



CITY OF BOSTON . MASSACHUSETTS  
MAYOR'S OFFICE OF HOUSING  
MICHELLE WU, MAYOR

February 16, 2022

Public Facilities Commission  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner

**RECEIVED**  
*By City Clerk at 9:38 am, Feb 14, 2022*

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:00 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Department of Neighborhood Development agenda, be approved by the Commission at its February 16, 2022 meeting:

**VOTE 1: Sheila A. Dillon, Chief and Director, Mayor's Office of Housing**

**Acknowledgement and acceptance vote of the Executive Order issued by the Mayor of the City of Boston on January 25, 2022:** Regarding the change of name of the Department of Neighborhood Development to the Mayor's Office of Housing.

That this Commission hereby acknowledges and accepts the terms of the Executive Order issued by the Mayor of the City of Boston on January 25, 2022 and filed with the City Clerk's Office on January 27, 2022 regarding the change of name of the Department of Neighborhood Development to the Mayor's Office of Housing under the supervision of the Commission pursuant to St. 1966, C. 642.



**VOTE 2: Sheila A. Dillon, Chief and Director, Mayor’s Office of Housing**

**Amendment to the vote of December 15, 2021 Certificate of Authority:**

That the vote of this Commission at its meeting of December 15, 2021 regarding a Certificate of Authority;

be, and hereby is amended as follows:

By deleting the words: “Department of Neighborhood Development” and substituting in place thereof the following words: “Mayor’s Office of Housing” wherever such may appear; and

also, by inserting in the second paragraph, last sentence: “Said named individuals are further authorized and directed to execute and deliver any complaints or petitions for the registration or deregistration of land and buildings with the Land Court;” and

also, by deleting the words and figures: “Certificate of Authority dated October 30, 2019 recorded on November 6, 2019, with the Suffolk County Registry of Deeds in Book 62027 at Page 216, and filed with the Suffolk Registry District of the Land Court as Document Number 900337” and substituting in place thereof the following words and figures: “Certificate of Authority dated December 15, 2021 recorded on February 3, 2022, with the Suffolk County Registry of Deeds in Book 67115 at Page 38, and filed with the Suffolk Registry District of the Land Court as Document Number 930784;” and

also, by deleting the words and figures:” IN WITNESS WHEREOF, The City of Boston has caused its name to be subscribed hereto by Michelle Wu, its Mayor on this \_\_\_\_ day of January 2022” and substituting in place thereof the following words and figures: “IN WITNESS WHEREOF, The City of Boston has caused its name to be subscribed hereto by Michelle Wu, its Mayor, accepting the recommendation of the Director of the Mayor’s Office of Housing and the vote of the Public Facilities Commission, this \_\_\_\_ day of February, 2022.

The Certificate of Authority vote now reads as follows:

**CERTIFICATE OF AUTHORITY**

By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission, upon written recommendation of the Director of the Mayor’s Office of Housing, does hereby vote:

VOTED: “Subject to the approval of the Mayor, that in accordance with the provisions of Section 3(ii)(v) of Chapter 642 of the Acts of 1966, the Public Facilities Commission does hereby authorize and direct the following named individuals, in the name and on behalf of the Commission, to execute and deliver such documents, instruments and certificates as may be deemed necessary or appropriate by such named individuals relating to the Public Facilities Commission’s approved acquisition or conveyance of real property or to the discharge,

satisfaction, subordination or termination of instruments of record which have been recorded with the Suffolk County Registry of Deeds or filed for registration with the Suffolk Registry District of the Land Court. Deeds or Orders of Taking to be recorded with the Suffolk County Registry of Deeds or to be filed for registration with the Suffolk Registry District of the Land Court shall be accompanied by a separate vote of this Commission specifically authorizing such conveyance or acquisition. Said named individuals are further authorized and directed to execute and deliver Loan Agreements and Grant Agreements involving the City of Boston, the Mayor's Office of Housing, in the name and on behalf of the Commission as they may deem necessary or appropriate. Said named individuals are further authorized and directed to execute and deliver any complaints or petitions for the registration or deregistration of land and buildings with the Land Court."

Sheila A. Dillon, Chief and Director  
Mayor's Office of Housing

Daniel Lesser, Director of Operations  
Mayor's Office of Housing

Rick M. Wilson, Director of Administration and Finance  
Mayor's Office of Housing

Tim H. Davis, Deputy Director  
Mayor's Office of Housing

Debra Rufo, Controller  
Mayor's Office of Housing

FURTHER VOTED: That this authorization is effective immediately and shall remain in effect until such time as it is expressly rescinded, in whole or in part, by a vote of this Commission.

FURTHER VOTED: The taking of the foregoing vote and the naming of the above individuals, when approved by the Mayor of Boston, shall serve to expressly rescind that certain Certificate of Authority dated December 15, 2021 recorded on February 3, 2022, with the Suffolk County Registry of Deeds in Book 67115 at Page 38, and filed with the Suffolk Registry District of the Land Court as Document Number 930784.

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Katherine P. Craven, Chair

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Lawrence D. Mammoli, Commissioner

A true record, ATTEST:

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Colleen Daley, Secretary  
City of Boston Public Facilities Commission

IN WITNESS WHEREOF, The City of Boston has caused its name to be subscribed hereto by Michelle Wu, its Mayor, accepting the recommendation of the Director of the Mayor's Office of Housing and the vote of the Public Facilities Commission, this \_\_\_\_\_ day of February, 2022.

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Michelle Wu, Mayor of Boston

**VOTE 3: James Smith, Senior Environmental Compliance Manager Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to Forest Woods Condominium Trust:**  
Vacant land located at an unnumbered parcel on Forest Hills Street, Roxbury.

**Purchase Price: \$28,000**

Ward: 11  
Parcel Number: 02928050  
Square Feet: 5,542  
Future Use: Open Space  
Estimated Total Development Cost: N/A  
Assessed Value Fiscal Year 2022: \$259,200  
Appraised Value April 30, 2021: \$28,000  
DND Program: REMS – Land Disposition  
RFP Issuance Date: August 30, 2021

That, having duly advertised a Request for Proposals to develop said property, Forest Woods Condominium Trust, a realty trust, with an address of 243 Forest Hills Street, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant located at an unnumbered parcel on Forest Hills Street (Ward: 11, Parcel: 02928050) in the Roxbury District of the City of Boston containing approximately 5,542 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 development of these property; 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 Forest Woods Condominium Trust;

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.

**VOTE 4: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:**

Vacant land located at 20 Elmont Street, 24 Elmont Street, 52 Elmont Street, 143 Norwell Street and 147 Norwell Street, Dorchester.

**Purchase Price: \$500**

Ward: 14

Parcel Numbers: 02401000, 02400000, 02393000, 01650000 and 01652000

Square Feet: 15,384 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,989,203

Assessed Value Fiscal Year 2022: \$159,100 (total)

Appraised Value October 30, 2021 and November 9, 2021: \$900,00 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: October 4, 2021

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a limited liability company, with an address of 1600 Boston Providence Highway, Suite 287, Walpole, MA 02081, be tentatively designated as developer of the vacant located at:

20 Elmont Street, Ward: 14, Parcel: 02401000, Square Feet: 3,778

24 Elmont Street, Ward: 14, Parcel: 02400000, Square Feet: 2,340

52 Elmont Street, Ward: 14, Parcel: 02393000, Square Feet: 3,900

143 Norwell Street, Ward: 14, Parcel: 01650000, Square Feet: 2,683

147 Norwell Street, Ward: 14, Parcel: 01652000, Square Feet: 2,683

in the Dorchester District of the City of Boston containing approximately 15,384 total 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 development of these properties;  
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.

Sincerely,

Sheila A. Dillon  
Chief and Director