

**MEMORANDUM**

**To:** Cambridge Affordable Housing Trust  
**From:** Cassie Arnaud, Senior Manager of Housing Development  
Christine Yu, Associate Housing Planner  
**Date:** January 22, 2026  
**Re:** 28-30 Wendell Street – Planning Board AHO Design Consultation Report

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Homeowner’s Rehab, Inc. (HRI) has been working with staff from the Housing Department (Housing) and the Community Development Department (CDD) on its 28-30 Wendell Street development, which will create a new eight-story building containing 95 affordable rental units. The project recently completed the advisory design review process with the Planning Board under the Affordable Housing Overlay (AHO). The Planning Board held its two required advisory design consultations on August 5, 2025, and November 18, 2025.

The proposed design was favorably received by the Planning Board, which noted in its report that HRI was responsive to both staff and Board member comments, specifically regarding the rear courtyard design, façade changes, and adjustments to the cornices. The Planning Board offered other areas for HRI to look into, including adding visual interest to the ground floor and refining the over landscape plan.

The AHO requires that the results of the design review process be shared with the Affordable Housing Trust. The Planning Board report is attached and includes:

- Planning Board Final Report of AHO Design Consultation (12/11/2025), including:
  - CDD Staff Memo (11/12/2025);
- Planning Board Initial Report of AHO Design Consultation (8/5/2025), including:
  - CDD Staff Memo (7/30/2025); and,
  - DPW Staff Memo (7/29/2025).

**Project Overview:**

The development of 28-30 Wendell Street involves the new construction of an eight-story building under the provisions of the AHO. The 30 Wendell Street site presently is a tennis court and was purchased in November 2023. The 28 Wendell Street site currently contains a former dormitory and a vacant residential building and was acquired in June 2024. The development proposal involves the creation of 95 affordable rental units, of which approximately half of the units will be

age-restricted to seniors and the remaining half will be housing for families. Under HRI's AHO submission, all units will be affordable to households earning at or below 80% Area Median Income (AMI), of which some will be deeply affordable to those making up to 30% AMI.

More information on HRI's proposed development, including the materials that HRI submitted to the Planning Board and presentation materials, can be seen on the Housing Department's 28-30 Wendell Street project page at:

<https://www.cambridgema.gov/CDD/Projects/Housing/2830wendellstreet>.

Staff have received and are reviewing a Trust funding request from HRI to support the construction of this project. Staff expect to bring this request to an upcoming Trust meeting.