



The **Community Builders, Inc.**

## Langham Court – Boston, MA



Photographs by Steve Rosenthal

*“We have proven that a community group can build the best in housing.”*

*Pat Cusick,  
clerk of board of directors,  
Four Corners Development Corporation*

*Completed in 1991, Langham Court Apartments is a mixed-income limited equity cooperative offering 84 units in the South End of Boston. The cooperative is named after the Hotel Langham, an old landmark which used to be located on land adjacent to the current site. The sponsor of the development is the Four Corners Development Corporation (FCDC).*

This development has a mixture of studio, one-bedroom, two-bedroom, and three-bedroom apartments and they are evenly divided between low, moderate, and market-rate tenants. One of the most inviting features of Langham Court is the 16,000 square foot landscaped courtyard in the middle of the U-shaped development.

The American Institute of Architects, in presenting its design award to Langham Court, wrote that, "Instead of closing itself off from its tough urban setting, Langham Court's mixed-income housing accepts and embraces its surroundings and, in the process, makes its Boston neighborhood a better place to live."

### Regional Hubs

#### **BOSTON**

95 Berkeley Street  
Suite 500  
Boston, MA 02116  
P: 617-695-9595

#### **WASHINGTON, DC**

1602 L Street, NW  
Suite 401  
Washington, DC 20036  
P: 202-552-2500

#### **CHICAGO**

135 South LaSalle Street  
Suite 3350  
Chicago, IL 60603  
P: 312-577-5555

## Langham Court at a Glance

- 84 new mixed-income family rental homes with underground parking arranged around a 16,000 square foot courtyard.
- **TCB Role:** Development Consultant
- **Sponsor:** Four Corners Development Corporation (FCDC)
- **Financial Participants:** MHFA, SHARP, City of Boston, Housing Innovations Fund, Prudential Insurance Company, Shawmut Bank
- **Total Development Cost:** \$14 million