

DEVELOPMENTS

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Posted on: July 30, 2024



2024 READERS' CHOICE AWARDS: FAMILY WINNER

Boston Development Provides Affordable Rental and Homeownership Opportunities

The new community is the first of its kind in Mattapan.

By [Donna Kimura](#)



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Morton Station Village creates new opportunities for tenure and wealth building through a combination of rental and homeownership housing in Boston.

The development features 28 affordable apartments and 12 affordable homeownership units in a single building on a long-vacant site that was formerly home to a police station. The site was developed in coordination with a new public park, the

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It features one-, two-, and three-bedroom homes, with the apartments serving residents earning between 30% and 100% of the area median income (AMI) and the homeownership units targeting families between 80% and 100% of the AMI.

“Creating a mixed-income housing development in such a diverse, transit-oriented community and neighborhood of Boston with limited affordable rental and homeownership housing options is a critical step in serving the underserved and most vulnerable in our community,” says Bill Grogan, president of nonprofit POUA. “We’re grateful to the commonwealth, the city, and all of our partners who helped make this possible.”

The developers worked closely with the neighborhood, including the organization Redefining Our Community (ROC), which successfully advocated for adding the park and increasing the number of homeownership units. The move helps families build wealth and boosts opportunities in an area with one of the lowest homeownership rates in Boston.

ROC’s ties to the development continue with the group having office and program space at Morton Station Village. In addition, the \$22.4 million development and adjacent park is spurring revitalization of the larger neighborhood.



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PROJECT DETAILS

DEVELOPERS | Planning Office for Urban Affairs and Caribbean Integration Community Development

ARCHITECT | Davis Square Architects

GENERAL CONTRACTOR | NEI General Contracting

MAJOR FUNDERS | **Rental housing:** City of Boston; MassHousing; Executive Office of Housing and Livable Communities; Community Economic Development Assistance Corp.; Bank of America

Homeownership housing: MassHousing’s Commonwealth Builder Program; city of Boston

ABOUT THE AUTHOR



Donna Kimura

Donna Kimura is deputy editor of Affordable Housing Finance. She has covered the industry for more than 20 years. Before that, she worked at an Internet company and several daily newspapers. Connect with Donna

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Keywords:

Subject:

Affordable Housing Single Family

State:

Massachusetts

Location:

Boston-Cambridge-Quincy, MA-NH

People:

Bill Grogan

Organization: