogene Foster in consideration of Twenty-Five Thousand Dollars (\$25,000).

VOTE 3: Joe Backer, Senior Housing Development Officer, Neighborhood Housing Development Division

Ground Lease Agreement by and between the City of Boston Mayor's Office of Housing as Landlord, acting by and through the Public Facilities Commission and the Cruz Development Corporation as Tenant: Portions of vacant land located at 135 Dudley Street, 2430 and 2406 Washington Street, Roxbury.

Lease Term: Ninety-Nine (99) year total lease term with option to purchase

Annual Ground Lease Rate: \$10/Year

Option to Purchase Upon Lapse of Ninety-Nine (99) Year Ground Lease Term: \$100

Ward: 12

Parcel Number: 01180000, 01261000, 01263000

Square Feet: 67,664 (total)

Future Use: Mixed-Use

Estimated Total Development Cost: \$160,706,725
Assessed Value Fiscal Year 2026: \$46,950,800 (total)
Appraised Value August 31, 2026: \$28,300,000 (total)
MOH Program: Neighborhood Housing
RFP Issuance Date: July 16, 2018

That the Director and Chief of the Mayor's Office of Housing hereby requests approval and authority to enter into a Ground Lease agreement with Cruz Development Corporation, a Massachusetts Corporation with an address of 280 Warren Street, Boston, MA 02119, and having previously received City Council surplus vote dated August 1, 2018 and approved August 14, 2018, for the lease of the portions of properties located at 135 Dudley Street and 2406 Washington Street, and Final Decree for Foreclosure of 2430 Washington Street, dated September 21, 1999 and filed at the Suffolk Registry District of the Land Court as Document No. 591901.

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;

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 and do all things necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act;

WHEREAS, the proposed lease is for a term of Ninety-Nine (99) years with an option to purchase for portions of land located at:

135 Dudley Street, Ward: 12, Parcel: 01180000, Square Feet: 201,765

2430 Washington Street, Ward: 12, Parcel: 01261000, Square Feet: 102,269

2406 Washington Street, Ward: 12, Parcel: 01263000, Square Feet: 9,736

in the Roxbury District of the City of Boston containing approximately 67,664 total square feet of land for a maximum total consideration of One Thousand Ninety Dollars (\$1,090.00);

WHEREAS, That, having duly advertised its intent to lease to Cruz Development Corporation aforementioned portions of land for two consecutive weeks (10/5/2026 and 10/12/2026) 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 July 17, 2019 and, thereafter, amended on August 18, 2021, July 19, 2023, June 26, 2024, June 25, 2025, June 17, 2026, and September 30, 2026, and subsequent approval by the Mayor, does hereby vote to lease the aforementioned property to the Cruz Development Corporation; and

NOW, THEREFORE, BE IT VOTED: That the Chief and Director of the Mayor's Office of Housing be, and hereby is, authorized to enter into the aforementioned Lease agreement under the terms and conditions noted above and is authorized to execute and deliver all contracts, documents or other instruments, which are approved as to form by the Corporation Counsel for the City of Boston when

such are deemed necessary or appropriate to effectuate the purposes of this vote, and to record and file any and all of the required documents concerning the same with the Suffolk Registry of Deeds and/or the Suffolk Registry District of the Land Court.

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

Tentative Developer Designation and Intent to Sell to Dunmoethree LLC: Vacant land located at 275-277 Bolton Street, South Boston.

Purchase Price: \$50,000

Ward: 06

Parcel Number: 01788000

Square Feet: 1,380

Future Use: Landscaped Space

Assessed Value Fiscal Year 2026: \$58,700

Appraised Value November 1, 2025: \$14,000

MOH Program: Real Estate Management and Sales - Land Disposition

RFP Issuance Date: August 3, 2026

That, having duly advertised a Request for Proposals to develop said properties, Dunmoethree LLC, a Massachusetts Limited Liability Company, with an address of 472 West Broadway, Unit 101 B, South Boston, MA 02127, be tentatively designated as developer of the vacant land located at 275-277 Bolton St., (Ward: 06, Parcel: 01788000) in the South Boston District of the City of Boston containing approximately 1,380 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 property to Dunmoethree;

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