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MassHousing Closes on \$5.5 Million in Financing for 62 New Units of Mixed-Income Rental Housing for Senior Citizens in Brookline

2Life Communities is developing the Harold and Ronald Brown Family House for senior residents with a range of incomes

BOSTON – August 28, 2019 – MassHousing has closed on a total of \$5.5 million in affordable housing financing to [2Life Communities](#) for the development of the Harold and Ronald Brown Family House, which will create 62 new, mixed-income, service-rich, rental housing units for senior citizens in Brookline.

2Life Communities will develop the new supportive housing on a parcel near Coolidge Corner through a ground lease with Congregation Kehillath Israel (KI).

“This transaction is an exciting opportunity to add 62 new affordable homes with an array of supportive services in Brookline’s Coolidge Corner neighborhood,” **said MassHousing Executive Director Chrystal Kornegay**. “2Life Communities is on the forefront in creating diverse housing communities for seniors that not only provide a host of supportive services, but which allow residents to thrive in an environment that fosters friendships and a sense of community. We are grateful for the vision and dedication of 2Life and Congregation Kehillath Israel showed in advancing this important project.”

“We are so fortunate to have MassHousing as our funding partner. From the start they evidenced a deep understanding of the importance of aging in community so that all our seniors can age affordably and live well. MassHousing is far more than a lender - MassHousing supports every aspect of planning a really engaging and supportive community and understands that senior housing can be an anchor as a neighborhood gathering spot,” **said 2Life Communities President and CEO Amy Schectman**.

MassHousing is providing 2Life Communities with a \$5.5 million permanent loan. Other financing sources include \$14.7 million in equity financing from state and federal Low Income Housing Tax Credits allocated by the [Massachusetts Department of Housing and Community Development](#) (DHCD), \$3.4 million in direct support from DHCD, \$3 million from the Town of Brookline, and a \$2.6 million philanthropic sponsor loan.

As part the development, the existing Epstein Auditorium, a structure adjacent to the KI Synagogue, will be demolished and replaced by the new residential building. The Brown Family House will feature 52 one-bedroom apartments and 10 two-bedroom apartments, as well ground floor community-oriented

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retail space and multiple green open spaces. The residential building will be connected to the KI Synagogue, providing residents with access to program space in its function hall, library, meeting rooms, kitchen, as well as the opportunity to participate in intergenerational, social and cultural activities at the synagogue.

Fifty-seven of the project's 62 rental units will be income-restricted, with 8 units affordable to extremely low-income residents, 15 units affordable to households earning at or below 50 percent of the Area Median Income (AMI), 26 affordable to households at or below 60 percent of the AMI, and 8 units affordable to households earning at or below 110 percent of the AMI. The AMI for Brookline is \$90,650 for a two-person household.

The residential building will be car free for residents, promoting a sustainable development in a transit-rich location with access to nearby MBTA subway Green Lines and a bus line. On-site parking will be available for Town of Brookline ElderBus service and ride-share services.

The general contractor will be [Dellbrook/JKS](#), the architect is [Prellwitz Chillinski Associates](#) and the property manager will be 2Life Communities.

MassHousing has financed 12 rental housing communities in Brookline involving 1,723 housing units and \$192.7 million in original financing. The Agency has additionally provided \$23.7 million in home mortgage financing to 201 Brookline homeowners.

About 2Life Communities

2Life Communities, formerly Jewish Community Housing for the Elderly, is a well-established non-profit provider of senior supportive housing in the Greater-Boston area. Since its founding in 1965, 2Life has developed seven distinct properties and nearly 1,300 housing units, all of which they own, manage, and provide services to. Those properties are: Ulin House, Leventhal House, Kurlat House, and Weinberg House, which make up 2Life's Brighton Campus; two properties in Newton, Golda Meir House and Coleman House; and one property in Framingham, Shillman House. For more information about 2Life Communities please visit www.2lifecommunities.org.

About MassHousing

MassHousing (The Massachusetts Housing Finance Agency) is an independent, quasi-public agency created in 1966 and charged with providing financing for affordable housing in Massachusetts. The Agency raises capital by selling bonds and lends the proceeds to low- and moderate-income homebuyers and homeowners, and to developers who build or preserve affordable and/or mixed-income rental housing. MassHousing does not use taxpayer dollars to sustain its operations, although it administers some publicly funded programs on behalf of the Commonwealth. Since its inception, MassHousing has provided more than \$24.3 billion for affordable housing. For more information, visit the MassHousing website at www.masshousing.com, follow us on Twitter [@MassHousing](#), subscribe to our [blog](#) and Like us on [Facebook](#).

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