



Ulin House Renovation

30 Wallingford Road, Brighton, MA

Ulin House was 2Life Communities' first property, opened in 1971. After 40 years of operation, 2Life saw numerous opportunities to improve resident comfort and reduce resource consumption in the 239-unit building and worked with DHK Architects to design the comprehensive modernization. In addition to apartment renovations, the project included interior renovations to ground-floor staff offices and the addition of a sun-filled lobby that serves as a gateway to the entire Brighton campus.

Apartment renovations included new kitchens and bathrooms, the creation of six new fully accessible units, and MEP upgrades to bring the systems up to code and incorporate sustainable features. Unit redesign enlarged kitchens to improve maneuverability and safety, and bathtubs were replaced with showers.

Prior to renovation, heat was controlled by one thermostat for the entire building, resulting in some residents needing to open windows to maintain a comfortable temperature. To prevent waste and improve thermal comfort, individual thermostats were installed and air conditioning was added to the bedroom of one-bedroom units. New windows and increased insulation of the exterior walls also improved energy performance and comfort. Water consumption also dropped significantly, from approximately 111 gallons per bedroom per day down to 63 after the renovation.

SUMMARY

Project Type

Occupied Rehab and Addition

Year Completed

2015

Number of Apartments

239 (78 one-bedrooms, 161 studios)

Total Development Cost

\$31 million

Affordability

100% affordable to households up to 80% Area Median Income; all households pay 30% of their income

Sustainability Highlights

Meets Enterprise Green Communities criteria, Energy Star appliances, individual thermostats, added exterior insulation

Aging in Community Highlights

Connection to all the programs and services of our Brighton campus

TEAM

Architect

DHK Architects

General Contractor

Dellbrook | JKS

FUNDING

U.S. Department of Housing and Urban Development

Red Mortgage Capital

Rockport Mortgage