

## ROSE HILL MANOR

*Affordable independent housing for the elderly in Billerica, Massachusetts*

Rose Hill Manor is a 41-unit rental development which opened in 2012 to provide affordable housing for the Commonwealth's growing elderly population, available to people age 62 and older. The development is the result of the leadership of St. Theresa of Lisieux Parish in Billerica, which wanted to find a way to use Parish land to provide high-quality affordable housing for local seniors. The building consists of 40 one-bedroom units for residents and 1 two-bedroom manager's apartment, and amenities include a fitness room, laundry facilities, and shared community room and kitchen.

The income mix includes 35 units for residents who earn less than 50% AMI and 5 units for those who earn less than 60% AMI. Twenty-eight units have a preference for Billerica residents. The building is three stories, with elevators, and has a mansard roof and gabled end bay windows, as well as walking paths surrounding the building, to take advantage of the natural wooded area behind the housing. A shopping mall and several medical facilities, transportation options, places of worship, recreational facilities, and places of employment are nearby.



**Developer:**  
Planning Office for Urban Affairs

**Architect:**  
The Architectural Team

**Contractor:**  
Vertec Corporation

**Property Management:**  
Maloney Properties, Inc.

**Financing:**  
US Department of Housing and Urban  
Development

Commonwealth of Massachusetts;  
*Department of Housing & Community Development;*  
*MassHousing; Community Economic Dev. Assist.*  
*Corp*

Town of Billerica