

THE UNION AT 48 BOYLSTON

The adaptive reuse of a historic building in the heart of a rapidly gentrifying neighborhood in Boston

The rehabilitation of the former Boston Young Men's Christian Union building located at 48 Boylston Street converted a vacant historic building into 46 units of affordable housing and approximately 12,000sf of space for St. Francis House administrative offices and commercial space that will provide opportunities for homeless individuals. Located in a critically important area of the City between the Boston Public Garden and the Chinatown community, this development represents a key opportunity to balance the effects of gentrification in one of Boston's most significant neighborhoods.

For generations, the area around 48 Boylston Street has provided homes to lower-income families and ethnic groups, and support to homeless individuals. Over the past several years, a number of luxury housing properties have been built. With that, there is a dramatic need to build new affordable housing for the community and permanent housing for the homeless. Twenty-six of the housing units are targeted to those who have experienced homelessness, and the remaining units are available to residents earning up to 60% of the area median income. St. Francis House will deliver comprehensive supportive services for residents of The Union at 48 Boylston.



Photos: Rich Pizzuti; Christoph Gervais



Developers: Planning Office for Urban Affairs; St. Francis House

Architect: The Architectural Team

Contractor: Gilbane Building Co.

Attorney: Nixon Peabody LLP

Manager: Maloney Properties, Inc.

Financing:

Commonwealth of Massachusetts:
Department of Housing & Community Dvlpmt.
Community Economic Dvlpmt. Assistance Corp.
MassHousing Finance Agency

City of Boston:

Department of Neighborhood Development
Neighborhood Housing Trust
Massachusetts Historical Commission
National Park Service
Bank of America Merrill Lynch
Eastern Bank
Federal Home Loan Bank of Boston



**Planning Office
for Urban Affairs**
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The award-winning adaptive reuse of a historic building in the heart of a rapidly gentrifying neighborhood in Boston

Preservation Massachusetts Charles Eliot Award, 2020

The Charles W. Eliot Award is given to organizations with exceptional vision and excellence in planning for preservation

Affordable Housing Finance Readers' Choice Award, 2019

Best Historic Rehab Project (National award)

Novogradac Journal of Tax Credits Historic Rehabilitation Award, 2019

Residential Development That Overcame Significant Obstacles

The Novogradac Journal of Tax Credits Historic Rehabilitation Awards honor outstanding achievement in the rehabilitation of historic properties by recognizing development teams for excellence in the creative use of the historic tax credit

Massachusetts Historical Commission Award Preservation Award, 2019

Suffolk University's Moakley Public Service Award, 2019