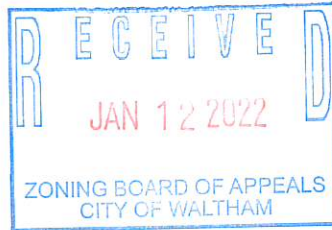


CONNORS & CONNORS LLP  
ATTORNEYS AT LAW  
689 MAIN STREET  
WALTHAM, MASSACHUSETTS 02451-0609  
TEL: 781-894-6000 • FAX: 781-894-6848

MICHAEL R. CONNORS, ESQ.

email: mconnors@connorslaws.com

ALSO ADMITTED IN  
NEW HAMPSHIRE



January 12, 2022  
Hand Delivered

Zoning Board of Appeals  
City of Waltham  
119 School Street  
Waltham, Massachusetts 02451

Re: Case No. 2021-43 – 21 Newton Street  
Comprehensive Permit per M.G.L. c. 40B

Dear Board Members:

Enclosed herewith as to the above, please find:

1. Letter from Lizbeth Heyer, Vice President of 2Life Communities, Inc., dated January 12, 2022;
  - a. This letter provides some background on the proposed development and the collaboration that the Petitioner has already undertaken with the City of Waltham in developing this proposal;
  - b. More importantly, the letter provides information with regard to the Petitioner's conditionally approved pre-application as part of the Department of Housing and Community Development's (DHCD) annual funding competition. The deadline for this application is tomorrow for this year's round of funding;
  - c. Typically, all permits are required in hand for a full application. However, due to the unprecedented commitment in Waltham CPA funds, DHCD has allowed Petitioner to proceed;
2. Letters of Support for the Proposed Development available at the time of this filing to be sent to the Department of Housing and Community Development (DHCD) as part of said time sensitive funding competition application from:
  - a. Ward 5 City Councillor (the Ward Councillor) Joseph P. LaCava;
  - b. State Senator Michael J. Barrett;
  - c. State Representative and At-Large City Councillor Thomas M. Stanley;
    - i. Note: Representative Stanley also currently serves as the Chairman – Joint Committee on Elder Affairs in the House of Representatives;
  - d. State Representative John J. Lawn Jr.;

Zoning Board of Appeals

21 Newton Street

January 12, 2022

Page 2 of 2

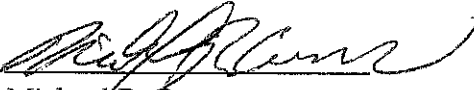
- e. At-Large City Councillor Randall J. LeBlanc;
- f. Ward 6 City Councillor Sean T. Durkee;
- g. Ward 9 City Councillor Jonathan Paz;
- h. Director of the Waltham Council on Aging Marybeth Duffy;
- i. Executive Director of WATCH CDC Daria Gere; and
- j. Local Resident Marcia MacClary, Member of the Board of Directors of the former Leland Home.

If you have any questions or comments, please let me know.

2Life Development, Inc.

By their Attorneys

Connors & Connors LLP

By: 

Michael R. Connors

cc: 2Life Communities  
File No. 21-1008



January 12, 2022

Michael J. Cotton, Acting Chair  
Zoning Board of Appeals  
City of Waltham  
119 School Street  
Waltham, MA 02451

**Re: Leland House - 21 Newton Street  
MGL c 40B Comprehensive Permit Application**

Dear Mr. Cotton:

As you may be aware, 2Life Development Inc.'s Comprehensive Permit application for the proposed Leland House was submitted on December 20, 2021, and a public hearing is scheduled for January 25, 2022. I look forward to appearing before you and am writing in advance of our hearing to share information about an important project public funding deadline of early February that may be helpful to your review. I share this not to ask for special consideration; rather so you have full information about the proposed development's status and schedule as you consider our application, and to share with you the extensive outreach we have conducted with the City of Waltham over the past year in the hopes of bringing you a strong, community-sensitive proposal.

Our proposal is to build 68 apartments, 66 of which will be all-affordable, 100% handicapped adaptable, senior supportive apartments at 21 Newton Street. The remaining 2 apartments will be off-market units used by on-site support staff. Developing nearly 100% affordable housing requires extensive public subsidy and securing that subsidy is a highly competitive process. The state's Department of Housing and Community Development (DHCD) holds only one funding competition each year. This year's applications are due on January 13.

Typically, DHCD requires that all permits are in hand before a full application can be submitted, but given the strength of our pre-application (submitted in October 2021 to secure an opportunity to submit a full application in January), especially the unprecedented commitment of \$6 million in Waltham CPA funds, DHCD approved our pre-application and allowed us to move ahead **conditionally**. DHCD has required that we obtain our Comprehensive Permit by early February for the application to be eligible for funding this year. If we miss this deadline, we will have to wait a full year to resubmit which would significantly delay our ability to make these 66 affordable apartments available for Waltham's low-income seniors.

Proposed Development Background

We know this presents a very aggressive timeline for ZBA review and hope that your work is aided by the work we have already done to address stakeholder concerns. 2Life Communities, a not for profit organization and the controlling entity of 2Life Development Inc., has been working closely with board members of Leland for several years to redevelop the obsolete 38-bed rest home so it can be restored to service for Waltham's low-income seniors in concert with the Leland Home mission. As you likely know, the Leland Rest Home had to close in 2020.

**Defiantly joyous aging.**

30 Wallingford Road | Brighton, MA 02135 | Phone: 617-912-8400 | [Info@2LifeCommunities.org](mailto:Info@2LifeCommunities.org)



### Community Input

Similarly, 2Life has had extensive engagement with the community and the City of Waltham (namely the Community Preservation Commission and the City Council). Originally, we submitted an application to the City of Waltham Community Preservation Committee (CPC) and were approved on March 9, 2021 for six million dollars in Community Preservation Act (CPA) funds to support a four-story building with 79 apartments and forty parking spaces.

However, after hearing the concerns of the Ward Councillor, abutters, and the City Council, we revised its design to directly reflect community input. We reduced the size of the proposed development from 79 to 68 apartments and lowered the proposed height from four stories to a forty-foot, three-story building, both of which comply with the applicable zoning ordinance. We also increased the proposed parking from forty parking spaces (0.5 parking spaces per unit) to fifty-one parking spaces (0.75 parking spaces per unit), all while protecting several mature trees and adding more trees on site to create a beautifully landscaped open space. Therefore, now we are proposing a beautiful new 3-story building with inviting porches and a community-oriented ground floor with senior-specific fitness and wellness activities, arts and cultural programming, and community events - hallmarks of 2Life communities. The project's adjacency to the William F. Stanley Senior Center provides for coordinated services and programming, and just steps away from the thriving commercial corridor along Main Street, our residents will have the opportunity remain active and engaged in the Waltham community.

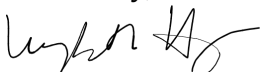
### Funding

We are extremely grateful for the \$6 million in Community Preservation Act funding that was awarded unanimously by the City Council on August 3, 2021 to support the project's affordability. This responds to the demonstrated need among Waltham older adults for subsidized housing, allowing our elders to remain in their community. Unquestionably the Waltham CPA funding will allow us to leverage the remaining \$20 million in subsidy and tax credits we need; this remarkable local support will be a major competitive advantage in the funding round, if we are able to demonstrate ZBA support as well.

Thank you for your consideration of this additional information as part of our application. We realize that your own time pressures may prevent action to meet DHCD's deadline; we simply thought it was most respectful of you to provide clarity about the follow-up process.

We look forward to presenting the project to you on January 25th and please let me know if you have any questions or need any additional information that will assist in advancing your consideration.

Sincerely,



Lizbeth Heyer,

2Life Vice President

CC:

ZBA Board Members

The Leland Home % New Deaconess Association- Abundant Life Communities, Owner

**Defiantly joyous aging.**

30 Wallingford Road | Brighton, MA 02135 | Phone: 617-912-8400 | [Info@2LifeCommunities.org](mailto:Info@2LifeCommunities.org)



Joseph P. LaCava  
Waltham City Council, Ward 5  
781-736-7836

Undersecretary Jennifer Maddox,  
Department of Housing and Community Development  
100 Cambridge St, Suite 300  
Boston, MA 02114

Re: 2Life Funding for Leland Home property in Waltham

Dear Undersecretary Maddox,

As the ward councilor in which this property sits I am writing in support of this project, the low income housing credits and other state affordable housing funds they seek. Located at 21 Newton street, on the outskirts of two neighborhoods and main street, this project will bring much needed and welcomed senior affordable housing to the city of Waltham.

68 State of the art units will mesh very well with the William F. Stanley Senior Center next door. Plans for collaborations for all of our cities seniors, and not just their residents, have already begun and our community could be not happier.

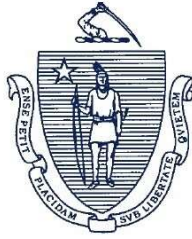
I spent the better part of 2021 meeting with Lizbeth Heyer and her associates of 2life communities along with surrounding neighbors to make sure this project not only fit within the community but fit in this neighborhood specifically. This project has been heavily vetted by those who it will impact the most daily and our entire council body. The city has already approved \$6 million in local CPA funds to the development of this project and hope that they will receive full consideration moving forward.

I thank you for your time and consideration for this project and if you need any more information please let me know how I can help.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph P. LaCava", with a long, sweeping horizontal stroke extending to the right.

Joseph P. LaCava



The Commonwealth of Massachusetts  
MASSACHUSETTS SENATE

**SENATOR MICHAEL J. BARRETT**  
*Third Middlesex District*

MIKE.BARRETT@MASENATE.GOV  
WWW.MASENATE.GOV

STATE HOUSE  
BOSTON, MA 02133-1054

TEL. (617) 722-1572

January 6, 2022

Undersecretary Jennifer Maddox  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

RE: Leland House, Waltham  
Support for Winter 2022 Rental Funding Application

Dear Undersecretary Maddox,

I am writing to express my support for 2Life Communities' request to the Department of Housing and Community Development (DCHD) for state funds for the redevelopment of the former Leland Home in Waltham. The new Leland House will add 68 affordable apartments for seniors 62 and older to the city of Waltham. As you are aware, the need for affordable housing in Waltham and surrounding communities is urgent, particularly for the growing number of lower income seniors. The Metropolitan Area Planning Council's Metro Boston 2030 Population and Housing Demand Projections estimates that the over-65 population in Waltham will increase by 43% from 2010-2030.

2Life has a reputation for providing high-quality, supportive housing to seniors. I am enthusiastic about the Leland House because of its proximity to the William F. Stanley Senior Center and thriving commercial corridor along Main Street. Leland House residents will have opportunities for social engagement and can age in community.

2Life has already done extensive work with the community. For example, the city of Waltham has already committed to this project \$6 million in Community Preservation Act funds.



I look forward to continuing to engage with 2Life, DHCD, and the city of Waltham to maximize the benefits that the project will provide to the Commonwealth.

A handwritten signature in black ink, appearing to read "Mike Barrett". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sen. Mike Barrett  
THIRD MIDDLESEX



*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON 02133-1054

**REP. THOMAS M. STANLEY**

9TH MIDDLESEX DISTRICT  
WALTHAM/LINCOLN  
ROOM 167, STATE HOUSE  
TEL. (617) 722-2810

Chair – Joint Committee on Elder Affairs

**[E-Mail: Thomas.Stanley@mahouse.gov](mailto:Thomas.Stanley@mahouse.gov)**

12/30/2021

Undersecretary Jennifer Maddox  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

**RE: 2Life Communities Application for Leland Home Proposal (21 Newton Street, Waltham, MA)**

Dear Undersecretary Maddox,

Hope this note finds you well. I write in support of 2Life's proposal to redevelop the former Leland Home rest home (21 Newton Street in Waltham, MA) into 68 affordable apartments for seniors in the Waltham Community. It is my understanding 2Life applied for state and federal low-income housing tax credits and other state affordable housing funds to help finance the project.

Located next to the William F. Stanley Senior Center and the commercially diverse corridor along Main Street, this project will allow residents to age in the Waltham community. Moreover, 2Life plans on including the highest standards of universal design, adaptability, resiliency, and sustainability in the Leland Home redevelopment to enable new residents to remain there regardless of physical ability as they age. The proposal also features a ground Village Center with flexible spaces for fitness and wellness activities, arts, and culture programs, communal dining programs and community events.

Overall, this project fulfills a tremendous need in the Waltham Community: more affordable housing for our older adults. As such, the City will provide \$6 million in CPA funding to the Leland Home redevelopment. Thus, I would respectfully request you give 2Life's application the utmost consideration.

As always, thanks for your time and consideration. Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Thomas M. Stanley".

Thomas M. Stanley





*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON 02133-1054

December 29, 2021

Undersecretary Jennifer Maddox  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

RE: Leland House, Waltham  
Support for Winter 2022 Rental Funding Application

Dear Undersecretary Maddox,

I am writing to express my enthusiastic support for 2Life Communities' request to the Department of Housing and Community Development for state resources for the development of the former Leland Home in Waltham. The new Leland House will add 68 affordable apartments for seniors to the Waltham community. As you are keenly aware, the need for affordable housing in Waltham is incredibly urgent, particularly for the growing number of lower income seniors. The Metropolitan Area Planning Council's Metro Boston 2030 Population and Housing Demand Projections, estimates that the over 65 population in Waltham will increase by 43% from 2010-2030.

2Life is an incredible partner in their work to ensure that the older adults in our communities are able to live well and age affordably, surrounded by rich programming and opportunities to engage with others to avoid social isolation. 2Life has an impressive track record of providing high-quality, supportive housing to seniors, and I am especially enthusiastic about the Leland House because of its proximity to the William F. Stanley Senior Center and the transit-rich and thriving commercial corridor along Main Street, thus allowing the residents at the new Leland House to engage in opportunities to truly *age in community*.

2Life also has a solid track record of community engagement and support. In fact, they've done extensive work with the community already which is demonstrated in the thoughtful project they are submitting for your consideration and the \$6 million in Community Preservation Act funds the City of Waltham has committed to this project.

I look forward to continuing to engage with 2Life, DHCD and the broader community to maximize the benefits that this incredible project will provide to the Commonwealth.

A handwritten signature in blue ink that reads "John J. Lawn, Jr." in a cursive style.

State Representative John J. Lawn, Jr.  
10<sup>th</sup> Middlesex District  
Newton | Watertown | Waltham  
Chairperson, Joint Committee on Health Care Financing



Ithzel Polanco-Cabadas &lt;ipolanco@2lifecommunities.org&gt;

---

**Fwd: Leland home**

---

**Lizbeth Heyer** <lheyer@2lifecommunities.org>  
To: Ithzel Polanco-Cabadas <ipolanco@2lifecommunities.org>  
Cc: Zoe Weinrobe <zweinrobe@2lifecommunities.org>

Tue, Jan 4, 2022 at 5:05 PM

**Lizbeth Heyer**  
**Vice President**  
**617-912-8475 (direct) 857-231-0146 (cell)**  
main: 617-912-8400 | fax: 617-912-8489



30 Wallingford Road

Brighton, MA 02135

<https://link.edgepilot.com/s/3f86c957/i6txGyHbZkWDKP8fj8id-Q?>[u=http://www.2lifecommunities.org/](http://www.2lifecommunities.org/)

----- Forwarded message -----

From: **LeBlanc, Randy** <rleblanc@city.waltham.ma.us>  
Date: Tue, Jan 4, 2022 at 12:09 PM  
Subject: Leland home  
To: [lheyer@2lifecommunities.org](mailto:lheyer@2lifecommunities.org) <[lheyer@2lifecommunities.org](mailto:lheyer@2lifecommunities.org)>

To whom it may concern ,

I am writing to confirm my support for the two life affordable housing project at the Leland Home site on Newton Street in Waltham

This is a spectacular project that feeds a large need in our community for affordable housing. Like my previous vote towards 6 million and Cpa funds from the city Council of Waltham I am still in support of this project and would like to see it come to fruition

Sincerely

Randall J LeBlanc  
City of Waltham  
counselor at large  
617-719-5572

FROM THE DESK OF:

Sean T. Durkee  
City Councilor, Ward 6  
Waltham, MA

November 5, 2021

Undersecretary Jennifer Maddox  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

RE: Leland House State & Federal Low-Income Housing Tax Credits and Other Funding

Dear Undersecretary Maddox,

I strongly and enthusiastically support 2Life Communities application for state and federal low-income housing tax credits and other state affordable housing funds! Their public presentation and site walk-through afforded the public and city council members the opportunity to ask tough questions and receive appropriate answers. In addition to the open process, Ward 5 Councilor LaCava worked with 2Life Communities to further refine the Leland House project to ensure local concerns were addressed to match community interests.

In 2021, the Waltham City Council approved \$6 million, greater than 17% of the total estimated project development cost, to ensure its commitment to affordable housing. This is the largest commitment the city has ever made in support of a housing project of this type for which I am aware. There exists a great need, locally and regionally, for affordable housing and designating 100% of the units as such is unheard of and quite unique.

Friends, neighbors and constituents have sent me numerous and unsolicited requests in order to reside at the yet unconstructed facility. I have also received an equal amount of unsolicited praise from constituents who are familiar with 2Life Communities work in other communities. This project's close proximity to Waltham's Stanley Senior Center ensures its usefulness and success.

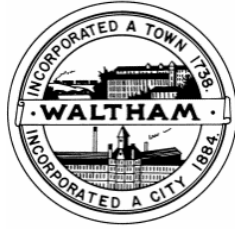
Leland House is fully vetted, financially supported and has Ward 6 constituent support. I ask that you approve all applicable low-income housing tax credits and other associated funding sources.

Sincerely,



Sean T. Durkee

185 Hammond Street  
Waltham, MA 02451  
(c) (781) 974-4971



December 28, 2021

**Re: 2Life Affordable Housing Project in Waltham**

To Whom It May Concern:

I am writing to provide my highest recommendation for the 2Life Affordable Housing Project in Waltham. As the cost of rent continues to climb, there is a housing affordability crisis in Massachusetts. Waltham is no exception to these systemic problems; we are in dire need of affordable housing options that prioritize our hardest-hit populations. The 2Life affordable, housing redevelopment at the Leland House is an important step in the right direction.

Our municipal leadership is in full support of this initiative. Earlier this year, the Waltham City Council voted to award \$6 million in CPA funds to ensure seniors have a chance to keep Waltham as their home. The Ward 5 City Councilor – who represents neighbors who abut the project- held various community meetings where neighborhood feedback directly modified the scope of the project. Not only does this project reflect our community's needs but it also reflects their input and blessing.

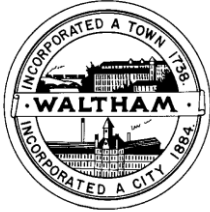
As the Ward 9 City Councilor, I represent residents living in Waltham's Southside who would substantially benefit from 2Life's proposal. Waltham's Southside is home to many seniors, veterans, and working-class people. These constituencies are vulnerable to every up and down produced by the enduring COVID-19 pandemic. As we navigate a tumultuous and uncertain economic future, there is but one constant: the need for realistic and affordable housing.

With this letter, I hope that our partners at federal and state levels understand the historic impact 2 Life's proposal will have in our community. I recommend this project to you without reservation. If you have any questions, please do not hesitate to contact me.

Sincerely,

***Jonathan Paz***

Waltham City Councilor Ward 9  
(617) 410 – 6218



**CITY OF WALTHAM**  
*Massachusetts*

*Council on Aging*  
*Marybeth Duffy, LICSW - Director*

January 10, 2022

Undersecretary Jennifer Maddox  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

RE: Leland House  
Support for Winter 2022 Rental Funding Application

Dear Undersecretary Maddox:

I am writing to express my enthusiastic support for 2Life Communities' request to the Department of Housing and Community Development for state resources for the development of the former Leland Home in Waltham. The new Leland House will add 68 affordable apartments for seniors 62 and better to the Waltham community. The need for affordable housing in Waltham is incredibly urgent, especially for the growing number of lower income seniors. The Metropolitan Area Planning Council's Metro Boston 2030 Population and Housing Demand Projections estimates that the over 65 population in Waltham will increase by 43% from 2010-2030.

2Life is a well-respected partner in their work to ensure that the older adults in our communities are able to live well and age affordably surrounded by rich programming and opportunities to engage with others to avoid social isolation. 2Life has an impressive track record of providing high-quality supportive housing to seniors. I am especially enthusiastic about the Leland House because of its proximity to the William F. Stanley Senior Center.

2Life also has a solid track record of community engagement and support. They've done extensive work with the community already which is demonstrated in the thoughtful project they are submitting for your consideration and the \$ 6 million in Community Preservation Act funds the City of Waltham has committed to this project.

I look forward to continuing to engage with 2Life, DHCD and the broader community to maximize the benefits that this incredible project will provide to the Commonwealth.

Sincerely,

Marybeth Duffy

488 MAIN STREET WALTHAM, MASSACHUSETTS 02452-6131  
FAX (781) 899-7373 PHONE (781) 899-7228

January 11, 2022

Undersecretary Jennifer Maddox  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

RE: Leland House, Waltham  
Support for Winter 2022 Rental Funding Application

Dear Undersecretary Maddox,

WATCH CDC supports the 2 Life Communities' request to the Department of Housing and Community Development for state resources for the development of 68 affordable apartments for seniors over 62 on the former Leland Home in Waltham.

According to the Waltham Housing statistics, the baby boomer generation will increase by 47% in the next eight years in Waltham, creating a dire need for more affordable senior housing. The Waltham senior population deserves a place in the city that they can call home. In Waltham, seniors not only contribute in many economic and social ways but help build a thriving and diverse community.

WATCH CDC lauds the impressive record of 2Life Communities creating affordable housing options for seniors. The Leland home, established in 1891, remains a pillar to our community to this day and are hopeful for it to become even more meaningful with the 2Life Communities' proposed development. We also support these conversion plans because of an environmentally friendly proposal outlining a solar PV system in the roof and a more energy efficient VRF heating and cooling system to demonstrate their efforts in reducing climate impact. This development also promises "to serve as a Village Center and hub of activity for both residents and community neighbors." We support this project because of the benefit it will provide to our growing community.

The Leland Home development for seniors could not be more appropriate because of its convenient placement near important landmarks within Waltham. For example, it is walking distance to the William F. Stanley Senior Center, public transportation, parks, and the principal commercial Moody and Main streets, making it an ideal location for the aging community.

The time is now and we at WATCH CDC fully support the proposal to develop sixty-eight units of affordable housing that will make a difference to seniors and bring a deeper sense of community in our city of Waltham.

Sincerely,



Daria Gere  
Executive Director, WATCH CDC

January 10, 2022

Undersecretary Jennifer Maddox  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

RE: Leland House, Waltham  
Support for Winter 2022 Rental Funding Application

Dear Undersecretary Maddox,

I am writing to express my enthusiastic support for 2Life Communities' request to the Department of Housing and Community Development for state resources for the development of the former Leland Home in Waltham. The new Leland House will add 68 affordable apartments for Waltham seniors 62 and better. As you are aware, the need for affordable housing in Waltham is incredibly urgent, particularly for the growing number of lower income seniors. The Metropolitan Area Planning Council's Metro Boston 2030 Population and Housing Demand Projections, estimates that the over 65 population in Waltham will increase by 43% from 2010- 2030.

2Life is an incredible partner in their work to ensure that the older adults in our communities are able to live well and age affordably surrounded by programming and opportunities to engage with others to avoid social isolation. 2Life has an impressive track record of providing high-quality, supportive housing to seniors. I am especially enthusiastic about the Leland House because of its proximity to the Waltham Senior Center and the commercial corridor along Main Street, allowing the residents at the new Leland Home to engage in opportunities to truly *age in community*.

2Life also has a solid track record of community engagement and support. In fact, they've done extensive work with the community already which is demonstrated in the thoughtful project they are submitting for your consideration and the \$6 million in Community Preservation Act funds the City of Waltham has committed to this project.

As a life-long resident of Waltham, I look forward to continuing to engage with 2Life, DHCD and the broader community to maximize the benefits that this incredible project will provide to the Commonwealth.

Sincerely,



Marcia MacClary  
501 Lexington Street  
Unit 13  
Waltham, MA 02452