



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 \$72 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

\$72.3 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