



CITY OF BOSTON • MASSACHUSETTS  
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
MARTIN J. WALSH, MAYOR

November 13, 2019

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Dion S. Irish, Commissioner

Location:  
Winter Chambers  
26 Court Street, 1<sup>st</sup> Floor  
Boston, MA 02108

Meeting time: 9:35 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 November 13, 2019 meeting:

RECEIVED  
CITY CLERK'S OFFICE  
2019 NOV - 1 P 3:07  
BOSTON, MA

**VOTE 1: Shani Fletcher, Development Officer, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:**  
Vacant land located at 424-428A Geneva Avenue, Dorchester, Massachusetts.

**Purchase Price: \$100**

Ward: 15  
Parcel Number: 00673000  
Square Feet: 3,002  
Future Use: Garden  
Estimated Total Development Cost: \$150,872  
Assessed Value Fiscal Year 2019: \$36,300  
Appraised Value September 8, 2019: \$45,000  
DND Program: GrassRoots  
RFP Issuance Date: July 22, 2019

That, having duly advertised a Request for Proposals to develop said property, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston



Street, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant land located at 424-428A Geneva Avenue (Ward: 15, Parcel: 00673000) in the Dorchester District of the City of Boston containing approximately 3,002 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 Boston Food Forest Coalition, Inc.;

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.

**VOTE 2: Kelly Shay, Senior Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Pennrose Holdings, LLC and LGBTQ Senior Housing Inc.:** Land with building thereon located at 15 Everett Street, Hyde Park, Massachusetts.

**Purchase Price: \$100**

Ward: 18  
Parcel Number: 08963000  
Square Feet: 73,586  
Future Use: Rehabilitation Housing  
Estimated Total Development Cost: \$32,997,337  
Assessed Value Fiscal Year 2019: \$13,974,000  
Appraised Value May 23, 2019: \$4,200,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: June 17, 2019

That, having duly advertised a Request for Proposals to develop said property, a nominee comprised of principals<sup>1</sup> of Pennrose Holdings, LLC, a Pennsylvania limited liability company with an address of 230 Wyoming Avenue, Kingston, PA 18704, and LGBTQ Senior Housing Inc., a Massachusetts non-profit corporation with an address of 16 Liszt Street, Roslindale, MA 02131, be tentatively designated as developer of the land with building thereon located at 15 Everett Street (Ward: 18, Parcel: 08963000) in the Hyde Park District of the City of Boston containing approximately 73,586 square feet of land, for the period of 24 months from the date

---

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

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 a nominee comprised of principals of Pennrose Holdings, LLC and LGBTQ Senior Housing Inc.;

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