



# Gitta & Saul Kurlat House and Courtyard Renovation

28 Wallingford Road, Brighton, MA

2Life Communities recently completed an \$81 million preservation and modernization transaction of Kurlat House (formerly Genesis House) utilizing LIHTC equity and a new permanent mortgage. Built in 1978, the occupied rehab included modernization of all 209 apartments from “the studs in,” with kitchen, bathroom, and lighting universal design features. The project also installed new thirty-year life cycle building systems.

The Kurlat courtyard was completely rebuilt and is now fully accessible, has improved stormwater management and includes senior-friendly exercise equipment, raised community garden boxes, comfortable seating, game tables, a lush central lawn, and beautiful plantings. The courtyard connects the Brighton Campus to the neighborhood via the new Weinberg House entrance.

Early in the design process, the team conducted a universal design charrette to ensure that the plans supported 2Life’s *aging in community* principles. The charrette solicited input from staff and residents, our user experts. Later in the process, residents engaged with a model unit to provide feedback on finishes and fixtures.



## SUMMARY

### Project Type

Occupied Renovation

### Year Completed

2018

### Number of Apartments

209 (189 one-bedrooms, 20 two-bedrooms)

### Total Development Cost

\$37 million

### Affordability

100% affordable to households under 30% AMI

### Sustainability Highlights

Meets Enterprise Green Communities criteria, including highly-efficient heating and cooling, WaterSense fixtures, LED lighting

### Aging in Community Highlights

New universal design and adaptable features, connection to all programs and services on the Brighton campus

## TEAM

### Architect

Dietz & Company Architects, Inc.

### General Contractor

Dellbrook | JKS

## FUNDING

Massachusetts Department of Housing & Community Development

MassHousing

Wells Fargo