

DEVELOPER RESOURCE TEAM

CONCORD HIGHLANDS



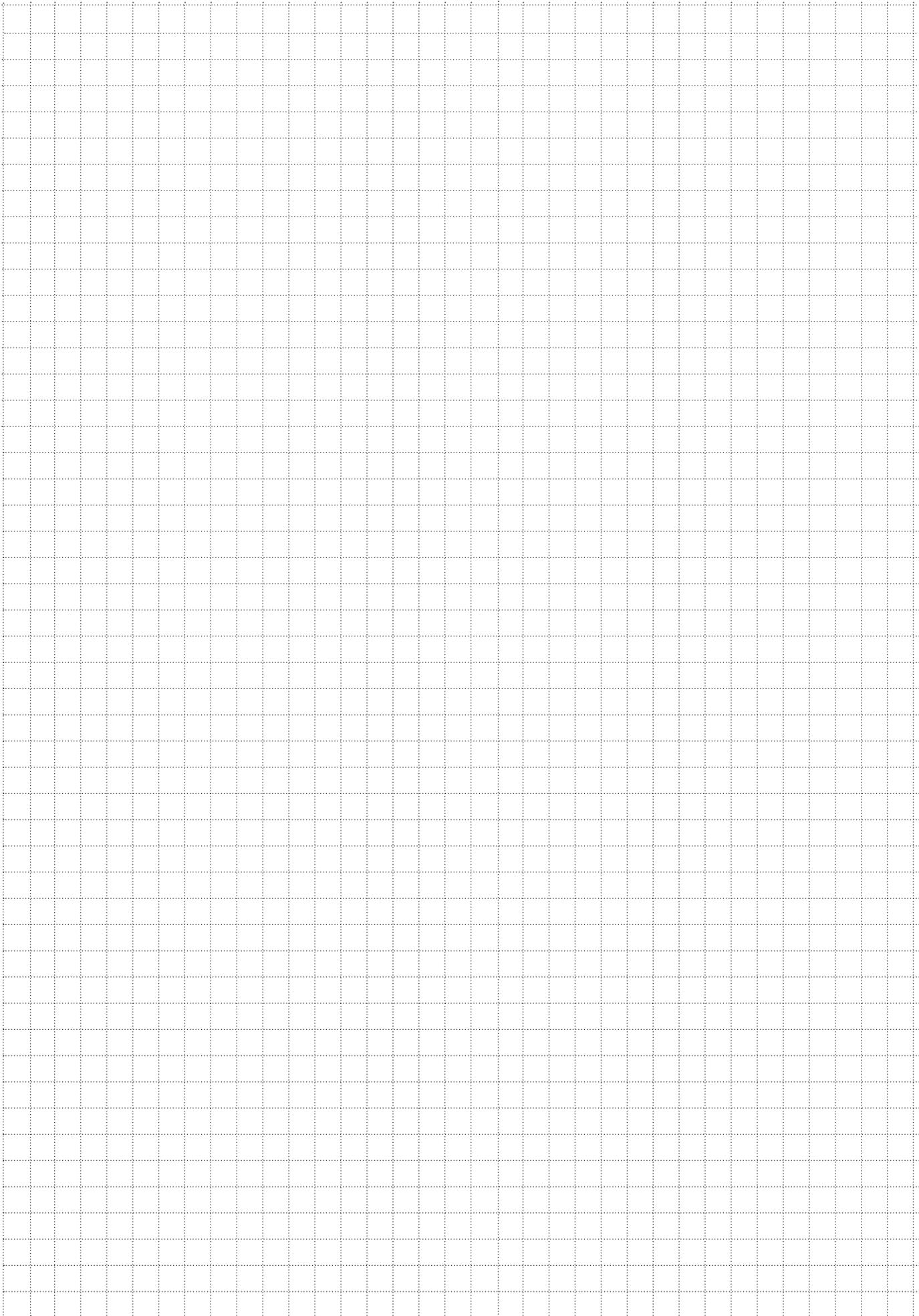
Homeowner's Rehab Inc. (HRI) Cambridge, MA



Jane Carbone is the Director of Housing for Homeowner's Rehab, Inc, a nonprofit affordable housing developer based in Cambridge, MA. Ms. Carbone has overseen the development of affordable rental and homeownership opportunities for Cambridge families at HRI since 1989. She coordinates all aspects of the project from predevelopment through construction. She works closely with the team during construction to ensure the project is on schedule, on budget and meets the specifications. Ms. Carbone also initiated the framework for HRI to incorporate sustainability in all their developments including a grant to "green" their existing housing stock which represents a portfolio of over 1,150 units and funding for renewable technologies in new and rehab construction projects.



Rebecca Schofield joined the HRI team as a Project Manager for housing development in July 2015 through the Kuehn Fellowship Program. The Program matches aspiring affordable housing developers with nonprofit host organizations in the metro Boston area for a two-year term. Before joining HRI, Rebecca focused on affordable housing policy and financing in her work with the Local Initiatives Support Corporation (LISC), a Community Development Financial Institution working to build sustainable communities through national-level campaigns and 31 local offices, and the Community Economic Development Assistance Corporation (CEDAC), a quasi-public CDFI that supports affordable housing, workforce development, and early childcare and education across Massachusetts.



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About Homeowner's Rehab Inc (HRI)

HRI's mission is to provide safe, affordable and sustainable housing to all regardless of age, race, income or identity. To date, HRI has developed over 1,500 units of housing, owns over 1,200 apartments, and 55,000 square feet of commercial space in Cambridge.

Project Description

671-675 Concord Avenue will be the largest, new construction affordable housing project built in Cambridge in over 40 years. On a one acre site, the project will provide 98 units of affordable housing for low income (up to 60% AMI), moderate income (61-80% AMI), and middle income (81-100% AMI) households. The project includes City of Cambridge resiliency measures and Active Design components, and follows Enterprise Green Communities guidelines. Due to the site's prior industrial use, environmental reports recommend that the soil remain undisturbed, so site development plans place most of the building and its features above grade.

Project Context

The project is located across from Fresh Pond Reservoir, which is a local destination for physical activity. It is also near a commercial center and an MBTA train stop. The City of Cambridge has targeted this area for long-term redevelopment. As a prominent site in what is currently an industrial/manufacturing district area, 671-675 Concord Avenue will help set a direction for the zone's transformation into a mixed-use neighborhood.

Institute Goals

- **Civil engineering**

HRI seeks ideas to innovatively and cost-effectively approach the incorporation of City requirements for storm water and sewage retention tanks, rainwater recapture for toilet flushing, and a phosphorous retention and treatment tank. These systems are challenging to design and costly, impacting both short-term equipment cost and long-term operating and maintenance costs.

- **Landscaping**

The building is designed on a podium with parking below. In order to include the number of parking spaces required, it is challenging to find other opportunities for green and open space. HRI would like ideas on how to reprogram any unused parking spaces for open space in the future.

- **Roof Deck**

HRI is planning a roof deck to provide additional accessible outdoor space, and would like new, creative ideas about programming the roof deck with a focus on creating community, educating residents and providing health benefits. They would also like to look at an efficient layout for the community room adjacent to the outdoor open space.

- **Common area**

Determine which amenities will support the program goals for healthy, active housing for their residents. How can HRI pay for those design improvements and programming needs over time?

- **Accessibility**

Address the challenge of the site being narrow and sloping down approximately 3 feet toward the back. The front entry and lobby must accommodate this slope, but these entries must also meet MAAB guidelines and be accessible to the Fire Department, etc.