



# MOSAIC

THE ART OF EMPOWERING OLDER  
ADULTS TO LIVE FULL LIVES OF  
CONNECTION AND PURPOSE



**ANNUAL REPORT**  
2023 | 2024



## DEAR FRIENDS OF 2LIFE,

We are proud to offer this annual report chronicling the rich, multidimensional life at each of our communities. 2023 was a remarkable year! We continued our push to expand our subsidized housing portfolio to meet the need evidenced by our oversubscribed waitlist. We introduced new program elements to reflect ongoing feedback from our residents and integrated the latest technologies. And, as always, we celebrated a diverse set of holidays and events honoring the cultures of all of our residents.

Since we cannot possibly spotlight all of the pieces that make up the whole of 2Life, we have picked some highlights that illustrate the breadth of offerings at each campus and hopefully give you a feel for the mosaic of life at 2Life. Many of you have contributed time or funds to make the vibrancy at 2Life possible. If you haven't experienced us "up close and personal," please let this serve as an invitation to do so. We could not be more proud — or more delighted — to bring you into the fold.

Thank you for your part in making 2Life so life-affirming and joyous.

Onward!

Amy and Lizbeth

Handwritten signatures of Amy Schectman and Lizbeth Heyer.

**Amy Schectman**

*Saul & Gitta Kurlat Chief Executive Officer*

**Lizbeth Heyer**

*President*

# MANY PIECES, ONE EXPRESSION OF JOY

Enter the lobby at 2Life's Kurlat House in Brighton and an extraordinary mosaic mural will greet you. Large floral forms composed of hundreds of colorful ceramic pieces float across the wall. This bold artistic expression has its origins in our earliest history.

Pieces of the mural came from an original mosaic sculpture that graced the courtyard at Ulin House. The sculpture was created in 1984 by Ulin residents as part of a community building project led by prolific Boston-area mosaic artist Lilli Ann Rosenberg.

Decades of exposure to the elements took their toll, leading to the conclusion that the sculpture could not be saved. Yet the mosaic was destined to live on in the Kurlat House mural, created by a team of artists led by Emily Bhargava and Cecilia Kremer of the New England Mosaic Society.

Soon after completing the Brighton mosaic, they worked with 2Life residents to rescue pieces of another Rosenberg mosaic sculpture in Newton, creating murals that grace the recently expanded Golda Meir House as well as Coleman House in Newton.

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**These vibrant expressions of multigenerational renewal inspired our theme for this year's annual report. Like a mosaic, 2Life is composed of many colorful facets, brought to life each day by the residents and staff dedicated to supporting and empowering them. We hope you enjoy this brief look at the joyous mosaic that is 2Life Communities.**

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# GIVING TO EACH OTHER

2Life is such a vibrant community because the people who call it home share their talents, interests, and passions with each other.

Every day, throughout our campuses, residents give of themselves in countless ways to enrich their neighbors' lives. Whether performing, sharing an art project, discussing a novel, or engaging in a fun game, residents continually build community...*together*.



**2Life residents gather** to practice tai chi or ballroom dancing, gaining the benefits of balance and flexibility as they enjoy each other's company.

**Resident Lucille Beer Goldstein**, a mezzo-soprano formerly with the Metropolitan Opera, performed a program of classical music for her fellow residents.

**The Creative Connections group** at Golda Meir House regularly brings together artists, writers, knitters, and others to support each others' artistic pursuits.

**Many 2Life residents enjoy keeping active** with a bit of friendly competition. At our Brighton campus, a group gets together regularly for ping-pong matches.

# WELCOMING

## THE BROADER COMMUNITY

Through our Village Centers, we invite our neighbors into our communities to share special events and programs that spark connection and engagement. These experiences enhance life for residents and guests alike, as both share their knowledge, passions, and perspectives. These are a few of the many ways we welcome in the broader community.



**Musical instruments** are available to local community members to play. We frequently host professional concerts for residents and the surrounding communities.



**On-site restaurants and cafes** are open to the community, offering opportunities to share a cup of coffee or a meal with residents.



**The Irma Schretter Lifelong Learning Program** offers weekly educational and social engagement opportunities for residents and members of the broader communities.



**2Life's Brighton campus serves as a polling place**, bringing in local community members to exercise their voting rights for municipal, state, and national elections.

# BUILDING

## INTERGENERATIONAL BRIDGES

**Bringing together people of all ages enhances the lives of everyone.**  
At 2Life, we create opportunities for intergenerational engagement that enable older adults and young people to build enriching relationships.



**Our new Resident Scholar program** at Golda Meir House provides housing for a student pursuing higher education, offering opportunities to share what they are learning and benefit from the perspectives of our wise residents.



**We collaborate with local schools and afterschool programs** to bring young students to our campuses to work together on an activity.



**Young people frequently volunteer at 2Life,** devoting their time and energy to be with our residents and share conversation, study, and stories.



**Our internship program** creates enlightening, intergenerational experiences, as students work with residents in areas such as fitness or spiritual support.

# CELEBRATING

## DIVERSE CULTURES

**2Life is truly a multicultural community, with both residents and staff of diverse backgrounds and identities.** Throughout every year, we take time to celebrate this diversity through events that honor the traditions of some while exposing others to the customs of many cultures in joyful ways. This past year was no exception.



**2Life is home to many older adults of Chinese backgrounds,** and we celebrate their culture through annual events such as Chinese New Year and Autumn Moon Festival.



**As a Jewish organization,** we celebrate holidays from Rosh Hashanah and Yom Kippur to Passover and Purim.



**We explore Black heritage** through observances of Juneteenth and Black History Month. Residents also observe Martin Luther King Jr. Day as a day of public service.



**From our annual Pride Celebration to Russian Victory Day to Opening Day at Fenway Park,** our residents always find opportunities to recognize important events and celebrate and learn about a variety of interests and backgrounds.

# INTEGRATING

## NEW IDEAS FOR BETTER HOUSING

**2Life is continually finding new, better ways to address the housing, health, and social needs of older adults.** As we expand our reach with new campuses and upgrade our existing properties, we consistently maintain a degree of excellence that serves as a model of innovation in affordable senior housing. Here are examples from the past year that illustrate the ways we design and manage properties so residents can thrive.



**We build to the highest standards** of quality and sustainability, such as our Golda Meir House expansion, an Enterprise Green Communities 2020 project.



**We cultivate partnerships** that create new possibilities for our residents, such as including a PACE Center (Program of All-inclusive Care for the Elderly) in our new J.J. Carroll House to provide health services to Brighton Campus residents as well as the surrounding community.



**Our first Opus Community,** scheduled to open next year, reinvents middle-market options for older adults, offering affordable living in a vibrant community that emphasizes collaboration.



**We continuously work to improve** air quality, accessibility, and occupant comfort at our existing campuses, such as our project at Coleman House to replace aging systems with state-of-the-art infrastructure.



**Every person on our property management team,** from Resident Service Coordinators to maintenance staff, cares first and foremost about providing a supportive and joyful experience for residents every day.



# THE ART OF CREATING COMMUNITY

Like the mosaics that adorn 2Life campuses, creating opportunities for older adults to pursue lives of purpose and joy is a collaborative effort. Thank you for being an essential part of the mosaic that is 2Life Communities.

Your generosity and support play an essential role in enabling us to create places that enable older adults to experience the joy of living in community.

**We're excited about the opportunities ahead and we are grateful to have you as a partner.**

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This list represents annual donations received between January 1, 2023 and December 31, 2023. We apologize for any errors or omissions.



# 2LIFE COMMUNITIES ANNUAL FINANCIAL REPORT<sup>1</sup>

December 31, 2023

## 2LIFE COMMUNITIES ANNUAL OPERATIONS

### REVENUE SOURCES

#### RENTAL AND FEE INCOME

Rents from Tenants	9,513,577
Government Rental and Mortgage Subsidies	36,079,790
Government Service Subsidies	305,752
Developer Fee Income	2,919,506
Fee Revenue	786,332
Interest and Miscellaneous	1,524,135

**Total Rental and Fee** **51,129,092**

#### PHILANTHROPIC<sup>2</sup>

Grants, Contributions and Bequests	4,982,140
Comprehensive Campaign	1,175,612
Real Estate Capital Grants	6,000,000

**Total Philanthropic** **12,157,752**

**TOTAL REVENUE SOURCES** **63,286,844**

### PROGRAM USES & OPERATING EXPENSES

#### PROPERTIES

Building Operations	14,244,805
Taxes and Insurance	5,208,948
Mortgage Interest and Financial Expense	8,246,267

**Total for Properties** **27,700,020**

#### SERVICES

Services & Programs	7,013,121
Policy & Research / Advocacy & Outreach	306,772

**Total for Services** **7,319,893**

#### ADMINISTRATION

Corporate Staffing	4,438,826
Fundraising	1,771,200
Real Estate Development	1,746,377

**Total for Administration** **7,956,403**

**TOTAL PROGRAM USES & OPERATING EXPENSES** **42,976,316**

### PROPERTY INVESTMENTS<sup>3</sup>

Investment in Future Development and Rehabilitation Projects <sup>4</sup>	3,227,581
Investment in Opus Newton community	8,990,000
Capital Improvements	1,808,250
Funding to Replacement Reserves	1,009,931
Withdrawals of Replacement Reserves	(1,008,954)

**TOTAL PROPERTY INVESTMENTS** **14,026,808**

### NON-OPERATING ACTIVITIES

Gain (Loss) on Investments, Interest, Dividends, Other	6,948,672
Depreciation and Amortization	(9,480,713)
Other Financial Expenses	(904,846)

#### Notes:

- <sup>1</sup> This report is prepared by management and is a consolidation of audited Financial Statements of twenty two affiliate entities.
- <sup>2</sup> Per accounting standards, these funds include pledges and gifts, including multi-year pledges. Actual cash received in 2023 is \$4,862,100.
- <sup>3</sup> Property Investments includes audited items relevant to 2Life's work that are reported outside of the annual audited Consolidated Schedule of Activities.
- <sup>4</sup> Excludes 3rd party debt and equity investment in current affordable development and rehabilitation projects.



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