



37 Brookline Street

Affordable Rental Units

AHO 1st Community Meeting
July 10, 2024

Presentation Overview

- Introduction to Project Team
- Site
- Architectural Design
- Questions from Earlier Meeting
- Timeline
- Questions and discussion



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



DAVIS SQUARE ARCHITECTS

DAVIS SQUARE ARCHITECTS, INC.

MULTI-FAMILY HOUSING



OVER 30 YEARS OF
MULTI-FAMILY HOUSING
AND COMMUNITIES



Our mission is to create quality design, to develop vibrant communities, with form and function in the global marketplace. Design solutions are our strength, and the realization of our clients' vision is our passion. Our firm's commitment to the highest quality of service and design will always be behind the scenes, keeping the focus on creating quality, livable housing.

DAVIS SQUARE ARCHITECTS, INC.

SUSTAINABLE DESIGN



COMMITTED TO THE
GREENING OF OUR
COMMUNITIES



We are committed to sustainable design practices and green design, as well as all of the advantages of these practices. At the start of every project, we perform a sustainability assessment, and we work with our clients to identify and develop the most effective design, green, and low-carbon building strategies. Our commitment to green design is a goal, not just a buzzword. We are committed to energy efficiency, water conservation, and other sustainable design practices. We are committed to the highest quality of service and design, and we are committed to the highest quality of service and design.

37 Brookline St. Property



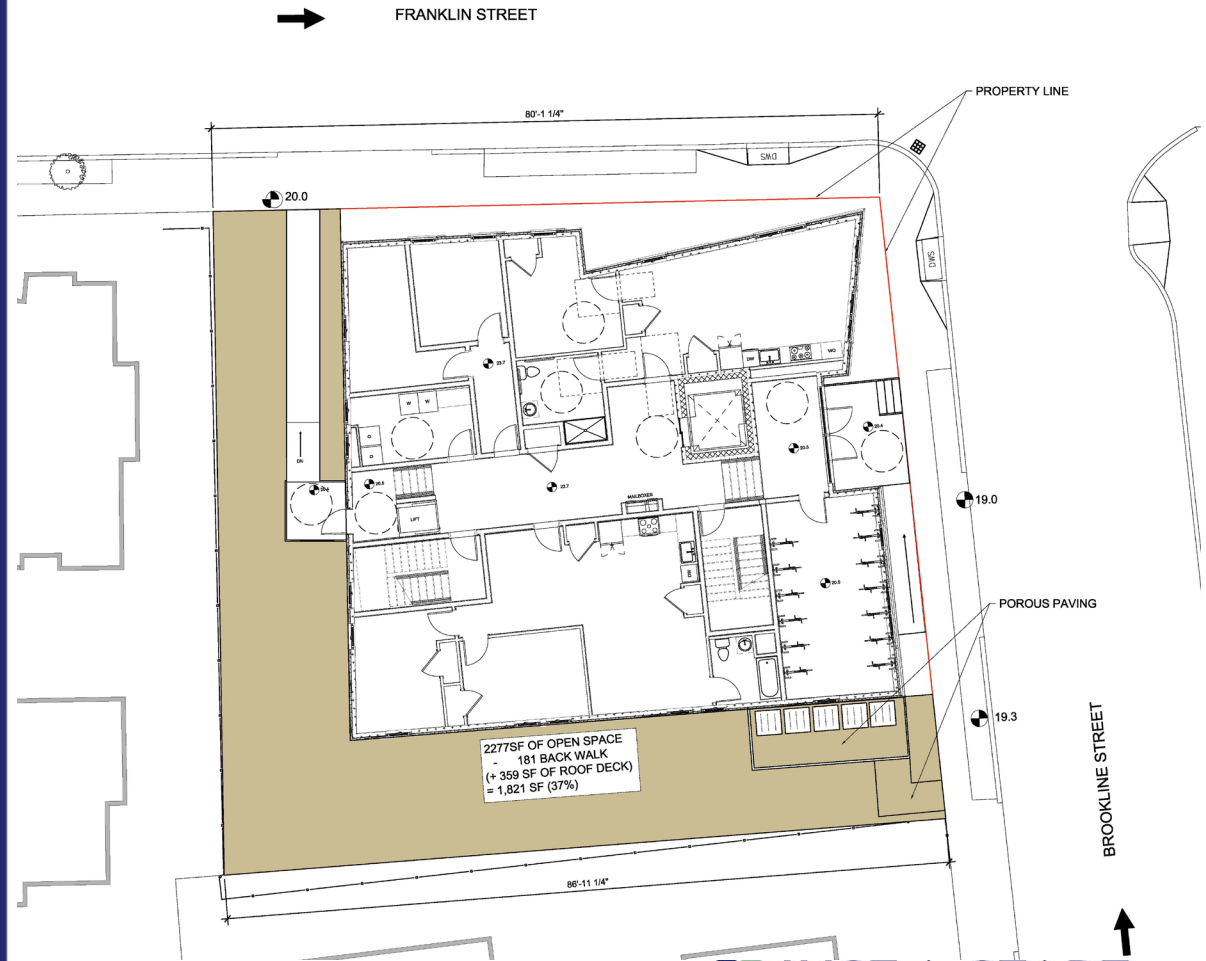
37 Brookline St. Program

Proposed Concept:

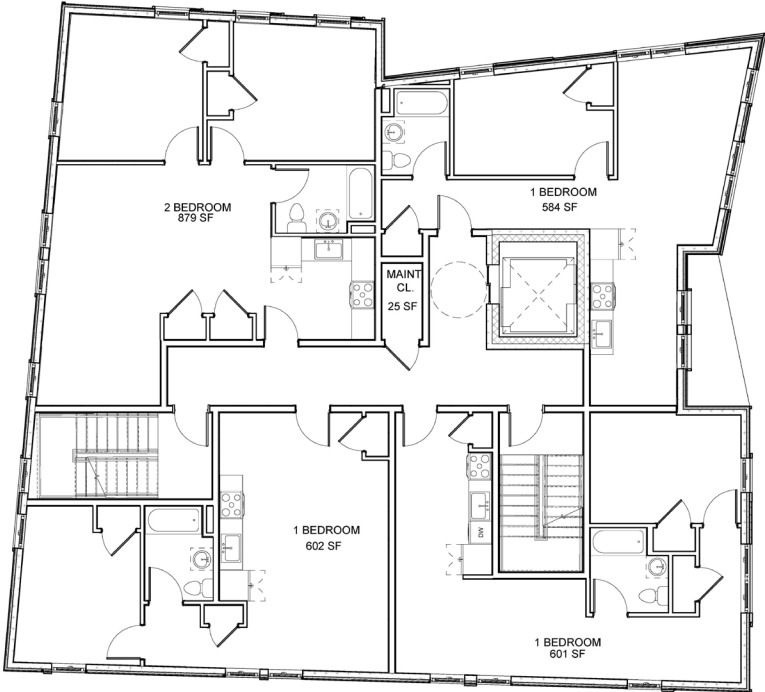
- New 4-story building
- 13 affordable apartments
- Household incomes 60% AMI
- 1 and 2-bedroom apartments

Architectural Design

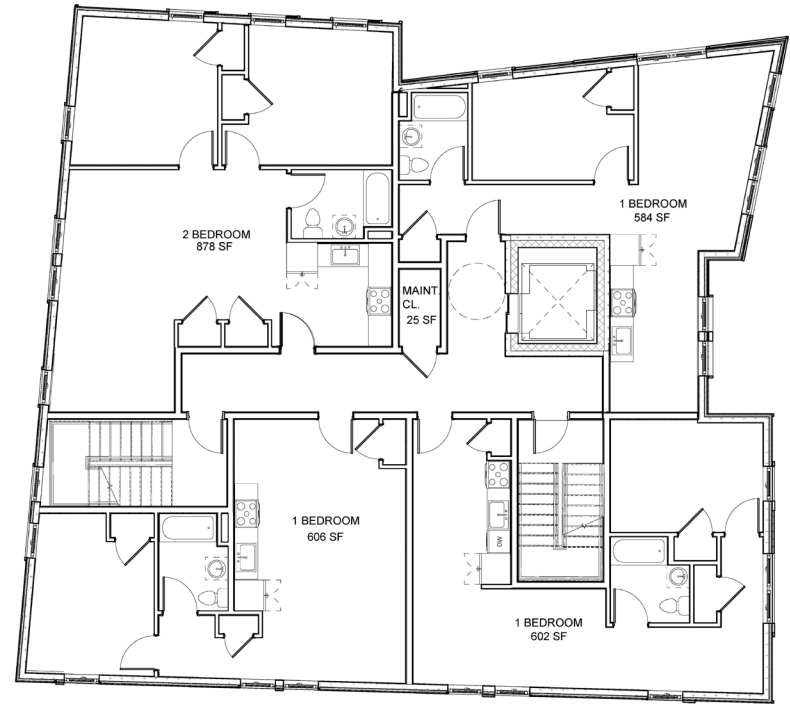
37 Brookline St. Site Plan



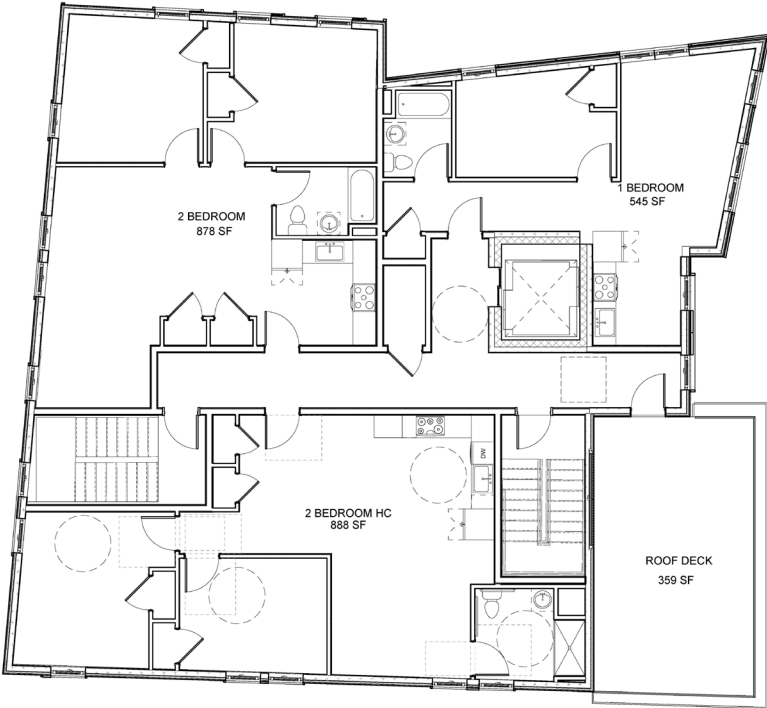
37 Brookline St. Second Floor



37 Brookline St. Third Floor



37 Brookline St. Fourth Floor



37 Brookline St. view



Franklin St. View



**Franklin St.
View
with mural**



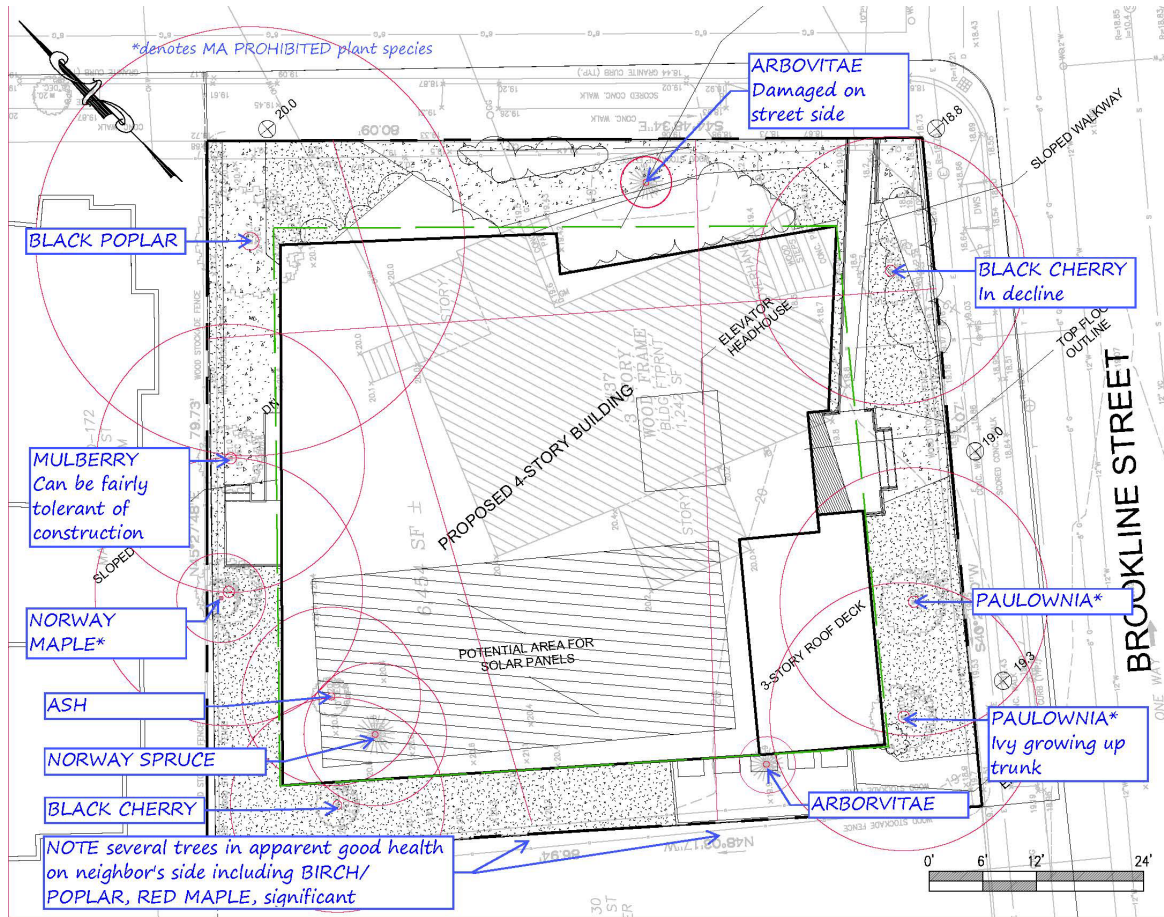
Follow up from April 25th

37 Brookline St.

Green Space and trees

“What will happen with the existing trees?”

37 Brookline St. Tree Inventory



37 Brookline St.

Trees on Brookline Ave are invasive species or in decline.

Need Arborist review of existing trees at rear of site.

- Tree health
- Hardiness to construction
- Proximity to building

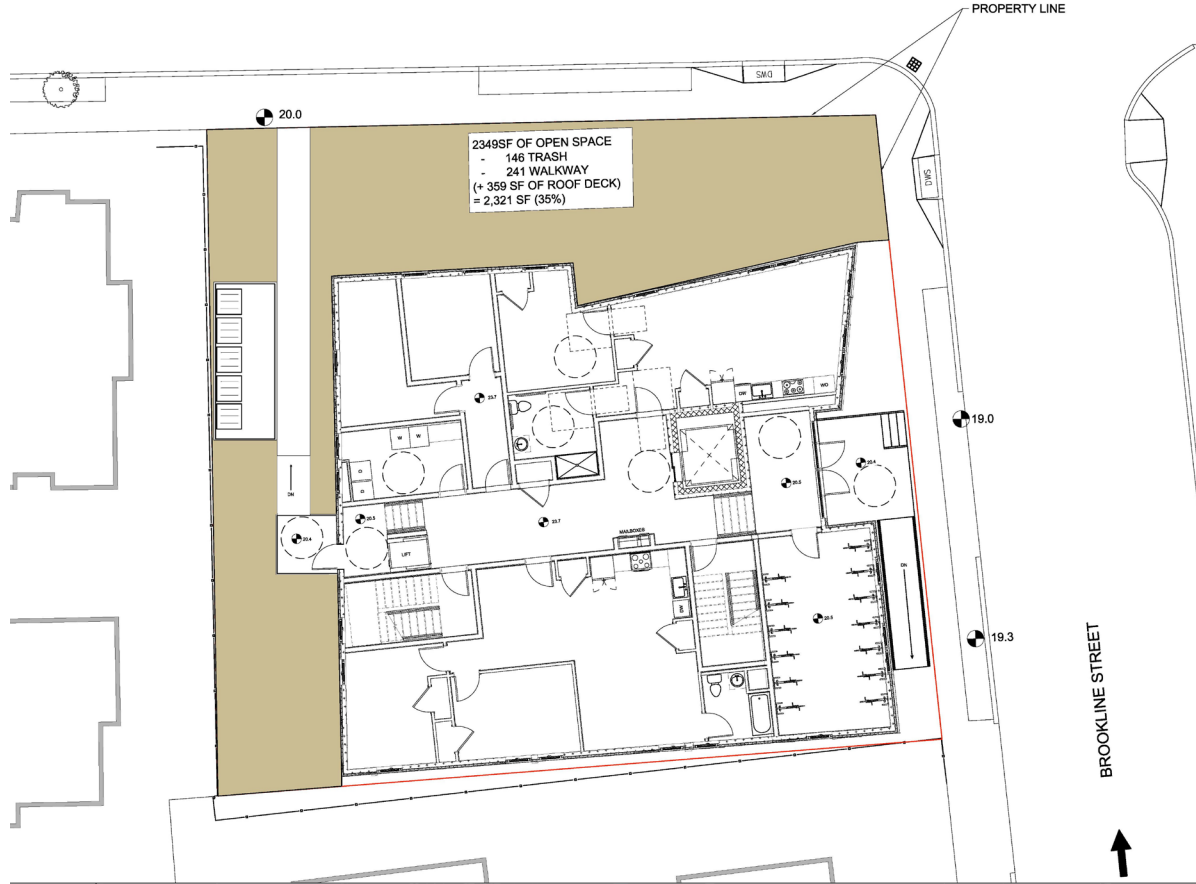
Develop landscaping plan with replacement plantings.

37 Brookline St.

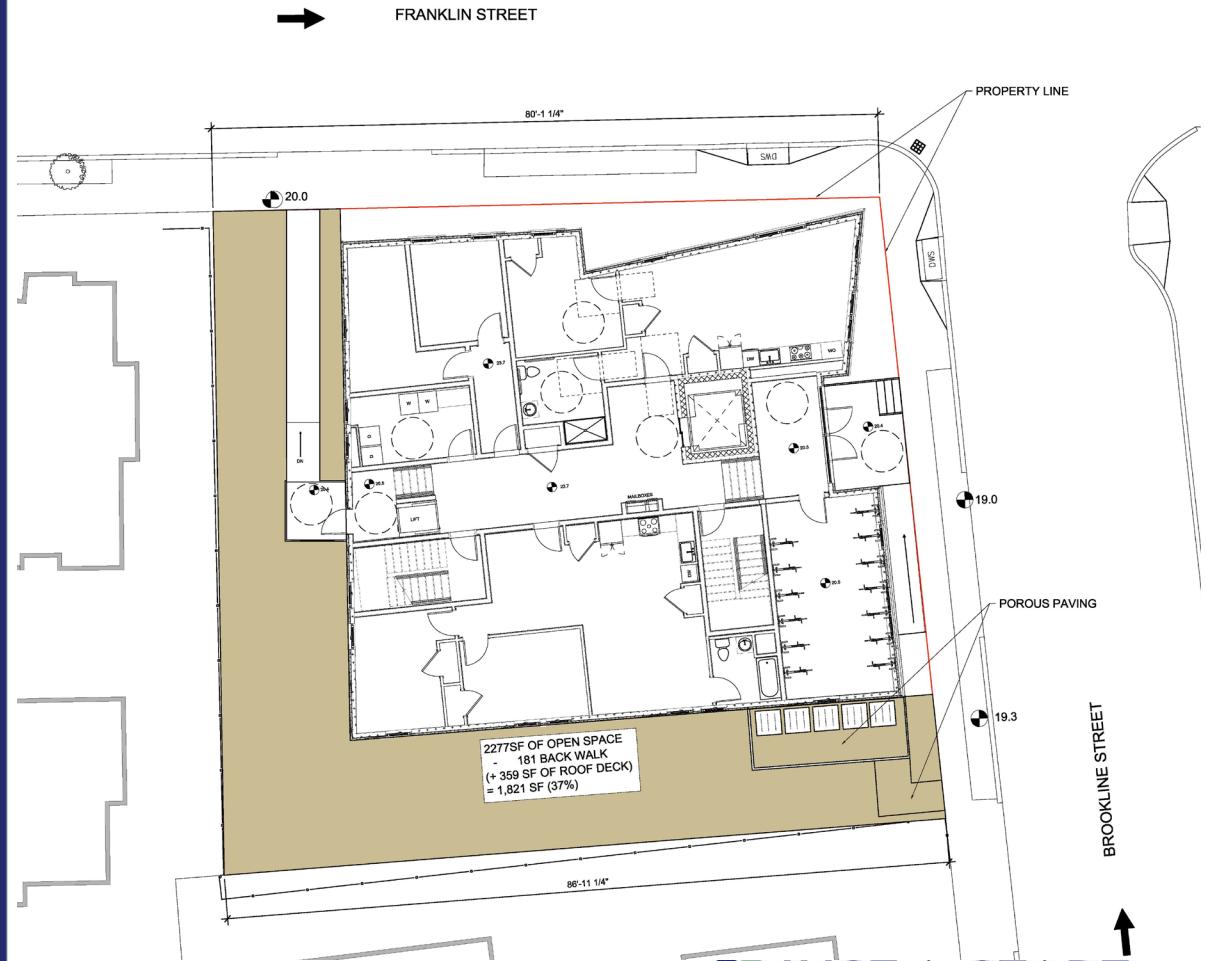
Building Site Plan

Can the building be farther away from the lot line?

37 Brookline St. Site Plan Option 1



37 Brookline St. Site Plan Option 2



Next Steps

- **July 10, 2024 – 1st AHO Community Meeting**
- **August 2024 – 2nd AHO Community Meeting**
- **Fall 2024, Public Planning Meetings**

Do you have Feedback on design and site options?

What would you like to see discussed at future meetings?

Projected Timeline

April 25th'24

Meet & Greet Community Meeting

July 10th '24

1st AHO Community Meeting

Summer '24

Submit for Historic Review

August '24

2nd AHO Community Meeting

Fall '24

Initial Affordable Housing Overlay
(AHO) Submission

Fall '24
February 2025

Planning board hearings
Financing applications

Late 2025

Construction Start

Q&A



@JustAStartCorp | www.justastart.org

Yolanda Gilibert, Project Manager
yolandagilibert@justastart.org
617-681-4753

Noah Sawyer, Director of Real Estate
noahsawyer@justastart.org
617-918-7516

Thank you!



@JustAStartCorp | www.justastart.org

Yolanda Gilibert, Project Manager
yolandagilibert@justastart.org
617-681-4753

Noah Sawyer, Director of Real Estate
noahsawyer@justastart.org
617-918-7516

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%	68,520	78,360	88,140	97,920	105,780	113,640	121,440	129,240

**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