

# Dacia and Woodcliff Street

*Blue Hill, Quincy, Magnolia and Howard Neighborhood Association | April 1, 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.

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

# Public Land Disposition Process



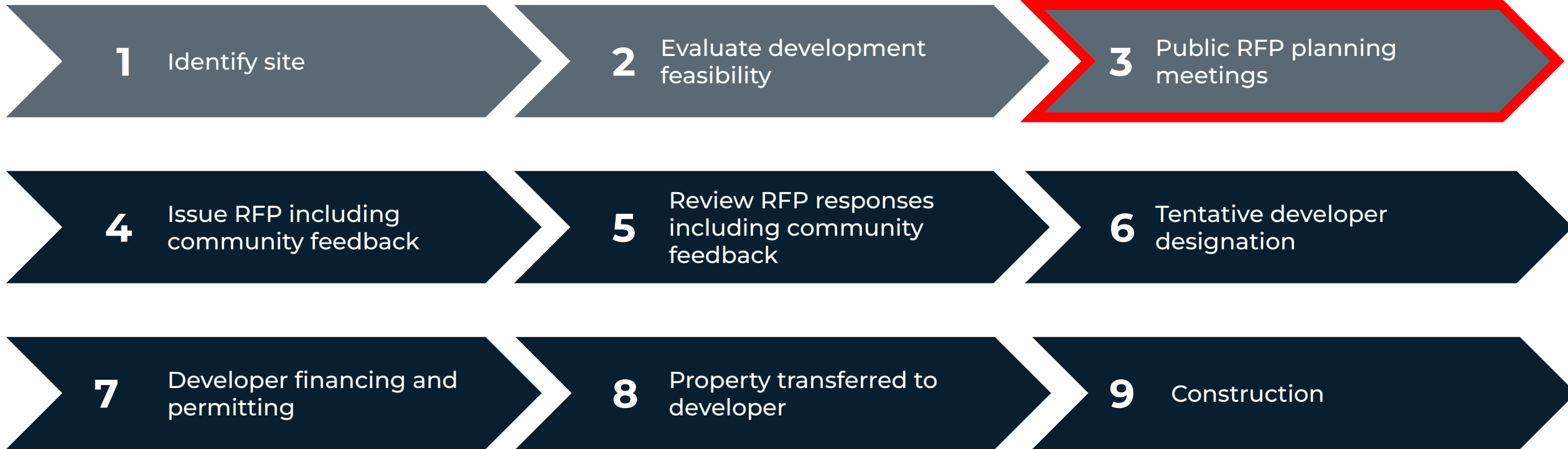
# MOH DISPOSITION PROCESS

*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 residential area in the foreground with multi-story brick buildings and a large green park area. In the background, a dense skyline of skyscrapers is visible under a clear blue sky. The image has a blue tint and a semi-transparent dark blue overlay at the bottom.

# 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 Proposal(s) (RFP) for the Dacia and Woodcliff 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 to 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 criterias outlined in the RFP and incorporates community feedback into developer recommendation.



# Site Background & Existing Conditions

# AERIAL VIEW OF Dacia and Woodcliff Site



# SITE DESCRIPTION AND MAP



- **18 Woodcliff/Unnumbered Dacia**
- **Two (2) parcels**
- **3-Family Zoning**
- **4,949 SF (total)**

The background image shows a residential street scene. On the left, there is a multi-story white building with several windows. In the foreground, a chain-link fence runs along a concrete curb. To the right of the fence, a red 'DO NOT ENTER' sign is mounted on a pole. The sky is overcast and grey. The overall image has a blue-tinted overlay.

# Discussion: Comments and Q+A

*Dacia and Woodcliff Street*



# 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 4/17. I can be reached at [james.smith@boston.gov](mailto:james.smith@boston.gov) or 617-635-0103

An aerial photograph of a city, likely New York City, showing a dense residential area in the foreground and a skyscraper skyline in the background. The foreground features several large, multi-story brick buildings with bay windows, surrounded by lush green trees. A road with a few cars is visible on the left. The background shows a dense urban landscape with many high-rise buildings under a clear blue sky. The text "Next Steps" is overlaid in white on the left side of the image.

# Next Steps

# Next Steps

## CITY-OWNED LAND



- **April 2026** - Public comment period open through April 17, 2026
- **May 2026** - RFP Development
- **June 2026** - RFP release
- **July/August 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 Dacia and Woodcliff 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](mailto:james.smith@boston.gov)

<https://www.boston.gov/buildinghousing/daciawoodcliff>



# THANK YOU

MAYOR'S OFFICE OF HOUSING

