Dear Friends,

This is the last annual report you will receive from us as Jewish Community Housing for the Elderly (JCHE)! Don’t worry, we are still the same organization, and in fact, we’re stronger than ever. That's why we're excited to move into the future with a new name: 2Life Communities.

The name “Jewish Community Housing for the Elderly” has served us well for more than half a century. But as our organization and the world evolved, we wanted a name that captures our vibrancy while still reflecting our Jewish identity.

An extensive rebranding process led us to the name “2Life Communities,” and our new logo features the Hebrew word “chai,” which translates to “life.” It is the root of the Hebrew phrase “L’chaim,” which means “To life.”

Rabbi Brad Hirshfield's words resonated: “Choose life’ is a central tenet of Jewish philosophy.... It’s about adding purpose and dignity to every moment. Thus the special ‘value add’ of Jewish elder care is that we seek to add greater meaning, greater dignity, greater purpose, and greater joy.”

Our new tagline, “Age Affordably. Live Well.” emphasizes our focus on creating homes that are affordable to a diverse group of older adults at a variety of income levels, and enriching them with supportive services and programs that add the dignity, purpose, and joy to which Rabbi Hirshfield refers.

In this Annual Report, we highlight accomplishments that reflect the ways in which we help older adults “choose life.” We’re looking forward to our future as 2Life Communities, and we hope you are too.

2Life!,

Amy Schectman
President & CEO

Bernie Kaplan
Chairman of the Board
Recognitions and Awards

President and CEO Amy Schectman was appointed to Governor Charlie Baker’s newly formed Council to Address Aging in Massachusetts. She is the only council member representing the affordable senior housing arena, and we are proud that the Council has adopted “Aging in Community” as a guiding philosophy.

The Commonwealth Institute (TCI), in partnership with Boston Globe Magazine, recognized JCHE as one of the Top 100 Women-Led Businesses in Massachusetts in 2017. This speaks to the leadership of our President & CEO, Amy Schectman, and to the role that all women employees play in advancing JCHE’s mission.

The U.S. Department of Energy recognized JCHE for being the first multifamily partner to reach its “Better Buildings Challenge” goal. In a testament to JCHE’s leadership in sustainable energy innovation, we reached 24% savings in only six years, exceeding the Better Buildings Challenge goal of 20% over ten years.

LeadingAge Massachusetts presented JCHE with its “Collaboration for Community Benefit Award” for our monthly Brookline Jewish Senior Events Calendar, which offers comprehensive listings of all programs in the greater Boston area for seniors.

Three members of the JCHE team received prestigious awards: Chief Financial Officer Karen Edlund, whose superb stewardship of our finances has helped us thrive and grow, was honored at the Boston Business Journal’s 9th annual “CFO of the Year Awards” in the nonprofit category. Resident Service Coordinator Laura Isenberg, who has worked at Golda Meir House for over 30 years, was one of two recipients of the New England Resident Service Coordinators 2017 Excellence in Service Award. Director of JCHE’s Training Institute Gaye Freed, who has worked at JCHE for 37 years, received an “Excellence in Field Instruction” award from Boston University’s School of Social Work Field Education Department.

MA Governor Charlie Baker with members of JCHE’s Chinese Dance Troupe at our Brighton campus.
ADVOCACY

HOMES FOR ALL SENIORS

Our national “Homes for All Seniors” campaign, built in partnership with Rogerson Communities and Preservation of Affordable Housing (POAH), organizes the voices of older adults, grassroots leaders and constituents, and Section 202 property owners to leverage action to renew federal funding to build apartments for seniors with low incomes.

U.S. Senator Elizabeth Warren recognized our Section 202 advocacy at a May 17 hearing of the United States Senate Special Committee on Aging. “Jewish Community Housing for the Elderly in Massachusetts and LeadingAge are leading the charge to try to convince Congress to revive funding for projects under the 202 program,” she said.

We put a human face on what Senator Warren called “a severe housing affordability crisis for seniors” at the “Our Homes, Our Voices” rally organized by Citizens’ Housing and Planning Association (CHAPA) on July 31. JCHE residents joined hundreds of seniors, policymakers and activists in front of Faneuil Hall, and a Coleman House resident, Connie, took the stage to share her story. Prior to living at JCHE, she would come home to a freezing apartment in the winter, and an unbearably hot one in the summer; she just couldn’t afford basic utilities. Moving into JCHE’s affordable community greatly enhanced Connie’s quality of life, and ensured that she would had companionship and purpose—the essence of our “Aging in Community” model.

JCHE President & CEO Amy Schectman joins Coleman House resident Connie on stage at “Our Homes, Our Voices” rally for affordable housing.
BUILDING FOR THE FUTURE

GOLDA MEIR HOUSE MODERNIZATION

In February, we celebrated the commencement of a $31 million renovation of Golda Meir House, guaranteeing preservation of long term affordability for a range of incomes—an integral component of JCHE’s mission. The renovation of Golda’s 199 units is nearly complete, and includes new kitchens, bathrooms, windows, high efficiency heating and central air conditioning, and accessible amenities. We are also completely overhauling the building’s outdated electrical and plumbing systems and installing state-of-the-art sustainable systems and materials.

The modernization reconfigured Golda’s ground floor to create a “village center” – a hub of activity with enticing spaces and programs and energy. The new village center will be used not just for resident activities, but as a place for us to invite community in to participate in our programs.

We were honored to welcome to this kick-off event guest speakers U.S. Rep. Joe Kennedy III, Newton Mayor Setti Warren, MassHousing Executive Director Tim Sullivan, Massachusetts Department of Housing and Community Development Undersecretary Chrystal Kornegay, and Wells Fargo Assistant Vice President Beau Owen, all of whom expressed a steadfast commitment to JCHE’s “Aging in Community” model and pledged their support to help expand affordable housing for low-income seniors.

“Through their modernization project, Golda Meir will provide compassionate, comfortable affordable housing for our seniors that will allow them to age with dignity,” Kennedy stressed.
In July, an impressive group of elected officials gathered in front of the dilapidated VFW meeting hall on Chestnut Hill Avenue in Brighton to officially break ground on The Harry and Jeanette Weinberg House, a 61-unit addition to JCHE’s Brighton Campus. Donning shovels and hardhats that morning were Boston Mayor Marty Walsh, U.S. Representative Michael Capuano, State Representative and Chairman of the Joint Committee on Housing Kevin Honan, and Boston City Councilor Mark Ciomo, along with other distinguished guests.

“Seniors built our city,” declared Mayor Walsh. “They are Boston’s fastest growing demographic group, and one of the most economically challenged,” he added.

Named in honor of The Harry and Jeanette Weinberg Foundation, whose generous gift helped make this project possible, the 57,400 sq. ft. building will be connected to JCHE’s existing 700-apartment Brighton campus, allowing residents full access to our many services, programs, and amenities.

The project is groundbreaking in a figurative sense as well. It is the first in the City of Boston’s Initiative to End Chronic Homelessness to have units designated for chronically homeless seniors, and residents of the seven apartments set aside for the initiative will receive enhanced services through HEARTH, Inc. The building will also feature five apartments for adults aging with lifelong developmental disabilities, run in partnership with Advocates and the MA Department of Developmental Services.
VOLUNTEER PROGRAM LAUNCHES

In January, we launched a centralized volunteer program at JCHE. In addition to coordinating individual and group volunteer opportunities, the program supports the development and implementation of new intergenerational programs at all four of our campuses.

Over the course of the year, volunteers logged an astounding 16,100 hours, which equates to an estimated $420,000 in economic value for JCHE. This included 11 corporate service days, when we hosted volunteer groups from companies including Adobe, Blue Cross Blue Shield, Tufts Health, and more. They completed a variety of facilities-related projects and participated in a host of fun and creative activities with our residents, as well as making cash contributions.

Another benefit of the formalized volunteer program is our enhanced ability to meet the needs of both volunteers and our residents. There are now nearly two dozen defined roles volunteers can take on, and to make sure that language helps connect people rather than create an obstacle, we’ve recruited many more Russian- and Chinese-speaking volunteers.

Perhaps the most exciting volunteer program we’ve embarked on is Cycling Without Age, through which volunteer “pilots” will take older adults for scenic rides on specialized “tri-shaws,” motorized bicycles with front-mounted, couch-like seating for two passengers. CommonWheels, a local community bike organization, has signed on to maintain our trishaw, as well as train and manage a cadre of pilots. The response from residents and members of the larger community has been tremendous, and we are excited to promote intergenerational connections, enjoyment of nature, and healthy and active aging even as mobility declines.
Thanks to generous corporate and individual support, JCHE’s 2017 Annual Gala raised over half a million dollars for our programs and services.

The highlight of the event was an appearance by Roz Chast, the award-winning New Yorker cartoonist and author of Can’t We Talk About Something More Pleasant?, a graphic memoir about the aging of her parents. Both hilarious and poignant, Roz touched on her experience coping with her aging parents as they shifted from independence to dependence, shining a light on the importance of our work.

Wendy Kraft, Gala Co-Chair, introduced Roz, speaking to her personal experience with parents who live at JCHE’s Shillman House. “JCHE has allowed me, along with my sister Sheryl, and my brother Jeff, to navigate through these difficult times knowing that our parents are safe, they’re living well and aging well,” Wendy said.

We also paid loving tribute to Helen Kass (1933-2016), who was an influential community leader and a JCHE Board member for over 30 years. “Helen saw our housing as the platform for supporting independence, together,” Amy Schectman explained. “She argued, and then helped make happen, that older adults deserved to be honored for their contributions to society and understood as having much growth and development ahead.”
# JCHE ANNUAL FINANCIAL REPORT*

December 31, 2017

## JCHE ANNUAL OPERATIONS

<table>
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<th>Revenue Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Private Revenue - Grants and Contributions</td>
<td>2,852,284</td>
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<tr>
<td>Rents from Tenants</td>
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<td>Government Rental and Mortgage Subsidies</td>
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<td>Government Service Subsidies</td>
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<td>Fee Revenue</td>
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<td>Interest and Miscellaneous</td>
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**TOTAL REVENUE SOURCES** 35,647,263

## PROGRAM USES

### PROPERTIES

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<tr>
<th>Use</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Building Operations</td>
<td>9,457,027</td>
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<tr>
<td>Taxes and Insurance</td>
<td>3,285,261</td>
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<tr>
<td>Mortgage Debt Service and Financial Expense</td>
<td>5,806,137</td>
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**Total for Properties** 18,548,425

### SERVICES

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<th>Service</th>
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<tr>
<td>Services and Programs</td>
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<tr>
<td>Policy &amp; Research</td>
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**Total for Services** 3,288,250

<table>
<thead>
<tr>
<th>Use</th>
<th>Amount</th>
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<tbody>
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<td>Administration and Fundraising</td>
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<tr>
<td>Real Estate Development</td>
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**TOTAL PROGRAM USES** 26,882,736

## PROPERTY INVESTMENTS

<table>
<thead>
<tr>
<th>Investment</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Improvements</td>
<td>1,704,928</td>
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<tr>
<td>Investment in Future Development and Rehabilitation Projects</td>
<td>2,128,086</td>
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<tr>
<td>Net Funding to Replacement Reserves</td>
<td>587,615</td>
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<tr>
<td>Mandated deposits to HUD residual receipt accounts</td>
<td>2,751</td>
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</table>

**TOTAL PROPERTY INVESTMENTS** 4,423,380

* This report is prepared by management and is a consolidation of audited Financial Statements of eleven affiliate entities
Across our four campuses, 1,500 residents live in our 1,200 apartments.

67% Female; 33% Male

26 countries of origin

81 average age

$10,110 median income

22 total languages spoken

Only 2% percent of JCHE residents move to nursing homes in any given year...

...Those who move to nursing homes are on average 88 years old versus a national average of 79 years old.
2017 DONOR LIST

Thank you to our 2017 donors!

$100,000 and over
Combined Jewish Philanthropies
Enterprise Community Partners
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