



CITY OF CAMBRIDGE

Housing Department

Christopher Cotter
Director of Housing

MEMORANDUM

To: Cambridge Affordable Housing Trust
From: Anna Dolmatch, Senior Manager for Homeownership
Christine Yu, Associate Housing Development Planner
Date: August 1, 2024
Re: 35 Cherry Street – Preliminary Designs

Attached for your review is Just A Start's preliminary design for the proposed affordable homeownership project at 35 Cherry Street.

Just a Start (JAS) was chosen as the developer of this City-owned lot through an RFP process after the City Council approved the disposition of the property to the Affordable Housing Trust. The RFP was informed by a multi-year process to develop a plan and project guidelines for the creation of affordable housing on this property. In keeping with these guidelines, JAS's preliminary proposal has three three-story buildings with a total of ten family-sized homeownership units. Units include three two-bedroom duplexes; three two-bedroom flats, and four three-bedroom flats. The proposed units will meet the Homeownership Livability Standards included in the RFP. The design has minimal shared systems to simplify long-term maintenance for owners.

JAS held the first two community Affordable Housing Overlay (AHO) meetings on May 15 and June 26. The preliminary designs were shared at the meeting on June 26 and received positive initial feedback. Representatives from Davis Square Architects were present at the meeting to answer community questions. A third AHO community meeting is scheduled for August 21.

JAS is planning to begin the Planning Board AHO advisory design consultation process under the AHO in September. We wanted to share JAS's preliminary design approach with the Trust in order to get any initial comments from the Trust prior to the next steps in the AHO process.