



30 Wendell Street

1st AHO Community Meeting
February 14th, 2024



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.

1. **HRI Introduction/Project Goals**
2. **ICON Introduction**
3. **Site Context**
4. **The AHO**
5. **30 Wendell: The Site**
6. **Next Steps**
7. **Housing Resources**
8. **Website**
9. **Q&A**



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.



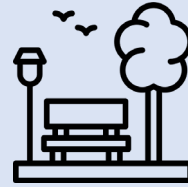


AFFORDABILITY

100% Affordable

Applying for PBVs to support deeper affordability

Prioritizing Family-Sized Units



STREETSCAPE ACTIVATION

Meaningful Open Space

Resident Services HUB

Welcoming Façade Design



SUSTAINABILITY

All-Electric

EGC Certified

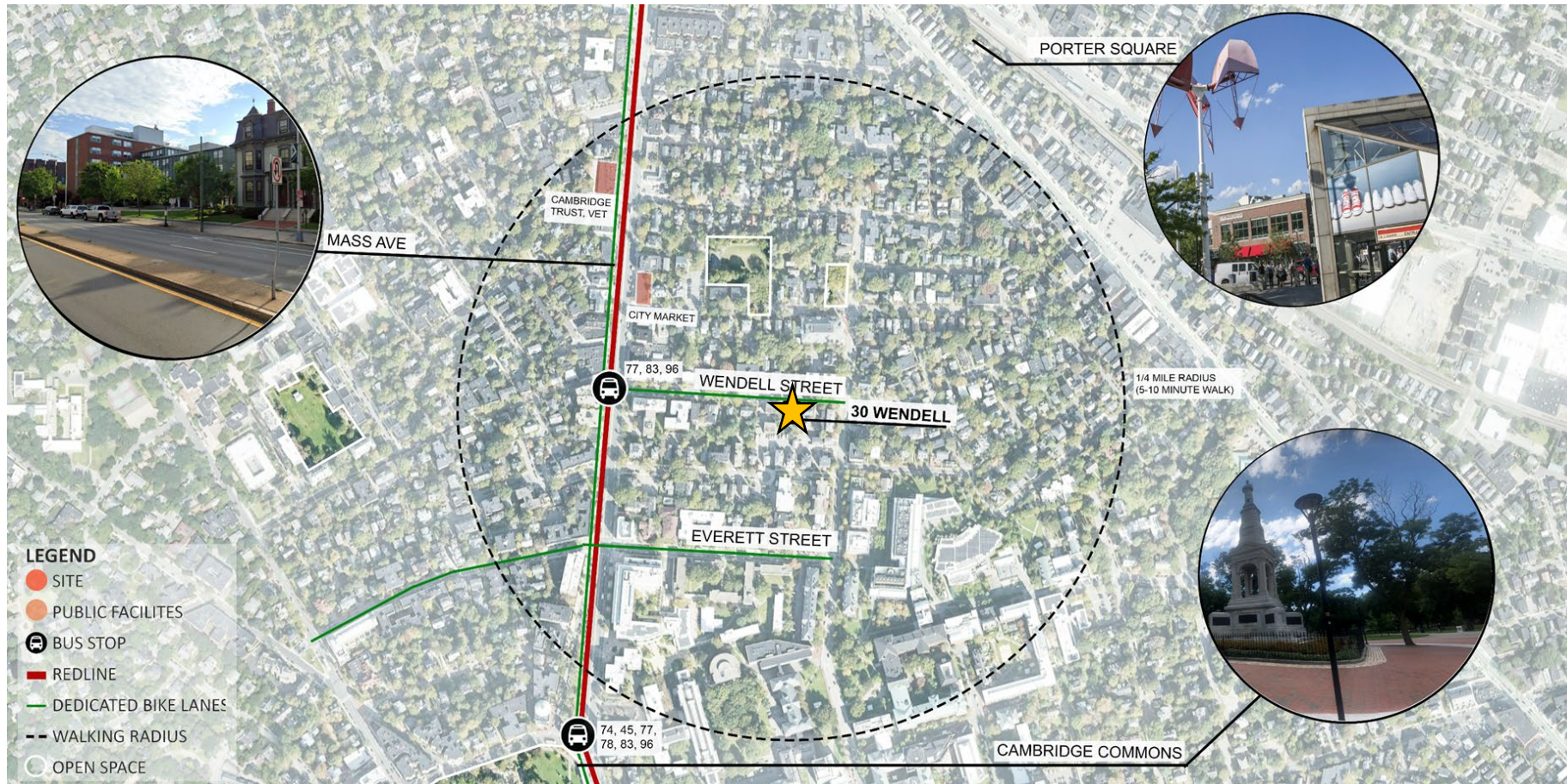
Passive House

Introductions

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The Neighborhood



The Site



The Site


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Amenities Map

PORTER SQUARE

 Botanic Gardens Children's Center
10 min walk

 Cambridge Public Library –
20 min walk


Sacramento Field
4 min walk

Agassiz Baldwin Community
4 min walk


Baldwin School
3 min walk

Graham & Parks School
10 min walk

30 Wendell (Site)


 Harvard Museum of Natural History & Peabody Museum of Archaeology and Ethnology
6 min walk

Cambridge Common
9 min walk

 Mt. Auburn Hospital
25 min walk

 Longfellow Park
15 min walk

HARVARD SQUARE

 CVS Minute Clinic
16 min walk

Cambridge Rindge & Latin School
15 min walk

 Cambridge Public Library
18 min walk

 Mappper



1:10,000

100 m

Transit Map

 Bike Lane

 MBTA Bus Route

 MBTA Subway Station

Porter Square Station
(12 min walk - 1/2 mile)

Mass Ave

Wendell St

30 Wendell Street-Site

Mass Ave @
Wendell St
(1 min walk)

Chauncy St

Everett St

Mass Ave @
Waterhouse St
(6 min walk)

Concord
Ave @
Chauncy St
(8 min walk)

74

78

75

96

77

83

66

86

68

69

Harvard Sq @
Garden St -
Dawes Island
(11 min walk)

Fogg
Museum
(15 min walk)

Harvard Square Station
(12 min walk - 1/2 mile)



300 m
1000 ft

Mount Auburn
Hospital

Cambridge Fire
Department
Headquarters

Spaulding
Hospital for Continuing
Medical Care-Cambridge

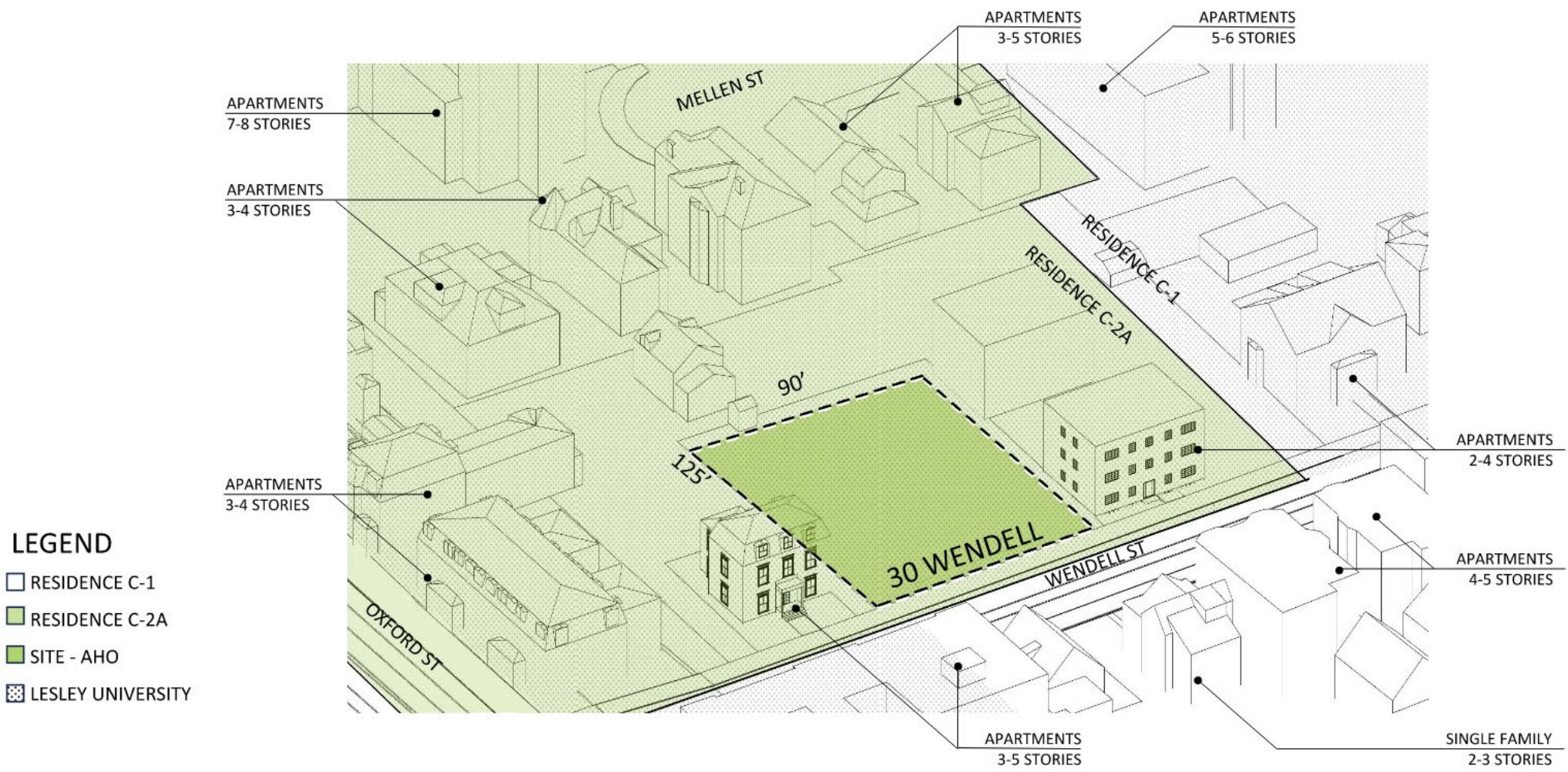
Cambridge
Hospital

MassMa

What is the Affordable Housing Overlay (AHO)?

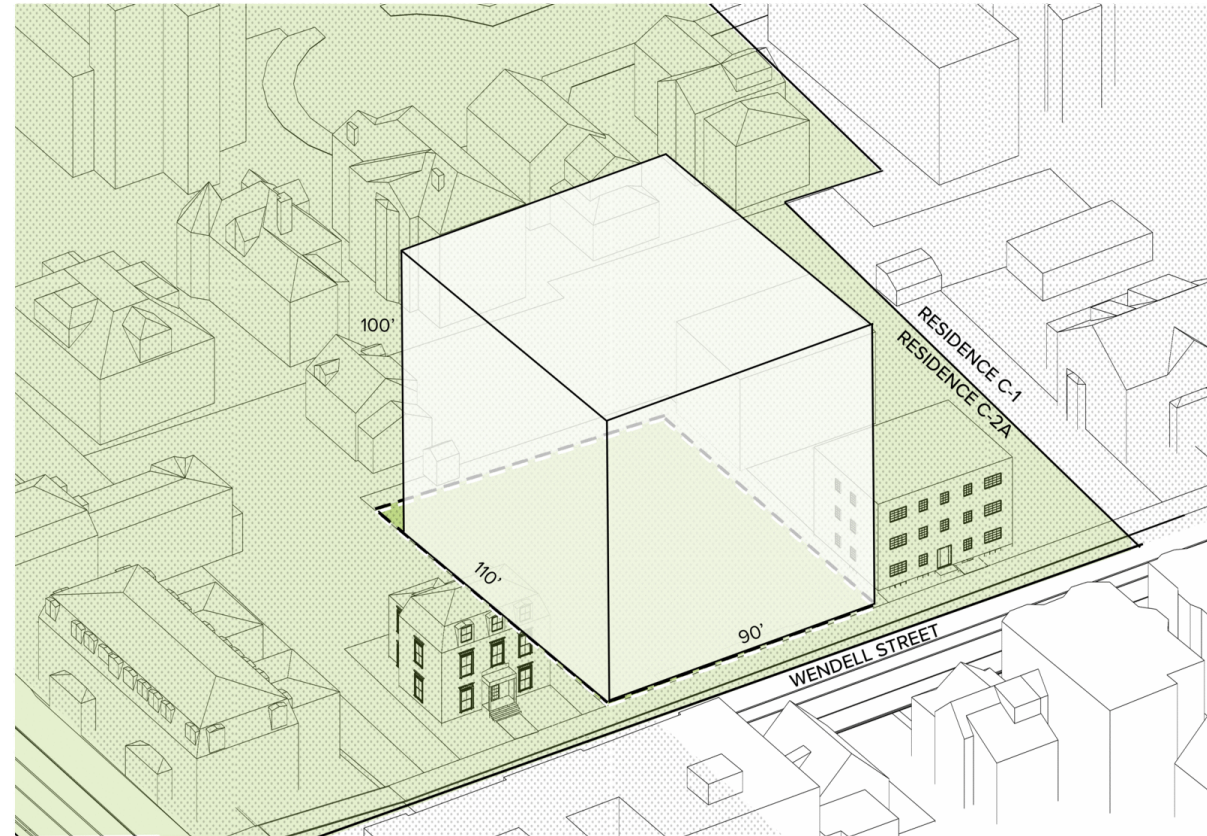
- Part of the **City of Cambridge Zoning Code**
- **“As-of-right”** 100% affordable housing
- **Majority 80% AMI**, up to **100% of AMI**
- Strict **design** guidelines
- **Yard and Structure Setback** requirements
- Allows additional **affordable housing**
- Focus on **sustainability**

Zoning District



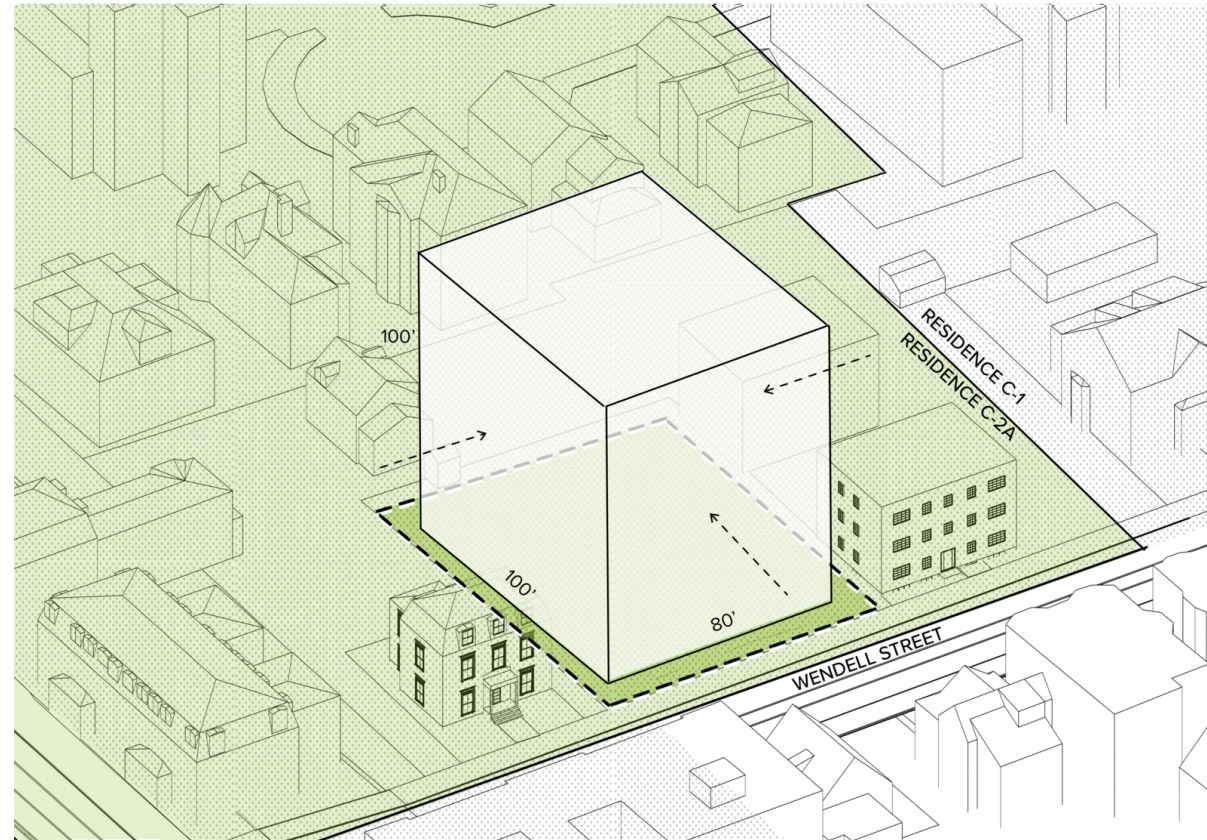
Allowable By-right (AHO)

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Diagrammed Modifications

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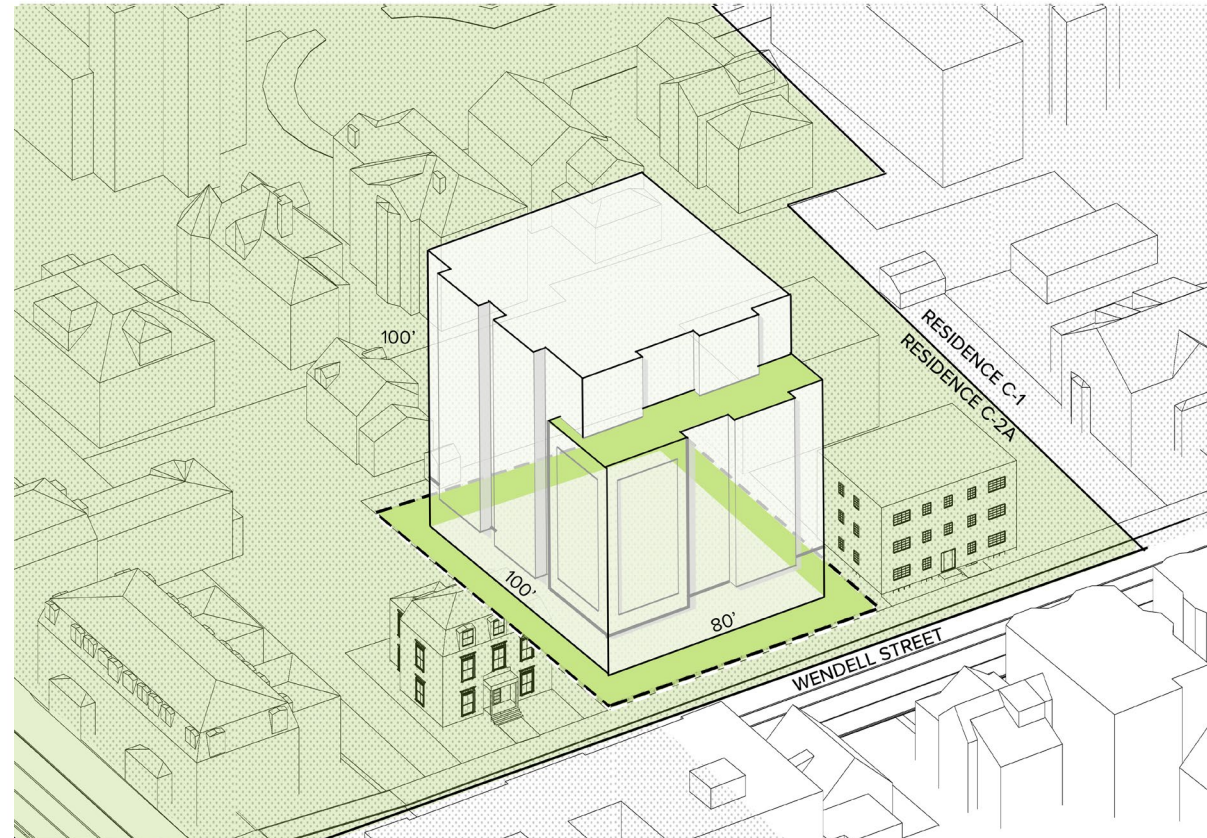


Design Tools:

- Setbacks
- Stepbacks
- Open Space
- Facade

Diagrammed Modifications

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- Design Tools:**
- Setbacks
 - Stepbacks
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Design Precedents

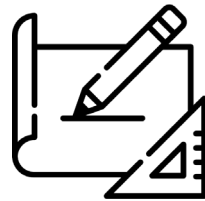
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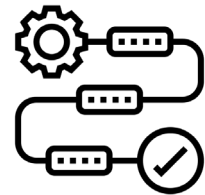
AHO Community Meetings

We will be scheduling a series of community engagement events in Spring 2024



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 the Planning Board who will work through the official AHO process to provide feedback



Housing Navigator

Database of income-restricted apartments throughout Massachusetts: <https://housingnavigatorma.org/>



Metro Housing Boston

With a broad array of programs and services, as well as an extensive network of property owners and fellow service providers, Metro Housing Boston works to address a wide range of housing-related issues, from preventing evictions and homelessness, to helping people find suitable homes, to making rent more affordable: <https://www.metrohousingboston.org/>.



City of Cambridge Housing Liaison

Established in 2019, staff in the Housing Liaison's Office assist residents to access and navigate affordable housing opportunities, and to obtain eviction prevention, tenant displacement, and other housing related resources and services: <https://www.cambridgema.gov/Departments/officeofthehousingliaison>



Cambridge Housing Authority

CHA provides rental housing and rental assistance for low-income families, seniors, and persons with disabilities: <https://cambridge-housing.org/applicants/>

Launching 30WendellStreet.com

More information coming soon.
Please subscribe for project updates

For any direct questions please email: info@homeownersrehab.org

Q&A Discussion

