

Project Sponsor Information

Per the NAFT application requirements:

- The sponsor does not have any violations with federal, state or local subsidy requirements.
- Recent project descriptions with images are enclosed.
- A list of the 2Life Board of Directors is enclosed.
- The most recent three years of financial for the sponsor are enclosed.

2Life Communities Mission

Inspired by Jewish values, 2Life Communities welcomes seniors from all backgrounds and enables aging in communities of engagement, connection and purpose by:

- Providing superior housing that is broadly affordable
- Continually evolving support services to meet the needs of our diverse residents as they age
- Building connections and community within our walls and in our surrounding neighborhoods
- Promoting *aging in community* as a first choice

Current Housing Portfolio

Since its founding in 1965, 2Life has developed eight distinct properties across five campuses: Ulin House (239 units), Leventhal House (254 units), Kurlat House (209 units) and Weinberg House (61 units) currently make up our Brighton, MA campus. JJ Carroll (142 units) is under construction. There are two campuses in Newton, MA, Golda Meir House and Golda Meir House Expansion (267 units) and Coleman House (146 units). There is one campus in Framingham, MA Shillman House (150 units). There is one campus in Brookline, Brown Family House (62 units). There is one campus in Shirley, Shirley Meadows (58 units). 2Life is an owner, manager and service provider and the convergence of all these roles makes 2Life uniquely qualified to perform each one.

Capacity to Undertake Coleman Renovation Project

The 2Life Communities team has recent and deeply relevant experience with occupied renovations and temporary relocation with a frail population as evidenced below by the Ulin House, Golda Meir House and Kurlat House projects. The team has the capacity to undertake the Coleman renovation

project with full-time dedicated in-house real estate staff, facilities and construction management staff and resident services staff working closely with construction and relocation contractors to manage the project and continue to meet resident needs and maintain operations.

The Coleman House renovation project prioritizes the reconfiguration of apartments and common area spaces. The reconfiguration of apartment spaces achieves 2Life's mission to meet the needs of our diverse residents as they age and their frailty levels increase.

Recent Development Experience

Golda Meir House Expansion (2023)

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 267 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.

Brown Family House (2020)

The Harold and Ronald Brown Family House, located at 370 Harvard Street in Brookline's Coolidge Corner, is 2Life's first community in Brookline with 62 new apartments affordable to seniors at a range of low to moderate incomes. 2Life and Congregation Kehillath Israel reached agreement for 2Life to redevelop an 18,000 sf parcel, on the site of the now Congregation Kehillath Israel's (KI) Epstein Community Building, 2Life developed a 6-story new construction building, comprising 62 units of affordable rental housing for seniors. The Brown Family ground floor serves as a "village center", bringing together 2Life residents, neighbors and the larger Brookline community.

There are 52 one-bedroom apartments and 10 two-bedroom apartments, all designed according to 2Life's adaptable design guidelines. The ground floor residential program and amenity space connect to outdoor areas, the Synagogue and an approximately 1,000 sf community-oriented retail space on Harvard Street. There are 14 parking spaces available on site for 2Life staff, retail tenants

and visitors. The building achieved Enterprise Green Communities and has a solar hot water system to reduce dependency on fossil fuel energy sources.

Harry and Jeanette Weinberg House (2019)

The Harry and Jeanette Weinberg House, located at 132 Chestnut Hill Avenue in Brighton, expands 2Life's supportive senior housing campus in Brighton with 61 new units. In addition to delivering high-quality, service-enriched affordable housing, the building includes a ground floor commercial use, advancing 2Life's vision for senior housing that serves as a neighborhood center for its residents and surrounding community. Construction began in September 2017 and completed in spring 2019.

A bridge connecting the new building to 2Life's existing 700-unit Brighton campus allows the residents of Weinberg House to access our senior-specialized fitness center, computer center, multi-lingual library, auditorium, art room, meeting rooms and lounge areas. Residents also access our intergenerational programming, an active schedule of lectures, concerts, events and discussion groups, and have access to 2Life's handicapped accessible van. A team of 8 (7.5 FTE's) resident service coordinators will help residents navigate concerns both small and large.

Fifty-six of the 61 apartments will be one-bedroom, and the remaining five units will be studios. 2Life will further its mission by achieving the highest standards of universal design possible in apartments and throughout the building and site, so that residents can make Weinberg House home regardless of physical ability. The building will also meet LEED Silver and Enterprise Green Community standards.

In addition to providing units for Extremely Low Income households, Weinberg House serves two special populations: chronically homeless and individuals aging with developmental disabilities. Through a service partnership with Hearth, 2Life houses seven homeless or chronically homeless seniors who are transitioning into permanent housing. 2Life's resident services staff works closely with Hearth placement and support services staff to support a successful transition from homelessness to permanent housing. 2Life also collaborates with Advocates to provide housing for five adults aging with lifelong developmental disabilities.

Golda Meir House Renovation (2017-2018)

Golda Meir House, built over two phases in 1978 and 1995, has 199 units: 193 one-bedroom units and 6 two-bedroom units. 2Life completed an occupied rehab preservation and modernization transaction, with a total ground floor redesign and reconfiguration to serve as a "Village Center" with many inviting community spaces. Funded through Newton's CDBG program, LIHTC equity, a new permanent mortgage, utility rebates, and seller financing, the renovation included an overhaul of the building systems for a 30-year life cycle investment and requires coordinating tenant moves, asbestos abatement and temporary relocation of the kitchen to continue offering the lunch program while the kitchen and dining room are renovated.

The units are new from the “studs in,” allowing for some insulation to be added to the exterior walls. The kitchens, with new cabinetry and energy star appliances, were reconfigured for increased accessibility and to provide natural light. Complete bathroom renovations included converting step-in tubs to low-barrier showers with seats and grab bars. All lighting in the units has been increased to tenant needs and each unit now has its own thermostat, allowing tenants to regulate temperature in their own unit for the first time. Because of the level of complexity, virtually everyone at 2Life has had a role in this project with a high level of engagement with the Golda residents.

Genesis House/Kurlat House Renovation (2016-2018)

2Life completed a preservation and modernization transaction of Genesis House utilizing LIHTC equity and a new permanent mortgage. In 2016, Genesis House was renamed the Gita and Saul Kurlat House but the legal entity will continue to be Genesis House. Genesis House was built in 1978 and has 209 units, containing 189 one-bedrooms and 20 two-bedrooms. The renovation project is very similar to Golda Meir House in scope in that it is an occupied rehab of all of the apartments from “the studs in” with kitchen, bathroom and lighting universal design features. The project is also installing new building systems for a 30 year life cycle investment. Since the Multipurpose Center was recently renovated in 2011 (described below), only portions of the ground floor program spaces were renovated. These include the Adult Day Health Center and the basement of the building. Similar to Golda Meir House, the tenants were highly engaged in the apartment redesign efforts.

Ulin House (2015)

In 2015, 2Life completed a preservation and modernization transaction of Ulin House. Built in 1971, Ulin is a 242-unit building containing 170 studios and 72 one-bedroom units. The project was an occupied rehab, and required coordinating tenant moves, asbestos abatement, and construction in a building housing 2Life's most frail tenants. In addition, a new front entrance was created including a glass back wall and ceiling. This “greenhouse” has become a popular place for tenants to gather for conversation, and provides a sheltered spot for tenants waiting for a ride to the store or doctor.

Genesis House Multipurpose Center (2011)

In 2011, 2Life completed the expansion and renovation of the Genesis Program Center. Originally, the space provided a connection between the two towers of Genesis and included an auditorium. Over the years, hallway space had been captured to provide much-needed office space. The renovation added 9,420 square feet, including a 3,900 sf second story. The cost of the project totaled \$5.5 million, combining \$1.75 million of excess replacement reserves with \$3.75 million realized from the preservation transaction involving 2Life's Leventhal House.

The new Program Center has become the hub of resident programs and services. The renovated auditorium is now fully accessible and a backstage area, also accessible, was added. In addition, hearing assist devices are now available for hearing impaired tenants and there is a system that allows for simultaneous translation of programs into three different languages. The new Multi-Language Library houses collections in Russian, Chinese and English with tenants volunteering for

librarian duty. The new Computer Center doubled our space for tenants and now provides a drop-down screen for classes to be easily taught. The Fitness Center is substantially larger, offering more strength training and aerobic, senior friendly equipment. The Wellness Center has allowed 2Life to provide space for chiropractors, podiatrists, and nurse practitioners to answer questions and counsel tenants on healthy lifestyle choices. The Multipurpose Room and Community Kitchen are used all day, every day for fitness classes, language classes, small groups, cooking demonstrations, and other tenant activities. The renovation added a covered area for drop off and pick up that is universally designed for maximum usage. Finally, an upper level porch, complete with rockers and conversation benches, provides a covered and much-adored outdoor space.

Shillman House (2011)

Shillman House was 2Life's first new residential project in 15 years. The 150-unit Shillman House is a certified Enterprise Green Community. As such, it includes increased insulation, a geothermal heating system, solar PV, water saving faucets, toilets and showers, low VOC paints and carpets, and drought resistant landscaping. Shillman is 2Life's first mixed-income community, combining Section 8, LIHTC units, and market rate units. Fourteen sources of financing were used in Shillman including MHFA Permanent loan, HUD 202, LIHTC, TCAP, PDA, AHTF, HSF, HIF, CBH, HOME and \$5 million of privately raised philanthropic equity. This 150-unit mixed-income senior development has already won the distinction of a "Community of Quality" by the New England Affordable Housing Management Association.