

Four Mellen Website – FAQ Page

1. Where is Four Mellen located?

Four Mellen Street is located between Harvard and Porter Squares, at the corner of Massachusetts Avenue and Mellen Street. The property is near both Harvard and Porter Square MBTA Red Line stations, directly on Bus Routes 77 & 96, and adjacent to bike lanes on Mass Ave.

2. What amenities does the building offer?

Residents will enjoy a multipurpose community room, front entrance patio, landscaped outdoor space, and secure bicycle parking. The property is serviced by an elevator, which connects both the historic mansion and new building. The property will be professionally managed, with maintenance from an experienced team that supports HRI's portfolio of properties.

3. When will I be able to apply?

The Application period for the lottery is June 1, 2026 – July 31, 2026. After the lottery application period, applications will continue to be accepted for a secondary wait list.

4. What are the income restrictions?

All 29 units have some type of income restriction. Please see the table below. [reference income table Wingate will complete]

5. Will I need to income certify?

Yes, once you are determined eligible and are selected for an apartment at Four Mellen through a lottery, a household's income (all members) will be evaluated prior to move-in to confirm eligibility. Most residents will be recertified annually by building management staff after move-in based on your move-in date, and some households will qualify for re-certification every other year.

6. How does the lottery work?

On August 13th, the management company will be conducting a lottery for all households who submitted their applications during the June 1st - July 31st application period.

Households are selected by a random lottery and by local preferences identified on the application. Applicants will be notified if they are selected and will need to verify information on their application.

7. Can I live at the building with a voucher?

Yes, voucher holders are welcome to apply. Please be advised: Applicant households with a mobile voucher who are applying for a unit that includes a project-based rental subsidy will be required by their voucher agency to relinquish their mobile voucher.

8. Do I need a voucher to apply?

No, you do not need a voucher to apply.

9. What types of utilities are available?

All in-unit base electricity is paid for by the tenant. Water costs are included in the unit's rent. Heating, cooling, and hot water are paid for by the owner. If you have a mobile or project-based voucher (Section 8), you will also receive a Utility Allowance from the Housing Authority.

10. What programs and resident services are available?

Four Mellen will have an on-site, part-time Community Engagement Coordinator to provide individual household support, facilitate on site programming and help residents navigate services, benefits and program opportunities.

HRI's Community Engagement department offers the following programs to all HRI residents:

- College Scholarship
- Financial Capability, matched savings programs, credit and debt management
- Leadership and volunteering opportunities
- Food Security programs
- Service coordination, assistance with benefits
- Tenancy preservation

11. Will the building provide a sustainable living environment?

Four Mellen's new construction building will be [Passive House](#) certified, and both the new building and the historic mansion will be certified to [Enterprise Green Communities](#) standards. The building aims to provide residents with a sustainable living environment by using high-performance mechanical and ventilation systems and low-flow water fixtures. The structure has an extremely energy-efficient building envelope and solar panels on the roof.

12. Is there car/bike parking?

The development will have secure bicycle parking in the basement of the historic mansion and visitor bike parking at the main entrance. There is no off-street vehicular parking at the site. Residents are able to apply for an on-street parking permit from Cambridge if needed.