



★  
Walter W.  
Kolosha  
Square  
U.S. United States Army, WWII  
Born May 29, 1915  
Killed in Action August 15, 1944  
France

# Sacred Heart Renovation 49 E 6<sup>th</sup> Street

AHO Project Overview

July 27, 2021

# Presentation Overview

- Team introduction
- Project Goals & Overview
- Design Features
- Affordable Housing Overlay Process
- Q & A

# Sacred Heart Renovation



Preservation of  
Affordable Housing

URBAN SPACES



**Pears Design  
Resource LLC**

**Adams & Rafferty**

# Who We Are: The Team



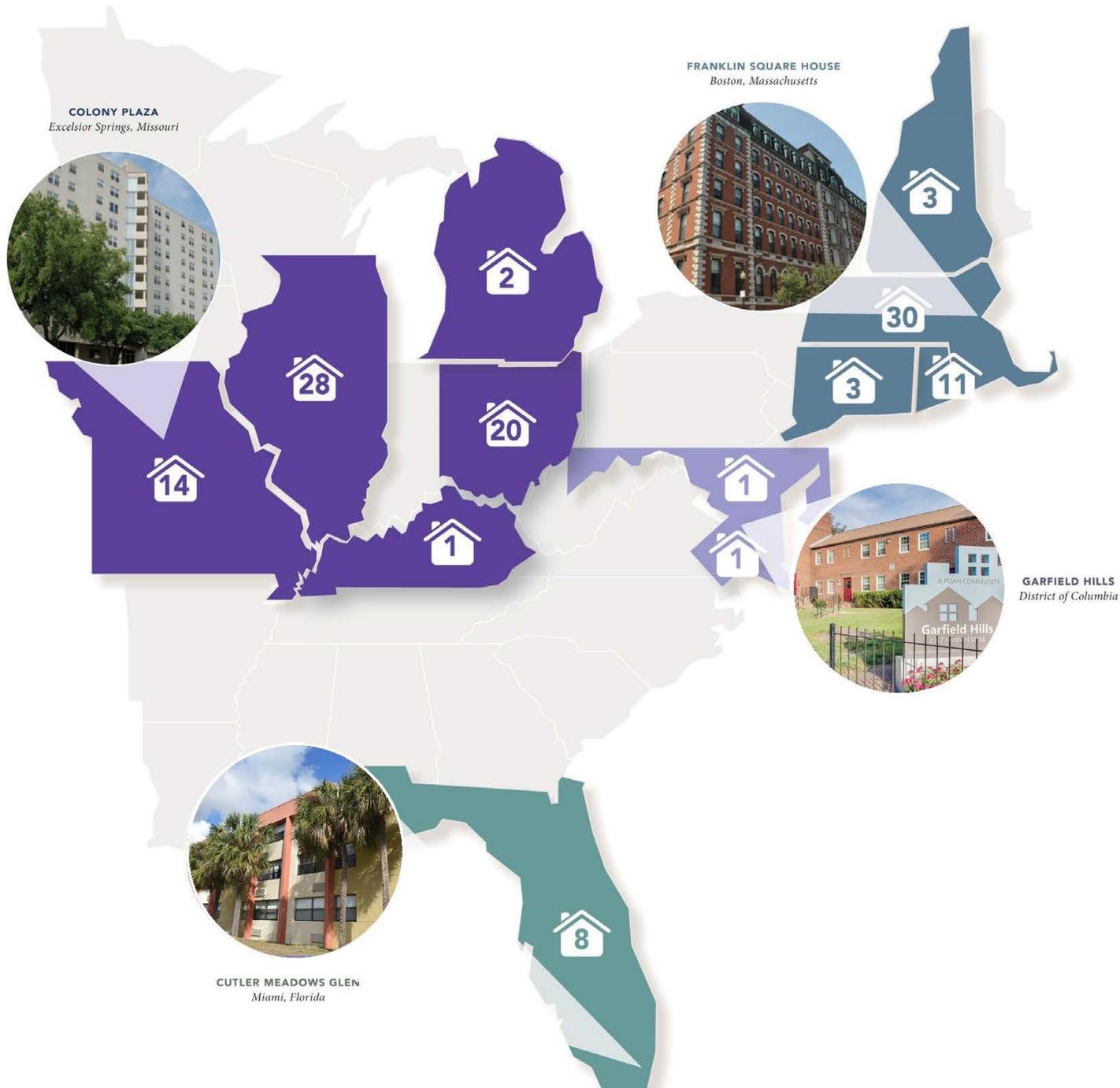
Preservation of  
Affordable Housing

**POAH** is a nonprofit organization whose mission is to preserve, create, and sustain affordable, healthy homes that support economic security and access to opportunity for all.





# Preservation of Affordable Housing



*Old Middletown High School Apartments*



*Billings Forge Apartments*



•**We Preserve Affordability.** POAH is committed to preserving at-risk affordable housing as an asset for today's residents and for future generations.

•**We Build for the Future.** POAH builds and renovates for long-term sustainability – both environmental and financial.

•**We Bring Creative Solutions.** POAH gets the deal done by applying expertise and creativity to overcome challenges and deliver value for all stakeholders.

•**We Foster Community.** POAH operates healthy communities of choice and has helped to revitalize entire neighborhoods.

•**We Invest in Our Residents.** POAH provides amenities and services to promote resident success and economic security.

**We Invest in Our Residents.** POAH provides services to promote resident success and economic security through a portfolio-wide approach that mobilizes every site team towards shared goals with residents and community partners in these 6 areas:



HOUSING



EMPLOYMENT



HEALTH



FINANCIAL STABILITY

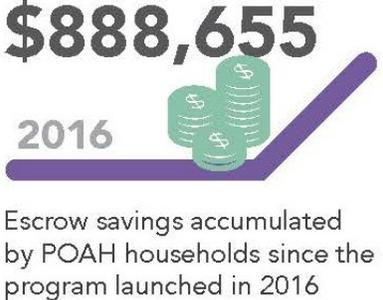
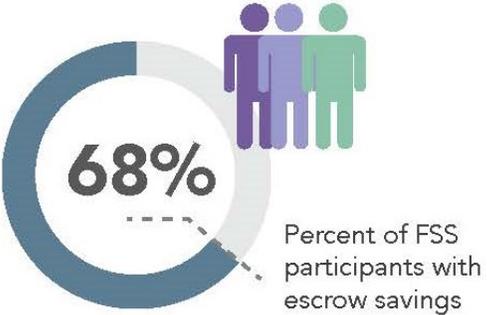


EDUCATION



COMMUNITY ENGAGEMENT

Part of the Community Impact Program, the Family Self-Sufficiency (FSS) program combines three key components in order to incentivize work and help participants build savings: stable affordable housing, one-on-one coaching to help participants achieve their employment and financial goals, and an escrow savings account tied to rental payments.



# Who We Are: The Team



Urban Spaces is a Cambridge-based real estate development company that creates residential and commercial buildings in close proximity to public transportation, universities, and employment hubs. Founded in 2004 by CEO Paul Ognibene, Urban Spaces has earned a regional reputation for award-winning developments that revitalize and enhance emerging and well-established neighborhoods.



*Dana Park Place in Cambridgeport*

Urban Spaces has a broad range of experience, including new construction, adaptive reuse, and historic preservation in both the private and public sectors. In addition to being an innovator, Urban Spaces has been influential in forecasting and advancing many of the important urban trends that we see today, such as micro-units, modular construction, and environmentally resilient design. Urban Spaces continues to make important contributions to enhance the urban fabric of its host communities.



*The Lancaster in Brighton*



*Flats on First in East Cambridge*

Gold Star Mothers Park  
(3 min walk)

Cambridge Public Schools  
(8 min walk)

Donnelly Field

SITE

CAMBRIDGE STREET

T

69	87
80	88



THORNDIKE STREET

(8 min walk)

Kennedy-Longfellow School



6th STREET

Ahern Field  
(5 min walk)

BINNEY STREET

T

(15 min walk)

# Sacred Heart Renovation

## Project Goals

- Create new housing affordable to low-income Cambridge residents through the adaptive re-use of an existing community asset.
- Maintain and honor the historic character and nature of the buildings to preserve the structures over the long-term.



# Sacred Heart Renovation

## Program Mix

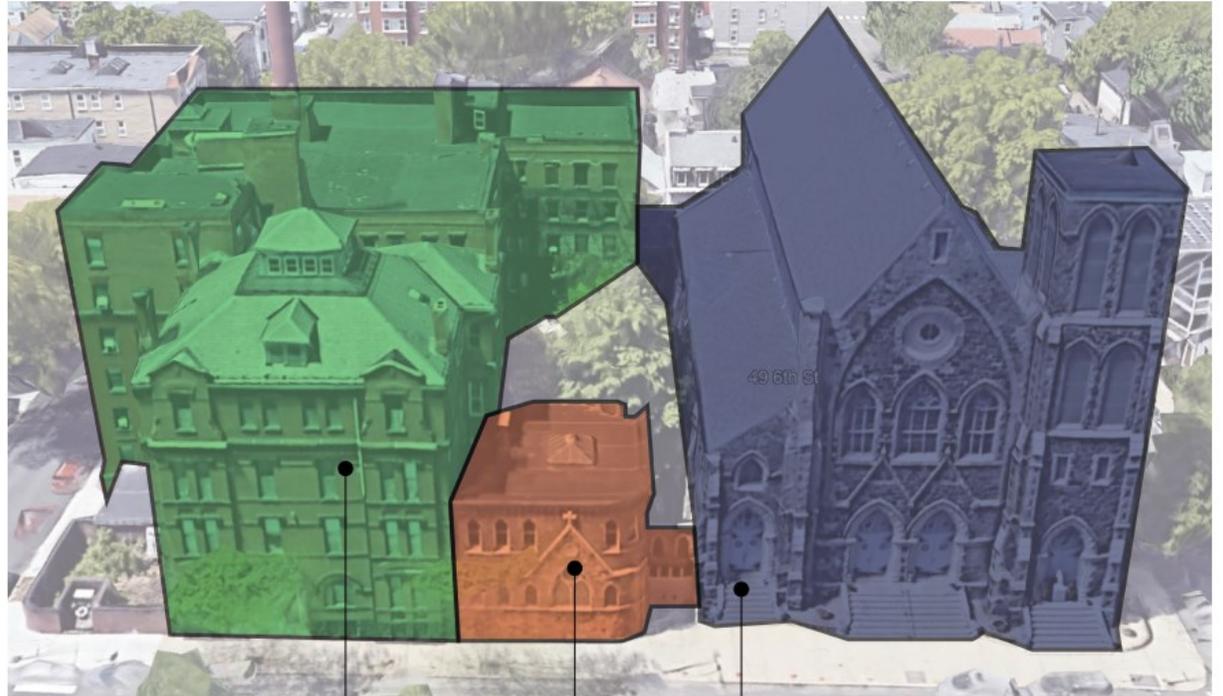
~ 46 units of 100% affordable housing

		Eligible Household Income	Rent
<b>Studio</b>	5	\$28,200 - \$75,200	\$705 - \$1,880
<b>1 BR</b>	13	\$32,220 - \$85,920	\$755 - \$2,014
<b>2 BR</b>	19	\$36,240 - \$96,420	\$906 - \$2,014
<b>3 BR</b>	9	\$40,260 - \$107,360	\$1,047 - \$2,792

# Sacred Heart Renovation



- 1874 - 1883 → CHURCH
- 1874 - 1883 → CHAPEL
- 1902 → CONVENT
- 1885 → RECTORY
- 1902 → SCHOOL



- 1874 - 1883 → CHURCH
- 2021 → CHAPEL BUILDING W/RECTORY
- 2021 → AFFORDABLE MULTIFAMILY HOUSING

# Sacred Heart Renovation

## Historic Elements to be maintained



# Sacred Heart Renovation

## Historic Elements to be maintained



# Sacred Heart Renovation

## Affordable Housing Overlay Process

- Community Meeting #1: Present site context
- Community Meeting #2: Present preliminary designs and receive feedback
- Assemble Planning Board Submission
- Design Consultation with the Planning Board for adherence with the Design Guidelines of the AHO
- Submit revised Planning Board Report, prior to issuance of Final Report
- Assemble funding for Q4 2022 construction start





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Pinciaro  
Square



DO NOT  
ENTER

Q&A



# Reserve slides

