

343 Blue Hill Avenue

Holborn – Gannet – Gaston – Otisfield Betterment Association

June 29, 2026



OVERVIEW



- *Introductions*
- *About the Mayor's Office of Housing (MOH)*
- *Public Land Disposition Process*
- *Goals & Objectives*
- *Site Background & Existing Conditions*
- *Discussion: Comments and Q+A*
- *Next Steps*

INTRODUCTIONS



INTRODUCING



About the Mayor's Office of Housing (MOH)



Mayor's Office of Housing



The Mayor's Office of Housing (MOH) is responsible for: housing the homeless, developing affordable housing, and managing the City's real estate. We also work to ensure that renters and homeowners can find, maintain, and stay in their homes. The department develops and implements the City's housing creation and homelessness prevention plans. The department also collaborates with local and national partners to find new solutions and build more affordable housing for all, particularly those with lower income.

Real Estate Management and Sales	Office of Housing Stability	Administration and Finance
Real Estate Management and Sales (REMS) is responsible for the maintenance, site assessment, and disposition of the City's tax foreclosed and surplus property.	Supportive Housing Division	Housing Innovation Lab
	Boston Home Center	Policy Development and Research
	Neighborhood Housing Development	GrowBoston

Public Land Disposition Process

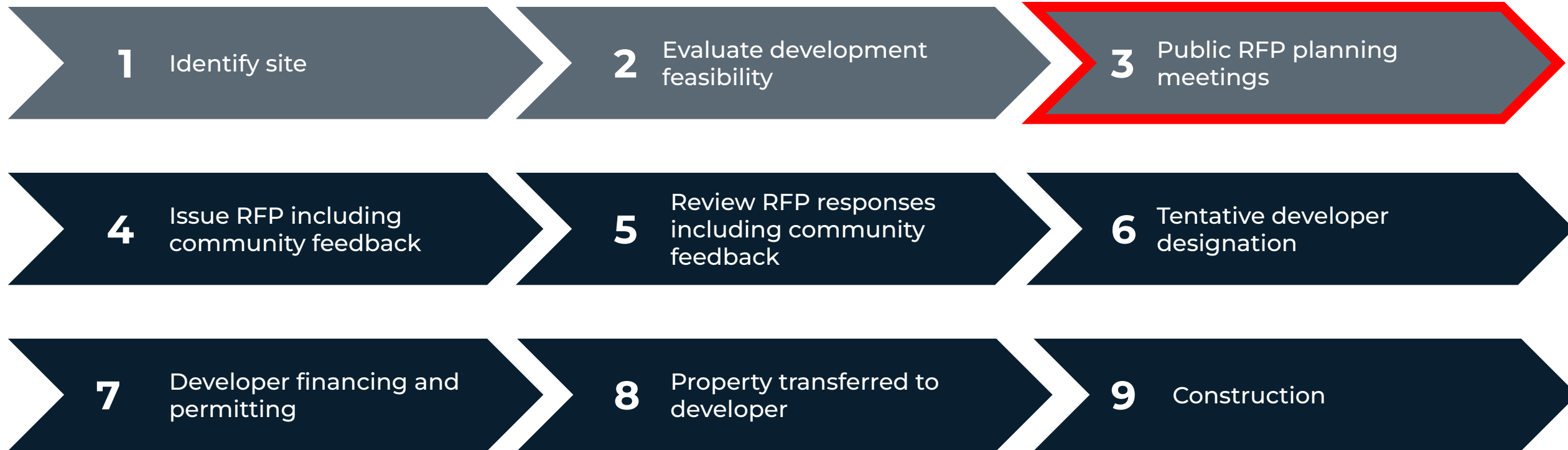


MOH DISPOSITION PROCESS

Under Chapter 30B

- [M.G.L. c. 30B \(Chapter 30B\)](#) establishes an advertised proposal process that COB must follow in acquiring and disposing real estate property by purchase, sale or rental with a value greater than \$35,000.
- **Under Chapter 30B**, MOH is required to conduct an **open and fair competitive process** that places all proposers on common footing, solicit information that will allow **manageable and meaningful comparisons of offers** and base decisions solely on the information solicited, and ranked against the evaluation criteria set forth in the RFP (developed based on community feedback).

PUBLIC LAND DISPOSITION PROCESS



KEY ELEMENTS OF THE RFP



1. SCOPE OF PROJECT

- *RFP Objectives*
- *Properties Offered*
- *Additional Resources*

2. DEVELOPMENT GUIDELINES

- *Preferred Uses*
- *Design Guidelines*
- *Existing Site Conditions*

3. PROJECT REQUIREMENTS

- *As-Is Appraised Value*
- *Offer Price Information*
- *Applicant Guidelines*
- *Budget Review and Cost*

4. EVALUATION PROCESS

- *Minimum Eligibility*
- *Evaluation Criteria*
- *RFP Review Committee*

5. COMMUNITY PARTICIPATION AND AWARD OF CONTRACT

- *Developer Designation*
- *Development Schedule*

6. SUBMISSION INSTRUCTIONS

7. RFP FORMS & APPENDICES

EVALUATION CRITERIA

- **Minimum Eligibility**- Proposal received by deadline, contains all necessary forms and documents, and is compliant with development objectives.
- **Development Plan**- Applicant's development plan relative to the development guidelines & objectives set out in the RFP.
- **Design Concept**- Applicant's development plan relative to the design considerations.
- **Applicant Experience and Capacity**- Applicant's experience and capacity to undertake the proposed project.
- **Applicant's Financial Capacity**- The relative strength of the Applicant's financing plan relative to other proposals.
- **Development Cost Feasibility**- Evaluation of the relative strength and completeness of the applicant's development budget relative to other proposals.
- **Diversity and Inclusion**- Applicant's comprehensive planned approach to achieve minority participation.

An aerial photograph of a city, likely New York City, showing a dense urban landscape with a mix of greenery and buildings. In the foreground, there are several large, multi-story residential buildings with distinctive bay windows. The middle ground is filled with lush green trees. In the background, a dense skyline of skyscrapers is visible under a clear blue sky.

Goals & Objectives

For this meeting

GOALS & OBJECTIVES

- To gather input from abutters, neighbors, and community members about what they would like to see on City-owned parcels in the future. Feedback received at community meetings will inform future RFPs.
- Establish use guidelines for the city-owned parcel.
- Issue a Request for Proposals (RFP) for the 343 Blue Hill Avenue site.

COMMUNITY ENGAGEMENT

- **Community feedback prior to RFP release**
 - Identify potential uses for MOH owned parcels
- **RFP release**
 - Incorporating community feedback into site development guidelines and objectives in partnerships with abutters, neighbors, and community members.
- **RFP evaluation**
 - MOH evaluates proposals received against the minimum eligibility criteria.
 - MOH will host a community meeting for eligible developers to present their proposal to community members, followed by public comment period.
 - MOH evaluation committee reviews eligible proposals against the evaluation criteria outlined in the RFP and incorporates community feedback into developer recommendation.

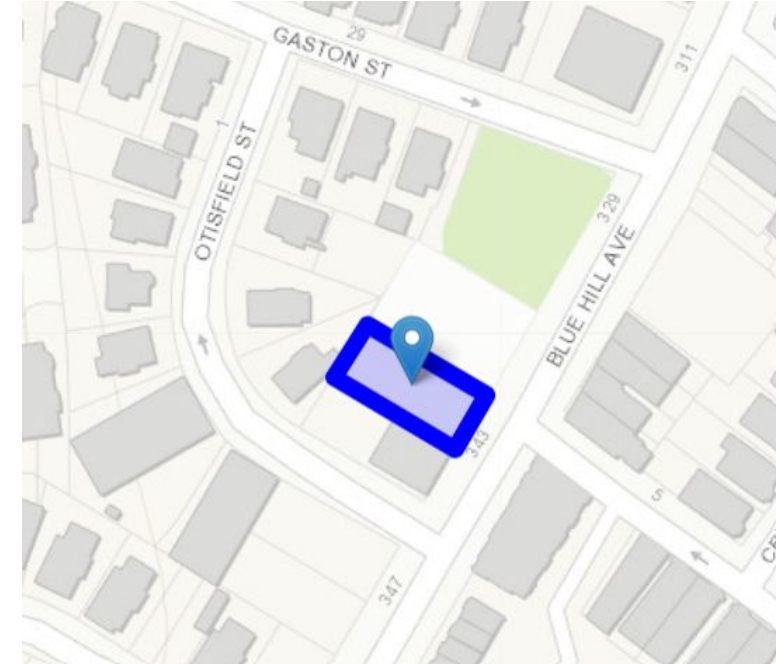


Site Background & Existing Conditions

AERIAL VIEW OF 343 BLUE HILL AVENUE



SITE DESCRIPTION AND MAP



- 343 Blue Hill Avenue
- MFR (Multi Family Residential) Zoning
- 6,200 SF (total)

Discussion: Comments and Q+A

343 Blue Hill Avenue



WE WANT TO HEAR FROM YOU!



- Do you have any questions or concerns regarding the use of this site?
 - Do you have any thoughts on the **development objectives** and **design considerations** for the site?
 - Is there anything you would NOT want to see on this site?
 - Any other comments, questions, or concerns?
-
- If you prefer to comment after the meeting, I will be collecting feedback through 7/15. I can be reached at james.smith@boston.gov or 617-635-0103

An aerial photograph of a city, likely New York City, showing a dense urban landscape. In the foreground, a row of colorful row houses (brownstones) is visible, surrounded by green trees. The middle ground is filled with more residential buildings and greenery. In the background, a dense skyline of skyscrapers is visible under a clear blue sky. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text "Next Steps" in white.

Next Steps

Next Steps

CITY-OWNED LAND



- **July 2026** - Public comment period open through July 15, 2026
- **July/August 2026** - RFP Development
- **August 2026** - RFP release
- **September 2026** - Developer presentations + Public Comment
 - *Applicant presentation submitted as response to RFP, and community feedback of proposals*
- **Fall 2026** - Tentative developer designation

* Timeline is subject to change.

MOH CONTACT INFORMATION



Project Website: To get updates on the 343 Blue Hill Avenue parcel discussed in this presentation and access to the community meeting presentation please visit the project website at:

Questions about this project or City-owned parcels -

James Smith, Senior Project Manager, (617) 635-0103 or james.smith@boston.gov

<https://www.boston.gov/buildinghousing/343-blue-hill-avenue>



THANK YOU

MAYOR'S OFFICE OF HOUSING

