

150 RIVER STREET VILLAGE

Construction of thirty (30) units of age-restricted housing to enable aging in place

150 River Street Village, completed in Fall 2025, is comprised of 30 units of mixed-income, age restricted studio and one-bedroom rental units, serving households with incomes ranging from 30% AMI to 70% AMI. The development is located at 150 River Street, Mattapan, MA, which was owned by the City of Boston and was home to a nursing home prior to its demolition in 2012.

Rental Unit Summary

	30% AMI, HUD 202	60% AMI, LIHTC	70% AMI	TOTAL
0 Bedroom	1	1	1	3
1 Bedroom	10	14	3	27
TOTAL UNITS	11	15	4	30

The Planning Office for Urban Affairs, and its co-development partner, Caribbean Integration Community Development, were selected as the Co-Developers by the City of Boston, and underwent an extensive community engagement process. Together, POUA and CICD are re-activating this long vacant property and have converted it into a restful and regenerative senior building with a community garden. POUA and CICD received an award of Section 202 funds from the U.S. Department of Housing and Urban Development to support the development and operations of the project. The building and units are designed to focus on aging in place while ensuring residents have access to on-site services, passive open space, and community spaces.

Development Team:

Developer/Owner: Planning Office for Urban Affairs, Inc.; Caribbean Integration Community Development
Architect: J. Garland Enterprises
DMS Design
General Contractor: NEI General Contracting
Owner's Rep: WaypointKLA, Inc.
Engineers: Samiotes
Landscape Architect: RBLA Design
Interior Design: A Square Design
Environmental: GZA GeoEnvironmental Inc.
Attorney: Nolan Sheehan Patten; Pulgini & Norton
Management Agent: Maloney Properties, Inc.
Consultant: Beverley Johnson
Sustainability: CLEAResult

Financing:

Commonwealth of Massachusetts:
Executive Office of Housing and Livable Communities
Community Economic Development Assistance Corporation
MassHousing Finance Agency
City of Boston:
Mayor's Office of Housing
Neighborhood Housing Trust
Red Stone Equity Partners
Eastern Bank
City of Boston - Community Preservation Act
(Community Garden)

