



37 Brookline

Community Meeting
April 25th, 2024



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





View from Franklin St.



View from Brookline St.

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%

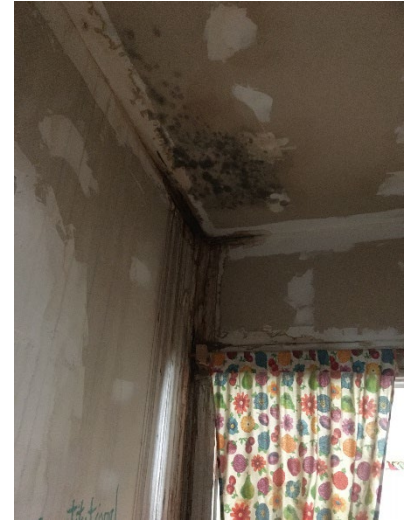
of renter households in Cambridge are cost-burdened families.

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

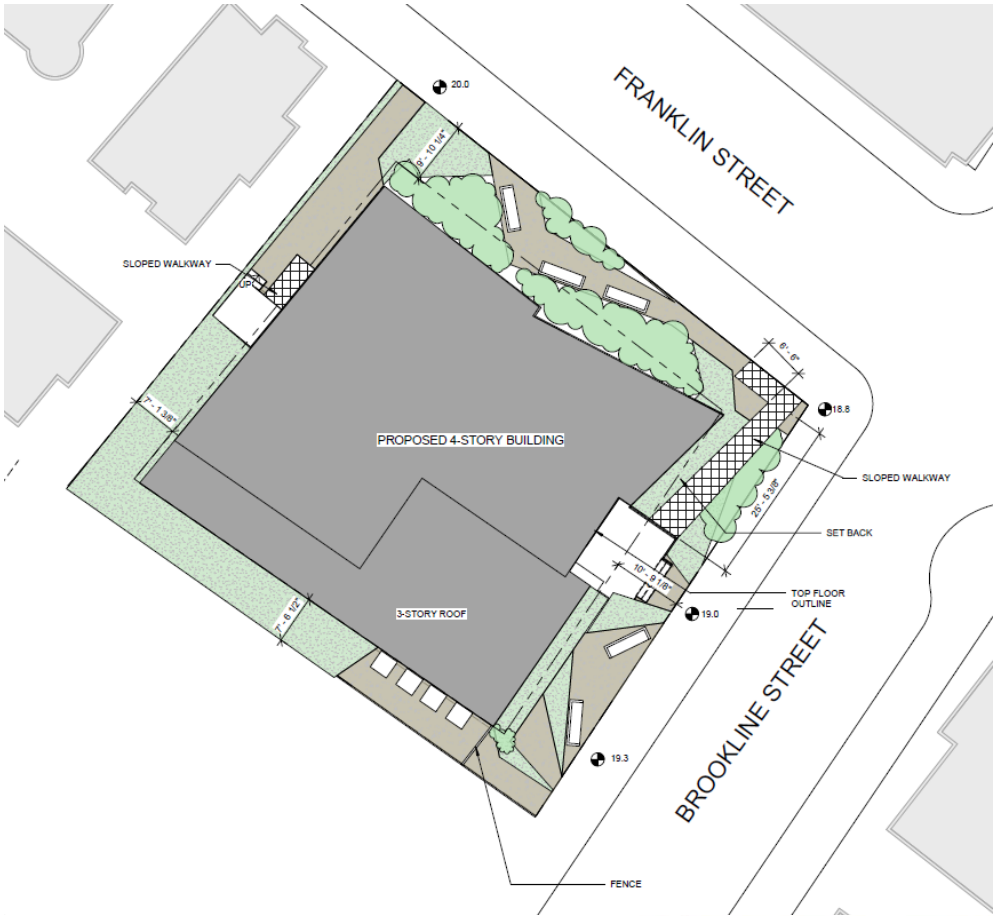


37 Brookline St. Affordable Housing Concept

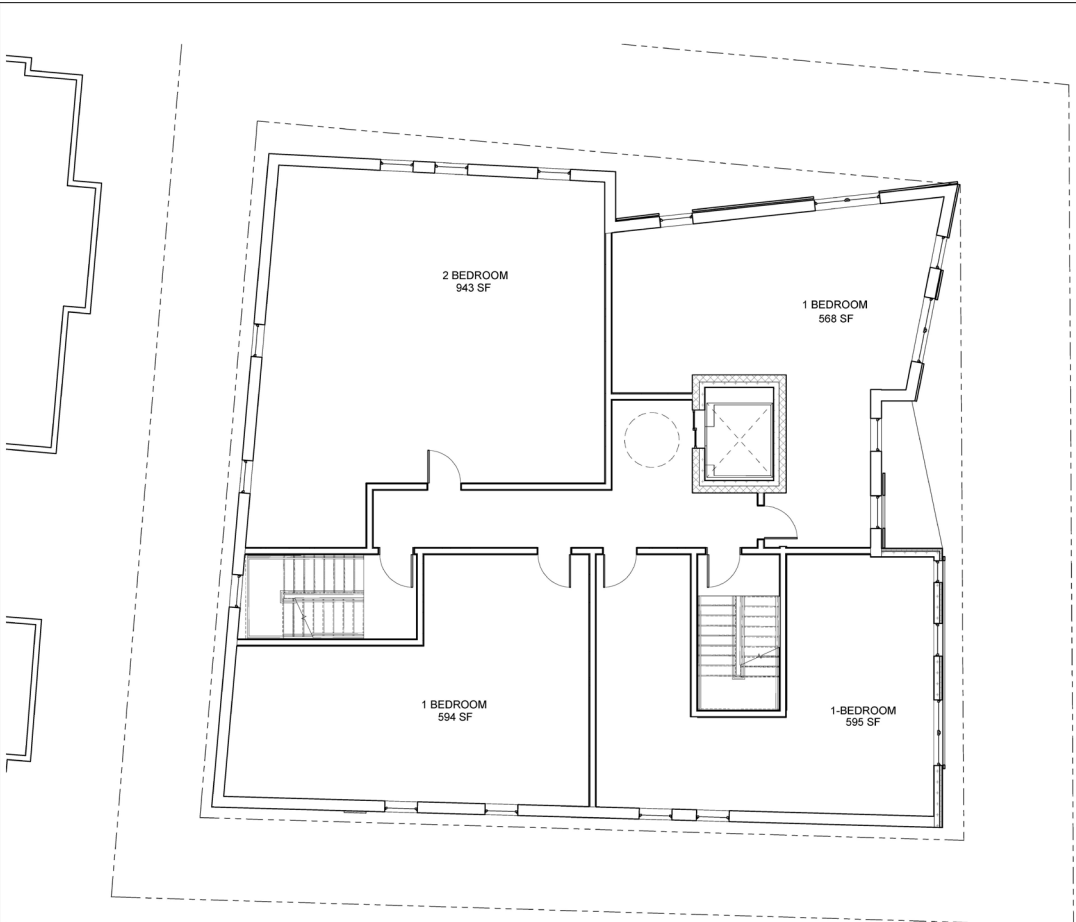
Proposed Concept:

- 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



Sustainability

Passive House



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



Next Steps

- Summer 2024–
Community Meeting #2
- Fall 2024 – Community
Meeting #3
- Winter 2024 –
Community Meeting #4

Community Process

What would you like to see discussed at future meetings?

Q&A

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Thank you!

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37 Brookline Affordability

13 apartments at 60% of
Area Median Income

Proposed Mix:

1 BR 8

2 BR 5

TOTAL 13



HUD 2024 Income Limits for Boston/Cambridge MSA

Area Median Income	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
60%	62,340	47,280	80,160	89,040	96,180	103,320	110,460	117,540

**Median Income for a Family of four \$148,900 year

HUD Max Rents, before utilities

Affordable Rents	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
60%	1,558.50	1,670.00	2,004.00	2,315.25	2,583.00	2,850.00