



Golda Meir House Expansion

160 Stanton Ave, Newton, MA

The Golda Meir House Expansion builds on the success of 2Life’s existing Golda Meir House in supporting connection, purpose, health, and well-being and provide 68 more households with the opportunity to *age in community*. 2Life Communities has been working to assemble this transaction since 2017, when the City of Newton issued a Request for Proposals for a 16,900 sf site adjacent to Golda Meir House. The additional City land makes possible the expansion of Golda’s vibrant community, the most popular building with the longest waitlist in our portfolio.

To connect new residents to the existing Golda building, the Expansion design consists of two additions that connect on every floor, rather than a standalone building. The proposed “Lower Addition” extends the northwest corridor and matches the height of the existing building at that location. The “Upper Addition” extends the northeastern corridor of the building, also matches the height of the building at that location, and creates a new fully-accessible entrance into Golda from a new upper parking lot. Together, the Expansion will create 57 one-bedroom and 11 two-bedroom apartments, for a total of 68 apartments on the consolidated Golda Meir House campus.

Nine of the 68 apartments are designated for chronically homeless individuals, with supportive services provided by Hearth, Inc. in collaboration with 2Life staff.



SUMMARY

Project Type

New Construction

Construction Completion

Spring 2023

Number of Apartments

68 (57 one-bedrooms, 11 two-bedrooms)

Total Development Cost

Approx. \$42.2 million

Affordability

50 apartments up to 60% Area Median Income and 10 under 100% Area Median Income; 8 unrestricted

Sustainability Highlights

Meets Enterprise Green Communities criteria, transit-oriented development

Aging in Community Highlights

Connections to Golda’s recently renovated Village Center common spaces such as dining room, gym, library, computer center, and lounge

TEAM

Architect

Prellwitz Chilinski Associates

General Contractor

Colantonio

Supportive Service Partner

Hearth Inc.

FUNDING

Massachusetts Department of Housing & Community Development

City of Newton

HUD Section 202 Capital Advance

MassHousing

Wells Fargo

The Harry and Jeanette Weinberg Foundation

Farnsworth Foundation



The Harold and Ronald Brown Family House

Brookline, MA

The Brown Family House advanced 2Life Communities' mission to support aging in community with 62 units of service-enriched housing affordable to seniors at a range of incomes in the heart of Brookline's Coolidge Corner. The Brown Family House will achieve the highest standards of universal design, so that residents can make it their home regardless of physical ability.

2Life and Congregation Kehillath Israel (KI) worked together to foster a multi-generational village center that simultaneously addresses the issues of social isolation and housing affordability. The building invites neighbors into the ground floor with community-oriented retail and programming and multiple public open spaces, adding to the vibrancy of our residents' lives and the Coolidge Corner community. 2Life's award-winning programs and services, including educational classes, intergenerational programs, senior-specific fitness classes, cultural events, and more are available in the community.

The new building connects to the KI Synagogue through a bridge, providing the residents access to KI's function hall, library, and meeting rooms. In addition to all that Coolidge Corner offers, residents have access to the programs and services at the Brookline Senior Center a few blocks away.



SUMMARY

Project Type

New Construction

Year Completed

2020

Number of Apartments

62 (52 one-bedrooms, 10 two-bedrooms)

Total Development Cost

\$29.6 million

Affordability

49 apartments for households up to 60% Area Median Income, 8 for up to 110% AMI, and 5 unrestricted

Sustainability Highlights

Meets Enterprise Green Communities criteria, solar hot water system, VRF heating and cooling

Aging in Community Highlights

1,000 sf of community-oriented retail, ground floor Village Center

TEAM

Architect

Prellwitz Chilinski Associates

General Contractor

Dellbrook | JKS

FUNDING

Massachusetts Department of Housing & Community Development

Town of Brookline

Massachusetts Affordable Housing Trust Fund

RBC Capital Markets

Citizens Bank

MassHousing

Mass Save

Massachusetts Clean Energy Center

Philanthropy



The Harry and Jeanette Weinberg House

132 Chestnut Hill Ave, Brighton, MA

The Harry and Jeanette Weinberg House opened in April 2019, adding 61 apartments to 2Life's Brighton campus. Weinberg House is the first building in the City of Boston's Initiative to End Chronic Homelessness to have apartments designated for chronically homeless seniors. Residents of the seven designated apartments receive enhanced services through Hearth, Inc. The building also has five apartments for adults aging with lifelong developmental disabilities, in partnership with Advocates and the MA Department of Developmental Services.

The building is LEED Silver certifiable and has numerous universal and green design features, including a solar-ready roof and 100% adaptable apartments. Electricity costs are offset by a campus-wide virtual net metering contract.

The project was funded with a generous donation from the Harry and Jeanette Weinberg Foundation, 9 percent federal and state Low Income Housing Tax Credit equity, deferred payment loans and grants from the Commonwealth of Massachusetts and the City of Boston, and a first mortgage from Massachusetts Housing Partnership. The project also has eight Section 8 and fourteen MRVP project-based vouchers.

SUMMARY

Project Type

New Construction

Year Completed

2019

Number of Apartments

61 (56 one-bedrooms, 5 studios)

Total Development Cost

\$22.8 million

Affordability

100% affordable to households up to
60% Area Median Income

Sustainability Highlights

Meets Enterprise Green Communities,
Energy Star, and LEED standards

Aging in Community Highlights

2,800 sf of community-oriented retail;
pedestrian bridge connecting to the
Brighton campus

TEAM

Architect

Abacus Architects + Planners

General Contractor

Dellbrook | JKS

Supportive Service Partners

Hearth, Inc.
Advocates, Inc.

FUNDING

Massachusetts Department of
Housing & Community Development

City of Boston

Community Economic Development
Assistance Corporation

Massachusetts Affordable Housing
Trust Fund

Massachusetts Housing Partnership

Wells Fargo

The Harry and Jeanette Weinberg
Foundation



Golda Meir House Renovation

160 Stanton Ave, Newton, MA

Funded through tax credit equity, a new permanent mortgage, utility rebates, and seller financing, 2Life conducted a \$50 million preservation and modernization transaction, which included comprehensive 30-year life cycle investments and reconfiguration of the ground floor into a vibrant and welcoming “Village Center.”

The occupied rehab required coordinating tenant moves, asbestos abatement, and temporary relocation of the commercial kitchen to continue offering the lunch program while the kitchen and dining room were renovated.

The apartments are new from the “studs in” and re-designed to adapt to residents’ changing physical and cognitive circumstances as they age. Planning the project involved a high level of tenant engagement, including resident feedback on finishes and fixtures in a model unit.

Among the adaptable features, kitchens have removable cabinetry, and bathtubs were converted to low-barrier showers. Lighting was increased, and units have thermostats that allow tenants to regulate the temperature within a set range. The project will be certified under the Enterprise Green Communities program.



SUMMARY

Project Type

Occupied Renovation

Year Completed

2018

Number of Apartments

199 (193 one-bedrooms, 6 two-bedrooms)

Total Development Cost

\$50 million

Affordability

20 units up to 30% AMI, 55 units up to 50% AMI, 71 units up to 60% AMI, 28 units up to 80% AMI, 25 unrestricted units

Sustainability Highlights

High efficiency central HVAC system providing both heating and cooling; envelope upgrades with exterior wall insulation, new roof and windows; Energy Star appliances; LED lighting; low-flow fixtures

Aging in Community Highlights

New Village Center common spaces; universal design and adaptable features

TEAM

Architect

Bechtel Frank Erickson Architects

General Contractor

Colantonio, Inc.

FUNDING

Massachusetts Department of Housing & Community Development

MassHousing

City of Newton

Wells Fargo

Low Income Multi-Family Energy Retrofit Program



Gitta & Saul Kurlat House and Courtyard Renovation

28 Wallingford Road, Brighton, MA

2Life Communities recently completed a \$64 million preservation and modernization transaction of Kurlat House (formerly Genesis House) utilizing LIHTC equity and a new permanent mortgage. Built in 1978, the occupied rehab included modernization of all 209 apartments from “the studs in,” with kitchen, bathroom, and lighting universal design features. The project also installed new thirty-year life cycle building systems.

The Kurlat courtyard was completely rebuilt and is now fully accessible, has improved stormwater management and includes senior-friendly exercise equipment, raised community garden boxes, comfortable seating, game tables, a lush central lawn, and beautiful plantings. The courtyard connects the Brighton Campus to the neighborhood via the new Weinberg House entrance.

Early in the design process, the team conducted a universal design charrette to ensure that the plans supported 2Life’s *aging in community* principles. The charrette solicited input from staff and residents, our user experts. Later in the process, residents engaged with a model unit to provide feedback on finishes and fixtures.

SUMMARY

Project Type

Occupied Renovation

Year Completed

2018

Number of Apartments

209 (189 one-bedrooms, 20 two-bedrooms)

Total Development Cost

\$64 million

Affordability

100% affordable to households up to 30% Area Median Income

Sustainability Highlights

Meets Enterprise Green Communities criteria, including highly-efficient heating and cooling, WaterSense fixtures, LED lighting

Aging in Community Highlights

New universal design and adaptable features, connection to all programs and services on the Brighton campus

TEAM

Architect

Dietz & Company Architects, Inc.

General Contractor

Dellbrook | JKS

FUNDING

Massachusetts Department of Housing & Community Development

MassHousing

Wells Fargo