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Cover story sidebar

On the right track: A city-owned parcel will become Cote Village

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Jul 14, 2017, 6:00am EDT

For decades, a city-owned 2.5-acre site at the corner of Cummins Highway and Regis Road in Mattapan sat vacant. [Donald Alexis](#), president of Caribbean Integration Community Development, described the site as “a blight upon the neighborhood and a testament to the frustration of the inhabitants of the poorest neighborhood in Boston.”

The city of Boston in 2015 named CICD, Planning Office for Urban Affairs and AFL-CIO Housing Investment Trust as tentative developers. The Cote Village project, located outside Mattapan Square, will be built adjacent to an MBTA rail line.

“Mattapan needs new investment, and Mattapan needs new opportunities,” Alexis said. “I think Cote can be the site for that.”

The project is expected to include 76 apartments, 2,000 square feet of commercial space and 83 parking spaces. Cote Village has been approved by the Boston Planning & Development Agency and has its Chapter 121A agreement in place, and in February applied for a low-income housing tax credit from the state to help fund the project. Its project team includes BiltRite Construction and Davis Square Architects.

CICD, a housing and community development organization, creates affordable housing in neighborhoods with large numbers of people of Caribbean descent. Alexis, a native of Haiti, helped found the organization in 2011, and said he feels fortunate to have the chance to give back to the immigrant community in Boston.

“We’re very committed to build housing that working families can afford,” Alexis said. “We feel like this project could be the start of something special in Mattapan.”

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COURTESY RENDERING

Cote Village: A Mattapan CDC is redeveloping a city-owned parcel adjacent to an MBTA rail line that will bring 76 apartments to the area.