



# 1627 Mass Ave

## Community Meeting

September 15<sup>th</sup>, 2022

6:00 pm



# MEETING GUIDELINES



1. Please include your name in your Zoom Participant ID.
2. Please introduce yourself in the chat with your name and affiliation (e.g. neighborhood resident, neighborhood organization/institution).
3. To ask a question:
  - a. Write your questions in the chat box, and HRI will read/respond to them at the end of the meeting.
  - b. Use the “raise hand” function to ask a question at the end of the meeting.
4. The meeting will be recorded



Creating and Preserving  
Affordable Housing Opportunities

**HRI is a local non-profit affordable housing organization that develops and preserves affordable, high-quality rental housing, with robust resident services for individuals and families throughout our portfolio.**

**We have a strong focus on responsible and sustainable practices through deliberate energy efficiency and material selection practices to both reduce our carbon footprint and to create healthy and comfortable homes for our residents.**

280 Franklin Street  
Cambridge, MA 02139  
[www.homeownersrehab.org](http://www.homeownersrehab.org)  
617-868-4858

**ICON** ARCHITECTURE



**We know Housing  
We Value Community  
Sustainability is Intrinsic**

101 Summer Street  
Boston, MA 02110  
[www.iconarch.com](http://www.iconarch.com)  
617.451.3333

# DEVELOPMENT

## **Affordable Housing Preservation**

Maintenance, Upgrades, Major Renovations, and Re-financing

## **New Construction**

Acquisition, Design, Financing, Construction, Programming, and Operation

## **Home Improvement Program**

Financial and Technical Assistance to eligible Cambridge homeowners



# SUSTAINABILITY

## **Efficiency Upgrades**

Insulation, heating system replacements, water efficiency upgrades, and retrofit opportunities

## **Always Learning New Building Technologies**

Striving to implement the best sustainability design, construction techniques, financing programs, and certification programs



# RESIDENT SERVICES

## Tailored to Resident and Building Needs

We offer a wide range of programming and assistance to residents living in HRI housing. We focus on identifying and addressing residents' diverse needs and providing appropriate support and information.

## Recent Examples

Market in the Park, Yoga, Garden Club, Books & Bites, Cookouts, Pumpkin Painting, Tutoring and Mentoring, Scholarship Program



# Historic Renovation

Many of our properties are **beautiful historic buildings that need interior and exterior renovations.**

HRI works closely with **historic development experts who consult on design decisions** and help us work through historic designations on both the state and federal levels.



# Preservation

HRI works with the state, city, and local landlords to **preserve existing affordable housing** that is at risk of being lost to the market and losing affordability restrictions.

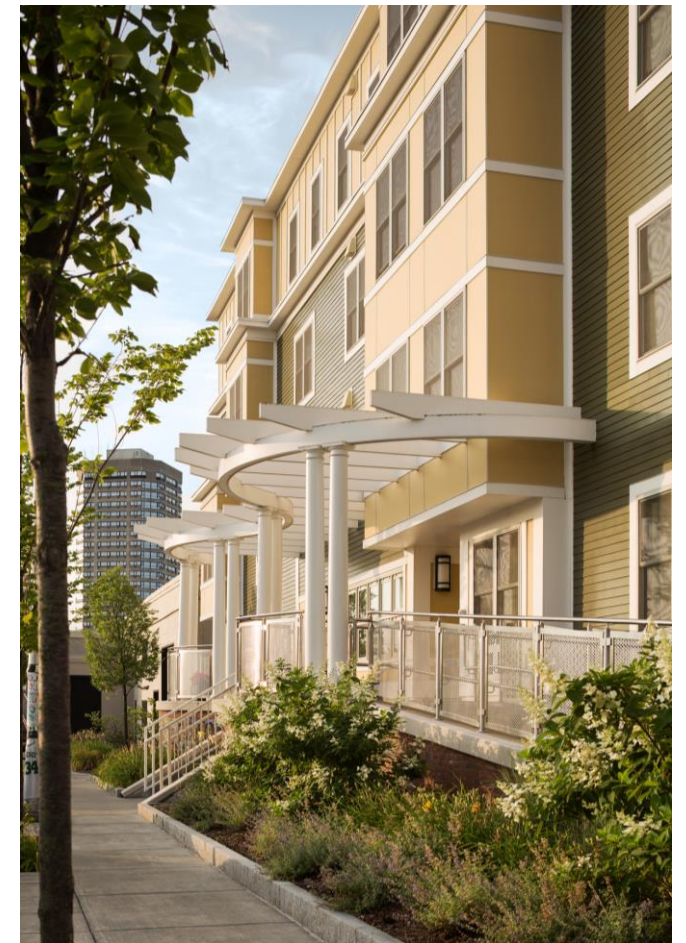
In addition to refinancing these properties, HRI undertakes **renovations to increase energy efficiency** and resident comfort.



# New Construction

Over the years, **HRI** has **completed new construction properties across Cambridge**, most recently with Finch Cambridge in Cambridge Highlands.

All our new construction is built with the utmost attention to **designing with sustainability, efficiency, resident health, and well being.**



# RECENT AND CURRENT PROJECTS



# HRI AND ICON PROJECTS

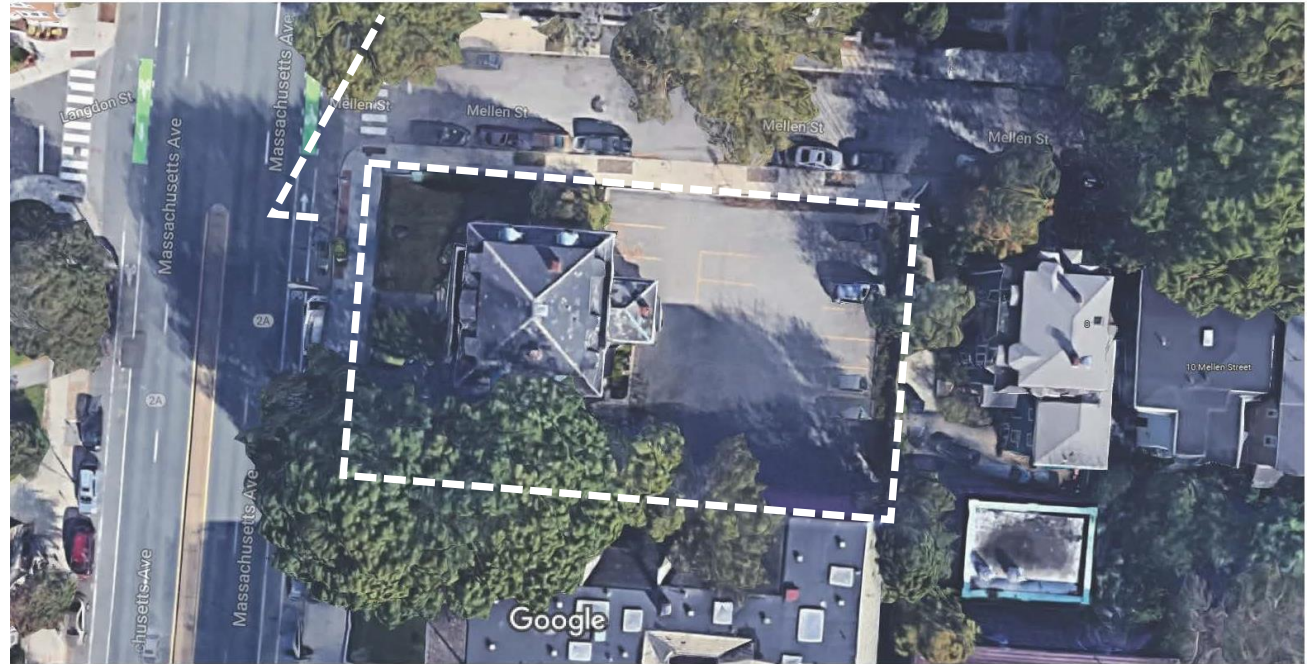




# 1627 Mass Ave Current Conditions & Plans

# Design

- **Renovation** of existing historic building, with input from the Cambridge Historic Commission
- **New construction** on parking lot in rear of site
- **Revamp Landscaping** and additional **Activation Measures** to front of building
- **Accessible entry points** via new construction



Imagery ©2022 Google, Imagery ©2022 MassGIS, Commonwealth of Massachusetts EOE, Sanborn. Map data ©2022 Google 20 ft

**1627 Mass Ave**

# Planned Improvements

**New construction on parking lot**

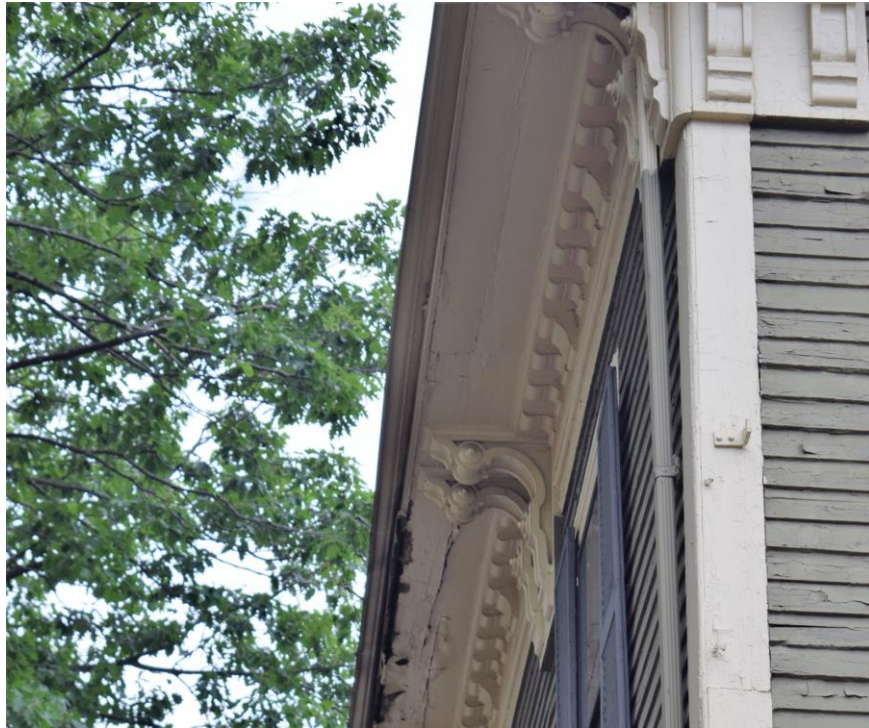


**Adding new accessible entry points**



# Planned Improvements

## Repairing historic features



## Landscaping



# Amenities Map



**Cambridge Public Library – Boudreaux Branch**  
20 min walk



**Botanic Gardens Children's Center**  
10 min walk



**Sacramento Field**  
5 min walk



**Graham & Parks School**  
10 min walk

**Agassiz Baldwin Community**  
5 min walk



**Baldwin School**  
5 min walk



**1627 Mass Ave (Site)**



**Harvard Museum of Natural History**  
7 min walk



**Cambridge Common**  
6 min walk



**Mt. Auburn Hospital**  
25 min walk



**Longfellow Park**  
15 min walk



**Cambridge Public Library**  
18 min walk



**Cambridge Rindge & Latin School**  
15 min walk

MassMapper

# Transit Map

..... Bike Lane

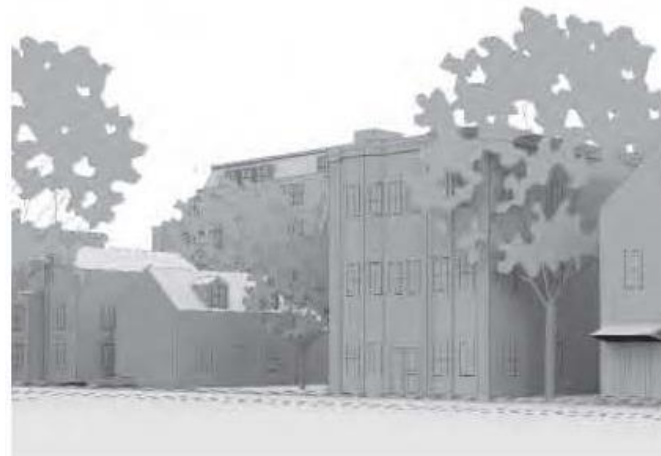
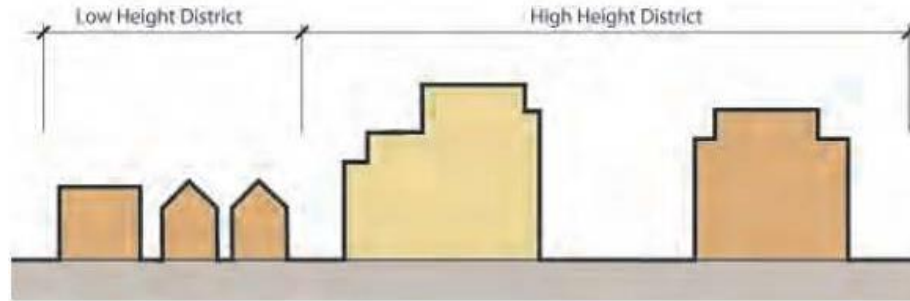
MBTA Bus Route

MBTA Subway Station

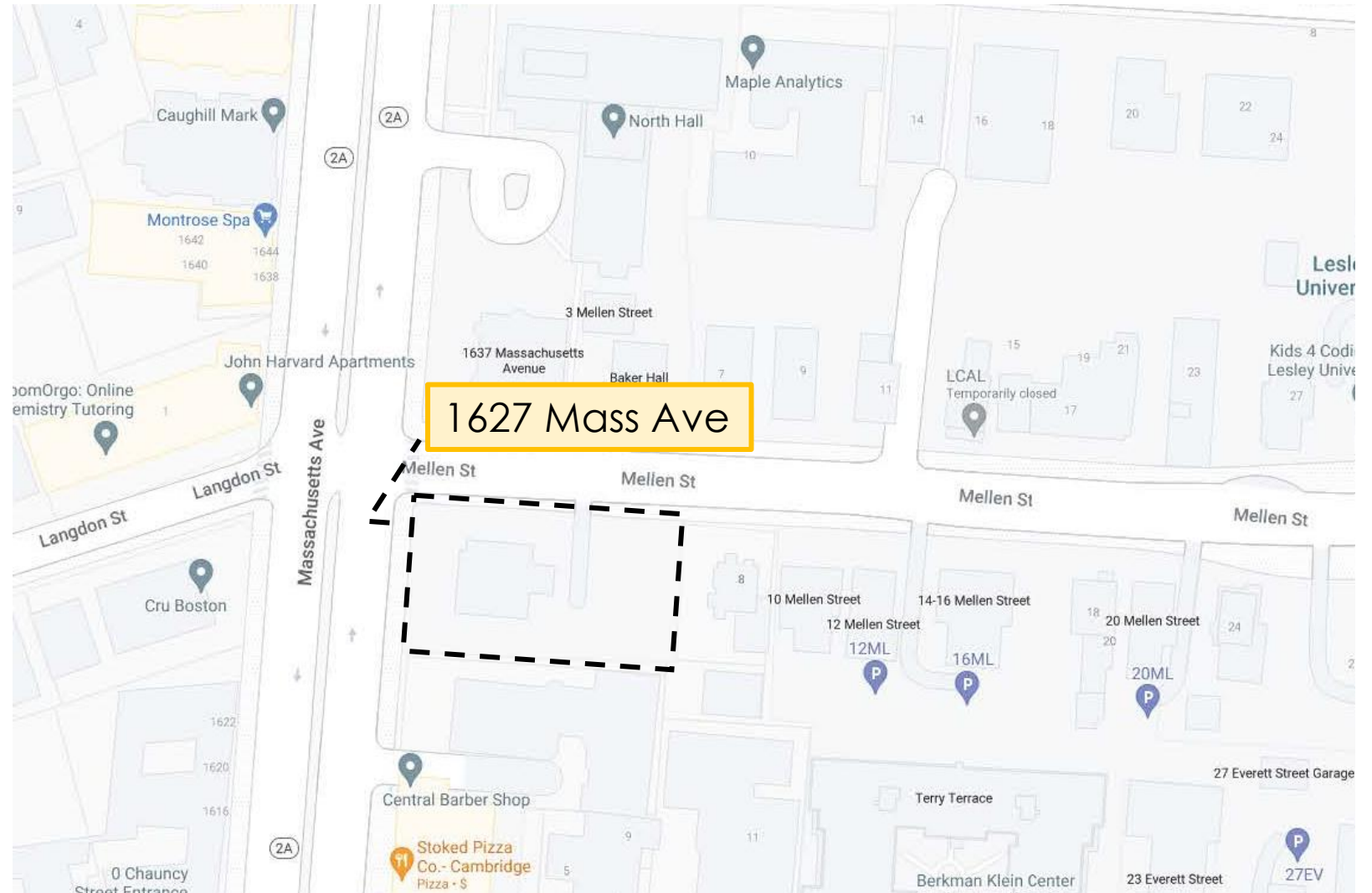


# What is the Affordable Housing Overlay?

- **“As-of-right”** 100% affordable housing
- **Majority 80% AMI**, up to **100% of AMI**
- Strict **design** guidelines
- **Yard and Structure Setback** requirements
- Allows additional **affordable housing**
- Focus on **sustainability**



# AHO & 1627 Mass Ave



# Next Steps for 1627 Mass Ave



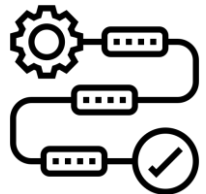
## **AHO Community Meetings**

Per the AHO Zoning Ordinance, we will be scheduling one more community meeting in Fall 2022



## **Design**

HRI and our design team will take community comment, city input, and funding requirements into account when working on the design



## **AHO City Process**

After the community process and initial design process, HRI will present the project and design to city staff who will work through the official AHO process to provide feedback

We'd like your  
feedback.

Questions?

# Thank You!

[www.1627MassAve.com](http://www.1627MassAve.com)

