

COTE VILLAGE

An award-winning mixed-income family housing development as a neighborhood catalyst

The development of Cote Village by the Planning Office for Urban Affairs, Inc. (POUA), and the Caribbean Integration Community Development (CICD) is a unique partnership between two non-profit organizations who share a commitment and vision to increase affordable and workforce housing opportunities and generate economic benefits in the development of residential and mixed-use projects in Boston's neighborhoods. POUA and CICD have come together to combine their collective expertise and vision in redeveloping the former Cote Ford Dealership into a vibrant and welcoming destination that has converted a vacant, abandoned property into a thriving part of the Mattapan neighborhood. The development is in close proximity to transit, as it is adjacent to the Blue Hill Avenue station on the Fairmount Line. Cote Village was awarded Best Family Project in the Nation through Affordable Housing Finance's 2022 Readers' Choice Awards.

POUA and CICD have created a mixed-income, mixed-use development that is comprised of 76 units of affordable and workforce housing, commercial space, and community-oriented activity space. The 76 homes are part of 5 buildings with a mix of 1-bedroom, 2-bedroom and 3-bedroom units. Cote Village will also include a rental office, community room, ground-floor commercial spaces, and 84 parking spaces. Twelve units are for residents with incomes below 30% of the area median income (AMI). Of these 12 units, 8 units are set aside for formerly homeless individuals and families; 2 units are for residents with incomes below 50% AMI; 42 units are for residents with incomes below 60% AMI; 12 units are for residents with incomes below 80% AMI; 8 units are for residents with incomes below 100% AMI. POUA and CICD have created a true mixed-income community that provides housing opportunities to a diverse range of households in an integrated setting. This new, inclusive community will contribute to the vitality and prosperity of the neighborhood. As such, Cote Village represents an important step in creating new housing opportunities across Boston's communities.



Developers: Planning Office for Urban Affairs
Caribbean Integration Community
Architect: Davis Square Associates
Contractor: Bilt-Rite Construction
Owner's Rep: WaypointKLA, Inc.
Civil Engineer: Nitsch Engineering
Landscape Architect: RBLA Design LLC
Interior Design: A Square Design
Environmental: GZA GeoEnvironmental Inc.
Attorneys: Nixon Peabody; Pulgini & Norton

Management Agent: Maloney Properties, Inc.
Diversity Consultant: Beverley Johnson
Sustainability: New Ecology
Predevelopment Consultant: Nina Schwarzschild
Financing: Commonwealth of Massachusetts:
Department of Housing & Community Development;
Community Economic Dev. Assistance Corporation;
MassHousing Finance Agency
City of Boston: Mayor's Office of Housing;
Neighborhood Housing Trust
Bank of America