



CITY OF BOSTON, MASSACHUSETTS  
Office of the Mayor  
**Thomas M. Menino**

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## **Mayor Menino Celebrates the Opening of the Fifth Phase of Mattapan Heights Redevelopment**

*Former City Hospital Site; Providing Housing for  
Working Families*

Mayor Thomas M. Menino, together with Department of Neighborhood Development (DND) Director Sheila Dillon, and Boston Public Health Commissioner, Dr. Barbara Ferrer today joined Trinity Financial and the Mattapan community in celebrating the opening of Mattapan Heights V-A, the fifth phase of redevelopment of the former Boston Specialty and Rehabilitation Hospital on River Street in Mattapan. The event also marked the 10<sup>th</sup> anniversary of the first phase of redevelopment, the Foley Senior Residences. The 52-acre campus now boasts 333 rental units, including 98 senior housing units, the Mattapan Adult Day Health Program, Boston Medical Center's SPARK Center for children the Entre Familia program sponsored by the Boston Public Health Commission (BPHC), and the Boston Police Department's Stress Unit.

"Today we are officially opening 60 more much-needed units of rental housing for the Mattapan community – but we're also celebrating the continued rebirth of a long-time underutilized site," said Mayor Menino. "I'm proud of our investment here at Mattapan Heights and the progress we have been able to make working with our housing and social service partners."

Today's ribbon-cutting ceremony marked the fifth phase of the affordable project. This phase has been designed to be LEED Silver certifiable, continuing the tradition of sustainable redevelopment of the Campus. The building includes a mix of one- and two-bedroom apartments – all of which boast full kitchens, large rooms, and over-sized windows.

Beginning in November of 1997, the BPHC, DND, and the Mattapan Community Advisory Board (MCAB) worked together to develop and implement a re-use plan for the site of the former hospital. In November of 1999, the BPHC designated Trinity Financial Inc. as the development team to redevelop 27 acres of site. The 25 remaining acres, known as the Gladeside Urban Wild, will continue to serve open space for the use and enjoyment of the greater Mattapan community.

All five phases of the Mattapan Heights development have been organized around and retain the former hospital's distinctive turn-of-the-century site and landscaping design, including the preservation of many of the early 20<sup>th</sup> century buildings and original courtyards. In 2004, Mattapan Heights was awarded the "Massachusetts Historical Commission Preservation Award and the Charles L. Edson Affordable Housing Tax Credit Excellence Award. In 2009, the Boston Preservation Alliance presented the development with the '*Boston Preservation Alliance - Significant Rehabilitation/Restoration Award.*'

The first phase of the campus, the Foley Senior Residences, was completed in June of 2003 and included the rehabilitation of the main hospital building into 98 units of mixed-income rental housing for independent and assisted-living elderly residents. Phase I also included and the redevelopment of another structure to now house a locally-based residential substance abuse treatment program for Latina women and their children, Entre Familia. Phase II, completed in October of 2005, and comprised of the redevelopment of five hospital ward buildings into 83 units of affordable rental housing for families. The Phases III and IV buildings, completed in December 2007, consist of 73 units of affordable housing.

Among other sources of funding, Trinity Financial Inc. received \$1,000,000 from DND for the Mattapan Heights Phase V-A development, as well as \$750,000 from the City's Neighborhood Housing Trust. The development was also made possible through Commonwealth of Massachusetts affordable housing resources, construction and permanent financing from TD Bank, as well as equity financing from RedStone Equity Partners. In total, the City of Boston has contributed over \$9.2 million to all five phases of the campus.

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