



CELEBRATING
63 YEARS

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Groundbreaking ceremony held for The Preserve at Olmsted Green

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Boston, MA The vision for Olmsted Green and its East and West Campus was ahead of its time nearly 20 years ago when a partnership between the New Boston Fund and the Lena Park CDC was designated as the master developer of the nearly 38.5 acres in Mattapan on the former Boston State Hospital site. This partnership created the largest private development in Mattapan's history generating \$250 million of economic and housing development, achieved industry leading utilization of MBE/WBE (Minority Owned Business/Women Owned Business) companies and local hiring, and generated the largest opportunity for home ownership wealth creation for local renters. Olmsted Green is among the first developments to use MassHousing's Commonwealth Builder Fund home ownership program and 2021 American Rescue Plan Act (ARPA) funding to address the racial homeownership gap.

A groundbreaking event took place April 26th, to celebrate the beginning of construction on The Preserve at Olmsted Green and the opening of the on-site Gateway Center. The Preserve at Olmsted Green will add 80 condominiums of mixed-income home ownership, which includes 63 condos for affordable to moderate-income units for first-time homebuyers. The Preserve, adjacent to

Mass Audubon/Boston Nature Center, is the final phase of the Olmsted Green development that began in 2006 and is targeted to be completed in 2024. This is a heroic journey for the Boston State Hospital Citizen's Advisory Committee, the Commonwealth of Massachusetts' Department of Capital and Asset Management and Maintenance (DCAMM), the mayor's office of housing, and the development team.

"The Preserve at Olmsted Green will bring 80 new homes for sale and culminates the decades-long redevelopment of the former state hospital property into more than 357 rental homes and 140 homes for purchase for Mattapan residents," said MassHousing executive director Chrystal Kornegay. "The result of this long-standing collaboration between the greater Mattapan community, the development team, and the many federal, state, city and private partners, has provided housing affordability and economic opportunity to the many individuals and families who have put down roots and prospered at Olmsted Green."

The affordable home ownership opportunities are supported by down payment assistance and the expectation that participating households will be able to increase their down payment by 50 to 100% over a ten-year time frame – a true wealth creation opportunity for the surrounding black and brown community. Ten percent of the housing has been made available to formerly homeless household clients of the Department of Mental Health and households needing accessible housing.

"As one of the lead advocates for the creation of the Commonwealth Builders program, it is important to bring more home ownership to Olmsted Green. The success and innovation in delivering a solution for home ownership at Olmsted Green at Olmsted Condominium II was essentially a proof of concept that has led to millions of dollars from the Commonwealth being dedicated to affordable home ownership and not just affordable rental," said state rep. Russell Holmes. "Home ownership has provided the most powerful path to wealth creation in history and will provide a brighter future for current home owners and future home owners who will soon call The Preserve at Olmsted Green home."

In addition to the 80 condos of mixed income home ownership units, Olmsted Green is made up of 237 affordable family housing units, 60 market rate rental units, and 59 units of low-income supportive housing for homeless seniors. In addition, 23 units are dedicated to formerly homeless; 20 accessible units, and 45 units dedicated to Department of Mental Health clients receiving supportive services from Vinfen.

"Boston State has been a completely unique project for the state in its size, scale, and uses – we should all feel tremendous pride in what has been accomplished," said Carol Gladstone, commissioner, Division of Capital Asset Management and Maintenance (DCAMM). "This was only possible because of the partnership we have had with the CAC. Their commitment has been remarkable throughout. I offer my personal thanks to each of the members, both past and current."

Gateway Center

The recently completed 3,000 s/f Gateway Center on the West Campus offers a community and

family event center, cybercafé, fitness center and the community management offices. Lena Park CDC and Winn Management will run ongoing financial literacy and access to home ownership training, job training and placement programs and community social events.

Development of an elementary school and a high school serving approximately 780 students constructed by Edward W. Brooke Charter School, and an athletic field for active/passive recreation to be built in the coming year are part of this comprehensive community development.

“We are all so proud of this tremendous accomplishment that took almost twenty years and many community leaders and public funding village participants to pull off,” says Jerry Rappaport Jr., founder of New Boston Fund. “Our partnership with the Lena Park CDC along with the steadfast support of Representative Russell Holmes - who stuck with the original vision and the compelling need to finish the project for the benefit of the entire community - is a testament to the broad-based commitment to close the home ownership gap in Boston. This development and community approval team demonstrated great flexibility and support as our development program has evolved to meet the changing marketplace.”

“This is a momentous time to lead the Lena CDC. I know I speak for the whole Lena CDC team when I say it is exciting to see this vision come together with the final phase of mixed income housing and the wonderful amenities for the whole community,” says Karen Allen Bowie, Chair, Lena Park Community Development Corporation (CDC).

This phase of the development also completes the comprehensive network of open space pursuant to the Olmsted Green Open Space Master Plan which was updated in 2021 to ensure project-wide open space coordination. The West Campus contains green fingers of open space with pedestrian pathways and rain gardens. There are pedestrian network links to the community amenities including The Gateway Center, tot-lots, BBQ/seating areas, nature areas, Brooke Ballfield, and other adjacent amenities. There are also abundant trees throughout the property as well as a stormwater management system to reduce water flow to Mass Audubon/Boston Nature Center, 30-foot setback, and all private roads use permeable pavement for natural infiltration.

The affordability initiative at Olmsted Green is supported by MassHousing's Commonwealth Builders Fund, the Mayor's Office of Housing, Neighborhood Housing Trust Funding, Inclusionary Development Policy, and American Rescue Plan Act. The development is being funded by Silicon Valley Bank and Eastern Bank, The Life Initiative, Blue Hub Capital, City and State funds and equity funding from New Boston Fund, Inc., and their syndicated OG Revival LLC partnership.

The community is being built by NEI General Contracting, builder of the last three phases at Olmsted Green that has achieved industry leading results in using minority business enterprises and encouraging and having their subcontractors hiring black and brown workers, workers from the surrounding neighborhoods and Boston residents. Davis Square Associates is the designer for this phase. Olmsted Green has been designed throughout all past phases by ICON Architects.