

# Developers Pitch Affordable Housing at Charlestown Navy Yard

By [Steve Adams](#) | Banker & Tradesman Staff | Oct 6, 2022 | [Reprints](#) | [Unlock Link](#) | [Print](#)



Image courtesy of Google Maps

A former hotel at the Charlestown Navy Yard would be converted into apartments for formerly homeless individuals under plans pitched by a nonprofit developer.

The Archdiocese of Boston's Planning Office for Urban Affairs has agreed to purchase the former Constitution Inn from the YMCA of Greater Boston, and build out 126 income-restricted apartments in a 90,647-square-foot section of the building.

POUA would lease back a 20,747-square-foot section of the building at 150 Third Ave. to the YMCA for a smaller version of the organization's existing fitness center.

The YMCA announced that it was seeking a buyer for the Constitution Inn in January 2020, while looking for a replacement location within the neighborhood for the YMCA fitness center.

The apartments would be offered to households earning from 30 to 60 percent of the area median income, translating into rents ranging as low as \$736 for the 96 planned studio units, according to a letter submitted to the Boston Planning & Development Agency by POUA President William Grogan. Another 19 units would be reserved for households earning up to 60 percent of AMI, with rents starting at \$1,473.

The studio units would be reserved for formerly homeless individuals, while the remaining 30 would be available as workforce housing.

POUA is partnering with day shelter St. Francis House on the project, which is being designed by The Architectural Team of Chelsea.

The navy yard property is owned by the Economic Development and Industrial Corp. of Boston, which leases the buildings to various developers.

No changes are proposed to the exterior of the 30-year-old building, which was built after the navy yard's closure, but developers plan to modernize the building's mechanical systems.

The Inn [closed permanently](#) in October 2020 after business declined during COVID-19.

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