

M²⁵ **CDC** GOALS Initiative

Growing Opportunities, Assets, and Leaders across the Commonwealth



A Detailed Report of the Accomplishments of Community Development Corporations in Massachusetts

May 2008

May 15, 2008

Dear Friend,

Community development corporations (CDCs) are community-controlled, nonprofit organizations that work throughout the Commonwealth to build more inclusive, vibrant, and productive communities. Since their inception more than 30 years ago, Massachusetts CDCs have developed, preserved and rehabbed over 23,000 homes and attracted over \$2 billion of investment to low- and moderate-income communities. In just the past five years, CDCs have helped to create or preserve over 10,000 job opportunities and helped over 5,000 locally owned businesses and aspiring entrepreneurs. CDCs have achieved these results in communities across the state, From Lawrence to Worcester to Boston to Cape Cod.

Since 2003, MACDC and its CDC members have collaborated on a collective effort to revitalize and stabilize communities across the state. The MACDC GOALS Initiative – Growing Opportunities, Assets, and Leaders across the Commonwealth – sets specific numeric targets that CDCs aim to achieve in six areas of community development and then measures our annual progress toward those goals. Each year, we conduct a detailed online survey of our members to learn precisely what they have accomplished. This report supplements a shorter report issued in May 2008, and contains detailed information on the results of this survey. Furthermore, it highlights the amazing progress that CDCs have made over the past year, including..

During 2007:

- **1,795** volunteer community leaders were engaged in CDC activities;
- **1,352** homes were built or preserved;
- **2,154** job opportunities were created or preserved;
- **1,262** locally-owned businesses received technical and financial support;
- **30,882** families received housing, jobs, training or other services; and
- **\$286 million** in private and public funding was invested in our communities

This report is the product of hard work by our members and by the MACDC staff. Chris Harris and Elizabeth Antin from our staff did a great job getting the survey instrument completed, ensuring a timely and complete response from our members, and analyzing and synthesizing the data. I also want to thank Steve Wishengrad, our database consultant, who helped to build and refine the web-based data collection system that we used for this survey. I want to particularly thank our members for completing the surveys, but more importantly for doing the hard work every day to make our communities better, house by house, job by job, family by family. Their work, detailed in so many numbers in this report, is helping to transform lives and communities in ways that cannot be quantified but can most certainly be felt and seen.

If you want to know how to contact the CDC in your community, or if you have any questions regarding this report, please do not hesitate to contact MACDC.

Sincerely,



Joseph Kriesberg
President

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Introduction

The Massachusetts Association of Community Development Corporations (MACDC) is the trade association of over 60 CDCs in the Commonwealth. In an effort to increase public understanding and support for CDC activities, MACDC surveys its members annually to develop a production and pipeline report. We call this effort the GOALs Initiative – *Growing Opportunities, Assets, and Leaders across the Commonwealth*. It sets specific numeric targets in six areas of community development and measures CDC success in reaching these targets. The six areas are **leaders, homes, jobs, businesses, families, and investment**. The results of this initiative are included in this report.

This report includes detailed information for each category in tabular and chart form. It also includes pipeline projections for real estate development through 2010, and a comprehensive register of historical real estate projects dating back to 1972. As far as we know, this is the most complete and robust report on statewide CDC productivity ever produced in the United States.

Methodology

The data presented in the report was collected through an online survey of MACDC's member community development corporations. Through the survey, the CDCs provided detailed information on program and projects related to their accomplishments during 2007 in the areas of:

- Leadership development;
- Housing development, commercial development, mixed-use development and open space development;
- Workforce development;
- Small business development;
- Housing services, including home improvement assistance, homebuyer counseling, lead paint abatement, and landlord/tenant remediation; and
- Family services, including youth and elder programs, ESOL and adult education programs, Individual Development Accounts, arts and culture programs and community festivals.

The GOALs survey is a web-based survey instrument, in which each CDC accesses and enters their information via a password-protected website. Each CDC is assigned a unique username and password, which enables multiple individuals from each organization to access the survey. The survey instrument also enables CDC staff to save information in draft form and return to the website at a later time to complete the questionnaires. Upon initial login, each CDC is asked to confirm basic demographic information about their organization and to identify which areas of program services they provide to their community. Based on these selections, the survey instrument present a customized list of survey questionnaires for each CDC in a control panel that serves as the home page after initial login.

For each questionnaire, the CDC is presented with a list of questions about the results accomplished in 2007. Questions critical to the calculation of overall GOALs results are required and the

questionnaire cannot be completed until required questions are answered. CDCs are also asked to answer additional informational questions about each program area.

To facilitate their completion of the survey, CDCs are provided with data they submitted in prior years in summary form for review and update.

CDCs completed the survey between January 7, 2008 and March 10, 2008. Some survey data was also entered by MACDC staff as a result of phone and/or email responses. MACDC staff carefully review the data to identify errors and omissions and follow up with the relevant CDC to clarify and confirm the data.

The information contained in the following pages is current data on CDC accomplishments during calendar year 2007. Since the survey was self-reporting, questions related to specific projects or programs listed in this report should be directed to the relevant CDC. Contact information for each CDC is available at www.macdc.org. Questions related to the web-based survey instrument or the GOALs Initiative should be directed to MACDC.

A glossary of terms is also included and can be helpful when reading this report.

2008 MACDC GOALS Report

Accomplishments 2003-2007

Chart 1: Volunteer Community Leaders Engaged 2003-2007

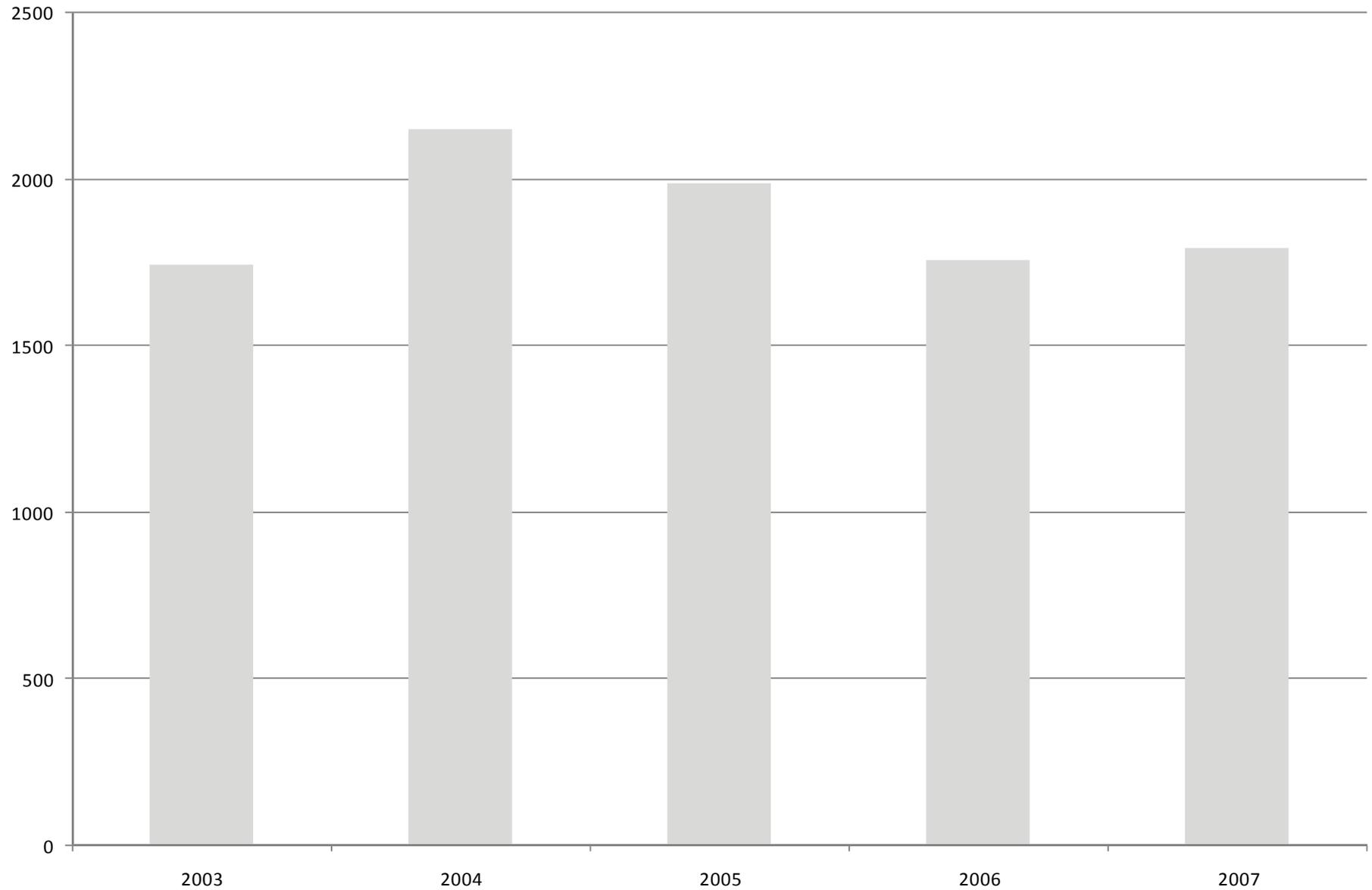


Chart 2: Homes Built or Preserved 2003-2007

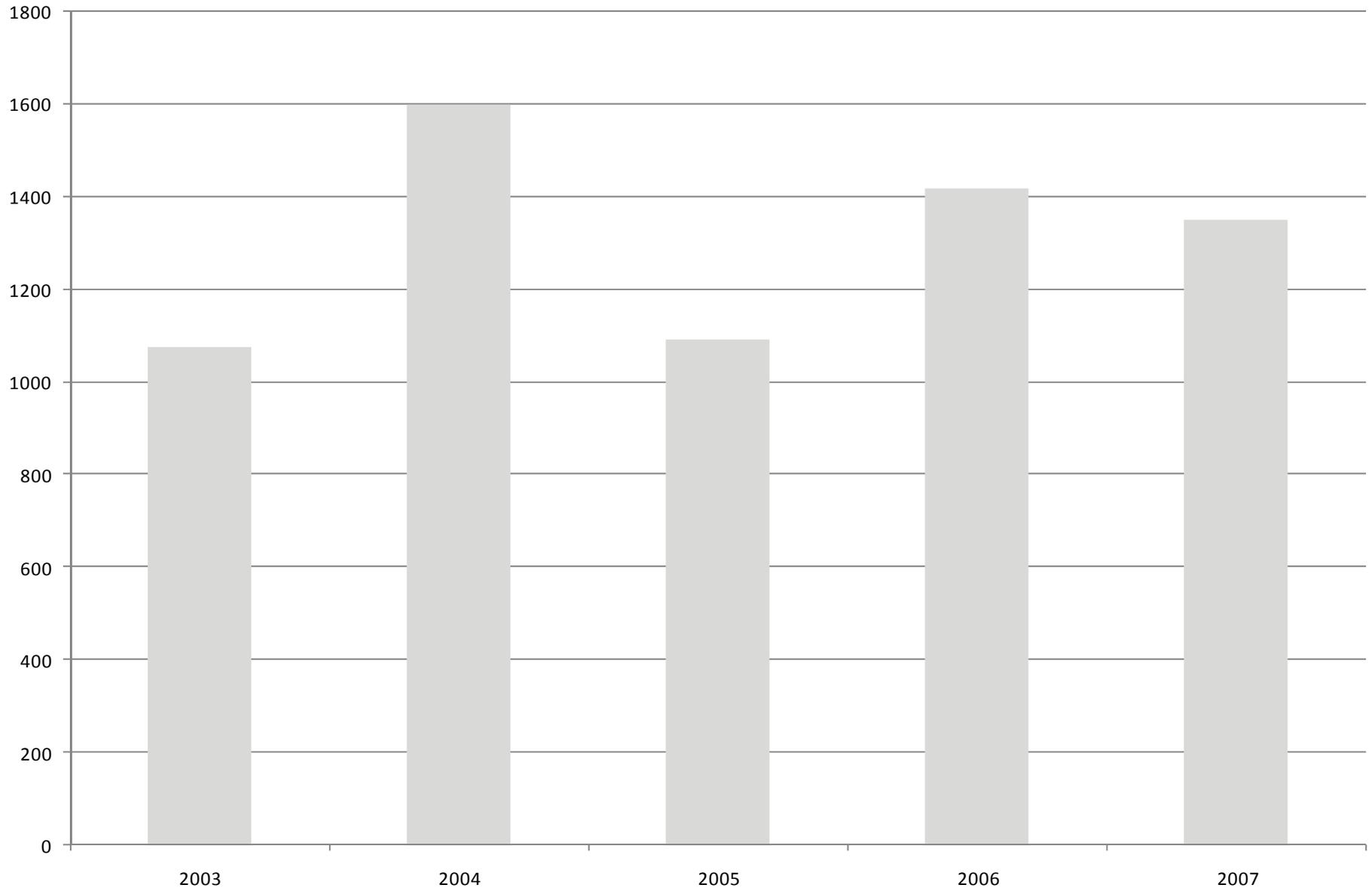


Chart 3: Job Opportunities Created or Preserved 2003-2007

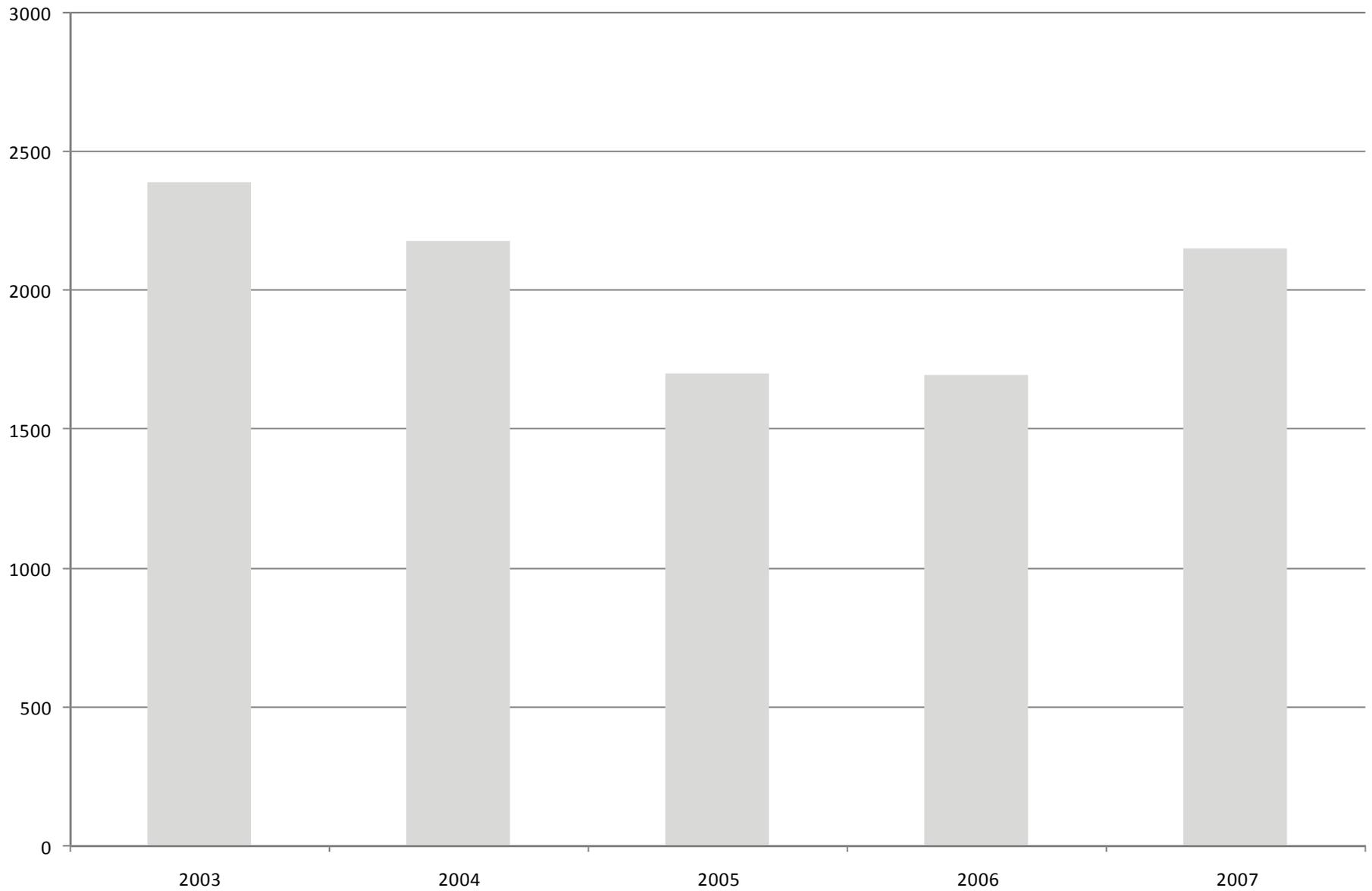


Chart 4: Technical and Financial Support to Entrepreneurs 2003-2007

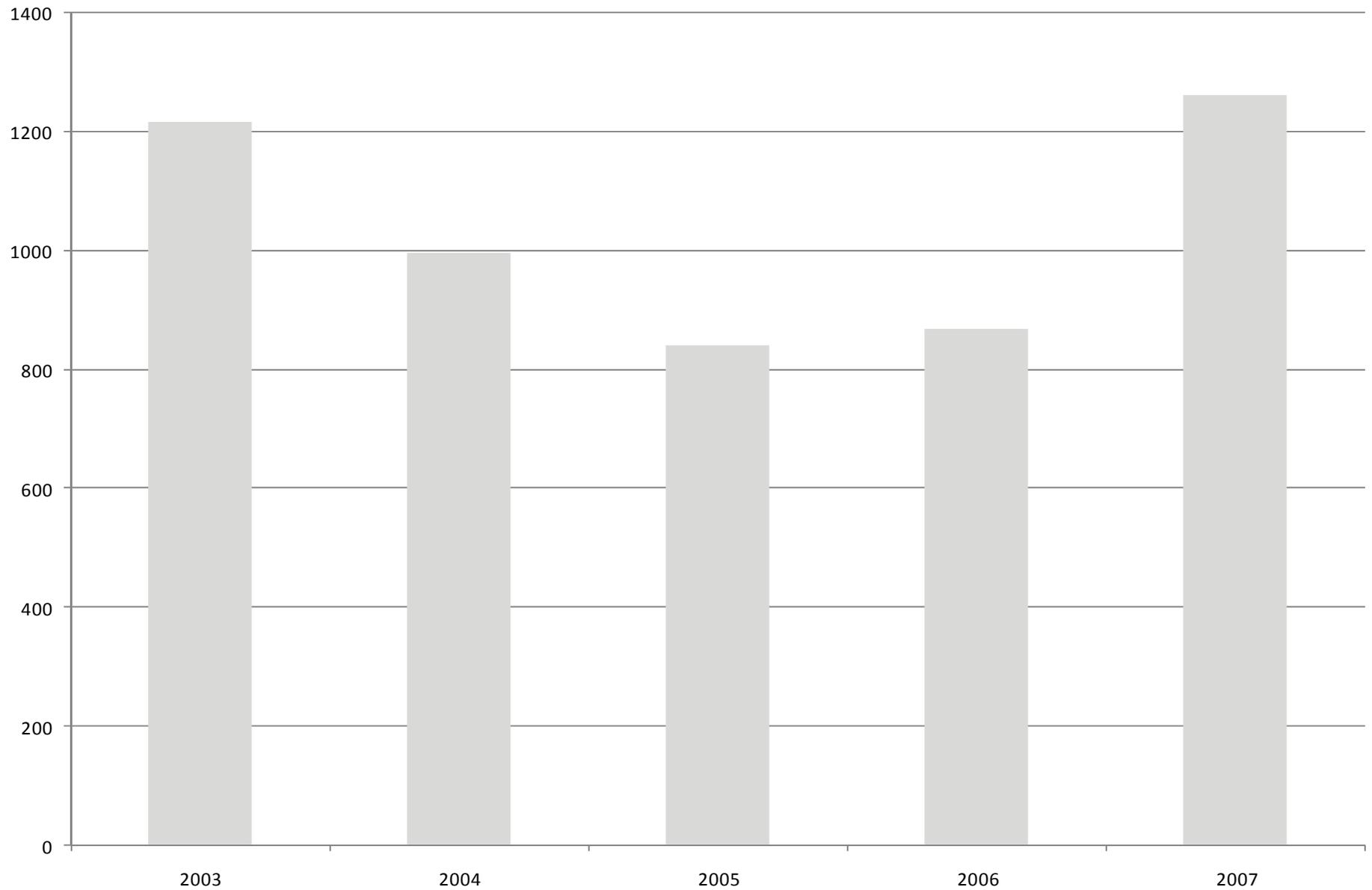
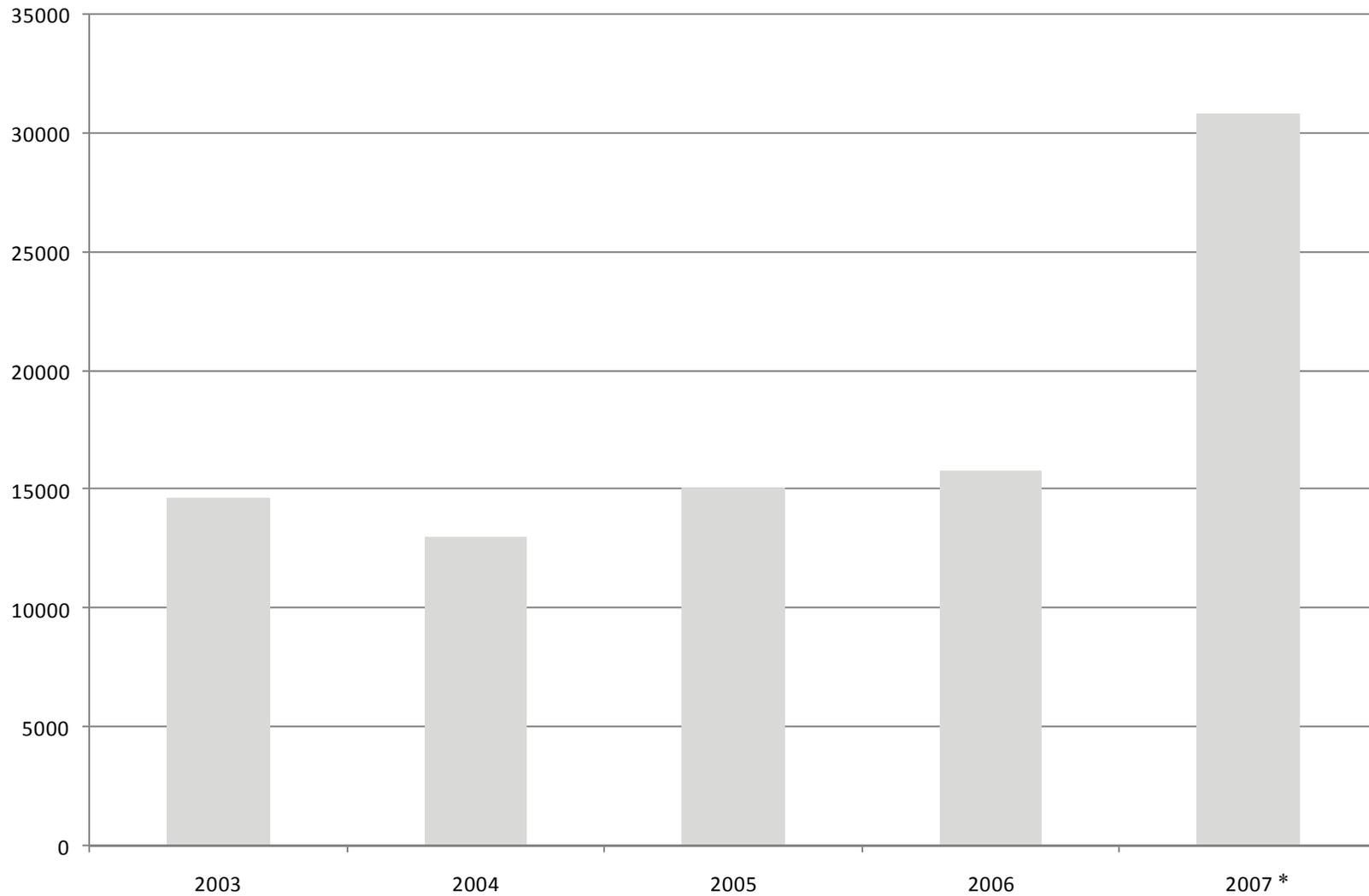
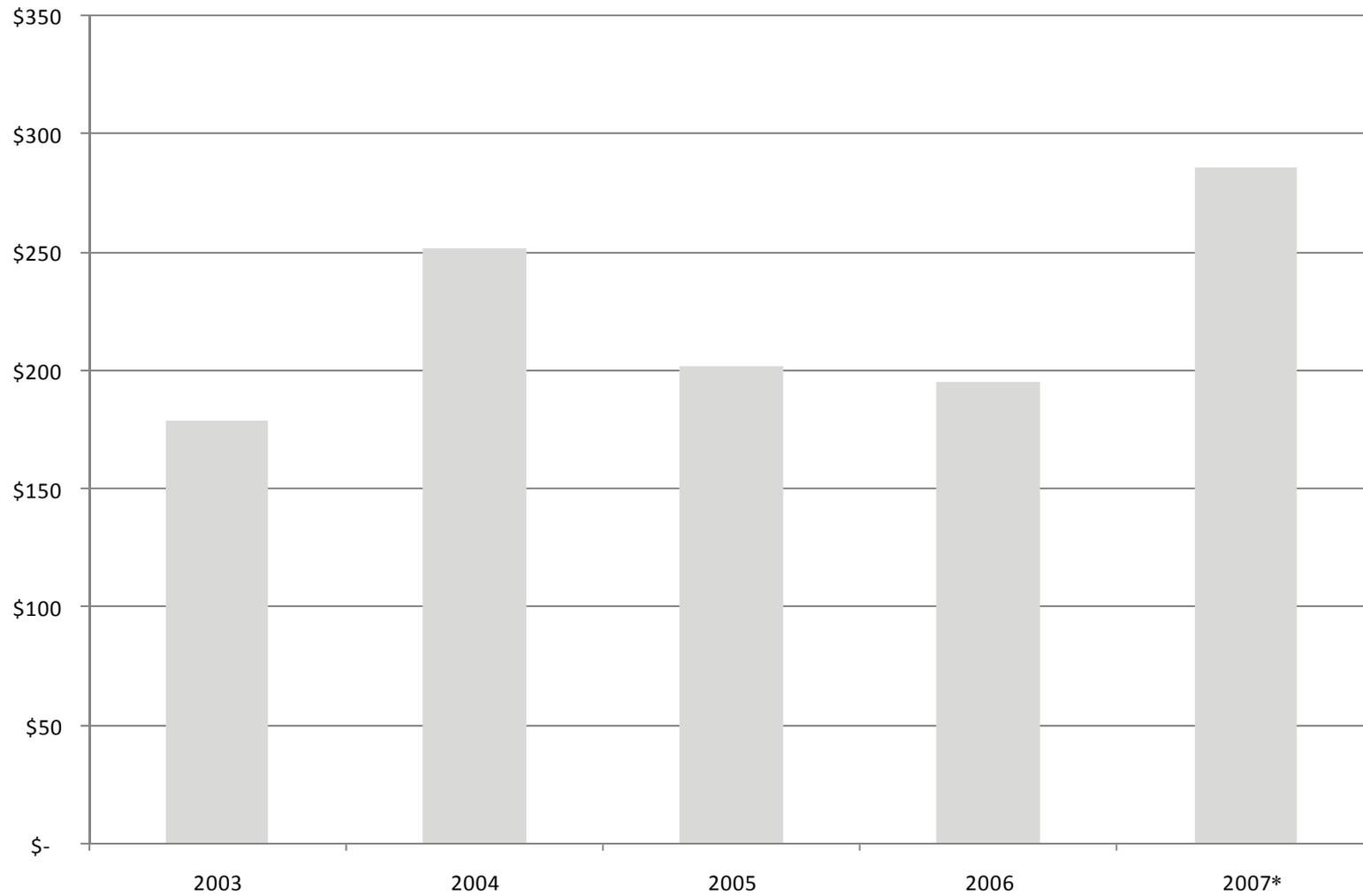


Chart 5: Families Supported with Housing, Jobs, Training, or other Services 2003-2007



* In 2007, methodology changed to include all families that live in a rental unit managed or owned by a CDC

Chart 6: Millions of Dollars Attracted in Public and Private Investments 2003-2007



* In 2007, methodology changed to include CDC operating and program budgets

2008 MACDC GOALs Report

Summary Tables

Table 1: Summary of Accomplishments

Community Development Corporation	Leaders		Homes		Jobs		Entrepreneurs		Families		Investment	
	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007*	2006	2007**
Allston Brighton CDC	48	69	59	12	82	25		23	556	1,032	\$16,010,000	\$6,539,000
Arlington Community Trabajando, Inc.	24	21				12			35	121		\$205,000
Asian CDC	31	55				19		20	380	279		\$3,993,352
Back of the Hill CDC		5										
CDC of South Berkshire County	12	14	30		20				30		\$6,700,000	\$102,000
CEDC-SM	19	15					23	45	137	105		\$187,987
Chelsea NHS	17	32	9		10	20			13	159	\$2,870,535	\$4,435,000
Coalition for a Better Acre	42	30		279		128			46	587		\$31,615,661
Codman Square NDC	19	35	176	62	41	20			774	1,167	\$13,700,747	\$3,016,800
Dorchester Bay EDC	242	39	118	45	124	87	120	75	319	2,081	\$12,796,750	\$9,284,607
East Boston CDC	19	23	166	74	125	300			826	1,823	\$52,000,000	\$20,000,000
Falmouth Housing Trust		5										
Fenway CDC	49	33			25	25			421	797		\$701,521
Fields Corner CDC		5										
Franklin County CDC	36	13			60	27	96	70		97	\$502,000	\$921,393
Greater Gardner CDC	32	24		2	6	29	12	29	170	247		\$1,312,778
Grove Hall NDC		8										
Hilltown CDC	13	18	30	19		6	29	63	475	459	\$381,586	\$2,381,516
Homeowners Rehab	21	19	12	80		187			77	1,189	\$248,050	\$22,037,196
Housing Assistance Corp.	90	13	41	16	10	20			431	1,194	\$4,825,000	\$9,000,000
Housing Corporation of Arlington	15	24		18					24	46		\$4,000,000
Hungry Hill CDC		18						1		168		\$157,726
IBA/ETC	15	35			10	15			448	1,317		
Jamaica Plain NDC	71	71	56	13	272	104	67	60	786	1,193	\$20,772,000	\$8,941,500
Just a Start	33	83	112	137	268	408			982	2,023	\$4,512,000	\$17,188,793
Lawrence Community Works	164	165	5	21	20	130			688	1,018	\$4,302,275	\$12,207,815
Lena Park CDC	11	12							550	312		
LINC	13	15	8		27				8	363	\$1,700,000	\$65,000
Lowell Small Business Assistance Center								363		183		
Lower Cape Cod CDC	49	31	11		62	32	107	86	56	4	\$1,585,410	\$1,323,000
Madison Park DC	67	66	43		105				232	1,299	\$13,409,771	\$2,200,000
Main South CDC	20	16	14	16	59	70	4	2	38	446	\$743,000	\$2,166,748
Marlborough CDC	11	16								15	\$40,000	\$72,000
Mattapan CDC	0	5	50	61		10			78	298		\$1,525,000
Methuen Arlington Neighborhood Inc.	14	12			7	43			350	750		\$118,884

Table 1: Summary of Accomplishments

Community Development Corporation	Leaders		Homes		Jobs		Entrepreneurs		Families		Investment	
	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007*	2006	2007**
Millbury Improvement Initiative	12	5										
Mission Hill NHS		37		12						135		\$58,000
NHS of the South Shore	20	20	77	57	15				565	1,031	\$1,370,500	\$830,000
NOAH	62	32	57	14	50	60			449	653	\$2,735,000	\$6,600,000
Nuestra Comunidad DC	18	87	40	103	14	30	126	66	303	805	\$3,772,841	\$28,627,436
Oak Hill CDC	41	31	25	77	28	38			1250	1,905	\$120,285	\$2,089,000
Pittsfield Economic Revitalization Corp.	11	12				13	5	7		20		\$215,000
Quaboag Valley CDC	17	15			4	14	41	104		118	\$120,000	\$620,000
Quincy-Geneva New Vision CDC		15		101		130		8		532		\$56,354,360
Salem Harbor CDC	13	8		10	14	30	15	5	208	276	\$190,000	\$3,446,157
Solutions CDC	15	5			60				238			
Somerville Community Corp.	71	71	15	6	25	4			238	526	\$4,796,000	\$3,360,000
South Boston NDC		12		3		12				99		\$1,500,000
Southwest Boston CDC	25	21								15		\$308,000
Springfield NHS	29	14	14	10		11			439	403	\$254,495	\$1,669,113
Twin Cities CDC	23	93	25	21	17	8	29	16	326	410	\$140,510	\$885,000
Union Street (Lynn)		12										
Urban Edge	57	100	101	68		48			772	1,979	\$1,095,859	\$9,720,567
Valley CDC	16	16	3			5	75	146	159	391	\$75,000	\$866,193
Viet-AID	27	20			45		120	57	50	97		\$1,483,877
WATCH	18	34							261	187		\$498,967
WEIR Corporation	17	15	64		62	3		8	143	79	\$15,500,000	\$410,000
Westfield CDC	15	20	11	11		15			18	28	\$72,152	\$210,000
Worcester Common Ground	26	35	23		26			8	55	84	\$2,900,000	\$1,080,000
Worcester East Side CDC	15	20	24	4		16			852	337	\$4,816,000	\$410,000
Grand Total	1,745	1,795	1,419	1,352	1,693	2,154	869	1,262	15,256	30,882	\$195,057,766	\$286,941,947

*Includes families living in a rental unit owned or operated by the CDC

** Includes operating and program budgets

Table 2: Summary of Leaders Engaged 2007

Community Development Corporation	Board Leaders Engaged by CDC	Non-Board Leaders Engaged by CDC	Total of Leaders Engaged by CDC
Allston Brighton CDC	19	50	69
Arlington Community Trabajando, Inc.	9	12	21
Asian CDC	19	36	55
Back of the Hill CDC	5		5
CDC of South Berkshire County	12	2	14
CEDC-SM	9	6	15
Chelsea NHS	10	22	32
Coalition for a Better Acre	15	15	30
Codman Square NDC	13	22	35
Dorchester Bay EDC	14	25	39
East Boston CDC	19	4	23
Falmouth Housing Trust	5		5
Fenway CDC	18	15	33
Fields Corner CDC	5		5
Franklin County CDC	13		13
Greater Gardner CDC	16	8	24
Grove Hall NDC	8		8
Hilltown CDC	15	3	18
Homeowners Rehab	13	6	19
Housing Assistance Corp.	13		13
Housing Corporation of Arlington	12	12	24
Hungry Hill CDC	18		18
IBA/ETC	15	20	35
Jamaica Plain NDC	21	50	71
Just a Start	11	72	83
Lawrence Community Works	15	150	165
Lena Park CDC	12		12
LINC	11	4	15
Lower Cape Cod CDC	20	11	31
Madison Park DC	11	55	66
Main South CDC	13	3	16
Marlborough CDC	6	10	16
Mattapan CDC	5		5
Methuen Arlington Neighborhood Inc.	11	1	12

Table 2: Summary of Leaders Engaged 2007

Community Development Corporation	Board Leaders Engaged by CDC	Non-Board Leaders Engaged by CDC	Total of Leaders Engaged by CDC
Millbury Improvement Initiative	5		5
Mission Hill NHS	27	10	37
NHS of the South Shore	15	5	20
NOAH	12	20	32
Nuestra Comunidad DC	12	75	87
Oak Hill CDC	16	15	31
Pittsfield Economic Revitalization Corp.	11	1	12
Quaboag Valley CDC	13	2	15
Quincy-Geneva New Vision CDC	15		15
Salem Harbor CDC	6	2	8
Solutions CDC	5		5
Somerville Community Corp.	21	50	71
South Boston NDC	12		12
Southwest Boston CDC	15	6	21
Springfield NHS	14		14
Twin Cities CDC	13	80	93
Union Street (Lynn)	12		12
Urban Edge	30	70	100
Valley CDC	12	4	16
Viet-AID	8	12	20
WATCH	12	22	34
WEIR Corporation	15		15
Westfield CDC	15	5	20
Worcester Common Ground	11	24	35
Worcester East Side CDC	15	5	20
Grand Total	773	1,022	1,795

Table 3: Summary of Homes Created or Preserved 2007

Community Development Corporation	Units Created in Housing-Only Projects	Units Created in Mixed Use Projects	Units Improved by Home Improvement Loans	Units Where Lead Paint was Abated	Total of Units Created or Preserved by CDC
Allston Brighton CDC	12				12
Coalition for a Better Acre	267	12			279
Codman Square NDC	58		1	3	62
Dorchester Bay EDC	20		12	13	45
East Boston CDC	74				74
Greater Gardner CDC	2				2
Hilltown CDC			14	5	19
Homeowners Rehab	23	40	15	2	80
Housing Assistance Corp.	16				16
Housing Corporation of Arlington	18				18
Jamaica Plain NDC	13				13
Just a Start	26		86	25	137
Lawrence Community Works	21				21
Main South CDC	6		10		16
Mattapan CDC	3		8	50	61
Mission Hill NHS			12		12
NHS of the South Shore			27	30	57
NOAH	14				14
Nuestra Comunidad DC	95		8		103
Oak Hill CDC	6		22	49	77
Quincy-Geneva New Vision CDC	101				101
Salem Harbor CDC	10				10
Somerville Community Corp.	6				6
South Boston NDC		3			3
Springfield NHS	3		6	1	10
Twin Cities CDC	1			20	21
Urban Edge			5	63	68
Westfield CDC	1		10		11
Worcester East Side CDC			1	3	4
Grand Total	796	55	237	264	1,352

Table 4: Summary of Job Opportunities Created or Preserved

Community Development Corporation	2006					2007				
	Construction	Commercial	Small Business Asst	Workforce Dev	Total	Construction	Commercial	Small Business Asst	Workforce Dev	Total
Allston Brighton CDC	142	0		0	142	25				25
Arlington Community Trabajando, Inc.	0	265		0	265				12	12
Asian CDC					0			19		19
CDC of South Berkshire County	20				20					0
Chelsea NHS	10		0		10	10	10			20
Coalition for a Better Acre	0	15			15	120	8			128
Codman Square NDC	81			16	97	20				20
Dorchester Bay EDC	29	170		37	236			71	16	87
East Boston CDC	290			0	290	300				300
Fenway CDC	50	177			227				25	25
Franklin County CDC	0			114	114			27		27
Greater Gardner CDC	24	12		0	36	10		10	9	29
Hilltown CDC	13			0	13	5	1			6
Homeowners Rehab					0	182	5			187
Housing Assistance Corp.	10				10	20				20
IBA/ETC	0	10			10				15	15
Jamaica Plain NDC	80	111	50	79	320	20		23	61	104
Just a Start	165	1,080			1,245	154			254	408
Lawrence Community Works	20				20	90	40			130
LINC	20		7		27					0
Lower Cape Cod CDC	1			79	80			32		32
Madison Park DC	100	20		0	120					0
Main South CDC	53	47		9	109	62		6	2	70
Mattapan CDC	24				24	10				10
Methuen Arlington Neighborhood Inc.	0	114			114				43	43
NHS of the South Shore	20				20					0
NOAH	115				115	60				60
Nuestra Comunidad DC	125	0	30	17	172	30				30
Oak Hill CDC	8	28			36	8			30	38
Pittsfield Economic Revitalization Corp.	0			3	3			13		13
Quaboag Valley CDC	0	0		10	10			12	2	14
Quincy-Geneva New Vision CDC					0	100			30	130
Salem Harbor CDC	50	0		19	69	30				30

Table 4: Summary of Job Opportunities Created or Preserved

Community Development Corporation	2006					2007				
	Construction	Commercial	Small Business Asst	Workforce Dev	Total	Construction	Commercial	Small Business Asst	Workforce Dev	Total
Solutions CDC	0	29		5	34					0
Somerville Community Corp.	25				25	4				4
South Boston NDC					0	11	1			12
Springfield NHS					0	11				11
Twin Cities CDC	11	0		17	28	8				8
Urban Edge	0		20	0	20	37	11			48
Valley CDC	31		10	1	42			5		5
WATCH	0	27			27					0
WEIR Corporation	110		12		122			3		3
Westfield CDC					0	15				15
Worcester Common Ground	22		16		38					0
Worcester East Side CDC					0				16	16
Grand Total	1,649	2,105	145	406	4,305	1,342	76	221	515	2,154

Table 5: Summary of Small Businesses Provided One-on-One Technical Assistance 2007

Community Development Corporation	Business Owners Provided Direct, One on One TA by CDC
Arlington Community Trabajando, Inc.	23
Asian CDC	20
CEDC-SM	45
Dorchester Bay EDC	75
Franklin County CDC	70
Greater Gardner CDC	29
Hilltown CDC	63
Hungry Hill CDC	1
Jamaica Plain NDC	60
Lowell Small Business Assistance Center	363
Lower Cape Cod CDC	86
Main South CDC	2
Nuestra Comunidad DC	66
Pittsfield Economic Revitalization Corp.	7
Quaboag Valley CDC	104
Quincy-Geneva New Vision CDC	8
Salem Harbor CDC	5
Twin Cities CDC	16
Valley CDC	146
Viet-AID	57
WEIR Corporation	8
Worcester Common Ground	8
Grand Total	1,262

Table 6: Summary of Families Assisted 2007

Community Development Corporation	Cumulative Rental Units*	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Small Businesses Assisted	Youth Programs	Adult Programs, including ESOL, IDA, EITC, ABE	Elder Programs	Foreclosure Counseling	Total Families Assisted
Allston Brighton CDC	404	545	25	12			46			1,032
Arlington Community Trabajando, Inc.		34	12		23	12			40	121
Asian CDC	221		19		20	19				279
Back of the Hill CDC										0
CDC of South Berkshire County	0									0
CEDC-SM					45	20	40			105
Chelsea NHS	133		20				6			159
Coalition for a Better Acre	98	22	128	279		9			51	587
Codman Square NDC	634	11	20	62		171	200		69	1,167
Dorchester Bay EDC	670	34	87	45	75	1,038	36	90	6	2,081
East Boston CDC	949		300	74				500		1,823
Falmouth Housing Trust										0
Fenway CDC	372		25				100	300		797
Fields Corner CDC										0
Franklin County CDC			27		70					97
Greater Gardner CDC	2	135	29	2	29	43			7	247
Grove Hall NDC										0
Hilltown CDC	26	69	6	19	63			276	0	459
Homeowners Rehab	903	12	187	80					7	1,189
Housing Assistance Corp.	38	300	20	16			560		260	1,194
Housing Corporation of Arlington	28			18						46
Hungry Hill CDC		17			1			150		168
IBA/ETC	895		15			275	67	65		1,317
Jamaica Plain NDC	388	88	104	13	60		390	150		1,193
Just a Start	548	478	408	137		293	139		20	2,023
Lawrence Community Works	60	258	130	21		170	334		45	1,018
Lena Park CDC	312									312
Lowell Small Business Assistance Center					363					363
Lower Cape Cod CDC	45	20	32		86					183
LINC	4									4
Madison Park DC	1114	40				125	18		2	1,299

Table 6: Summary of Families Assisted 2007

Community Development Corporation	Cumulative Rental Units*	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Small Businesses Assisted	Youth Programs	Adult Programs, including ESOL, IDA, EITC, ABE	Elder Programs	Foreclosure Counseling	Total Families Assisted
Main South CDC	146	60	70	16	2	18	100	32	2	446
Marlborough CDC		15							0	15
Mattapan CDC	27	50	10	61					150	298
Methuen Arlington Neighborhood Inc.			43			707				750
Millbury Improvement Initiative										0
Mission Hill NHS	117			12				6		135
NHS of the South Shore	126	796		57					52	1,031
NOAH	103	210	60	14		12	60	135	59	653
Nuestra Comunidad DC	450	41	30	103	66				115	805
Oak Hill CDC	71	1,124	38	77		360			235	1,905
Pittsfield Economic Revitalization Corp.			13		7					20
Quaboag Valley CDC			14		104					118
Quincy-Geneva New Vision CDC	261	26	130	101	8				6	532
Salem Harbor CDC	140	50	30	10	5		41			276
Solutions CDC										0
Somerville Community Corp.	86	165	4	6		250	15			526
South Boston NDC	84		12	3						99
Southwest Boston CDC									15	15
Springfield NHS		175	11	10					207	403
Twin Cities CDC	39	204	8	21	16	100			22	410
Urban Edge	1340	370	48	68					153	1,979
Valley CDC	85	123	5		146				32	391
Viet-AID		40			57					97
WATCH	10	113					64			187
WEIR Corporation	64		3		8	4				79
Westfield CDC		2	15	11						28
Worcester Common Ground	76		0		8					84
Worcester East Side CDC	13	251	16	4		28	16		9	337
Grand Total	11,082	5,878	2,154	1,352	1,262	3,654	2,232	1,704	1,564	30,882

* Rental Units completed in 2007 are included in Housing Opportunities and not in Cumulative Rental Units

Table 7: Summary of Community Investment Secured 2007

Community Development Corporation	Housing-Only Projects	Mixed Use and Commercial Projects	Open Space Projects	Home Improvement Loans	Financing for Local Small Bus	Operating Budget	Total Investment Secured
Allston Brighton CDC	\$5,199,000					\$1,340,000	\$6,539,000
Arlington Community Trabajando, Inc.						\$205,000	\$205,000
Asian CDC					\$2,957,800	\$1,035,552	\$3,993,352
CDC of South Berkshire County						\$102,000	\$102,000
CEDC-SM						\$187,987	\$187,987
Chelsea NHS		\$3,400,000				\$1,035,000	\$4,435,000
Coalition for a Better Acre	\$30,000,000	\$738,661				\$877,000	\$31,615,661
Codman Square NDC	\$2,000,000			\$16,800		\$1,000,000	\$3,016,800
Dorchester Bay EDC	\$5,992,000			\$129,000	\$349,615	\$2,813,992	\$9,284,607
East Boston CDC	\$20,000,000						\$20,000,000
Fenway CDC						\$701,521	\$701,521
Franklin County CDC					\$169,500	\$751,893	\$921,393
Greater Gardner CDC	\$380,000				\$722,070	\$210,708	\$1,312,778
Hilltown CDC		\$1,400,000		\$302,451	\$0	\$679,065	\$2,381,516
Homeowners Rehab	\$5,490,624	\$15,323,393		\$384,524		\$838,655	\$22,037,196
Housing Assistance Corp.	\$3,000,000		\$3,000,000			\$3,000,000	\$9,000,000
Housing Corporation of Arlington	\$3,200,000					\$800,000	\$4,000,000
Hungry Hill CDC						\$157,726	\$157,726
Jamaica Plain NDC	\$4,145,000				\$317,000	\$4,479,500	\$8,941,500
Just a Start	\$10,284,000			\$2,293,975		\$4,610,818	\$17,188,793
Lawrence Community Works	\$4,579,137	\$5,228,678				\$2,400,000	\$12,207,815
Lower Cape Cod CDC					\$123,000	\$1,200,000	\$1,323,000
LINC						\$65,000	\$65,000
Madison Park DC						\$2,200,000	\$2,200,000
Main South CDC	\$1,110,000			\$40,000	\$17,000	\$999,748	\$2,166,748
Marlborough CDC			\$10,000			\$62,000	\$72,000
Mattapan CDC	\$375,000			\$50,000		\$1,100,000	\$1,525,000
Methuen Arlington Neighborhood Inc.						\$118,884	\$118,884
Mission Hill NHS				\$58,000			\$58,000
NHS of the South Shore				\$250,000		\$580,000	\$830,000
NOAH	\$4,800,000					\$1,800,000	\$6,600,000
Nuestra Comunidad DC	\$25,000,000			\$186,500		\$3,440,936	\$28,627,436
Oak Hill CDC	\$1,764,000			\$325,000			\$2,089,000
Pittsfield Economic Revitalization Corp.					\$200,000	\$15,000	\$215,000

Table 7: Summary of Community Investment Secured 2007

Community Development Corporation	Housing-Only Projects	Mixed Use and Commercial Projects	Open Space Projects	Home Improvement Loans	Financing for Local Small Bus	Operating Budget	Total Investment Secured
Quaboag Valley CDC					\$226,000	\$394,000	\$620,000
Quincy-Geneva New Vision CDC	\$56,000,000					\$354,360	\$56,354,360
Salem Harbor CDC	\$3,000,000					\$446,157	\$3,446,157
Somerville Community Corp.	\$1,867,000					\$1,493,000	\$3,360,000
South Boston NDC		\$1,100,000				\$400,000	\$1,500,000
Southwest Boston CDC						\$308,000	\$308,000
Springfield NHS	\$710,000			\$209,113		\$750,000	\$1,669,113
Twin Cities CDC	\$295,000					\$590,000	\$885,000
Urban Edge		\$7,700,000		\$65,000		\$1,955,567	\$9,720,567
Valley CDC					\$263,065	\$603,128	\$866,193
Viet-AID					\$318,000	\$1,165,877	\$1,483,877
WATCH						\$498,967	\$498,967
WEIR Corporation					\$60,000	\$350,000	\$410,000
Westfield CDC	\$130,000			\$80,000			\$210,000
Worcester Common Ground						\$1,080,000	\$1,080,000
Worcester East Side CDC				\$15,000		\$395,000	\$410,000
Grand Total	\$189,320,761	\$34,890,732	\$3,010,000	\$4,405,363	\$5,723,050	\$49,592,041	\$286,941,947

2008 MACDC GOALS Report

Leaders

Table 8: Leaders

Community Development Corporation	Board Members		Leaders		Membership	
	2006	2007	2006	2007	2006	2007
Allston Brighton CDC	18	19	30	50	200	300
Arlington Community Trabajando, Inc.	9	9	15	12	500	750
Asian CDC	18	19	13	36	158	200
Back of the Hill CDC		5				
CDC of South Berkshire County	10	12	2	2	40	40
CEDC-SM	9	9	10	6	40	243
Chelsea NHS	11	10	6	22	50	97
Coalition for a Better Acre	12	15	30	15	209	450
Codman Square NDC	13	13	6	22	327	
Dorchester Bay EDC	17	14	225	25	90	197
East Boston CDC	19	19		4	3,400	4,000
Falmouth Housing Trust		5				
Fenway CDC	19	18	30	15	250	275
Fields Corner CDC		5				
Franklin Country CDC	11	13	25		240	
Greater Gardner CDC	16	16	16	8	92	155
Grove Hall NDC		8				
Hilltown CDC	10	15	3	3	44	231
Homeowners Rehab	13	13	8	6	35	33
Housing Assistance Corp.	30	13	60		500	
Housing Corporation of Arlington	12	12	3	12	162	187
Hungry Hill CDC		18				18
IBA	15	15		20	1,200	200
Jamaica Plain NDC	21	21	50	50	700	700
Just a Start	13	11	20	72	13	11
Lawrence Community Works	14	15	150	150	1,967	2,700
Lena Park CDC	11	12				
LINC	11	11	2	4	20	50
Lower Cape Cod CDC	19	20	30	11	200	275
Madison Park DC	12	11	55	55	150	250
Main South CDC	13	13	7	3	60	65
Marlborough CDC	6	6	5	10	90	100
Mattapan CDC		5				
Methuen Arlington Neighborhood Inc.	11	11	3	1	4,000	211
Millbury Improvement Initiative	9	5	3		50	
Mission Hill NHS		27		10		300

Table 8: Leaders

Community Development Corporation	Board Members		Leaders		Membership	
	2006	2007	2006	2007	2006	2007
NHS of the South Shore	15	15	5	5	110	575
NOAH	12	12	50	20	300	400
Nuestra Comunidad DC	12	12	6	75		3,319
Oak Hill CDC	16	16	25	15	300	300
Pittsfield Economic Revitalization Corp.	11	11		1	58	58
Quaboag Valley CDC	13	13	4	2	34	42
Quincy-Geneva New Vision CDC		15				100
Salem Harbor CDC	13	6		2	75	50
Solutions CDC	10	5	5		100	
Somerville Community Corp.	21	21	50	50	250	250
South Boston NDC		12				65
Southwest Boston CDC	15	15	10	6	50	50
Springfield NHS	14	14	15		125	
Twin Cities CDC	13	13	10	80	600	300
Urban Street (Lynn)		12				
Urban Edge	23	30	34	70	1,340	5,000
Valley CDC	12	12	4	4		79
Viet-AID	7	8	20	12	100	100
WATCH	10	12	8	22	115	250
WEIR Corporation	15	15	2		95	100
Westfield CDC	15	15		5	150	150
Worcester Common Ground	11	11	15	24	2,200	1,200
Worcester East Side CDC	15	15		5	2,203	2,300
Grand Total	675	773	1,070	1,022	22,992	26,726

2008 MACDC GOALS Report

Real Estate 2007: Housing

Chart 7: Cumulative CDC Housing Production 1983-2008

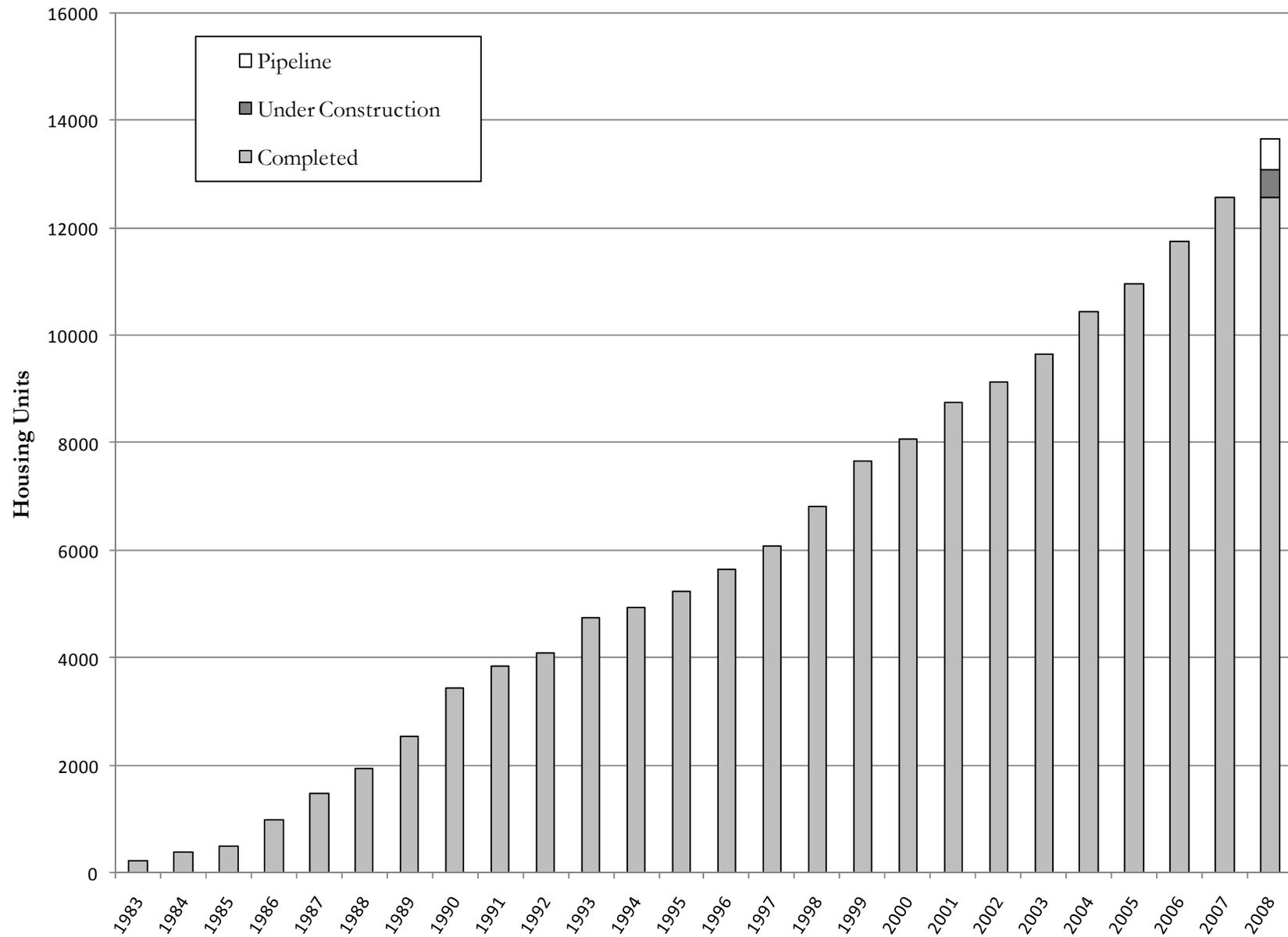


Chart 8: Total Housing Units by Year 1983-2010

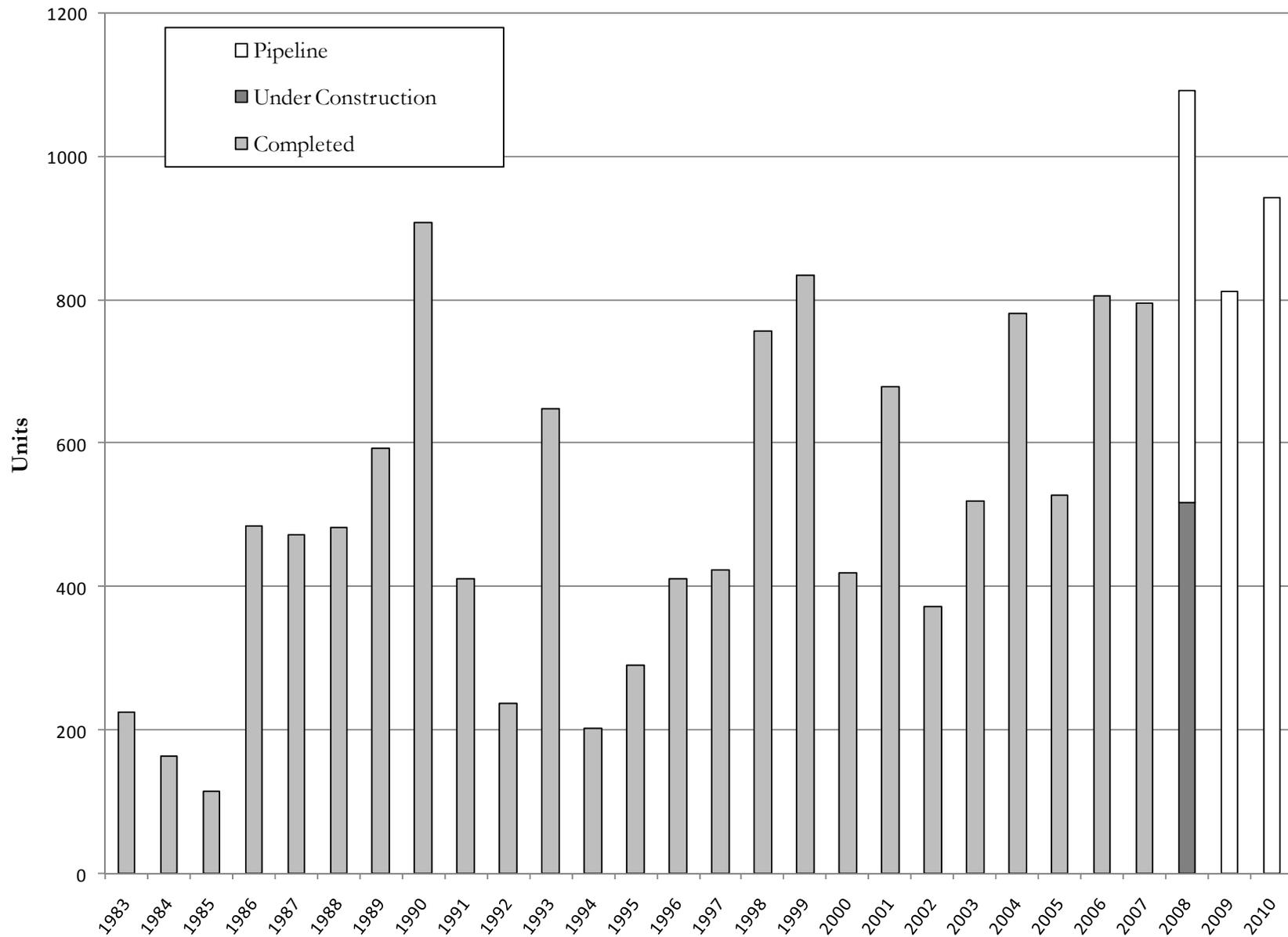


Chart 9: Total Housing Developments by Year 1983-2010

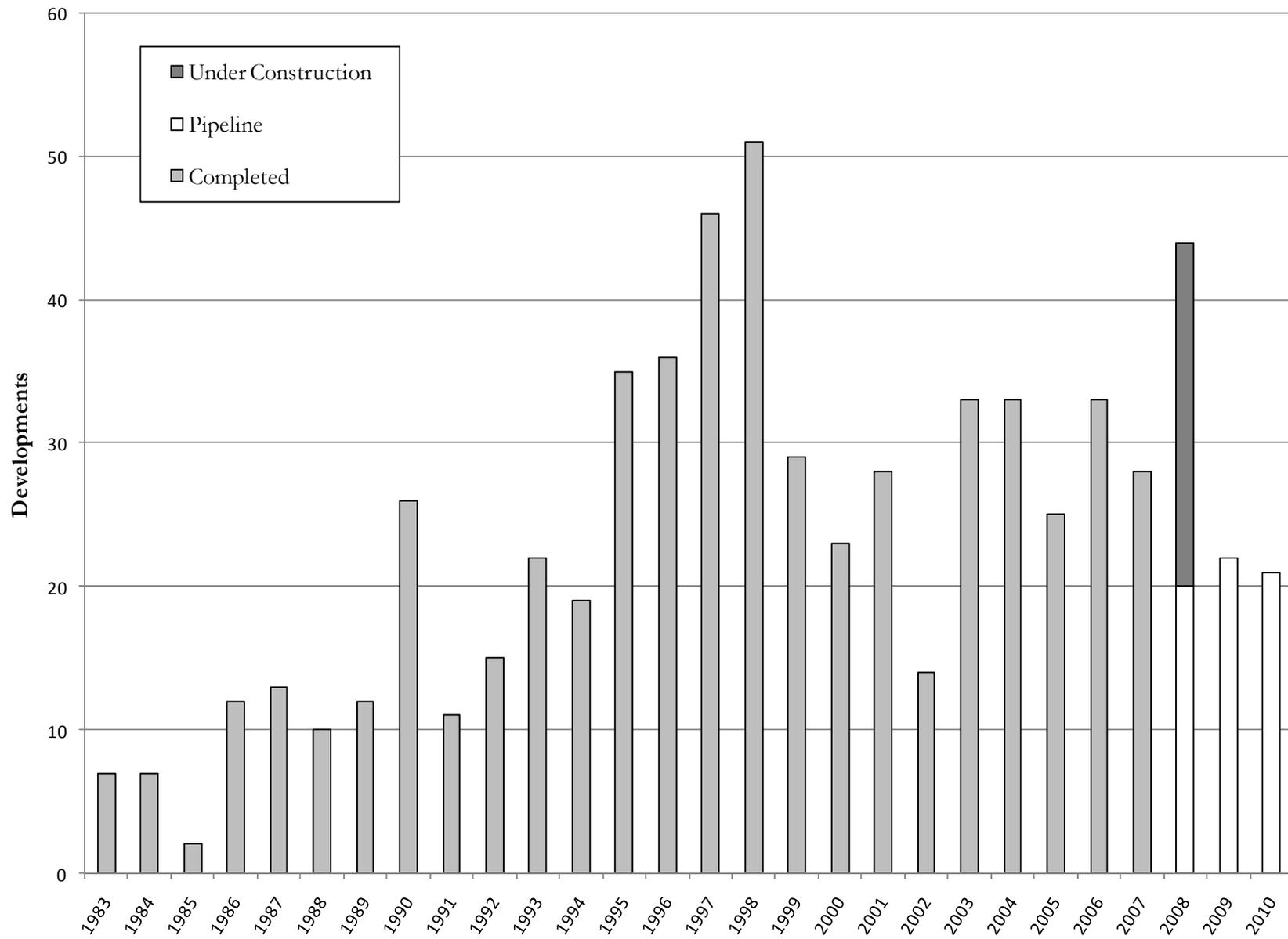


Table 9: Housing Projects Completed in 2007

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Allston Brighton CDC	81 Hano	12	12	0	2007	\$5,199,000	New Constr	25	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Harvard University	Energy Conservation, Healthy Materials, Sustainable Materials
Allston Brighton CDC Total		12	12	0		\$5,199,000		25		
Coalition for a Better Acre	North Canal Apartments Expiring Use	267	267	267	2007	\$30,000,000	Preserv of Exp Use	100	Federal Tax Credits (LIHTC), Section 8, MHP, TD Banknorth	Energy Conservation, Healthy Materials, Sustainable Materials
Coalition for a Better Acre Total		267	267	267		\$30,000,000		100		
Codman Square NDC	Latin Academy (Existing)	58	58	58	2007	\$2,000,000	Rehab - Mod	20	DND Housing Stabilization Fund (HSF), Proceeds from sale of gym and auditorium	Energy Conservation
Codman Square NDC Total		58	58	58		\$2,000,000		20		
Dorchester Bay EDC	Bowdoin Geneva III - joint venture with Viet-AID	20	20	2	2007	\$5,992,000	New Constr	0	Local or Regional HOME, Local Inclusionary Zoning Funds, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Charlesbank	Energy Conservation
Dorchester Bay EDC Total		20	20	2		\$5,992,000		0		
East Boston CDC	Barnes School Apartments	74	74	74	2007	\$20,000,000	Rehab - Subst	300		Energy Conservation,
East Boston CDC Total		74	74	74		\$20,000,000		300		

Table 9: Housing Projects Completed in 2007

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Greater Gardner CDC	Winchendon/ Monty Tech (Glenallen St.)	1	1	0	2007	\$190,000	New Constr	5	Local or Regional CDBG, Greater Worcester Community Foundation Athol Savings Bank	Energy Conservation
Greater Gardner CDC	Winchendon/ Monty Tech (Maple St.)	1	1	0	2007	\$190,000	New Constr	5	Local or Regional CDBG, Greater Worcester Community Foundation Athol Savings Bank	Energy Conservation
Greater Gardner CDC Total		2	2	0		\$380,000		10		
Homeowners Rehab	Fogerty	17	17	17	2007	\$3,901,681	Rehab - Mod	12	Section 8, Neighborhood Reinvestment, Cambridge Savings Bank seller	Energy Conservation, Healthy Materials, Sustainable Materials
Homeowners Rehab	Howard St	6	6	6	2007	\$1,588,943	Rehab - Mod	15	Local or Regional CDBG, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Section 8, Neighborhood Reinvestment, East Cambridge Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials
Homeowners Rehab Total		23	23	23		\$5,490,624		27		
Housing Assistance Corp.	Fleet Homes	16	16	0	2007	\$3,000,000	New Constr	10	Local or Regional HOME, State HOME, Affordable Housing Trust Fund	Energy Conservation, Healthy Materials
Housing Assistance Corp. Total		16	16	0		\$3,000,000		10		
Housing Corporation of Arlington	Mass Ave Preservation	18	18	18	2007	\$3,200,000	Rehab - Mod	0	Local or Regional HOME, Local or Regional CDBG, MHP Perm Plus MHP	
Housing Corporation of Arlington Total		18	18	18		\$3,200,000		0		

Table 9: Housing Projects Completed in 2007

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Jamaica Plain NDC	Hyde/Jackson Vacant Lots Phase 1	13	13	2	2007	\$4,145,000	New Constr	20	Local or Regional HOME, Affordable Housing Trust Fund, MHP, Federal Home Bank, Fleet Bank/ Bank of America, Charlesbank Homes, Hyams, State Street	Energy Conservation, Healthy Materials, Sustainable Materials
Jamaica Plain NDC Total		13	13	2		\$4,145,000		20		
Just a Start	2495 Mass Ave	13	13	0	2007	\$5,084,000	Other	76	Local Linkage, Cambridge Affordable Housing Trust Affordable Housing Trust Fund, Mass. Affordable Housing Trust HUD/ CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials
Just a Start	Columbia Court	13	13	0	2007	\$5,200,000	Other	78	Cambridge Affordable Housing Trust and Historical Commission Affordable Housing Trust Fund, HUD CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials
Just a Start Total		26	26	0		\$10,284,000		154		
Lawrence Community Works	Farnham Street Homes	11	11	11	2007	\$2,390,298	Rehab - Subst	20	Local or Regional HOME, Get out the lead, lead paint removal funding. Housing Stabilization Fund (HSF), MHP, Neighborhood Reinvestment, The Life Initiative, Riverbank, formerly known as	Energy Conservation
Lawrence Community Works	Scaritos Homes	10	10	0	2007	\$2,188,839	New Constr	20	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charlesbank Homes	Energy Conservation, Healthy Materials, Solar panels, Sustainable Materials
Lawrence Community Works Total		21	21	11		\$4,579,137		40		

Table 9: Housing Projects Completed in 2007

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Main South CDC	10 Ripley Street	2	2	0	2007	\$480,000	Rehab - Mod	28	Local or Regional HOME, NRSA, The Life Initiative	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	5 Benefit Street	4	4	4	2007	\$630,000	Rehab - Subst	34	Local or Regional HOME, NRSA	Energy Conservation, Healthy Materials, Will be Energy-Star rated building., Sustainable Materials
Main South CDC Total		6	6	4		\$1,110,000		62		
Mattapan CDC	Astoria Street	3	3	0	2007	\$375,000	New Constr	10	Local or Regional HOME, Leading the Way (Boston only)	Energy Conservation, Healthy Materials, Sustainable Materials
Mattapan CDC Total		3	3	0		\$375,000		10		
NOAH	Border Falcon	14	14	0	2007	\$4,800,000	New Constr	60	City Housing Trust Fund State HOME, Affordable Housing Trust Fund, LISC, Neighborhood Reinvestment, MHIC, Citizens Bank	Energy Conservation, Healthy Materials
NOAH Total		14	14	0		\$4,800,000		60		

Table 9: Housing Projects Completed in 2007

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Nuestra Comunidad DC	Adams Court	95	95	95	2007	\$25,000,000	Rehab - Subst	30	Leading the Way (Boston only), Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Facilities consolidations funds Federal Tax Credits (LIHTC), Shelter Plus Cares & Sponser based vouchers, MHP, Federal Home Bank, Fleet Bank/ Bank of America, Citizens Bank, Neighborhood reinvestment, the property and casualty initiative, PCI/	Energy Conservation, Healthy Materials
Nuestra Comunidad DC Total		95	95	95		\$25,000,000		30		
Oak Hill CDC	Homes for Union Hill	6	6	0	2007	\$1,764,000	New Constr	8	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Energy Star Homes Program	Energy Conservation, Healthy Materials, Sustainable Materials
Oak Hill CDC Total		6	6	0		\$1,764,000		8		
Quincy-Geneva New Vision CDC	qg1	101	101	101	2007	\$56,000,000	Comb Rehab/ New Constr	100	Local or Regional HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, MassDevelopment, MHP, LISC, Boston Community	Energy Conservation, Sustainable Materials
Quincy-Geneva New Vision CDC Total		101	101	101		\$56,000,000		100		

Table 9: Housing Projects Completed in 2007

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Salem Harbor CDC	Whipple School Elderly Housing	10	10	10	2007	\$3,000,000	Rehab - Subst	30	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Section 8, Federal Home Bank, An Ipswich Charitable Trust North Shore Bank	Energy Conservation, Innovative green roof which is designed to manage water runoff and in doing so protect the adjacent Ipswich River., Sustainable Materials
Salem Harbor CDC Total		10	10	10		\$3,000,000		30		
Somerville Community Corp.	109 Gilman Street	6	6	6	2007	\$1,867,000	Rehab - Mod	4	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), McKinney, local bank (Central Bank)	Energy Conservation, Healthy Materials
Somerville Community Corp. Total		6	6	6		\$1,867,000		4		
Springfield NHS	Old Hill Collaborative	3	3	0	2007	\$710,000	New Constr	11	Local or Regional HOME, State HOME, Section 8, The Life Initiative, CharlesBank Homes	Energy Conservation
Springfield NHS Total		3	3	0		\$710,000		11		
Twin Cities CDC	Tisdale Street	1	1	0	2007	\$295,000	Rehab - Mod	8	Local or Regional HOME, ADDI, Gap Filler V Deleading Funding Workers' Credit Union	Energy Conservation
Twin Cities CDC Total		1	1	0		\$295,000		8		

Table 9: Housing Projects Completed in 2007

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Westfield CDC	15 Hampden Street	1	1	0	2007	\$130,000	Rehab - Subst	15	This property was taken by the City of Westfield through a tax taking. The City then sold the property to the CDC for \$4451, with \$4450 being deferred until the CDC sells the property. Westfield Bank and the Berkshire Bank Charitable Foundation.	Energy Conservation
Westfield CDC Total		1	1	0		\$130,000		15		
Grand Total		796	796	671		\$189,320,761		1044		

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Afford Units	Expected Total Development Cost	Construction Type	Financing
Allston Brighton CDC	Long-Glen Homeownership	Constr	2008	33	33	\$10,935,000	Rehab - Mod	
CDC of South Berkshire County	Hillside Avenue	Pre Dev	2008	10	10	\$2,273,000	New Constr	Town-donated land State HOME, Housing Stabilization Fund (HSF), Community-based housing Facilities Consolidation Fund Section 8, Federal Home Bank, TD Banknorth Foundation, Berkshire Bank Foundation
CDC of South Berkshire County	Lenox Shops	Pre Dev	2008	20	20	\$5,000,000	New Constr	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Federal Home Bank, Developer Equity
Chelsea NHS	113 Spencer Street	Pre Dev	2008	48	48	\$14,200,000	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), CBH Federal Tax Credits (LIHTC), Section 8, Neighborhood Reinvestment
Chelsea NHS	Atlas Rental	Constr	2008	41	41	\$10,773,586	New Constr	Local or Regional HOME, State HOME, TOD Federal Tax Credits (LIHTC), Citizens Bank
Coalition for a Better Acre	Saint Joseph's School Apartments (formerly named Riverside Apartments and Community Center)	Pre Dev	2008	15	15	\$4,500,000	Rehab - Subst	Local or Regional HOME, CBA has applied for City HOME Funds in Feb. 2007, decision made June 2007 Affordable Housing Trust Fund, Facilities Consolidation Fund, State Historic Tax credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, Four units Federal Section 8 through DHCD, four units Lowell Housing Authority subsidized.MHP, Neighborhood Reinvestment, The Life Initiative, Enterprise Bank
Codman Square NDC	Latin Academy (Phase II)	Constr	2008	35	35	\$12,237,000	Other	State HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, State Historic Rehabilitation Tax Credits Federal Tax Credits (LIHTC), Neighborhood Reinvestment

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Afford Units	Expected Total Development Cost	Construction Type	Financing
Dorchester Bay EDC	Dudley Village	Pre Dev	2008	50	50	\$15,000,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), State Low Income Housing Tax Credits, Transit Oriented Development grant from Commonwealth Corp. Section 8, New Market Tax Credits, LISC, Boston Community Capital or Loan Fund, MHIC, Fleet Bank/ Bank of America, Citizens Bank
ETC	700 Harrison Avenue	Constr	2008	84	63	\$23,000,000	New Constr	State HOME, City HOME/ NH State AHTF Sovereign Bank
ETC	Keen Studios	Constr	2008	23	23	\$6,000,000	Rehab - Subst	Boston Community Capital or Loan Fund
ETC	Neponset Field	Pre Dev	2008	51	51	\$17,000,000	New Constr	State HOME, HUD 20 AHTF Section 202
Greater Gardner CDC	Gardner/Monty Tech (Clairmont St.)	Constr	2008	1	1	\$150,000	New Constr	Local or Regional CDBG, Colonial Co-operative Bank
Greater Gardner CDC	Winchendon/River Street	Pre Dev	2008	2	2	\$406,666	New Constr	Local or Regional CDBG, GFA Federal Credit Union
Hilltown CDC	6 Blandford Hill Road, Huntington (4-unit rental housing)	Pre Dev	2008	4	4	\$421,000	Rehab - Subst	State CDBG, Florence Savings Bank
Homeowners Rehab	58 7th St	Pre Dev	2008	6	6	\$1,092,380	Rehab - Subst	Community Preservation Act Funds, Lead Safe Section 8, Neighborhood Reinvestment, pending insurance proceeds pending
Homeowners Rehab	Marcella St	Constr	2008	16	16	\$4,360,624	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, CATNHP Section 8, East Cambridge Savings Ban Seller thru bargain sale
Hungry Hill CDC	Ames St-Springfield MA	Constr	2008	1	0	\$90,000	Rehab - Subst	Local or Regional HOME
Hungry Hill CDC	Genesee - Springfield MA	Pre Dev	2008	1	0	\$0	New Constr	
Jamaica Plain NDC	Sumner Hill House	Pre Dev	2008	75	75	\$12,600,000	Other	Local or Regional CDBG, NDF Wainwright Bank
Just a Start	Main Street Condos	Pre Dev	2008	10	10	\$4,203,000	New Constr	Local or Regional CDBG, Local Linkage, Cambridge Affordable Housing Trust State Green Affordable Housing Initiative HUD CDBG Cambridge Savings Bank

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Afford Units	Expected Total Development Cost	Construction Type	Financing
Just a Start	Teen Parent Shelter	Constr	2008	12	12	\$1,730,000	Rehab - Mod	Housing Innovations Fund (HIF), Mass DSS from State Capital Budget Foundations, Corporations and Individuals East Cambridge Savings Bank and private charitable funds
Lower Cape Cod CDC	Driftwood Lane	Pre Dev	2008	16	16	\$3,825,086	New Constr	Local or Regional HOME, Community Preservation Act Funds, Town of Harwich Affordable Housing Special Revenue Fund Housing Stabilization Fund (HSF), Affordable Housing Trust Fund
Lower Cape Cod CDC	Harwich Portuguese Mens Club, Harwich	Pre Dev	2008	37	37	\$3,500,000	New Constr	Local or Regional HOME, Community Preservation Act Funds, Town of Harwich Affordable Housing Special Revenue Fund Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Harwich Portuguese Men's Club owns land for project
Lower Cape Cod CDC	The Courtyards, Chatham	Constr	2008	4	4	\$1,111,660	Rehab - Subst	Community Preservation Act Funds, donations from local real estate developers
Madison Park DC	School House	Pre Dev	2008	128	128	\$29,000,000	Rehab - Mod	Local or Regional HOME, State HOME, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, HUD grant of \$1.8 million
Main South CDC	1 Wyman Street	Constr	2008	6	6	\$795,000	Rehab - Subst	Bay State Savings Bank and WCHR
Main South CDC	5 Vineyard Street	Pre Dev	2008	1	1	\$50,000	Rehab - Mod	Commonwealth National Bank
Main South CDC	Kilby-Gardner-Hammond Project Ongoing	Constr	2008	24	24	\$5,793,002	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, The Life Initiative
Marlborough CDC	Highland House	Constr	2008	29	0	\$2,000,000	Rehab - Subst	Boston Community Capital or Loan Fund
NHS of the South Shore	Washingon st Housing first	Constr	2008	11	11	\$1,535,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), McKinney, Neighborhood Reinvestment, Rockland trust
NHS of the South Shore	Weymouth Domestic Violence Units	Constr	2008	12	12	\$3,200,000	Comb Rehab/ New Constr	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, McKinney, Neighborhood Reinvestment, Federal Home Bank, South Shore Savings Bank

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Afford Units	Expected Total Development Cost	Construction Type	Financing
NOAH	Andrews School Condominiums	Pre Dev	2008	16	16	\$4,500,000	Rehab - Subst	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, One-stop declined. to be resubmitted. may seek historic credits to replace CATNHP and Green Neighborhood Reinvestment, no construction loan source yet private mortgages
Quincy-Geneva New Vision CDC	Phillip Brooks	Planning	2008	56	56	\$168,000,000	Preserv of Exp Use	
Salem Harbor CDC	50 Palmer Street	Constr	2008	15	15	\$4,500,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, The Life Initiative, Citizens Bank
Springfield NHS	Neighborhood Stabilization	Pre Dev	2008	7	7	\$1,300,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, The Life Initiative, CharlesBank Homes
Twin Cities CDC	Main Street Project	Constr	2008	31	31	\$12,000,000	Rehab - Subst	Local or Regional HOME, Redevelopment Authority Funds State HOME, Housing Stabilization Fund (HSF), MassDevelopment, Mass Historic Tax Credits; TOD Funding, Federal Historic Tax Credits, Section 8, New Market Tax Credits, EDI funding Neighborhood Reinvestment, TD Bank North
Twin Cities CDC	Trolley Lane	Constr	2008	1	1	\$250,450	New Constr	Local or Regional HOME, City of Leominster TD Banknorth
Urban Edge	Hyde-Blakemore	Constr	2008	13	13	\$4,270,261	New Constr	Local Inclusionary Zoning Funds, NHT Affordable Housing Trust Fund, Brownfields, Citizens Bank
Urban Edge	Roslindale Field	Pre Dev	2008	22	22	\$7,888,840	New Constr	Local or Regional HOME, Local Inclusionary Zoning Funds, DND State HOME, Affordable Housing Trust Fund
Valley CDC	46-48 School Street	Constr	2008	8	8	\$1,900,000	Comb Rehab/ New Constr	Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), CATNHP Section 8, MHP, Boston Community Capital or Loan Fund, TD Banknorth Smith College
Valley CDC	Main Street, Amherst	Constr	2008	11	11	\$3,000,000	New Constr	Community Preservation Act Funds, State HOME, State CDBG, Housing Stabilization Fund (HSF), Section 8, MHP, Boston Community Capital or Loan Fund, TD Banknorth

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Afford Units	Expected Total Development Cost	Construction Type	Financing
WEIR Corporation	117 Ingell Street	Constr	2008	5	5	\$1,500,000	Comb Rehab/ New Constr	Local or Regional HOME, EPA Bristol County Savings Bank
WEIR Corporation	FB Rogers River Lofts	Constr	2008	55	55	\$10,000,000	Rehab - Mod	Local or Regional HOME
Worcester Common Ground	9 May Street-Hammond Organ Factory	Constr	2008	46	46	\$13,000,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, State Historic tax credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP, Wainwright Bank
2008 Total				1,092	1,040	\$428,891,555		
Allston Brighton CDC	1615 Commonwealth Ave.	Pre Dev	2009	34	34	\$12,816,806	Rehab - Subst	
CDC of South Berkshire County	saw Mill Brook	Pre Dev	2009	55	55	\$10,000,000	New Constr	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund
Codman Square NDC	Codman Sq. Condominiums	Pre Dev	2009	16	16	\$5,590,000	Rehab - Subst	Local or Regional HOME, Local Linkage, Leading the Way (Boston only), Neighborhood Housing Trust State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, CATNHP (TOD source) Neighborhood Reinvestment, Citizens Bank
East Boston CDC	Beach Apartments	Pre Dev	2009	45	45	\$12,000,000	New Constr	
East Boston CDC	Maverick Apartments	Planning	2009	45	45	\$135,000,000	New Constr	
Housing Assistance Corp.	Barnstable RFP	Pre Dev	2009	40	40	\$11,000,000	New Constr	Local or Regional HOME, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, Applying for Tax Credits Citizens Bank
Housing Assistance Corp.	MacArthur Blvd	Pre Dev	2009	117	117	\$35,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Citizens Bank
Hungry Hill CDC	Murray Hill - Springfield MA	Planning	2009	2	0	\$0	New Constr	

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Afford Units	Expected Total Development Cost	Construction Type	Financing
Jamaica Plain NDC	Blessed Sacrament	Pre Dev	2009	118	118	\$45,000,000	Rehab - Subst	Local or Regional HOME, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP, CATNHP Federal Tax Credits (LIHTC), New Market Tax Credits, MHP, LISC, Boston Community Capital or Loan Fund, Fleet Bank/ Bank of America, Hyams Mulford
Just a Start	Elm Place	Pre Dev	2009	19	19	\$7,300,000	New Constr	Local or Regional CDBG, Community Preservation Act Funds, Local Linkage, Some of the above sources are in workup Section 8, Some of the above sources are in workup, including community banks.
LINC	Apartments	Planning	2009	12	12	\$1,500,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund
Madison Park DC	Orchard Homeownership Initiative	Pre Dev	2009	32	32	\$9,806,000	New Constr	Boston Housing Authority HOPE VI grant HOPE VI grant Neighborhood Reinvestment, Federal Home Bank
Marlborough CDC	Assabet Valley Regional High School Partnership	Concept	2009	1	2	\$350,000	New Constr	To be determined Assabet Valley High School labor
Mattapan CDC	Neponset Field	Pre Dev	2009	48	48	\$17,000,000	New Constr	Applicable financing sources have been sought.
NOAH	Cutler Heights	Pre Dev	2009	30	30	\$9,500,000	New Constr	Community Preservation Act Funds, Town departments swapped land to make deal happen State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Community Based Housing; Section 8's; State declined One Stop this round - will reapply Federal Tax Credits (LIHTC), Neighborhood Reinvestment, no construction source yet
Oak Hill CDC	Dartmouth Street School	Planning	2009	19	19	\$6,600,000	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Neighborhood Reinvestment, Neighborhood Housing Services of America

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Afford Units	Expected Total Development Cost	Construction Type	Financing
Oak Hill CDC	Homes for Union Hill II	Pre Dev	2009	6	6	\$1,790,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Bay State Savings Bank
Oak Hill CDC	St. Francis Home	Pre Dev	2009	69	69	\$16,000,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 202, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank
Salem Harbor CDC	Salem Point LP Refinance	Concept	2009	77	77	\$10,000,000	Preserv of Exp Use	Housing Innovations Fund (HIF), Federal Tax Credits (LIHTC), LISC, Boston Community Capital or Loan Fund, Federal Home Bank
Twin Cities CDC	Elm Street	Constr	2009	4	4	\$1,463,000	New Constr	Local or Regional HOME, Local Brownfields Money, Local Financial Institutions
WATCH	Jackson Street	Pre Dev	2009	6	6	\$2,195,182	New Constr	Local or Regional HOME, Community Preservation Act Funds, Housing Stabilization Fund (HSF), CATNHP; none of these funds have been applied for as of yet.
Worcester Common Ground	Austin-Piedmont homeownership	Planning	2009	17	17	\$1,800,000	Comb Rehab/ New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative
2009 Total				812	811	\$351,710,988		
Allston Brighton CDC	1501 Commonwealth Ave.	Planning	2010	40	40	\$17,049,000	New Constr	Local or Regional HOME, Local Linkage, State HOME, Affordable Housing Trust Fund, Fleet Bank/ Bank of America
Codman Square NDC	157 Washington St., Dorchester	Pre Dev	2010	24	24	\$9,800,000	Other	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, CATNHP (TOD funds) Federal Tax Credits (LIHTC), New Market Tax Credits, Dept. of HHS, Office of Community Services (job creation) Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, Citizens Bank

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Afford Units	Expected Total Development Cost	Construction Type	Financing
Dorchester Bay EDC	21 Ramsey Street	Pre Dev	2010	4	4	\$1,200,000	Rehab - Subst	Local Linkage, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Citizens Bank
Dorchester Bay EDC	Three Bays Project	Planning	2010	129	129	\$40,000,000	Rehab - Subst	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Home Bank, Fleet Bank/ Bank of America, Citizens Bank
East Boston CDC	Ashley Apartments	Planning	2010	45	45	\$8,000,000	New Constr	Local Linkage, State Low Income Housing Tax Credits, MassDevelopment, Local linkage from waterfront development
Housing Assistance Corp.	Dana s Fields	Planning	2010	55	55	\$20,000	New Constr	
LINC	Grandparents as Parents	Concept	2010	25	25	\$3,500,000	Rehab - Subst	Local or Regional HOME, Housing Innovations Fund (HIF), MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Boston Community Capital or Loan Fund, Federal Home Bank
Madison Park DC	2451 Washington Street	Pre Dev	2010	37	37	\$15,040,132	New Constr	Local Linkage, Local Inclusionary Zoning Funds, Housing Stabilization Fund (HSF), Brownfields, State Transit Oriented Development Funding LISC, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, CDC Green Initiative
Madison Park DC	Parcel 10	Concept	2010	80	81	\$45,000,000	New Constr	
Marlborough CDC	Housing Development Business Plan	Concept	2010	3	3	\$400,000	Other	
NOAH	Plymouth Court	Planning	2010	60	70	\$13,000,000	New Constr	Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, Neighborhood Reinvestment,
NOAH	Stevens Point, North Andover	Planning	2010	42	45	\$10,155,000	Comb Rehab/ New Constr	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, CBH/DMR Federal Tax Credits (LIHTC), MHP, Neighborhood Reinvestment

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Afford Units	Expected Total Development Cost	Construction Type	Financing
NOAH	Welfare Building	Planning	2010	11	11	\$4,200,000	Rehab - Subst	Local or Regional HOME, Leading the Way (Boston only), State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Historic not identified yet
Quincy-Geneva New Vision CDC	QGII	Planning	2010	94	94	\$27,000,000	Preserv of Exp Use	
Salem Harbor CDC	Salem Point LP 15 yr Refi	Concept	2010	77	77	\$15,000,000	Preserv of Exp Use	
Somerville Community Corp.	St. Polycarp's	Pre Dev	2010	60	60	\$18,500,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, LISC, The Property and Casualty Initiative, construction loan - lender TBD
Twin Cities CDC	Bruce Street Project	Planning	2010	2	2	\$571,750	New Constr	Local or Regional HOME, Local Banks Private Developer, Peter Bovenzi
Twin Cities CDC	Columbus Street	Planning	2010	1	1	\$250,000	New Constr	Local Financial Institutions
Twin Cities CDC	Whitney	Concept	2010	40	40	\$13,000,000	Rehab - Mod	
Urban Edge	JP Apartments	Pre Dev	2010	103	103	\$17,566,000	Other	Local or Regional HOME, Neighborhood Housing Trust -Boston State HOME, Affordable Housing Trust Fund, TOD bond funds, State Historic Tax Credits Federal Tax Credits (LIHTC), Section 8, Federal Home Bank, First Trade Union Bank, energy rebates tax credit investor TBD Deferred developer fee
Valley CDC	Riverside Drive	Planning	2010	11	11	\$2,800,000	New Constr	
2010 Total				943	957	\$262,051,882		

Grand Total**2,847 2,808 \$1,042,654,425**

2008 MACDC GOALS Report

Real Estate 2007: Commercial & Mixed-Use

Chart 10: Cumulative CDC Commercial Real Estate Development 1983-2009

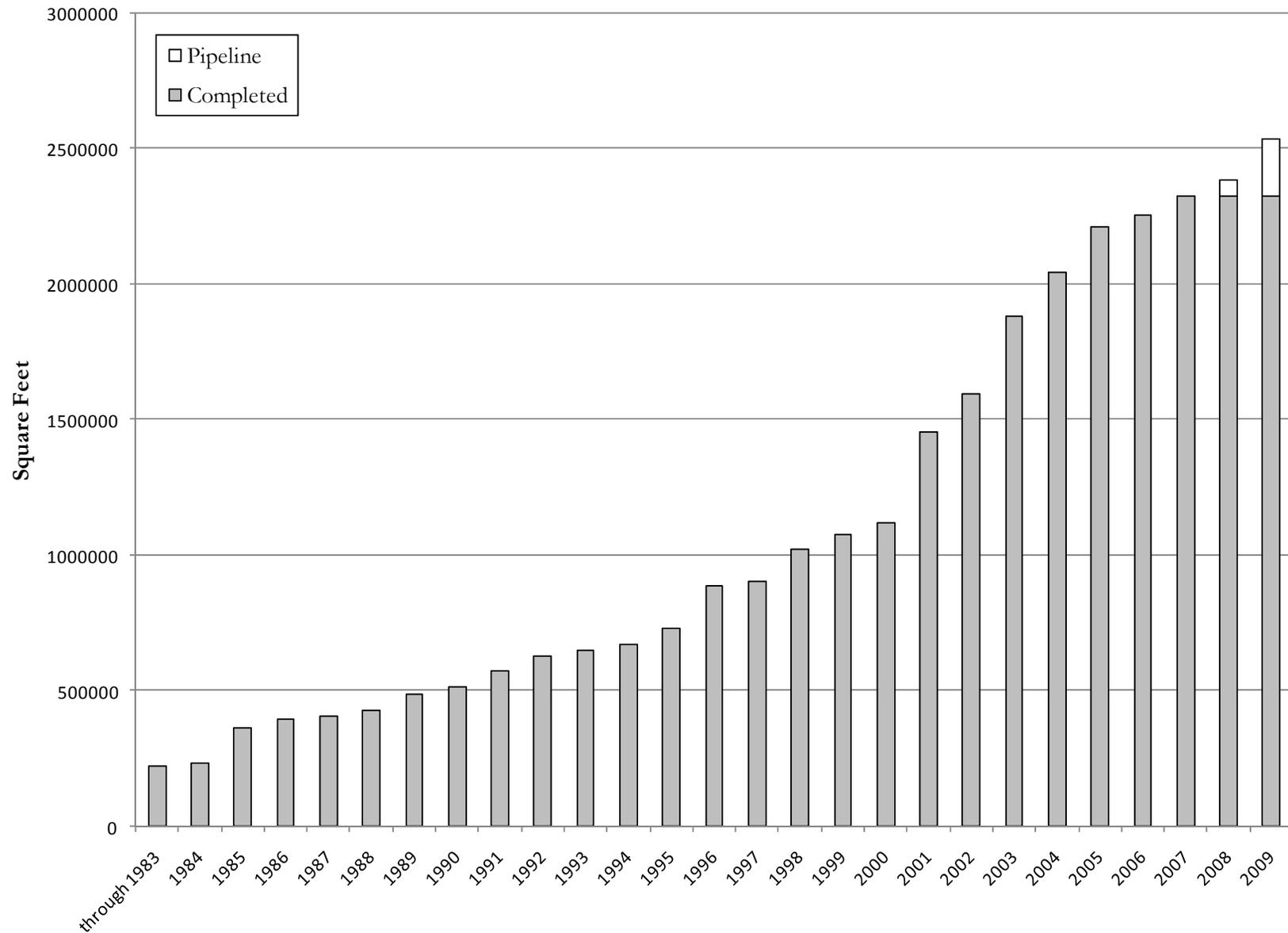


Chart 11: Total Commercial Square Footage by Year 1983-2009

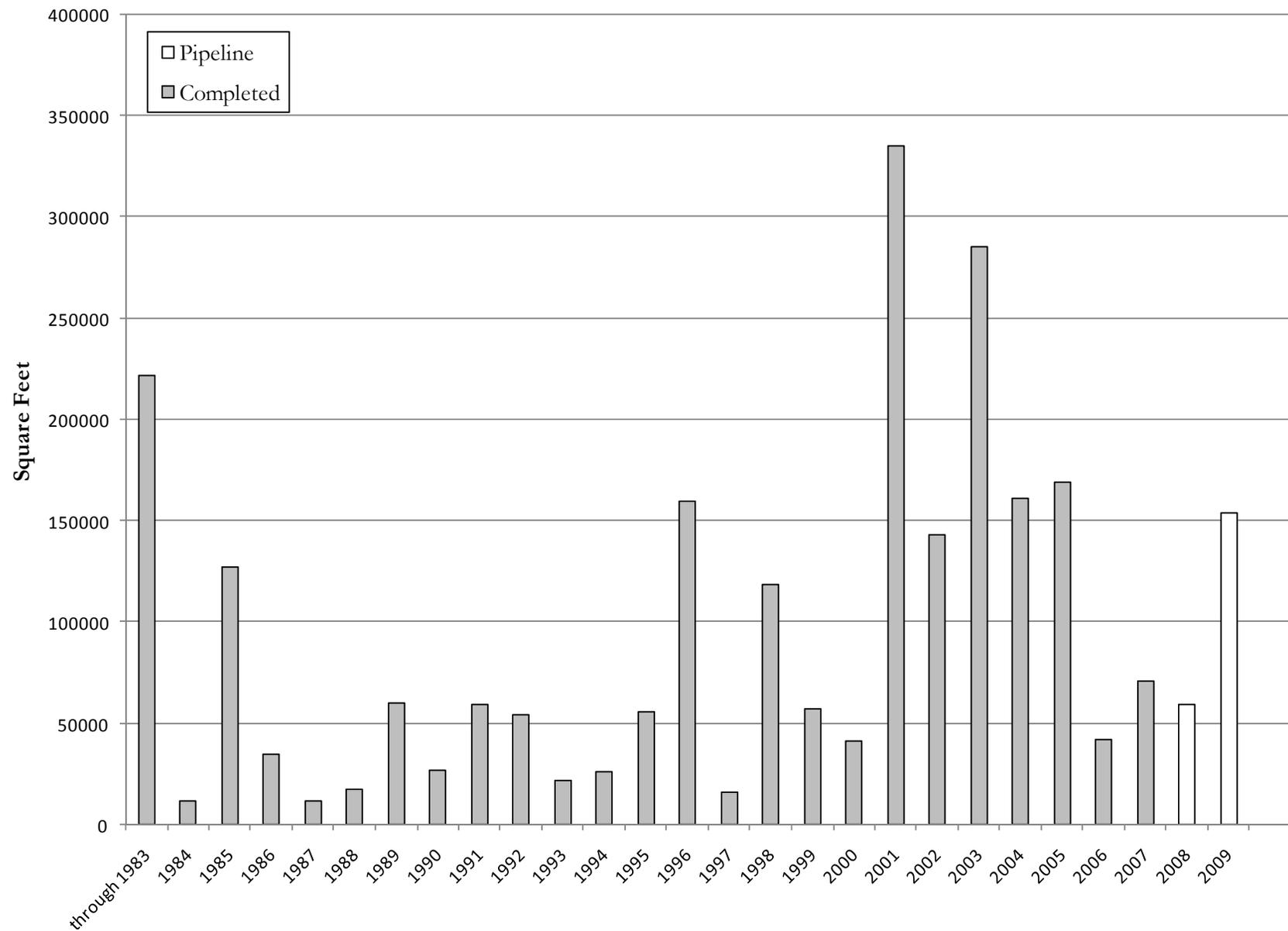


Chart 12: Total Commercial Projects by Year 1983-2009

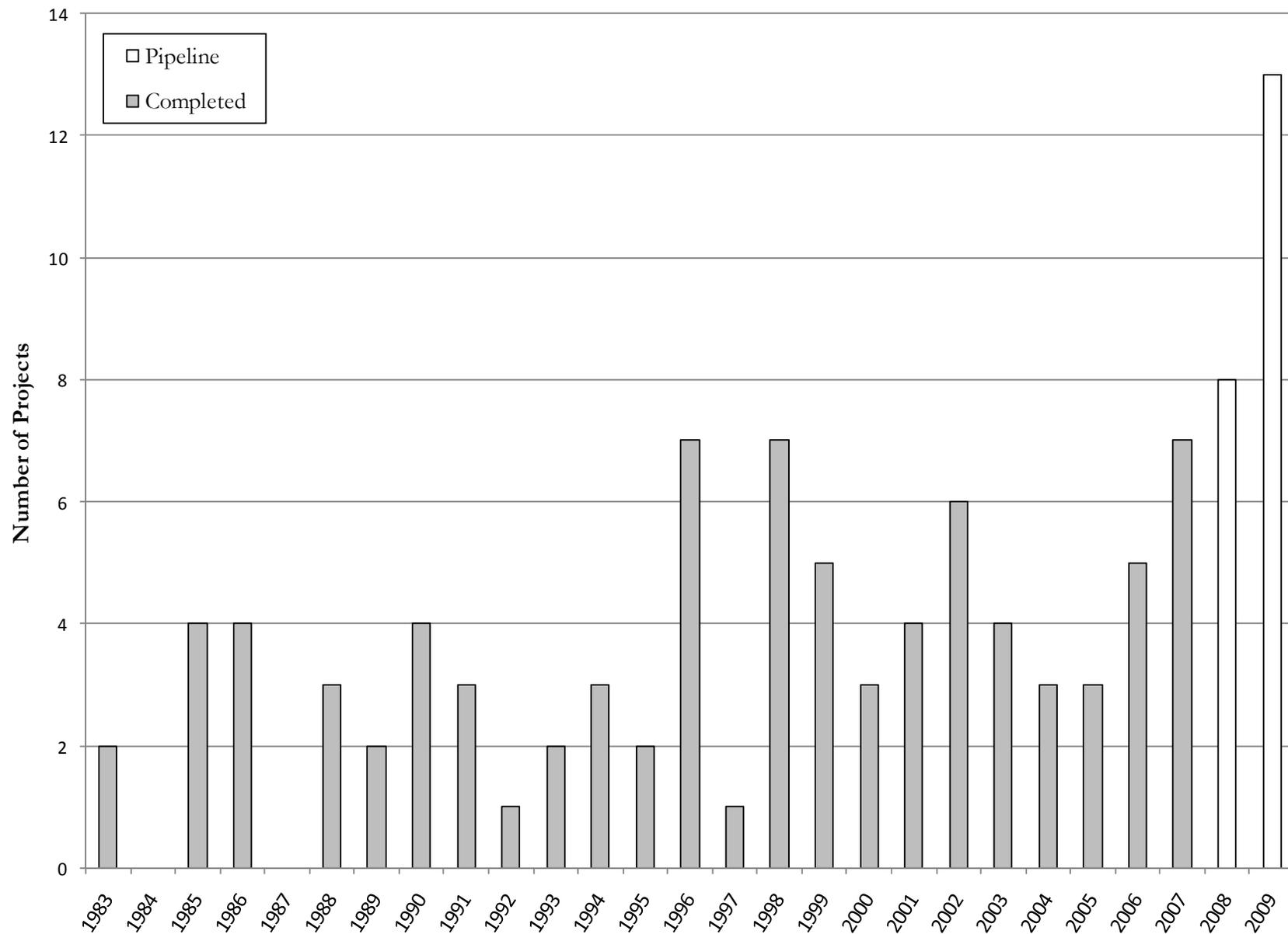


Table 11: Commercial and Mixed-Use Projects Completed in 2007

CDC	Project Name	Dev't Type	Resid Units	Comm Tenants	Comm Sq Ft	Year of Occup	Total Dev't Cost	Constr Jobs	Comm Jobs	Financing
Chelsea NHS	615 Broadway	Commercial	0	5	22,000	2007	\$3,400,000	10	10	Local or Regional CDBG, New Market Tax Credits
Coalition for a Better Acre	Merrimack Street Apartments Expiring Use	Commercial, Residential (mixed use)	12	6	13,344	2007	\$738,661	20	8	MassDevelopment, MRVP, MHP, Neighborhood Reinvestment, The Life Initiative, Federal LIHTC
Hilltown CDC	Plainfield Public Safety Building		0	1	10,000	2007	\$1,400,000	5	1	Plainfield Volunteer Firefighter's Association Funds; Town of Plainfield in-kind contributions clearing site and constructing septic system State CDBG, USDA 40 year low-interest loan Bank of Western Mass, for interim financing
Homeowners Rehab	Trolley Sq.	Retail, Residential (mixed use)	40	1	1,500	2007	\$15,323,393	155	5	Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, MassDevelopment, Section 8, Neighborhood Reinvestment, MHIC, Community Preservation Act, Federal LIHTC, Enterprise bank. MTC, East Camb Bank Foundation, Camb Savings Bank Found. Energy Star, John Allen Fund, Home Depot Foundation
Lawrence Community Works	Our House Center		0	1	14,000	2007	\$5,228,678	50	40	Local or Regional CDBG, City/EPA funds for brownfields cleanup; CDBG set aside to match city funds; city donation of land Brownfields, earmark Federal Historic Tax Credits, New Market Tax Credits, earmark Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Historic Tax Credits, anonymous (2); Stevens foundation, Herman miller foundations, new balance foundation Lawrence Savings Bank, now known as Riverbank Mass Technology Collaborative
South Boston NDC	242 West Broadway	Residential (mixed use)	3	1	900	2007	\$1,100,000	11	1	Local or Regional HOME, Local Linkage, State HOME, Boston Community Capital or Loan Fund
Urban Edge	Egleston Station	Commercial	0	1	12,573	2007	\$7,700,000	37	11	MassDevelopment, Mass. Cultural Council Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Property and Casualty Initiative, Federal Historic Tax Credits, Mabel Louise Riley; State

Grand Total

55 16 74,317 \$34,890,732 288 76

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Const Type	Const Jobs	Comm Jobs	Financing
Asian CDC	Parcel 24	Offices, Retail, Residential (mixed use)	Pre Dev	315	315	3	11,000	2008	\$120,000,000	New Constr	150	25	TBD
Asian CDC	Parcel A	Residential (mixed use)	Concept	202	200	0	0	2008	\$65,000,000	New Constr	100	15	TBD
Dorchester Bay EDC	259 Quincy Street	Commercial	Planning	0	0	0	22,000	2008	\$3,000,000	Rehab - Subst	0	0	MassDevelopment, Brownfields, New Market Tax Credits
Dorchester Bay EDC	570 Dudley Street	Commercial Retail, Residential (mixed use)	Constr	50	50	3	6,000	2008	\$15,000,000	Other	25	0	Local or Regional HOME, Local or Regional CDBG, Leading the Way (Boston only), State HOME, State CDBG, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, TOD grant from Commonwealth Development Section 8, New Market Tax Credits, MHP, LISC, Boston Community Capital or Loan Fund, MHIC, Federal Home Bank, Federal LIHTC, B of A after Fleet
Greater Gardner CDC	Central Street Rehab	Offices, Residential (mixed use)	Constr	3	3	1	2,400	2008	\$715,000	Rehab - Subst	12	5	Local or Regional CDBG, HDSP TD Banknorth Gardner Redevelopment Authority
Jamaica Plain NDC	Brewery Main Block Phase 2	Commercial Industrial, Offices, Retail	Pre Dev	0	0	2	10,000	2008	\$3,850,000	Rehab - Subst	10	25	Federal Historic Tax Credits, New Market Tax Credits, Federal Office of Community Services, Federal
Lawrence Community Works	IACA	Offices, Residential (mixed use)	Pre Dev	18	18	1	5,000	2008	\$6,413,057	New Constr	20	8	Local or Regional HOME, Neighborhood Reinvestment, The Life Initiative

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Const Type	Const Jobs	Comm Jobs	Financing
Worcester Common Ground	1-7 Piedmont	Offices, Retail, Residential (mixed use)	Pre Dev	12	12	4	3,000	2008	\$2,300,000	New Constr	8	2	Local or Regional HOME, Housing Stabilization Fund (HSF), MHP, State Facilities Consolidation Fund, BankNorth
2008 Total				600	598	14	59,400		\$216,278,057		325	80	
CDC of South Berkshire County	New England Log Homes	Commercial Industrial, Offices, Retail, Residential (mixed use)	Pre Dev	70	70	60	50,000	2009	\$27,000,000	New Constr	50	283	State HOME, Affordable Housing Trust Fund, Brownfields, Community Based Housing Federal LIHTC, State Facilities Consolidation Fund, private developer equity and bank construction financing
Codman Square NDC	Franklin Field South III	Residential (mixed use)	Pre Dev	14	14	0	0	2009	\$5,050,000	New Constr	45	0	Local or Regional HOME, Neighborhood Housing Trust Discounted City-owned land State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Neighborhood Reinvestment
ETC	St. Polycarp's	Residential (mixed use)	Pre Dev	24	24	4	6,000	2009	\$9,500,000	New Constr	40	10	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Section 8, MHP, LISC, Federal Home Bank, McKinney, Federal LIHTC, Bank of America construction loan additional funding sources for green and sustainable development

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Const Type	Const Jobs	Comm Jobs	Financing
Jamaica Plain NDC	Centre/Wise/Lamartine	Offices, Retail, Residential (mixed use)	Pre Dev	30	30	3	5,500	2009	\$13,450,000	New Constr	50	15	Local or Regional HOME, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassDevelopment, TOD New Market Tax Credits, MHP, LISC, Boston Community Capital or Loan Fund, McKinney, Federal LIHTC, State Facilities Consolidation Fund
LINC	PrimeArts	Residential (mixed use)	Pre Dev	12	12	12	6,000	2009	\$1,500,000	Rehab - Subst	15	12	Local or Regional HOME, Local or Regional CDBG, LISC, Boston Community Capital or Loan Fund, owner
Mattapan CDC	Morton Street Homes	Retail, Residential (mixed use)	Pre Dev	49	49	8	8,000	2009	\$15,000,000	New Constr	25	25	All applicable municipal financing sources will be sought. All applicable state financing sources will be sought. All applicable federal financing sources will be sought.
Mattapan CDC	Residence At Mattapan	Commercial Retail, Residential (mixed use)	Pre Dev	175	175	5	50,000	2009	\$37,000,000	New Constr	75	50	All applicable sources will be sought.
Nuestra Comunidad DC	Edgewood Street (Kasanof Bakery)	Commercial Residential (mixed use)	Pre Dev	71	71	3	3,500	2009	\$25,000,000	New Constr	150	10	Local or Regional HOME, Neighborhood Housing Trust State HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Brownfields, TOD Neighborhood Reinvestment,

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Const Type	Const Jobs	Comm Jobs	Financing
Somerville Community Corp.	St. Polycarp's	Residential (mixed use)	Pre Dev	24	24	4	6,000	2009	\$9,500,000	New Constr	40	10	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Section 8, MHP, LISC, Federal Home Bank, McKinney, Federal LIHTC, Bank of America construction loan additional funding sources for green and sustainable development
Viet-AID	1460 Dorchester Ave.	Commercial Retail	Constr	43	43	5	7,000	2009	\$14,000,000	New Constr	50	10	
Viet-AID	St. William	Commercial Offices, Retail, Residential (mixed use)	Planning	36	18	3	5,000	2009	\$15,000,000	New Constr	50	5	
WEIR Corporation	Nu-Brite Property	Residential (mixed use)	Pre Dev	2	2	4	0	2009	\$500,000	New Constr	20	4	
Westfield CDC	Elm Street Revitalization Project	Residential (mixed use)	Pre Dev	19	19	7	6,811	2009	\$6,000,000	Rehab - Subst	100	13	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, CATNHP Federal Historic Tax Credits, Community Preservation Act, Federal Historic Tax Credits, Federal LIHTC
2009 Total				569	551	118	153,811		\$178,500,000		710	447	
CDC of South Berkshire County	Searles and Bryant Schools	Commercial Offices, Retail, Residential (mixed use)	Pre Dev	40	40	12	19,000	2010	\$24,500,000	Comb Rehab/ New Constr	50	135	State HOME, Affordable Housing Trust Fund, Brownfields, Federal Historic Tax Credits, Federal Historic Tax Credits

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Const Type	Const Jobs	Comm Jobs	Financing
Codman Square NDC	241 Talbot	Retail, Residential (mixed use)	Pre Dev	24	24	1	812	2010	\$8,049,000	New Constr	40	4	Local or Regional HOME, Local Inclusionary Zoning Funds, Neighborhood Housing Trust State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Brownfields, CATNHP (TOD funds) New Market Tax Credits, MHP, Neighborhood Reinvestment, The Life Initiative, Federal LIHTC
Codman Square NDC	Four Corners Homes	Residential (mixed use)	Pre Dev	19	19	0	0	2010	\$5,950,000	New Constr	45	0	Local or Regional HOME, Local Linkage, Discounted City owned land State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment
Dorchester Bay EDC	Bowdoin Geneva Community Center	Commercial Retail	Planning	0	0	2	35,500	2010	\$13,700,000	New Constr	0	0	City has designated a parcel of land - 191 Bowdoin Street; George Robert White Fund-design funds; BRA Brownfields, Mass Technology Collaborative. New Market Tax Credits, MHIC, Many funders
East Boston CDC	Boston East		Pre Dev	200	200	10	2 million	2010	\$88,000,000	Other	450	75	

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Const Type	Const Jobs	Comm Jobs	Financing
Jamaica Plain NDC	Jackson Square	Retail, Business Incubator, Residential (mixed use)	Planning	114	114	5	40,000	2010	\$58,000,000	New Constr	400	40	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, State CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, MRVP, Section 8, EDA, New Market Tax Credits, MHP, LISC, Boston Community Capital or Loan Fund, MHIC, The Life Initiative, Federal Office of Community Services, Federal LIHTC, Boston Foundation,
Lawrence Community Works	Union Crossing	Commercial Retail, Residential (mixed use)	Pre Dev	150	150	6	80,000	2010	\$50,000,000	Rehab - Subst	100	200	
Madison Park DC	Parcel 3	Commercial Offices, Retail, Residential (mixed use)	Concept	230	230	50	430,000	2010	\$200,000	New Constr	500	1,050	
Mission Hill NHS	Parcel 25	Offices, Retail, Residential (mixed use)	Pre Dev	68	68	10	192,000	2010	\$100,000,000	New Constr	225	700	

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Const Type	Const Jobs	Comm Jobs	Financing
Nuestra Comunidad DC	Bartlett Yard	Commercial Offices, Retail, Residential (mixed use)	Planning	313	313	5	35,000	2010	\$313 million	New Constr	50	75	Local or Regional HOME, Local or Regional CDBG, Local Inclusionary Zoning Funds, Leading the Way (Boston only), Neighborhood Trust Funds, and Leading the Way State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MassDevelopment, Brownfields, Community Based Housing and TOD funds. Section 8, Section 202, New Market Tax Credits, LISC, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, Federal Home Bank, Federal Office of Community Services, Federal LIHTC, State Facilities Consolidation Fund, Mass Collaborative Technology and Banc of America CDC equity.
Nuestra Comunidad DC	Dudley Crossing	Residential (mixed use)	Pre Dev	76	76	9	6,000	2010	\$29,761,000	Comb Rehab/ New Constr	30	0	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, New Market Tax Credits, LISC, Federal LIHTC, State Facilities Consolidation Fund, Neighborhood Capital Corporation NCC Community Economic Development Assistance Corporation CEDAC

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Const Type	Const Jobs	Comm Jobs	Financing
Nuestra Comunidad DC	Quincy Commercial	Commercial Residential (mixed use)	Pre Dev	50	50	4	8,000	2010	\$15,700,000	New Constr	50	25	Local or Regional HOME, OBD State HOME, State Low Income Housing Tax Credits, Brownfields, Section 202, New Market Tax Credits, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, Federal Office of Community Services, Federal LIHTC
Urban Edge	Jackson Square	Commercial Offices, Retail, Business Incubator, Residential (mixed use)	Pre Dev	429	429	5	63,000	2010	\$205,000,000	New Constr	1,297	100	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), capital for infrastructure State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, capital for infrastructure Section 8, New Market Tax Credits, capital for infrastructure, MHP, LISC, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, The Property and Casualty Initiative, Federal Home Bank, Community Preservation Act, Federal Office of Community Services, Federal LIHTC, State Facilities Consolidation Fund, Roy A. Hunt Foundation; Hyams Foundation

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Real Estate 2007: Open Space

Chart 13: Cumulative Open Space Development 1983-2008

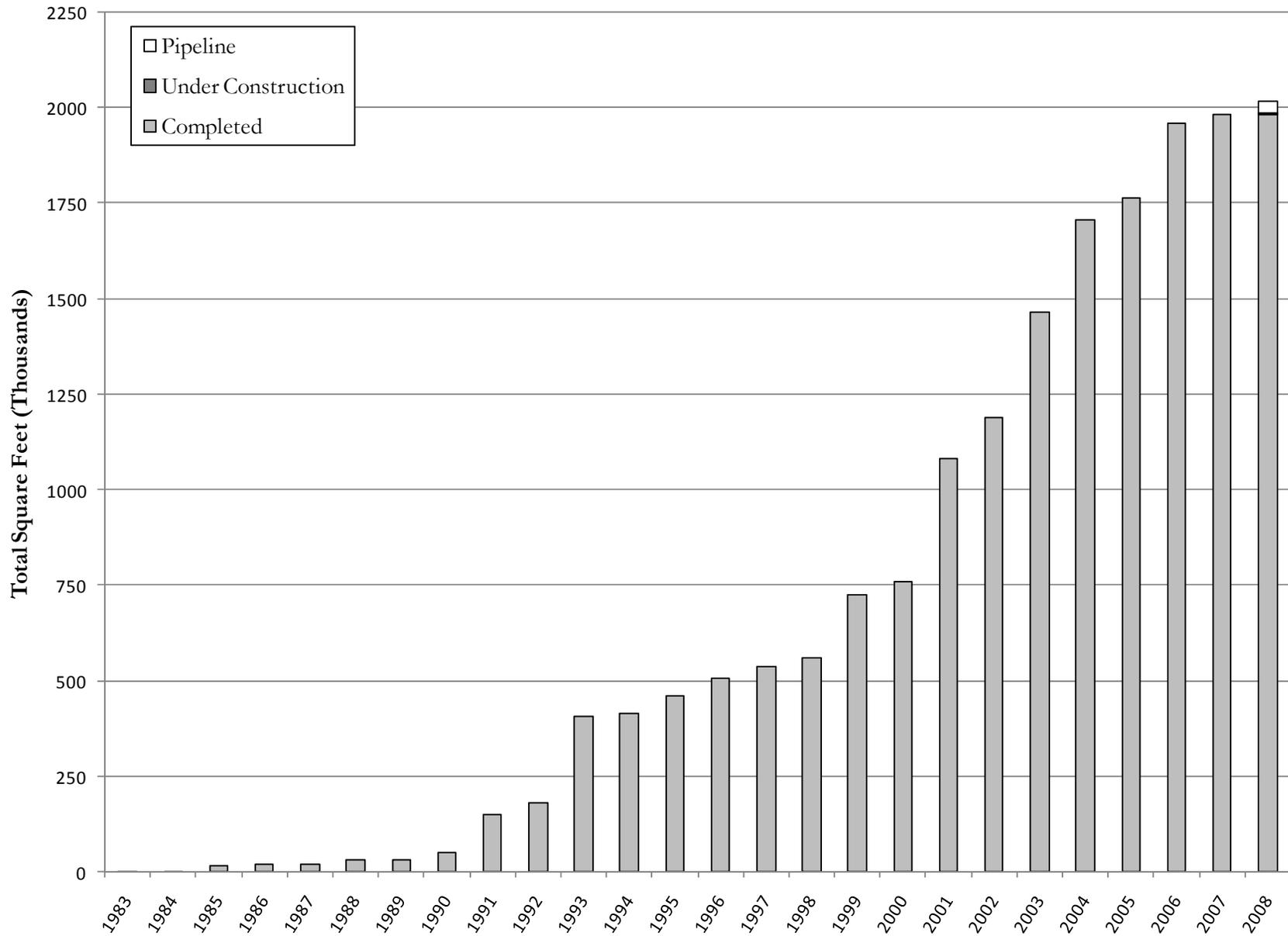


Chart 14: Open Space Development by Year 1983–2010

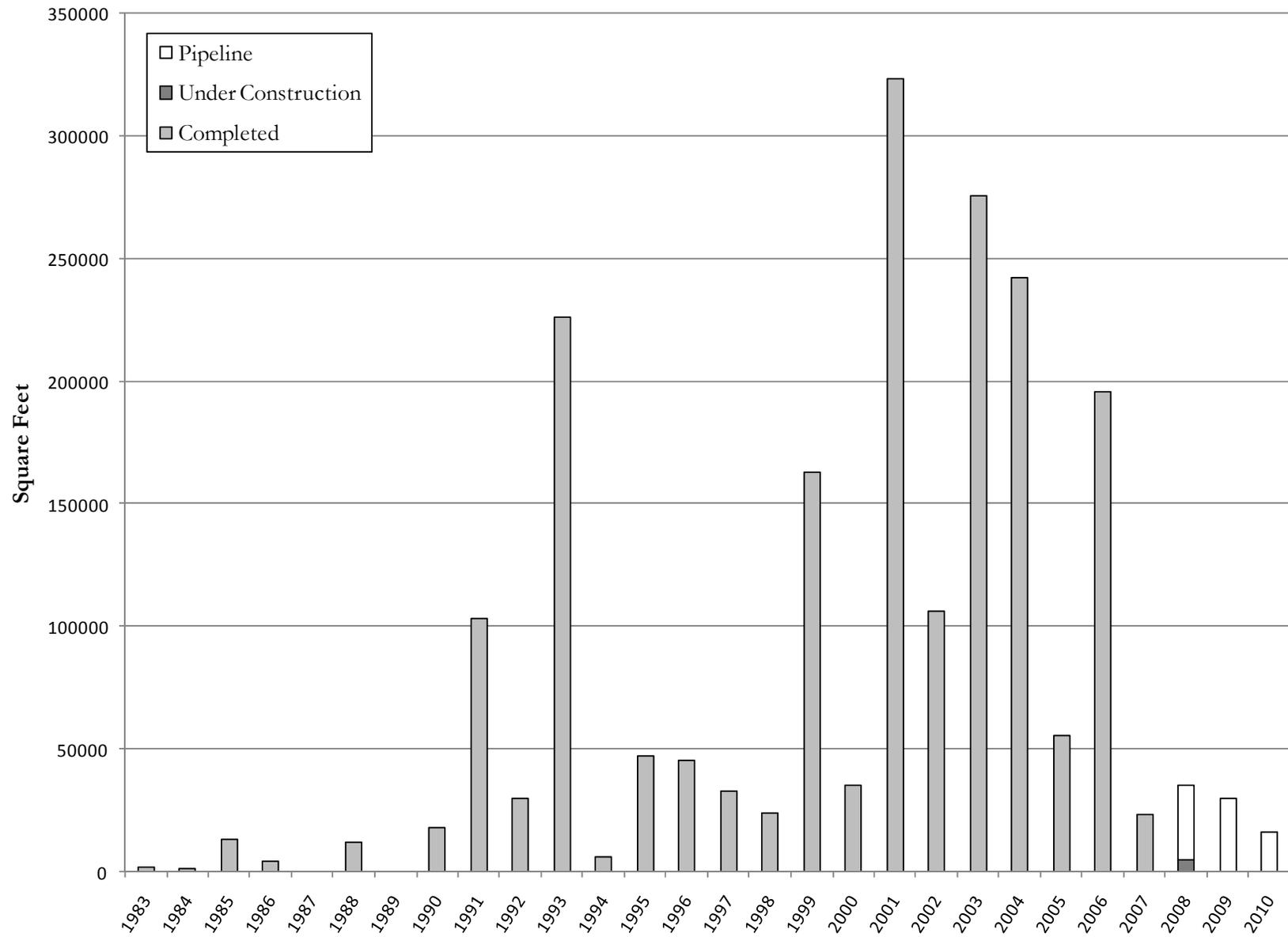


Table 13: Open Space Projects Completed in 2007

CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	Construction Jobs	Financing Sources
Housing Assistance Corp.	Homesteads		2007	23,000	\$3,000,000	10	
Marlborough CDC	Main Street Trees	Placement and Replacement of Trees on Roadway	2007	200	\$5,000	0	Public Works Department, Massachusetts Highway Department

Grand Total**23,200****\$3,005,000****10**

Table 14: Open Space Pipeline

CDC	Location	Type of Space	Dev't Stage	Expected Year	Square Feet	Total Dev't Costs	Construction Jobs	Financing Sources
Allston Brighton CDC	Lincoln Street Green Strip		Constr	2008	5,000	\$222,000	3	Department of Neighborhood Development Grassroots Environment Planning Grant
Coalition for a Better Acre	Moody Street Playground		Pre Dev	2008	10,000	\$200,000	3	CDBG
Codman Square NDC	Spencer Whitfield Park	Nontraditional park space to support youth and other community programming in collaboration with local nonprofit agencies.	Planning	2008	15,000	\$394,790	0	City of Boston Grassroots Fund; Browne Fund New England Grassroots Environmental Fund Beedee Ladd, Greater Boston Urban Resources Partnership
Dorchester Bay EDC	Dudley Village		Constr	2008	5,200	\$1,500,000	25	
2008 Total					35,200	\$2,316,790	31	
Marlborough CDC	Marlborough Litter League	Community Beautification project	Planning	2009	10,000	\$0	0	Department of Public Works, Private Donors cash and in kind services
Marlborough CDC	Rail Trail Project Advancement	Rail Trail	Planning	2009	20,000	\$20,000	0	Individuals sponsorship of park amenities, Seeking funding from State Department of Conservation and Recreation Private Donors
2009 Total					30,000	\$20,000	0	
Southwest Boston CDC	Fairmount Court	Performing Arts & Education Center, park	Concept	2010	16,000	\$8,000,000	30	
2010 Total					16,000	\$8,000,000	30	
Grand Total					81,200	\$10,336,790	61	

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Workforce Development

Table 15: Workforce Development

CDC	Job Placements 2006	Job Placements 2007
Arlington Community Trabajando, Inc.		12
Dorchester Bay EDC	59	16
Fenway CDC	25	25
Greater Gardner CDC	6	9
IBA	10	15
Jamaica Plain NDC	89	61
Just a Start	223	254
Madison Park DC	5	
Main South CDC	4	2
Methuen Arlington Neighborhood Inc.	7	43
Oak Hill CDC	28	30
Quaboag Valley CDC		2
Quincy-Geneva New Vision CDC		30
Salem Harbor CDC	10	
Viet-AID	45	
Worcester East Side CDC		16
Grand Total	511	515

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Small Business Development

Chart 15: Small Business Financing Secured 1997-2007

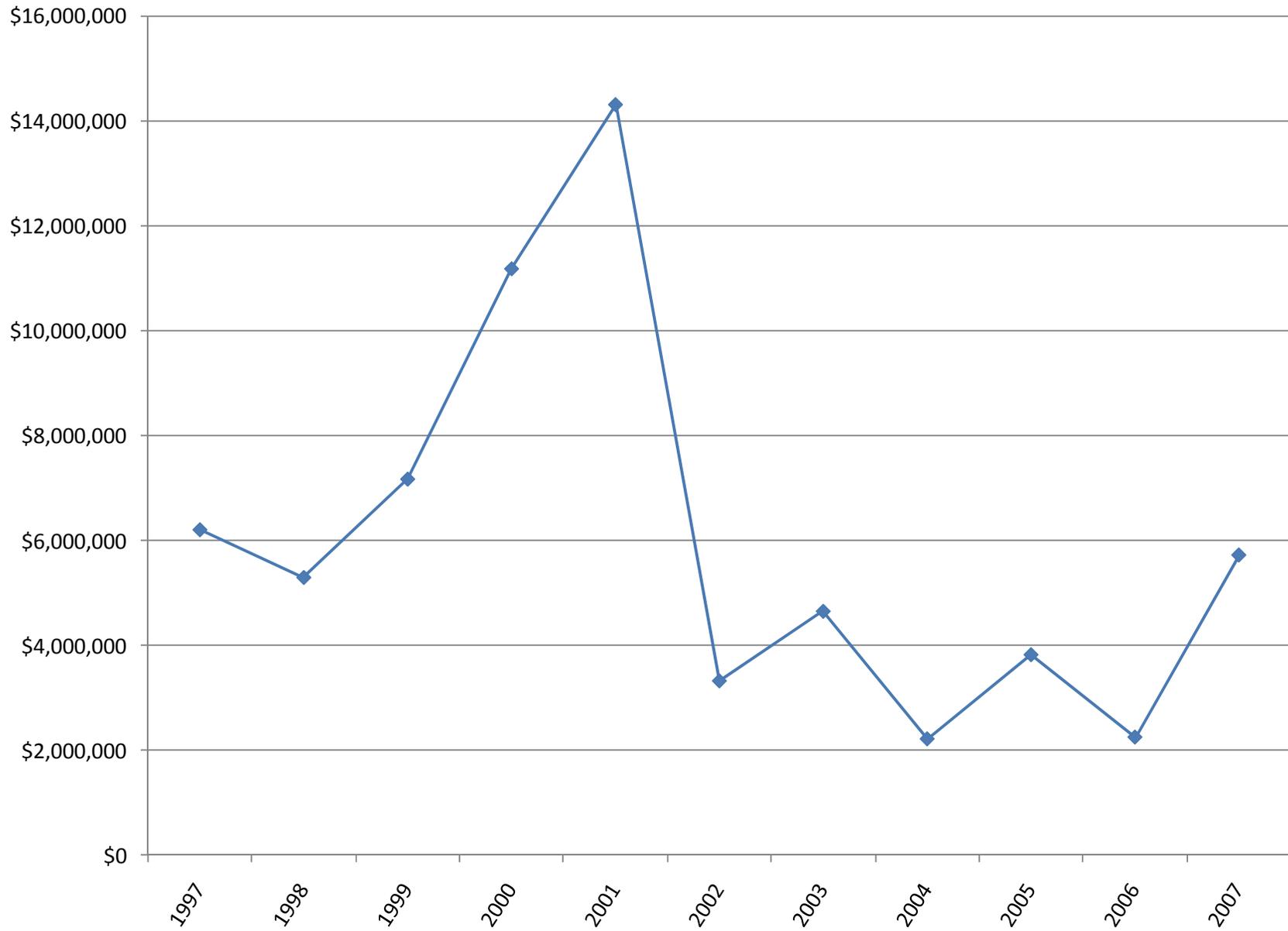


Table 16: Small Business Development in 2007

CDC	Businesses		Direct Loans			Packaged Loans		
	Received Training	Received Technical Assistance	Total \$ Loaned	Loans to Women or Minorities	Jobs Created from Loans	Total \$ Loaned	Loans to Women or Minorities	Jobs Created from Loans
Arlington Community Trabajando, Inc.	23	23				\$0	0	0
Asian CDC	26	20				\$2,957,800	6	19
CEDC-SM	44	45						
Dorchester Bay EDC	28	75	\$206,615	12	53	\$143,000	18	18
Franklin County CDC	36	70	\$169,500	2	27			
Greater Gardner CDC	74	29				\$722,070	3	10
Hilltown CDC	149	63						
Hungry Hill CDC		1						
Jamaica Plain NDC	102	60				\$317,000	6	23
Lowell Small Business Assistance Center	46	363						
Lower Cape Cod CDC	85	86	\$123,000	2	32			
Main South CDC	2	2	\$17,000	2	6			
Nuestra Comunidad DC	18	66						
Pittsfield Economic Revitalization Corp.		7	\$200,000		13			
Quaboag Valley CDC	39	104	\$97,000		10	\$129,000	1	2
Quincy-Geneva New Vision CDC	8	8						
Salem Harbor CDC	15	5						
Twin Cities CDC	26	16						
Valley CDC	158	146				\$263,065	2	5
Viet-AID	65	57				\$318,000		
WEIR Corporation	16	8	\$60,000		3			
Worcester Common Ground		8						
Grand Total	960	1262	\$873,115	18	144	\$4,849,935	36	77

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Housing Services

Chart 16: Cumulative Home Improvement Assistance 1997-2007

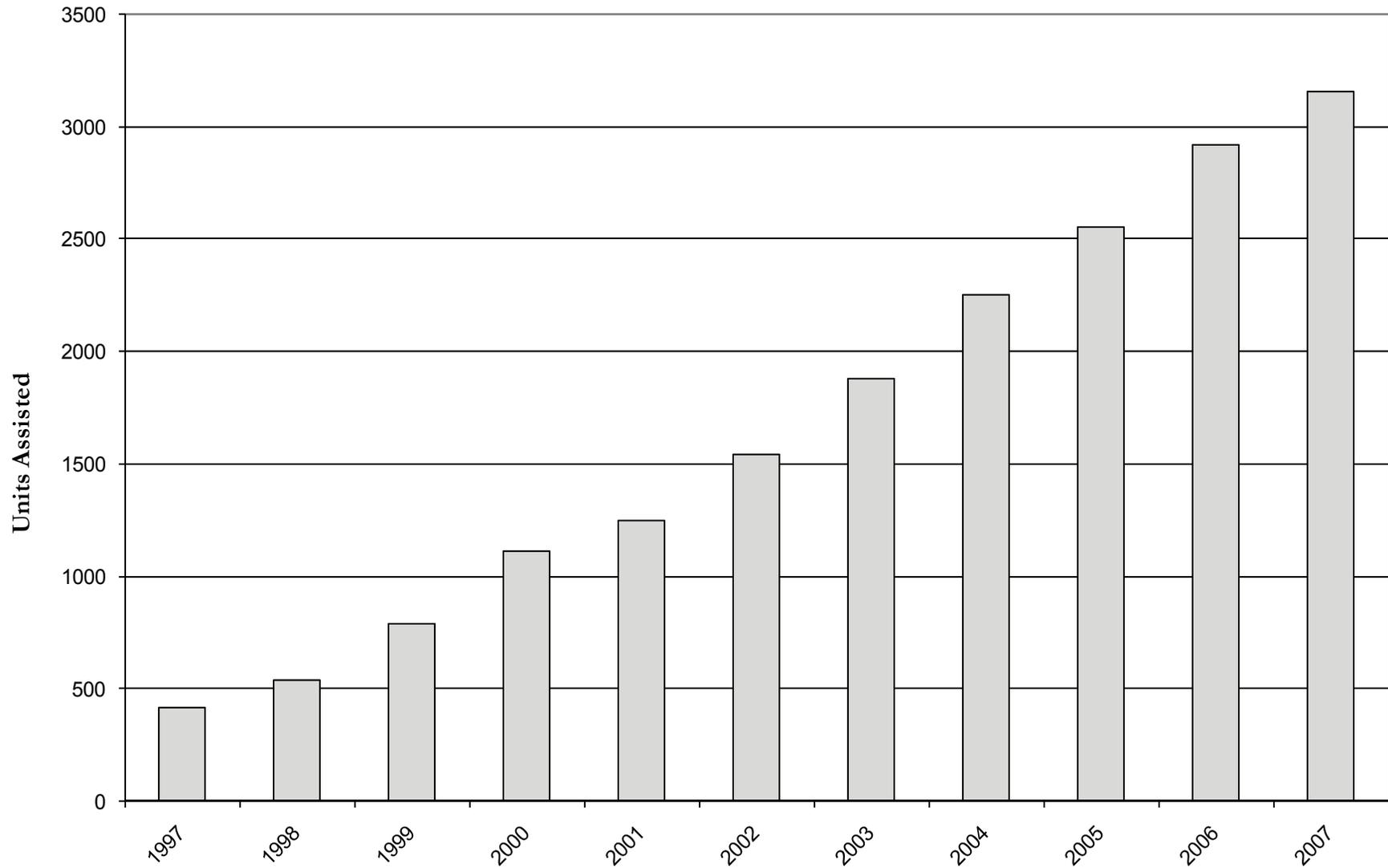


Chart 17: Home Improvement Assistance by Year 1997-2007

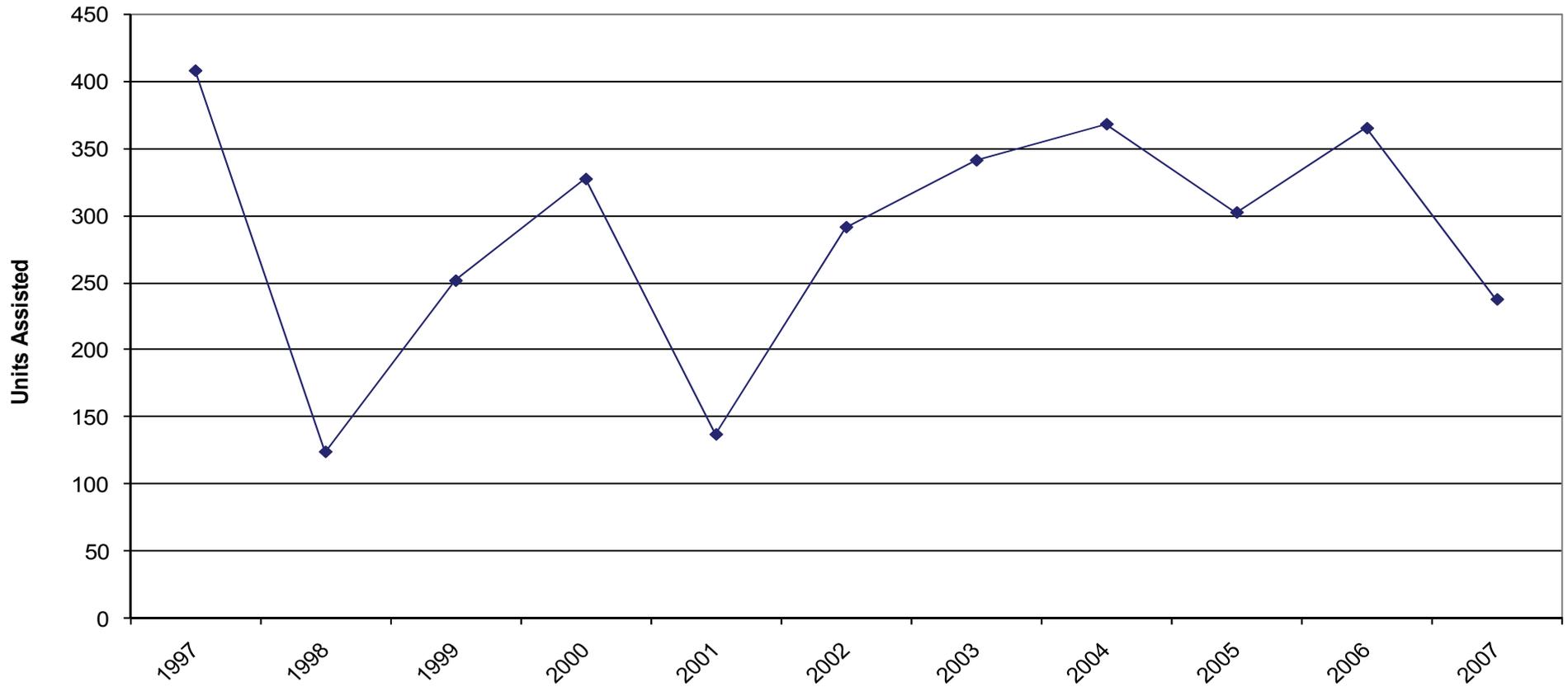


Chart 18: Cumulative Home Improvement Financing 1997-2007

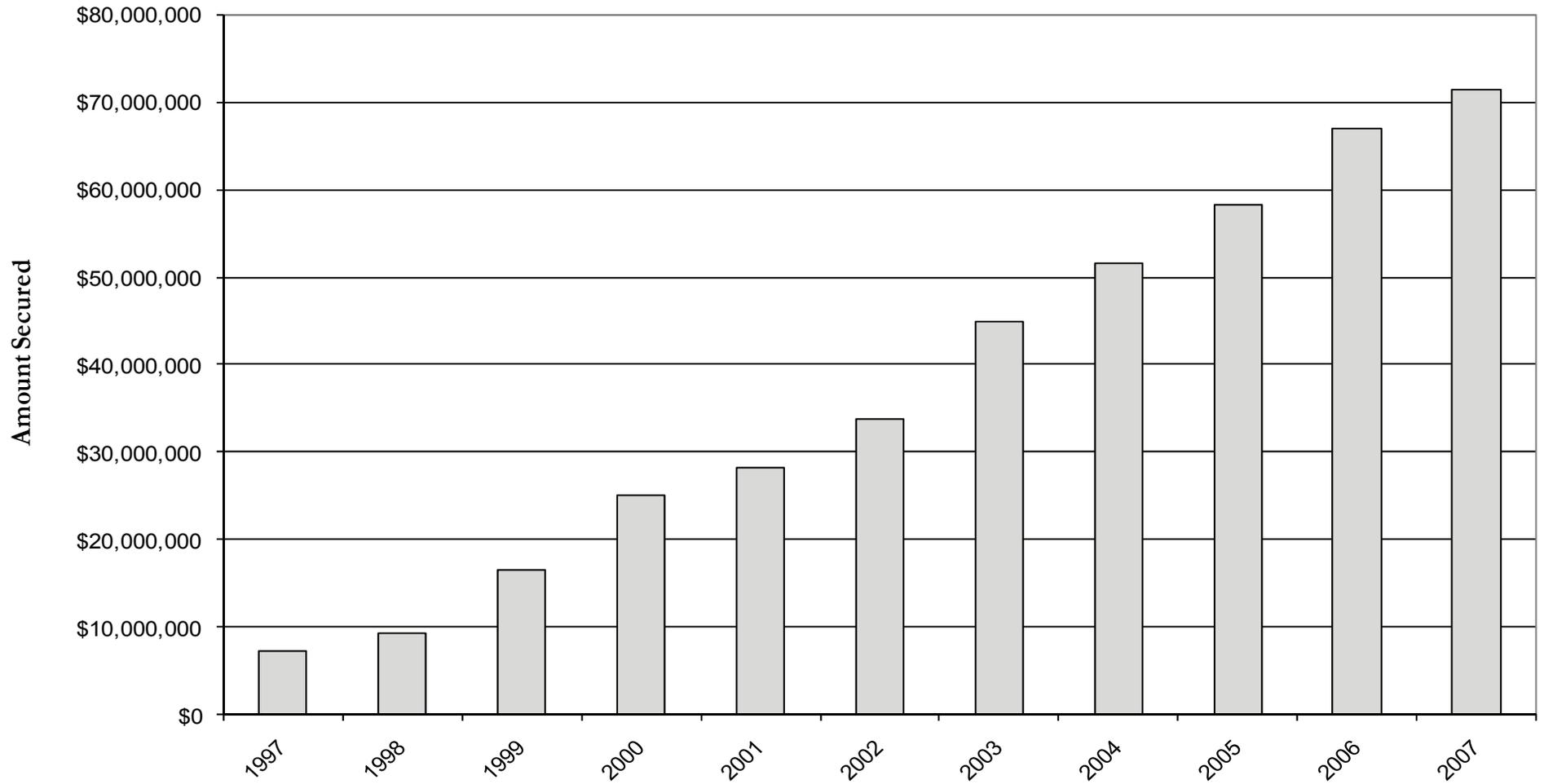


Chart 19: Home Improvement Financing by Year 1997-2007

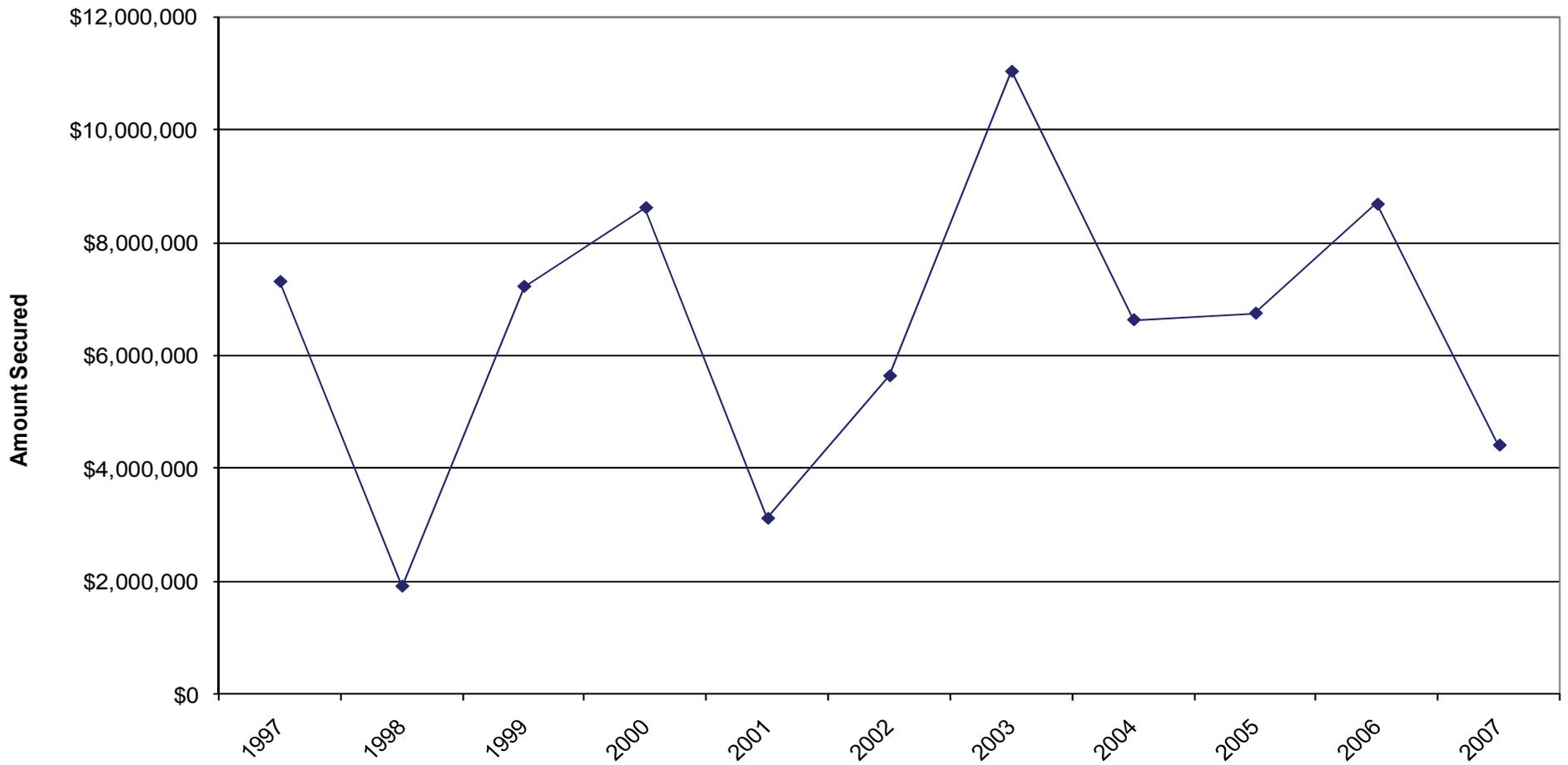


Table 17: Home Improvement Assistance

CDC	2006			2007		
	Loans	Units Improved	Total Value	Loans	Units Improved	Total Value
Chelsea NHS	2	2	\$70,000			
Codman Square NDC	4	3	\$140,144	1	1	\$16,800
Dorchester Bay EDC	2	6	\$114,250	5	12	\$129,000
Hilltown CDC	19	19	\$381,586	14	14	\$302,451
Homeowners Rehab	10	12	\$248,050	12	15	\$384,524
Housing Assistance Corp.	10	10	\$125,000			
Just a Start	232	82	\$1,455,000	32	86	\$2,293,975
Lower Cape Cod CDC	1	1	\$13,710			
Main South CDC	3	7	\$35,000	3	10	\$40,000
Mattapan CDC				8	8	\$50,000
Mission Hill NHS				3	12	\$58,000
NHS of the South Shore	32	40	\$200,000	27	27	\$250,000
NOAH	51	51	\$1,000,000			
Nuestra Comunidad DC	19	37	\$3,248,341	0	8	\$186,500
Oak Hill CDC	7	17	\$120,285	13	22	\$325,000
Springfield NHS	9	11	\$254,495	6	6	\$209,113
Twin Cities CDC	1	1	\$33,010			
Urban Edge	25	52	\$1,095,859	2	5	\$65,000
Valley CDC	3	3	\$75,000	2	0	\$0
Westfield CDC	9	11	\$72,152	10	10	\$80,000
Worcester East Side CDC				1	1	\$15,000
Grand Total	439	365	\$8,681,882	139	237	\$4,405,363

Table 18: First-time Homebuyer and Foreclosure Counseling

CDC	2006		2007		
	Households Pre-Purchase	Households Post-Purchase	Households Pre-Purchase	Households Post-Purchase	Foreclosure Counseling
Allston Brighton CDC	209	21	220	50	
Arlington Community Trabajando, Inc.	0	10	30	1	40
Asian CDC	205	0			
Coalition for a Better Acre	41	5	22		51
Codman Square NDC	30	22		11	69
Dorchester Bay EDC			18	6	6
Greater Gardner CDC	114	6	111	24	7
Hilltown CDC	101	0	69		
Homeowners Rehab			8	3	7
Housing Assistance Corp.	350	40	300		260
Hungry Hill CDC			12	5	
Jamaica Plain NDC	20	5	75	13	
Just a Start	60	15	130	60	20
Lawrence Community Works	98	24	188	70	45
Lower Cape Cod CDC			20		
Madison Park DC	56	18	40		2
Main South CDC	3	1	30	20	2
Marlborough CDC			15		
Mattapan CDC	10	10	15	15	150
NHS of the South Shore	400	50	796		52
NOAH	280	0	120	80	59
Nuestra Comunidad DC	139	5	41		115
Oak Hill CDC	660	281	783	326	235
Quincy-Geneva New Vision CDC					6
Salem Harbor CDC	32	0	50		

Table 18: First-time Homebuyer and Foreclosure Counseling

CDC	2006		2007		
	Households Pre-Purchase	Households Post-Purchase	Households Pre-Purchase	Households Post-Purchase	Foreclosure Counseling
Somerville Community Corp.	28	0		15	
Southwest Boston CDC					15
Springfield NHS	387	32	175		207
Twin Cities CDC	142	90	68	68	22
Urban Edge	472	25	333	37	153
Valley CDC	120	15	82	41	32
Viet-AID	0	50	26	14	
WATCH	85	0	32		
Westfield CDC			2		
Worcester Common Ground	6	21			
Worcester East Side CDC	573	255	199	47	9
Grand Total	4621	1001	4010	906	1,564

Table 19: Landlord-Tenant Mediation

CDC	Households 2006	Households 2007
Allston Brighton CDC	205	275
Arlington Community Trabajando, Inc.	2	3
Dorchester Bay EDC		10
Homeowners Rehab		1
Just a Start	220	288
Main South CDC	2	10
Mattapan CDC		20
NOAH		10
Oak Hill CDC	10	15
Quincy-Geneva New Vision CDC		26
Somerville Community Corp.	100	150
Twin Cities CDC		68
WATCH	120	81
Worcester East Side CDC		5
Grand Total	659	962

Table 20: Lead Paint Remediation

CDC	Units Dealed 2006	Units Dealed 2007
Codman Square NDC	4	3
Dorchester Bay EDC	9	13
Hilltown CDC	11	5
Homeowners Rehab		2
Just a Start	22	25
Main South CDC	3	
Mattapan CDC	50	50
NHS of the South Shore	18	30
Nuestra Comunidad DC	3	
Oak Hill CDC	8	49
Springfield NHS	3	1
Twin Cities CDC	24	20
Urban Edge	49	63
Worcester Common Ground	2	
Worcester East Side CDC		3
Grand Total	206	264

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Families

Table 21: Youth Programs 2007

CDC	Participants	Types of programs	Objectives	budget	Examples to youth leadership
Arlington Community Trabajando, Inc.	12	youth leadership; creating leaders and job skills	Services; Development; Leadership; Civic Engagement; Organizing	\$8,000	event planning, community organizing, council hearings, arts and cultural events and outreach campaigns
Asian CDC	19	Asian Voices of Organized Youth for Community Empowerment; Civic Engagement; Content base radio programming; Historic Walking Tours	Development; Leadership; Civic Engagement; Organizing	\$40,000	Attend/Volunteer at Annual Meeting; Assisted/Volunteer at Films at the Gate; Volunteer/Attended Comedy Night; Radio Show pieces involving Chinatown issues
CEDC-SM	20	Computer Refurbish and Recycle Program After School Program	Development; Leadership		
Coalition for a Better Acre	9	Summer activities	Services	\$8,500	Served on planning committee, assisted with programming.
Codman Square NDC	171	STARS Summer Camp STARS Leadership Class Park Patrol Parks Summer Program The Spot Teen Café	Services; Development; Leadership; Civic Engagement	\$110,000	Assist with programming Attend Local Council Meetings
Dorchester Bay EDC	1,038	Technology Goes Home; Summer Camp; Job Linkage; CNET; Youth Force; Summer Camp; Team Expedition	Services; Development; Leadership; Civic Engagement; Organizing	\$281,993	
Greater Gardner CDC	43	The Homework Center at Olde English Village	Development	\$23,572	
IBA	275	Cacique Youth Learning Center has various program components 1) Cacique Youth Art 2) Youth, Exploration and Leadership 3) Teaching Assistants Program 4) Youth Advocacy (street work)	Development; Leadership; Civic Engagement; Organizing	\$320,000	Assist with programming and outreach; perform in events; attend hearings.
Just a Start	293	Teen Living Program with Shelter; YouthBuild; Summer Work and Learning; Career Connection; Futures for Young Parents; TeenWork	Services; Development; Leadership	\$1,016,000	They attend legislative sessions; provide community services on affordable housing sites; assist in recruiting participants
Lawrence Community Works	170	academic support; art, design and technology; civic engagement; leadership development; social/emotional support	Services; Development; Leadership; Civic Engagement; Organizing	\$617,000	serve on committees; assist with/organize events and programming; attend city council meetings; join campaigns

Table 21: Youth Programs 2007

CDC	Participants	Types of programs	Objectives	budget	Examples to youth leadership
Madison Park DC	125	after-school; summer camp; Roxbury Literary Annual; teen leadership development; college scholarship program	Services; Leadership	\$150,000	Roxbury Literary Annual publishes work of high school students and includes performances at Roxbury Center for Arts and Boston Globe; teen programming in collaboration with Project HIP-HOP is focused on leadership development; 3 college students work
Main South CDC	18	After-school Homework Center	Development; Civic Engagement	\$1,000	N/A
Methuen Arlington Neighborhood Inc.	707	Karate Program; Satellite Library; Saturday Movies; Saturday Arts & Crafts; Summer Basketball League; Summer Parks and Recreation Program; Safe Haven After-School Homework Center; Job Training Program	Services; Development; Leadership; Civic Engagement; Organizing	\$106,884	Assist with programming; Attend City Council hearings; Community organizing; Community planning
NOAH	12	Environmental; open space; civic engagement; youth education issues	Leadership; Civic Engagement; Organizing	\$75,000	lobby; write; attend hearings/meetings; do service; build gardens; do education through music; perform
Oak Hill CDC	360	Teen Inspirators on the move; World No Tobacco Day; Police Youth Summit; Toys for Tots; COMNet; Community Garden; Two Youth Board members; Worcester academy summer camps	Services; Development; Leadership; Civic Engagement; Organizing		Board of directors Resident leadership committee State house visits Stand for children Oak Hill CDC retreat

Table 21: Youth Programs 2007

CDC	Participants	Types of programs	Objectives	budget	Examples to youth leadership
Somerville Community Corp.	250	Alternative Dispute Resolution; peer leadership; summer employment	Leadership; Civic Engagement	\$400,000	Youth participated in SCC as peer leaders at Somerville High School; as participants in our East Somerville Initiative community planning and organizing process; and on SCC
Twin Cities CDC	100	January-December: More than 30 youth organizing strategy meetings; March-September: meetings with school officials; March: neighborhood-youth stakeholder meeting April-December: organizing and issue analysis workshops; August-	Development; Leadership; Civic Engagement; Organizing	\$6,000	The youth organizing committee - Generation FLY - Fierce Local Youth is made up entirely of youth; Thirty-five youth participated in one neighborhood-youth stakeholder meeting; Three other youth participated in the neighborhood-wide community development
WEIR Corporation	4	High School Scholarship Program	Services	\$2,000	
Worcester East Side CDC	28	Art; Dance	Services; Development; Leadership; Civic Engagement; Organizing	\$2,670	

Grand Total**3,654****\$3,168,619**

Table 22: Family Asset Building

CDC	2006					2007				
	Adult Basic Ed	ESOL	IDAs	Earned Income Credit Asst	Total	Adult Basic Ed	ESOL	IDAs	Earned Income Credit Asst	Total
Allston Brighton CDC			12		12			21	25	46
Arlington Community Trabajando, Inc.			10		10					
Asian CDC				25	25					
CEDC-SM		35			35		40			40
Chelsea NHS								6		6
Codman Square NDC				170	170				200	200
Dorchester Bay EDC			15		15			18	18	36
Fenway CDC		45			45		100			100
Housing Corporation of Arlington	12				12				560	560
IBA/ETC	20	15			35	67				67
Jamaica Plain NDC	55	50		450	555		200		190	390
Just a Start	200				200	139				139
Lawrence Community Works	186	98	36		320	192	122	20		334
Madison Park DC			25		25			18		18
Main South CDC									100	100
NOAH		75			75		60			60
Salem Harbor CDC		115			115		41			41
Solutions CDC			11	46	57					
Somerville Community Corp.									15	15
Urban Edge				100	100					
WATCH		45			45		64			64
WEIR Corporation	15				15					
Worcester Common Ground				2	2					
Worcester East Side CDC						16				16
Grand Total	488	478	109	793	1,868	414	627	83	1,108	2,232

Table 23: Elder Programs

CDC	Participants 2006	Participants 2007
CEDC-SM	65	
Dorchester Bay EDC		90
East Boston CDC	350	500
Fenway CDC	250	300
Hilltown CDC	310	276
Hungry Hill CDC		150
IBA	110	65
Jamaica Plain NDC	150	150
Main South CDC		32
Mission Hill NHS		6
NOAH		135
Grand Total	1,235	1,704

Table 24: Community Events 2007

CDC	Participants in Arts Programs	Participants in Cultural Programs	Participants in Community Festivals
Arlington Community Trabajando, Inc.	0	25	25
Asian CDC	0	0	800
Coalition for a Better Acre	40	20	64
Codman Square NDC	0	0	653
Dorchester Bay EDC	523	90	670
East Boston CDC	320	150	0
Hilltown CDC	0	0	400
Hungry Hill CDC	25	30	0
IBA	5,000	0	15,000
Jamaica Plain NDC	0	0	15,000
Lower Cape Cod CDC	9	0	0
Madison Park DC	323	3,300	5,500
Marlborough CDC	0	8	0
NOAH	0	0	2,000
Southwest Boston CDC	170	80	700
Viet-AID	0	0	500
WEIR Corporation	0	0	700
Westfield CDC	0	0	100
Worcester Common Ground	35	0	400
Worcester East Side CDC	28	28	0
Grand Total	6,473	3,731	42,512

2008 MACDC GOALS Report

Historical Real Estate: Housing

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Allston Brighton CDC	81 Hano	12	2007	\$5,199,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Harvard University	Energy Conservation, Healthy Materials, Sustainable Materials
Allston Brighton CDC	Glenville Avenue	59	2006	\$16,000,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Hope VI, Boston Common	Energy Conservation
Allston Brighton CDC	33 Everett Street, (Legal Sea Foods)	50	2005	\$15,806,395	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Inclusionary Zoning Funds, Leading the Way (Boston only), State HOME, State CDBG, Affordable Housing Trust Fund, MassDevelopment, Federal Tax Credits (LIHTC), MHP, Boston Community Capital or Loan F	Energy Conservation, Healthy Materials, Bio-Diesel, Sustainable Materials
Allston Brighton CDC	Commonwealth Apartments	118	1999	\$10,700,000			
Allston Brighton CDC	Glenville Apartments	117	1999	\$9,900,000			
Allston Brighton CDC	Brighton Allston Apartments	60	1997	\$5,020,000			
Allston Brighton CDC	40-42 Ashford St.	11	1993	\$780,000			
Allston Brighton CDC	Carol Ave. Coop	33	1990	\$3,300,000			
Allston Brighton CDC	Hano St. Apts.	20	1987	\$837,000			
Allston Brighton CDC	Oak Sq. Condos	12	1984	\$500,000			
Allston Brighton CDC Total		492		\$68,042,395			
Back of the Hill CDC	Bricklayers	165	1990	\$21,000,000	New Constr		
Back of the Hill CDC	Triple Decker	3	1989	\$230,000			
Back of the Hill CDC	Condos	18	1986	\$0	New Constr		

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Back of the Hill CDC	Back of the Hill Apts.	125	1980	\$6,000,000	New Constr		
Back of the Hill CDC Total		311		\$27,230,000			
CDC of South Berkshire County	Pine Woods	30	2006	\$6,700,000	New Constr	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Community Based Housing Facilities Consolidation Federal Tax Credits (LIHTC), Federal Home Bank, Community contributions	Energy Conservation, Healthy Materials, Sustainable Materials
CDC of South Berkshire County	Sheffield/Great Barrington Ready Resource Grant	15	2000	\$158,000			
CDC of South Berkshire County Total		45		\$6,858,000			
Chelsea NHS	583 Broadway	5	2006	\$1,236,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, HDSP (CDBG) metro credit union	Energy Conservation, Sustainable Materials
Chelsea NHS	61 Library Street	3	2002	\$600,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Neighborhood Reinvestment, Charlesbank Homes (please keep anonymous) NHSA	Energy Conservation, Energy Star is providing technical assistance and some funds to make this building virtually airtight.
Chelsea NHS	38 Bellingham	3	2000	\$0			
Chelsea NHS	Essex Street	4	2000	\$546,000			
Chelsea NHS	Grove Street Projects	15	2000	\$1,180,976			
Chelsea NHS	233 Chestnut St.	3	1998	\$217,500			
Chelsea NHS	52-54 Shurtleff St.	6	1998	\$406,475			
Chelsea NHS	48-50 Chester Ave.	6	1997	\$459,537			
Chelsea NHS	90 Shawmut St.	3	1997	\$221,000			
Chelsea NHS	156 Shawmut St.	3	1996	\$207,050			
Chelsea NHS	18 Watts St.	2	1996	\$160,000			
Chelsea NHS	47 Washington St.	3	1996	\$152,700			
Chelsea NHS	12 6th St. & 214 Poplar St.	7	1995	\$523,725			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Chelsea NHS	133-139 Shawmut St.	12	1995	\$767,824			
Chelsea NHS	149 Congress Ave.	3	1995	\$166,674			
Chelsea NHS	151 Congress Ave.	3	1995	\$165,994			
Chelsea NHS	62 Blossom St.	3	1995	\$132,435			
Chelsea NHS	68-70 Shawmut St.	6	1995	\$197,891			
Chelsea NHS	77 Shawmut St.	3	1995	\$166,230			
Chelsea NHS	79 Shawmut St.	3	1995	\$166,230			
Chelsea NHS	128 Shawmut St & 27, 29 & 31 Chester Ave	12	1993	\$721,173			
Chelsea NHS	75 Shawmut St.	3	1993	\$162,681			
Chelsea NHS	28 & 38 Suffolk St.	2	1987	\$0	New Constr		
Chelsea NHS	70 & 74 Heard St.	2	1987	\$0	New Constr		
Chelsea NHS Total		115		\$8,558,095			
Coalition for a Better Acre	North Canal Apartments Expiring Use	267	2007	\$30,000,000	Preserv of Exp Use	Federal Tax Credits (LIHTC), Section 8, MHP, TD Banknorth	Energy Conservation, Healthy Materials, Sustainable Materials
Coalition for a Better Acre	Suffolk Street Joint Venture	10	2004	\$1,500,000	New Constr	Local or Regional HOME, State HOME, Section 8, Construction loan: Enterprise Bank	Energy Conservation
Coalition for a Better Acre	At Home In Lowell	2	2003	\$300,000	New Constr		
Coalition for a Better Acre	RTC Homeownership Phase I	8	1995	\$1,200,000	New Constr		
Coalition for a Better Acre	North Canal Apts.	265	1991	\$20,300,000			
Coalition for a Better Acre	Merrimack St. Housing	12	1990	\$1,600,000			
Coalition for a Better Acre	Triangle Homeownership	38	1986	\$2,500,000			
Coalition for a Better Acre Total		602		\$57,400,000			
Codman Square NDC	Latin Academy (Existing)	58	2007	\$2,000,000	Rehab - Mod	DND Housing Stabilization Fund (HSF), Proceeds from sale of gym and auditorium	Energy Conservation

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Codman Square NDC	Norwell Whitfield Homes	18	2006	\$5,750,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials, Sustainable Materials
Codman Square NDC	Washington Columbia 1 Restructuring	151	2006	\$7,810,603	Preserv of Exp Use	Local or Regional HOME, The City forgave a \$118K past note, in exchange for an extended Affordable Housing Use Restriction agreement. Section 8 project based project. Went through Mark to Market process in Fall 2005. HUD deferred (via a 2nd and 3rd Mo	
Codman Square NDC	Franklin Field South Home Again Phase II	23	2005	\$5,710,525	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials,
Codman Square NDC	BHA Infill	2	2004	\$474,140	Rehab - Subst	Local or Regional HOME, Leading the Way (Boston only), BHA donated building and land for no cost. State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, LISC, Boston Community Capital or Loan Fund, Charlesgate Sales proceeds	Energy Conservation, Healthy Materials, Sustainable Materials
Codman Square NDC	109 Glenway	3	2003	\$465,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund,	Energy Conservation
Codman Square NDC	Talbot Bernard Homes	44	2003	\$11,200,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Leading the Way (Boston only), State HOME, State CDBG, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), MHP, LISC, Boston Com	Energy Conservation

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Codman Square NDC	Talbot Bernard Senior Housing	31	2003	\$5,700,000	New Constr	Local Linkage, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, Section 202, LISC, Neighborhood Reinvestment, Fleet Bank/ Bank of America,	Energy Conservation, Energy Star
Codman Square NDC	Latin Academy (Existing)	58	2002	\$8,600,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MassDevelopment, Neighborhood Reinvestment, MHIC, Fleet Bank/	Energy Conservation, Healthy Materials, Sustainable Materials
Codman Square NDC	Home Again: Mt.	16	2001	\$2,846,588			
Codman Square NDC	1-4 Family Program	3	2000	\$355,000			
Codman Square NDC	Erie-Ellington Homes	50	2000	\$0	New Constr		
Codman Square NDC	(Home for Homeless Seniors)	18	1999	\$2,063,000			
Codman Square NDC	1-4 Family Program	2	1999	\$249,883			
Codman Square NDC	1-4 Family Program	2	1999	\$249,950			
Codman Square NDC	3 Herbert Ave	2	1998	\$249,900			
Codman Square NDC	538 Talbot Ave	14	1998	\$1,603,810			
Codman Square NDC	17 Kenberma	3	1997	\$270,000			
Codman Square NDC	55 Aspinwall Rd.	3	1997	\$270,000			
Codman Square NDC	47 Aspinwall Rd.	3	1996	\$270,000			
Codman Square NDC	766 Washington St.	3	1993	\$270,000			
Codman Square NDC	Wash. Columbia II	175	1993	\$15,000,000			
Codman Square NDC	Lithgow Residential	31	1991	\$4,000,000	New Constr		
Codman Square NDC	Wash. Columbia I	151	1990	\$12,000,000			
Codman Square NDC	Whittier School	14	1990	\$3,000,000			
Codman Square NDC	Codman Sq. Apts - BHP I	80	1986	\$4,400,000			
Codman Square NDC	Champlain Circle	20	1984	\$1,500,000	New Constr		

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Codman Square NDC	Norfolk Terrace Apts.	17	1984	\$500,000			
Codman Square NDC Total		995		\$96,808,399			
Dorchester Bay EDC	Bowdoin Geneva III - joint venture with Viet -AID	20	2007	\$5,992,000	New Constr	Local or Regional HOME, Local Inclusionary Zoning Funds, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Charlesbank	Energy Conservation
Dorchester Bay EDC	Brunswick Holborn Apartments	49	2006	\$5,500,000	Rehab - Subst		
Dorchester Bay EDC	Columbia Wood Apartments	49	2006	\$5,400,000	Rehab - Subst		
Dorchester Bay EDC	Tebroc/Levant homes	5	2006	\$1,538,000	Rehab - Subst		
Dorchester Bay EDC	BHA Infill	18	2004	\$4,133,000	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MHP, LISC, Boston Community Capital or Loan Fund, Charlesbank Homes	low energy window hardwood flooring
Dorchester Bay EDC	Fenwick Gardens	15	2004	\$3,600,000	New Constr	Leading the Way (Boston only), Leading the Way Housing Stabilization Fund (HSF), MHP, LISC, Boston Community Capital or Loan Fund, CEDAC	Energy Conservation, Energy Star Rating, Sustainable Materials
Dorchester Bay EDC	Sr. Clare Muhamed Coop	25	2003	\$7,000,000	New Constr		
Dorchester Bay EDC	Bird Street Estates	8	2001	\$1,523,263	New Constr		
Dorchester Bay EDC	Dudley Terrace Apartments	56	2001	\$6,800,000			
Dorchester Bay EDC	Wilder Gardens	61	1998	\$7,800,000			
Dorchester Bay EDC	Ceylon Fields	62	1997	\$7,300,000			
Dorchester Bay EDC	Housing Preservation I	2	1996	\$239,167			
Dorchester Bay EDC	Upham's Corner Apts.	36	1996	\$4,915,211			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	16 Everett Ave Condominiums	10	1994	\$250,000			
Dorchester Bay EDC	Alexander Coop	38	1993	\$6,500,000	New Constr		
Dorchester Bay EDC	Cottage Brook	147	1993	\$10,400,000			
Dorchester Bay EDC	Single Family I	12	1992	\$1,080,000	New Constr		
Dorchester Bay EDC	Single Family II	6	1990	\$540,000	New Constr		
Dorchester Bay EDC	BHP II - Granite	134	1989	\$8,700,000			
Dorchester Bay EDC	Abandoned Housing Program	37	1988	\$1,300,000			
Dorchester Bay EDC	BHP I	58	1987	\$2,850,242			
Dorchester Bay EDC	BHP I	94	1987	\$4,000,000			
Dorchester Bay EDC Total		942		\$97,360,883			
East Boston CDC	Barnes School Apartments	74	2007	\$20,000,000	Rehab - Subst		Energy Conservation
East Boston CDC	Maverick Gardens, Phase 3 and 4	166	2006	\$49,000,000	New Constr		
East Boston CDC	Carlton Wharf Apartments	30	2005	\$6,000,000	New Constr		Energy Conservation
East Boston CDC	Maverick Gardens HOPE VI Phase 2	80	2005	\$21,760,000	New Constr		Energy Conservation, Solar Panels
East Boston CDC	Maverick Gardens HOPE VI	150	2004	\$35,000,000	New Constr		
East Boston CDC	Meridian House	24	2004	\$2,000,000	Rehab - Subst		
East Boston CDC	Sturgis Street	50	2002	\$4,000,000	Rehab - Subst		Energy Conservation
East Boston CDC	Sturgis Street	45	2002	\$4,500,000	Rehab - Subst	East Boston Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
East Boston CDC	Villa Michelangelo, Inc.	75	2002	\$8,500,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Section 202,	Energy Conservation, Healthy Materials, Sustainable Materials,
East Boston CDC	Villa Michelangelo, Inc.	71	2002	\$8,000,000	Rehab - Subst		Energy Conservation,
East Boston CDC	Landfall Community Associate	111	2001	\$9,500,000			
East Boston CDC	Villa Michelangelo, Inc.	72	2001	\$8,000,000			
East Boston CDC	Winthrop Place	45	2001	\$2,900,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
East Boston CDC	Chevrus School Apartments	46	1998	\$4,100,000			
East Boston CDC	E. Boston Corp. Rehab	40	1993	\$2,100,000			
East Boston CDC	Lyman School Associates	46	1990	\$2,300,000			
East Boston CDC	Woodbury/Cunard	17	1986	\$710,000			
East Boston CDC	Landfall Apts.	18	1982	\$680,000			
East Boston CDC	E. Boston Community Associates	96	1980	\$2,800,000			
East Boston CDC Total		1,256		\$191,850,000			
Falmouth Housing Trust	170 Palmer Ave	7	1994	\$254,816			
Falmouth Housing Trust Total		7		\$254,816			
Fenway CDC	Fenway Views	3	2006	\$450,000	Rehab - Mod	MHP, MHIC, Wainwright Ban CE-DAC	Energy Conservation, Solar panels (PV), Sustainable Materials
Fenway CDC	Morville House Expansion	30	2005	\$32,242,388	New Constr	Federal Tax Credits (LIHTC), Section 8, MHP, MHIC, Fleet Bank/ Bank of America, Keyspan Gran Massachusetts Renewable Energy Trust Grant	Energy Conservation,
Fenway CDC	Westland Avenue Preservation	96	2005	\$21,491,911	Preserv of Exp Use	Local or Regional CDBG, Leading the Way (Boston only), City of Boston - 6A contract Housing Stabilization Fund (HSF), MassHousing or MFHA (other than trust), CIPF, 4% credits with tax exempt bond financing Federal Tax Credits (LIHTC), Section 8, Keyspan	Energy Conservation
Fenway CDC	Fenway Condo Project	3	2004	\$420,000	Rehab - Mod	Boston Community Capital or Loan Fund	
Fenway CDC	Fenway Condo Project	3	2004	\$420,000	Rehab - Mod	Boston Community Capital or Loan Fund	
Fenway CDC	71 Westland Ave. II L.P.	20	2001	\$2,300,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Fenway CDC	15-25 Hemenway Street	24	2000	\$2,800,000			
Fenway CDC	64-70 Burbank St.	35	1995	\$4,100,000			
Fenway CDC	Fenway Lodging House	14	1992	\$550,000			
Fenway CDC	Kilmarnock Apts.	55	1990	\$6,000,000	New Constr		
Fenway CDC	West Fenway Apts.	52	1990	\$5,000,000	New Constr		
Fenway CDC	Fensgate	46	1987	\$5,500,000			
Fenway CDC	71 Westland BHP I	20	1986	\$1,160,107			
Fenway CDC	Peterborough	140	1986	\$0			
Fenway CDC	Westland Ave Apts.	97	1981	\$6,691,900			
Fenway CDC Total		638		\$89,126,306			
Fields Corner CDC	63-69 Sumner St.	24	1999	\$400,000			
Fields Corner CDC	26 Leroy St.	2	1998	\$80,000			
Fields Corner CDC	Ditson St. Senior Housing	40	1998	\$3,200,000	New Constr		
Fields Corner CDC	Fields Corner Granite	67	1990	\$0			
Fields Corner CDC	Mt. Bowdoin St.	2	1990	\$0	New Constr		
Fields Corner CDC	Fields Corner housing	79	1985	\$0			
Fields Corner CDC	59 Linden	1	1983	\$0	New Constr		
Fields Corner CDC	61 Linden	1	1983	\$0	New Constr		
Fields Corner CDC	Greenwich St.	2	1983	\$0	New Constr		
Fields Corner CDC Total		218		\$3,680,000			
Franklin County CDC	Pinewood Circle	10	1992	\$0	New Constr		
Franklin County CDC	Plum Tree Rd.	4	1992	\$339,000			
Franklin County CDC	Plain Rd.	6	1990	\$0	New Constr		
Franklin County CDC	Ashfield	2	1987	\$0	New Constr		
Franklin County CDC	Community Land Trust	27	1987	\$0			
Franklin County CDC	Family Inn	6	1986	\$165,000			
Franklin County CDC	Miles Hotel	26	1986	\$0			
Franklin County CDC	Turners Falls	12	1986	\$350,000			
Franklin County CDC Total		93		\$854,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Greater Gardner CDC	Winchendon/Monty Tech (Glenallen St.)	1	2007	\$190,000	New Constr	Local or Regional CDBG, Greater Worcester Community Foundation Athol Savings Bank	Energy Conservation
Greater Gardner CDC	Winchendon/Monty Tech (Maple St.)	1	2007	\$190,000	New Constr	Local or Regional CDBG, Greater Worcester Community Foundation Athol Savings Bank	Energy Conservation
Greater Gardner CDC	Gardner Pine Street Project	1	2005	\$200,000	Rehab - Subst	Local or Regional CDBG, Colonial Cooperative Bank	Healthy Materials
Greater Gardner CDC	Winchendon Juniper Street Project	1	2005	\$220,000	Rehab - Mod	Local or Regional CDBG, Fitchburg Savings Bank	
Greater Gardner CDC	Winchendon/Monty Tech Housing Project	2	2005	\$252,942	New Constr	State HOME, GFA Federal Credit Union	
Greater Gardner CDC	Winchendon/Monty Tech Housing Project (Hyde Park Street)	1	2005	\$205,000	New Constr	State HOME, GFA Federal Credit Union	
Greater Gardner CDC	Gardner Wasa Street Project	3	2003	\$333,000	New Constr	Local or Regional CDBG, GFA Federal Credit Union	
Greater Gardner CDC	Gardner Wasa Street Project	3	2003	\$333,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Brownfields, GFA Federal Credit Union	
Greater Gardner CDC	First Time Home Program	1	2001	\$85,000			
Greater Gardner CDC Total		14		\$2,008,942			
Grove Hall NDC	Affordable Housing Program	3	1998	\$300,000			
Grove Hall NDC	Renaissance Bldg.	12	1990	\$1,200,000			
Grove Hall NDC Total		15		\$1,500,000			
Hilltown CDC	New Homes Program 1	4	2005	\$893,819	New Constr	State HOME, State CDBG,	Energy Conservation
Hilltown CDC	Westhampton Senior Housing	7	2005	\$1,500,000	New Constr	State CDBG, Affordable Housing Trust Fund, MHP, Federal Home Bank,	Energy Conservation
Hilltown CDC	Chesterfield Hotel	7	2002	\$667,000	Rehab - Subst	State CDBG, MHP, Construction Loan from Florence Savings Bank	
Hilltown CDC	Williamsburg Housing Initiative	6	2000	\$583,500			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Hilltown CDC	Haydenville Housing Initiative	6	1999	\$606,500			
Hilltown CDC	Hilltown Homeownership	2	1998	\$200,000			
Hilltown CDC Total		32		\$4,450,819			
Homeowners Rehab	Fogerty	17	2007	\$3,901,681	Rehab - Mod	Section 8, Neighborhood Reinvestment, Cambridge Savings Bank seller	Energy Conservation, Healthy Materials, Sustainable Materials
Homeowners Rehab	Howard St	6	2007	\$1,588,943	Rehab - Mod	Local or Regional CDBG, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Section 8, Neighborhood Reinvestment, East Cambridge Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials
Homeowners Rehab	CAST	42	2003	\$11,000,000	Preserv of Exp Use	Local or Regional HOME, Community Preservation Act Funds, CIPF, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, MHIC, Fleet Bank/ Bank of America, Energy Star	Energy Conservation, Healthy Materials, recycling building materials, Sustainable Materials
Homeowners Rehab	AUBURN COURT II	60	2000	\$10,500,000	New Constr		
Homeowners Rehab	PROSPECT	6	2000	\$600,000			
Homeowners Rehab	ELM ST	6	1999	\$1,000,000			
Homeowners Rehab	UNION	6	1999	\$705,000			
Homeowners Rehab	Allston	6	1996	\$600,000			
Homeowners Rehab	Auburn Court	77	1996	\$13,000,000	New Constr		
Homeowners Rehab	Prospect	6	1996	\$700,000			
Homeowners Rehab	Swartz	59	1996	\$5,100,000			
Homeowners Rehab	Columbia/Hampshire	16	1995	\$2,000,000	New Constr		
Homeowners Rehab	Richdale Ave.	7	1993	\$750,000			
Homeowners Rehab	Sciarappa St.	6	1993	\$310,000			
Homeowners Rehab	901 Massachusetts Ave	8	1992	\$430,000			
Homeowners Rehab	Columbia Townhouses	6	1991	\$500,000	New Constr		
Homeowners Rehab	Portland Condos	8	1991	\$750,000			
Homeowners Rehab	Portland/Marcella	9	1991	\$775,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Homeowners Rehab	Chestnut Coops	10	1990	\$600,000			
Homeowners Rehab	Laurel St.	6	1989	\$400,000			
Homeowners Rehab	Scattered Site Development	85	1988	\$2,500,000			
Homeowners Rehab	Ware St.	56	1988	\$1,200,000			
Homeowners Rehab	Fogerty Bldg.	17	1986	\$1,400,000			
Homeowners Rehab Total		525		\$60,310,624			
Housing Assistance Corp.	Fleet Homes	16	2007	\$3,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials
Housing Assistance Corp.	Gallagher Way	7	2006	\$1,500,000	New Constr	Local or Regional HOME, Local or Regional CDBG	Energy Conservation
Housing Assistance Corp.	Pocasset Assisted Living		2006	\$0			
Housing Assistance Corp.	Wells Court	24	2006	\$3,200,000	New Constr	Section 8, Section 202,	
Housing Assistance Corp.	Southside	14	2003	\$2,200,000	New Constr	Local or Regional HOME, McKinney, MHP, The Life Initiative	Energy Conservation,
Housing Assistance Corp. Total		61		\$9,900,000			
Housing Corporation of Arlington	Mass Ave Preservation	18	2007	\$3,200,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, MHP Perm Plus MHP	
Housing Corporation of Arlington	Two family rental Program	12	2005	\$3,800,000	Other	Local or Regional HOME, Local or Regional CDBG, MHP Perm Plus CDB HOMEMHP, Cambridge Savings Bank	
Housing Corporation of Arlington	Two family rental Program	10	2003	\$2,625,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Cambridge Savings Bank	Energy Conservation,
Housing Corporation of Arlington Total		40		\$9,625,000			
Hungry Hill CDC	30 Murray Hill Av	2	2004	\$193,090	Rehab - Subst	Local or Regional HOME, Construction Loan - Chicopee Savings	

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Hungry Hill CDC	551-553 Carew Street	2	2004	\$177,330	Rehab - Subst	Local or Regional HOME, Construction Loan - Chicopee Savings	
Hungry Hill CDC	128 Santa Barbara	1	1999	\$55,000			
Hungry Hill CDC	104 Ontario St.	1	1998	\$55,000			
Hungry Hill CDC	974-976 Liberty St.	2	1998	\$120,000			
Hungry Hill CDC	145 Mayfair St.	1	1997	\$55,000			
Hungry Hill CDC	55-57 Hamburg St.	2	1996	\$75,000			
Hungry Hill CDC	Grover St.	2	1996	\$52,000			
Hungry Hill CDC	Mooreland St.	3	1996	\$85,000			
Hungry Hill CDC Total		16		\$867,420			
IBA	Residencia Betances	11	1993	\$600,000			
IBA	Taino Tower	27	1990	\$4,100,000	New Constr		
IBA	Victoria Associates	190	1982	\$11,500,000	New Constr		
IBA	South End Apts.	28	1981	\$300,000			
IBA	Casas Borinquen	36	1977	\$1,200,000			
IBA	Viviendas Associates	181	1976	\$5,500,000	New Constr		
IBA	Torre Unidad	201	1974	\$4,600,000	New Constr		
IBA	ETC & Associates	71	1972	\$1,200,000			
IBA	West Newton/Rutland Sts.	150	1972	\$3,250,000			
IBA Total		895		\$32,250,000			
Jamaica Plain NDC	Hyde/Jackson Vacant Lots Phase 1	13	2007	\$4,145,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, MHP, Federal Home Bank, Fleet Bank/ Bank of America, Charlesbank Homes, Hyams, State Street	Energy Conservation, Healthy Materials, Sustainable Materials
Jamaica Plain NDC	80-90 Bickford Street	56	2006	\$11,400,000	New Constr	Local or Regional HOME, Leading the Way (Boston only), Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 202, Farnsworth Trust Weinberg Foundation	Energy Conservation, Healthy Materials, Sustainable Materials

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Jamaica Plain NDC	BOTH Community Housing Initiative Phase 3	24	2004	\$5,400,000	New Constr	Local or Regional HOME, Local Linkage, Children's Hospital Creation Money State HOME, Affordable Housing Trust Fund, Fleet Bank/ Bank of America, State Street foundation, Home depot Foundation Fleet Boston Financial foundation, Lawrence Model lodging	Energy Conservation, Sustainable Materials
Jamaica Plain NDC	Catherine Gallagher Housing Cooperative	34	2003	\$7,956,872	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Brownfields, Federal Tax Credits (LIHTC), Section 8, LISC, Boston Community Capital or Loan Fund, Fleet Bank/ Bank of America, State Street Founda	Energy Conservation, Sustainable Materials,
Jamaica Plain NDC	BOTH Community Housing Initiative Phase 1	22	2001	\$4,178,735	New Constr		
Jamaica Plain NDC	Pondview Apartments	60	2001	\$9,267,670			
Jamaica Plain NDC	91 Minden St.	2	1998	\$432,000			
Jamaica Plain NDC	Nate Smith House	45	1998	\$4,900,000			
Jamaica Plain NDC	73 Walden St.	2	1997	\$237,000			
Jamaica Plain NDC	85 Chestnut Ave.	3	1997	\$171,000			
Jamaica Plain NDC	9 Walden St.	2	1996	\$291,000			
Jamaica Plain NDC	61 Walden St	2	1995	\$288,000			
Jamaica Plain NDC	26 Danforth St	2	1994	\$219,000			
Jamaica Plain NDC	Hyde Sq. Co-op	41	1993	\$5,600,000	New Constr		
Jamaica Plain NDC	Forest Glen Co-op	13	1990	\$1,500,000			
Jamaica Plain NDC	J.P. Scattered Site	19	1988	\$1,500,000			
Jamaica Plain NDC	Jamaica Plain HS	75	1984	\$6,000,000			
Jamaica Plain NDC	Angela Westover House	11	1983	\$700,000			
Jamaica Plain NDC Total		426		\$64,186,277			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Just a Start	2495 Mass Ave	13	2007	\$5,084,000	Other	Local Linkage, Cambridge Affordable Housing Trust Affordable Housing Trust Fund, Mass. Affordable Housing Trust HUD/CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials
Just a Start	Columbia Court	13	2007	\$5,200,000	Other	Cambridge Affordable Housing Trust and Historical Commission Affordable Housing Trust Fund, HUD CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials
Just a Start	Alewife Condos II	8	2006	\$3,057,000	Other	Cambridge Affordable Housing Trust State HOME, Housing Stabilization Fund (HSF), State Soft Second Subsidies HUD CDBG Operation HUD HomeLISC, Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials
Just a Start	Bolton South Condos	6	2005	\$2,187,775	Other	Local or Regional HOME, Cambridge Affordable Housing Trust State HOME, HUD CHOD HUD Lead Safe	Energy Conservation, Healthy Materials, Sustainable Materials
Just a Start	Next Step House Apartments	6	2005	\$1,592,340	Other	Somerville Affordable Housing Trust Housing Innovations Fund (HIF), Brownfields, Section 8, Federal CDBG Federal Home Loan Bank Board. Winter Hill Bank Private charitable donors. Energy Star	Energy Conservation, Healthy Materials, Sustainable Materials
Just a Start	Scouting Way Apartments	13	2005	\$4,280,000	Other	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, Local Linkage, Cambridge Historical Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8, HUD Lead Safe Cambridge Savings Ban Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Just a Start	Harvard-Windsor Condominiums	3	2002	\$900,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, HUD Boston Community Capital or Loan Fund	Energy Conservation
Just a Start	Harvard-Windsor	3	2001	\$800,000	New Constr		
Just a Start	35 Hovey	17	2000	\$2,350,000			
Just a Start	59 Norfolk	8	2000	\$1,390,000			
Just a Start	Alewife Condos	12	2000	\$2,400,000	New Constr		
Just a Start	Otis	8	2000	\$1,400,000			
Just a Start	409-415 Cardinal Medeiros	6	1998	\$675,000			
Just a Start	54-56 Berkshire	6	1998	\$750,000			
Just a Start	72 Elm	6	1998	\$700,000			
Just a Start	Alewife Apts.	273	1998	\$20,000,000			
Just a Start	Webster-Bristol Apts. II	5	1998	\$723,000			
Just a Start	187 Charles	1	1997	\$160,000			
Just a Start	21-23 7th St.	3	1997	\$370,000			
Just a Start	218 Thorndike	1	1997	\$87,000			
Just a Start	243 Hurley	1	1997	\$158,500			
Just a Start	5-7 Jefferson St.	4	1997	\$450,000			
Just a Start	7 Hardwick St.	1	1997	\$110,000	New Constr		
Just a Start	83-85 Pleasant St.	6	1997	\$516,800			
Just a Start	96 Hampshire	5	1997	\$625,000	New Constr		
Just a Start	Bolton Condos	7	1997	\$1,095,000	New Constr		
Just a Start	Hampshire Homes	1	1997	\$165,000			
Just a Start	Hampshire/Columbia Condos	16	1997	\$2,200,000	New Constr		
Just a Start	Webster-Bristol Apts. I	9	1997	\$860,000			
Just a Start	Scattered Site 1st Time Homebuyer Units	4	1996	\$300,000			
Just a Start	Hampshire-Columbia Homes	16	1995	\$2,200,000	New Constr		
Just a Start	Hampshire-Windsor	5	1995	\$470,000	New Constr		
Just a Start	7th St.	3	1994	\$400,000			
Just a Start	Putnam Place	12	1994	\$1,560,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Just a Start	St. Patrick's Pl.	32	1992	\$3,600,000			
Just a Start	Pearl St.	3	1991	\$170,000			
Just a Start	122 Berkshire St.	11	1990	\$900,000			
Just a Start	Norfolk Coop	6	1989	\$600,000			
Just a Start	Hardwick/Berkshire	5	1984	\$480,000	New Constr		
Just a Start	Charles St.	1	1980	\$80,000			
Just a Start	George Close Bldg.	61	1975	\$6,000,000			
Just a Start	Linwood Ct.	45	1973	\$5,000,000			
Just a Start Total		665		\$82,046,415			
Lawrence Community Works	Farnham Street Homes	11	2007	\$2,390,298	Rehab - Subst	Local or Regional HOME, Get out the lead, lead paint removal funding. Housing Stabilization Fund (HSF), MHP, Neighborhood Reinvestment, The Life Initiative, Riverbank, formerly known as	Energy Conservation
Lawrence Community Works	Scaritos Homes	10	2007	\$2,188,839	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charlesbank Homes	Energy Conservation, Healthy Materials, Solar panels, Sustainable Materials
Lawrence Community Works	Union & Mechanic Homes (Reviviendo Homeownership II)	5	2006	\$1,402,275	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, MassDevelopment, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charesbank Homes, Wells Fargo Housing Foundation TD Banknorth	Energy Conservation, Healthy Materials, Integrated landscaping with stormwater management plan, and incorporated adjacent community garden into integrated landscaping plan to mitigate runoff, Sustainable
Lawrence Community Works	Reviviendo Family Housing	17	2003	\$3,321,923	Other	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Neighborhood Reinvestment, The Life Initiative, Federal Home Bank	Energy Conservation, Healthy Materials, LEED system, Sustainable Materials

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Lawrence Community Works	Reviviendo Summer St. Homeownership	8	2002	\$1,200,000	New Constr	Local or Regional HOME, donated land State HOME, MassDevelopment, Brownfields, Federal Home Bank, Lawrence Savings Bank	Energy Conservation, brownfield remediation of one of the sites.
Lawrence Community Works	Reviviendo! Summer Street Homeownership	4	2001	\$600,000	New Constr		
Lawrence Community Works	Bradford St. Apts.	5	1995	\$110,000			
Lawrence Community Works	Berkeley Place Apts.	38	1994	\$400,000			
Lawrence Community Works	Heritage Common	140	1989	\$15,000,000	New Constr		
Lawrence Community Works Total		238		\$26,613,335			
Lena Park CDC	31 Fessenden	16	1994	\$200,000			
Lena Park CDC	Brown-Kaplan Town Homes	60	1991	\$10,000,000	New Constr		
Lena Park CDC	Granite LP/BHP II	142	1989	\$10,000,000			
Lena Park CDC	BHP I	94	1987	\$4,000,000			
Lena Park CDC Total		312		\$24,200,000			
Lower Cape Cod CDC	Little Homesteads, Harwich	8	2006	\$1,100,000	Rehab - Mod	Local or Regional HOME, Affordable Housing Trust Fund, Keyspan provided money to convert to gas heat from electric and for energy conservation upgrades	Energy Conservation
Lower Cape Cod CDC	Martha Street	1	2006	\$250,000	Rehab - Subst	State CDBG, TYown rec'd HDSP grant for the move and the rehab house was donated to Town	Energy Conservation
Lower Cape Cod CDC	Nickerson Condominium, Brewster	1	2006	\$54,000	Rehab - Mod	Community Preservation Act Funds, mortgage for up to \$15,000	

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Lower Cape Cod CDC	Fire House Road, Truro	1	2004	\$200,000	Other	Town owned land Private home owner donated and paid for moving an existing house and then installed new foundation and septic system.	
Lower Cape Cod CDC	Wellfleet Homeownership	4	2004	\$524,000	New Constr	Housing Authority owned land and sold at reduced price. Down payment assistance	Energy Conservation
Lower Cape Cod CDC	White Pines, 58 Harry Kemp Way	4	2004	\$337,750	New Constr	Local or Regional HOME, Local or Regional CDBG, CDBG Program Income County Rental Program Funds Housing Stabilization Fund (HSF), Section 8, Housing Assistance Corp.	Energy Conservation
Lower Cape Cod CDC	Brewster Affordable Housing	2	2001	\$187,200	New Constr		
Lower Cape Cod CDC	Provincetown Duplex	2	2001	\$327,500			
Lower Cape Cod CDC	Wellfleet Homeownership	6	2001	\$920,000			
Lower Cape Cod CDC	Gull Cottages	5	2000	\$614,823			
Lower Cape Cod CDC	Canal House	11	1998	\$343,900			
Lower Cape Cod CDC	Eastham Duplexes	8	1998	\$646,000			
Lower Cape Cod CDC Total		53		\$5,505,173			
Madison Park DC	Ruggles-Shawmut Housing	43	2006	\$13,409,771	Rehab - Subst	Local or Regional HOME, Local Linkage, State HOME, State Low Income Housing Tax Credits, State historic tax credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Citizens Bank, Home Funders loan through MHP	Energy Conservation, Healthy Materials
Madison Park DC	Highland Homes at Fort Hill I	18	2004	\$6,707,498	New Constr	Leading the Way (Boston only), Affordable Housing Trust Fund, Brownfields, The Property and Casualty Initiative, Fleet Bank/ Bank of America	Energy Conservation, Healthy Materials

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Madison Park DC	Interfaith Apartments	69	2004	\$18,161,196	Rehab - Subst	Local or Regional HOME, State HOME, Brownfields, CIPF,) Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Neighborhood Reinvestment	Healthy Materials, In order to reduce the risk of asthma due to dust and mold, all carpeting will be removed. Hardwood floors will be preserved where feasible, and new hard-surface flooring installed elsewhere.
Madison Park DC	Davenport Commons	185	2001	\$48,000,000	New Constr		
Madison Park DC	Orchard Gardens III	151	2000	\$22,468,241			
Madison Park DC	Orchard Gardens I	90	1999	\$32,300,000			
Madison Park DC	Orchard Gardens II	90	1999	\$32,300,000	New Constr		
Madison Park DC	Beryl Gardens	20	1997	\$3,300,000	New Constr		
Madison Park DC	Madison Pk. IV	143	1983	\$5,000,000	New Constr		
Madison Park DC	Madison Pk. III	123	1977	\$7,000,000	New Constr		
Madison Park DC	Haynes Hse.	131	1974	\$7,500,000	New Constr		
Madison Park DC	Smith Hse.	132	1972	\$7,500,000	New Constr		
Madison Park DC Total		1,195		\$203,646,706			
Main South CDC	10 Ripley Street	2	2007	\$480,000	Rehab - Mod	Local or Regional HOME, NRSA The Life Initiative	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	5 Benefit Street	4	2007	\$630,000	Rehab - Subst	Local or Regional HOME, NRSA	Energy Conservation, Healthy Materials, Will be Energy-Star rated building, Sustainable Materials
Main South CDC	41 Ripley	3	2006	\$375,000	Rehab - Subst		Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	9 Gardner Street	1	2006	\$191,000	Rehab - Mod		Energy Conservation,
Main South CDC	Beacon Homeownership Phase 2	8	2005	\$1,800,000	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, The Life Initiative	Energy Conservation, Healthy Materials, Sustainable Materials

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Main South CDC	Hollis Street Development	14	2004	\$1,600,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, The Life Initiative	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	Beacon Homeownership Phase1	8	2003	\$1,500,000	New Constr	Local or Regional HOME, State HOME, The Life Initiative	Using "Greentech Housing Inc." an ecologically aware builder of modular housing to create the units.
Main South CDC	Oread Street Rental	29	2003	\$1,200,000	New Constr	Local or Regional HOME, State HOME, The Life Initiative	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	Oread Street Rental	9	2003	\$1,200,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, The Life Initiative	Working with Greentech housing
Main South CDC	105 Woodland Street	2	1999	\$143,000			
Main South CDC	Freland Street Apartments	21	1999	\$1,126,000			
Main South CDC	Shirley Street	3	1999	\$145,000			
Main South CDC	14 Florence St.	3	1996	\$147,000			
Main South CDC	15 Beaver St.	3	1996	\$165,000			
Main South CDC	31 Beaver St.	3	1996	\$165,000			
Main South CDC	33 Beaver St.	3	1996	\$165,000			
Main South CDC	51 Beaver St.	3	1996	\$165,000			
Main South CDC	Jackson Apts.	32	1995	\$2,600,000			
Main South CDC	10 Wyman St.	2	1994	\$120,000			
Main South CDC	27 Gardner	3	1994	\$140,000			
Main South CDC	71 Gates St.	3	1994	\$150,000			
Main South CDC	36 Gates St.	6	1993	\$235,000			
Main South CDC	974 Main St.	26	1993	\$1,600,000			
Main South CDC	10 Vineyard	1	1991	\$60,000			
Main South CDC	898 Main St.	5	1991	\$165,000			
Main South CDC	10 Oread	24	1990	\$480,000			
Main South CDC	1020 Main South	12	1990	\$860,000			
Main South CDC	866 Main St.	17	1990	\$425,000			
Main South CDC	927 Main St.	6	1988	\$420,000			
Main South CDC Total		256		\$18,452,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Mattapan CDC	Astoria Street	3	2007	\$375,000	New Constr	Local or Regional HOME, Leading the Way (Boston only)	Energy Conservation, Healthy Materials, Sustainable Materials
Mattapan CDC	Wellington Hill	8	2005	\$1,987,000	New Constr	Local or Regional HOME, Leading the Way (Boston only), Affordable Housing Trust Fund	Energy Conservation, Healthy Materials, native plants, Sustainable Materials
Mattapan CDC	Astoria Street	3	2003	\$677,264	New Constr	Local or Regional HOME, State HOME, Boston Community Capital or Loan Fund	Energy Conservation, Healthy Materials, Sustainable Materials
Mattapan CDC	10 Verrill St.	6	1999	\$371,000			
Mattapan CDC	130-134 Ballou Avenue	12	1999	\$750,000			
Mattapan CDC	8-10 Elizabeth	6	1999	\$465,000			
Mattapan CDC Total		38		\$4,625,264			
NHS of the South Shore	McCarthy House	19	2006	\$1,170,500	Preserv of Exp Use	Local or Regional HOME, Department of Neighborhood Development State HOME, Center for Community Recovery Innovations Neighborhood Reinvestment, South Shore Savings Bank	
NHS of the South Shore	North St.	2	2005	\$250,000	New Constr	Rockland Trust	
NHS of the South Shore	Weymouth Housing for Disabled	6	2004	\$475,000	Rehab - Subst	Local or Regional HOME, McKinney, Boston Community Capital or Loan Fund	Energy Conservation
NHS of the South Shore	Park Ave, Hull	19	2003	\$625,000	Rehab - Mod	State HOME, DND Neighborhood Reinvestment	
NHS of the South Shore	Weymouth Housing for Disabled	6	2003	\$560,000	Rehab - Subst	Local or Regional HOME, McKinney, MHP, Neighborhood Reinvestment	
NHS of the South Shore	Grossman St Apartments	2	2001	\$270,000			
NHS of the South Shore	Winter St Apartments	7	2001	\$1,038,000			
NHS of the South Shore	DMR, 26 Morton St.	5	1999	\$600,000	New Constr		
NHS of the South Shore	Dove Transitional House II	6	1998	\$507,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
NHS of the South Shore	DOVE First-Time Homebuyer	1	1995	\$116,000			
NHS of the South Shore	DOVE Transitional House	3	1995	\$251,000			
NHS of the South Shore	Habitat for Humanity-Main St	1	1995	\$60,000	New Constr		
NHS of the South Shore	The O'Neil House	3	1995	\$128,000			
NHS of the South Shore Total		80		\$6,050,500			
NOAH	Border Falcon	14	2007	\$4,800,000	New Constr	City Housing Trust Fund State HOME, Affordable Housing Trust Fund, LISC, Neighborhood Reinvestment, MHIC, Citizens Bank	Energy Conservation, Healthy Materials
NOAH	87 Princeton St.	1	2006	\$335,000	Rehab - Subst	The Life Initiative	Energy Conservation, Energy Star
NOAH	87 Princeton St.	1	2006	\$335,000	Rehab - Subst	The Life Initiative	Energy Conservation, Energy Star
NOAH	Meridian Slope	5	2006	\$1,400,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Charlesbank Homes	Energy Conservation
NOAH	Meridian Slope	5	2006	\$1,400,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Charlesbank Homes	Energy Conservation
NOAH	21 Chelsea Street Condominiums	4	2001	\$703,692			
NOAH	157 Marion St.	3	1998	\$325,000			
NOAH	206 Havre St.	3	1998	\$375,000			
NOAH	206 Lexington St.	2	1998	\$275,000			
NOAH	212 Saratoga St.	2	1998	\$275,000			
NOAH	287 Sumner St.	3	1998	\$296,904			
NOAH	82 Brooks St.	2	1998	\$250,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
NOAH	Shalom Properties	30	1998	\$1,340,000			
NOAH	107 Eutaw St.	2	1997	\$250,000			
NOAH	134 Falcon St.	2	1997	\$240,000			
NOAH	281 Summer St.	3	1997	\$280,000			
NOAH	29 Falcom St.	2	1997	\$240,000			
NOAH	53 Havre St.	2	1997	\$250,000			
NOAH	55 Havre St.	2	1997	\$234,000			
NOAH	82 Havre St.	2	1997	\$239,000			
NOAH	Marion/Saratoga	12	1997	\$300,000			
NOAH	146-148 Putnam St.	4	1996	\$600,000	New Constr		
NOAH	248 Saratoga Ave.	2	1996	\$100,000			
NOAH	38 Paris St.	2	1996	\$243,500			
NOAH	Trenton/Meridian Condos	4	1996	\$178,000			
NOAH	108-110 White St.	6	1995	\$619,500			
NOAH	203 Princeton St.	3	1995	\$264,500			
NOAH	449-451 Saratoga	5	1995	\$471,500			
NOAH	472 Sumner St.	3	1995	\$235,500			
NOAH	48 Putnam St.	2	1995	\$243,000			
NOAH	49-55 Putnam St.	6	1995	\$640,000			
NOAH	149 Putnam St.	2	1994	\$208,500			
NOAH	309 Saratoga St.	2	1994	\$185,500			
NOAH	120 Everett St.	2	1993	\$160,000			
NOAH	151 Putnam St.	2	1993	\$150,000			
NOAH	Trinity Hse.	16	1993	\$1,500,000			
NOAH	440 Meridian St.	5	1992	\$260,000			
NOAH	124 Falcon St.	3	1990	\$200,000			
NOAH	201 Princeton St.	3	1989	\$200,000			
NOAH	29 Havre St.	3	1989	\$150,000			
NOAH Total		177		\$20,753,096			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	Adams Court	95	2007	\$25,000,000	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Facilities consolidations funds Federal Tax Credits (LIHTC), Shelter Plus Cares & Sponser based vouchersMHP, Federal Home Bank, Fleet Bank/ Bank of America	Energy Conservation, Healthy Materials
Nuestra Comunidad DC	BHA Infill (Collaborative)	10	2004	\$2,117,015	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF), MHP, LISC, Charlesbank	
Nuestra Comunidad DC	Forest Greenville Homes	10	2004	\$2,540,929	Rehab - Subst	Boston housing Authority building conveyed to Nuestra CDC Housing Stabilization Fund (HSF), HUD; HOPE VILISC, Boston Community Capital or Loan Fund,	Energy Conservation
Nuestra Comunidad DC	3 Murray Avenue	2	2003	\$300,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund, Anderson Insulation	Energy Conservation
Nuestra Comunidad DC	Howard Dacia Homes	26	2003	\$6,200,000	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, LISC, Neighborhood Reinvestment, MHIC	Energy Conservation
Nuestra Comunidad DC	Sargent Street Homes	16	2002	\$3,100,000	New Constr		
Nuestra Comunidad DC	1-4 plus healthy home	2	2001	\$300,000			
Nuestra Comunidad DC	One to Four I	6	1999	\$750,000			
Nuestra Comunidad DC	vila nova	16	1999	\$675,000			
Nuestra Comunidad DC	Woodford Street	3	1999	\$150,000			
Nuestra Comunidad DC	35-37 Blue Hill Ave.	4	1998	\$485,000			
Nuestra Comunidad DC	Roxbury Triangle Homes	9	1998	\$475,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	Waverly Home II	9	1998	\$1,550,000	New Constr		
Nuestra Comunidad DC	22 Forest St.	2	1997	\$250,000			
Nuestra Comunidad DC	Waverly Home I	4	1997	\$672,000	New Constr		
Nuestra Comunidad DC	7 Mt. Pleasant St.	3	1996	\$240,000			
Nuestra Comunidad DC	Bohio II	29	1996	\$3,100,000			
Nuestra Comunidad DC	Infill Phase II, 164-169 Martin L. King Blvd.	13	1996	\$1,800,000			
Nuestra Comunidad DC	12 Forest St.	1	1995	\$175,000			
Nuestra Comunidad DC	Sargent/Prince House	33	1995	\$2,000,000			
Nuestra Comunidad DC	Stafford Heights	41	1995	\$6,800,000	New Constr		
Nuestra Comunidad DC	4 Forest St.	6	1994	\$425,000			
Nuestra Comunidad DC	Daly House	19	1993	\$964,000			
Nuestra Comunidad DC	Burton Ct.	7	1990	\$300,000			
Nuestra Comunidad DC	La Concha	97	1990	\$6,995,597			
Nuestra Comunidad DC	Infill Collaboration	48	1989	\$5,509,000			
Nuestra Comunidad DC	Roxbury Triangle	10	1989	\$1,113,000	New Constr		
Nuestra Comunidad DC	Dudley Enterprises	9	1986	\$262,000			
Nuestra Comunidad DC	Bohio	26	1984	\$400,000			
Nuestra Comunidad DC Total		556		\$74,648,541			
Oak Hill CDC	Homes for Union Hill	6	2007	\$1,764,000	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Energy Star Homes Program	Energy Conservation, Healthy Materials, Sustainable Materials
Oak Hill CDC	Union Oak Homeownership Initiative	9	2005	\$1,600,000	Other	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative, Bay State Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials
Oak Hill CDC	Harrison Street Initiative	12	2004	\$1,600,000	New Constr	Local or Regional HOME, State HOME, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Bay State Savings bank	Energy Conservation, Sustainable Materials

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Oak Hill CDC	Homes for the Millennium	10	2003	\$1,400,000	Other	Local or Regional HOME, State HOME, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Bay State Savings Bank Energy Star Homes	Energy Conservation
Oak Hill CDC	Harrison Street Initiative	12	2000	\$1,226,000			
Oak Hill CDC	18 Clarkson St.	3	1998	\$210,860			
Oak Hill CDC	42 Penn Ave.	3	1998	\$179,395			
Oak Hill CDC	59 Coral	2	1998	\$111,038			
Oak Hill CDC	68 Harrison St.	3	1998	\$175,666			
Oak Hill CDC	Union Hill Norfolk Ltd. Partnership	40	1997	\$3,600,000			
Oak Hill CDC	Union Hill Rental Development	21	1996	\$1,500,000			
Oak Hill CDC	77 Providence St.	3	1994	\$155,000			
Oak Hill CDC	60 Providence St.	6	1992	\$300,000			
Oak Hill CDC	Oak Hill Estates	8	1990	\$640,000	New Constr		
Oak Hill CDC Total		138		\$14,461,959			
Pittsfield Economic Revitalization Corp.	Redfield Hse.	24	1992	\$2,500,000			
Pittsfield Economic Revitalization Corp. Total		24		\$2,500,000			
Quincy-Geneva New Vision CDC	gg1	101	2007	\$56,000,000	Comb Rehab/ New Constr	Local or Regional HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, MassDevelopment, MHP, LISC, Boston Community Capital or Loan Fund, MHIC	Energy Conservation, Sustainable Materials
Quincy-Geneva New Vision CDC	316 Warren Street.	3	2002	\$450,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund	Energy Conservation
Quincy-Geneva New Vision CDC	52 Quincy Street.	3	2002	\$531,500	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund	Energy Conservation

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Quincy-Geneva New Vision CDC	Savin-Maywood III.	5	2002	\$1,100,000	New Constr	Local Linkage, Citizens Bank	Energy Conservation
Quincy-Geneva New Vision CDC	Sister Clara Muhammed Coop.	25	2002	\$7,300,000	Other	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), MHP, MHIC	Energy Conservation, Healthy Materials
Quincy-Geneva New Vision CDC	3-4 HOLBORN TERRACE	8	2000	\$1,700,000			
Quincy-Geneva New Vision CDC	13 Maywood	3	1999	\$285,000			
Quincy-Geneva New Vision CDC	PHILLIPS BROOKS SCHOOL	56	1999	\$500,000			
Quincy-Geneva New Vision CDC	Phillip Brooks School Co-op	56	1990	\$10,000,000			
Quincy-Geneva New Vision CDC	Quincy-Geneva II (Granites)	94	1989	\$9,900,000			
Quincy-Geneva New Vision CDC	Quincy-Geneva I (BHP 1)	101	1986	\$4,500,000			
Quincy-Geneva New Vision CDC Total		455		\$92,266,500			
Salem Harbor CDC	Whipple School Elderly Housing	10	2007	\$3,000,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Section 8, Federal Home Bank, An Ipswich Charitable Trust North Shore Bank	Energy Conservation, Innovative green roof which is designed to manage water runoff and in doing so protect the adjacent Ipswich River, Sustainable Materials
Salem Harbor CDC	Salem Point Rental Syndication	61	2005	\$5,000,000	Rehab - Subst	Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, North Shore Bank	Energy Conservation
Salem Harbor CDC	Lease-Purchase Program	6	2003	\$900,000	Other	Local or Regional HOME, Local or Regional CDBG, Federal Home Bank, Heritage Cooperative Bank	
Salem Harbor CDC	104 Lafayette St.	10	2001	\$751,565			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Salem Harbor CDC	24 Howard St. Condos	2	2001	\$319,800			
Salem Harbor CDC	6 Prince St.	1	2000	\$125,000			
Salem Harbor CDC	1-3 Salem St.	2	1998	\$173,000			
Salem Harbor CDC	21 Willow Ave.	2	1998	\$201,000			
Salem Harbor CDC	Rental Properties Refinancing/ Renovation	62	1997	\$2,160,000			
Salem Harbor CDC	51-53 Dow St.	2	1996	\$200,000			
Salem Harbor CDC	Rental Properties Refinancing/ Renovation	44	1994	\$2,500,000			
Salem Harbor CDC	Salem Point Coop	77	1992	\$5,500,000			
Salem Harbor CDC	51-3 Palmer St.	3	1989	\$190,000			
Salem Harbor CDC	1-16 Prince Pl.	16	1988	\$1,100,000			
Salem Harbor CDC	34 Prince St.	8	1984	\$310,000			
Salem Harbor CDC	8-10, 12, 24 Peabody St.	15	1982	\$590,000			
Salem Harbor CDC Total		321		\$23,020,365			
Somerville Community Corp.	109 Gilman Street	6	2007	\$1,867,000	Rehab - Mod	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), McKinney, local bank (Central Bank)	Energy Conservation, Healthy Materials
Somerville Community Corp.	65 Temple Street	15	2006	\$4,796,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, construction loan through wainwright bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Somerville Community Corp.	110 Walnut Street	12	2004	\$2,155,000	Preserv of Exp Use	Local or Regional HOME, Local Linkage, CIPF, Section 8, LISC, Boston Community Capital or Loan Fund,	Energy Conservation, Healthy Materials,

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Somerville Community Corp.	34 Linden Street	42	2003	\$10,000,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Boston Community Capital or Loan Fund, Federal Home Bank, Citizens Bank,	Energy Conservation, Healthy Materials,
Somerville Community Corp.	88-92 Wheatland Street	8	2001	\$1,061,460			
Somerville Community Corp.	Sewall Place	2	2000	\$147,699			
Somerville Community Corp.	33 Bow Street	18	1998	\$2,283,011			
Somerville Community Corp.	47-51 Church St.	3	1998	\$575,000	New Constr		
Somerville Community Corp.	38-40 Glen St.	4	1997	\$393,000			
Somerville Community Corp.	8-12 Giles Park	3	1997	\$486,000			
Somerville Community Corp.	34 Flint St.	3	1996	\$340,000			
Somerville Community Corp.	166 Pearl St.	2	1995	\$205,000			
Somerville Community Corp.	210 Highland Ave.	2	1995	\$190,000			
Somerville Community Corp.	24-26 Pitman St.	2	1995	\$163,000			
Somerville Community Corp.	Sewall Pl.	12	1992	\$400,000			
Somerville Community Corp.	Royal Furniture Bldg.	60	1988	\$0	New Constr		
Somerville Community Corp.	Northeastern Townhouses	32	1987	\$3,200,000			
Somerville Community Corp. Total		226		\$28,262,170			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
South Boston NDC	Costello Homes	15	2004	\$4,262,379	New Constr	Local or Regional HOME, Local Linkage, Boston Community Capital or Loan Fund, Partnership equity	
South Boston NDC	E Street	3	2004	\$400,000	Rehab - Subst	Mt. Washington Bank	
South Boston NDC	South Boston New Housing	15	2004	\$3,388,012	New Constr	Local or Regional HOME, Citizens Bank	
South Boston NDC	Andrew Sq. Apts.	10	1998	\$658,000			
South Boston NDC	Taylor's Market/ National St.	10	1997	\$1,090,000			
South Boston NDC	Fr. Walter Martin Homes	34	1994	\$6,300,000	New Constr		
South Boston NDC	11 Jenkins St.	3	1992	\$135,000			
South Boston NDC	Msgr. Lyons	1	1990	\$1,150,000	New Constr		
South Boston NDC Total		91		\$17,383,391			
Springfield NHS	Old Hill Collaborative	3	2007	\$710,000	New Constr	Local or Regional HOME, State HOME, Section 8, The Life Initiative, CharlesBank Homes	Energy Conservation
Springfield NHS	Phoenix	10	2004	\$1,700,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, The Life Initiative,	Energy Conservation
Springfield NHS Total		13		\$2,410,000			
Twin Cities CDC	Tisdale Street	1	2007	\$295,000	Rehab - Mod	Local or Regional HOME, ADDI, Gap Filler V Deleading Funding Workers' Credit Union	Energy Conservation
Twin Cities CDC	Myrtle/Highland	2	2005	\$608,029	New Constr	Local or Regional HOME, Leominster Credit Union UNITIL Service Corp for energy efficiency	Energy Conservation
Twin Cities CDC	Plymouth St. Initiative Phase II	8	2004	\$1,666,834	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Developer, Energy Star (Unitil)	Energy Conservation, Healthy Materials, Energy Star appliances and lighting, Sustainable Materials

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Twin Cities CDC	Leighton ST	12	2003	\$120,000	Rehab - Mod	Housing Stabilization Fund (HSF)	Energy Conservation
Twin Cities CDC	Cleghorn Initiative Phase II	4	1997	\$172,000			
Twin Cities CDC	Cleghorn Initiative Phase I - 42 Clarendon & 128 Fairmount	15	1996	\$380,000			
Twin Cities CDC	Cleghorn Initiative Phase I - TARA	12	1996	\$325,000			
Twin Cities CDC	Homeownership (HOOP/RAPP)	47	1996	\$1,600,000			
Twin Cities CDC	4 Leighton St.	13	1988	\$1,300,000			
Twin Cities CDC Total		114		\$6,466,863			
Urban Edge	Amory Street	64	2004	\$15,435,882	New Constr	Local or Regional HOME, Local Linkage, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Neighborhood Reinvestment	Energy Star rated
Urban Edge	Theroch Apartments	191	2004	\$20,000,000	Preserv of Exp Use	Section 8, Neighborhood Reinvestmen	Energy Conservation
Urban Edge	UE/BHA Infill Project	15	2004	\$3,450,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Section 8, LISC, Boston Community Capital or Loan Fund	Energy Conservation
Urban Edge	21-27 Westminster Avenue	4	2003	\$1,070,000	Other	Local or Regional HOME, State HOME, MHIC	
Urban Edge	Dixwell Park Apartments and Self Help	33	2003	\$3,507,497	Rehab - Mod	MHP	
Urban Edge	Harvard Hill	37	2003	\$2,989,000	Rehab - Mod	Local Linkage, CIPF	Energy Conservation, No Irrigation
Urban Edge	Hyde Park Ave	8	2001	\$1,700,000	New Constr		
Urban Edge	Academy Homes I	202	1999	\$22,000,000			
Urban Edge	Westminister Court	77	1998	\$0			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Urban Edge	Bancroft Apts.	23	1996	\$3,500,000			
Urban Edge	Self Help Apts.	14	1995	\$675,000			
Urban Edge	Stony Brook Gardens Coop	50	1993	\$7,600,000	New Constr		
Urban Edge	Dor./Roxbury	125	1988	\$5,500,000			
Urban Edge	Walnut-Washington BHP II	65	1988	\$4,600,000			
Urban Edge	21-23 Dixwell St.	6	1987	\$380,000			
Urban Edge	62 Montebello Co-op	7	1987	\$500,000			
Urban Edge	UE Ltd BHP I	82	1987	\$3,600,000			
Urban Edge	Cleaves Ct.	36	1985	\$769,000			
Urban Edge	Dimock-Bradon Apts.	54	1983	\$3,600,000			
Urban Edge	Self Help Apts.	13	1983	\$550,000			
Urban Edge	Jamaica Plain Apts.	103	1982	\$600,000			
Urban Edge	Bancroft Apts.	22	1981	\$300,000			
Urban Edge Total		1,231		\$102,326,379			
Valley CDC	Millbank Apartments	24	2004	\$3,492,555	Other	Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, MassDevelopment, Florence Savings Bank grant MHP, MHIC	Energy Conservation
Valley CDC	5 Walnut Street	2	2001	\$255,000			
Valley CDC	65-67 North Main Street	2	2001	\$270,000			
Valley CDC	Bridge Street	15	2001	\$367,500			
Valley CDC	New South Apartments	18	1997	\$0			
Valley CDC	Self Help II	19	1997	\$1,994,000	New Constr		
Valley CDC	Outer Commons	8	1994	\$700,000	New Constr		
Valley CDC	School St./Coach Light	5	1994	\$200,000			
Valley CDC	Self Help I	16	1993	\$1,600,000	New Constr		
Valley CDC	Millbank Homes	10	1992	\$600,000			
Valley CDC	The Maples	11	1992	\$470,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Valley CDC	Hampshire Inn	15	1991	\$400,000			
Valley CDC Total		145		\$10,349,055			
Viet-AID	7 Toledo Street	3	2000	\$380,047			
Viet-AID Total		3		\$380,047			
WATCH	B Street, Belmont	4	2005	\$1,300,000	New Constr	Local or Regional HOME, DHCD Boston Community Capital or Loan Fund	Energy Conservation, Healthy Materials, Sustainable Materials
WATCH	Moody Street	7	2005	\$1,280,000	Rehab - Subst	Local or Regional HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Charlesbank Foundation Unitarian Universalist Church	Energy Conservation
WATCH	Charles Street	6	2003	\$1,033,304	New Constr	Local or Regional HOME, Boston Community Capital or Loan Fund, Chart Bank Citizens Bank helped negotiate the sale of the lot to WATCH.	Energy Conservation
WATCH	52-54 Charles St.	3	2000	\$246,025			
WATCH	16 Grant Pl.	2	1998	\$223,300			
WATCH	315 Newton St.	2	1998	\$247,600			
WATCH	56 Charles St.	4	1998	\$223,600			
WATCH	13-17 Taylor St.	4	1997	\$264,900			
WATCH	9 Fiske St.	2	1996	\$187,652			
WATCH	18 Myrtle St.	2	1994	\$208,000			
WATCH Total		36		\$5,214,381			
WEIR Corporation	Robertson on the River	64	2005	\$15,000,000	Rehab - Subst	Section 108 State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, SHTC Federal Tax Credits (LIHTC), Federal historic Tax Credits Fleet Bank/ Bank of America	
WEIR Corporation Total		64		\$15,000,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Westfield CDC	15 Hampden Street	1	2007	\$130,000	Rehab - Subst	This property was taken by the City of Westfield through a tax taking. The City then sold the property to the CDC for \$4451, with \$4450 being deferred until the CDC sells the property. Westfield Bank and the Berkshire Bank Charitable Foundation.	Energy Conservation
Westfield CDC	Jefferson Street Homeownership	4	2003	\$735,000	New Constr	Local or Regional CDBG, State HOME, Affordable Housing Trust	
Westfield CDC	117 Franklin St.	1	1998	\$35,000			
Westfield CDC	20 Hancock	1	1998	\$30,000			
Westfield CDC	37 Mechanic St.	2	1998	\$57,000			
Westfield CDC	41 Fowler St.	1	1998	\$30,000			
Westfield CDC	18 East Bartlett	2	1997	\$60,000			
Westfield CDC	55 Jefferson St.	1	1997	\$47,000			
Westfield CDC Total		13		\$1,124,000			
Worcester Common Ground	Austin St. Corridor	15	2006	\$2,200,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, The Life Initiative, Charles Bank Home Webster Five	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester Common Ground	Austin St. Corridor	15	2006	\$1,500,000	Comb Rehab/ New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, The Life Initiative, Charles Bank Homes Webster Five	Energy Conservation, Healthy Materials, energy star rating of 91, Sustainable Materials
Worcester Common Ground	6 Florence St.	8	2004	\$600,000	Preserv of Exp Use	Local or Regional HOME, Housing Innovations Fund (HIF)	Energy Conservation, Healthy Materials, Sustainable Materials
Worcester Common Ground	Su Casa Propia 2	15	2004	\$2,400,000	Rehab - Subst	Local or Regional HOME, State HOME, webster 5	Energy Conservation, Healthy Materials, Sustainable Materials

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Worcester Common Ground	133 Chandler St.	6	2003	\$893,254	Rehab - Subst	Local or Regional HOME, State HOME, Boston Community Capital or Loan Fund, MHIC, The Life	Energy Conservation, Healthy Materials, Energy Star rating, Sustainable Materials
Worcester Common Ground	98-102 Austin St.	9	2003	\$1,300,000		Local or Regional HOME, Affordable Housing Trust Fund, MHP, MHIC	Energy Star Rated
Worcester Common Ground	Dewey St. Rental	12	2003	\$750,000		Local or Regional HOME, Housing Stabilization Fund (HSF), Institute for Community Economics	Energy Star
Worcester Common Ground	SU CASA PROPIA/ YOUR OWN HOME	3	2001	\$231,300			
Worcester Common Ground	Su Casa Propia/Your Own Home	3	2000	\$250,000			
Worcester Common Ground	108 Austin St.	2	1999	\$100,000			
Worcester Common Ground	48 King St.	3	1999	\$208,000			
Worcester Common Ground	Chatham Street	6	1999	\$468,000			
Worcester Common Ground	7 Newbury St.	2	1998	\$135,000			
Worcester Common Ground	9 Quincy St.	2	1998	\$142,000			
Worcester Common Ground	35 Cedar	2	1997	\$40,000			
Worcester Common Ground	97 Bellevue	1	1997	\$67,500			
Worcester Common Ground	99 Bellevue	3	1997	\$202,500			
Worcester Common Ground	55 King St.	3	1996	\$100,000			
Worcester Common Ground	25 King St.	3	1995	\$138,000			
Worcester Common Ground	34 Castle St.	1	1995	\$50,000			

Table 25: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Worcester Common Ground	Dewey St. Co-op	12	1993	\$460,000			
Worcester Common Ground	Providence St. Co-op	6	1993	\$300,000			
Worcester Common Ground	Canterbury St. Co-op	10	1992	\$440,000			
Worcester Common Ground	Florence St. Co-op	8	1991	\$540,000			
Worcester Common Ground Total		150		\$13,515,554			
Worcester East Side CDC	Bell Hill 3	14	2006	\$3,140,000	Comb Rehab/ New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, McKinney, MHP, Federal Home Bank, Citizens Bank, Sovereign Bank, Webster 5 construction loan of \$1.2 million.	Energy Conservation, Healthy Materials, Energy Star Rated/Certified, Sustainable Materials
Worcester East Side CDC	Bell Hill Home Ownership - Phase 3	14	2006	\$3,430,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials, Sustainable Materials
Worcester East Side CDC	Belmont St. Supportive Housing for Homeless Adults	10	2006	\$1,386,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Facilities Consolidation Fund McKinney	Energy Conservation, Healthy Materials, Sustainable Materials
Worcester East Side CDC	Bell Hill Home Ownership - Phase 2	9	2003	\$1,370,000	Other	Local or Regional HOME, Donated property from the City of Worcester. State HOME, Federal Home Bank, Fidelity Foundation	Energy Conservation, Healthy Materials, Sustainable Materials
Worcester East Side CDC	21-23 RODNEY ST. RENTAL	2	1999	\$130,000			
Worcester East Side CDC Total		49		\$9,456,000			

Grand Total**14,381****\$1,643,799,670**

2008 MACDC GOALS Report

Historical Real Estate: Commercial

Table 26: Completed Commercial Projects

CDC	Name	Development Type	Total Sq. Feet	Comm Sq. Feet	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Chelsea NHS	Neighborhood House		9,000		1998			2	0	
Chelsea NHS	615 Broadway	Commercial		22,000	2007	\$3,400,000	Rehab - Mod	5	20	Local or Regional CDBG, New Market Tax Credits,
Chelsea NHS Total			9,000	22,000		\$3,400,000		7	20	
Coalition for a Better Acre	Elias Bldg.		6,470		1990	\$650,000		6	32	
Coalition for a Better Acre	95 Rock St.		42,000		1995	\$475,000		8	55	
Coalition for a Better Acre Total			48,470			\$1,125,000		14	87	
Codman Square NDC	Lithgow Bldg.		22,000		1991	\$2,500,000		9	20	
Codman Square NDC	Ventures on the Square		1,706		1998	\$557,600		1	15	
Codman Square NDC	On the Square, Phase II		20,000		2000	\$1,513,893		6	40	
Codman Square NDC Total			43,706			\$4,571,493		16	75	
Dorchester Bay EDC	65 Bay Street	Commercial, Industrial	78,000		2002	\$15,300,000	New Constr	1	340	108/EDI funds, EDIC MassDevelopment, Tax forgiveness, DOR, MBTA EDA, 108/EDILISC, Boston Community Capital or Loan Fund, The Life Initiative, Federal Office of Community Services, Riley Foundation, Anonymous Foundation Business LOan & Equity Fund, NStar, Mass. Electric, legal settlement with BIW, Spire (tenant)

Table 26: Completed Commercial Projects

CDC	Name	Development Type	Total Sq. Feet	Comm Sq. Feet	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Dorchester Bay EDC	Hellas Video & Restaurant	Commercial, Retail	7,500		2002	\$1,300,000	Rehab - Subst	2	16	Restore; Mainstreet facade grants LISC, Boston Community Capital or Loan Fund, The Cooperative Ban
Dorchester Bay EDC Total			85,500			\$16,600,000		3	356	
East Boston CDC	U.S. Shuttle				0	\$0		0	120	
East Boston CDC	Hodge Boiler Works, RDA, Inc		48,000		1996	\$2,400,000		2	78	
East Boston CDC Total			48,000			\$2,400,000		2	198	
Franklin County CDC	Venture Center		35,000		1989	\$1,000,000		12	65	
Franklin County CDC	Commercial Facade Program				1990			10	0	
Franklin County CDC	Western MA Food Processing Center		4,000		2001	\$750,000		0	0	
Franklin County CDC Total			39,000			\$1,750,000		22	65	
Grove Hall NDC	Renaissance Bldg.		4,000		1990	\$1,200,000		4	60	
Grove Hall NDC	GROVE HALL'S MECCA MALL		260,000		2001	\$13,500,000		6	260	
Grove Hall NDC Total			264,000			\$14,700,000		10	320	
Hilltown CDC	Cummington Community House		2,400		1996	\$412,492		0	0	
Hilltown CDC	Powell Road Reconstruction		87,120		1998	\$740,000		0	0	
Hilltown CDC	Goshen Town Hall Elevator				1999	\$146,000		0	0	

Table 26: Completed Commercial Projects

CDC	Name	Development Type	Total Sq. Feet	Comm Sq. Feet	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Hilltown CDC	Plainfield Public Safety Building			10,000	2007	\$1,400,000	New Constr	1	6	Plainfield Volunteer Firefighter's Association Funds; Town of Plainfield in-kind contributions clearing site and constructing septic system State CDBG, USDA 40 year low-interest loan Bank of Western Mass, for
Hilltown CDC Total			89,520	10,000		\$2,698,492		1	6	
IBA	ETC & Associates		4,500		1972	\$150,000		4	12	
IBA	Viviendas Associates		5,100		1976	\$200,000		5	20	
IBA	Casas Borinquen		2,300		1977	\$50,000		1	40	
IBA	J.Hernandez Center		7,000		1986	\$1,200,000		1	6	
IBA	Plaza Betances		8,100		1986	\$750,000		4	18	
IBA	Taino Tower		3,600		1993	\$500,000		2	6	
IBA	Casa de la Cultura	Community Facility, Offices	4,000		2003	\$1,300,000	New Constr	1	28	Boston Foundation, Hayden, Peabody, Barr Foundation Donors
IBA Total			34,600			\$4,150,000		18	130	
Jamaica Plain NDC	Brewery Small Business Center		160,000		1983	\$4,000,000		32	175	
Jamaica Plain NDC	JP Center Supermarket/ Health Center		75,000		1996	\$13,000,000		2	300	

Table 26: Completed Commercial Projects

CDC	Name	Development Type	Total Sq. Feet	Comm Sq. Feet	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Jamaica Plain NDC	Brewery Main Block	Commercial, Industrial, Offices, Retail		30,000	2006	\$9,000,000	Rehab - Subst	6	80	Local or Regional CDBG, Brownfields, Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Life Initiative, Federal Office of Community Services, Federal Historic Tax Credits,
Jamaica Plain NDC Total			235,000	30,000		\$26,000,000		40	555	
Lawrence Community Works	Our House Center			14,000	2007	\$5,228,678	Rehab - Subst	1	90	Local or Regional CDBG, City/EPA funds for brownfields cleanup; CDBG set aside to match city funds; city donation of land Brownfields, earmark Federal Historic Tax Credits, New Market Tax Credits, earmark Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Historic Tax Credits, anonymous (2); stevens foundation, herman miller foundations, new balance foundation Lawrence Savings Bank, now known as Riverbank Mass Technology Collaborative
Lawrence Community Works Total				14,000		\$5,228,678		1	90	
Madison Park DC	2201 Washington		48,000		2001	\$7,000,000		1	240	

Table 26: Completed Commercial Projects

CDC	Name	Development Type	Total Sq. Feet	Comm Sq. Feet	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Madison Park DC	Hibernian Hall	Commercial, Community Facility, Offices, Retail, Business Incubator	28,722		2004	\$7,041,127	Rehab - Subst	8	60	Local or Regional CDBG, Mass Historic Commission Rehab grant Federal Historic Tax Credits, New Market Tax Credits, Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Historic Tax Credits, capital campaign contributors individual and corporate capital campaign contributors
Madison Park DC Total			76,722			\$14,041,127		9	300	
Main South CDC	Main South Center for Community		11,000		2001	\$510,000		2	15	
Main South CDC	Center for Community Revitalization	Community Facility	12,000		2002	\$775,000	Rehab - Mod	2	13	Local or Regional CDBG, University Partnership funds The Life Initiative,
Main South CDC Total			23,000			\$1,285,000		4	28	
Mission Hill NHS	One Brigham Circle	Commercial, Offices, Retail	190,000		2003	\$48,000,000	New Constr	10	300	Federal Office of Community Services, Fleet Ban Citizens Bank
Mission Hill NHS Total			190,000			\$48,000,000		10	300	
Nuestra Comunidad	Bohio		4,650		1985	\$60,000		4	22	
Nuestra Comunidad DC	Dudley Enterprises		1,900		1986	\$58,000		3	6	
Nuestra Comunidad DC	palladio hall		20,000		1999	\$3,500,000		6	40	
Nuestra Comunidad DC	La cocina		5,000		2000	\$800,000		2	27	

Table 26: Completed Commercial Projects

CDC	Name	Development Type	Total Sq. Feet	Comm Sq. Feet	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Nuestra Comunidad	swifty auto mall		4,500		2000	\$950,000		4	20	
Nuestra Comunidad DC Total			36,050			\$5,368,000		19	115	
Oak Hill CDC	Oak Hill CDC Office		1,500		1995	\$70,000		1	6	
Oak Hill CDC Total			1,500			\$70,000		1	6	
Pittsfield Economic Revitalization Corp.	Taconic Business Pk.		50,000		1983	\$300,000		6	40	
Pittsfield Economic Revitalization Corp.	Westwood Center		55,000		1985	\$500,000		5	40	
Pittsfield Economic Revitalization Corp. Total			105,000			\$800,000		11	80	
Quincy-Geneva New Vision CDC	320 Blue Hill Ave		6,000		1998	\$500,000		1	3	
Quincy-Geneva New Vision CDC Total			6,000			\$500,000		1	3	
Salem Harbor CDC	Salem Point Childcare		1,000		1988	\$80,000		1	3	
Salem Harbor CDC Total			1,000			\$80,000		1	3	
Somerville Community Corp.	Multi-Service Center		13,000		1989	\$200,000		10	40	
Somerville Community Corp.	34 Linden St.		42,000		1992	\$1,500,000		3	41	
Somerville Community Corp. Total			55,000			\$1,700,000		13	81	
South Boston NDC	Coneco				1994	\$500,000		1	50	
South Boston NDC Total						\$500,000		1	50	
Urban Edge	2010 Columbus		6,000		1986	\$335,000		1	35	
Urban Edge	3134 Washington St.		23,000		1991	\$1,400,000		4	41	

Table 26: Completed Commercial Projects

CDC	Name	Development Type	Total Sq. Feet	Comm Sq. Feet	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Urban Edge	Egleston Center		7,000		1996	\$3,000,000		3	100	
Urban Edge	1542 Columbus Avenue	Community Facility, Offices, Residential (mixed use)	4,000		2002	\$4,800,000	Rehab - Mod	3	41	MassDevelopment, Boston Community Capital or Loan Fund, MHIC, Business Loan and Equity Fund, Brownfields Recovery
Urban Edge	3134 Washington Street	Commercial, Community Facility	21,082		2002	\$3,753,000	Rehab - Subst	3	40	Business Development Grant MassDevelopment, Boston Community Capital or Loan Fund, Yawkey, Anonymous Boston Private Bank Private Funders
Urban Edge	Egleston Station	Commercial		12,573	2007	\$7,700,000	Rehab - Subst	1	48	MassDevelopment, Mass. Cultural Council Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Property and Casualty Initiative, Federal Historic Tax Credits, Mabel Louise Riley; State Street; Anonymous Foundation; Citizens
Urban Edge Total			61,082	12,573		\$20,988,000		15	305	
WEIR Corporation	Baker Parts		25,000		1999	\$100,000		2	0	
WEIR Corporation Total			25,000			\$100,000		2	0	
Westfield CDC	Piccolo's Restaurant & Movie Theater		7,500		1996	\$400,000		1	10	
Westfield CDC	102-108 Elm St. Elevator Addition	Commercial, Offices, Retail	8,145		2002	\$250,000	Rehab - Mod	8	10	Local or Regional CDBG, Private contribution by building owner
Westfield CDC Total			15,645			\$650,000		9	20	

Grand Total**1,492,795 88,573****\$176,705,790****230****3,193**

2008 MACDC GOALS Report

Historical Real Estate: Mixed-Use

Table 27: Completed Mixed-Use Developments

CDC	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
Asian CDC	Metropolitan	Commercial, Community Facility, Offices, Retail, Residential (mixed use)	251	90,000		2004	\$87,000,000	6	New Constr
Asian CDC	Oak Terrace		88	2,775		1994	\$13,000,000	4	
Asian CDC Total			339	92,775	0		\$100,000,000	10	
Chelsea NHS	148 Shawmut Street	Offices,	2		3,000	2006	\$1,564,535	1	Rehab - Subst
Chelsea NHS Total			2	0	3,000		\$1,564,535	1	
Coalition for a Better Acre	Merrimack Street Apartments Expiring Use	Commercial, Residential (mixed use)	12		13,344	2007	\$738,661	6	Preserv of Exp Use
Coalition for a Better Acre	Liberty Square Project	Commercial, Retail, Residential (mixed use)	33	30,061		2004	\$7,100,000	6	Rehab - Subst
Coalition for a Better Acre	Triangle Rental		26			1998	\$4,600,000	3	
Coalition for a Better Acre Total			71	30,061	13,344		\$12,438,661	15	
Dorchester Bay EDC	Pierce Bldg		9	19,864		1985	\$841,000	10	
Dorchester Bay EDC Total			9	19,864	0		\$841,000	10	
Fenway CDC	Susan S. Bailis Assisted Living	Retail, Residential (mixed use)	82	63,000		2003	\$19,000,000	1	New Constr
Fenway CDC Total			82	63,000	0		\$19,000,000	1	
Fields Corner CDC	One Arcadia Pl.		12	36,000		1985			
Fields Corner CDC Total			12	36,000	0		\$0	0	
Homeowners Rehab	Trolley Sq.	Retail, Residential (mixed use)	40		1,500	2007	\$15,323,393	1	New Constr
Homeowners Rehab	808 Memorial Dr.		300			1999	\$40,000,000	7	
Homeowners Rehab Total			340	0	1,500		\$55,323,393	8	
Just a Start	Trembridge Condominiums	Community Facility, Residential (mixed use)	10	16,207		2003	\$3,300,000	0	New Constr
Just a Start Total			10	16,207	0		\$3,300,000	0	

Table 27: Completed Mixed-Use Developments

CDC	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
LINC	The Caledonia	Residential (mixed use)	8		1,000	2006	\$1,700,000	3	Rehab - Subst
LINC Total			8	0	1,000		\$1,700,000	3	
Main South CDC	Beaver Apts.			6,000		1993	\$1,600,000	5	
Main South CDC	2 Oread St.			4,000		1990	\$480,000	2	
Main South CDC	927 Main St.			3,200		1988	\$420,000	2	
Main South CDC Total			0	13,200	0		\$2,500,000	9	
NOAH	Eutaw-Meridian Rehab.		9			1998	\$1,110,000	1	
NOAH Total			9	0	0		\$1,110,000	1	
Nuestra Comunidad DC	Dartmouth Hotel	Residential (mixed use)	65	65,000		2005	\$20,000,000	7	Rehab - Subst
Nuestra Comunidad DC	Sargent Prince House		30	3,750		1996	\$3,000,000	4	
Nuestra Comunidad DC Total			95	68,750	0		\$23,000,000	11	
Quincy-Geneva New Vision	Savin-Creston		26			1999	\$4,400,000	3	
Quincy-Geneva New Vision CDC Total			26	0	0		\$4,400,000	3	
Salem Harbor CDC	98-102 Lafayette		15	3,900		1996	\$711,000	2	
Salem Harbor CDC	100 Congress St.		2	1,000		1988	\$160,000	1	
Salem Harbor CDC Total			17	4,900	0		\$871,000	3	
Somerville Community Corp.	33 Bow Street		18	2,500		1998	\$2,283,011	0	
Somerville Community Corp.	88 Broadway		20	2,400		1991	\$200,000	4	
Somerville Community Corp. Total			38	4,900	0		\$2,483,011	4	
South Boston NDC	242 West Broadway	Residential (mixed use)	3		900	2007	\$1,100,000	1	New Constr
South Boston NDC	Taylor's Market		7	3,800		1997	\$1,115,000	2	
South Boston NDC Total			10	3,800	900		\$2,215,000	3	

Table 27: Completed Mixed-Use Developments

CDC	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
Urban Edge	Egleston Crossing	Commercial, Residential (mixed use)	64	83,000		2005	\$21,000,000	2	Rehab - Mod
Urban Edge Total			64	83,000	0		\$21,000,000	2	
Valley CDC	Go West	Residential (mixed use)	17	9,000		2005	\$2,623,418	2	Rehab - Subst
Valley CDC Total			17	9,000	0		\$2,623,418	2	
WEIR Corporation	Robertson on the River	Commercial, Offices, Residential (mixed use)	64		17,000	2006	\$15,500,000	4	Rehab - Subst
WEIR Corporation Total			64	0	17,000		\$15,500,000	4	
Worcester Common Ground	Eddie's Market	Retail, Residential (mixed use)	6		3,000	2006	\$1,400,000	1	Rehab - Subst
Worcester Common Ground	7-11 Bellevue St.		5	11,000		1994	\$365,000	4	
Worcester Common Ground Total			11	11,000	3,000		\$1,765,000	5	
Grand Total			1,224	456,457	39,744		\$271,635,018	95	

2008 MACDC GOALS Report

Historical Real Estate: Open Space

Table 28: Completed Open Space Developments

CDC	Location	Type of Space	Year	Total Sq.Ft.	Total Dev't Cost	Construction Jobs	Financing Sources
Allston Brighton CDC	Mass Turnpike Beautification	Historical murals	2006	0	\$10,000	0	state earmark
Allston Brighton CDC	Brighton High School	Outdoor Classroom	2003	15,000	\$200,000	20	Henderson Foundation
Allston Brighton CDC	Baldwin Elementary School		2002	10,000	\$200,000	14	Boston Schoolyard Initiative & City of Boston Funds dedicated in loving memory of Esther Taft Quinn,0
Allston Brighton CDC	Hamilton Elementary School	Outdoor Classroom	2002	12,000	\$200,000	14	
Allston Brighton CDC	Mary Lyons School & Collins Square	Schoolyard	2000	11,000	\$0	0	
Allston Brighton CDC	Garfield Elem	Schoolyard	1999	10,000	\$0	0	
Allston Brighton CDC	Hamilton Elementary School	Schoolyard	1999	10,000	\$0	0	
Allston Brighton CDC	Jackson Mann	Schoolyard	1999	10,000	\$0	0	
Allston Brighton CDC	Winship Elementary School II	Schoolyard	1998	8,700	\$0	0	
Allston Brighton CDC	Hamilton Elementary School	Schoolyard	1995	300	\$0	0	
Allston Brighton CDC	Winship Elementary School (Phase I)	Schoolyard	1993	288	\$0	0	
Allston Brighton CDC	Aberdeen Overlook	Open Space	1988	1,000	\$0	0	
Allston Brighton CDC	Peniman Road Community Garden	Community Garden	1986	4,000	\$0	0	
Allston Brighton CDC Total				92,288	\$610,000	48	
Asian CDC	Oak Terrace	Community Garden	1996	900	\$0	0	
Asian CDC	Oak Terrace	Tot Lots	1996	3,250	\$0	0	
Asian CDC Total				4,150	\$0	0	
Chelsea NHS	212 Poplar St	Community Garden	1996	829	\$0	0	
Chelsea NHS	261 Spruce St	Community Garden	1996	2,000	\$0	0	
Chelsea NHS	15, 19, 21, 23 Shawmut	Community Garden	1985	4,035	\$0	0	
Chelsea NHS Total				6,864	\$0	0	

Table 28: Completed Open Space Developments

CDC	Location	Type of Space	Year	Total Sq.Ft.	Total Dev't Cost	Construction Jobs	Financing Sources
Coalition for a Better Acre		Community Garden	2000	10,890	\$0	0	
Coalition for a Better Acre	18 N. Franklin Court	Community Garden	1996	9,000	\$0	0	
Coalition for a Better Acre	Cross St.	Park	1992	15,000	\$0	0	
Coalition for a Better Acre	North Canal Apts.	Playground	1991	6,000	\$0	0	
Coalition for a Better Acre	Adams & LaGrange St.	Park	1990	18,000	\$0	0	
Coalition for a Better Acre Total				58,890	\$0	0	
Codman Square NDC	102 Columbia Rd	Tot Lots	1993	10,000	\$0	0	
Codman Square NDC	173 Columbia Rd	Tot Lots	1993	8,000	\$0	0	
Codman Square NDC Total				18,000	\$0	0	
Dorchester Bay EDC	Leyland St Playground	Playground	2001	300	\$0	0	
Dorchester Bay EDC	Nallie Miranda Playground	Playground	2000	200	\$0	0	
Dorchester Bay EDC	21 Monadnock	Playground	1992	9,600	\$0	0	
Dorchester Bay EDC	Dudley Terrace	Park	1985	9,000	\$0	0	
Dorchester Bay EDC Total				19,100	\$0	0	
East Boston CDC	Atlantic Works Sculpture Gardens	Artist workspace and Daycare	2006	28,000	\$3,000,000	35	
East Boston CDC	Atlantic Works Sculpture Gardens	Artist workspace and Daycare	2006	28,000	\$3,000,000	35	
East Boston CDC Total				56,000	\$6,000,000	70	
Fenway CDC	Edgerly Road	Playground	1998	5,000	\$0	0	
Fenway CDC	West Fenway	Playground	1993	1,800	\$0	0	
Fenway CDC	Peterborough St.	Playground	1991	5,000	\$0	0	
Fenway CDC	Edgerly Road	Playground	1984	1,000	\$0	0	
Fenway CDC Total				12,800	\$0	0	

Table 28: Completed Open Space Developments

CDC	Location	Type of Space	Year	Total Sq.Ft.	Total Dev't Cost	Construction Jobs	Financing Sources
Fields Corner CDC	454-458 Geneva Ave	Open Space	1996	14,000	\$0	0	
Fields Corner CDC Total				14,000	\$0	0	
Franklin County CDC	Millers Falls	ATM machine	2001		\$0	0	
Franklin County CDC	Millers Falls	Playground	2000		\$0	0	
Franklin County CDC Total				0	\$0	0	
Grove Hall NDC	Trotter School	Playground	1999		\$0	0	
Grove Hall NDC Total				0	\$0	0	
Hilltown CDC	Pettingill Park	Playground	1999	87,120	\$0	0	
Hilltown CDC Total				87,120	\$0	0	
Homeowners Rehab	Auburn Park	Park	2001	22,000	\$0	0	
Homeowners Rehab	Columbia St.	Open Space	1991	87,120	\$0	0	
Homeowners Rehab Total				109,120	\$0	0	
Housing Assistance Corp.	Homesteads		2007	23,000	\$3,000,000	10	
Housing Assistance Corp. Total				23,000	\$3,000,000	10	
Hungry Hill CDC	Glenwood School	Playground	1996		\$0	0	
Hungry Hill CDC Total				0	\$0	0	
IBA	Villa Victoria-Newland St. & Shawmut Ave. Playgrounds; W. Dedham & Newland Gardens		2002	0	\$0	0	
IBA Total				0	\$0	0	
Jamaica Plain NDC	Walden St.	Community Garden	1997	6,843	\$0	0	
Jamaica Plain NDC Total				6,843	\$0	0	
Just a Start	402 Rindge Ave.	Playground	1998	10,000	\$0	0	
Just a Start Total				10,000	\$0	0	

Table 28: Completed Open Space Developments

CDC	Location	Type of Space	Year	Total Sq.Ft.	Total Dev't Cost	Construction Jobs	Financing Sources
Lawrence Community Works	Brook St. Park		2006	117,611	\$2,900,000	0	City of Lawrence CDBG, EPA Brownfields grant, Commonwealth of Massachusetts Urban Self-HElp Grant Brownfields, Bank of America/DBT Corp., Fleet/DBT Corp., Bank of America
Lawrence Community Works	Reviviendo -Summer & Newbury Playground		2002	10,000	\$145,000	0	CDBG West Parish Church of Andover, Lawrence Earth Day Committee, Second Congregational Church of Boxford, DCT Development, Merrimack Development, Tripoli Bakery, Kristen Harol, Brunos North End Deli, In Kind Contributions: Lawrence Methuen Community Coalition, Hampshire Development, YouthBuild Lawrence, Stillman Restoration Architects, Angelo Petrozelli Architect, Jackson Lumber, Waterflower Ecological Design, DeLoury
Lawrence Community Works	37 Berkeley St.	Playground	2001	10,000	\$0	0	
Lawrence Community Works	37 Berkeley St.	Playground	1999	19,000	\$0	0	
Lawrence Community Works Total				156,611	\$3,045,000	0	
Madison Park DC	Haynes House II	Parking lot	1995	12,000	\$0	0	
Madison Park DC	Madison Park III	Tennis Court	1995	7,000	\$0	0	
Madison Park DC	Madison Park Village	Playground	1995	1,600	\$0	0	
Madison Park DC	Madison Park Village	Playground	1983	1,600	\$0	0	
Madison Park DC Total				22,200	\$0	0	
Main South CDC	10 Gardner Street	Open green space and parking.	2006	10,950	\$120,000	6	NRSA
Main South CDC	10 Gardner Street	Open green space and parking.	2006	10,950	\$120,000	6	NRSA

Table 28: Completed Open Space Developments

CDC	Location	Type of Space	Year	Total Sq.Ft.	Total Dev't Cost	Construction Jobs	Financing Sources
Main South CDC	Oread Street Community Garden		2004	600	\$1,500	0	REC funds
Main South CDC Total				22,500	\$241,500	12	
Marlborough CDC	Main Street Trees	Placement and Replacement of Trees on Roadway	2007	200	\$5,000	0	Public Works Department, Massachusetts Highway Department
Marlborough CDC	Main Street Trees	Placement and Replacement of Trees on Roadway	2007	200	\$5,000	0	Public Works Department, Massachusetts Highway Department
Marlborough CDC	Rail Trail Charette	Rail Trail	2006	0	\$40,000	0	Digital Federal Credit Union
Marlborough CDC Total				400	\$50,000	0	
Mattapan CDC	RISE Gateway to Bostn	Two 18 and 1/2 feet tall granite and bronze statues celebrating the cultural diversity and history of the	2005	165	\$450,000	12	Browne Fund Several private donors responded to letter sent
Mattapan CDC Total				165	\$450,000	12	
Mission Hill NHS	Puddingstone Park		2004	240,000	\$500,000	5	Browne Fund, Commerical lenders from One Brigham Circle development
Mission Hill NHS	Puddingstone Park		2003	240,000	\$700,000	20	Fleet Ban Citizens Bank
Mission Hill NHS Total				480,000	\$1,200,000	25	
NOAH	The Guild Schoolyard (future)		2005	20,000	\$250,000	15	Boston Schoolyard Initiative
NOAH	Kennedy Schoolyard (03)		2003	20,000	\$350,000	25	Boston Public Schools
NOAH	Aligherie	Schoolyard	2001	20,000	\$0	0	
NOAH	McKay School	Schoolyard	2001	30,000	\$0	0	
NOAH	Clippership Courtyard	Schoolyard	2000	6,000	\$0	0	
NOAH	Heritage Housing Development-BHA	Courtyard	1999	6,000	\$0	0	
NOAH	Otis Elementary School	Schoolyard	1999	15,000	\$0	0	
NOAH	O'Donnell School	Schoolyard	1997	20,000	\$0	0	
NOAH Total				137,000	\$600,000	40	

Table 28: Completed Open Space Developments

CDC	Location	Type of Space	Year	Total Sq.Ft.	Total Dev't Cost	Construction Jobs	Financing Sources
Nuestra Comunidad DC	Dudley Town Common	Park	1995	26,000	\$0	0	
Nuestra Comunidad DC	Dudley St. (between Nuestra & La Alianza bldgs.)	Community Garden	1988	10,890	\$0	0	
Nuestra Comunidad DC Total				36,890	\$0	0	
Oak Hill CDC	Penn Avenue Garden		2005	3,468	\$3,500	0	Oak Hill CDC capital and unrestricted revenue
Oak Hill CDC	Count On Me Garden	Community Garden	2001	4,000	\$10,000	1	
Oak Hill CDC	Banis Park	Playground	1999		\$0	0	
Oak Hill CDC	Jarvis Heights Garden	Community Garden	1999	2,400	\$6,000	1	
Oak Hill CDC	Community garden project	Community Garden	1993	5,000	\$10,000	2	
Oak Hill CDC	Union Hill School	Basketball Court	1993	1,800	\$0	0	
Oak Hill CDC	Vacant Lot in Union Hill	Playground	1992	2,500	\$0	0	
Oak Hill CDC Total				19,168	\$29,500	4	
Quincy-Geneva New Vision CDC	Interval St.	Playground	2000	3,000	\$0	0	
Quincy-Geneva New Vision CDC	Savin/Maywood	Garden	2000	4,000	\$0	0	
Quincy-Geneva New Vision CDC	Holborn St.	Playground	1999	3,000	\$0	0	
Quincy-Geneva New Vision CDC	Holborn St.	Playground	1997	2,000	\$0	0	
Quincy-Geneva New Vision CDC Total				12,000	\$0	0	
Salem Harbor CDC	Mary Jane Lee Park	Park	1993	21,780	\$0	0	
Salem Harbor CDC Total				21,780	\$0	0	
Urban Edge	Egleston Square Youth Center grounds and exterior		2005	32,000	\$78,000	0	LISC
Urban Edge	Walnut Park median beautification		2004	700	\$15,000	0	

Table 28: Completed Open Space Developments

CDC	Location	Type of Space	Year	Total Sq.Ft.	Total Dev't Cost	Construction Jobs	Financing Sources
Urban Edge	Harvard Hill stone patio	patio for tenant use	2003	400	\$8,000	0	MIT funds
Urban Edge	Walnut Park median beautification		2002	2,000	\$2,000	0	Plant & design donations from Boston Parks, individual donors
Urban Edge	Waldren Rd.	Park	1997	4,000	\$0	0	
Urban Edge	2040 Columbus	Garden & Green Space	1994	6,000	\$0	0	
Urban Edge	15 Dixwell St.	Playground	1993	3,000	\$0	0	
Urban Edge	Dixwell at Columbus	Park	1992	2,500	\$0	0	
Urban Edge Total				50,600	\$103,000	0	
Viet-AID	Mural Projects	Open Space	1996	7	\$0	0	
Viet-AID	South Holyoke Park Project	Playground	1996	100	\$0	0	
Viet-AID Total				107	\$0	0	
WEIR Corporation	Interpretive Viewing Area		2004	1,000	\$25,000	2	Heritage River Grant
WEIR Corporation	Weir Riverfront Park, Phase III	educational viewing area	2003	0	\$50,000	0	
WEIR Corporation	Weir Riverfront Park, Phase II	interpretive trail	2002	20,000	\$100,000	0	Bristol County Savings Bank, Taunton Heritage River Grant
WEIR Corporation	Weir Riverfront Park, Phase III		2002	40,000	\$200,000	3	EOEA Urban Self-Help Grant
WEIR Corporation	Riverfront Park	Park	2001	217,800	\$0	0	
WEIR Corporation	East Water St	Playground	1993	174,240	\$0	0	
WEIR Corporation Total				453,040	\$375,000	5	
Westfield CDC	Newberry Lot	Farmer's Market	1996	15,000	\$0	0	
Westfield CDC Total				15,000	\$0	0	

Table 28: Completed Open Space Development

CDC	Location	Type of Space	Year	Total Sq.Ft.	Total Dev't Cost	Construction Jobs	Financing Sources
Worcester Common Ground	122 Austin St	Playground	2001	5,000	\$0	0	
Worcester Common Ground	Castle St.	Community Garden	1991	5,000	\$0	0	
Worcester Common Ground Total				10,000	\$0	0	
Worcester East Side CDC	Misc. Community Gardens		2003		\$0	0	
Worcester East Side CDC	Betty Price Neighborhood Park		2002	12,000	\$165,000	20	CDBG Regional Environmental Council, Mass ReLeaf Program
Worcester East Side CDC	Laurel St., Eastern Ave. & Scattered Sites	Playground	2001	14,000	\$0	0	
Worcester East Side CDC	Scattered Sites	Gardens	2000		\$0	0	
Worcester East Side CDC Total				26,000	\$165,000	20	
Grand Total				1,981,636	\$15,869,000	246	

Glossary of Programs, Agencies and Classifications

AFFORDABLE HOUSING PROGRAM (AHP): AHP of the Federal Home Loan Bank provides developers of affordable housing grants for projects through local banks.

AFFORDABLE HOUSING TRUST FUND: A state funding program administered by the Massachusetts Housing Finance Agency (MassHousing or MHFA) that finances the development of affordable housing. The Trust was created in 2000 and provides \$100 million over five years.

BOSTON COMMUNITY CAPITAL/BOSTON COMMUNITY LOAN FUND (BCC/BCLF): A community development financial intermediary that offers loans and equity for affordable housing development, community facilities, community services, and emerging businesses.

BOSTON HOUSING AUTHORITY (BHA): A public agency that provides subsidized housing to low and moderate income individuals and families in Boston through units owned and managed by the BHA and through programs such as Section 8.

BOSTON HOUSING PARTNERSHIP (BHP): See Metro Boston Housing Partnership

BOSTON REDEVELOPMENT AUTHORITY (BRA): A public agency of the City of Boston's that conducts planning and redevelopment on behalf of the city.

BROWNFIELDS: Term for land with environmental contaminants, typically in older urban areas. MassDevelopment operates a fund for brownfield remediation.

CHAPTER 40B: Chapter 40B is a state statute, which enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions, and provides project sponsors the opportunity to appeal an adverse local decision to the State in communities where less than 10% of the housing stock is affordable.

CHAPTER 40R: State legislation enacted in 2004 that provides financial incentives to communities to create dense residential or mixed use smart growth districts.

CHAPTER 40S: State legislation enacted to provide reimbursement to cities and towns for the additional school costs of educating new school-aged children in smart growth districts established under Chapter 40R.

COMMUNITY DEVELOPMENT ACTION GRANTS (CDAG): Provided by the state's Department of Housing and Community Development, CDAGs fund the construction of public roadways, water and sewer lines, and similar public improvements.

COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG): CDBG FUNDS are made available from HUD and are administered at the state level (by DHCD) and at the local level (by municipalities), for eligible community revitalization efforts designed to benefit primarily low and moderate income residents. CDBG funds are used for, among other efforts, land and building acquisition, site improvements, as well as rehabilitation of residential property.

CDC EQUITY: Capital invested by a CDC. CDCs can build their capital through previous activities including developer fees and other sources. It often functions as the seed money for new projects as well as helps to fill gaps left by other financing.

COMMUNITY DEVELOPMENT FINANCE CORPORATION (CDFC): The Massachusetts CDFC is a quasi-public entity that provides financing for real estate, small business and capital venture projects in certain areas. CDFC was established by the state Legislature in 1975.

COMMUNITY ECONOMIC DEVELOPMENT ASSISTANCE CORPORATION (CEDAC): CEDAC is a quasi-public agency which offers support to CDCs and other non-profits during the early stages of project development. Among other responsibilities, the agency provides site control loans, equity financing guarantees, and short-term technical assistance. CEDAC was created by the state Legislature in 1975.

COMMUNITY IMPROVEMENT PROGRAM (CIP): CIP funded by the Federal Home Loan Bank that provides loans and grants to develop commercial and community facilities through local banks.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD): DHCD oversees all housing and community development activities and provides state funds through loans and grants for the development of affordable housing and community development.

DEPARTMENT OF MENTAL HEALTH (DMH): The Commonwealth of Massachusetts DMH, a division of the Executive Office of Human Services, is responsible for providing and overseeing services to mentally ill citizens.

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT (DND): DND is the City of Boston's central agency for neighborhood development, formerly the Public Facilities Department (PFD). DND supports home improvement, and housing and commercial development through a variety of programs and services.

ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION (EDIC): A City of Boston agency, the principal purpose of the EDIC is to foster industrial development and job growth in the city's neighborhoods.

FANNIE MAE (FNMA): The Federal National Mortgage Association, a shareholder corporation, provides a variety of services and financial products that are designed to increase the availability of affordable housing for low and moderate income residents. Fannie Mae concentrates its activities in the area of single and multi-family homeownership. In addition, Fannie Mae purchases and retains home mortgages from banks, thus providing a secondary market for these financial products.

FEDERAL DEPOSIT INSURANCE CORPORATION/RESOLUTION TRUST CORPORATION (FDIC/RTC): FDIC is responsible for the disposition of property from failed commercial banks; RTC used to sell off property once owned by savings and loan institutions no longer in business. RTC is no longer in business.

FEDERAL HOME LOAN BANK (FHLB): FLHB of Boston, one of 12 regional banks, is a central bank for housing finance in New England. Through its Affordable Housing Program (AHP) and Community Investment Program (CIP) the FHLB has supported numerous CDC projects.

FINANCING ADJUSTMENT FACTOR (FAF): FAF is applied under Section 8 (see below) contracts. It allows rents to be increased in accordance with debt service provisions of the applicable note and/or bond investment.

DEPARTMENT OF HEALTH AND HUMAN SERVICES (HHS): HHS administers federal human service programs.

HISTORIC TAX CREDITS: Provide tax credits for the development of historic buildings.

HOME: A HUD program administered at both the state level (through DHCD) and local or regional level (through municipalities) that provides funding for the development of low-income housing. HOME funding may be used for new construction as well as rehabilitation of existing developments.

HOUSING DEVELOPMENT ACT GRANT (HODAG): HODAGs are federal funds provided to localities for rental housing projects in which at least 20% of the units will be occupied by low-income households.

HOUSING DEVELOPMENT SUPPORT PROGRAM (HDSP): HDSP is a grant program administered by the Massachusetts Department of Housing and Community Development with Community Development Block Grant money from HUD.

HOUSING INNOVATIONS FUND (HIF): HIF is a state-administered program which supports alternative forms of housing, including limited equity cooperatives, single-room-occupancy (SRO) projects, as well as special needs housing. HIF provides loans, loan guarantees, and letters of credit for projects in which at least half of the units are for low-income families. It is funded through housing bond bills passed periodically by the state Legislature.

HOUSING FOR PEOPLE EVERYWHERE (HOPE): HOPE is a HUD program that seeks to encourage low and moderate homeownership through the sale of public housing, privately-owned and publicly subsidized housing, and FHA-foreclosed housing.

HOUSING STABILIZATION FUND (HSF): HSF, a DHCD program that funds affordable housing. It is funded through housing bond bills passed periodically by the Legislature.

HUD: The Department of Housing and Urban Development is the federal agency involved most extensively with housing and community revitalization programs.

INCOME TARGETS: Measures used by HUD to signify the percentage of area median income earned by a household including four members. Very low income is considered below 30% of area median income (AMI), low income is considered below 60% AMI, moderate income is considered below 80% AMI, median income is considered below 100% AMI and upper is considered above 100% AMI.

INSTITUTE FOR COMMUNITY ECONOMICS (ICE): ICE is a tax-exempt non-profit organization that provides organizational, community organizing, and development assistance to community groups and public agencies across the country. ICE also enables investors to provide capital to community development projects through its revolving loan fund.

LIFE INITIATIVE: Investment fund capitalized by life insurance companies, established under state legislation. It makes community development investments in affordable housing, economic development and community services.

LINKAGE: The Linkage Program is a City of Boston initiative that requires developers of large commercial projects either to build affordable housing or to contribute money to build such housing.

LOCAL INITIATIVES SUPPORT CORPORATION (LISC): LISC is a national, non-profit intermediary organization which provides financial and technical assistance to community development corporations and other neighborhood-based entities which operate in the public interest.

LOW INCOME HOUSING TAX CREDIT (LIHTC): LIHTC is provided by the federal government to support the development of low-income housing. Administered by DHCD (see above), it is currently the single largest tool utilized to create affordable rental housing.

MASS DEVELOPMENT: Mass Development, a merger of the Massachusetts Government Land Bank and the Massachusetts Industrial Finance Agency, provides financing for commercial real estate developments that create jobs and reduce blight. The Land Bank used to finance housing projects, as well.

MASS HOUSING (MASSACHUSETTS HOUSING FINANCE AGENCY): Mass Housing is a quasi-public agency which provides construction or permanent financing, or both, to private developers for mixed-income rental housing and limited equity cooperatives. In addition, Mass Housing provides low-interest loans to purchasers of new or existing homes and condominiums and administers the Get the Lead Out program which provides funds to delead homes.

MASSACHUSETTS HOUSING INVESTMENT CORPORATION (MHIC): MHIC is a tax-exempt, non-profit corporation which pools resources of banks in the Commonwealth to improve and expand the financing of affordable housing throughout the state. MHIC currently manages a construction loan program, a bridge loan program, and an equity pool, the Massachusetts Equity Fund (MEF).

MASSACHUSETTS HOUSING PARTNERSHIP (MHP): MHP is a quasi-public agency which administers a Permanent Financing Fund, the Soft Second Program, and promotes the formation of local housing partnerships among private, public, civic and non-profit organizations to foster solutions tailored to the needs of individual communities.

MASSACHUSETTS RENTAL VOUCHER PROGRAM (MRVP): MRVP, formerly the 707 Program, is administered by DHCD, and guarantees rent levels that enable private owners to amortize the costs of making improvements to existing apartments. Rent subsidies are tied to the units for up to ten years, during which time they must be occupied by low-income tenants. There is also a mobile MRVP voucher program that provides tenant based subsidies.

McKINNEY: A HUD program that provides a range of services to homeless people, including the Continuum of Care Programs: the Supportive Housing Program, the Shelter Plus Care Program, and the Single Room Occupancy Program, as well as the Emergency Shelter Grant Program.

METRO-BOSTON HOUSING PARTNERSHIP (MBHP): Provides rental assistance, a scattered site family emergency shelter, housing counseling sessions, economic literacy workshops, and social

service referrals, as well as a comprehensive Housing Consumer Education Center. MBHP is the successor agency to the Boston Housing Partnership which sponsored a major CDC housing production effort in the 1980s called BHP I and BHP II.

NATIONAL EQUITY FUND (NEF): Created by LISC to support its mission of developing affordable rental housing, the NEF provides equity capital for CDC projects LISC identifies as viable.

NEIGHBORWORKS AMERICA (formerly Neighborhood Reinvestment Corporation): A Congressionally created organization that provides technical assistance, grants and loans for its affiliate organizations.

NEW MARKETS TAX CREDIT: The New Markets Tax Credit (NMTC) Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities. The credit can be used to support a variety of real estate and business development projects.

OFFICE OF COMMUNITY SERVICES (OCS): OCS, a division of the federal Department of Health and Human Services, administers a variety of programs including those which provide funding for economic development and housing-related needs. Included among these programs are the Low Income Home Energy Assistance Program; the Urban and Rural Community Economic Development Program; and the Emergency community Services Homeless Grant Program.

PFD: see Department of Neighborhood Development.

PROPERTY AND CASUALTY INITIATIVE: Investment Fund capitalized by property and casualty insurance companies, established under state legislation. It makes community development investments in affordable housing, economic development, capital equipment and financing, and expansion of community services to low and moderate income residents.

SECTION 8: Section 8 is a federal program that provides rent subsidies to affordable housing units. The subsidies can be tied to either the unit, in the form of project-based certificates, or the tenant, in the form of mobile certificates.

SECTION 202: A HUD program that helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

SECTION 221(d)(3): An old HUD program, Section 221(d)(3) provided mortgage insurance for rental housing for low- and moderate income families at market interest rates.

SECTION 221(d)(4): An old HUD program, Section 221(d)(4) provided mortgage insurance for rental housing for families of moderate income.

SECTION 236: An old HUD program that provided reduced insurance rates and FHA insurance to multi-family properties.

SECTION 312: Also an old HUD program, Section 312 provided below-market rehabilitation loans to individuals and families who own residences, and to owners and renters of non-residential property. Preference is given to low- and moderate income applicants.

SECTION 811: A HUD program that allows persons with disabilities to live as independently as possible in the community by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent.

SINGLE PERSON or SINGLE ROOM OCCUPANCY (SPO or SRO): SPO or SRO developments are designed to accommodate single individuals, often using shared common facilities.

STATE HOUSING ASSISTANCE FOR RENTAL PRODUCTION PROGRAM (SHARP): SHARP was a state initiative during the 1980s designed to stimulate the production of privately-owned, mixed income rental housing by providing low-cost permanent financing, and 15-year debt service subsidies.

STATE LOW INCOME HOUSING TAX CREDIT: A new program created in 1999 that provides tax credits through the Commonwealth of Massachusetts in exchange for private investment in affordable housing development.

STRUCTURED EMPLOYMENT/ECONOMIC DEVELOPMENT CORPORATION (SEEDCO): SEEDCO is a tax-exempt corporation that conducts activities in the area of policy research and development. Through special initiatives, SEEDCO also provides grants to community-based organizations to foster the development of programs and services for low-income citizens.

TRANSIT ORIENTED DEVELOPMENT (TOD) Bond Program: The TOD Bond Program is intended to increase compact, mixed-use, walkable development close to transit stations. To accomplish this objective, the Program authorizes financing for pedestrian improvements, bicycle facilities, housing projects, and parking facilities within .25 (1/4) miles of a commuter rail station, subway station, bus station, bus rapid transit station, or ferry terminal.

TURNKEY: Turnkey projects are those in which all elements are coordinated and developed by one entity and then sold to another for a lump-sum price. At that point the developer "turns the key over" to the purchaser in exchange for payment. This practice has been used extensively with public housing where developments are purchased by a local housing authority from a developer.

U.S. DEPARTMENT OF TRANSPORTATION (USDOT): USDOT is the principal federal coordinating and regulatory agency for all transportation matters.