



City of Boston  
Mayor's Office of Housing

**RECEIVED**  
By City Clerk at 8:59 am, Nov 14, 2022

November 16, 2022

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

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 Mayor's Office of Housing agenda, be approved by the Commission at its November 16, 2022 meeting:

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

**Conveyance to River Senior Apartments LLC:** Vacant land located at 150 River Street, Mattapan.

**Purchase Price: \$100**

Ward: 18  
Parcel Number: 00041000  
Square Feet: 42,120  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$10,173,729  
Assessed Value Fiscal Year 2022: \$655,100  
Appraised Value November 26, 2018: \$337,000  
MOH Program: Neighborhood Housing  
RFP Issuance Date: February 26, 2018

That, having duly advertised its intent to sell to a nominee comprised of principals of Caribbean Integration Community Development Inc., a Massachusetts non-profit corporation, with an address of 19 Tesla Street, Boston, MA 02126, and Planning Office for Urban Affairs, Inc., a Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109, the vacant land located at 150 River Street (Ward 18, Parcel: 00041000) in the Mattapan District of the City of Boston containing approximately 42,120 square feet of land, for two consecutive weeks (October 3, 2022 and October 10, 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 12, 2018, and, thereafter, as amended January 13, 2021 and December 15, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to River Senior Apartments LLC<sup>1</sup>, a Massachusetts limited liability company, with an address of 84 State Street, Suite 600, Boston, MA 02109; and

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

**VOTE 2: Neriliz Llenas, Project Manager, Real Estate and Management Sales**

**Tentative Developer Designation and Intent to Sell to Ronald Peters and Siobhan Peters:**  
Vacant land located at 23 Dakota Street, Dorchester.

**Purchase Price: \$32,000**

Ward: 17

Parcel Number: 02380000

Square Feet: 3,200

Future Use: Side yard

Assessed Value Fiscal Year 2022: \$44,000

Appraised Value March 20, 2022: \$32,000

MOH Program: REMS – Land Disposition

RFP Issuance Date: July 11, 2022

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<sup>1</sup> River Senior Apartments LLC is a Massachusetts limited liability company formed on April 22, 2021, pursuant to M.G.L. Chapter 156C Section 12, by principals of Caribbean Integration Community Development Inc. and Planning Office for Urban Affairs, Inc. River Senior Apartments LLC provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, River Senior Apartments LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

That, having duly advertised a Request for Proposals to develop said property, Ronald Peters and Siobhan Peters, as tenants by entirety, with an address of 19 Dakota Street, Dorchester, MA 02124, be tentatively designated as developer of the vacant land located at 23 Dakota Street (Ward: 17; Parcel: 02380000) in the Dorchester District of the City of Boston containing approximately 3,200 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 this 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 Ronald Peters and Siobhan Peters;

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