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## GRAND OPENING OF COTE VILLAGE CELEBRATED IN MATTAPAN

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*Cote Village created 76 units of mixed-income, affordable housing on the long-vacant Cote Ford site in Mattapan.*

### CARDINAL O'MALLEY JOINED CITY OF BOSTON OFFICIALS, THE PLANNING OFFICE FOR URBAN AFFAIRS, THE CARIBBEAN INTEGRATION COMMUNITY DEVELOPMENT, AND RESIDENTS FOR THE GRAND OPENING OF COTE VILLAGE



On June 23, Cardinal Sean O'Malley was joined by City of Boston Officials, The Planning Office for Urban Affairs (POUA), the Caribbean Integration Community Development (CICD), local elected officials, and residents to celebrate the grand opening of Cote Village, a transit-oriented development that has created 76 new mixed-income residences, as well as new commercial and community spaces in the heart of Mattapan. In 2019, The

Planning Office for Urban Affairs, Inc. and the Caribbean Integration Community Development acquired the former Cote Ford car dealership, a property that had been vacant for decades, from the City of Boston, and have transformed the site into much-needed housing and community-oriented spaces.

"I am proud that the former Cote Ford Dealership has been transformed into a vibrant and welcoming transit-

...supported this incredible transformation as part of our commitment to keep housing affordable and keep our neighborhoods strong. I'm grateful to our partners for their work to create this new development, which will expand affordable housing for a variety of income levels, and build more spaces for the community."

Cardinal O'Malley joined Mayor Wu in recognizing the property's transformation, "Safe and secure affordable housing in the midst of one of Boston's important neighborhoods is critically important," he said. "I am so grateful for the collaboration among the many partners, including the Caribbean Integration Community Development and the Archdiocese's Planning Office for Urban Affairs, whose creativity and hard work have resulted in the creation of new homes for these families."

The unique partnership of the Planning Office for Urban Affairs, Inc. (POUA), the Caribbean Integration Community Development (CICD), the City of Boston, and the State of Massachusetts allowed for the development of a mixed-income, mixed-use space that contains 76 units of affordable transit-oriented 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 also includes a rental office, community room, ground-floor commercial spaces, and 84 parking spaces.

Twelve units are reserved for residents with incomes below 30% of the area median income (AMI). Of these 12 units, 8 units will be set aside for formerly homeless individuals and families; 2 units will be for residents with incomes below 50% AMI; 42 units will be for residents with incomes below 60% AMI; 12 units will be for residents with incomes below 80% AMI; 8 units will be for residents with incomes below 100% AMI. The Cote Village Apartments has created a true mixed-income community that is providing housing opportunities to a diverse range of households. This inclusive community will contribute to the vitality and prosperity of the neighborhood.

"Congratulations to the team at the Caribbean Integration Community Development Corporation and the Boston Archdiocese Planning Office for Urban Affairs on reaching this milestone," said Housing and Community Development Undersecretary Jennifer Maddox. "This partnership transformed an old car dealership into new affordable housing, leveraging major public transit investments the Commonwealth has made since Cote Ford closed. We are so proud to support projects where residents will have access to the assets of their neighborhood and the greater region with public transit."

"Our partnership with CICD, a vibrant local community development organization, has allowed us to expand our portfolio to the diverse and growing community of Mattapan," said Bill Grogan, President of the Planning Office for Urban Affairs. "The Cote Village Townhomes and Apartments offers a much-needed mix of affordable and workforce housing and retail space in a traditionally underserved community. We are grateful to the Commonwealth, the City, our funders, and supporters who have helped to make Cote Village possible."

"Cote Village is a perfect example of how the community can be transformed when stakeholders come together to create positive, meaningful change," said Donald Alexis, President of Caribbean Integration Community Development. "We are grateful to the City, State, and private funders who believed in our vision and joined us to make this development possible. The revitalization of this section of Cummins Highway and the creation of transit-oriented affordable housing will have a profound impact on Mattapan for generations to come and enable working-class people to commute to work without the burden of a car."

In accordance with the City of Boston's Green Affordable Housing Program, Cote Village includes energy-

Each feature throughout Cote Village apartments and townhomes are located near shopping centers, a variety of cultural and outdoor amenities, including Franklin Park and the Mattapan Dorchester rail trail; and the Blue Hill Avenue commuter rail stop. The apartment building boasts an elevator for accessibility, central air conditioning, an on-site laundry facility, a large community space for programming for residents on the first floor, and a courtyard with green space for residents. The townhomes have central air conditioning, a courtyard, access to all the spaces in the larger building, and off-street parking.

“Cote Village has helped transform a neighborhood by taking a blighted, vacant property and creating a new housing community for households with a range of incomes who will be able to live and work in Boston,” said MassHousing Executive Director Chrystal Kornegay. “The development of Cote Village is a testament to the vision and tenacity of the Mattapan community, the development team, and Boston and state officials, who took a long-neglected parcel and converted it into a true housing and economic asset for residents of Mattapan. We congratulate them on this important achievement, and MassHousing was proud to be part of the team that made their vision for Cote Village a reality.”

Financing for Cote Village was made possible in part by funding from the Massachusetts Department of Housing and Community Development and MassHousing; the City of Boston Neighborhood Housing Trust and the Mayor’s Office of Housing; Bank of America Merrill Lynch; and the Community Economic Development Assistance Corporation.

#### **About the Mayor’s Office of Housing (MOH)**

The Mayor’s Office of Housing is responsible for housing people experiencing homelessness, creating and preserving affordable housing, and ensuring that renters and homeowners can obtain, maintain, and remain in safe, stable housing. The department develops and implements the City of Boston’s housing creation and homelessness prevention plans and collaborates with local and national partners to find new solutions and build more housing affordable to all, particularly those with lower incomes. For more information, please visit the [MOH website \(https://urldefense.proofpoint.com/v2/url?u=https-3A\\_link.upkne.com\\_c\\_443\\_2ed469c207e25eeaaf8a41489b37972797fde4dca155998a9d6f91d5cd1eb4b7ca5f1aa49e5ednBels4JxymHx1kL8647Yc&m=QcjfUTv0sr45D3854D8KRDL1PNnUncEPdi9thc1hPn\\_DFCmkEz1pIcJbxreBgUCp&s=xpLp\)](https://urldefense.proofpoint.com/v2/url?u=https-3A_link.upkne.com_c_443_2ed469c207e25eeaaf8a41489b37972797fde4dca155998a9d6f91d5cd1eb4b7ca5f1aa49e5ednBels4JxymHx1kL8647Yc&m=QcjfUTv0sr45D3854D8KRDL1PNnUncEPdi9thc1hPn_DFCmkEz1pIcJbxreBgUCp&s=xpLp)

#### **About the Planning Office for Urban Affairs, Inc. (POUA)**

The Planning Office for Urban Affairs, Inc. is a social justice ministry affiliated with the Archdiocese of Boston that creates vibrant communities through the development of high-quality affordable and mixed-income housing and economic development efforts. As a prominent regional non-profit developer and a leading diocesan housing development ministry for the Catholic Church in America, POUA has completed over 3,000 units of affordable and mixed-income housing and has undertaken several neighborhood revitalization initiatives in Massachusetts.

#### **About Caribbean Integration Community Development (CICD)**

Founded in Mattapan, Caribbean Integration Community Development (CICD) is a community development organization that works to improve the economic, social, and physical well-being of the Caribbean community and other marginalized populations throughout the greater Boston area. CICD’s primary focus is the revitalization of underserved communities through the development of affordable housing projects. Working with government agencies, real estate developers, and other partners, we create homes that are environmentally



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