



# THE REVITALIZATION OF JEFFERSON PARK FEDERAL

## PROJECT SUMMARY: CONTINUING REINVESTMENT IN THE NEIGHBORHOOD

Jefferson Park Federal was constructed in 1951. It consists of seven three-story walk-up buildings and one six-story elevator building totalling 175 apartments for families. The three-story buildings include apartments with living space in basements that lack proper waterproofing and ventilation, leading to increasing problems with sewer back-ups, excess moisture, and mold. Because of quickly deteriorating conditions in apartments with basement living space, the CHA relocated all 57 families in these units in 2018 and 2019, taking all apartments with basement living space offline. In addition to problems with basement units, all eight buildings suffer from failing underground utilities, building utilities, and building envelope systems, as well as poor ventilation.

Given these very poor existing conditions, rebuilding Jefferson Park is the only viable option for modernization given the state of the current buildings, but new construction provides unique opportunities. Situated on an over seven-acre site, addressing problems with the current site configuration will make more outdoor spaces available for resident use, increase accessibility and visitability, and allow for over 100 additional apartments. New construction will also allow for more resilient and sustainable buildings that will reduce carbon emissions and be better suited to adapt to a changing climate.



### Views of Jefferson Park Federal (left) and the CHA's recently completed Jefferson Park State (right)

The redevelopment of Jefferson Park Federal will align with the design, scale, and street grid of the neighboring Jefferson Park State on Ringe Avenue. A mixture of walk-up and elevator buildings, townhouses and flats, will allow for increased density while respecting the neighborhood and expanding green and open spaces for residents.

## WHAT'S HAPPENING NOW: JOIN THE FIRST VIRTUAL NEIGHBORHOOD MEETING



### When:

Tuesday, March 2, 2021 at 6pm

### Where:

On Zoom (<https://us02web.zoom.us/j/82996284196>),  
or (646) 558-8656  
Meeting ID: 829 9628 4196  
Passcode: 790750

We're beginning the neighborhood process for the Revitalization of Jefferson Park and we want to hear your ideas. Browse project information, project timeline, leave comments, and subscribe for updates on the project's community page:

[www.courb.co/jpfed](http://www.courb.co/jpfed)

## GOALS: PRESERVE, IMPROVE, EXPAND HOUSING OPTIONS

The CHA has identified the following initial redevelopment goals for Jefferson Park:

- » Build high-quality, affordable apartments for families in Cambridge through a range of building types
- » Replace the 57 offline units and increase the number of affordable apartments onsite
- » Integrate the site into the new Jefferson Park State property, surrounding neighborhood and street grid
- » Maximize living space in unit and building designs
- » Provide choice of unit size and type, with 40% of the units being 3-bedroom or larger
- » Provide variety of green and outdoor space
- » Create more resilient and sustainable buildings
- » Leverage federal, state, and local resources



Situated in the diverse neighborhood of North Cambridge, Jefferson Park's proximity to Alewife Station, bus connections, groceries, and recreational facilities makes it an ideal location for families.



### Inside the Existing Jefferson Park Federal (above)


Existing buildings include apartments with living space in basements that lack proper waterproofing and ventilation, leading to increasing problems with mold. In addition, all existing buildings suffer from failing building utilities such as deteriorating copper piping causing regular leaks and deteriorating sewer pipes and water mains causing flooding on site.

## DO YOU HAVE ANY QUESTIONS ABOUT THE PROJECT?

The Cambridge Housing Authority (CHA) provides long-term rental housing and rental assistance to more than 5,500+ low-income families, elders and disabled individuals, or almost 10% of the city population.

By focusing on policy innovation and family economic opportunities, CHA meets its mission: to develop and manage safe, good quality, affordable housing for low-income individuals and families in a manner that promotes citizenship, community, and self-reliance in one of the most expensive markets in the country.

[www.cambridge-housing.org](http://www.cambridge-housing.org)

 @CambHousing

For additional information,  
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[www.courb.co/jpfed](http://www.courb.co/jpfed)

**Join us for the first virtual neighborhood meeting!**

**Tuesday, March 2, 2021 at 6:00pm**

Zoom link and login information on front side