

Leland House

A 2Life Community | 21 Newton Street, Waltham, MA | May 1 to July 31, 2024



Agenda

- 2Life at a glance
- 2Life's "aging in community" model
- Leland House
 - Project overview
 - Site plan
 - Village Center
 - Schedule
 - Apartment breakdown
 - Eligibility qualifications

2Life at a Glance

- Founded in 1965
- Award-winning developer, owner, property manager, and service provider
- 1,588 apartments
- Over 1,900 older adults from 30 countries
- “Aging in community” with supports and services



Ulin House
Brighton, MA



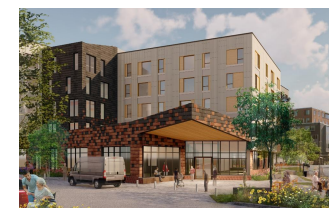
Kurlat House
Brighton, MA



Leventhal House
Brighton, MA



Weinberg House
Brighton, MA



J.J. Carroll House
Brighton, MA



Coleman House
Newton, MA



Shillman House
Framingham, MA



Shirley Meadows
Shirley, MA



Golda Meir House
Newton, MA



Brown Family House
Brookline, MA

2Life's Aging in Community Model



Leland Highlights

- 68 units, 100% affordable up to 60% AMI but for 2 site rep units
- 100% electric building, on track to be Passive House certified
- Amazing Village Center with lobby and reception area, multipurpose rooms – library, lounges, game room, dining area, classroom – fitness areas, a grab-and-go convenience station, and wellness room
- Excellent location, right off of Main Street in Waltham in close proximity to transit, retail, etc.
- Opportunities for shared programming with William F. Stanley Senior Center
- 2 site representatives available for on site emergency support

Leland Features and Amenities

- All apartments designed with universal and adaptable features
- Fully equipped kitchens; no dishwasher
- Elevator building
- Electric paid by 2Life
- 51 free parking spaces
- No-smoking building
- Access to elevated garden beds
- Yoga deck
- NuSteps

Site Plan



HEARD STREET

SENIOR CENTER

CENTRAL STREET

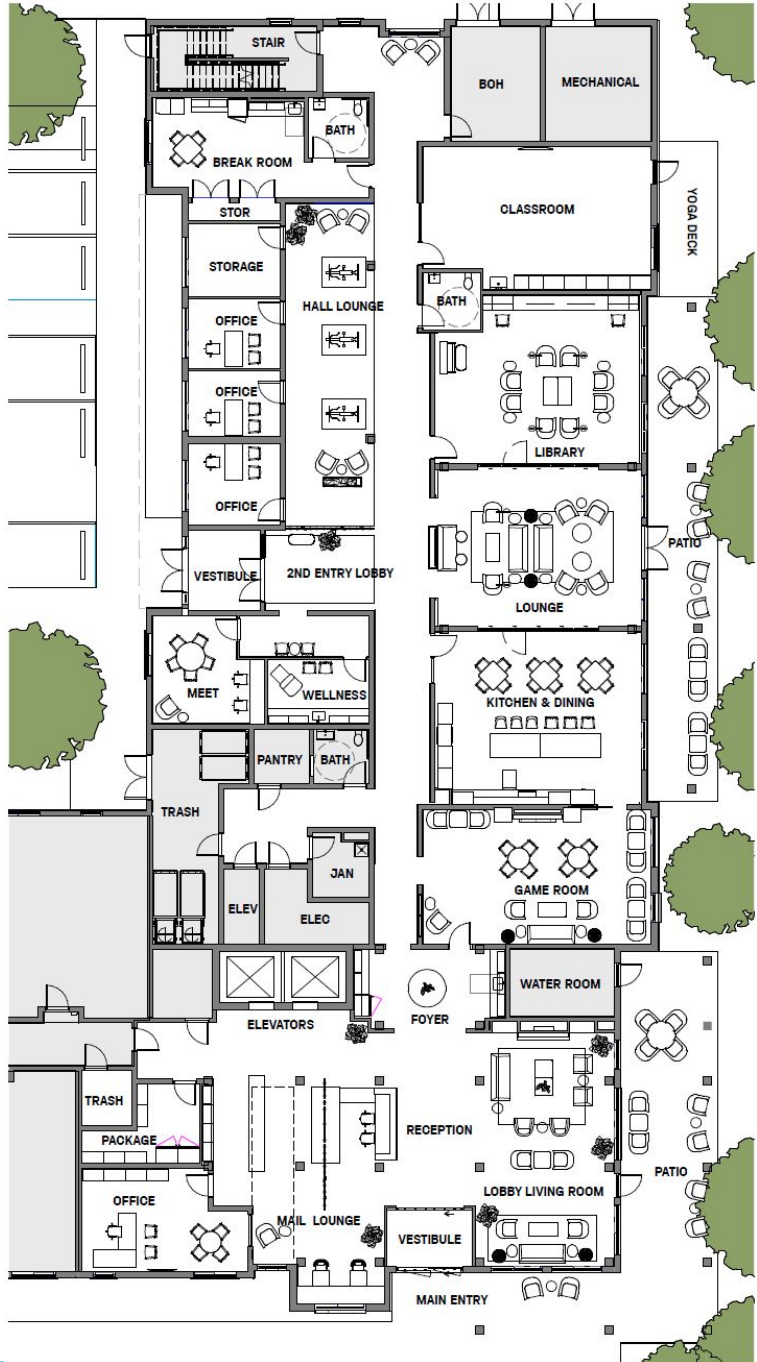
PROPOSED LELAND HOUSE

MAIN STREET

NEWTON STREET



Amazing Village Center!



Living Room



Grab-and-Go in Foyer



Game Room



Multipurpose Room



Multipurpose Spaces



Library



Classroom



NuStep Lounge



NuStep Lounge



Elevator Lobby



Unit Entry



Apartment Interior



Apartment Interior



Apartment Interior



Apartment Interior



Marketing & Occupancy Schedule

- Application available starting May 1
 - **Application deadline July 31 at 5 PM**
 - Lottery- mid-August
 - Income certification, confirm eligibility- August-October
- **Fall 2024:** construction completion, and lease-ups begin

Leland Apartment Details

Apt. Type	No. of Apts.	Avg. Sq. Ft.	# built for mobility impairments	# built for deaf/ hard of hearing	# reserved for Site Reps
1 BR	66	649	3	2	2
2BR	2	858	1	0	0
Total	68		4	2	2

2024 Rent and Income Qualifications

No. of Apts.	BR Type	Rent (Utilities & access to programs included)	Minimum Income Requirement	Maximum Income Limits
17	1 BR 2 BR	30% of household income	No minimum income required	1-Person \$34,260 2-Persons \$39,180
7	1 BR			1-Person \$57,100 2-Persons \$65,300
42	1 BR 2 BR	\$1,250 \$1,400	1 BR min. \$33,000 2 BR min. \$37,000	1-Person \$68,520 2-Persons \$78,360
		<i>Min. income limits do not apply to mobile/tenant-based voucher holders (i.e Section 8, MRVP, VASH vouchers)</i>		

For more information, visit:
<https://2lifecommunities.org/LelandHouse>



Defiantly joyous aging.

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