



City of Boston  
Mayor's Office of Housing

January 28, 2026

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

**RECEIVED**

**By City Clerk at 9:06 am, Jan 26, 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 January 28, 2026 meeting:

**VOTE 1: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the Tentative Developer Designation vote of February 26, 2025 to extend the Tentative Designation and Intent to Sell period from 36 months to 48 months to a nominee comprised of principals<sup>1</sup> of Volnay Capital, LLC:** Vacant land located at 251-255 Washington Street, 259 Washington Street, and an unnumbered parcel on Washington Street, Dorchester.

**Time Extension**

- 1) TD – 3/15/2023 through 3/15/2024 = 12 months
  - 2) TD extension for an additional 12 months – 3/15/2023 through 3/15/2025 = 24 months
  - 3) TD extension for an additional 12 months – 3/15/2023 through 3/15/2026 = 36 months
  - 4) TD extension for an additional 12 months – 3/15/2023 through 3/16/2027 = 48 months
- TD total time is 48 months

Ward: 14  
Parcel Numbers: 01556000, 01560000, 01561000  
Square Feet: 12,529 (total)

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<sup>1</sup> The nominee is to be a newly formed Massachusetts entity. MOH shall not bring a future vote for conveyance of the properties 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) for the nominee.

Future Use: New Construction - Housing  
Assessed Value Fiscal Year 2025: \$301,900 (total)  
Appraised Value January 13, 2023: \$275,000 (total)  
Total Estimated Property Development Costs: \$30,790,721  
MOH Program: Neighborhood Housing  
RFP Issuance Date: May 2, 2022

That the vote of this Commission at its meeting of February 26, 2025 regarding the tentative designation and intent to sell the vacant land located at:

251-255 Washington Street, Ward: 14, Parcel: 01556000, Square Feet: 3,234

259 Washington Street, Ward: 14, Parcel: 01561000, Square Feet: 3,715

Unnumbered Washington Street, Ward: 14, Parcel: 01560000, Square Feet: 5,580

in the Dorchester District of the City of Boston containing approximately 12,529 total square feet of land to a nominee comprised of principals of Volnay Capital LLC, a Massachusetts limited liability company, located at 19 Wedgemore Avenue, Winchester, MA 01890;

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

**Conveyance to Ziven Drake:** Vacant land located at an unnumbered parcel on Regis Road, Mattapan.

**Purchase Price: \$62,500**

Ward: 18  
Parcel Number: 01101000  
Square Feet: 6,250  
Future Use: Landscaped Space  
Assessed Value Fiscal Year 2026: \$110,100  
Appraised Value February 23, 2025: \$62,500  
MOH Program: Real Estate Management and Sales  
Appraised Value February 23, 2025: \$62,500

That, having duly advertised its intent to sell to Ziven Drake, an individual, with an address of 10 Rockway Street, the vacant land located at an unnumbered parcel on Regis Road (Ward: 18, Parcel: 01101000) in the Mattapan District of the City of Boston containing approximately

6,250 square feet of land for two consecutive weeks (October 20, 2025 and October 27, 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 September 24, 2025 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Ziven Drake; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Ziven Drake in consideration of Sixty-Two Thousand Five Hundred Dollars (\$62,500).

Sincerely,

Sheila A. Dillon  
Chief and Director