Presentation Overview

- Introduction to Just A Start
- Site and Project Goals
- Conceptual Project Design
- Peter Valentine’s Legacy
- Next Steps
- Q&A
VISION
An equitable community where everyone can secure a solid economic foundation.

MISSION
To promote equity by creating access to stable housing and building pathways to economic opportunity.

To achieve this, Just A Start:
• Builds and operates affordable housing
• Expands and preserves affordable homeownership opportunities
• Renovates privately owned low- to middle-income housing
• Stabilizes at-risk tenancies
• Educates and trains low-income community members
37 Brookline St.
Property
37 Brookline St.
Project Goals

• Create new affordable family housing
• Respect the history of the site and Peter Valentine
• Create cost-effective design
• Integrate sustainability and energy efficiency
Affordable Housing
City of Cambridge

Housing Cost Burden Among Cambridge Renters

49% of renter households in Cambridge are cost-burdened families.

U.S. Department of Housing and Urban Development (HUD) defines cost-burdened families as those who pay more than 30 percent of their income for housing.

Sources:
HUD User
CHAS (comprehensive Housing Affordability Strategy Data, HUD)
37 Brookline St.
Challenges

- Water damage and structural issues
- Difficult to add additional affordable housing
- Challenges with flood/climate goals
37 Brookline St.
Affordable Housing Concept

Proposed Concept:

- New 4-story building
- 13 affordable apartments
- Household incomes 60% AMI
- 1 and 2-bedroom apartments
37 Brookline St.
Site Plan
37 Brookline St.
Conceptual Building Design
Second Floor
37 Brookline St. Conceptual Design
37 Brookline St.
Conceptual Building Design
Passive House standards create buildings that maintain a comfortable indoor environment with very low operating energy.

- High-performance envelope
- Energy efficient mechanical systems
- Renewable Energy
Peter Valentine’s Legacy

“I didn’t do the Fence for it to receive historical recognition. I did it because there was nothing in the immediate world that I continually moved through, that possessed the specific way I designed things or the specific way I thought about life or that revealed my understanding of how the design of the environment people live in affects the quality of their lives.”
Options for Expressing Peter Valentine’s Legacy

- **Fence Preservation:** Assist community in preserving the Valentine Fence Art
- **Building Design:** Include colors and details that reflect Peter Valentine’s aesthetic and the existing building.
- **Public Art:** Include a mural on a section of the building façade.
- **Historic Marker:** Provide information about Peter’s life and impact on Cambridge.
37 Brookline St.
Color Concept
37 Brookline St.
Public Art Concept
37 Brookline St.
Public Art Concept
Projected Timeline

Winter ‘23 – Spring ‘24  Community Meetings
Summer ‘24  Submit for Historic Review
Mid-Summer ‘24  Initial Affordable Housing Overlay (AHO) Submission
Fall ‘24  State and City financing applications
Spring’25  Financial Closing
Fall ‘25  Construction Start
Next Steps

Community Process

What would you like to see discussed at future meetings?

• Summer 2024 – Community Meeting #2
• Fall 2024 – Community Meeting #3
• Winter 2024 – Community Meeting #4
Q&A

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Thank you!

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HUD 2024 Income Limits for Boston/Cambridge MSA

13 apartments at 60% of Area Median Income

**Proposed Mix:**
1 BR  8  
2 BR  5  
**TOTAL** 13

**Affordable Rents**

<table>
<thead>
<tr>
<th>Area Median Income</th>
<th>1 Person</th>
<th>2 Persons</th>
<th>3 Persons</th>
<th>4 Persons</th>
<th>5 Persons</th>
<th>6 Persons</th>
<th>7 Persons</th>
<th>8 Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>60%</td>
<td>62,340</td>
<td>47,280</td>
<td>80,160</td>
<td>89,040</td>
<td>96,180</td>
<td>103,320</td>
<td>110,460</td>
<td>117,540</td>
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**Median Income for a Family of four $148,900 year**

**HUD Max Rents, before utilities**

<table>
<thead>
<tr>
<th>Affordable Rents</th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
<th>5 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>60%</td>
<td>1,558.50</td>
<td>1,670.00</td>
<td>2,004.00</td>
<td>2,315.25</td>
<td>2,583.00</td>
<td>2,850.00</td>
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