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Caritas Communities breaks ground on O'Connor Way

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South Boston, MA Caritas Communities broke ground on 46 units of affordable housing for seniors at 5 O'Connor Way.

Caritas Communities was joined by mayor Martin Walsh and others, including officials of the Boston Housing Authority, the Boston Planning and Development Agency, and the South Boston Neighborhood Development Corp., which under the leadership of Donna Brown is a partner with Caritas on the project on land donated by the Housing Authority. "This is a great day for the people of South Boston," said Walsh. "As the city grows, it's critically important that our older adults and longtime residents have the chance to stay and thrive in the communities where they have lived for much of their lives. This development will secure that opportunity for dozens of our residents."

The \$20.8 million project was paid for partly through the city's Inclusionary Development Program, from contributions from new projects in the Seaport, at 150 Seaport Blvd. and Pier 4. It is financed by low-income tax credits, MassDevelopment, Rockland Trust Corp., and TD Bank.

"We are proud to be a co-developer of this exciting and much needed housing effort," said Mark Winkeller, executive director of Caritas Communities. "This is our third partnership with the South Boston Neighborhood Development Corp. When O'Connor Way is complete, our partnership will have created 87 units of affordable housing at three South Boston locations."

O'Connor Way Senior Housing is being constructed on land vacant for more than 50 years adjacent to the Mary Ellen McCormack Development, low-income housing. It will include 24 units at 60% of area median income (\$45,300 for a single person) and 22 units at 30% of area median income (\$22,650). Some units will be fully handicap accessible.

The development will include a community room, laundry room, management office and patio. It will be certified at a LEED Silver level of sustainability and will include support services from the South Boston Neighborhood House.

Among other organizations involved in funding for the new housing are the Department of Housing and Community Development, the Cronin Group, Boston Capital, Tishman Speyer, the Charles H. Farnsworth Trust at the Bank of America and the TD Charitable Foundation.

The architect is Davis Square Architects. The general contractor is Bilt-Rite Construction Inc.

Completion is scheduled for February 2020.

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