



City of Boston
Mayor's Office of Housing

December 13, 2023

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

Location:
Virtually via Zoom
Boston, MA 02201

Meeting time: 10:30 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 December 13, 2023 meeting:

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

Transfer of the care, custody, management and control from the Boston Public Library (BPL) to the Mayor's Office of Housing (MOH): Land with building thereon located at 151 Cambridge Street, West End.

Property Transfer

Ward: 03
Parcel Numbers: 00656000
Square Feet: 22,210
Assessed Value Fiscal Year 2023: \$7,695,500
MOH Program: Neighborhood Housing

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31 A (as appearing in St. 1966, c. 642, § 12), the land with building thereon located at 151 Cambridge Street (Ward: 03, Parcel: 00656000) in the West End District of the City of Boston containing approximately 22,210 square feet, be and the same hereby is, transferred from the care, custody, management and control of the Boston Public Library (BPL) to the care, custody, management and control of the Mayor's Office of Housing (MOH).

RECEIVED

By City Clerk at 8:38 am, Dec 11, 2023

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

Contingent Tentative Developer Designation and Intent to Lease to Preservation of Affordable Housing, Inc. and Caste Capital, LLC: Land with building thereon located at 151 Cambridge Street, West End.

Annual Base Rent: \$1 per year

Lease Term: Ninety-nine (99) year ground lease.

Ward: 03

Parcel Number: 00656000

Square Feet: 22,210

Future Use: Mixed Use

Assessed Value Fiscal Year 2023: \$7,695,500

Appraised Value February 6, 2023: \$29,000,000

Estimated Total Development Cost: \$117,234,527

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, Preservation of Affordable Housing, Inc., a Massachusetts corporation, with an address of 2 Oliver Street, Suite 500, Boston, MA 02109, and Caste Capital, LLC, a Massachusetts limited liability company, with an address of 32 Cambridge Street Apt. 1202, Charlestown, MA 02124, be tentatively designated as lessee, for a ninety-nine (99) year ground lease term, of the land with building thereon located at 151 Cambridge Street (Ward: 03, Parcel: 00656000) in the West End District of the City of Boston containing approximately 22,210 square feet of land for for the period of 24 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this 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) and contingent upon obtaining the requisite home rule petition for legislative relief from M.G.L. c. 7C, M.G.L. c. 30B, and M.G.L. c. 149, that it is the intent of this Commission to lease the aforementioned property to Preservation of Affordable Housing, Inc. and Caste Capital, LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to lease 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: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Conveyance to Harvard Standish LLC: Vacant land located 114-122 Harvard Street, 18-24 Standish Street, and Unnumbered Parcel on Standish Street, Dorchester.

Purchase Price: \$300

Ward: 14

Parcel Numbers: 02329000, 02325000, and 02330000,

Square Feet: 26,589 (total)

Future Use: Mixed Use and New Construction- Housing

Assessed Value Fiscal Year 2023: \$516,500 (total)

Appraised Value November 22, 2023: \$1,350,000 (total)

Total Estimated Property Development Costs: \$11,413,100

MOH Program: Neighborhood Housing

RFP Issuance Date: July 5, 2020

That, having duly advertised its intent to sell to a nominee comprised of principals of TLee Development LLC, a Massachusetts limited liability company, with an address of 1452 Dorchester Avenue, Dorchester, MA 02122, and Co-Everything, LLC, a Massachusetts limited liability company, with an address of 6 Liberty Square PMB #280, Boston, MA 02109, the vacant land located at:

Unnumbered parcel on Standish Street, Ward: 14, Parcel: 02329000, Square Feet: 5,527

18-24 Standish Street, Ward: 14, Parcel: 02325000, Square Feet: 8,810

114-122 Harvard Street, Ward: 14, Parcel: 02330000, Square Feet: 12,252

in the Dorchester District of the City of Boston containing approximately 26,589 total square feet of land for two consecutive weeks (October 30, 2023 and November 6, 2023) 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 15, 2021 and December 14, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Harvard Standish LLC¹;

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Harvard Standish LLC in consideration of Three Hundred Dollars (\$300).

¹Harvard Standish LLC is a Massachusetts limited liability company formed by principals of TLee Development LLC and Co-Everything, LLC on May 9, 2023, pursuant to G.L. Chapter 156C Section 12, to manage affordable housing projects and engage in lawful business. Harvard Standish LLC provided a current certificate of good standing from the Massachusetts Secretary of State to MOH. Additionally, Harvard Standish LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

VOTE 4: Theresa Strachila, Program Manager, GrowBoston

Amendment to the Tentative Developer Designation Extension vote of December 14, 2022 to extend the Tentative Designation and Intent to Sell period from 48 to 54 months to Urban Edge Housing Corporation: Vacant land located at an unnumbered parcel on Amory Street, Roxbury.

Time Extension

- 1) TD -1/15/2020 through 1/15/2022 = 24 months
 - 2) TD extension for an additional 12 months 1/15/2020 through 1/15/2023 = 36 months
 - 3) TD extension for an additional 12 months 1/15/2020 through 1/15/2024 = 48 months
 - 4) TD extension for an additional 6 months 1/15/2020 through 7/15/2024 = 54 months
- TD total time is 54 months

Ward: 11
Parcel Number: 01174000
Square Feet: 3,138
Future Use: Landscaped Space
Estimated Total Development Cost: \$1,751,628
Assessed Value Fiscal Year 2023: \$14,300
Appraised Value April 28, 2019: \$63,000
MOH Program: GrowBoston
RFP Issuance Date: July 29, 2019

That the vote of this Commission at its meeting of January 15, 2020, and thereafter amended on March 16, 2022 and December 14, 2022, regarding the tentative designation and intent to sell the vacant land located at an unnumbered parcel on Amory Street (Ward: 11, Parcel: 01174000) in the Roxbury District of the City of Boston containing approximately 3,138 square feet of land, to Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Boston, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: "48 months" and substituting in place thereof the following figure and word: "54 months" wherever such may appear.

VOTE 5: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of December 14, 2022 to extend the Tentative Developer Designation and Intent to Sell period from 24 to 36 months to Habitat for Humanity Greater Boston, Inc.: Vacant land located at 3 Baird Street, 982-978 Blue Hill Avenue, and 1085 Blue Hill Avenue, Mattapan.

Time Extension

- 1) TD-12/15/2021 through 12/15/2022 = 12 months
 - 2) TD extension for an additional 12 months 12/15/2021 through 12/14/2023 = 24 months
 - 3) TD extension for an additional 12 months 12/15/2021 through 12/11/2024 = 36 months
- TD total time is 36 months

Ward: 14

Parcel Numbers: 04580000, 03128000, and 04487000

Square Feet: 13,459 (total)

Future Use: Mixed Use Estimated

Total Development Cost: \$3,263,028

Assessed Value Fiscal Year 2022: \$221,700 (total)

Appraised Value August 16, 2020: \$813,000 (total)

MOH Program: Neighborhood Housing

RFP Issuance Date: May 3, 2021

That the vote of this Commission at its meeting on December 14, 2022 regarding the tentative designation and intent to sell the vacant land located at:

3 Baird Street, Ward: 14, Parcel: 04580000, Square Feet: 2,840

982-978 Blue Hill Avenue, Ward: 14, Parcel: 03128000, Square Feet: 5,619

1085 Blue Hill Avenue, Ward: 14, Parcel: 04487000, Square Feet: 5,000

in the Mattapan District of the City of Boston containing approximately 13,459 total square feet of land, to Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 434 Massachusetts Avenue, #201, Boston, MA 02118;

be, and hereby is amended as follows:

By deleting the figure and word: "24 months" and substituting in place thereof the following figure and word: "36 months" wherever such may appear.

VOTE 6: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to DVM Consulting Corp: Vacant land located 1015, 1019, 1028-1044, 1039 Blue Hill Avenue, and 6 Fabyan Street, Mattapan.

Purchase Price: \$500

Ward: 14

Parcel Numbers:03200000, 04405000, 04406000, 04432000, and 04458000
Square Feet: 20,867 (total)
Future Use: Mixed Use and New Construction- Housing
Assessed Value Fiscal Year 2023: \$248,300 (total)
Appraised Value November 22, 2023: \$1,350,000 (total)
Total Estimated Property Development Costs: \$20,229,546
MOH Program: Neighborhood Housing
RFP Issuance Date: May 3, 2021

That, having duly advertised its intent to sell to DVM Consulting Corp, a Massachusetts Corporation, with an address of 35 Batchelder Street, Roxbury, MA 02119, the vacant land located at:

1028-1044 Blue Hill Avenue, Ward: 14, Parcel: 03200000, Square Feet: 6,041

1015 Blue Hill Avenue, Ward: 14, Parcel: 04405000, Square Feet: 3,437

1019 Blue Hill Avenue, Ward: 14, Parcel: 04406000, Square Feet: 3,600

1039 Blue Hill Avenue, Ward: 14, Parcel: 04432000, Square Feet: 4,296

6 Fabyan Street, Ward: 14, Parcel: 04458000, Square Feet: 3,493

in the Mattapan District of the City of Boston containing approximately 20,867 total square feet of land for two consecutive weeks (January 24, 2022 and January 31, 2022) 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 15, 2021 and December 14, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to DVM Consulting Corp;

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to DVM Consulting Corp in consideration of Five Hundred Dollars (\$500).

Sincerely,

Sheila A. Dillon
Chief and Director