



**boston planning &
development agency**

PLAN: Mattapan

Deep Dive: Existing Housing Conditions, Programs, & Policies

January 2020

Introduction

Existing Housing Stock

The majority of the housing stock in Mattapan is made up of single family homes to triple deckers. The neighborhood could be characterized by low density housing, higher vacancy than the city average, and lower home values than Boston as a whole.

Housing supply across Boston is constrained.

The City of Boston closely tracks population growth, housing costs, and the creation of new housing to better understand housing demand. In 2014, the City launched *Housing A Changing City: Boston 2030*, the city's housing plan.

Based on a projected growth in Boston's population to 709,000 people by 2030, the City set a goal of creating 53,000 new units by 2030. With more than 30,000 units permitted or completed, Boston has been outperforming Mayor Walsh's goal, originally set in 2014.¹ Despite these successes, Boston's population is growing faster than expected. Using the best demographic data now available, Boston's 2030 population is projected to be closer to 760,000 people. To house this increased population, the City increased the housing production goal from 53,000 units to 69,000 new units by 2030.

Citywide, the supply of housing units available for rent or sale remains tight. The rental vacancy rate—the number of rental units available for rent as a share of housing units either available for rent or currently rented—was 2.8 percent in 2017.² This low level of vacancy puts upward pressure on rents. Housing experts estimate

that rental vacancy rates around 7 percent are more consistent with stable rent levels.³

New housing development is expected in Mattapan.

As population growth has outpaced housing development citywide, areas like Mattapan are becoming increasingly attractive for new homebuyers and developers alike. 71 percent of homes in Mattapan are valued below \$400,000 compared to 40 percent citywide.⁴ Only about 1 percent of the homes in Mattapan are valued over \$750,000. In addition to the relatively low home values, Mattapan has a higher vacancy rate than the City of Boston as a whole and most neighboring communities.⁵ With more available homes and at a lower value, newcomers and investors are likely to squeeze already cost-burdened residents (see page 11) out of Mattapan.

Mattapan's housing stock was built in the early- to mid-1900s.

Many people are attracted to older homes for their craftsmanship and overall quality. However, an aging housing stock also requires more upkeep to stay in a good and habitable condition. Such housing can be a

1 Housing a Changing City: Boston 2030, 2018 Update. September 2018. Department of Neighborhood Development, City of Boston. See https://docs.google.com/document/d/1WRWTkVld7_hAKiKz_F8-J_HCq5mCrWkxBUeFOVgwaM/edit (accessed September 5, 2019).

2 BPDA Research Division, "Boston's Economy 2019." September 2019. pp. 34-36. See <http://www.bostonplans.org/getattachment/33993523-dce0-4cfd-903c-5eb8744733e8> (accessed September 26, 2019).

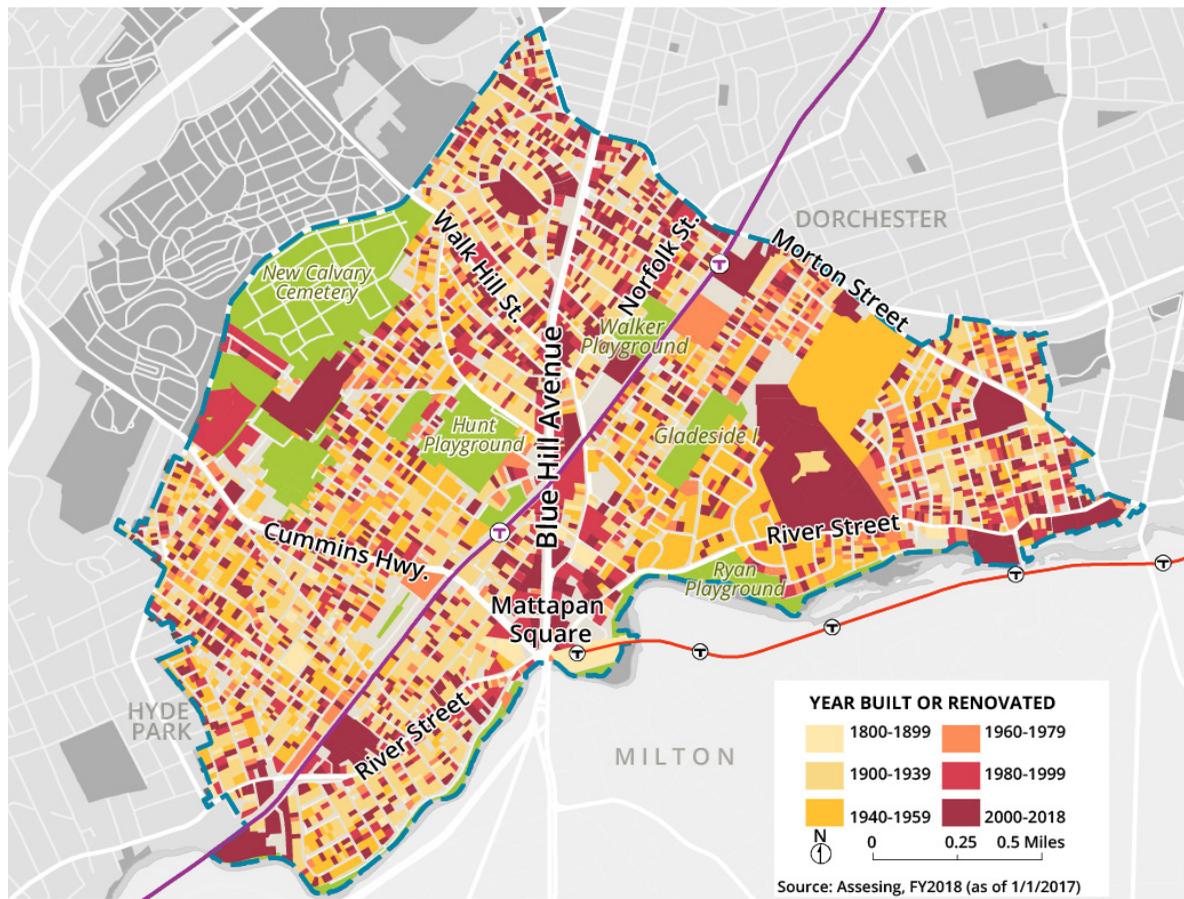
3 Boston DND, "Housing a Changing City: Boston 2030, pp 129; Mallach, A. (2018). "The Empty House Next Door: Understanding and Reducing Vacancy and Hypervacancy in the United States. Lincoln Institute of Land Policy. pp 11.

4 US Census Bureau, 2013-2017 American Community Survey, BPDA Research Division Analysis

5 US Census Bureau ACS 5-year Estimates, 2013-2017, BPDA Research Division Analysis

strain on homeowners and significantly increase the cost of maintaining a home. At the same time, new housing, especially lower density housing, can be expensive to build. While new housing is needed, in order to keep home prices and rents at an attainable level, denser development is required.

The map below shows that most of the development of the last 20 years has been concentrated along major corridors in Mattapan. Given their conditions, corridors and nodes are able to take on more height and density. Meanwhile, most of the new housing or renovations in the interior of the neighborhood is appropriately scaled (see pages 4 and 5 for more information).



Map of when buildings were built or most recently renovated in Mattapan.

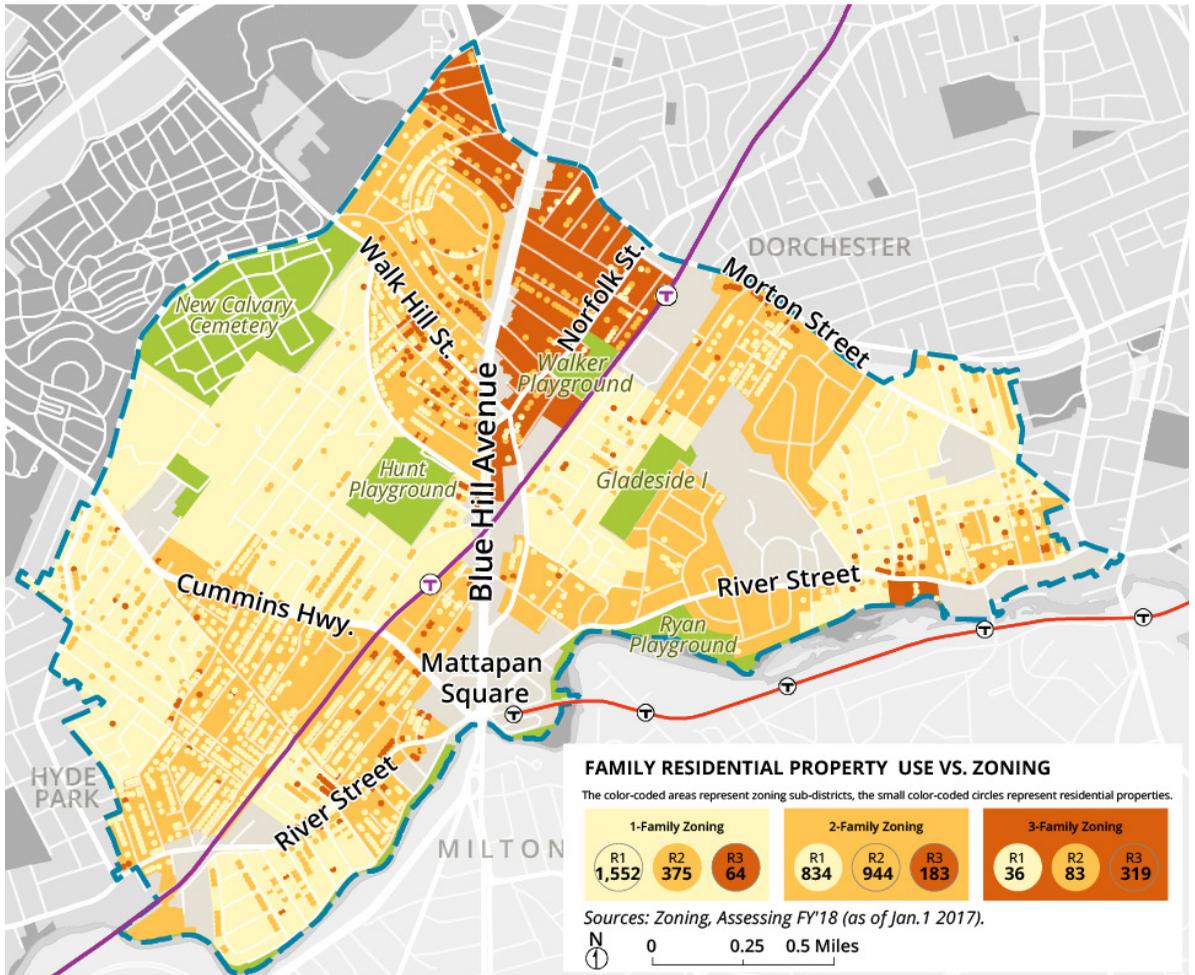
Zoning

58 percent of Mattapan is comprised of residential uses. In addition, the majority of Mattapan's housing development complies with existing zoning.

Zoning is largely effective in the neighborhood.

Zoning controls new development and guides the growth of a neighborhood. Mattapan is primarily zoned for residential uses. 58 percent of Mattapan's land is currently being used for residential uses. Less than 1 percent of Mattapan is currently being used for what is considered mixed-use development (residential and commercial space in one building). 28 percent of Mattapan's total land area is devoted to single family homes while only about 5 percent of the neighborhood currently has buildings with 4 or more units.

Based on current zoning, the majority of development in the neighborhood is in compliance with the zoning code. The map on the next page shows what the residential land in Mattapan is zoned for and the dots indicate what is actually built on that land. There are some pockets of the neighborhood where what is built is greater than what zoning allows, but there are many more areas where a parcel of land is permitted to have at least one more housing unit. This indicates that new development in the interior portions of the neighborhood should be similar in scale.



Map of Family Residential property use versus zoning.

Development Pipeline

Mattapan has experienced some development in the past 5 years, and the volume is low compared to other neighborhoods in Boston. The numbers are expected to increase gradually in the future.

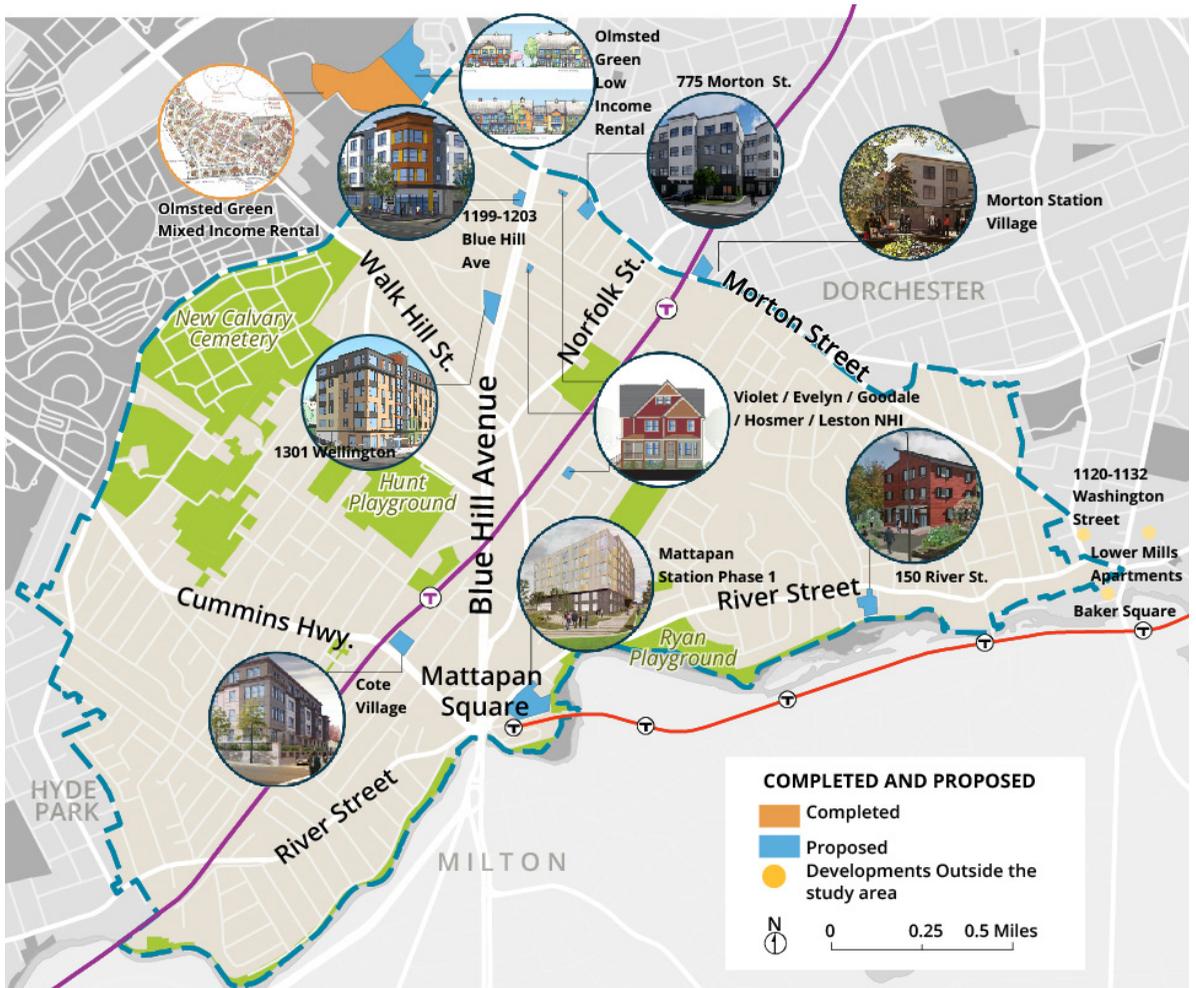
From 2014 to 2018, 44 dwelling units (7 buildings) have been built in Mattapan.

From 2013 to 2019, 185 Zoning Board of Appeals (ZBA) cases were filed.¹ Zoning Board of Appeals cases can include minor alterations to homes such as remodelling, changes in rear decks, or extending living space into a basement or attic. They also include changes to commercial properties such as a change in business type or ownership of a takeout restaurant.

As of December of 2019, 317 new dwelling units have been approved by the BPDA Board. 185 of them will be income-restricted, primarily due to the Inclusionary Development Policy (IDP) and public ownership of land. An additional 62 units are currently under review by the BPDA.

While development interest has increased in Mattapan, development has largely focused on major corridors such as Blue Hill Avenue. In addition, housing development has not kept pace with population growth in the neighborhood, which impacts housing costs and availability.

¹ Inspectional Services Department data, BPDA Planning Department analysis.



Map of completed and proposed developments in Mattapan.

Occupancy

The owner occupancy rate is higher in Mattapan than the citywide average. 38 percent of residents in Mattapan are homeowners, while 62 percent are renters.

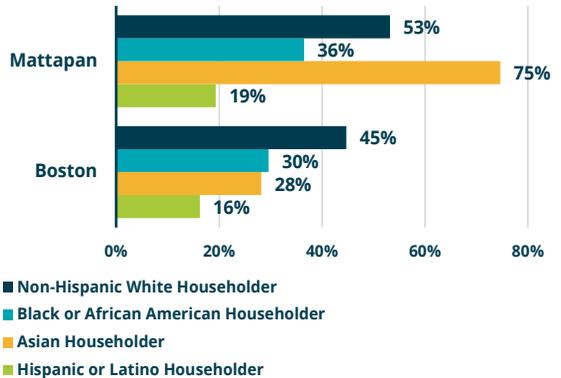
The owner occupancy rate in Mattapan is higher than citywide and has remained relatively stable since 2000. In 2017, the Mattapan owner occupancy rate was 38 percent, up from 35 percent in 2000. The citywide owner occupancy rate was 35 percent in 2017, up from 32 percent in 2000.¹ While householders of all races are more likely to be homeowners in Mattapan than in Boston as a whole, Asian householders² are more likely to be homeowners than any other race. Only 36 percent of Black or African American householders are owner-occupants in Mattapan.³ Understanding the rate of homeownership is important because it provides a general idea of the risk of housing displacement. In addition, homeownership is a primary source of wealth-building in the United States, which can lead to long-term generational wealth.

**Owner Occupancy Rate
2000, 2010, 2017**



Source: US Census Bureau, 2000 Census, 2010 Census, 2013-2017 American Community Survey, BPDA Research Division Analysis

**Owner Occupancy Rate by Race
2017**



Source: US Census Bureau, 2013-2017 American Community Survey, BPDA Research Division Analysis

¹ US Census Bureau, 2000 Census, 2013-2017 American community Survey, BPDA Research Division Analysis.

² Householder refers to the person(s) in whose name a housing unit is owned or rented. See the glossary on page 20 for more definitions.

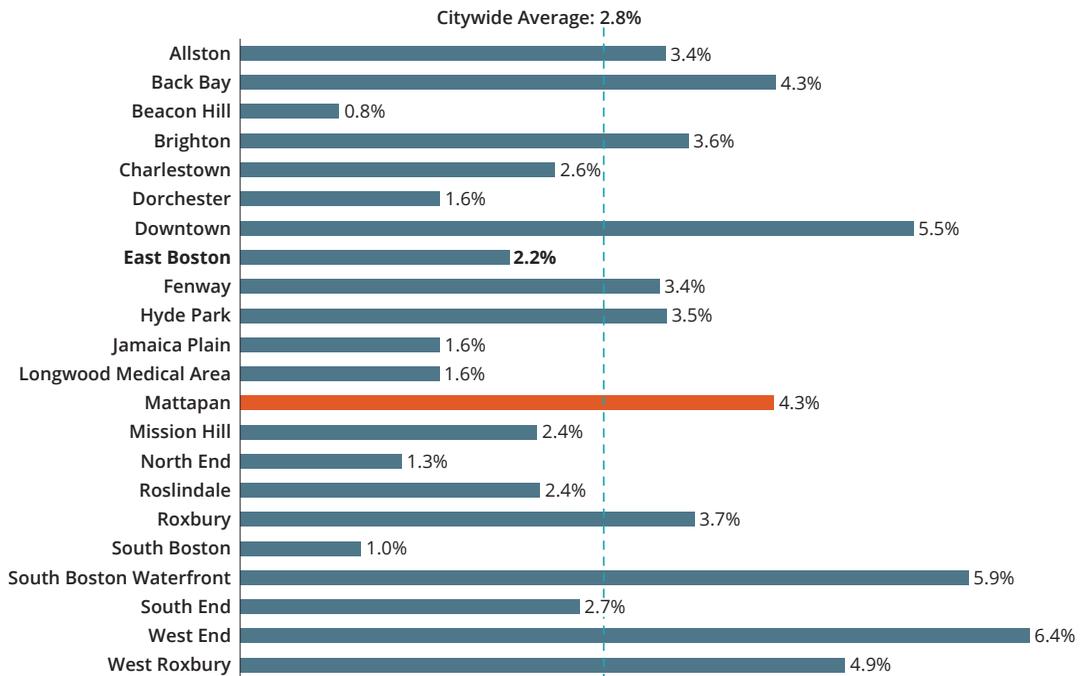
³ US Census Bureau, 2013-2017 American Community Survey, BPDA Research Division Analysis.

Vacancy

Mattapan’s rental vacancy rate is higher than the citywide average. However, the rental vacancy rate is below what is typically considered stable by housing experts.

The citywide average vacancy rate is 2.8 percent. Mattapan has the 5th highest vacancy rate in the city at 4.3 percent. However, both Mattapan’s rental vacancy rate and the citywide average are below what most housing experts consider a stable vacancy rate of 7 percent. Limited vacancy in the rental market means some landlords will be able to charge more in rent as demand for housing remains stable or increases as projected.

One way to increase the vacancy rate and at the same time begin to stabilize the housing market in Mattapan is to increase the supply of housing. As the supply of housing begins to increase to meet or exceed demand, rental housing costs can begin to level off or even decline. A reasonable amount of vacancy is important for the prevention of displacement and to make housing more accessible to householders at a variety of income levels.



Housing Cost

In 2017, the average rent in Mattapan was 17 percent cheaper than the citywide average. 71 percent of homes in Mattapan are valued less than \$400,000 compared to 40 percent for Boston as a whole.

In 2017, the average monthly gross rent (rent and utilities combined) in Mattapan was \$1,194 compared to \$1,439 citywide. The average monthly gross rent in Mattapan was similar to the gross rent that is considered affordable (30 percent of a household's income) which was \$1,205 per month. For the same year, the median home sale price was \$423,847.

As the city continues to grow, lower home values and rents in certain areas can be an opportunity to find housing that is "naturally affordable." In addition, lower home values present an opportunity for some Mattapan residents to own their home and begin to build wealth. As you'll see on the next page, homeowners are also more likely to not be housing cost burdened, meaning there is a lower risk of displacement.

While lower home values and rents can be a positive for existing residents, lower home values can also signal to investors and developers that an area is primed for new development. This creates tension between existing residents and developers. Developers and other investment-backed builders have more purchasing power and other means to acquire new land than the majority of Mattapan residents. The competing priorities of residents and developers could result in displacement.

Monthly Gross Rent Distribution 2017



Source: US Census Bureau, 2013-2017 American Community Survey, BPDA Research Division Analysis

Home Values 2017



Source: US Census Bureau, 2013-2017 American Community Survey, BPDA Research Division Analysis

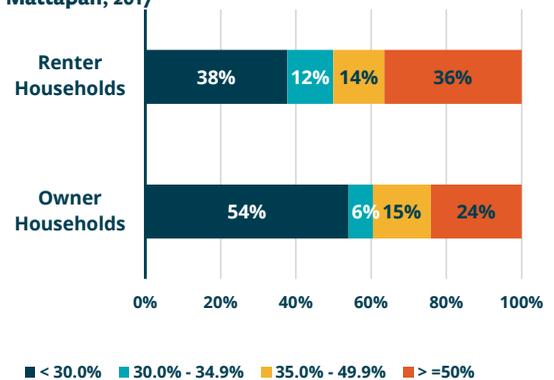
Cost Burden

About 3 out of 5 renting households in Mattapan are considered housing cost burdened. About half of owner-occupied households are cost burdened.

Housing cost burden measures how much of a household's income is used to pay housing costs, such as rent or mortgage. The US Department of Housing and Urban Development (HUD) considers a household "housing cost burdened" when it is paying more than 30 percent of their income toward housing costs. A household is considered "severely burdened" when housing expenditures exceed more than 50 percent of a household's income. In Mattapan, 36 percent of renting households and 24 percent of owner households are severely cost burdened.

Housing cost burden analysis can be used to evaluate the risk of displacement. Households that are cost burdened or severely burdened by housing are more susceptible to rising rents or increased property taxes because of new development or other market conditions.

**Percent of Income Going Towards Housing Costs
Mattapan, 2017**



Source: US Census Bureau, 2013-2017 American Community Survey, BPDA Research Division Analysis
Some households categorized as "Not Computed" and are not included in this chart.

Displacement Risk

About 33 percent of homeowners and nearly 40 percent of renters are at an elevated risk of displacement. 32 percent of all households in Mattapan are at a low risk of displacement.

Without assessing the circumstances of individual households, it is difficult to say exactly how many households are at risk of displacement if rents or housing costs increase. We can instead look at a few key metrics: data on households that are currently housing cost burdened, data on incomes, and an assessment of how many householders are homeowners, voucher-holders, or are living in income-restricted housing.

Homeowners

While owning a home provides more stability for households because they do not pay rent, homeowners making less than \$50,000 are at higher risk for foreclosure. One out of three (33 percent) homeowners fall into this elevated risk category. This represents 12 percent of all households in Mattapan.

Renters in Market-Rate Housing

55 percent of renters live in market-rate housing and are at moderate or elevated risk of displacement due to rising rents. Renters who make less than \$75,000 and live in a market-rate unit are at elevated risk for being displaced if rent increases too much. About four out of ten (39 percent) renters in Mattapan are in this elevated risk category.

Renters Living in Income-Restricted Housing and Voucher Holders

Voucher holders are somewhat protected but because their rents can also rise, they are considered at moderate risk of displacement. About two out of ten (22 percent) renters have housing vouchers. Renters in income-restricted housing are least at risk of displacement due to rising housing costs because their rents are set either by a percentage of their income or a fixed amount. Nearly one out of four (23 percent) renters live in income-restricted housing.

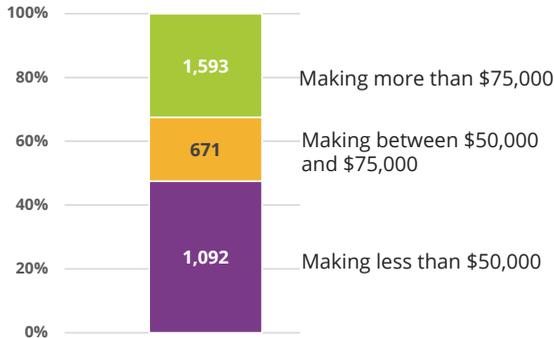
Levels of Risk of Displacement

The three categories of risk of displacement due to rising rents and risk of foreclosure are:



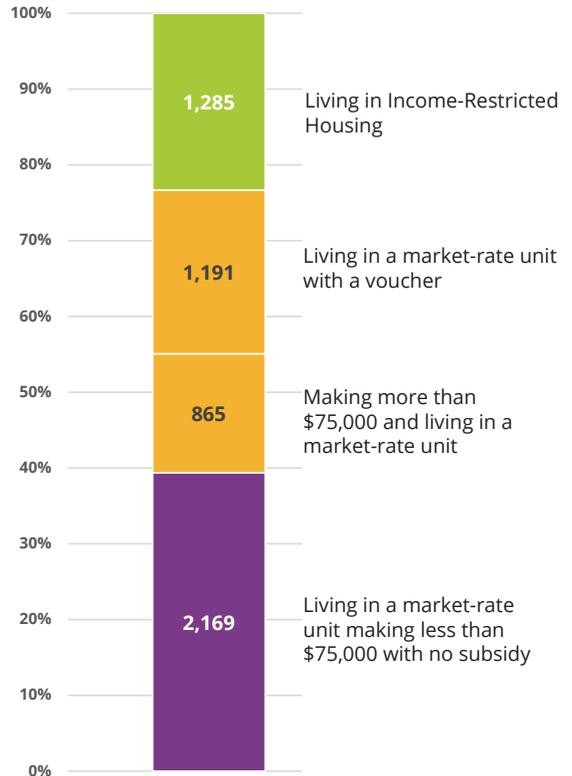
Homeowners - 3,356

Estimates Organized by Key Indicators of Risk of Displacement



Renters - 5,510

Estimates Organized by Key Indicators of Risk of Displacement



Source: Income-Restricted Housing Inventory (as of 12/31/18), Department of Neighborhood Development; American Community Survey 2017 5-Year Estimates (Table B25118); HUD Housing Choice Voucher data (updated Dec 2017)

Income-Restricted Units in Mattapan

In 2017, 13 percent of all housing units in Mattapan were income-restricted. Income restricted units provide stability to a neighborhood and the number of income-restricted units is expected to grow.

Existing Income-Restricted Housing

Existing income-restricted housing provides significant stability for households who currently live in them, since rents cannot rise rapidly. Making an inventory of existing affordable housing in Mattapan and nearby will help inform future neighborhood housing needs. (See definition of income-restricted housing in the Glossary for more information). See the map on the next page for locations of income-restricted housing.

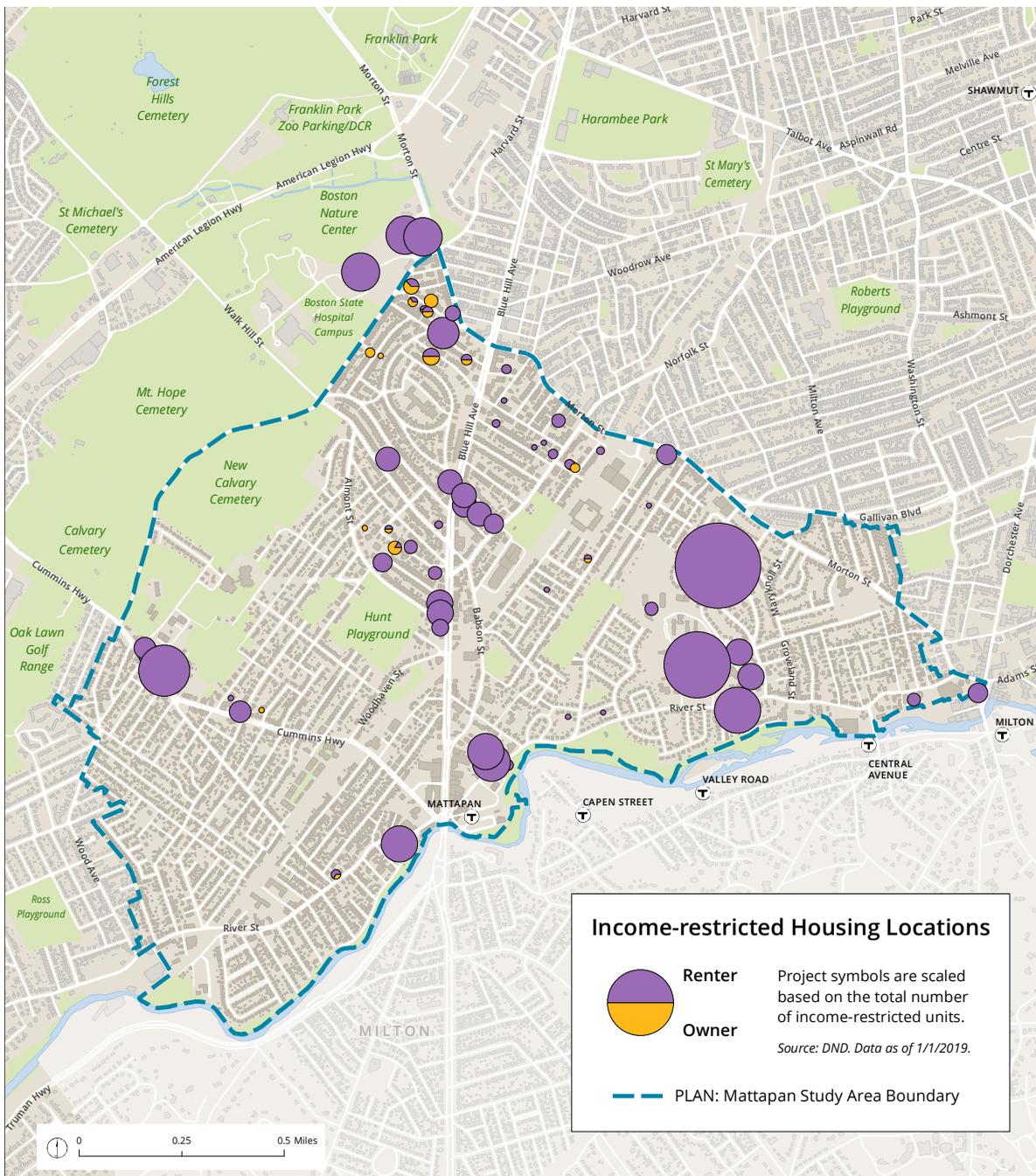
In 2017, 1,285 housing units in Mattapan were income-restricted, making up 13 percent of all housing units in the study area. That number is expected to grow as new developments are completed.

New Housing Development

Within the Mattapan area, there are three projects that have been completed, under construction, or approved with a substantial number of units: the Cote Ford development (76 units, approved), Mattapan Station (135 units, approved), and 150 River Street (30 units, under review). These projects will create 167 additional income-restricted units. After the completion of these projects and a number of very small projects, the number of housing units will have increased 9 percent, and 15 percent of new housing units will be income-restricted.

	Existing (2017)	New: Completed or In Construction	New: Under Review or Approved	Total Projected Units (Existing + New)	Percent Change from Existing
Income-Restricted	1,285	68	230	1,583	23%
Market Rate	8,353	172	390	8,915	7%
Total Units	9,638	240	620	10,498	9%
Percent Income-Restricted	13%	28%	37%	15%	

Source: Income-Restricted Housing Inventory (as of 12/31/18), Department of Neighborhood Development; American Community Survey 2017 5-Year Estimates (Table B25118); HUD Housing Choice Voucher data (updated Dec 2017)



Map of Existing Income-Restricted Units in and around Mattapan.
 Map Created by: BPDA Office of GIS and Digital Cartography

Household Types and Facts

There are many types of households in Mattapan. The next few pages illustrate some of those household types and provide some key facts. Not all of the possible household types are given.



Senior Households

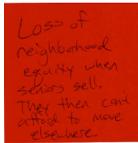
Feedback

Citizens 65 years or older that live alone

What we heard:



“Need senior housing”



“Loss of neighborhood equity when seniors sell. They then cannot afford to move elsewhere.”

What do you think is essential for this household type?

Consider location, community space, privacy, transit access, etc.

What housing challenges do you think this household type faces?



Single-Person Households

Feedback

Household that contains one person who lives alone.

What we heard:



“Housing for single young professionals”



“More micro unit housing for single adults to save and get back on their feet”

What do you think is essential for this household type?

Consider location, community space, privacy, transit access, etc.

What housing challenges do you think this household type faces?



Single Parent Households

Feedback

Person who lives with a child or children and who does not have a spouse .

What we know:

The prevalence of single parent households raises questions of affordability, housing preference, and service needs.

Almost half of all households in Mattapan are single parent households; the overwhelming majority are led by single mothers.

What do you think is essential for this household type?

Consider location, community space, privacy, transit access, etc.

What housing challenges do you think this household type faces?



Multi-Generational Households

Feedback

Those consisting of more than two adult generations living under the same roof. Many researchers also include households with a grandparent and at least one other generation.

What we know:

Multi-generational households are both culturally significant and provide opportunities to afford housing.

Many multi-generational households in Mattapan are comprised of single mothers living with their parents or relatives.

What do you think is essential for this household type?

Consider location, community space, privacy, transit access, etc.

What housing challenges do you think this household type faces?

Household Types and Facts (continued)

There are many types of households in Mattapan. The next few pages illustrate some of those household types and provide some key facts. Not all of the possible household types are given.



Mattapan's Households

Facts



8,870 total households of every kind in Mattapan



The median household income in Mattapan is \$48,000 per year.



68% of Mattapan households are families, compared to 48% of Boston households.

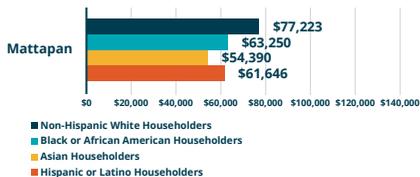


One third of Mattapan households are families headed by single women.



The owner occupancy rate in Mattapan is 38%, higher than in the city as a whole.

Average Household Income by race in Mattapan:



Source: US Census Bureau, 2013- 2017 American Community Survey, BPDA Research Division Analysis

For information about resources please refer to page 26 of the Boston Housing Toolkit or contact the Boston Home Center (617-635-4663)

Household Types and Affordability

The Department of Housing & Urban Development (HUD) considers housing to be affordable when a household spend 30 percent or less of its income on housing. Below is a helpful way to assess affordability.

\$ Households types and Affordability

\$ Households types and Affordability

Median household income in Mattapan: **\$48,000** per year.



Senior Households
Average Household Size: 2



Single Parent Households
Average Household Size: 3



Multi-Generational Households
Average Household Size: 5



Married Couple Households
Average Household Size: 4



Single-Person Households
Average Household Size: 1

Data source: American Community Survey (ACS) 2017

Which household type do you know the most about?

What would you consider to be affordable for this household type in terms of monthly rent or housing costs?

Using the Area Median Income (AMI) chart on the back, identify what is affordable for this household type.

1) Using Household Size and Household Income, you can find your example Area Median Income's (AMI) bracket:

HH Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
1	\$23,800	\$39,700	\$47,600	\$55,550	\$63,500	\$79,350	\$95,200
2	\$27,200	\$45,350	\$54,400	\$63,450	\$72,550	\$90,650	\$108,800
3	\$30,600	\$51,000	\$61,200	\$71,400	\$81,600	\$102,000	\$122,400
4	\$34,400	\$56,650	\$68,000	\$79,300	\$90,650	\$113,300	\$135,950
5	\$36,750	\$61,200	\$73,450	\$85,650	\$97,950	\$122,400	\$146,850
6	\$39,450	\$65,750	\$78,900	\$92,000	\$105,200	\$131,450	\$157,750

2) Based on that % AMI, find the Income Restricted Units' rent and sales price:

Maximum Affordable Rent:

Unit Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
SRO	\$334	\$589	\$716	\$844	\$971	\$1,226	\$1,481
Stu.	\$445	\$785	\$955	\$1,125	\$1,295	\$1,635	\$1,975
1 bed	\$525	\$922	\$1,120	\$1,318	\$1,517	\$1,913	\$2,310
2 bed	\$586	\$1,039	\$1,266	\$1,492	\$1,719	\$2,172	\$2,626
3 bed	\$652	\$1,162	\$1,417	\$1,672	\$1,927	\$2,437	\$2,947
4 bed	\$718	\$1,284	\$1,568	\$1,850	\$2,134	\$2,700	\$3,266

Maximum Affordable Sales Price:

Unit Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
Stu.	-	\$70,600	\$97,300	\$124,000	\$150,700	\$204,100	\$257,500
1 bed	-	\$93,000	\$124,000	\$155,200	\$186,400	\$248,600	\$304,400
2 bed	-	\$115,200	\$150,700	\$186,200	\$221,900	\$288,700	\$351,400
3 bed	-	\$137,300	\$177,400	\$217,400	\$257,500	\$327,900	\$398,300
4 bed	-	\$159,500	\$204,100	\$248,400	\$288,700	\$366,900	\$445,000

Glossary for PLAN: Mattapan

Some of the words and phrases we will be using have different meanings outside of a planning context. Others are very specific to planning and aren't frequently used in everyday life. Below are some definitions to help clarify the terms we frequently use.

American Community Survey (ACS)

Most of the demographic information in this packet is drawn from the American Community Survey (ACS). The ACS only collects information from a sample, or a subset of the total population. Statistics are calculated from the samples to make estimates or inferences about the whole population. Thus, the data have margins of error that are sometimes quite large, and are not exact.

Census Block Group

A Census Block Group is a geographical unit used by the U.S. Census Bureau that is between the Census Tract and the Census Block. It is the smallest geographical unit for which the bureau publishes sampled data from the ACS. Typically, Block Groups have populations of 600 to 3,000 people. The boundaries of Census Block Groups are determined in a partnership between local governments and the Census Bureau.

Deep Dives

Deep dives area where we spend some time focusing closely on specific themes. These are meant to be informative and give space to share knowledge between the planning team and the community. They will include handouts, presentation, and detail discussions. We will have deep dives on: Housing; Jobs & Businesses; Transportation & Mobility.

Demographics

Demographics are statistical data relating to the population and particular groups within it.

Focus Area

A focus area is a specific geography we use to better understand the conditions of the whole neighborhood. Focus areas allow us to work quicker by giving us a baseline of information as we test new ideas that could apply to similar areas throughout the neighborhood.

Household vs. Family

Households and families are basic units of analysis in demography. They are not the same thing. A **household** is composed of one or more people who occupy a housing unit. Not all households contain families. Under the U.S. Census Bureau definition, **family households** consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. **Non-family households** consist of people who live alone or who share their residence with unrelated individuals. Sometimes, data are better representations of the neighborhood when sampled from family households rather than all households.

Housing Voucher

Housing Vouchers also help tenants with affordability. A voucher (with funds from the State or Federal government) pays the difference between what the tenant can pay, and what the landlord is asking for in rent. The goal is that the tenant would pay no more than 30% of their income in rent, but rent payments may not exceed 40% of the tenant's income.

Income-Restricted Housing

Income-restricted housing refers to any properties where rents or sales prices are limited through public ownership and/or legal agreements with local, state, or federal authorities. In some rental properties, the tenant pays a percentage (usually 30%) of their income towards housing, and the State or Federal government pays the difference. In other properties, the owner of the building, in return for public funds or zoning variances, agrees to keep the rents below market. In these properties, the tenant pays a set rent, which may be higher than 30% of their income.

Median vs. Mean / Average

The **median** is the middle value in a given set of data arranged from smallest to largest. The **mean or average** is the sum of all the values divided by the number of values in a set of data.

Ex: 4 is the median of 1, 3, 4, 8, 9; 5 is the average (25 / 5).

Mixed-Use Corridors

A mixed-use corridor refers to areas in the neighborhood that are suited for active ground-floor uses and the amount of density required to support them. In Mattapan, this includes Blue Hill Avenue, Cummins Highway, Morton Street, and River Street.

Mixed-Use Squares & Nodes

Mixed-use squares & nodes are areas where commercial, retail, and residential uses are concentrated. They can provide opportunities for people to gather and create a destination for the neighborhood.

Pop-Ups

You'll spot pop-ups around the neighborhood following workshops. Pop-ups also give us the opportunity to test ideas in real-time through tactical experiments and placemaking. Look out for these pop-ups throughout the next year!

Residential Fabric

Neighborhood residential fabric refers to areas in the

neighborhood that are primarily, though not exclusively, used for housing. Residential areas make up the majority of the Mattapan neighborhood.

Study Area and Census Tracts

The boundaries of PLAN: Mattapan were determined by following the United State Postal Service's Zone Improvement Plan (ZIP) code for Mattapan (02126). The 2013-2017 American Community Survey and 2000/2010 Census data in this packet are summaries of the selected Census Tracts that overlap the boundaries of the neighborhood. In this packet, these Census Tracts will be referred to as Mattapan. While the Census Tract boundaries do not match up with the study area boundary perfectly, the data from the Census Tracts show demographic patterns that are consistent with the diversity of Mattapan as a whole.

Topic Area

A topic area, also referred to as a typology, is a classification of multiple areas in a neighborhood with similar physical characteristics. We separated the neighborhood into three topic areas: Residential Fabric, Mixed-Use Corridors, and Mixed-Use Squares & Nodes.

Workers' Earnings vs. Household Income

Workers' earnings are how much income residents earn from their wages or self-employment. Worker earnings are different from household income; households can include multiple workers therefore multiple workers' earnings.

Workshops

Workshops are larger meetings where we ask questions, gain feedback and "workshop" **with** you. Workshops allow us to inquire about your thoughts and find opportunities to see them come to life. We will present ideas and invite feedback to make sure we got it right. They include presentations, table discussions, focused activities, and decision-making.

Guided by Imagine Boston 2030, PLAN: Mattapan is a City planning initiative that seeks to ensure that we preserve wisely, enhance equitably, and grow inclusively. Through these three principles of “preserve, enhance, and grow,” the City’s planning team will work with the community to create a comprehensive vision for the Mattapan planning area and guide future growth and investment.

PLAN: Mattapan will work closely with the community to review past planning efforts, and identify needs and opportunities for improvements which will support the long-term equitable growth and sustainability of the neighborhood. Focuses will include, though are not limited to, economic development (jobs and business) and the creation of transit-oriented market-rate and affordable housing growth while preserving the neighborhood’s character and unique attributes.

Contact

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Project Website

bit.ly/PlanMattapan



**boston planning &
development agency**