

Opus Newton

A 2Life Community | 777 Winchester St., Newton, MA | February 3 - April 11



Agenda

- 2Life at a glance
- 2Life's *aging in community* model
- Opus Newton
 - Project overview
 - Site plan
 - Community spaces
 - Floorplans
 - Schedule (overview of application process)
 - Apartment breakdown
 - Eligibility qualifications

2Life at a glance

- Founded in 1965
- Award-winning developer, owner, property manager, and service provider
- 1,600 apartments
- Over 1,900 older adults from 30 countries
- “Aging in community” with supports and services



Ulin House
Brighton, MA



Kurlat House
Brighton, MA



Leland House
Waltham, MA



Leventhal House
Brighton, MA



Weinberg House
Brighton, MA



J.J. Carroll House
Brighton, MA



Coleman House
Newton, MA



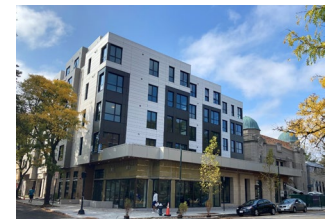
Shillman House
Framingham, MA



Shirley Meadows
Shirley, MA



Golda Meir House
Newton, MA



Brown Family House
Brookline, MA

2Life's "aging in community" model



Opus Newton highlights

- 9 apartments, available to households at 80% of the area median income
- Amenity spaces include a restaurant, fitness center, aerobics studio, classrooms, meeting spaces, rooftop terrace, raised vegetable beds, social day program space, library, convenience store, wellness clinic, patio, courtyard, and walking paths
- Adjacent to the Greater Boston Jewish Community Center and connected to 2Life's Coleman House so that residents from both communities can access shared amenity spaces
- On-site representatives available for after-hours emergency support

Opus Newton

- State-of-the-art, sustainable, elevated building
- Award-winning programs and services
- One on-site, covered parking spot per household at no cost
- Emergency response staff
- Monthly per-person dining credit
- Whole building secure wi-fi included in rent
- Modern kitchen with all major appliances; in-unit laundry
- Individually controlled heat and air conditioning
- Heat, central air, hot water, and electricity included in rent
- Required commitment of 10 volunteer hours/month

Site plan



Entry and gathering space



Community gathering space



Community gathering space



Aerobics studio



Connector



Dining terrace



One -b e d r o o m f l o o r p l a n (7 5 0 S F)



One -b e d r o o m + d e n f l o o r p l a n (8 1 5 S F)



Two-bedroom floorplan (1,000 SF)



Two-bedroom floorplan (1,100 SF)



Two-bedroom + den floor plan (1,225 SF)



Marketing & Occupancy Schedule

Applications are available at 2Life's Compliance Office at 40 Wallingford Rd., Brighton, MA 02135 or at 2lifecommunities.org/opus-newton

Do not drop off applications at the construction site trailer or at Coleman House

Drop off applications at: 2Life Communities Compliance Office at 40 Wallingford Rd., Brighton, MA 02135

Applications

- Application available starting February 3, 2025
 - **Application deadline April 11 at 5 PM**
 - Lottery: mid-May
 - Income certification, confirm eligibility: May - June
- **Fall 2025:** construction completion, and move-in

Apartment details

Apt. Type	No. of Apts.	Avg. Sq. Ft.	# built for households with mobility impairments	# built for households with hearing impairments
1 BR	3	815	1	1
2BR	6	1,115	1	0

2025 rent and income qualifications

Household size	Rent (utilities & access to programs included)	Max. income limit
1 person	\$ 1,142	\$ 9,360
2 people	\$ 1,306	\$ 10,480
3 people	\$ 1,469	\$ 11,752

Net asset cap of up to \$700,000. Use and occupancy restrictions apply. Household gross income must fall below max. limit. Mobile voucher holders (i.e. Sec 8, MRVP, VASH) are encouraged to apply. Please inquire in advance for reasonable accommodations to our 504 Coordinator at Ltaylor@2lifecommunities.org. Information contained herein subject to change without notice.

For more information, visit:

2lifecommunities.org/opus-newton



30 Wallingford Road | Brighton, MA 02135 | 617-912-8491 | 2LifeCommunities.org

