

MORTON STATION VILLAGE

Vacant, former Boston Police Department, land transformed into mixed-tenure family housing and public park

Morton Station Village is a transit-oriented development that includes a public park—the Steven P. Odom Serenity Garden—that will create opportunities for tenure and wealth building through a combination of rental and homeownership housing. Morton Station Village started construction in March 2022 and was completed in the Fall of 2023. The development consists of 40 units of mixed-income, mixed-tenure housing — 28 rental apartments and 12 affordable homeownership units — built in a four-story building on the long-vacant site that was formerly the home of the Boston Police Department. Morton Station Village will provide much-needed housing for a diverse range of households, with incomes from 30% AMI to 100% AMI. Located adjacent to the Morton Station MBTA Fairmount Line station at 872 Morton Street in Mattapan, Morton Station Village will not only provide critically-needed affordable rental and homeownership housing opportunities but also re-activate a long-vacant site. Morton Station Village will also include significant community space that will be connected to a unique feature—the creation of a new passive Boston Parks’ Department designed public space to be known as the Steven P. Odom Serenity Garden, funded by the City of Boston’s Community Preservation Act.

Homeownership Units

	80% AMI	100% AMI	TOTAL
1 Bedroom	3	1	4
2 Bedroom	4	4	8
TOTAL UNITS	7	5	12

Rental Units

	MRVP	50% AMI	60% AMI	80% AMI	100% AMI	TOTAL
1 Bedroom / 1Ba	2	1	4	1	1	9
2 Bedroom / 1Ba	4	2	8	0	1	15
3 Bedroom / 1.5Ba	1	1	1	0	1	4
TOTAL UNITS	7	4	13	1	3	28

Developers:

Planning Office for Urban Affairs, Inc.
Caribbean Integration Community Development

General Contractor:

NEI General Contracting

Architect:

Davis Square Architects

Management Company:

Maloney Properties

Financing Partners:

City of Boston
MA Executive Office of Housing
& Livable Communities
MassHousing
Bank of America



Photo: Andy Ryan