



## News & Updates

### 81 affordable housing units move forward at October BPDA Board meeting

Oct 11, 2018

The Boston Planning & Development Agency (BPDA) Board of Directors approved nine new development projects at their October meeting. The projects will generate 193 residential units, including 81 total affordable units, and 885 jobs once construction is complete. Two of the projects approved, 41 North Margin Street in the North End and Morton Station Village in Mattapan, are fully affordable, generating 63 of the 81 affordable units approved at this meeting.

In addition to the development projects, the Board approved a [two-year pilot program for a Compact Living Policy](#) and an [Interim Planning Overlay District \(IPOD\)](#) for East Boston. A result of the launch of [PLAN: East Boston](#) this summer, the IPOD is an interim [zoning](#) tool that is used to maintain increased public review and community voice in the evaluation of proposed new development during the planning process.

These initiatives and the approved units build on Mayor Martin J. Walsh's [updated housing targets](#), announced this fall to meet Boston's population growth by supporting the creation of new affordable housing, increasing access to homeownership opportunities, and preventing displacement of residents.

#### Development Projects


#### [41 North Margin Street](#) approval brings fully affordable senior living project to the North End

**Live:** 23 affordable senior housing units, Americans with Disabilities Act (ADA) accessible

**Work:** 50 construction jobs, over \$12 million in investments

**Connect:** Residents' community room, Knights of Columbus meeting space

**Size:** 24,257 square feet

Funded through the Hub on Causeway's [linkage](#) payments, 41 North Margin Street will consist of 23 rental units, 1,500 square feet of Knights of Columbus meeting space and 13 [parking](#) spaces.  23 rental units will be designated for senior affordable housing. The units will be a combination of 12

studio units and 11 one-bedroom units.

The project will include the construction a five-story addition, add an additional two-stories and renovate the existing three-story building. Once complete, the construction will total 24,257 square feet.

### **Morton Station Village brings 40 affordable housing units, community space to Mattapan**

**Live:** Nine income restricted homeownership units, 31 income restricted rental units

**Work:** 37 construction jobs

**Connect:** 1,500 square feet of community space adjacent to the City of Boston Parks Department-designed Steven P. Odom Serenity Garden

**Size:** 57,265 square feet

Located at 872 Morton Street, the Morton Station Village project consists of 40 units of income restricted housing, consisting of nine income restricted homeownership units and 31 income restricted rental units. In order to create an economically diverse new residential community and to meet the needs of and desires expressed by neighborhood residents through the seven community conversations, the 40 units of housing will be made available to residents earning from 30% to 100% of the Area Median Income (AMI).

Nine one-bedroom and two-bedroom units will be created as affordable homeownership condominium units restricted at 80% AMI to 100% AMI. All 31 rental units will be deed-restricted affordable between 30% and 100% AMI. This income mix has been purposely established both in response to neighborhood objectives and to provide opportunity for a wide-ranging population to afford to rent or purchase a condominium here. The unit mix consists of 14 one-bedroom units, 22 two-bedroom units and four three-bedrooms. In addition, the project will feature common areas including laundry, a fitness center, bicycle storage, onsite management and parking in a modern LEED Silver Certifiable structure. There will be 30 parking spaces on-site.

Work with the community has led to the incorporation of nearly 1,500 square feet of community space in the building adjacent to the City of Boston Parks Department-designed Steven P. Odom Serenity Garden. The garden will sit towards the rear of the project site near Hopkins Street and provide a respite location for the community in a public park setting. The community space will be intricately tied into the garden to enable the community and neighbors to use these spaces together.

**New Leather District hotel approved for 150 Kneeland Street will feature 300 free hotel nights annually to people in need**

