

150 River Street Village

150 River Street, Mattapan, MA 02126

Developer:

Caribbean Integration Community Development, Inc.

Co-Sponsor:

Planning Office for Urban Affairs, Inc.



Planning Office *for* Urban Affairs

ARCHDIOCESE OF BOSTON

Caribbean Integration Community Development (CICD) is a housing and community development organization that creates and maintains affordable housing in areas of Boston where large numbers of people of Caribbean descent reside.

In partnership with local organizations, CICD explores affordable housing solutions and offers support and resources that are culturally sensitive through programming for professional development, workforce training, and community engagement.

CICD is committed to Minority Business Enterprises and Women Business Enterprises participating in its developments and to ensuring that construction jobs include members of the Mattapan community.



Cote Village, Mattapan

76 units of mixed-income housing

Construction begins Fall 2018



Morton Street Village (Design Underway)

872 Morton Street, Mattapan

Mixed-Income housing and creation of the Stephen P. Odom Serenity Garden



The Planning Office for Urban Affairs is a foremost non-profit developer in the Northeast whose mission is to serve as a catalyst for social justice through its work in housing development, neighborhood revitalization and affordable housing advocacy. Since its inception in 1969, the Planning Office has developed nearly 3,000 units of elderly, family, mixed income and special needs housing with financing of more than \$550 million. The Office works with local partners to help meet neighborhood objectives and is working jointly with CICD on two other Mattapan developments, illustrating a very strong commitment to this community.



Top Left: Riley House, Boston



Top Right: Rose Hill Manor, Billerica



Bottom Right: St. Cecilia's House, Boston

The CICD/POUA team is dedicated to:

- Ensuring an iterative community process for the design of the building and layout of the site that balances the objectives outlined in the Request for Proposals
- Creating a fully accessible community room space that can be used by residents of the housing and surrounding neighborhood.
- Promoting healthy, independent living through efficient and well-designed apartments for single and two-person elderly households
- Encouraging MBE/WBE and small business firms to join the team for pre-construction related work and ensuring local and minority hiring are requirements for construction and operations of the property.
- Providing access to resident supportive services through an on-site Resident Services Coordinator as well as programs for both residents of the development and the surrounding community.

Proposed Housing Program

Apartments Serving	62+ years of age
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Number of Units	30
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Studio	13
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One Bedroom	17
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Unit Size	Income Range*	Rent Range
Studio	<\$22,650 to \$50,700	\$542 to \$1,200
One Bedroom	<\$24,275 to \$57,800	\$580 to \$1,445

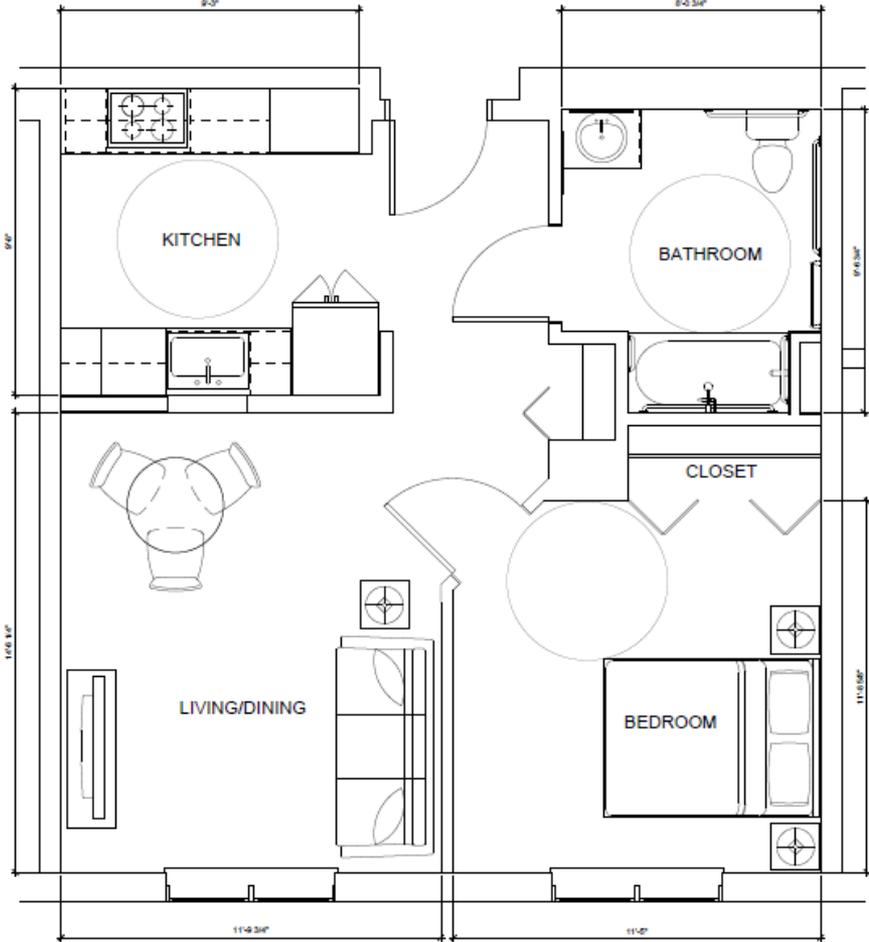
*30% Area Median Income to 70% Area Median Income; HUD 2018 Income Limits (updated annually)

Schematic Building Elevation

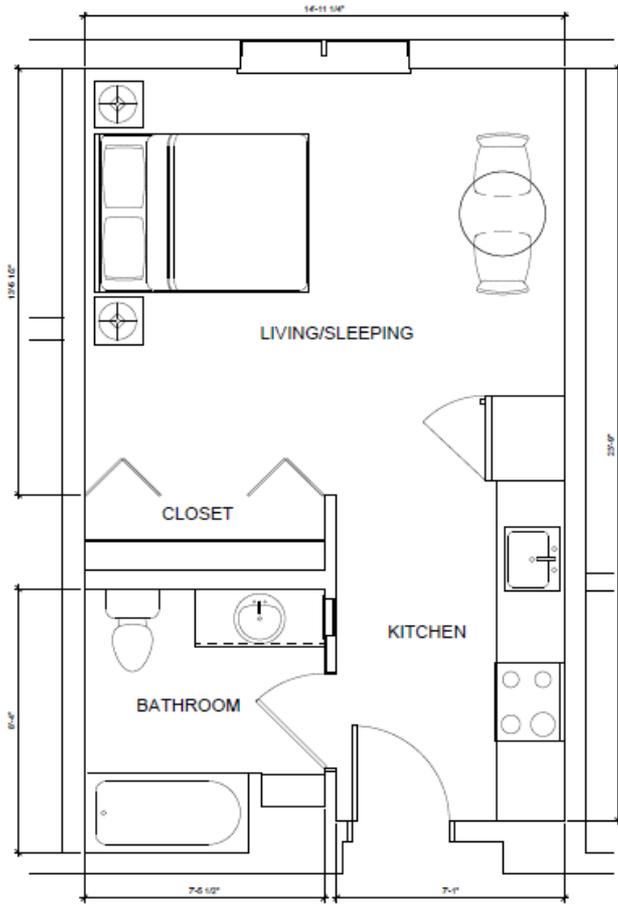


10 EAST ELEVATION
Scale: 1/8" = 1'-0"

Unit Prototypes

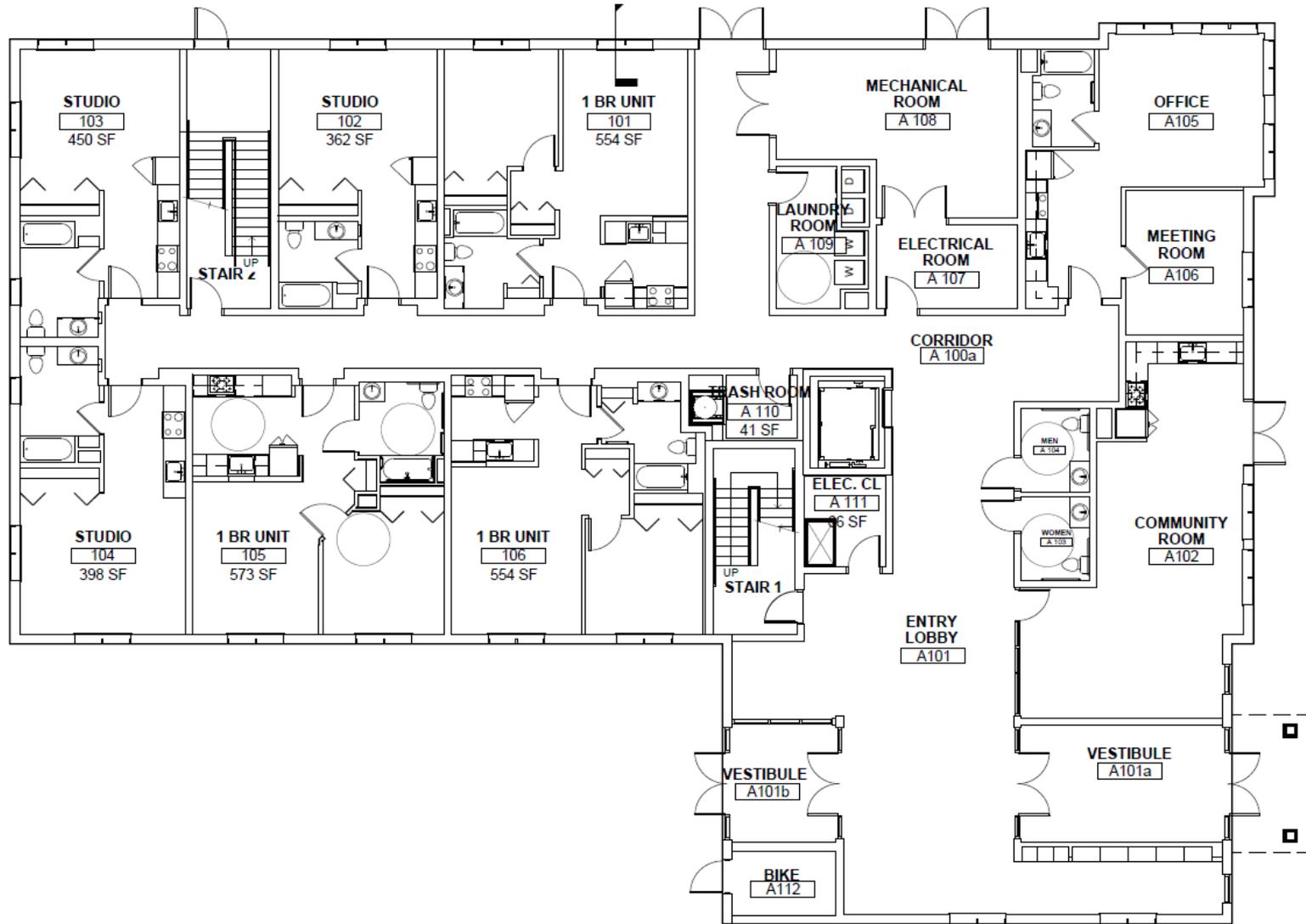


20 TYPICAL 1-BED
SCALE: 1/8" = 1'-0" 27'-0"



10 TYPICAL STUDIO
SCALE: 1/8" = 1'-0" 30'-0"

Typical Floor Plan



Illustrative Site Plan



Team Contact Information

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