



### HEAT ADVISORY IN BOSTON

*A heat advisory is in place through Friday, July 12. High temperatures will reach into the high 80s, with the heat index expected to reach the 90s.*

[READ THE UPDATE \(HTTPS://WWW.BOSTON.GOV/NEWS/MAYOR-WU-URGES-CAUTION-WARM-WEATHER-FORECASTED-THROUGHOUT-WEEK\)](https://www.boston.gov/news/mayor-wu-urges-caution-warm-weather-forecasted-throughout-week)

## PUBLIC FACILITIES COMMISSION MEETING (MOH)

*The presenter is the Mayor's Office of Housing.*

### ATTENDANCE

On March 29, 2023, Governor Healy approved an extension to remote and hybrid meeting options for public bodies established under Former Governor Baker's Executive Order of March 12, 2020 Suspending Certain Provisions of the Open Meeting Law through March 31, 2025. The Public Facilities Commission (PFC) will continue to conduct its meetings virtually. This enables the PFC to conduct its usual business while adhering to public health recommendations and ensuring public access to its deliberations through adequate, alternative means.

You can watch these virtual meetings on Boston City TV at Xfinity channel 26, RCN channel 13, Fios channel 962, and [livestreaming on our website \(/departments/city-council/watch-boston-city-council-tv\)](/departments/city-council/watch-boston-city-council-tv).

These practices in effect since May 11, 2020, will remain in effect until further notice. Updates to these practices will be posted as appropriate.

## DISCUSSION TOPICS

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

#### **Tentative Developer Designation and Intent to Sell to**

**Boston Communities LLC:** Vacant land located at 77-79, 81, 84 and 94 Harvard Street, Dorchester.

**Purchase Price: \$400**

Ward: 14 and 17

Parcel Numbers: 02449000, 02450000, 00131000, 00144000

Square Feet: 16,887 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$175,800 (total)

Appraised Value March 9, 2023 and April 2, 2023: \$890,000  
(total)

Total Estimated Property Development Costs: \$14,045,388

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, Boston Communities LLC, a Delaware limited liability company, with an address of 29 Humphreys Street, Unit 3, Boston, MA 02125, be tentatively designated as developer of the vacant land located at:

77-79 Harvard Street, Ward: 14, Parcel: 02449000, Square Feet: 4,872

81 Harvard Street, Ward: 14, Parcel: 02450000, Square Feet: 4,138

84 Harvard Street, Ward: 17, Parcel: 00131000, Square Feet:  
3,577

94 Harvard Street, Ward: 17, Parcel: 00144000, Square Feet:  
4,300

in the Dorchester district of the City of Boston containing approximately 16,887 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 Boston Communities 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.

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**VOTE 2: Julio Pilier, Housing Development Officer,  
Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to  
African Community Economic Development of New  
England, Inc.:** Vacant land located at 140-144 Erie Street  
and 52 Glenway Street, Dorchester.

**Purchase Price: \$200**

Ward: 14

Parcel Numbers: 01780000, 01832000

Square Feet: 9,716 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$283,600 (total)

Appraised Value March 17, 2023: \$735,000 (total)

Total Estimated Property Development Costs: \$3,516,353

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, African Community Economic Development of New England, Inc., a Massachusetts non-profit corporation, with an address of 89 South Street, Suite 203, Boston, MA 02111, be tentatively designated as developer of the vacant land located at:

140-144 Erie Street, Ward: 14, Parcel: 01780000, Square Feet: 2,855

52 Glenway Street, Ward: 14, Parcel: 01832000, Square Feet: 6,861

in the Dorchester district of the City of Boston containing approximately 9,716 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 African Community  
Economic Development of New England, Inc.;

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.

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**VOTE 3: Antonio Leite, Senior Housing Development  
Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to  
Norfolk Design & Construction LLC:** Vacant land located at  
241, 268 and 276 Geneva Avenue and 1 MacNeil Way,  
Dorchester.

**Purchase Price: \$400**

Ward: 14 and 15

Parcel Numbers: 01385000, 02277000, 02275000, and  
02191001

Square Feet: 15,931 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$203,800 (total)

Appraised Value March 8, 2023 and March 9, 2023:  
\$1,260,000 (total)

Total Estimated Property Development Costs:

\$10,393,655.79

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

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 Highway, Suite 287, Walpole, MA 02081, be tentatively designated as developer of the vacant land located at:

241 Geneva Avenue, Ward: 14, Parcel: 01385000, Square Feet: 4,926

268 Geneva Avenue, Ward: 15, Parcel: 02277000, Square Feet: 2,988

276 Geneva Avenue, Ward: 15, Parcel: 02275000, Square Feet: 2,800

1 MacNeil Way, Ward: 15, Parcel: 02191001, Square Feet: 5,217

in the Dorchester district of the City of Boston containing approximately 15,931 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.

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**VOTE 4: Julio Pilier, Housing Development Officer,  
Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to**

**Dorchester Design Collaborative LLC:** Vacant land located at 106 Norwell Street, and two unnumbered parcels on Norwell Street, Dorchester.

**Purchase Price: \$300**

Ward: 14

Parcel Numbers: 02344000, 02345000, and 02343000

Square Feet: 10,143 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$136,800 (total)

Appraised Value March 9, 2023: \$675,000 (total)

Total Estimated Property Development Costs: \$5,001,223

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, Dorchester Design Collaborative LLC, a Massachusetts limited liability company, with an address of 53H Harvard Street, Boston, MA 02124, be tentatively designated as developer of the vacant land located at:

106 Norwell Street, Ward: 14, Parcel: 02344000, Square Feet: 3,348

unnumbered parcel on Norwell Street, Ward: 14, Parcel:  
02345000, Square Feet: 3,285

unnumbered parcel on Norwell Street, Ward: 14, Parcel:  
02343000, Square Feet: 3,510

in the Dorchester district of the City of Boston containing  
approximately 10,143 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 Dorchester Design  
Collaborative 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.

October 12, 2023

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10:00AM



VIRTUALLY VIA ZOOM  
BOSTON, MA 02201



[SEND AN EMAIL \(MAILTO:COLLEEN.DALEY@BOSTON.GOV\)](mailto:COLLEEN.DALEY@BOSTON.GOV)



[617-635-4826 \(TEL:617-635-4826\)](tel:617-635-4826)



Contact: COLLEEN DALEY

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Neighborhoods: DORCHESTER  
DOWNTOWN

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Posted: 10/07/2023 - 10:11AM

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Resources: [OFFICIAL FILED POSTING  
\(HTTPS://WWW.BOSTON.GOV/SIT  
ES/DEFAULT/FILES/FILE/2023/10/  
MOH.10.10.2023.PDF\)](https://www.boston.gov/sites/default/files/file/2023/10/moh.10.10.2023.pdf)

**PROVIDE YOUR FEEDBACK**  
(/FORM/WEBSITE-FEEDBACK-FORM?  
SOURCE\_ENTITY\_TYPE=NODE&SOURCE\_ENTITY\_ID=16048261)

[PRIVACY POLICY \(/DEPARTMENTS/INNOVATION-AND-TECHNOLOGY/TERMS-USE-AND-P](/DEPARTMENTS/INNOVATION-AND-TECHNOLOGY/TERMS-USE-AND-P)

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[PUBLIC RECORDS](HTTPS://BOSTONMA.GOV/QA.US/WEBAPP/_RS/(S(DEN310HNRPQZ2RZH5LGBGSBY)

[\(/HTTPS://BOSTONMA.GOV/QA.US/WEBAPP/\\_RS/\(S\(DEN310HNRPQZ2RZH5LGBGSBY\)](HTTPS://BOSTONMA.GOV/QA.US/WEBAPP/_RS/(S(DEN310HNRPQZ2RZH5LGBGSBY)

[LANGUAGE AND DISABILITY ACCESS \(HTTPS://WWW.BOSTON.GOV/DEPARTMENTS/LANGUAGE  
COMMUNICATIONS-ACCESS/NOTICE-ACCOMMODATIONS\)](HTTPS://WWW.BOSTON.GOV/DEPARTMENTS/LANGUAGE-COMMUNICATIONS-ACCESS/NOTICE-ACCOMMODATIONS)