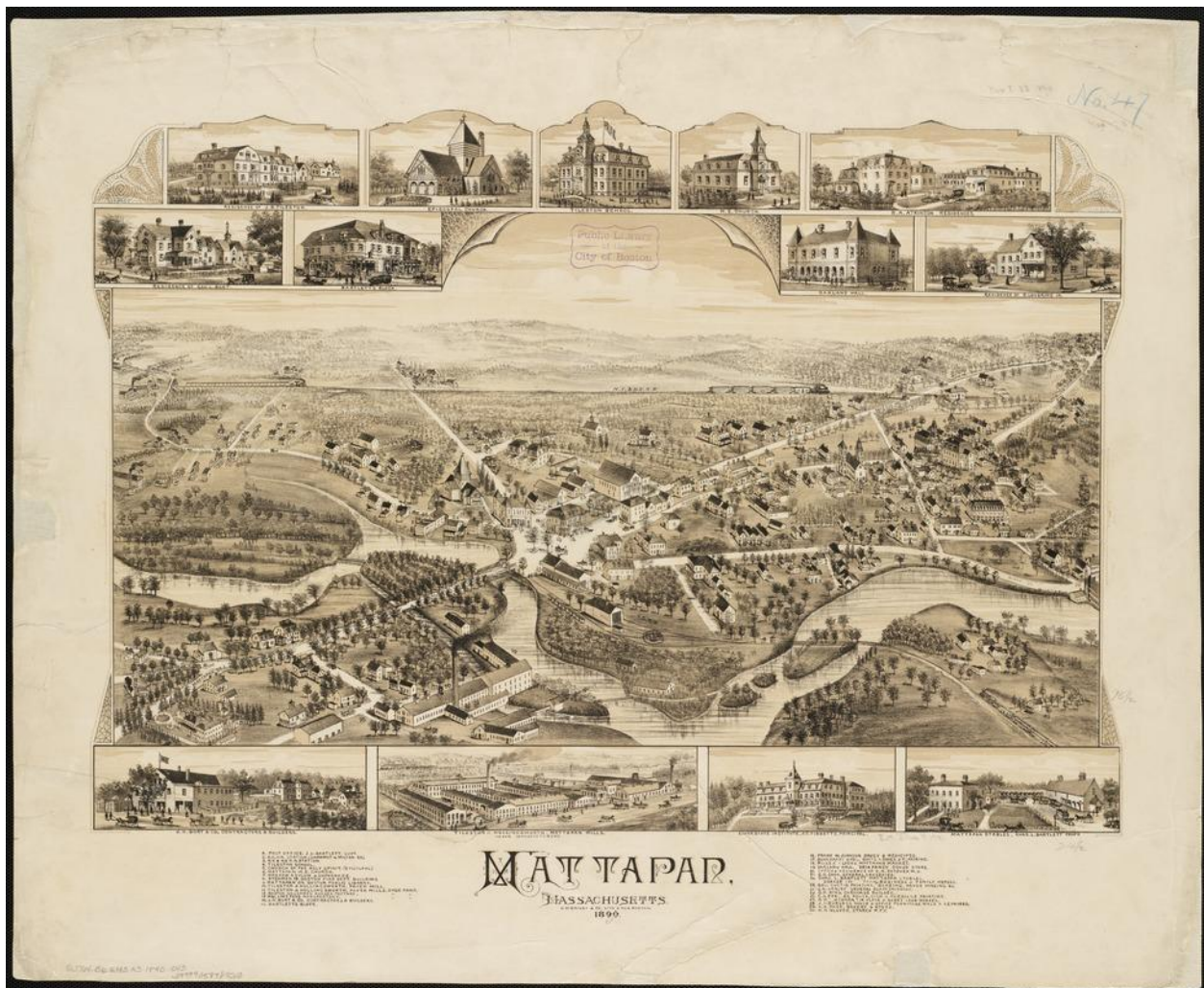


# Mattapan Neighborhood Guide



Mattapan Massachusetts map by O. H. Bailey and Company, 1890.

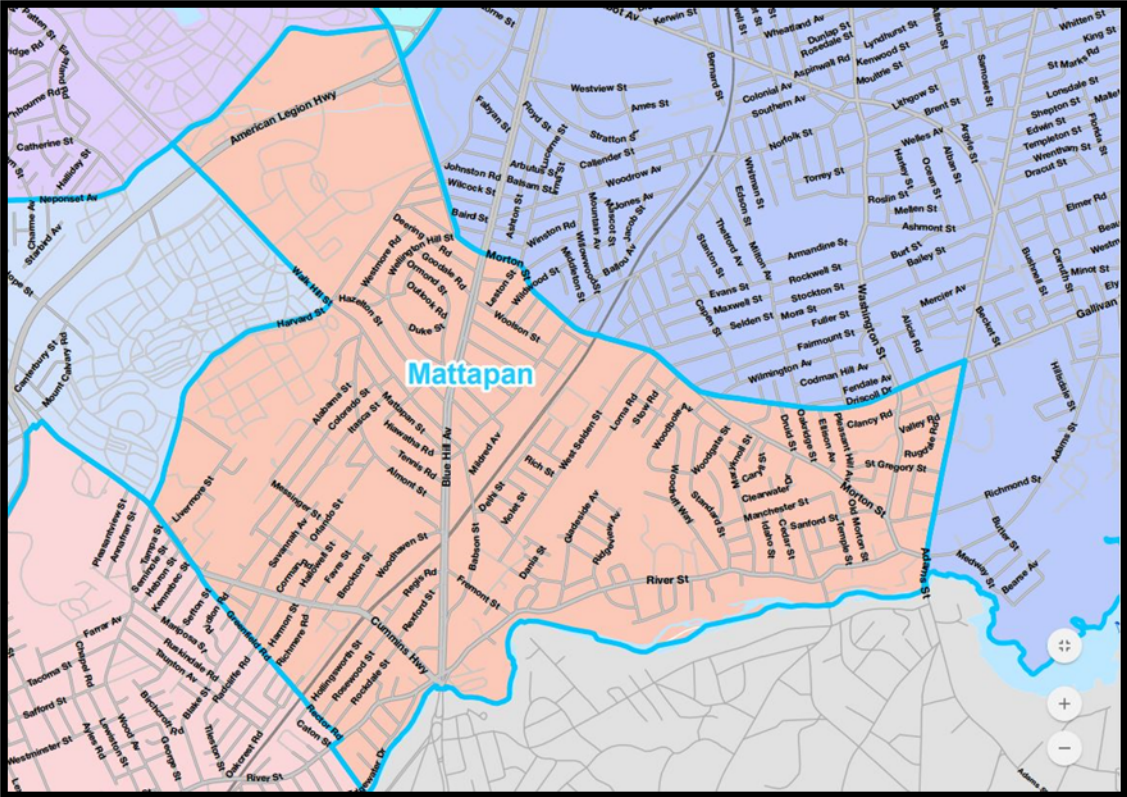
## Introduction

The Mattapan neighborhood of Boston stretches north from the Neponset River, situated between Dorchester, Roxbury, and Hyde Park. It is centered on Blue Hill Avenue and Mattapan Square. This area has experienced many significant changes over the centuries. The area was originally the hunting, farming, and fishing grounds of the Neponsett Tribe of Native Americans. For many years this area was mostly farms with a village center at Mattapan Square as a part of Dorchester. In the 18<sup>th</sup> and 19<sup>th</sup> centuries, a number of mills operated along the Neponset River, including the large Tileston and Hollingsworth paper mill.

During the 20<sup>th</sup> century, the community became an urban residential neighborhood with many new homes. A large Jewish population moved south into the area between 1910 and the 1960s. Over the next 25 years rapid racial changes resulted in the community becoming home

to many African Americans, West Indians, and Haitians. In recent years the Hispanic population has also grown. Various social and religious organizations have developed to serve the neighborhood, including Jubilee Christian Church, Morning Star Baptist Church, St. Angela's and many others. Mattapan is one of the most important centers of Haitian cultural, economic, and social life in Boston.

This vibrant and diverse neighborhood features new businesses along Blue Hill Avenue, a large new public library, a new health center, the new Mildred Avenue Community Center and School, the Audubon Boston Nature Center, and other new or newly renovated schools. The neighborhood also anticipates additional new housing in the Olmstead Green and Mattapan Station Developments. Although the community faces some challenges, it looks forward to continued revitalization and improvements.



# Demographics and Trends in Mattapan

**Total population 2020 – 23,834**

Adult population (18 and older) - 18,511  
 Child population (under age 18) - 5,323

**Population by race and ethnicity**

White (alone) -	1,489	6.2%
Black or African American (alone)	16,277	68.3%
Hispanic or Latino	4,079	17.1%
Asian or Pacific Islander	490	2.1%
Other races or Multiple races	1,499	6.3%

**Number of Housing units** - 9,3446; Mattapan added 240 net housing units between 2010 and 2020 and the vacancy rate decreased. In contrast several other neighborhoods have added much more new housing (2,000+ units). Ave. number of persons per household – 2.66

**Trends in population:** Observations on trends need to be read with some caution since the 2020 census was taken during the pandemic, and therefore is more likely to have undercounts and other inaccuracies. These observations compare 2010 population numbers with those of 2020.

- \*Mattapan’s overall population increased by 1,340 or 6.0%
- \*The proportion and number of Black residents decreased significantly by over 900
- \*Most of the Black population decrease was a decrease in number of children (-770)
- \*The Hispanic population increased by nearly 50% or 1,357
- \*The residents of “other races or multiple races” increased by 721 or 92.7%  
(This could be partly due to more people choosing these options on the census form)
- \*While the adult population increased by 1,540, the child population decreased by 200.
- \*There were fairly small increases in the White (+60) and Asian populations (+104)

**Children and Youth of Mattapan**

(U.S. Census, American Community Survey, 2015-2019, 5year estimates)

Tract #	Under 5yrs.	5-9 yrs.	10-14 yrs.	15-19 yrs.	20-24 yrs.	0-24 yrs. Total	All ages Total
1009	287	293	152	299	271	1,302	4,684
1010.01	423	295	416	329	111	1,574	6,014
1010.02	621	275	328	517	474	2,215	6,662
1011.01	125	190	327	323	237	1,202	3,592

1011.02	452	494	429	449	289	2,113	5,265
9811	27	14	41	37	39	158	442
Total for Mattapan	1,935	1,561	1,693	1,954	1,421	8,564	26,659

There are **8,564** children and youth in Mattapan including 20 -24 year olds. (**7,143** under 20 yrs.) **3,496** of these are under 10 years old, and **3,647** are 10-19 years old (now teenagers plus).

# Mattapan Developments

## **Blue Hill Avenue Action Plan**

The Blue Hill Avenue Action Plan is a city and neighborhood initiative which invites smaller local developers to propose ways to develop 30 different parcels of land along Blue Hill Ave. currently held by the city. The goal of the initiative is to promote business and mixed-use housing developments which in turn will enable workers and business owners to live near their work and provide needed goods and services for residents. The city conducted a survey of neighborhood residents to learn what people would like to have built on these vacant lots. There will be community involvement as the initiative moves forward in four phases so that projects have maximum benefit for the community. The first phase of development includes land parcels near Mattapan and north of it between Woolson Street and Floyd Street. Other parcels near Harvard Street and Charlotte Street on Blue Hill Ave. will be Phase B2. The Phase B3 and B4 parcels are between Brunswick St. and Brookford St. farther up Blue Hill Ave.

See also, Milton J. Valencia, "New Direction for a Historic Road," *Boston Globe*, 4 April 2022, A1, A7.

Department of Neighborhood Development, City of Boston, "Blue Hill Ave Action Plan," <https://www.boston.gov/departments/housing/blue-hill-avenue-action-plan>



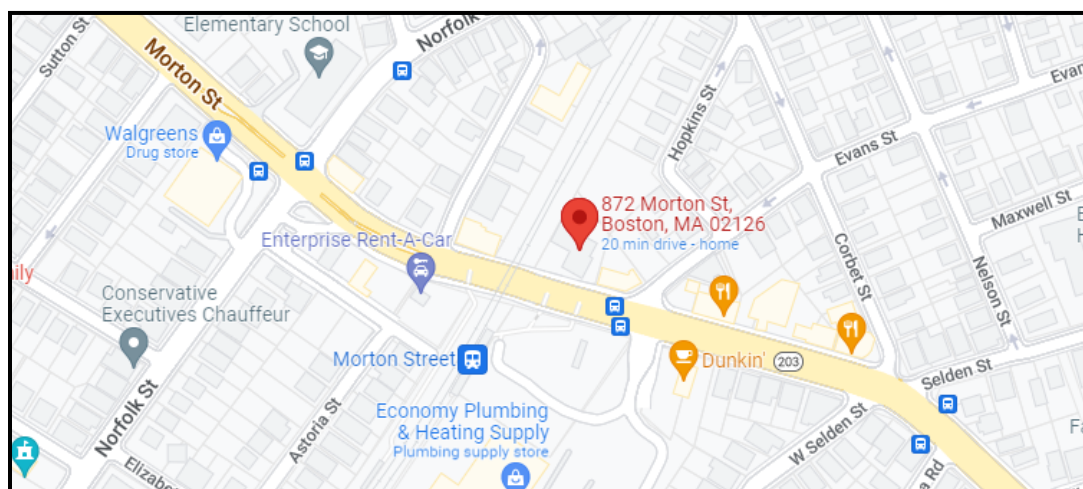
## Other Mattapan Developments

The following developments, if completed, would add over 400 residential units in Mattapan.



### **Morton Station Village** at 872 Morton Street

Morton Station Village is a new construction development consisting of 40 units of mixed-income affordable and workforce housing, of which thirty-one (31) units will be rental units for households with incomes of 30% AMI to 100% AMI and nine (9) units will be deed-restricted affordable condominium units for households with incomes of 80% AMI to 100% AMI. The Proposed Development will be adjacent to the Steven P. Odom Serenity Garden. The 1,500 square foot community space will be intricately tied into the Garden to enable the community and neighbors to use these spaces together. Approved by the BPDA in October 2018. The development partners are Caribbean Integration Community Development (CIDC) and the Planning Office for Urban Affairs of the Archdiocese.







## 1301 at Wellington Development

1297- 1305 Blue Hill Ave. at the corner of Wellington Hill St.



This will be a new five (5)-story, mixed-use building comprised of thirty-nine (39) rental residential units, a residential lobby, and three (3) ground-floor retail/commercial spaces. Interior, at-grade parking for forty (40) vehicles is provided via access from Blue Hill Avenue, with forty (40) secure bicycle storage. This project has been approved and is under construction. The building will have five affordable units (IDP). The apartments are “compact living” units, in other words smaller units. This site is currently used for parking and is next to Frugal Furniture and the child care center. It is also near Morning Star Baptist Church.

## Morton Street Residences

767-771 Morton Street at Wildwood Street



The Proposed Project consists of a new four (4) story, 27-unit residential building (including 4 income restricted units). The development will have a retail space facing Morton Street and 29 parking spaces at the first floor level. The Morton Street MBTA commuter rail station is about a

six minute walk from the development which is on the corner of Wildwood Street. The development was approved by the BPDA in January 2019.

## Mattapan Station Development

500 River Street (near the Red line Mattapan Square MBTA station)



This \$57 million project involves the construction of 135 units of mixed-income rental apartment housing in Building 1, along with 10,000 square feet of commercial/retail space, and a 2,000 square foot community room on the ground floor. The development program also includes the future construction of a second building comprised of 9 homeownership units. This is a transit oriented development in which 50% of the units will be affordable (for residents with 60% of the Area's Median Income or below). The developers are Nuestra Comunidad and POAH (Preservation of Affordable Housing). The development will also offer access to the Neponset River Greenway. The project is BPDA approved and construction began in 2021.



## 150 River Street Village Senior Housing



Located at the site of a former nursing home which was demolished, this 30 unit mixed-income, senior housing development will provide affordable units serving households with 30% to 70% of the Area Median Income (AMI). The development partners are Caribbean Integration Community Development (CIDC) and the Planning Office for Urban Affairs of the Archdiocese. The development will also have a community room and a “shade garden.”



## 1525 Blue Hill Avenue



This development would construct a new 5-story building containing 16 residential units and ground floor commercial space that the Petion family will continue to own and from which they intend to continue to provide health care services from. Residential units include four 3-bedroom, four 2-bedroom, and eight 1-bedroom units in a range of sizes. This site is across from St. Angela Merici Church and the American Legion Building, and would replace a house / office currently owned by the same family proposing the development. This recently submitted project (3/2022) is under review and not yet approved.

## 1203 @ Blue Hill Avenue Development

1199 – 1203 Blue Hill Avenue

This is a mixed-use residential and commercial development in a new five-story building that includes thirty-two (32) rental units, 2,500 square feet of cafe/restaurant space. The apartments include 16 one bedroom units and 16 two bedroom units. Four of these will be affordable units. The project is located at the corner of Deering Road and is near Morning Star Baptist Church. The project was initially approved, but the updated and changed version is still under review.







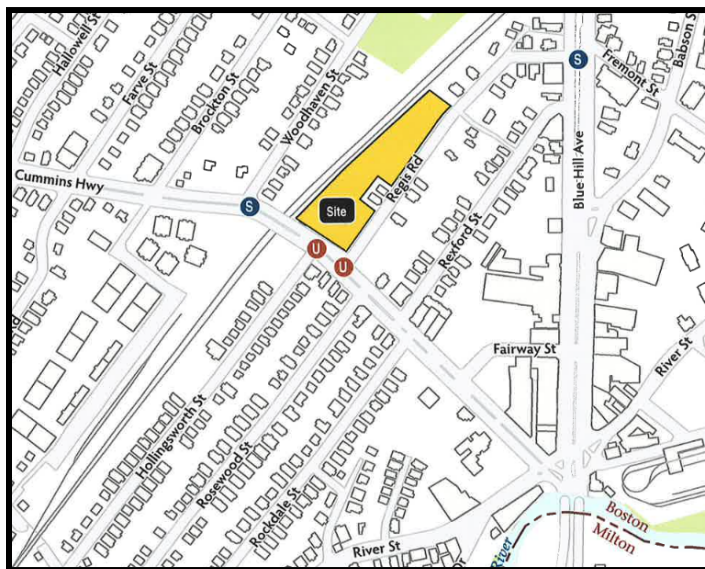
## Cote Village Development

At 30-32 Regis Road and 820 Cummins Highway



Cummins Highway Apartment Building

The Cote Village development will create 76 residential units with rental office, fitness room, and community room, 4,172 SF of ground-floor commercial space, including a 12,000 SF public plaza / courtyard. There are two parts to this development adjacent to one another on Regis Road and Cummins Highway, but with different financing. The Cummins Highway building will have 52 rental apartments, while the three Regis Road buildings will include 24 townhouse units for sale. The development partners are Caribbean Integration Community Development (CIDC) and the Planning Office for Urban Affairs of the Archdiocese. This transit-oriented, \$26.9 million development is to be located on the site of the vacant, former Cote Ford dealership near Mattapan Square and two train stations. The development has been approved by the BPDA.



## Plan Mattapan

“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 has worked, and will continue to 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.” The vision statement created by the community is:

"Strengthen the existing culture and stability of the community by supporting affordable housing tenure, creating opportunities for businesses to thrive, and enhancing connections to improve the neighborhood’s experience accessing jobs and spaces where people gather."

Boston Planning & Development Agency.

<https://www.bostonplans.org/planning/planning-initiatives/plan-mattapan>

# Mattapan Churches

This is a partial list of churches in Mattapan. For more information on all churches see the online Boston Church Directory - <https://egcboston.secure.force.com/bcd/> (database)

or <https://www.egc.org/blog-2/2022/1/19/boston-church-directory> (map)

Pastor: Dr. Thomas L. Watson

**Bethlehem Baptist Church**

205 Norfolk St, Mattapan, MA 02124

(617) 282-2797

Pastor: Jean Villard

**Bethlehem Haitian Baptist Church**

281 Norfolk St, Mattapan

(617) 282-2854

Pastor Johnny Thomas, Sr.

**Blue Hill Church of Christ**

1505 Blue Hill Ave, Mattapan

(617) 296-5882

Email: [office@bluehillcoc.org](mailto:office@bluehillcoc.org)

Website: <https://www.bluehillcoc.org/>

Pastors: Joseph Lloyd and Dorothy Smith

**Blue Hill Missionary Baptist Church**

1258 Blue Hill Ave, Mattapan

(617) 298-9471

Email: [bluehill\\_mbc@hotmail.com](mailto:bluehill_mbc@hotmail.com)

Pastor: Rev. Rev. Zenetta M. Armstrong

**Church of the Holy Spirit**

525 River St, Mattapan

(617) 298-0577

Email: [mattapanchs@aol.com](mailto:mattapanchs@aol.com)

Website: <https://chsmattapan.org/>

Pastor: Rev. Dr. Pierre Louis Zephir

**Eglise Haitienne du Nazaréen - Amis de la Sagesse**

Also associated Greater Boston Nazarene Compassionate Center (<https://www.gbnc.org/>)

130 River St, Mattapan

(617) 296-7450



Bishop Hezron and Co-pastor Gwendolyn Farrell  
**Gladtidings House of Prayer for All Nations**  
573 Norfolk St, Mattapan  
(617) 296-6718  
Website: <http://gtidings.org/#> (some generic elements)  
<https://www.facebook.com/wearegtidings/>  
Email: [ghpn.inc@gmail.com](mailto:ghpn.inc@gmail.com)

Pastors Matthew & Mona Thompson  
**Jubilee Christian Church**  
1500 Blue Hill Ave, Mattapan  
(617) 296-5683  
Email: [pmkt@jubileeboston.org](mailto:pmkt@jubileeboston.org)  
Website: <https://www.jubileeboston.org/>

Pastor: Rev. Vivian Stephens-Hicks  
**Lily of the Valley Baptist Church**  
1248 Blue Hill Ave, Mattapan  
(617) 296-9737  
Email: [smithterri@comcast.net](mailto:smithterri@comcast.net)  
Website: <https://lovbc.org/>

Bishop John M. Borders, III  
**Morning Star Baptist Church**  
1257 Blue Hill Ave., Mattapan  
(617) 298-0278  
Email: [info@MSBC-BOS.org](mailto:info@MSBC-BOS.org)  
Website: <https://www.morningstarboston.org/>

Reverend Christo A Kamara  
**St. Paul's Victory Christian Assembly of God**  
870 Cummins Hwy, Mattapan  
(617) 296-3037  
Email: [contact@spvca.org](mailto:contact@spvca.org)

Rev. Nicolas C. Homicil  
**Tabernacle de la Voix de L'Evangile**  
**(Voice of the Gospel Tabernacle)**  
47-49 Edgewater Dr, Mattapan  
(857) 312-0663  
Email: [info@voiceofthegospeltabernacle.org](mailto:info@voiceofthegospeltabernacle.org)  
Website: <https://voiceofthegospeltabernacle.org/>

Understanding the history, current context, and future plans and visions of the community is important for community leaders seeking the holistic spiritual, physical, economic, and social well-being of the neighborhood.



Mattapan Square with its Electric Trolleys in 1909

## History of Mattapan – Mattapan Through Time

By Rudy Mitchell

The area of Mattapan and southern Dorchester of today was originally the territory of the Neponsett tribe of the Massachusetts confederation of Native Americans. The Neponsett grew much of their food, but were also active in fishing, trapping and hunting along the Neponset Estuary and River and in the Blue Hills. Epidemics swept through the Native American tribes in 1617-1619 and again in 1633. When the Neponsett sachem, Chickataubut, died in the latter epidemic; his successor, Cutchamakin, brought the remaining members of the tribe from Squantum to settle a village on the north side of the Neponset River near the present Ventura Street and park. For the next 25 years, they remained in this village not far from Mattapan, until they moved to Ponkapoag in the spring of 1658.<sup>1</sup> The Neponsett Tribe called the Upper Falls section near the present Mattapan Square, Unquetyquisset. It was also later called Upper Mills.

The first English settlement began in June 1630 when the Dorchester Company of settlers arrived in the ship, John and Mary. They set out from Nantasket to find the best place to settle. After some exploration, they found an area the Native Americans called Mattapan, which they thought would be a good place to pasture their cattle. This area was not specifically the present site of Mattapan Square, but rather Dorchester and Dorchester Neck in general. For the

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<sup>1</sup> Richard Heath, "The Converging Cultures of the Neponset River Estuary," Dorchester Atheneum, 1996, [www.dorchesteratheneum.org/page.php?m=679](http://www.dorchesteratheneum.org/page.php?m=679) (accessed 18 May 2010).

first several months, the Dorchester Company's settlement was called Mattapan. Then in September 1630, a meeting of the Court decided that Trimountaine would be called Boston, and Mattapan would be called Dorchester.



The Fowler-Clark Farm ~ 1786

To read The Fowler-Clark Farm Study –

See: <https://www.boston.gov/sites/default/files/fowler-clark-farm-study-report.pdf>

For the next two hundred years the area remained quite rural with only a village center near Mattapan Square, mills along the Neponset River, and country estates. One of the few vestiges of the 18<sup>th</sup> century is the 1786 house of the old Fowler-Clark Farm on Norfolk Street. An old Native American trail along the river became what is now River Street.<sup>2</sup> Before 1800 Mattapan Square was a country crossroads at the intersection of Norfolk Street and River Street, which were the main roads between Dorchester and Quincy on the east, and Canton and Dedham to the southwest. A bridge across the Neponset River was built near there in 1733.



In general, the later 18<sup>th</sup> and early 19<sup>th</sup> century saw the growth of many mills along the Charles River and the Neponset River (and its tributary Mother Brook). James Boies, an early

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<sup>2</sup> River Street was established in 1661. Norfolk Street was also based on a Native American trail and was a very early road.

resident of Mattapan Square, operated a paper mill on the Neponset River with John McLean. In 1760 Boies had revived the first paper mill in New England, which had been authorized in 1728.<sup>3</sup> This mill was at Lower Mills. Boies and McLean also purchased the Old Gillespie Mill located at the site of the present MBTA station. In 1778 they turned this former fulling and snuff mill into a chocolate mill. Across the river from Mattapan Square there was an old slitting mill which was used to produce cut nails. James Boise and Richard Clark bought this mill in 1764. It was later purchased by Tileston and Hollingsworth and became one of the major sites of their large paper mill company throughout the 19<sup>th</sup> century. This firm was established in 1801 by Mark Hollingsworth and Edmund Tileston when they bought Jeremiah Smith Boies' paper mill on the Mattapan side of the Neponset River between the Lower and Upper Falls.<sup>4</sup> This papermaking industry was an important influence on the area, and the Tileston and Hollingsworth families were influential members of the Mattapan community, who owned much of the property around Mattapan Square at one time.

As land was subdivided and new housing was built from 1900 to 1930, more and more Jewish people moved into the area as the Jewish community to the north in Grove Hall, Dorchester and Elm Hill expanded. The 1918 Dorchester map shows significant numbers of Jewish homeowners mixed in with residents of Irish, English and Scottish ancestry.<sup>5</sup>

Jewish businesses also expanded south along Blue Hill Avenue over the next twenty years. The legendary G. & G. Delicatessen of 1106 Blue Hill Avenue opened in 1929. This was not merely a restaurant, but a central social, cultural, and political hub of the Jewish community. Levine and Harmon describe the G. & G. well: "One wall of the deli consisted of glass display cases and steam tables resplendent with smoked meats and kosher-style prepared dishes over which the customers shouted orders to aproned counter-men. The booths hugging the walls were favored for business lunches. The tables in the open space at the deli's center were popular with tradesmen, cops and cabbies... A small private dining room tucked in the back was available for lodge meetings and officer installations. ...The delicatessen enjoyed the greatest drawing power of any institution in the

The G & G Delicatessen



<sup>3</sup> John Boies, "Early History of Papermaking," *Journal of the American Institute of the City of New York* 4 (1840): 366.

<sup>4</sup> "Papermaking on the Neponset," Dorchester Atheneum website. [www.dorchesteratheneum.org/page.php?id=215](http://www.dorchesteratheneum.org/page.php?id=215). (Accessed 19 May 2010). Note this essay draws on Howard Wallingford's book of the same title.

<sup>5</sup> Boston Atlas, "1918 Dorchester Combine Final Map," [www.mapjunction.com](http://www.mapjunction.com).



Jewish community.”<sup>6</sup> Simco’s, another well known eatery, began in 1935, and still continues to serve up hot dogs on Blue Hill Avenue.

Racial change in the northern part of Mattapan began in the 1960s in census tracts 1002 and 1011.01 and 1011.02 (1011 was at that time combined). The Lewenberg Junior High School, located in the latter area on Wellington Hill became a leading edge of change as open enrollment policies allowed African American students access. Between the 1964-65 school year and the 1968-69 school year, the percentage of black students at the Lewenberg increased from 10% to 76%. Many white residents around the school moved out by the end of the sixties. Real estate brokers were promoting panic selling, which only hastened the movement to the suburbs which had already started.

The areas farther south in Mattapan also experienced rapid racial change, but it took place mostly between 1970 and 1980. During this period there was an increase in violent street crimes such as robberies and aggravated assaults; however, property crimes and residential burglaries were lower in Mattapan than in Boston as a whole.



Jubilee Christian Church



Morning Star Baptist Church

During the 1980s an increasing number of Haitians moved into Mattapan, eventually making this area one of the most important centers of Haitian cultural, social, and political life. Both social and religious organizations formed to address the needs of the Haitian, West Indian and African American community. Many significant churches moved into the area or started here. St. Angela’s and the former St. Leo’s churches adapted to serve the Haitian community. Jubilee Christian Church (formerly New Covenant Christian Center) founded in 1982, later moved to Blue Hill Avenue and grew to become Boston’s largest Protestant church. Morningstar Baptist Church, founded in 1965, has also grown over the years to become an important community institution. Two of the largest Haitian churches are not located in this area, but nevertheless serve many people in Mattapan: the First Haitian Baptist Church and the Boston Missionary Baptist Church. The Church of the Holy Spirit continues to play an important role in the community after more than 130 years of service.

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<sup>6</sup> Hillel Levine and Lawrence Harmon, *The Death of an American Jewish Community: A Tragedy of Good Intentions*, Pb. edition (New York: The Free Press, 1993), 13.

As the Haitian community grew in the area, many Haitians started small businesses. Marilyn Halter describes this entrepreneurial spirit in her book, *New Migrants in the Marketplace*:

“The decade of the 1980s saw a dramatic increase in the number of Haitian immigrants settling in the Boston metropolitan area, arrivals who came to take advantage of the then booming economy in the region. ...With this influx came a proliferation of small business ventures, initiated primarily to serve the needs of co-ethnics. ...”In conjunction with the community service sector and the many radio and television outlets in the area featuring Haitian programming, these enterprises become a critical site for social networking, political organizing and debate, information exchange, and the maintenance of Haitian cultural forms. The entrepreneurs, community leaders, and those involved in the Haitian media combine and overlap to form the nexus of the immigrant settlement in Boston.”<sup>7</sup>

Just as the G.& G. Deli and other Jewish businesses of an earlier era provided centers for social and political discussion, so now the Haitian barbershops and businesses serve similar purposes in addition to providing goods and services.

### Contemporary Mattapan



New Mattapan Library

In recent years the community has gained a voice in government with elected Haitian political representatives and has seen a number of public improvements including \$500,000 in state funds for upgrades to Mattapan Square. A new commuter rail stop on the Fairmount Line opened in 2019 between Cummins Highway and Blue Hill Avenue. In 2009 a beautiful new public library opened on Blue Hill Avenue, making possible a number of valuable services to both adults and youth. Also, the state-of-the-art Mildred Avenue Community Center and school is a valuable, new addition to the neighborhood. The Brooke Mattapan Charter School was completed in 2014 and has ranked in the top ten of Massachusetts schools in several testing measures. Also, the all new Brooke High School building opened in 2018. In 2012 the Mattapan Community

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<sup>7</sup> Marilyn Halter, ed., *New Migrants in the* University of Massachusetts Press, 1995), 161-16.



Health Center moved into its excellent new building on Blue Hill Avenue, serving families throughout the area with a full range of health services. The Mattapan Economic Development Initiative has also brought together community leaders to work on physical improvements. The Mattapan Community Development Corporation

### Mildred Avenue Community Center

has developed new housing and provided economic empowerment through job training and other efforts. The Mattapan Square Main Streets program works with businesses and other stakeholders to improve the commercial district. Mattapan United is a community organizing and engagement initiative which is bringing together residents to develop a vision and community contract for the future of Mattapan as a community with a high quality of life.

Several local organizations have also successfully improved the well-being of the community. The Mattapan Family Service Center assists residents with ESOL, fuel assistance, tax assistance, a Head Start program, foreclosure prevention counsel, elder services and youth programs. The Nazarene Compassionate Center was founded by Pastor Pierre-Louis Zephir in 1996 as a voluntary ministry of the Haitian Church of the Nazarene Friends of the Humble “to respond to the spiritual and socio-economic needs of its community.” The Center serves youth with after-school and summer programs which include mentoring, college prep, and art. Over 700 families make use of the extensive food pantry. Other adult programs include computer literacy, health education, and ESOL. The Mattapan Technology Learning Center also provides training programs for youth and adults. It is a nonprofit, workforce training provider with a mission to promote self-sufficiency by empowering people through job training, career building, and leadership development.

In the past decade, the neighborhood has added significant new housing for families and seniors, and several new housing projects are planned for the future. Beginning in 2008, the New Boston Fund and the Lena Park Community Development Corporation redeveloped part of the former Boston State Hospital site into the Olmsted Green housing development which will ultimately result in over 500 mixed income rental



and home ownership units on 42 acres. The ground breaking on Phase 3 took place in August 2017. Another nearby part of the hospital site was developed by the Cruz Companies, which built nearly 100 apartments and single family homes called the Residences at Harvard Commons. The last part of the Boston State Hospital site, consisting of 10 acres, is being developed by Primary Corporation in collaboration with Toll Brothers for 367 residential units (including 121 affordable units and 42 elderly units). The development of the Foley Senior

Residences has also made a positive improvement to an underused and prominent property. Also in 2017, twenty-seven new rental units were completed at 422 River Street. J. Garland Enterprises has proposed a 32 apartment building for construction at 1199-1203 Blue Hill Avenue. The city and neighborhood have also approved the \$57 million Mattapan Station Development which will add 144 units of housing (in two phases), 10,000 square feet of retail space, and a 2,000 square feet of community space.



On the lower left- Olmsted Green; Upper left- Boston Nature Center; Right- Harvard Commons

Mattapan benefits from several natural areas and greenspaces. The Massachusetts Audubon Society developed the 67 acre Boston Nature Center which offers two miles of walking trails, community gardens, and many programs for children, youth, and adults (including a summer camp). The recently extended Neponset River Greenway offers several miles of scenic pathways for walking, running, or biking. Residents can experience the natural environment along the river, as well as several historic sites. This pathway connects Mattapan Square with Hyde Park to the west and Pope John Paul II Park in Dorchester to the east. Mattapan’s Almont Park / Hunt Playground, which received a 4.2 million dollar renovation, provides outdoor space for sports (the Mattapan Patriots football team, soccer, tennis, basketball, baseball, cricket), and many other activities. The Ryan Playground near the river has one of the city’s best wading pools and fun water spray features for children. It now connects with the Greenway. Although Franklin Park and Harambee Park are not in Mattapan, they are directly north of the neighborhood and easily accessible.

In all these different areas, the Mattapan community has experienced considerable revitalization and improvement in recent years, and has many assets for a better future.



## Books and Resources on Mattapan

Boston Redevelopment Authority. *Mattapan : District Profile & Proposed 1978-1980 Neighborhood Improvement Program*. Boston: The Boston Redevelopment Authority, 1977.

Gamm, Gerald. *Urban Exodus: Why the Jews Left Boston and the Catholics Stayed*. Cambridge, Mass.: Harvard University Press, 1999.

Gerald Gamm's study of Mattapan and adjacent neighborhoods supports the view that different rates of racial change were related to different religious beliefs and structures. Catholics had strong ties to stable geographic parishes, but the Jewish population was less tied to a geographic area and thus followed their synagogues when they moved to the suburbs. Gamm's book has many valuable maps showing trends and changes in Jewish and African American settlement, median rent trends, and locations of institutions. Current community and church leaders can learn from the counterproductive government programs and religious responses to past community changes.

Ginsberg, Yona. *Jews in a Changing Neighborhood: The Study of Mattapan*. New York: The Free Press, Macmillan Publishing Company, 1975.

Ginsberg's older study of Mattapan discusses the details of a changing urban neighborhood while those changes were still going on. Some of the material is based on first-hand accounts, contemporary research, and interviews.

Levine, Hillel, and Lawrence Harmon. *The Death of an American Jewish Community: A Tragedy of Good Intentions*. New York: The Free Press, 1993.

While Levine and Harmon's book insights and details about life, religion, and politics in the Jewish community in Mattapan, its analysis of the causes of its decline has been challenged and shown to be inadequate by Gerald Gamm in his book, *Urban Exodus*. The book is based on many interviews and does shed light on predatory real estate practices in a racially changing neighborhood. Some of this background is important in understanding wealth inequality between Boston racial groups today.

Mitchell, Rudy. *Morton-Norfolk Neighborhood Briefing Document*. Boston: Emmanuel Gospel Center, Youth Violence Systems Project, 2010.

This community study covers most of Mattapan, providing detailed demographics, a history of Mattapan, graphs of past racial change by census tract, a directory of schools, a directory of churches, a directory of community organizations,

and

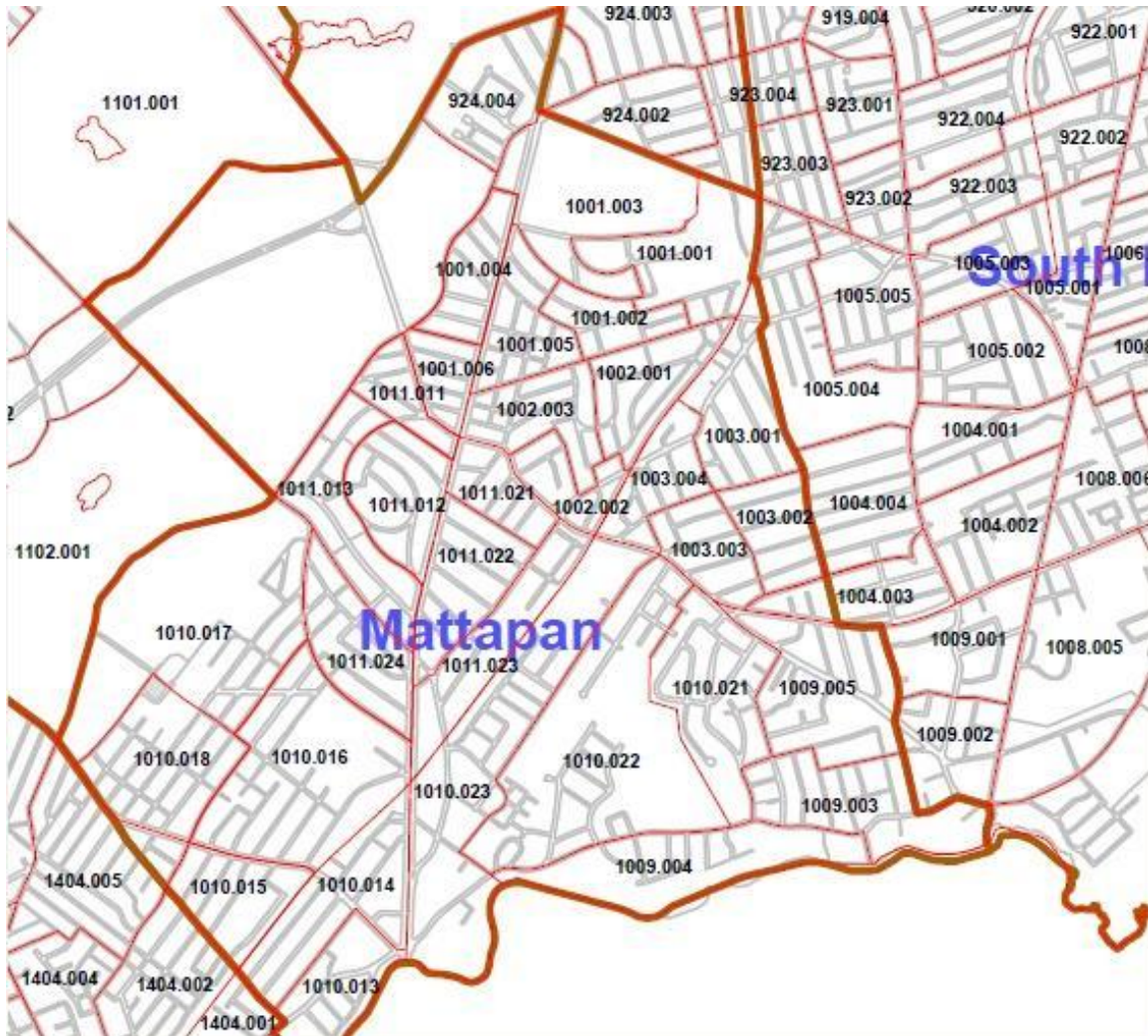
a detailed bibliography.

[http://www.gettingtotheroots.org/aes/sites/default/files/nbd\\_morton\\_norfolk.pdf](http://www.gettingtotheroots.org/aes/sites/default/files/nbd_morton_norfolk.pdf)

Vohra, Rubina, and Suzanne M. Baker. *A Demographic, Social, and Economic Overview of the Mattapan Neighborhood of Boston, Mass., 1980-1990*. Boston: William Monroe Trotter Institute, 1994.

## Demographics

(Census Tracts included in the Boston BPDA Mattapan area & in this data: 1009, 1010.01, 1010.02, 1011.01, 1011.02, and 9811. Some earlier reports by the city also include 1001, 1002, 1003 and part of 924, omitting part of 1009)



Map with older definition of Mattapan boundaries including 1001, 1002, 1003, 924.004

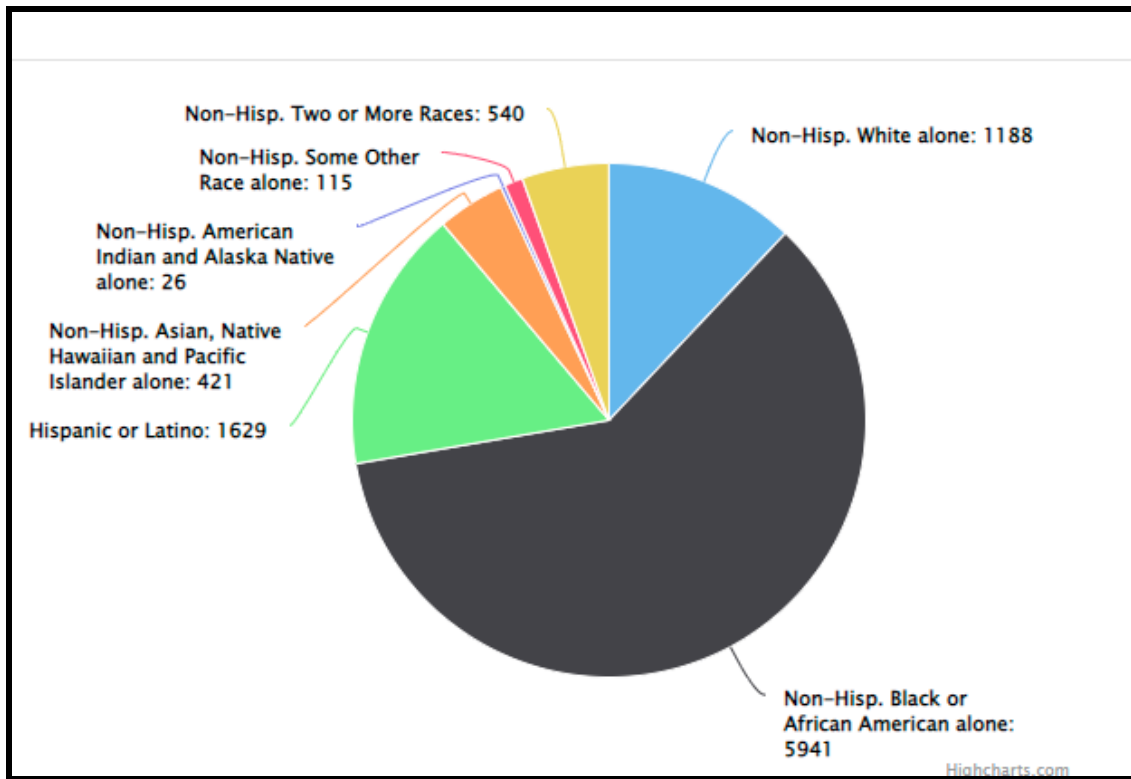




2020 U.S. Census - BPDA MyCensusViewer, Census Tracts 1009 and 1010.02

	Total Population	Adult Population (Age 18 and Over)	Child Population (Under Age 18)
Non-Hisp. White alone	1,188	1,083	105
Non-Hisp. Black or African American alone	5,941	4,791	1,150
Hispanic or Latino	1,629	1,111	518
Non-Hisp. Asian, Native Hawaiian and Pacific Islander alone	421	341	417
Non-Hisp. American Indian and Alaska Native alone	26	21	5
Non-Hisp. Some Other Race alone	115	90	25
Non-Hisp. Two or More Races	540	403	137
Total	9,860	7,840	2,020

Note: The number of Asian youth under 18 years should read 80, not 417.

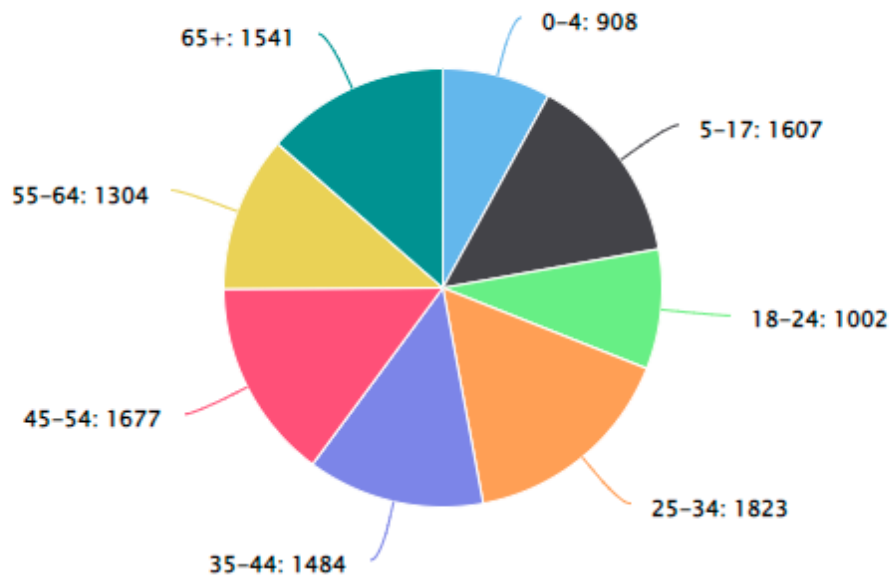


**Detailed Demographics for Census Tracts: 1009, 1010.02**

U.S. Census, American Community Survey, 2015-2019 - 5 year estimates. (MyCensusViewer)

## POPULATION

Age	Count
0-4	908
5-17	1,607
18-24	1,002
25-34	1,823
35-44	1,484
45-54	1,677
55-64	1,304
65+	1,541
Total	11,346

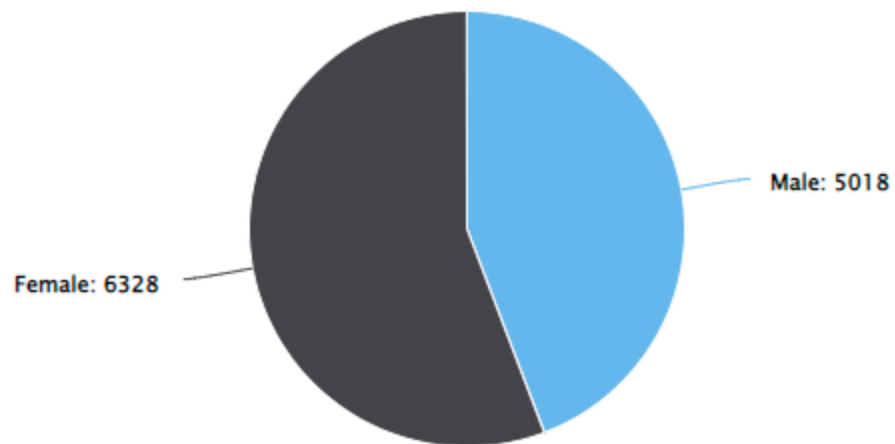


## Gender

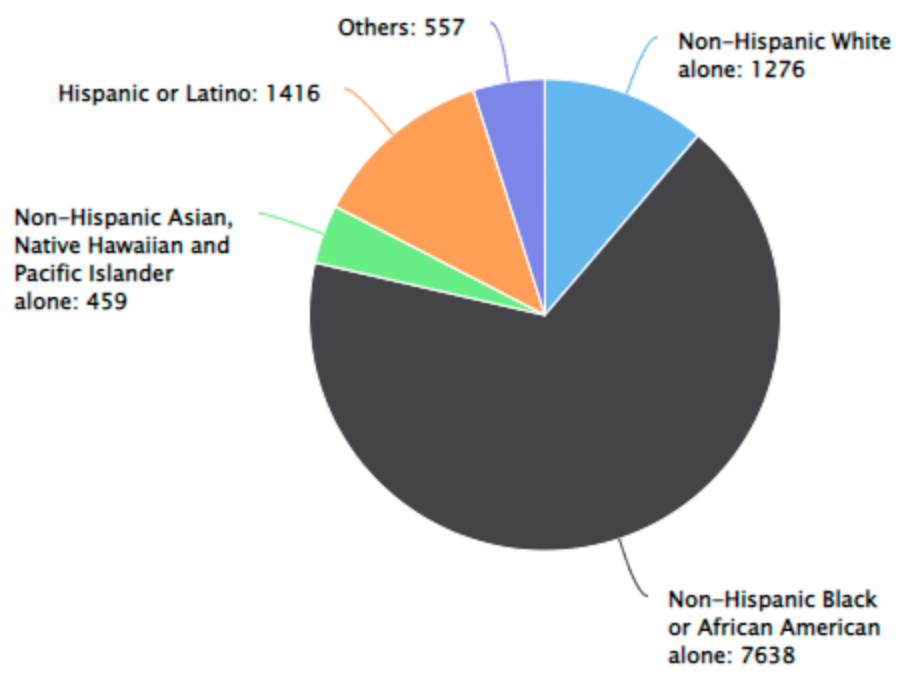
Table ID: B01001

Universe: Total population

Gender	Count
Male	5,018
Female	6,328
Total	11,346



Race/Ethnicity	Count
Non-Hispanic White alone	1,276
Non-Hispanic Black or African American alone	7,638
Non-Hispanic Asian, Native Hawaiian and Pacific Islander alone	459
Hispanic or Latino	1,416
Others	557
Total	11,346

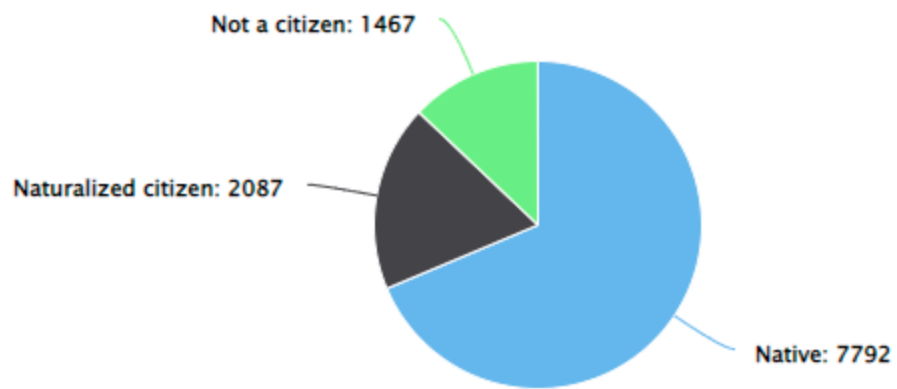


## Nativity

Table ID: B05002

Universe: Total population

Nativity	Count
Native	7,792
Naturalized citizen	2,087
Not a citizen	1,467
Total	11,346

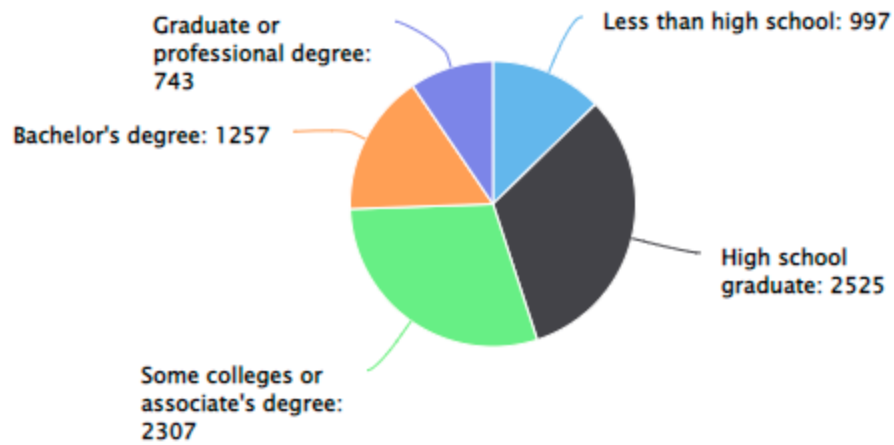


## EDUCATION

Table ID: B15003

Universe: Population 25 years and over

Educational Attainment	Count
Less than high school	997
High school graduate	2,525
Some colleges or associate's degree	2,307
Bachelor's degree	1,257
Graduate or professional degree	743
Total	7,829



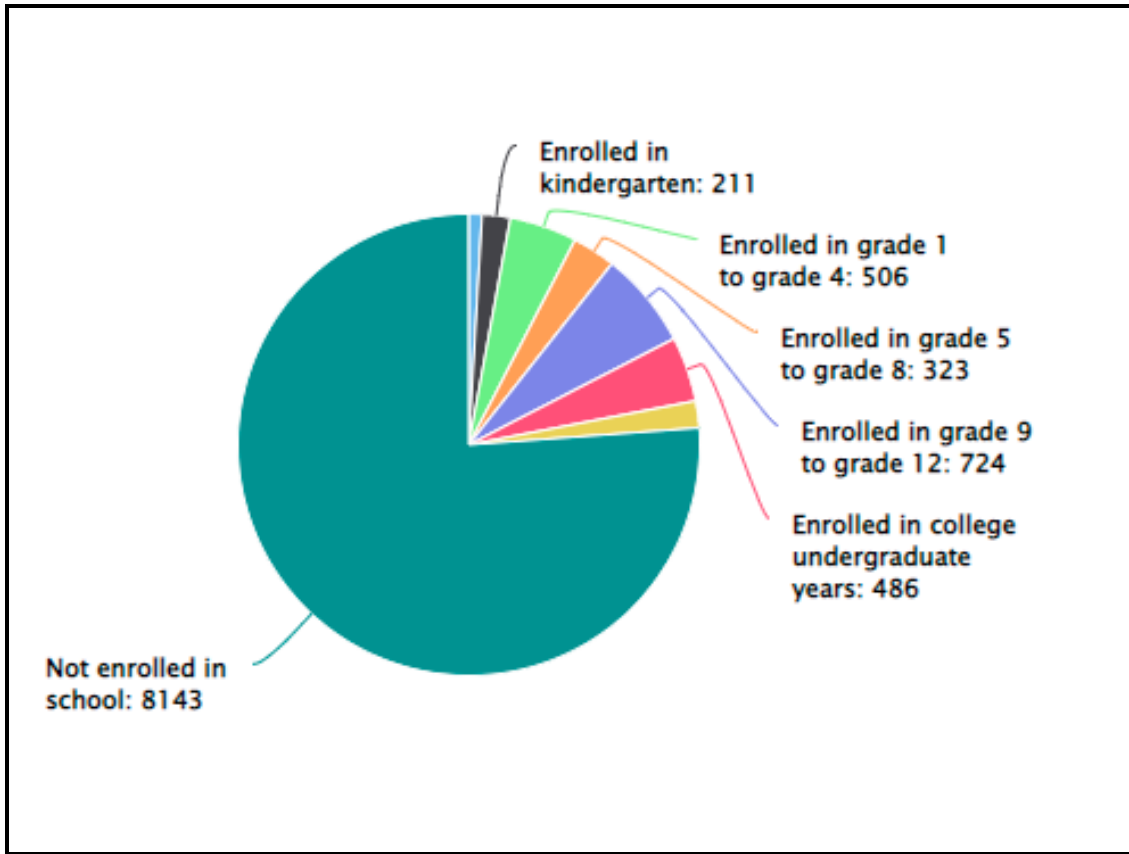


## School Enrollment by Level

Table ID: B14001

Universe: Population 3 years and over

School Level	Count
Enrolled in nursery school preschool	98
Enrolled in kindergarten	211
Enrolled in grade 1 to grade 4	506
Enrolled in grade 5 to grade 8	323
Enrolled in grade 9 to grade 12	724
Enrolled in college undergraduate years	486
Graduate or professional school	201
Not enrolled in school	8,143
Total	10,692



School Enrollment by Type of School

Table ID: B14002

Universe: Population 3 years and over

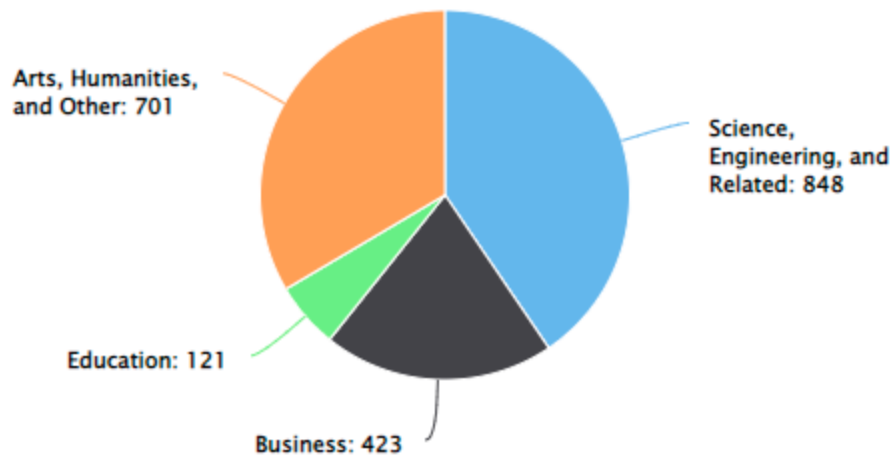
School Type	Count
Enrolled in nursery school preschool, public	21
Enrolled in nursery school preschool, private	77
Enrolled in K-12, public school	1,480
Enrolled in K-12, private school	284
Enrolled in college or university, public	407
Enrolled in college or university, private	280
Not enrolled in school	8,143
Total	10,692

## Fields of Bachelor's Degrees Reported

Table ID: B15012

Universe: Population 25 years and over with a Bachelor's degree or higher attainment

Field of Bachelor's Degree for First Major	Count
Science, Engineering, and Related	848
Business	423
Education	121
Arts, Humanities, and Other	701
Total	2,093



## Household Income in the Past 12 Months (In 2019 Inflation-adjusted Dollars)

Table ID: B19001

Universe: Households

Household Income	Count
Less than \$14,999	541
\$15,000 - \$24,999	331
\$25,000 - \$34,999	322
\$35,000 - \$49,999	461
\$50,000 - \$74,999	714
\$75,000 - \$99,999	612
\$99,999 - \$149,999	624
\$150,000 or more	534
Total	4,139

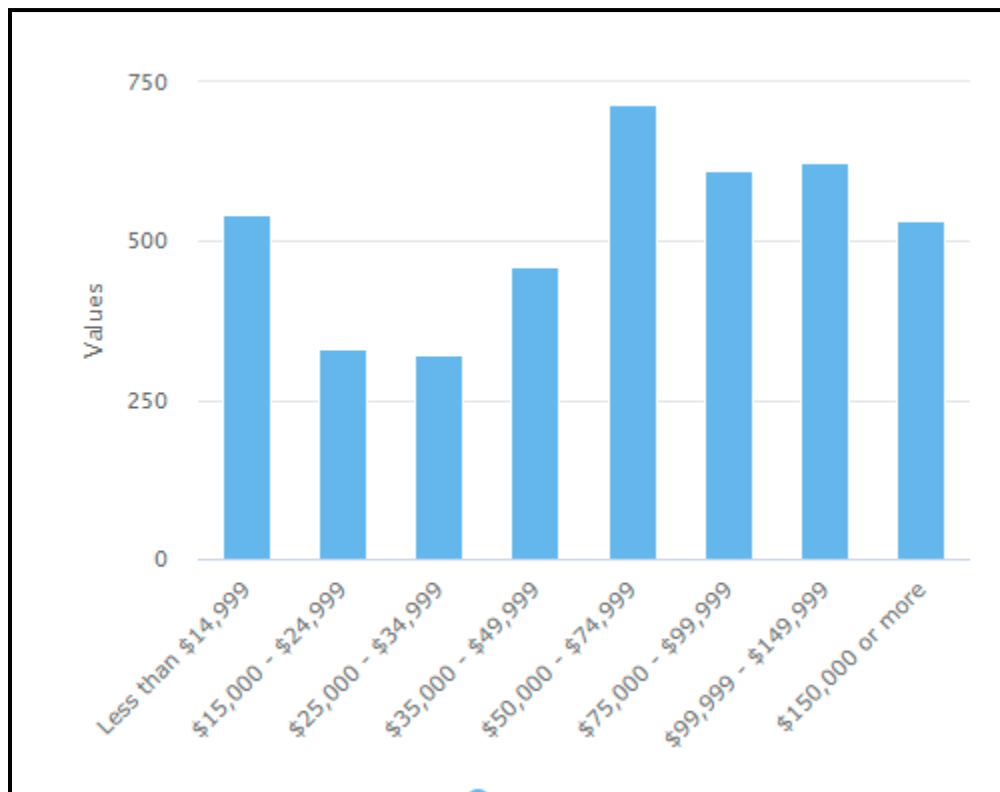
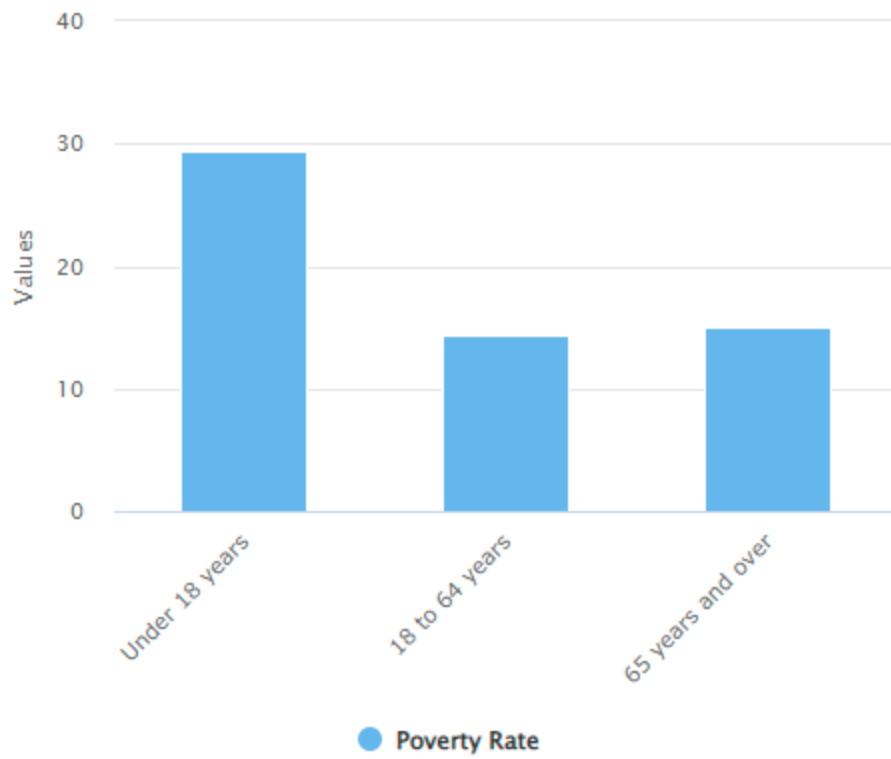


Table ID: B17001

Universe: Population for whom poverty status is determined

Age	Poverty Rate
Under 18 years	29.31
18 to 64 years	14.32
65 years and over	15.09
Total	17.68

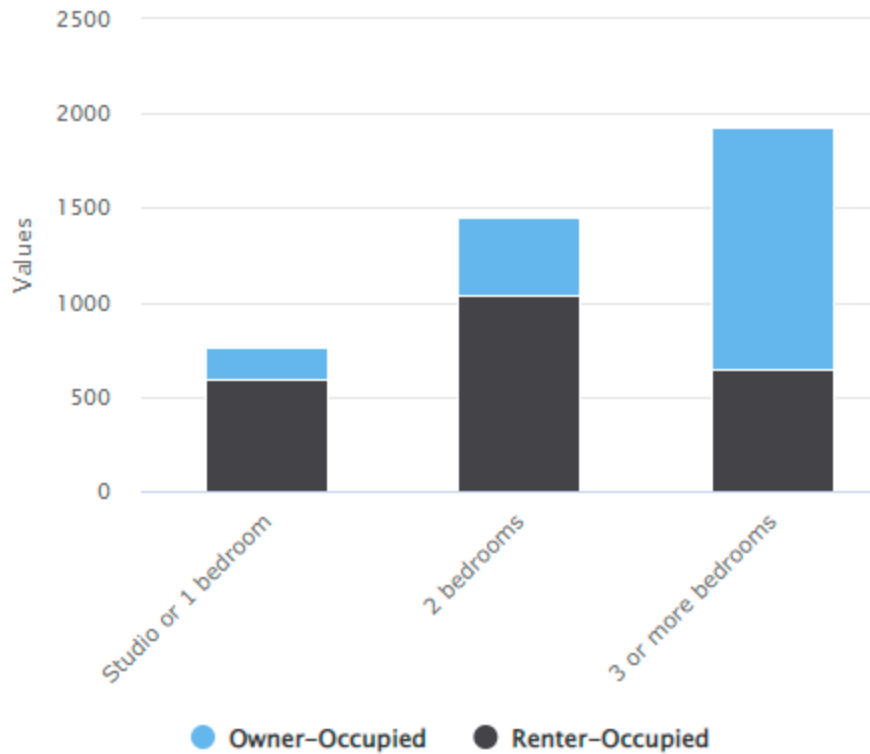


## HOUSING

Table ID: B25042

Universe: Occupied housing units

Housing Tenure	Owner-Occupied	Renter-Occupied
Studio or 1 bedroom	173	588
2 bedrooms	412	1,036
3 or more bedrooms	1,282	648
Total	1,867	2,272



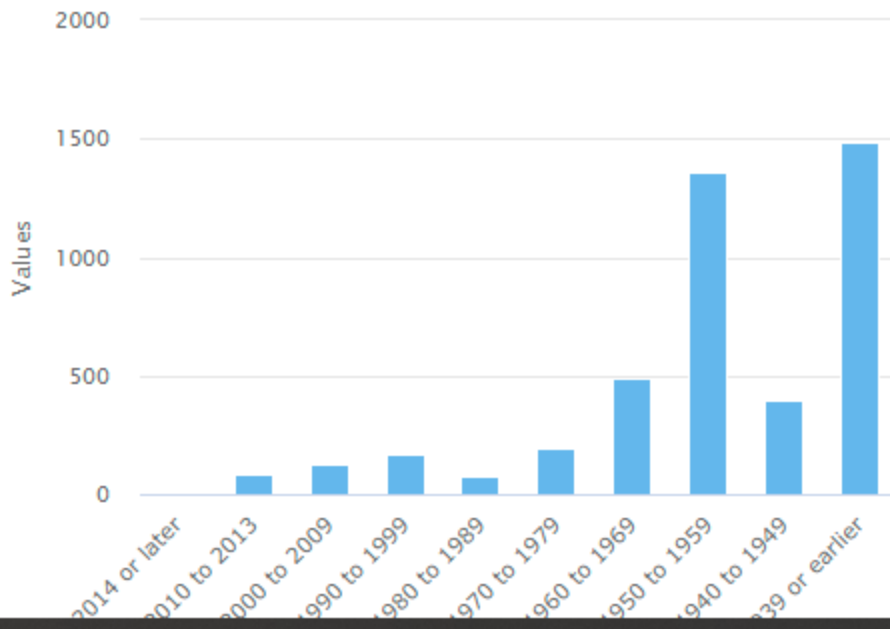
## Renter Costs as a Percentage of Household Income by Income Level in the Past 12 Months

Table ID: B25106

Universe: Occupied housing units

Household Income	Renter Costs < 30% Household Income	Renter Costs >= 30% Household Income	Total
Less than \$20,000	11	463	474
\$20,000 to \$34,999	0	338	338
\$35,000 to \$49,999	88	176	264
\$50,000 to \$74,999	274	268	542
\$75,000 or more	459	11	470
Zero or negative income	N/A	N/A	74
No cash rent	N/A	N/A	110
Renter-occupied housing units	N/A	N/A	2,272

Built 2010 to 2013	88
Built 2000 to 2009	125
Built 1990 to 1999	165
Built 1980 to 1989	73
Built 1970 to 1979	195
Built 1960 to 1969	491
Built 1950 to 1959	1,359
Built 1940 to 1949	397
Built 1939 or earlier	1,484
Total	4,377





**LABOR**

<b>Resident Employment by Industry</b>	<b>Count</b>
Agriculture, forestry, fishing and hunting, and mining	0
Utilities	106
Construction	243
Manufacturing	139
Wholesale trade	110
Retail trade	510
Transportation and warehousing	282
Information	40
Finance and insurance	275
Real estate and rental and leasing	63
Professional, scientific, and technical services	423
Management of companies and enterprises	11
Administrative and support and waste management services	156
Educational services	460
Health care and social assistance	1,440
Arts, entertainment, and recreation	60
Accommodation and food services	306
Other services, except public administration	342
Public administration	660
Total	5,626

## Resident Employment by Occupation

Table ID: C24010

Universe: Civilian employed population 16 years and over

Resident Employment by Occupation	Count
Management	592
Business and financial operations, legal	288
Computer, engineering, and science	185
Community and social service, arts, design, entertainment, sports, and media	373
Education, training, and library	343
Healthcare practitioners and technical	269
Healthcare support, personal care and service	706
Protective service	197
Food preparation and serving	234
Building and grounds cleaning and maintenance	266
Sales, office and administrative support	1,352
Natural resources, construction, and maintenance	289
Production, transportation, and material moving	532
Total	5,626

