

## MORTON STATION VILLAGE (family housing and public park)

*Vacant, former Mattapan Boston Police Department land to be converted to mixed-tenure 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
<b>TOTAL UNITS</b>	<b>7</b>	<b>5</b>	<b>12</b>

**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
<b>TOTAL UNITS</b>	<b>7</b>	<b>4</b>	<b>13</b>	<b>1</b>	<b>3</b>	<b>28</b>

**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

