

# Highland Park's Washington Street Parcels

2681, Unnumbered, 2751, 2775 and 2777 Washington Street  
Community Meeting | September 30, 2025





# Zoom Interpretation Services

Language and Communications Access

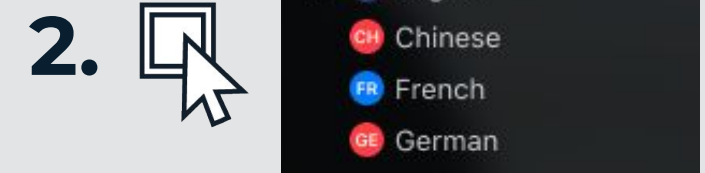


## **English:** For interpretation in Spanish:

1. Go to the horizontal control bar at the bottom of your screen. Click on “Interpretation.”
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in your selected language.

## **Spanish:** Para traducción en Español:

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.



Language and  
Communications Access

**This meeting will be recorded.**



HIGHLAND  
PARK  
PROJECT  
REVIEW  
COMMITTEE



# OVERVIEW



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

# INTRODUCTIONS



- MOH staff
- HPPRC members
- Elected officials





# 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



# About the Highland Park Project Review Committee (HPPRC)





# HIGHLAND PARK PROJECT REVIEW COMMITTEE



- The PRC, initiated in the late 1990s, is a public body open to all residents of Highland Park.
- A parcel planning and disposition partnership with the MOH was established through the 2016 MOU.
- The Highland Park PRC reviews the disposition of city-owned parcels assigned to it for designation from the Mayor's Office of Housing to achieve long term sustainability and ensure managed growth while considering the values of Diversity, Equity and Inclusion (DEI).



# Public Land Disposition Process





# MOH PROCUREMENT 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



\* April 2024 MOH/HPPRC conducted a site walk to the Washington St parcels.  
\*\* Initial community feedback indicated preference for housing.





# 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.
- **Housing Affordability**- Applicant's housing affordability plan relative to other proposals.



An aerial photograph of a city, likely New York City, showing a dense urban landscape. In the foreground, there are several large, multi-story residential buildings with many 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. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

# Goals & Objectives

*For this meeting*



# GOALS & OBJECTIVES



- To gather input from Highland Park neighbors, abutters, and community members about what they would like to see on City-owned parcels in the future. Feedback received at community meetings and during the public comment period will inform future RFPs.
- Establish use guidelines for each parcel of land.
- Issue a Request for Proposal(s) (RFP) for the five parcels - 3 total sites - on Washington Street.



# COMMUNITY ENGAGEMENT



- **Community feedback prior to RFP release**
  - Identify MOH owned parcels and potential uses in partnership with the Highland Park PRC.
  - MOH and Highland Park PRC sponsored community meeting(s), site walks, and public comment periods for specific sites.
- **RFP release**
  - Incorporating community feedback into site development guidelines and objectives in partnerships with Highland Park PRC prior to release.
- **RFP evaluation**
  - MOH evaluates proposals received against the minimum eligibility criteria.
  - MOH and Highland Park PRC hosts a community meeting for eligible developers to present their proposal to community members, followed by public comment period.
  - Evaluation committee consisting of MOH and Highland Park PRC members, reviews eligible proposals against the evaluation criterias outlined in the RFP and incorporates community feedback into developer recommendation.





# Site Background & Existing Conditions

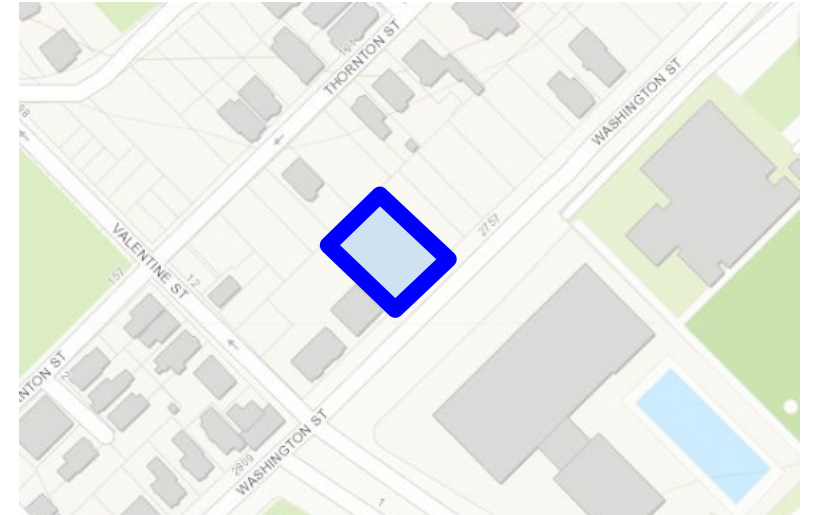


# 3D VIEW OF WASHINGTON STREET





# SITE DESCRIPTION AND MAP



- 2775-2777 Washington Street
- Two (2) parcels
- 3-Family Zoning
- 9,653 SF



# WE WANT TO HEAR FROM YOU!



- If you would like to ask a question or comment, please raise your hand virtually. When called on, please introduce yourself and address and neighborhood where you live before commenting.
- If you prefer to comment after the meeting, a survey will be open for a two week public comment period here: <https://bit.ly/930HPSurvey> (Link and QR code to follow at the end of the presentation) We will ask a few demographic questions then provide the opportunity to comment on each site you are interested in.



The background image shows a residential street scene. In the foreground, there is a concrete sidewalk and a white picket fence. Behind the fence is a green lawn and several trees with green and some autumn-colored leaves. The sky is blue. A semi-transparent dark blue banner is overlaid across the middle of the image, containing the text.

# Discussion: Comments and Q+A

*2775-2777 Washington Street*

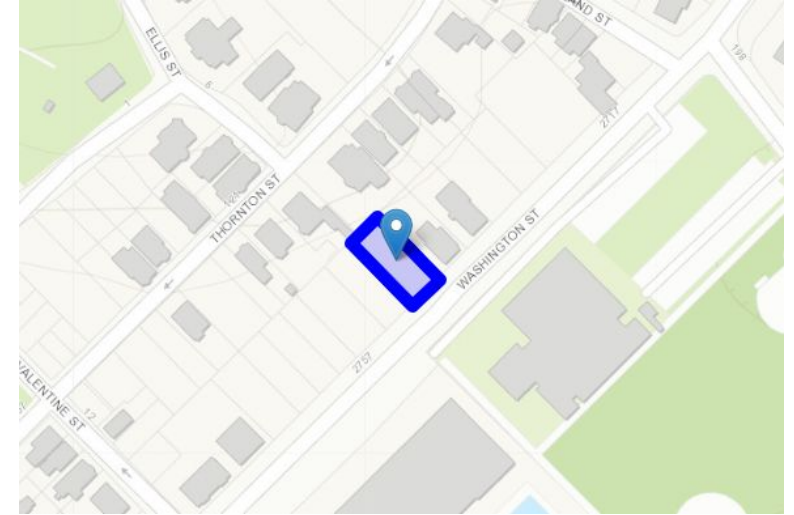


# WE WANT TO HEAR FROM YOU!



- Do you have any questions or concerns regarding the use of this site for **housing**?
- 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?

# SITE DESCRIPTION AND MAP



- 2751 Washington Street
- One (1) parcel
- 3-Family Zoning
- 5,376 SF



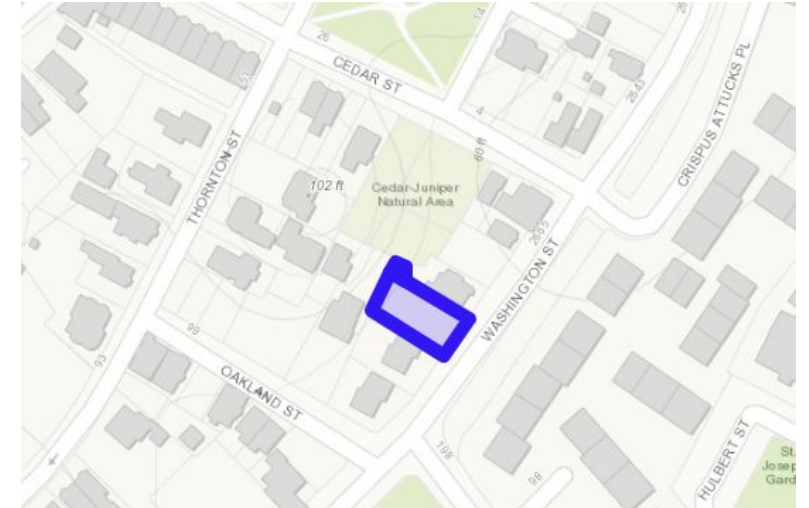
# Discussion: Comments and Q+A

*2751 Washington Street*





# SITE DESCRIPTION AND MAP



- 2681 Washington Street & Unnumbered Washington Street
- Two (2) parcels
- 3-Family Zoning
- 5,488 SF





# **Discussion: Comments and Q+A**

*2681 Washington Street & Unnumbered Washington Street*



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. A semi-transparent dark blue horizontal band runs across the middle of the image, containing the text "Next Steps".

# Next Steps



# We want to hear from you!



To submit feedback please visit <https://bit.ly/930HPSurvey>, or scan:



We will be accepting comments until **October 14, 2025**

# Next Steps

## CITY-OWNED LAND



- **October 2025** – Public comment period on development guidelines open through October 14, 2025 – (<https://bit.ly/930HPSurvey>)
- **November/January 2026** – RFP Development
  - *draft RFP and review with the HPPRC Fall 2025*
- **February/March 2026** – RFP release
- **May/June 2026** – Developer presentations
  - *Applicant presentation and community feedback of proposals submitted as response to RFP*
- **Summer 2026** – Tentative developer designation

\* Timeline is subject to change.



# MOH CONTACT INFORMATION



**Project Website:** To get updates on the Washington Street parcels discussed in this presentation and access to the community meeting presentation and survey please visit the project website at <https://bit.ly/WashingtonSt-HP>, or scan:



## **Questions about City-owned parcels -**

Antonio Leite, Senior Housing Development Officer, (617) 635-1024 or [antonio.leite@boston.gov](mailto:antonio.leite@boston.gov)

James Smith, Senior Project Manager, (617) 635-0398 or [james.smith@boston.gov](mailto:james.smith@boston.gov)

## **Questions on MOH development and construction requirements -**

Christine O'Keefe, Director, (617) 635-0351 or [christine.okeefe@boston.gov](mailto:christine.okeefe@boston.gov)

## **MOH Developer mailing list -**

Visit [boston.gov/builders-signup](https://boston.gov/builders-signup) or contact Carol Owens, Director, (617) 635-0621, [carol.owens@boston.gov](mailto:carol.owens@boston.gov)

# ADDITIONAL RESOURCES

**HUD Income Limits** - [boston.gov/departments/housing/housing-and-urban-development-income-limits](https://boston.gov/departments/housing/housing-and-urban-development-income-limits)

**Active Developments & MOH-Owned Land** - [boston.gov/buildinghousing](https://boston.gov/buildinghousing)

**HomeBuyers & Homeowners** - Boston Home Center (BHC)- [boston.gov/departments/housing/boston-home-center](https://boston.gov/departments/housing/boston-home-center)

**Renters & Landlords** - Office of Housing Stability (OHS)- [boston.gov/departments/housing/office-housing-stability](https://boston.gov/departments/housing/office-housing-stability)

**Affordable Housing Search** - Metrolist- [boston.gov/metrolist](https://boston.gov/metrolist)



A nighttime photograph of a city street decorated with white Christmas lights. In the background, a church with a dome is visible. The scene is dark, with the lights providing the main illumination.

# THANK YOU

**MAYOR'S OFFICE OF HOUSING**

