

# ROLLINS SQUARE

Bridging the income gap with broad economic diversity

Rollins Square is a 184-unit mixed-income development built on a two-acre site in Boston's South End neighborhood. Of the units: 20% are low-income rental apartments, 40% are moderate-income first time homebuyer units and 40% are market-rate condominiums. This vibrant community offers high quality housing units for people with a broad range of incomes, providing economic diversity in a neighborhood that had luxury condos and public housing, but little in between. Rollins Square, which opened in 2004, sets a new standard for affordable housing development in the Boston area.

Rollins Square was built on land acquired from the Boston Redevelopment Authority and integrates two distinct styles of the neighborhood in its design: low-scale brick townhouses mimic the South End's attractive 19th century residential streets, while taller buildings with larger windows at the edge of the property are inspired by the neighborhood's warehouse buildings. The grounds include a landscaped park, 6,000 square feet of retail space and an underground parking garage.

Rollins Square has received the FNMA Maxwell Award of Excellence, the Builder's Choice Grand Award, the Charles Edson Tax Credit Award, the Boston Preservation Alliance Award and the John Clancy Award for Socially Responsible Housing. It has been recognized by the Urban Land Institute, Harvard University, Boston College, the University of Pennsylvania and at numerous national conferences.

The development is even innovative in its operations: the condominium association recently installed a co-generation unit for the development, saving \$75,000 per year in energy costs.



Photos: Robert Benson

**Developer:** Planning Office for Urban Affairs

**Development Consultant:** Development Synergies LLC

**Architect:** Childs, Bertman, Tsekaris, Inc.  
CBA Landscape Architects

**Contractor:** Suffolk Construction

**Manager:** Maloney Properties, Inc.

**Financing:**

Bank of America/Fleet Boston Financial

Commonwealth of Massachusetts:

*Department of Housing & Community Development*

*Massachusetts Department of Environmental Protection*

*MassHousing*

City of Boston: *Boston Redevelopment Authority*

*Department of Neighborhood Development*

*Neighborhood Housing Trust*

AFL-CIO Investment Trust

Federal Home Loan Bank of Boston

Highland Street Foundation