



# 24 Webster

Community Meeting #1  
October 17, 2022



# Presentation Overview

- Introduction to Project Team
- Site
- Project Goals: Affordability & Sustainability
- Project Design
- Timeline
- Community feedback, 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** affordable housing
- **Supplies** rental units for low- to moderate-income community members
- **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



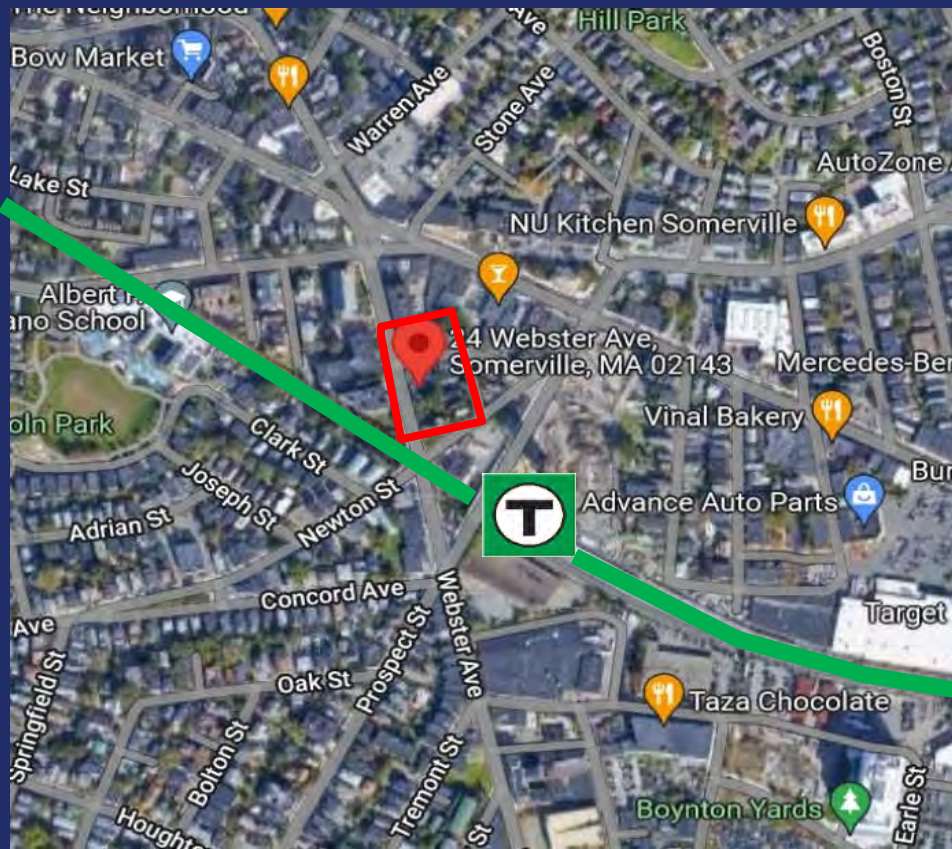
## Somerville Partnerships

- 6 affordable units at 301 Medford Street
- Mediation and Housing Stabilization Services
- Rental and Security Deposit Assistance
- Biomedical and IT Career Training
- Youthbuild

# Icon Architecture

- Women-owned business enterprise
- Sustainable Design
- Affordable Housing





## 24 Webster Goals



- Expand **affordable family housing** opportunities in Somerville
- **Enhance Webster Avenue** with an engaging frontage
- Build **energy-efficient** and climate-resilient housing

## Affordable Housing in Somerville



### Housing Cost Burden Among Somerville Renters

**37%** of all Somerville Renters are Cost Burdened

**72.6%** of Somerville Renters making below 30% of the Area Median Income (AMI) are cost Burdened

**77.3%** of Somerville Renters making between 31-50% AMI are cost burdened

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.



# 24 Webster Affordability

6 apartments at 30%  
35 apartments at 60%

## Proposed Mix:

Studio	3
1 BR	12
2 BR	15
3 BR	11
<b>TOTAL</b>	<b>41</b>

## HUD 2022 Income Limits

	Studio	1 BR	2 BR	3 BR
30%	\$29,450	\$31,550	\$37,850	\$43,750
60%	\$58,920	\$63,120	\$75,720	\$87,510

## Max Rents, before utilities

	Studio	1 BR	2 BR	3 BR
30%	30% of income	30% of income	30% of income	30% of income
60%	\$1,473	\$1,578	\$1,893	\$2,188

# Sustainability



## Passive House

Passive House standards create buildings that maintain a comfortable indoor environment with very low operating energy.

This is generally achieved through:

- A high performance envelope
- Energy efficient mechanical systems
- Renewable Energy

**Just A Start's Squirrelwood project is one of the top performing multifamily Passive House projects in the country.**



## Design Concept



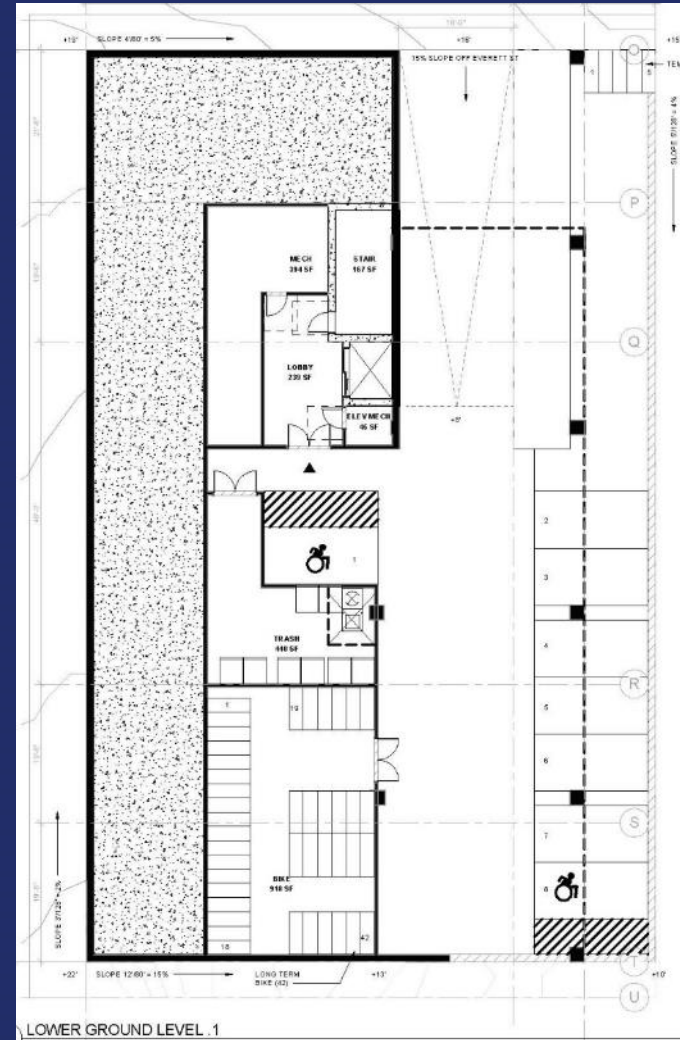
### Design:

- 41 Apartments, focused on 2BR and 3BR units
- Seven stories possible under the Affordable Housing Overlay
- Preservation of key Historic Features
- First floor commercial space

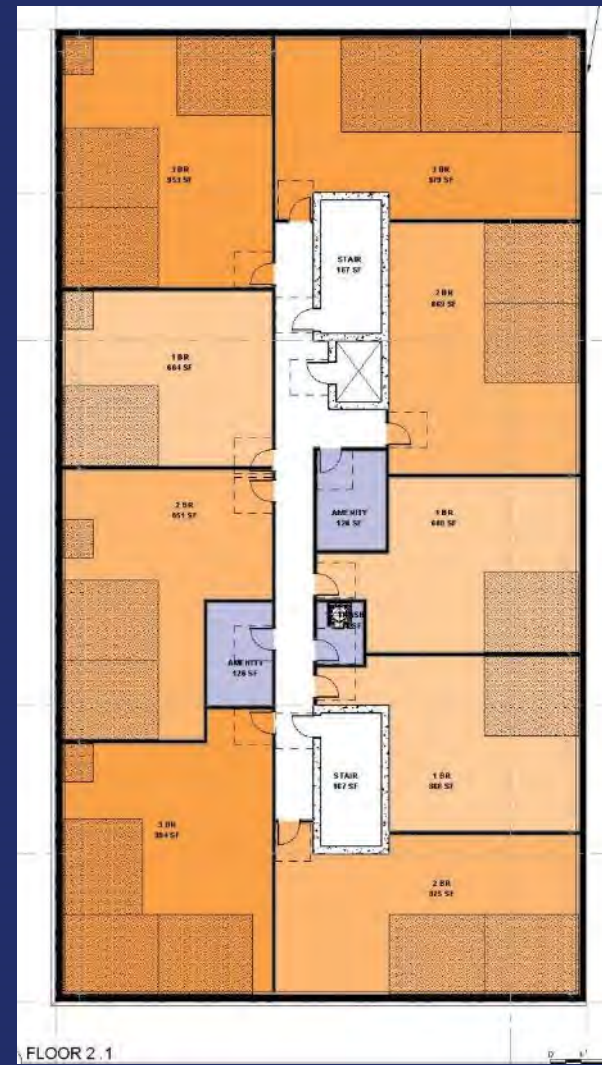
### Other Features:

- Lower level parking
- Long- and short-term bike parking
- Residential decks and balconies

# Garage And 1<sup>st</sup> Floor



# Upper Floors











# Projected Timeline

- Fall '22 – Summer '23 ● Ongoing Community Meetings
- Fall '22 ● Somerville Affordable Housing Trust
- Fall '22 – Spring '23 ● Somerville Review & Permitting
- January '23 ● State Funding Application
- Summer '23 ● State Announces Funding Awards
- January '24 ● Construction Start? (if funded)

## Next Steps

- Winter 2022/2023 –  
Community Meeting #2
- Spring 2023 –  
Community Meeting #3

## Community Feedback

What would you like to see discussed at future meetings?

Thank you!

[24Webster.org](http://24Webster.org)

**Molly Kaviar**, Project Manager  
mollykaviar@justastart.org  
617-917-4913

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



@JustAStartCorp | [www.justastart.org](http://www.justastart.org)