

MACDC GOALs Initiative

Growing Opportunities, Assets, and Leaders across the Commonwealth



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

May 2009

May 26, 2009

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 24,000 homes and attracted over \$2 billion of investment to low- and moderate-income communities. In just the past six years, CDCs have helped to create or preserve over 11,000 job opportunities and helped over 6,000 locally owned businesses and aspiring entrepreneurs. CDCs have achieved these results in communities across the state, from Fitchburg to Boston to Lowell to Springfield.

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 2009, and contains detailed information on the results of this survey. Furthermore, it highlights the terrific progress that CDCs have made over the past year, including...

During 2008:

- **1,789** volunteer community leaders were engaged in CDC activities;
- **1,273** homes were built or preserved;
- **1,489** job opportunities were created or preserved;
- **1,024** locally-owned businesses received technical and financial support;
- **32,655** families received housing, jobs, training or other services; and
- **\$248 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. 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 the Data Collaborative, 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. In the face of the challenges posed by the current economic downturn, CDC accomplishments are remarkable.

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,

A handwritten signature in dark ink, appearing to read "Joseph Kriesberg", written in a cursive style.

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, entrepreneurs, 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 2008 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, foreclosure prevention 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 2008. 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 5, 2009 and February 27, 2009. 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 2008. 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 on page 160 and can be helpful when reading this report.

2009 MACDC GOALs Report

Accomplishments 2003-2008

Chart 1: Volunteer Community Leaders Engaged 2003-2008

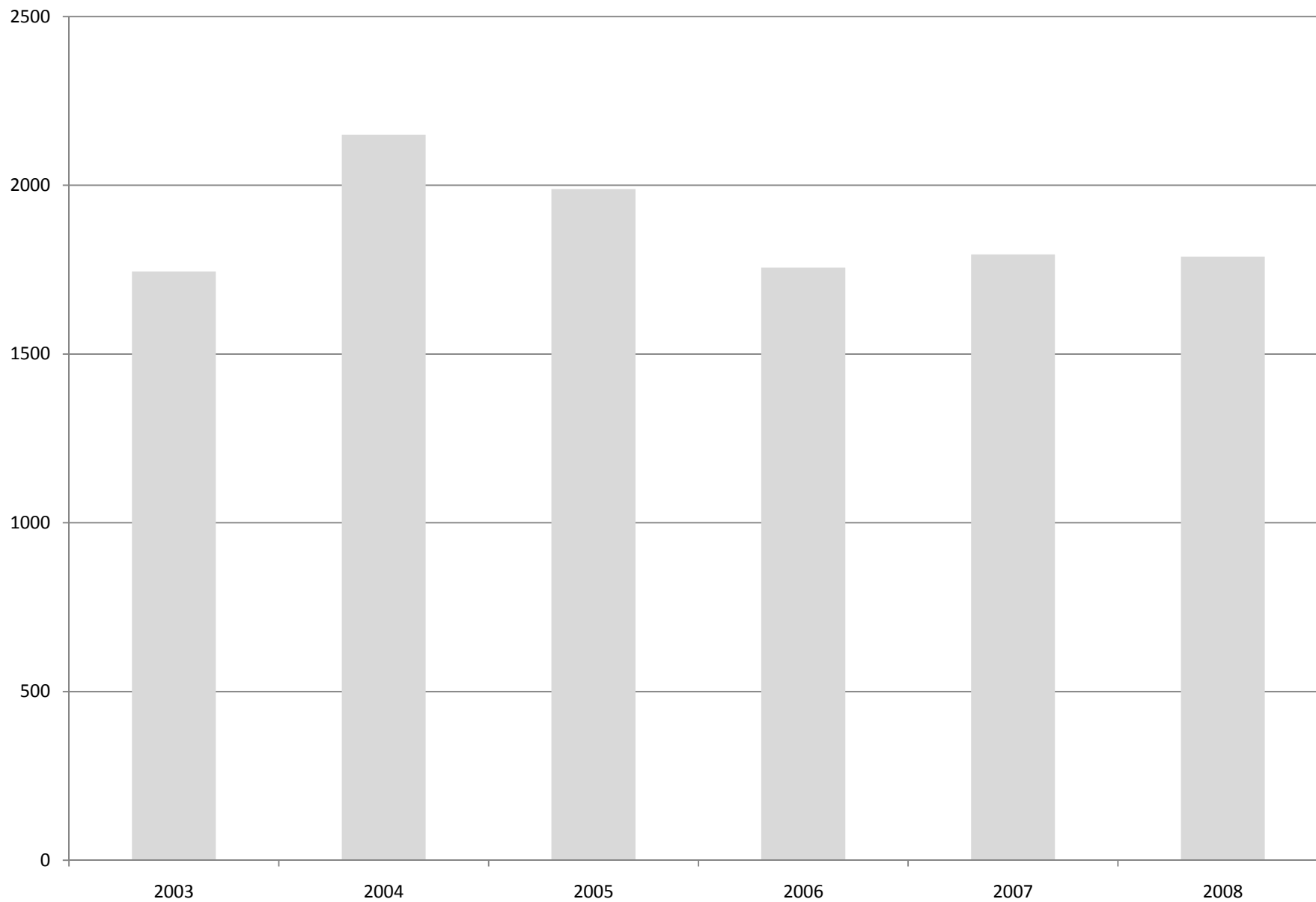


Chart 2: Homes Built or Preserved 2003-2008

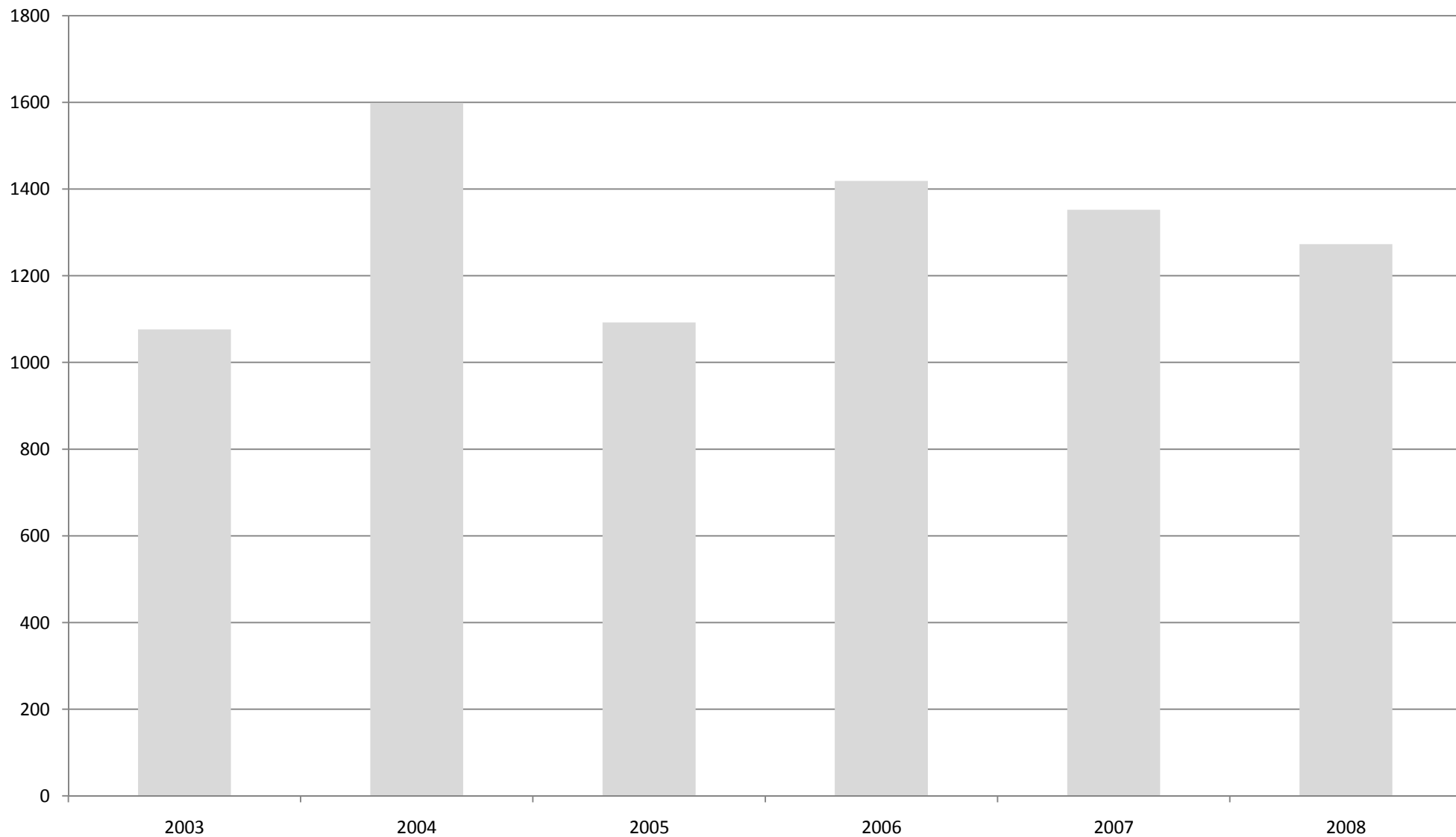


Chart 3: Job Opportunities Created or Preserved 2003-2008

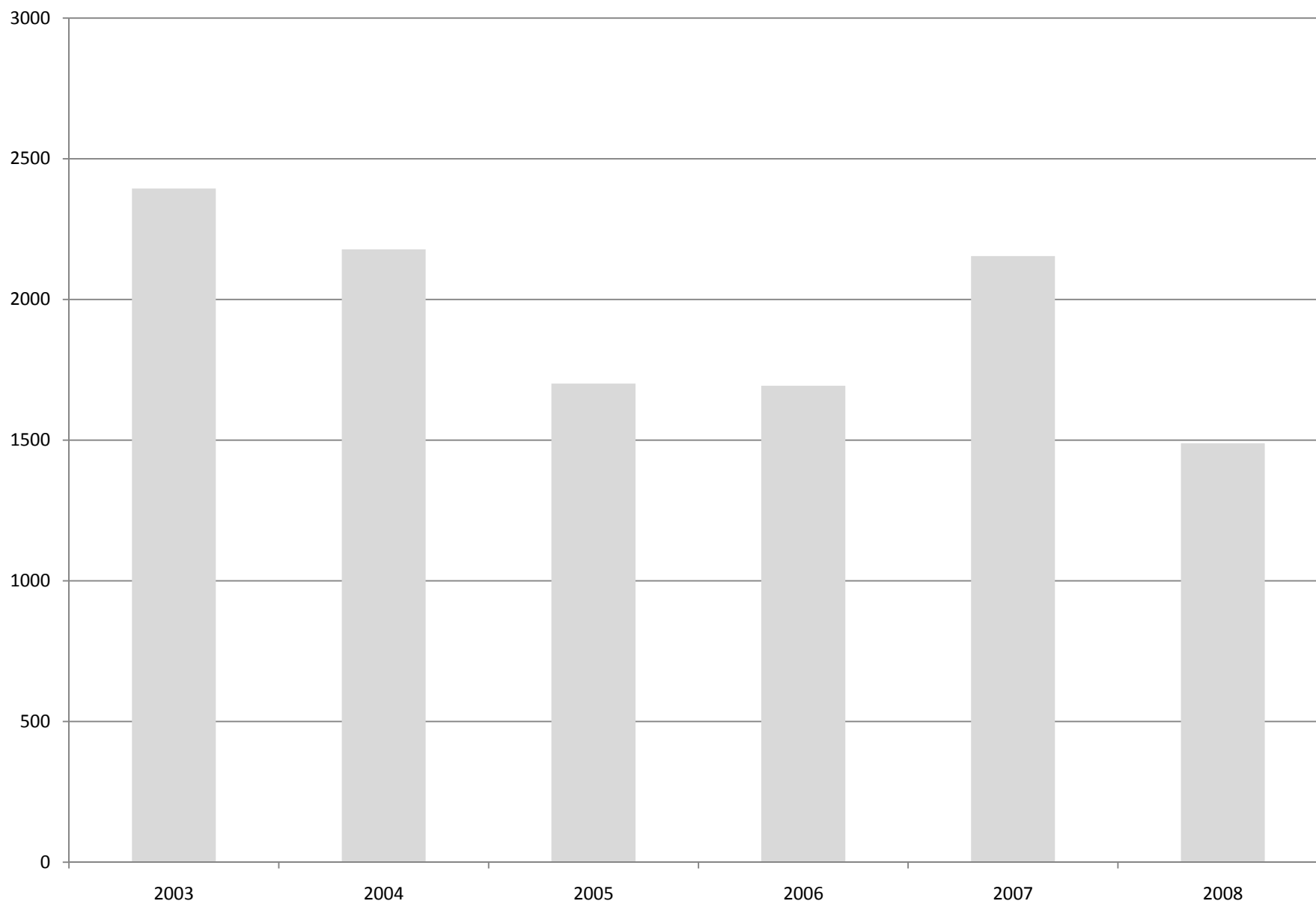


Chart 4: Technical and Financial Support to Entrepreneurs 2003-2008

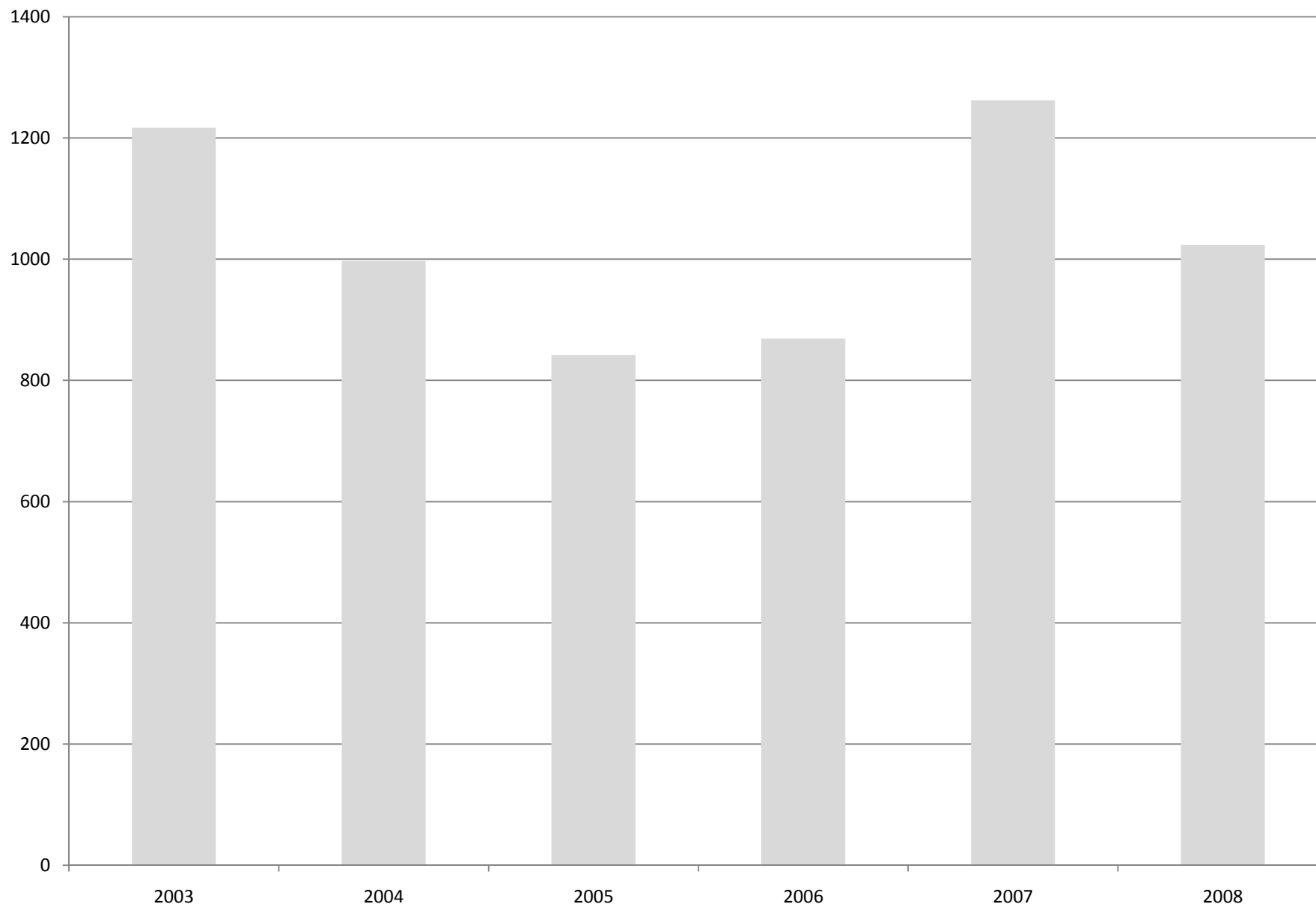


Chart 5: Families Supported with Housing, Jobs, Training, or other Services
2003-2008

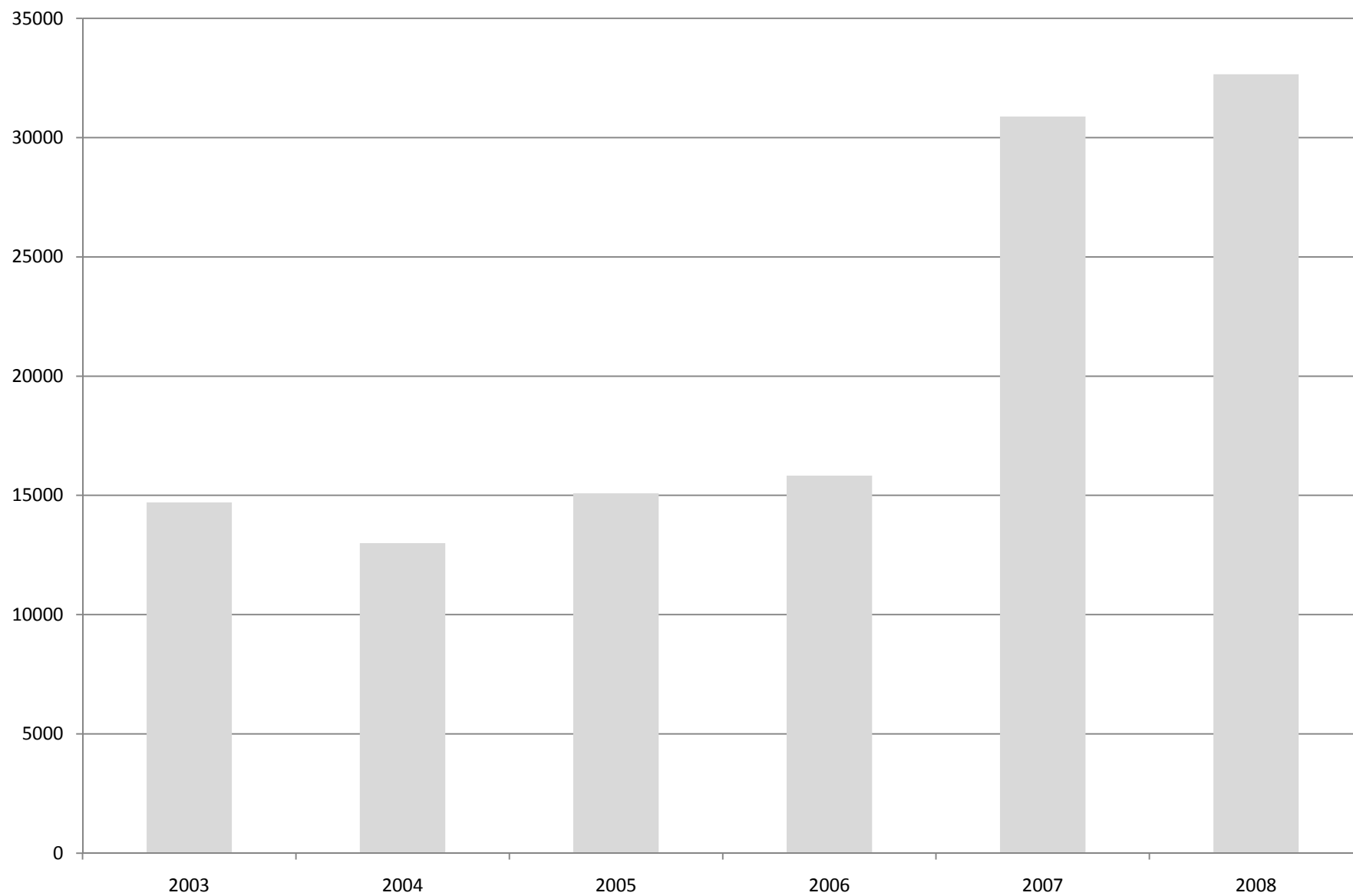
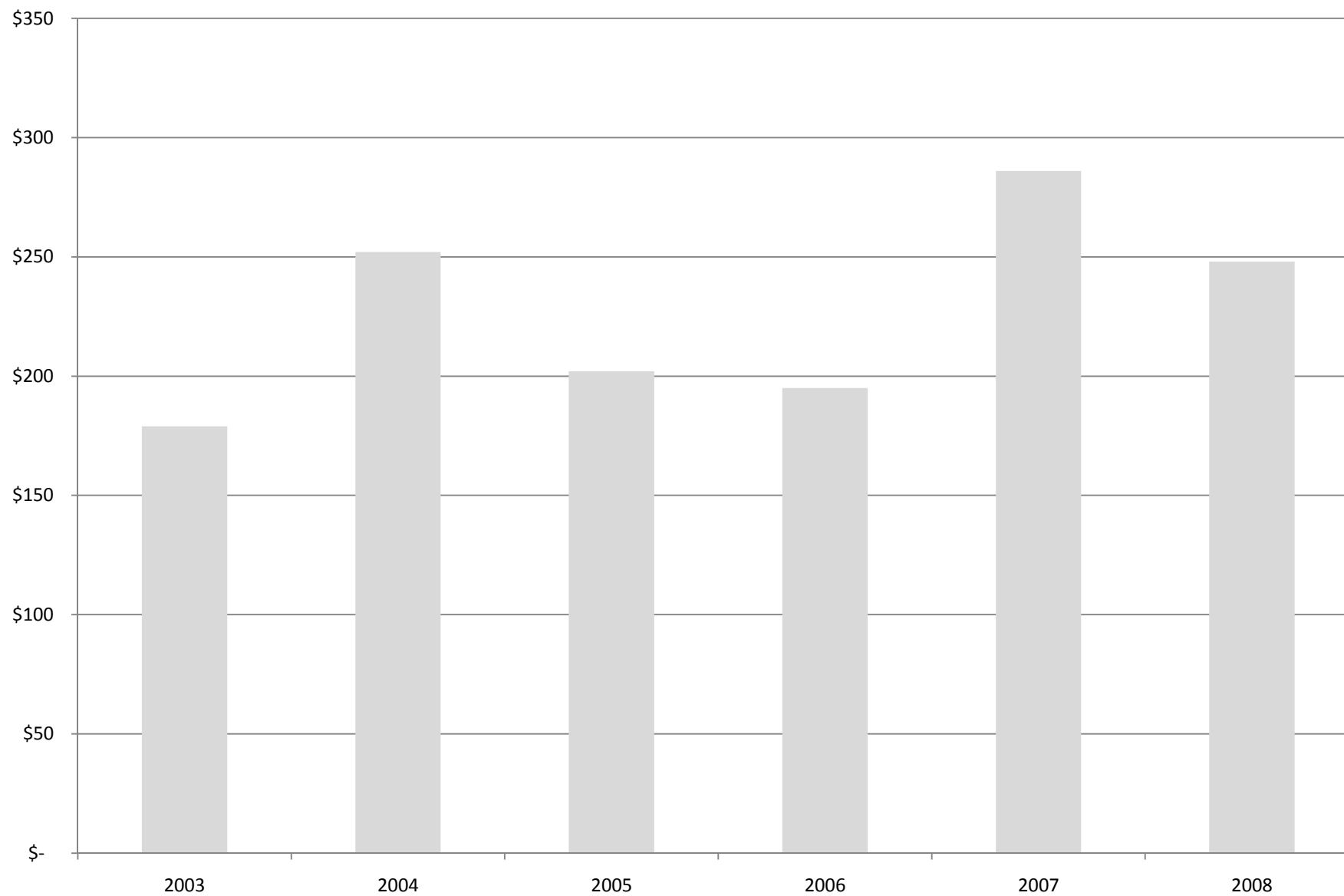


Chart 6: Millions of Dollars Attracted in Public and Private Investments
2003-2008



2009 MACDC GOALs Report

Summary Tables

Table 1: Summary of Accomplishments 2008

CDC	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Allston Brighton CDC	31	2	6	28	758	\$1,486,378
Arlington Community Trabajando, Inc.	39		6	47	413	\$215,000
Asian CDC	85				460	\$1,035,552
Beverly Affordable Housing Coalition	24					\$218,000
CDC of South Berkshire County	11					\$102,000
CEDC-SM	40			15	1,003	\$158,159
Chelsea Neighborhood Developers	26	67	50		287	\$19,323,586
Coalition for a Better Acre	28	15	40		675	\$5,617,000
Codman Square NDC	71	37	60		1,381	\$13,292,000
Community Development Partnership	25	31	70	127	323	\$3,243,500
Domus, Inc.	8				20	\$234,635
Dorchester Bay EDC	33	86	179	96	1,391	\$20,110,641
East Boston CDC	40				1,149	\$2,500,000
ETC	16	107			1,002	\$30,258,000
Fenway CDC	48		21		593	\$697,282
Fields Corner CDC	12				40	\$53,000
Franklin County CDC	12		10	46	56	\$1,122,000
Greater Gardner CDC	22	6	49	76	333	\$1,475,090
Hilltown CDC	20	34	7	84	496	\$4,527,974
Homeowners Rehab	18	45	72		1,091	\$6,963,486
Housing Assistance Corp.	76				751	\$18,140,246
Housing Corporation of Arlington	12	2	25		73	\$1,462,000
Hungry Hill CDC						\$157,726
IBA	17		10		561	\$2,864,180
Jamaica Plain NDC	69	125	129	58	872	\$16,279,000
Just a Start	56	123	201		1,721	\$8,726,744
Lawrence Community Works	151		9		1,522	\$2,812,196
Lena Park CDC	13	70	100		616	\$21,200,000
LINC	16				4	\$65,000
Lowell Small Business Assistance Center				11	11	\$225,000
Madison Park DC	14				1,311	\$2,400,000
Main South CDC	15	16	51	3	480	\$3,412,097

Table 1: Summary of Accomplishments 2008

CDC	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Marlborough CDC						\$62,000
Mattapan CDC	7	64	12	50	526	\$1,300,000
Methuen Arlington Neighborhood Inc.	16		50		622	\$86,250
Mission Hill NHS					117	
NHS of the South Shore	24	26	10		1,154	\$2,527,330
NOAH	19				1,535	\$1,600,000
Nuestra Comunidad DC	25				1,021	\$3,260,471
Oak Hill CDC	148	188	30	12	1,532	\$1,656,465
Pittsfield Economic Revitalization Corp.	11		18	3	21	\$215,000
Quaboag Valley CDC	17		23	80	103	\$1,241,480
Quincy-Geneva New Vision CDC	24		26	4	380	\$478,188
Salem Harbor CDC	5				235	\$301,889
Solutions CDC					19	
Somerville Community Corp.	51				242	\$1,451,000
South Boston NDC	17				84	\$500,000
Southwest Boston CDC	17					\$331,000
Springfield NHS	70	10	25		560	\$2,451,226
The Neighborhood Corporation	20	5	24	9	106	\$1,810,000
Twin Cities CDC	58	10	2	58	504	\$710,000
Union Street (Lynn)						\$120,000
Urban Edge	68	93	26		2,227	\$6,508,370
Valley CDC	15	20	52	113	515	\$6,109,877
Viet-AID	8	43	60	96	306	\$15,420,000
WATCH	18				117	\$350,000
Watertown Community Housing	22				178	\$170,000
Womens Institute for Housing and Economic Dev.	13	22	10		32	\$5,400,000
Worcester Common Ground	16	4	14		105	\$1,543,000
Worcester Community Housing Resources	25	11	6		17	\$1,628,120
Worcester East Side CDC	27	11	6	8	1,004	\$849,689
Grand Total	1,789	1,273	1,489	1,024	32,655	\$248,458,827

Table 2: Summary of Leaders Engaged 2008

CDC	Board Leaders Engaged by CDC	Non-Board Leaders Engaged by CDC	Total Leaders Engaged by CDC
Allston Brighton CDC	16	15	31
Arlington Community Trabajando, Inc.	11	28	39
Asian CDC	20	65	85
Beverly Affordable Housing Coalition	12	12	24
CDC of South Berkshire County	9	2	11
CEDC-SM	8	32	40
Chelsea Neighborhood Developers	10	16	26
Coalition for a Better Acre	12	16	28
Codman Square NDC	13	58	71
Community Development Partnership	15	10	25
Domus, Inc.	7	1	8
Dorchester Bay EDC	13	20	33
East Boston CDC	19	21	40
ETC	11	5	16
Fenway CDC	18	30	48
Fields Corner CDC	12	0	12
Franklin County CDC	9	3	12
Greater Gardner CDC	17	5	22
Hilltown CDC	13	7	20
Homeowners Rehab	14	4	18
Housing Assistance Corp.	26	50	76
Housing Corporation of Arlington	12	0	12
IBA	15	2	17
Jamaica Plain NDC	19	50	69
Just a Start	11	45	56
Lawrence Community Works	13	138	151
Lena Park CDC	7	6	13
LINC	11	5	16
Madison Park DC	12	2	14
Main South CDC	13	2	15
Mattapan CDC	7	0	7

Table 2: Summary of Leaders Engaged 2008

CDC	Board Leaders Engaged by CDC	Non-Board Leaders Engaged by CDC	Total Leaders Engaged by CDC
Methuen Arlington Neighborhood Inc.	11	5	16
NHS of the South Shore	14	10	24
NOAH	13	6	19
Nuestra Comunidad DC	13	12	25
Oak Hill CDC	18	130	148
Pittsfield Economic Revitalization Corp.	11	0	11
Quaboag Valley CDC	13	4	17
Quincy-Geneva New Vision CDC	15	9	24
Salem Harbor CDC	5	0	5
Somerville Community Corp.	21	30	51
South Boston NDC	12	5	17
Southwest Boston CDC	15	2	17
Springfield NHS	15	55	70
The Neighborhood Corporation	20	0	20
Twin Cities CDC	13	45	58
Urban Edge	31	37	68
Valley CDC	11	4	15
Viet-AID	8	0	8
WATCH	14	4	18
Watertown Community Housing	12	10	22
Womens Institute for Housing and Economic Dev.	8	5	13
Worcester Common Ground	13	3	16
Worcester Community Housing Resources	25	0	25
Worcester East Side CDC	15	12	27
Grand Total	751	1,038	1,789

Table 3: Summary of Homes Created or Preserved 2008

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 Units Created or Preserved by CDC
Allston Brighton CDC	2				2
Chelsea Neighborhood Developers	67				67
Coalition for a Better Acre	15				15
Codman Square NDC	35		1	1	37
Community Development Partnership	4		27		31
Dorchester Bay EDC	50		6	30	86
ETC	107				107
Greater Gardner CDC	3	3			6
Hilltown CDC	15		16	3	34
Homeowners Rehab	22		21	2	45
Housing Corporation of Arlington	2				2
Jamaica Plain NDC	50		75		125
Just a Start	18		81	24	123
Lena Park CDC	70				70
Main South CDC	11		4	1	16
Mattapan CDC			24	40	64
NHS of the South Shore	11		4	11	26
Oak Hill CDC			8	180	188
Springfield NHS	8		2		10
The Neighborhood Corporation	5				5
Twin Cities CDC				10	10
Urban Edge	13		9	71	93
Valley CDC	19		1		20
Viet-AID		43			43
Womens Institute for Housing and Economic Dev.	22				22
Worcester Common Ground			4		4
Worcester Community Housing Resources	6		5		11
Worcester East Side CDC		1	10		11
Grand Total	555	47	298	373	1,273

Table 4: Summary of Job Opportunities Created or Preserved 2008

Community Development Corporation	Construction	Commercial	Small Business Asst	Workforce Dev	Total
Allston Brighton CDC	6				6
Arlington Community Trabajando, Inc.				6	6
Chelsea Neighborhood Developers	50				50
Coalition for a Better Acre	40				40
Codman Square NDC	60				60
Community Development Partnership	62		8		70
Dorchester Bay EDC	50		107	22	179
Fenway CDC				21	21
Franklin County CDC			10		10
Greater Gardner CDC	27	5		17	49
Hilltown CDC	7				7
Homeowners Rehab	72				72
Housing Corporation of Arlington	25				25
IBA				10	10
Jamaica Plain NDC	7		81	41	129
Just a Start	44			157	201
Lawrence Community Works				9	9
Lena Park CDC	60			40	100
Main South CDC	36		5	10	51
Mattapan CDC				12	12
Methuen Arlington Neighborhood Inc.				50	50
NHS of the South Shore	10				10
Oak Hill CDC				30	30
Pittsfield Economic Revitalization Corp.			18		18
Quaboag Valley CDC	20	1	2		23
Quincy-Geneva New Vision CDC			4	22	26
Springfield NHS	25				25
The Neighborhood Corporation	20		4		24
Twin Cities CDC			2		2
Urban Edge	26				26
Valley CDC	40		12		52

Table 4: Summary of Job Opportunities Created or Preserved 2008

Community Development Corporation	Construction	Commercial	Small Business Asst	Workforce Dev	Total
Viet-AID	50	10			60
Womens Institute for Housing and Economic Dev.	10				10
Worcester Common Ground			2	12	14
Worcester Community Housing Resources	6				6
Worcester East Side CDC	2			4	6
Grand Total	755	16	255	463	1,489

Table 5: Summary of Small Businesses Provided One on One Technical Assistance 2008

CDC	Business Owners Provided Direct, One on One TA by CDC
Allston Brighton CDC	28
Arlington Community Trabajando, Inc.	47
CEDC-SM	15
Community Development Partnership	127
Dorchester Bay EDC	96
Franklin County CDC	46
Greater Gardner CDC	76
Hilltown CDC	84
Jamaica Plain NDC	58
Lowell Small Business Assistance Center	11
Main South CDC	3
Mattapan CDC	50
Oak Hill CDC	12
Pittsfield Economic Revitalization Corp.	3
Quaboag Valley CDC	80
Quincy-Geneva New Vision CDC	4
The Neighborhood Corporation	9
Twin Cities CDC	58
Valley CDC	113
Viet-AID	96
Worcester East Side CDC	8

Grand Total **1,024**

Table 6: Summary of Families Assisted 2008

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	Elder Programs	Adult Programs, including ESOL, IDA, EITC, ABE	Foreclosure Counseling	Total Families Assisted
Allston Brighton CDC	404	296	6	2	28			22		758
Arlington Community Trabajando, Inc.		232	6		47	18			110	413
Asian CDC	221	219				20				460
CEDC-SM					15	45		943		1003
Chelsea Neighborhood Developers	133		50	67				37		287
Coalition for a Better Acre	365		40	15			75		180	675
Codman Square NDC	692	46	60	37		169		189	188	1381
Community Development Partnership	45	50	70	31	127					323
Domus, Inc.								20		20
Dorchester Bay EDC	672		179	86	96	153	30		175	1391
East Boston CDC	949						200			1149
ETC	895			107						1002
Fenway CDC	372		21				200			593
Fields Corner CDC							40			40
Franklin County CDC			10		46					56
Greater Gardner CDC	2	147	49	6	76	38			15	333
Hilltown CDC	26	53	7	34	84		288		4	496
Homeowners Rehab	926	10	72	45				8	30	1091
Housing Assistance Corp.	38	231						32	450	751
Housing Corporation of Arlington	46		25	2						73
IBA			10			205	283	63		561
Jamaica Plain NDC	390		129	125	58		150	20		872
Just a Start	548	322	201	123		357		148	22	1721
Lawrence Community Works	71	393	9			201		364	484	1522
Lena Park CDC	312		100	70		134				616
LINC	4									4
Lowell Small Business Assistance Center					11					11
Madison Park DC	1114	77				95		19	6	1311
Main South CDC	150		51	16	3	10	24	225	1	480
Mattapan CDC	27	29	12	64	50	250	50	4	40	526
Methuen Arlington Neighborhood Inc.			50			572				622
Mission Hill NHS	117									117
NHS of the South Shore	126	713	10	26					279	1154
NOAH	103	264				223	125	80	740	1535

Table 6: Summary of Families Assisted 2008

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	Elder Programs	Adult Programs, including ESOL, IDA, EITC, ABE	Foreclosure Counseling	Total Families Assisted
Nuestra Comunidad DC	545	89				25	268		94	1021
Oak Hill CDC	71	700	30	188	12	275			256	1532
Pittsfield Economic Revitalization Corp.			18		3					21
Quaboag Valley CDC			23		80					103
Quincy-Geneva New Vision CDC	261		26		4	86			3	380
Salem Harbor CDC	150							85		235
Solutions CDC								19		19
Somerville Community Corp.	92	80				70				242
South Boston NDC	84									84
Springfield NHS		275	25	10					250	560
The Neighborhood Corporation	64		24	5	9	4				106
Twin Cities CDC	39	170	2	10	58	100			125	504
Urban Edge	1340	482	26	93		45			241	2227
Valley CDC	85	160	52	20	113			10	75	515
Viet-AID		58	60	43	96				49	306
WATCH	10	107								117
Watertown Community Housing		178								178
Womens Institute for Housing and Economic Dev.			10	22						32
Worcester Common Ground	76	10	14	4					1	105
Worcester Community Housing Resources			6	11						17
Worcester East Side CDC	13	590	6	11	8	120			256	1004
Grand Total	11,578	5,981	1,489	1,273	1,024	3,215	1,733	2,288	4,074	32,655

* Rental units completed in 2008 are including in Housing Opportunities and not in Cumulative rental Units

Table 7: Summary of Community Investment Secured 2008

Community Development Corporation	Housing-Only Projects	Mixed Use and Commerical Projects	Open Space Projects	Home Improvement Loans	Financing for Local Small Bus	Operating Budget	Total Investment Secured
Allston Brighton CDC	\$208,000		\$222,000			\$1,056,378	\$1,486,378
Arlington Community Trabajando, Inc.						\$215,000	\$215,000
Asian CDC						\$1,035,552	\$1,035,552
Beverly Affordable Housing Coalition						\$218,000	\$218,000
CDC of South Berkshire County						\$102,000	\$102,000
CEDC-SM						\$158,159	\$158,159
Chelsea Neighborhood Developers	\$18,273,586					\$1,050,000	\$19,323,586
Coalition for a Better Acre	\$4,700,000					\$917,000	\$5,617,000
Codman Square NDC	\$12,237,000			\$55,000		\$1,000,000	\$13,292,000
Community Development Partnership	\$1,250,000			\$735,000	\$58,500	\$1,200,000	\$3,243,500
Domus, Inc.						\$234,635	\$234,635
Dorchester Bay EDC	\$15,000,000		\$1,500,000	\$200,500	\$529,340	\$2,880,801	\$20,110,641
East Boston CDC						\$2,500,000	\$2,500,000
ETC	\$29,600,000					\$658,000	\$30,258,000
Fenway CDC						\$697,282	\$697,282
Fields Corner CDC						\$53,000	\$53,000
Franklin County CDC					\$410,000	\$712,000	\$1,122,000
Greater Gardner CDC	\$390,000	\$750,000				\$335,090	\$1,475,090
Hilltown CDC	\$3,584,909			\$264,000		\$679,065	\$4,527,974
Homeowners Rehab	\$5,518,153			\$344,140		\$1,101,193	\$6,963,486
Housing Assistance Corp.						\$18,140,246	\$18,140,246
Housing Corporation of Arlington	\$644,000					\$818,000	\$1,462,000
Hungry Hill CDC						\$157,726	\$157,726
IBA						\$2,864,180	\$2,864,180
Jamaica Plain NDC	\$8,400,000			\$1,500,000	\$2,438,000	\$3,941,000	\$16,279,000
Just a Start	\$3,253,400			\$1,212,000		\$4,261,344	\$8,726,744
Lawrence Community Works						\$2,812,196	\$2,812,196
Lena Park CDC	\$18,000,000					\$3,200,000	\$21,200,000
LINC						\$65,000	\$65,000
Lowell Small Business Assistance Center						\$225,000	\$225,000
Madison Park DC						\$2,400,000	\$2,400,000
Main South CDC	\$2,463,750			\$15,000	\$30,000	\$903,347	\$3,412,097
Marlborough CDC						\$62,000	\$62,000
Mattapan CDC				\$200,000		\$1,100,000	\$1,300,000

Table 7: Summary of Community Investment Secured 2008

Community Development Corporation	Housing-Only Projects	Mixed Use and Commerical Projects	Open Space Projects	Home Improvement Loans	Financing for Local Small Bus	Operating Budget	Total Investment Secured
Methuen Arlington Neighborhood Inc.						\$86,250	\$86,250
NHS of the South Shore	\$1,535,000			\$97,330		\$895,000	\$2,527,330
NOAH						\$1,600,000	\$1,600,000
Nuestra Comunidad DC						\$3,260,471	\$3,260,471
Oak Hill CDC				\$206,000		\$1,450,465	\$1,656,465
Pittsfield Economic Revitalization Corp.					\$200,000	\$15,000	\$215,000
Quaboag Valley CDC		\$650,000			\$241,480	\$350,000	\$1,241,480
Quincy-Geneva New Vision CDC					\$8,750	\$469,438	\$478,188
Salem Harbor CDC						\$301,889	\$301,889
Somerville Community Corp.						\$1,451,000	\$1,451,000
South Boston NDC						\$500,000	\$500,000
Southwest Boston CDC						\$331,000	\$331,000
Springfield NHS	\$1,490,000			\$161,226		\$800,000	\$2,451,226
The Neighborhood Corporation	\$1,500,000				\$60,000	\$250,000	\$1,810,000
Twin Cities CDC					\$5,000	\$705,000	\$710,000
Union Street (Lynn)						\$120,000	\$120,000
Urban Edge	\$4,270,261			\$94,000		\$2,144,109	\$6,508,370
Valley CDC	\$5,026,998			\$51,000	\$384,000	\$647,879	\$6,109,877
Viet-AID		\$14,000,000			\$120,000	\$1,300,000	\$15,420,000
WATCH						\$350,000	\$350,000
Watertown Community Housing						\$170,000	\$170,000
Womens Institute for Housing and Economic Dev.	\$4,200,000					\$1,200,000	\$5,400,000
Worcester Common Ground				\$48,000	\$55,000	\$1,440,000	\$1,543,000
Worcester Community Housing Resources	\$360,000			\$68,120		\$1,200,000	\$1,628,120
Worcester East Side CDC		\$375,000		\$50,000		\$424,689	\$849,689

Grand Total	\$141,905,057	\$15,775,000	\$1,722,000	\$5,301,316	\$4,540,070	\$79,215,384	\$248,458,827
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2009 MACDC GOALs Report

Leaders

Table 8: Leaders 2008

Community Development Corporation	Board Members	Leaders	Membership
Allston Brighton CDC	16	15	205
Arlington Community Trabajando, Inc.	11	28	1,500
Asian CDC	20	65	210
Beverly Affordable Housing Coalition	12	12	0
CDC of South Berkshire County	9	2	35
CEDC-SM	8	32	2,634
Chelsea Neighborhood Developers	10	16	100
Coalition for a Better Acre	12	16	370
Codman Square NDC	13	58	1,755
Community Development Partnership	15	10	300
Domus, Inc.	7	1	8
Dorchester Bay EDC	13	20	80
East Boston CDC	19	21	4,500
ETC	11	5	0
Fenway CDC	18	30	240
Fields Corner CDC	12	0	0
Franklin County CDC	9	3	250
Greater Gardner CDC	17	5	113
Hilltown CDC	13	7	193
Homeowners Rehab	14	4	28
Housing Assistance Corp.	26	50	194
Housing Corporation of Arlington	12	0	300
IBA	15	2	100
Jamaica Plain NDC	19	50	700
Just a Start	11	45	99
Lawrence Community Works	13	138	4,129
Lena Park CDC	7	6	30
LINC	11	5	0
Madison Park DC	12	2	36
Main South CDC	13	2	75
Mattapan CDC	7	0	0
Methuen Arlington Neighborhood Inc.	11	5	197

Table 8: Leaders 2008

Community Development Corporation	Board Members	Leaders	Membership
NHS of the South Shore	14	10	700
NOAH	13	6	500
Nuestra Comunidad DC	13	12	0
Oak Hill CDC	18	130	300
Pittsfield Economic Revitalization Corp.	11	0	41
Quaboag Valley CDC	13	4	46
Quincy-Geneva New Vision CDC	15	9	88
Salem Harbor CDC	5	0	15
Somerville Community Corp.	21	30	300
South Boston NDC	12	5	75
Southwest Boston CDC	15	2	25
Springfield NHS	15	55	0
The Neighborhood Corporation	20	0	80
Twin Cities CDC	13	45	700
Urban Edge	31	37	4,500
Valley CDC	11	4	70
Viet-AID	8	0	20
WATCH	14	4	185
Watertown Community Housing	12	10	30
Womens Institute for Housing and Economic Dev.	8	5	0
Worcester Common Ground	13	3	1,200
Worcester Community Housing Resources	25	0	0
Worcester East Side CDC	15	12	2,300
Grand Total	751	1,038	29,556

2009 MACDC GOALs Report

Real Estate 2008: Housing

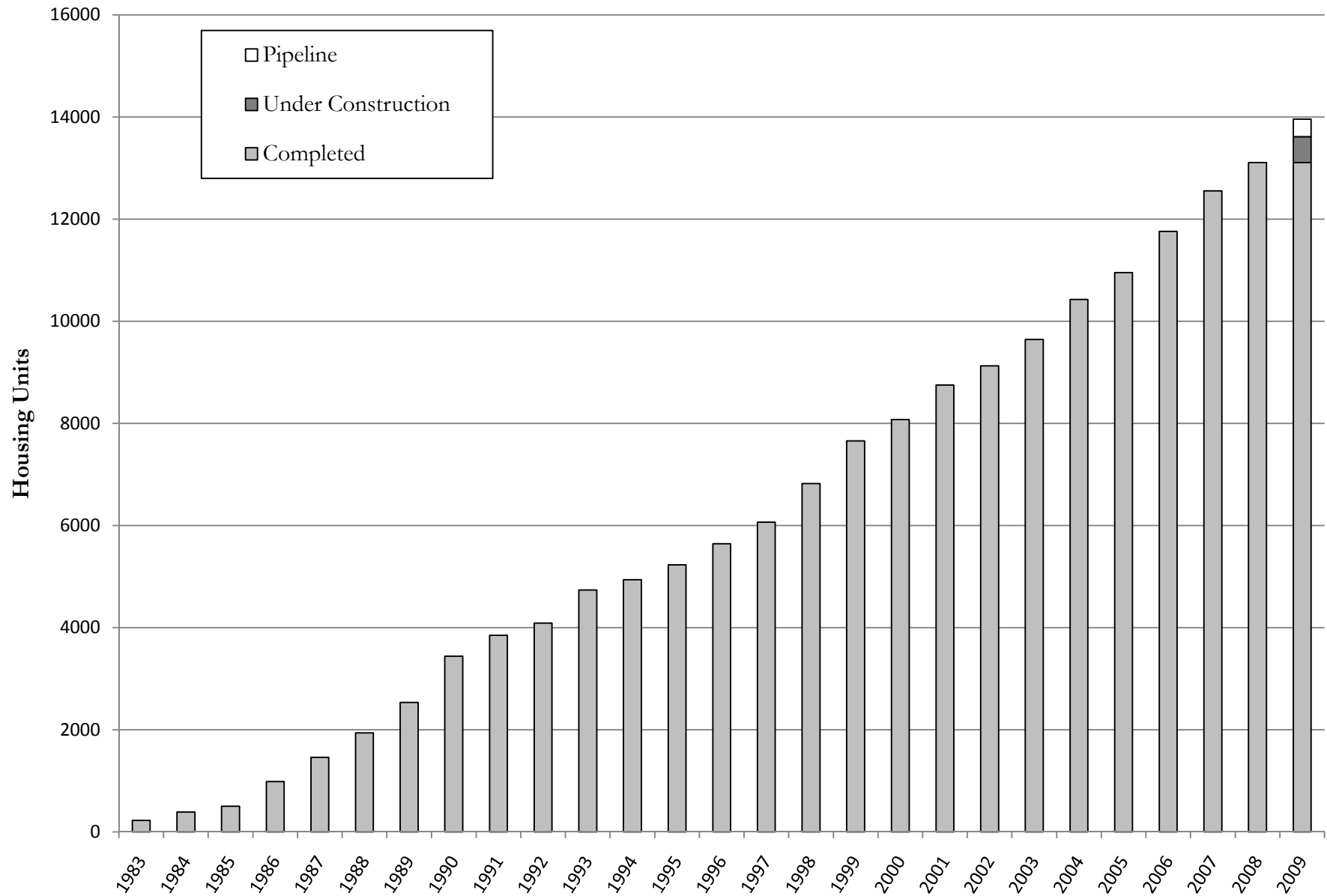
Chart 7: Cumulative CDC Housing Production 1983-2009

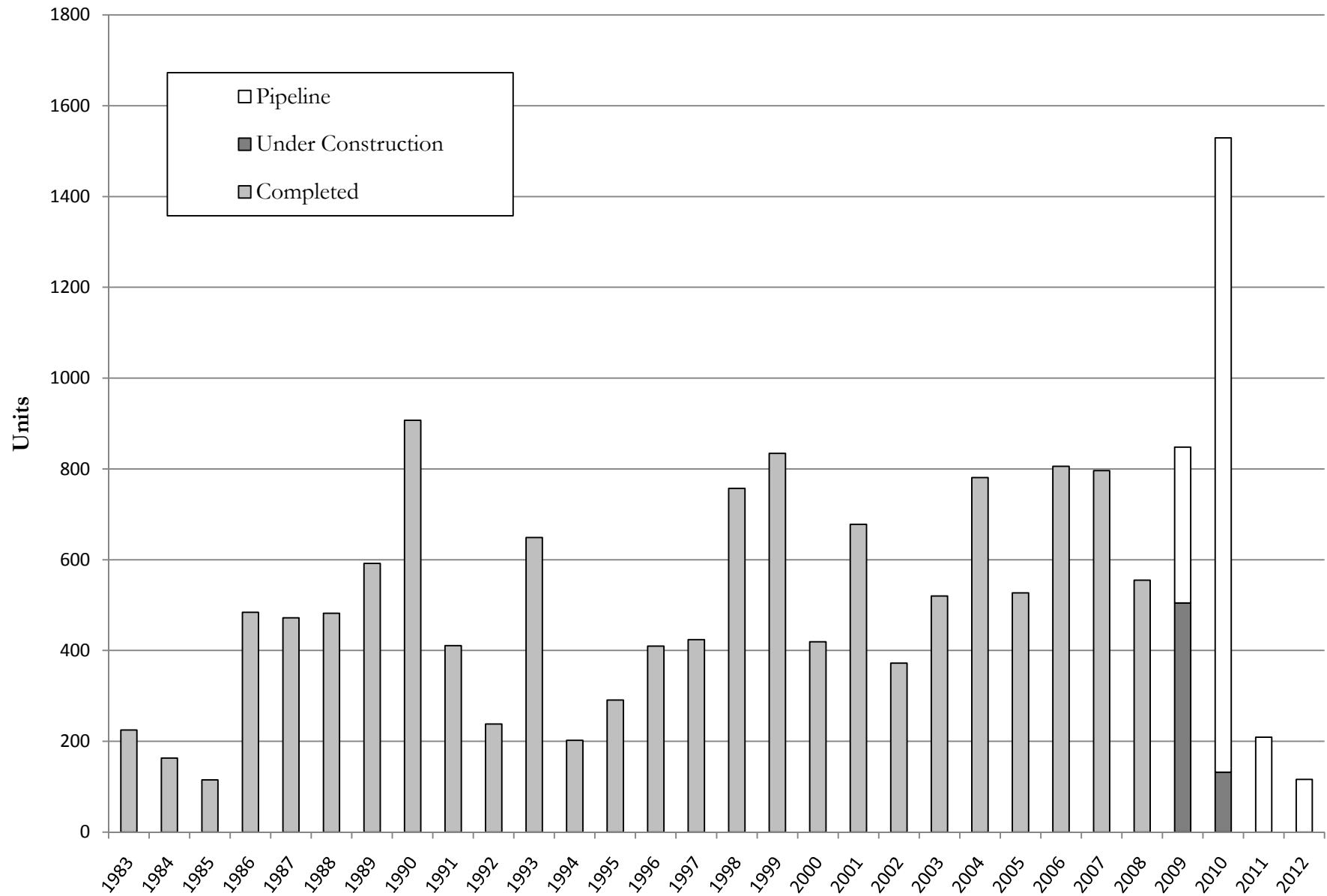
Chart 8: Total Housing Units by Year 1983-2012

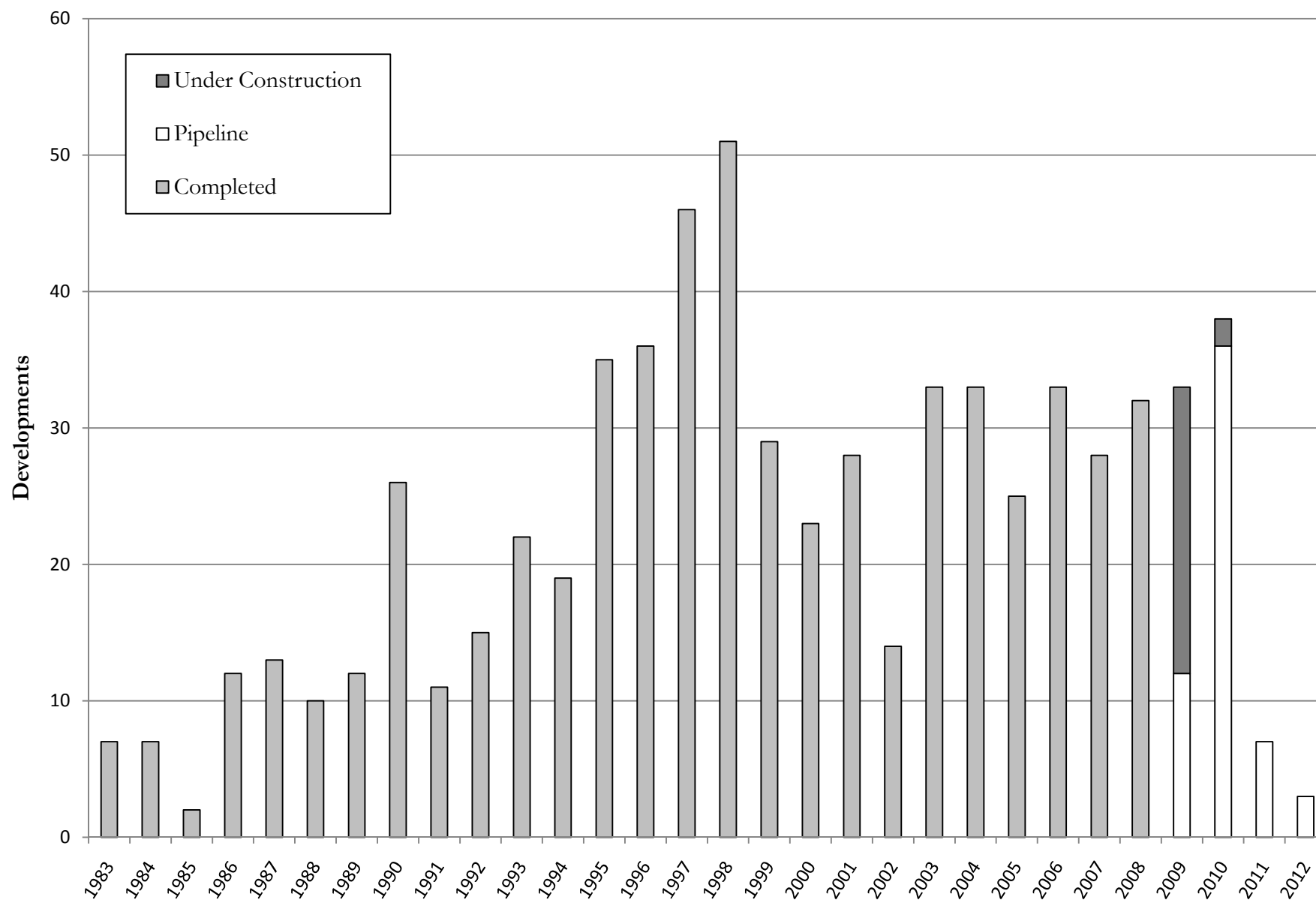
Chart 9: Total Housing Developments by Year 1983-2012

Table 9: Housing Projects Completed in 2008

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Allston Brighton CDC	Community Condo sales	2	2	0	2008	\$208,000	Rehab - Subst	3	Leading the Way (Boston only), Boston Community Capital or Loan Fund, Citizens Bank	Energy Conservation, Sustainable Materials
Allston Brighton CDC Total		2	2	0		\$208,000		3		
Chelsea Neighborhood Developers	Box Works Condos	26	16	0	2008	\$7,500,000	New Constr	25	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Brownfields, Citizens Bank	Energy Conservation, Healthy Materials, TOD development, Sustainable Materials
Chelsea Neighborhood Developers	Janus Highland Apts formerly known as Atlas Rental	41	41	41	2008	\$10,773,586	New Constr	25	Local or Regional HOME, State HOME, TOD Federal Tax Credits (LIHTC), Citizens Bank	Energy Conservation, Healthy Materials, Sustainable Materials
CND Total		67	57	41		\$18,273,586		50		
Coalition for a Better Acre	Saint Joseph's School Apartments (formerly named Riverside Apartments and Community Center)	15	15	15	2008	\$4,700,000	Rehab - Subst	40	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing 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. Neighborhood Reinvestment, Enterprise Bank - construction and permanent financing	Energy Conservation, Healthy Materials, Sustainable Materials
Coalition for a Better Acre Total		15	15	15		\$4,700,000		40		
Codman Square NDC	Latin Academy (Phase II)	35	35	35	2008	\$12,237,000	Other	60	Local Linkage, State HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Neighborhood Reinvestment,	Energy Conservation
Codman Square NDC Total		35	35	35		\$12,237,000		60		
Community Development Partnership	The Courtyards, Chatham	4	4	0	2008	\$1,250,000	Rehab - Subst	62	Community Preservation Act Funds, donations from local real estate developers	Energy Conservation, reuse of existing building in a neighborhood center

Table 9: Housing Projects Completed in 2008

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Community Development Partnership Total		4	4	0		\$1,250,000		62		
Dorchester Bay EDC	Dudley Village	50	50	50	2008	\$15,000,000	New Constr	25	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	Energy Conservation, Healthy Materials, passive solar rainwater collection, Sustainable Materials
Dorchester Bay EDC Total		50	50	50		\$15,000,000		25		
ETC	700 Harrison Avenue	84	63	0	2008	\$23,000,000	New Constr	0	State HOME, City HOME/ NH State AHTF Sovereign Bank	Healthy Materials
ETC	Keen Studios	23	23	0	2008	\$6,600,000	Rehab - Subst	0	Local or Regional HOME, Boston Community Capital or Loan Fund	Energy Conservation, Healthy Materials
ETC Total		107	86	0		\$29,600,000		0		
Greater Gardner CDC	Gardner/Monty Tech (Clairmont St.)	1	1	0	2008	\$130,000	New Constr	5	Local or Regional CDBG, Colonial Co-operative Bank	Energy Conservation
Greater Gardner CDC	Winchendon/River Street	2	2	0	2008	\$260,000	New Constr	10	Local or Regional CDBG, GFA Federal Credit Union	Energy Conservation
Greater Gardner CDC Total		3	3	0		\$390,000		15		
Hilltown CDC	6 Blandford Hill Road, Huntington (4-unit rental housing)	4	4	4	2008	\$439,443	Rehab - Subst	1	State CDBG, Florence Savings Bank	Energy Conservation

Table 9: Housing Projects Completed in 2008

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Hilltown CDC	Laurel Road, Williamsburg (11-unit cluster condo - homeownership)	11	11	0	2008	\$3,145,466	New Constr	6	State HOME, Affordable Housing Trust Fund, Massachusetts Technology Collaborative Foundation of Western Massachusetts Florence Savings Bank Western Massachusetts Enterprise Fund nationalgrid; pro bono legal from Bulkley, Richardson, & Gelinas, LLP	Energy Conservation, Healthy Materials, passive solar design and construction; PV solar panels on each unit produce electricity for each unit; 17 acres of forestland preserved, Sustainable Materials
Hilltown CDC Total		15	15	4		\$3,584,909		7		
Homeowners Rehab	58 7th St	6	6	6	2008	\$1,157,529	Rehab - Subst	42	Community Preservation Act Funds, Lead Safe Historical Commission Section 8, Neighborhood Reinvestment, LIS CitiBan Charlesbank Home Enterprise insurance proceeds NSTAR PEnergy Star Rebates	Energy Conservation, Healthy Materials, solar panels for both electric and domestic hot water, Sustainable Materials
Homeowners Rehab	Marcella St	16	16	16	2008	\$4,360,624	Rehab - Subst	30	Local or Regional HOME, Community Preservation Act Funds, Section 8, East Cambridge Savings Bank Seller thru bargain sale	Energy Conservation, Healthy Materials, Sustainable Materials
Homeowners Rehab Total		22	22	22		\$5,518,153		72		
Housing Corporation of Arlington	104 Rawson Road	2	2	2	2008	\$644,000	Rehab - Mod	25	Local or Regional HOME, Local or Regional CDBG, Winchester Savings Bank Cambridge Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials
Housing Corporation of Arlington Total		2	2	2		\$644,000		25		
Jamaica Plain NDC	Sumner Hill House	50	50	50	2008	\$8,400,000	Rehab - Mod	7	Local or Regional CDBG, NDF Wainwright Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Jamaica Plain NDC Total		50	50	50		\$8,400,000		7		

Table 9: Housing Projects Completed in 2008

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Just a Start	Buyback/Resale Condos	6	6	0	2008	\$1,200,000	Rehab - Mod	6	CAHT	Energy Conservation, Healthy Materials, Sustainable Materials
Just a Start	Teen Parent Shelter	12	12	12	2008	\$2,053,400	Rehab - Mod	38	City of Somerville Lead Abatement Funds Housing Innovations Fund (HIF), Mass. DCF (formerly DSS) from State Capital Budget 9 Foundations East Cambridge Savings Bank and private charitable funds 8 Corporations and Individuals	Energy Conservation, Healthy Materials, Sustainable Materials
Just a Start Total		18	18	12		\$3,253,400		44		
Lena Park CDC	Olmsted Green Phase I	70	70	51	2008	\$18,000,000	New Constr	60	DND DHCD	Energy Conservation, Healthy Materials, Sustainable Materials
Lena Park CDC Total		70	70	51		\$18,000,000		60		
Main South CDC	5 Vineyard Street	1	1	0	2008	\$50,000	Rehab - Mod	15	Commonwealth National Bank	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	Kilby-Gardner-Hammond Phase 3A	10	10	0	2008	\$2,413,750	New Constr	21	Local or Regional HOME, Local or Regional CDBG, State HOME, The Life Initiative	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC Total		11	11	0		\$2,463,750		36		
NHS of the South Shore	Washington st Housing first	11	11	11	2008	\$1,535,000	Rehab - Subst	10	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), McKinney, Neighborhood Reinvestment, Rockland trust	Energy Conservation
NHS of the South Shore Total		11	11	11		\$1,535,000		10		
Springfield NHS	Neighborhood Stabilization	3	3	0	2008	\$500,000	Comb Rehab/New Constr	9	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, The Life Initiative, CharlesBank Homes	Energy Conservation
Springfield NHS	Stabilization II	5	5	0	2008	\$990,000	New Constr	16	Local or Regional HOME, Affordable Housing Trust Fund, Federal Home Bank,	Energy Conservation

Table 9: Housing Projects Completed in 2008

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Springfield NHS Total		8	8	0		\$1,490,000		25		
The Neighborhood Corporation	117 Ingell Street	5	5	0	2008	\$1,500,000	Comb Rehab/New Constr	20	Local or Regional HOME, EP HOME Taunton Affordable Housing Trust Bristol County Savings Bank	Energy Conservation
The Neighborhood Corporation Total		5	5	0		\$1,500,000		20		
Urban Edge	Hyde-Blakemore	13	13	0	2008	\$4,270,261	New Constr	26	Local Inclusionary Zoning Funds, NHT Affordable Housing Trust Fund, Brownfields, Massachusetts Technology Collaborative Citizens Bank	Energy Conservation, Healthy Materials, ground water retention system, bioswales and permeable asphalt, 75% construction recycling, Sustainable Materials
Urban Edge Total		13	13	0		\$4,270,261		26		
Valley CDC	46-48 School Street	8	8	8	2008	\$2,100,109	Comb Rehab/New Constr	15	Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), CATNHP Section 8, MHP, Boston Community Capital or Loan Fund, TD Banknorth Smith College	Energy Conservation, Healthy Materials, none, Sustainable Materials
Valley CDC	Main Street, Amherst	11	11	11	2008	\$2,926,889	New Constr	25	Community Preservation Act Funds, State HOME, State CDBG, Housing Stabilization Fund (HSF), Section 8, MHP, Boston Community Capital or Loan Fund, TD Banknorth	Energy Conservation, Healthy Materials, none, Sustainable Materials
Valley CDC Total		19	19	19		\$5,026,998		40		
Womens Institute for Housing and Economic Dev.	Inn Transition	14	14	14	2008	\$2,100,000	Rehab - Mod	5	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), DPH operating contract	Energy Conservation

Table 9: Housing Projects Completed in 2008

CDC	Project Name	Total Units	Afford Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental
Womens Institute for Housing and Economic Dev.	RESPOND	8	8	8	2008	\$2,100,000	Rehab - Mod	5	Local or Regional HOME, Local Inclusionary Zoning Funds, Somerville Housing Trust State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), DSS operating contract	Energy Conservation
Womens Institute for Housing and Economic Dev. Total		22	22	22		\$4,200,000		10		
Worcester Community Housing Resources	Sigel Street	6	6	6	2008	\$360,000	Rehab - Mod	6	Local or Regional HOME, Webster Five	Energy Conservation
Worcester Community Housing Resources Total		6	6	6		\$360,000		6		

Grand Total **555 524 340 \$141,905,057 643**

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
CDC of South Berkshire County	Hillside Avenue	Constr	2009	10	10	10	\$2,318,000	New Constr	Town-donated land, Town \$96,000 development grant State HOME, Housing Stabilization Fund (HSF), Section 8, Federal Home Bank, TD Banknorth Foundation
CDC of South Berkshire County	saw Mill Brook	Pre Dev	2009	53	0	53	\$20,000,000	New Constr	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund
Chelsea Neighborhood Developers	Neighborhood Stabilization Initiative	Constr	2009	36	30	36	\$7,000,000	Other	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), NSPMHP, Neighborhood Reinvestment
Chelsea Neighborhood Developers	Spencer Green	Constr	2009	48	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
Codman Square NDC	Codman Sq. Condominiums	Pre Dev	2009	16	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) Federal Historic Tax Credits, Neighborhood Reinvestment, Citizens Bank
Dorchester Bay EDC	Foreclosed Homes	Constr	2009	3	2	3	\$496,000	Rehab - Mod	DND not defined DHCD not defined NSF Private developer equity

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
East Boston CDC	Beach Apartments	Pre Dev	2009	45	45	45	\$12,000,000	New Constr	
East Boston CDC	Maverick Apartments	Planning	2009	27	27	27	\$11,000,000	New Constr	State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits
Greater Gardner CDC	Baldwinville Road, Templeton	Constr	2009	1	0	1	\$170,000	New Constr	GFA Federal Credit Union
Greater Gardner CDC	Cleveland Street, Gardner	Constr	2009	2	0	2	\$320,000	New Constr	Colonial Co-operative Bank
Housing Assistance Corp.	Barnstable RFP	Constr	2009	40	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 CreditsCitizens Bank
Housing Assistance Corp.	MacArthur Blvd	Constr	2009	28	28	28	\$12,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Citizens Bank
Housing Corporation of Arlington	Forest/Peirce Apartments	Constr	2009	10	10	10	\$2,816,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, MHP, Cambridge Savings Bank
Jamaica Plain NDC	Sumner Hill House Ownership	Constr	2009	25	0	0	\$4,200,000	Rehab - Mod	Local or Regional CDBG, NDF Wainwright Bank

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
Just a Start	Main Street Condos	Constr	2009	10	0	10	\$4,203,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Cambridge Affordable Housing Trust Housing Stabilization Fund (HSF), State Green Affordable Housing Initiative HUD CDBG Cambridge Savings Bank
LINC	Apartments	Planning	2009	12	12	12	\$1,500,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund
Madison Park DC	School House	Constr	2009	128	128	128	\$29,000,000	Rehab - Mod	Local or Regional HOME, Local Linkage, State HOME, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, CIPF, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, HUD grant of \$1.8 million Neighborhood Reinvestment,
Main South CDC	1 Wyman Street	Constr	2009	6	0	6	\$795,000	Rehab - Subst	Bay State Savings Bank and WCHR
NHS of the South Shore	Weymouth Domestic Violence Units	Constr	2009	12	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	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
NOAH	Cutler Heights	Pre Dev	2009	30	30	30	\$9,200,000	New Constr	Community Preservation Act Funds, Town departments swapped land to make deal happen Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8's Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, Citizens Bank
Nuestra Comunidad DC	REO properties	Constr	2009	36	24	36	\$6,600,000	Rehab - Mod	City NSP funds Housing Stabilization Fund (HSF), NSP funds through City Boston Community Capital or Loan Fund, MHIC
Oak Hill CDC	Dartmouth Street School	Planning	2009	19	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
Oak Hill CDC	Homes for Union Hill II	Pre Dev	2009	6	1	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

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
Oak Hill CDC	St. Francis Home	Pre Dev	2009	69	30	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	50 Palmer Street	Constr	2009	15	15	15	\$5,400,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, Section 8, MHP, The Life Initiative, Citizens Bank, TD Bank North
Southwest Boston CDC	foreclosure acquisition	Planning	2009	0	0	8	\$237,487	Rehab - Mod	
Springfield NHS	Rehab	Constr	2009	4	0	3	\$810,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative
The Neighborhood Corporation	FB Rogers River Lofts	Planning	2009	55	0	55	\$10,000,000	Rehab - Mod	Local or Regional HOME
Twin Cities CDC	143 Marshal Street	Pre Dev	2009	3	3	3	\$150,000	Rehab - Mod	Local or Regional HOME
Twin Cities CDC	Elm Street	Constr	2009	3	0	4	\$1,463,000	New Constr	Local or Regional HOME, Local Brownfields Money Local Financial Institutions

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
Twin Cities CDC	Main Street Project	Constr	2009	31	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
Worcester Common Ground	9 May Street-Hammond Organ Factory	Constr	2009	46	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, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP, Wainwright Bank
Worcester Community Housing Resources	Lagrange Street	Planning	2009	8	8	8	\$400,000	Rehab - Mod	Local or Regional CDBG
Worcester East Side CDC	67 Catharine St.	Pre Dev	2009	3	3	9	\$280,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), MHIC
Worcester East Side CDC	Bell Hill Home Ownership	Constr	2009	8	4	8	\$2,300,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF)
2009 Total				848	622	837	\$228,038,487		

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
Asian CDC	6 Fort Street	Pre Dev	2010	34	34	34	\$10,800,000	Other	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, Local Inclusionary Zoning Funds, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, The Life Initiative
Beverly Affordable Housing Coalition	Cabot Street Homes	Pre Dev	2010	43	43	43	\$9,000,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP
Chelsea Neighborhood Developers	Spencer Row	Pre Dev	2010	32	32	32	\$9,770,000	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), MHP, Neighborhood Reinvestment

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
Codman Square NDC	157 Washington St., Dorchester	Pre Dev	2010	24	0	24	\$9,800,000	New Constr	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
Community Development Partnership	35 Main Street Extension	Pre Dev	2010	12	12	12	\$3,661,300	New Constr	Local CPA funds, Special Revenue Funds Housing Stabilization Fund (HSF), MHP
Dorchester Bay EDC	21 Ramsey Street	Pre Dev	2010	4	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	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

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
East Boston CDC	Ashley Apartments	Planning	2010	45	45	45	\$8,000,000	New Constr	Local Linkage, State Low Income Housing Tax Credits, MassDevelopment, Local linkage from waterfront development
ETC	Neponset Field	Pre Dev	2010	31	31	31	\$8,886,474	New Constr	State HOME, Affordable Housing Trust Fund, HUD 202 AHT Section 202, HUD Demonstration Grant
ETC	Sacred Heart	Pre Dev	2010	44	44	44	\$13,103,364	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP
Homeowners Rehab	Pine St	Pre Dev	2010	12	12	12	\$3,958,535	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, Historical Commission commitments pending Section 8, East Cambridge Savings Bank
Housing Assistance Corp.	Dana s Fields	Pre Dev	2010	55	55	55	\$15,000,000	New Constr	applying in June, 2009 Federal Tax Credits (LIHTC)
Jamaica Plain NDC	Blessed Sacrament	Constr	2010	118	29	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

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
Just a Start	Elm Place	Pre Dev	2010	19	19	19	\$7,300,000	New Constr	Local or Regional CDBG, Community Preservation Act Funds, Local Linkage, Housing Stabilization Fund (HSF), Some of the above sources are in workup Federal Tax Credits (LIHTC), Section 8, Some of the above sources are in workup None Yet to be determined private banks None
Lawrence Community Works	REO Redevelopment	Pre Dev	2010	10	10	10	\$1,800,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Section 8
Lena Park CDC	Olmsted Green Phase II	Pre Dev	2010	50	50	50	\$18,000,000	New Constr	DND DHCD
LINC	Grandparents as Parents	Concept	2010	10	10	10	\$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	0	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

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
Madison Park DC	Orchard Homeownership Initiative	Pre Dev	2010	20	0	20	\$7,726,000	New Constr	Local or Regional HOME, Local Linkage, Boston Housing Authority HOPE VI grant Brownfields, HOPE VI grant Neighborhood Reinvestment, Federal Home Bank
Madison Park DC	Parcel 10	Concept	2010	80	40	80	\$45,000,000	New Constr	
Main South CDC	Kilby-Gardner-Hammond Project Ongoing	Constr	2010	14	0	14	\$3,379,251	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, The Life Initiative
NOAH	Stevens Corner	Planning	2010	42	42	42	\$102,000,000	Comb Rehab/New Constr	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), MHP, Neighborhood Reinvestment, Citizens Bank
Nuestra Comunidad DC	11 Mt. Pleasant	Pre Dev	2010	15	15	15	\$2,734,675	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Neighborhood Housing Trust Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, construction and permanent financing to be determined
Salem Harbor CDC	Salem Point LP 15 yr Refi	Concept	2010	77	77	77	\$15,000,000	Preserv of Exp Use	

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
Somerville Community Corp.	St. Polycarp's	Pre Dev	2010	60	0	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	Whitney	Concept	2010	40	40	40	\$13,000,000	Rehab - Mod	Local or Regional HOME
Urban Edge	JP Apartments	Pre Dev	2010	103	103	103	\$18,696,127	Rehab - Mod	Local or Regional HOME, Neighborhood Housing Trust-Boston State HOME, Housing Stabilization Fund (HSF), Federal Tax Credits (LIHTC), Section 8, Federal Home Bank, Home Depot Foundation, Enterprise Foundation - Green Communities Program First Trade Union Bank, LIHTC Investor TBD Deferred developer fee, Energy rebates
Urban Edge	Roslindale Field	Pre Dev	2010	22	0	22	\$7,888,840	New Constr	Local or Regional HOME, Local Inclusionary Zoning Funds, DND State HOME, Affordable Housing Trust Fund
Urban Edge	UEL/BHP1	Planning	2010	82	82	82	\$14,200,000	Other	
Valley CDC	Parsons Street, Easthampton	Concept	2010	32	32	32	\$8,500,000	New Constr	unknown - potential CDBG, CPA? State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Section 8, MHP

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
WATCH	Jackson Street	Pre Dev	2010	6	0	6	\$2,245,182	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. CharlesBank Foundation Jane Gray Dustan Trust
WATCH	Main Street	Pre Dev	2010	34	34	34	\$10,514,000	New Constr	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MRVP, Federal Tax Credits (LIHTC)
Womens Institute for Housing and Economic Dev.	Cambridge YWCA	Pre Dev	2010	100	100	100	\$19,000,000	Rehab - Mod	
Womens Institute for Housing and Economic Dev.	CHOICE	Pre Dev	2010	37	37	37	\$9,000,000	New Constr	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MassHousing or MFHA (other than trust), MassDevelopment, Section 8
Womens Institute for Housing and Economic Dev.	Ingraham Place	Pre Dev	2010	19	19	19	\$7,700,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Historic Tax Credits, Section 8, McKinney

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
Womens Institute for Housing and Economic Dev.	Nueva Esperanza	Pre Dev	2010	14	14	14	\$3,875,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP
Worcester Common Ground	Piedmont - newbury Abandoned property reuse	Concept	2010	30	30	30	\$3,000,000	Rehab - Subst	Local or Regional HOME, NSH Affordable Housing Trust Fund, NSP Federal Tax Credits (LIHTC), MHP, Federal Home Bank, Webster Five
Worcester Community Housing Resources	Perry Avenue	Planning	2010	3	3	3	\$70,000	Rehab - Mod	Local or Regional CDBG, Housing Stabilization Fund (HSF)
2010 Total				1,539	1,227	1,539	\$535,848,880		
Community Development Partnership	2082 State Highway, Wellfleet	Pre Dev	2011	7	7	7	\$1,900,000	Comb Rehab/New Constr	Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund
Lena Park CDC	Olmsted Green Phase III	Planning	2011	50	50	50	\$18,000,000	New Constr	DND DHCD
NOAH	Benfield Farms	Planning	2011	26	26	26	\$6,800,000	New Constr	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, 202? not sure yet. MHIC, Citizens Bank

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
NOAH	Sitkowski School	Concept	2011	60	60	60	\$17,800,000	Rehab - Subst	Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, Citizens Bank
South Boston NDC	Veterans Housing	Planning	2011	30	30	30	\$10,000,000	Comb Rehab/New Constr	
Womens Institute for Housing and Economic Dev.	Chelmsford town hall site	Planning	2011	16	16	16	\$3,733,000	Rehab - Subst	Community Preservation Act Funds, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8
Womens Institute for Housing and Economic Dev.	Wallis School	Pre Dev	2011	20	20	20	\$5,000,000	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Historic Tax Credits, Section 8
2011 Total				209	209	209	\$63,233,000		

Table 10: Housing Pipeline

CDC	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Afford Units	Expected Total Dev't Cost	Construction Type	Financing
Beverly Affordable Housing Coalition	Holcroft Park Homes	Pre Dev	2012	65	65	65	\$20,000,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), MHP, Boston Community Capital or Loan Fund, The Life Initiative
Community Development Partnership	Harwich Portuguese Mens Club, Harwich	Concept	2012	37	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
Just a Start	Windsor Street Condos	Pre Dev	2012	14	0	14	\$6,200,000	Rehab - Subst	Community Preservation Act Funds, Community Bank source
2012 Total				116	102	116	\$29,700,000		

Grand Total**2,712 2,160 2,701 \$856,820,367**

2009 MACDC GOALs Report

Real Estate 2008: Commercial & Mixed-Use

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

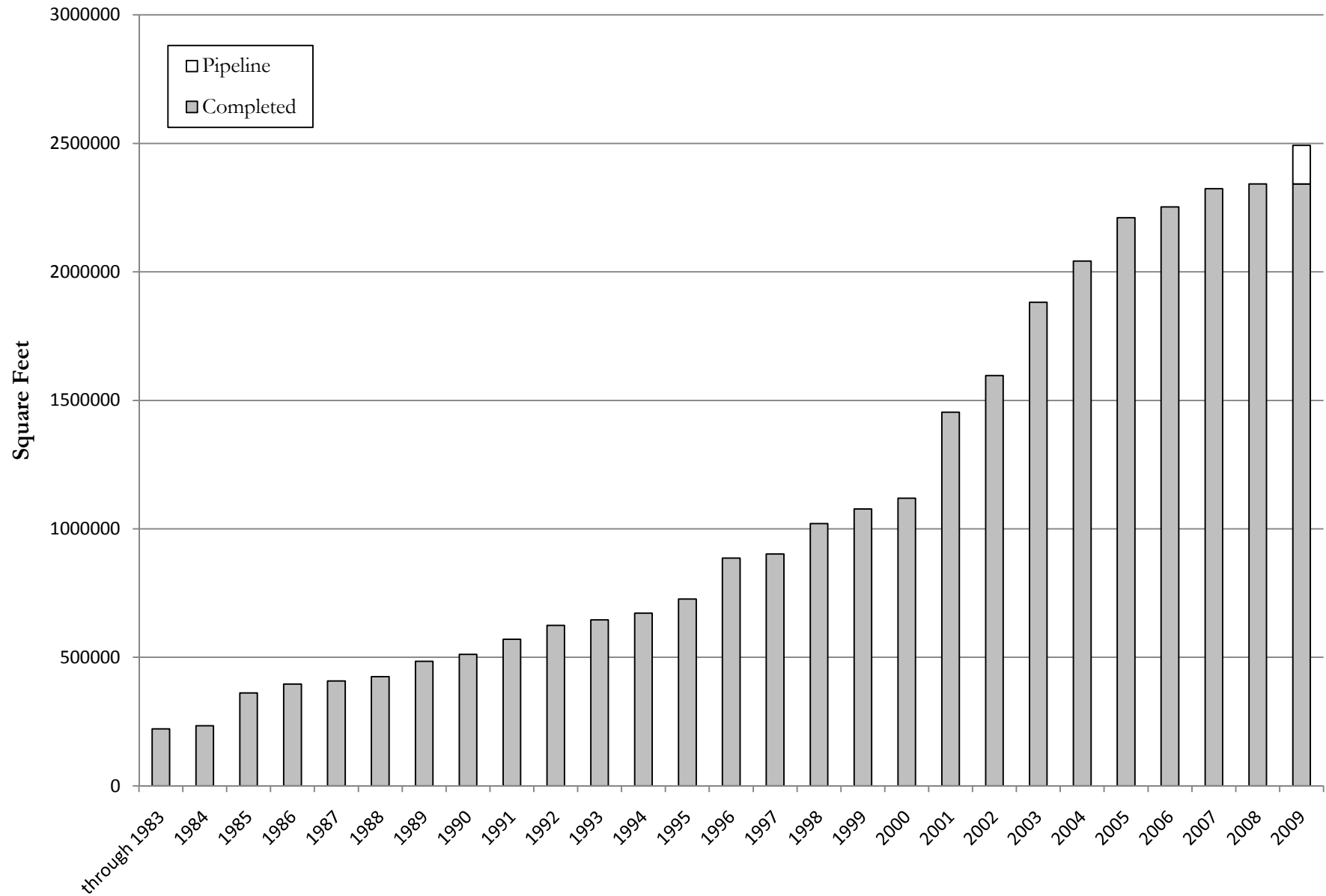


Chart 11: Total Commercial Square Footage by Year 1983-2012

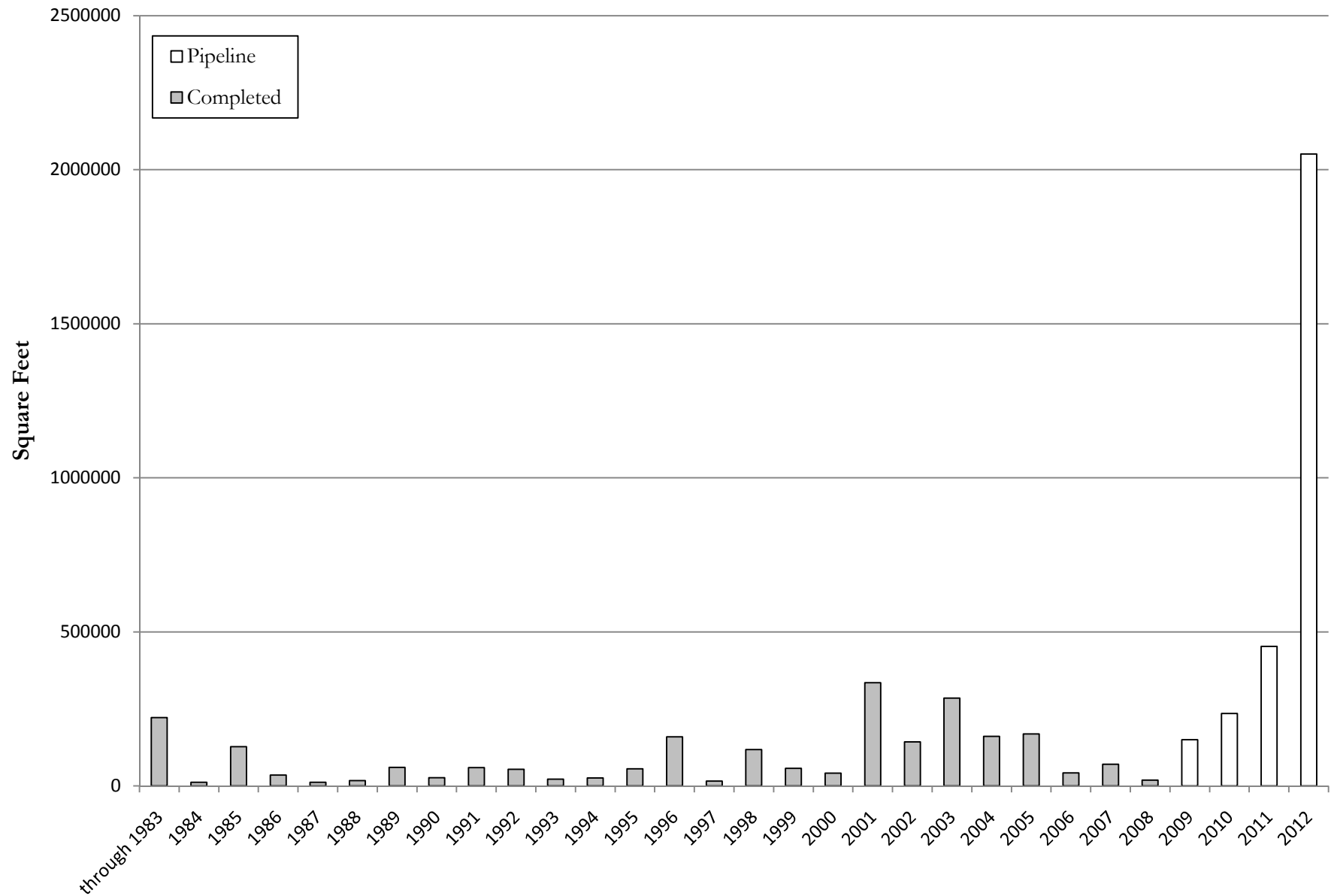


Chart 12: Total Commercial Projects by Year 1983-2012

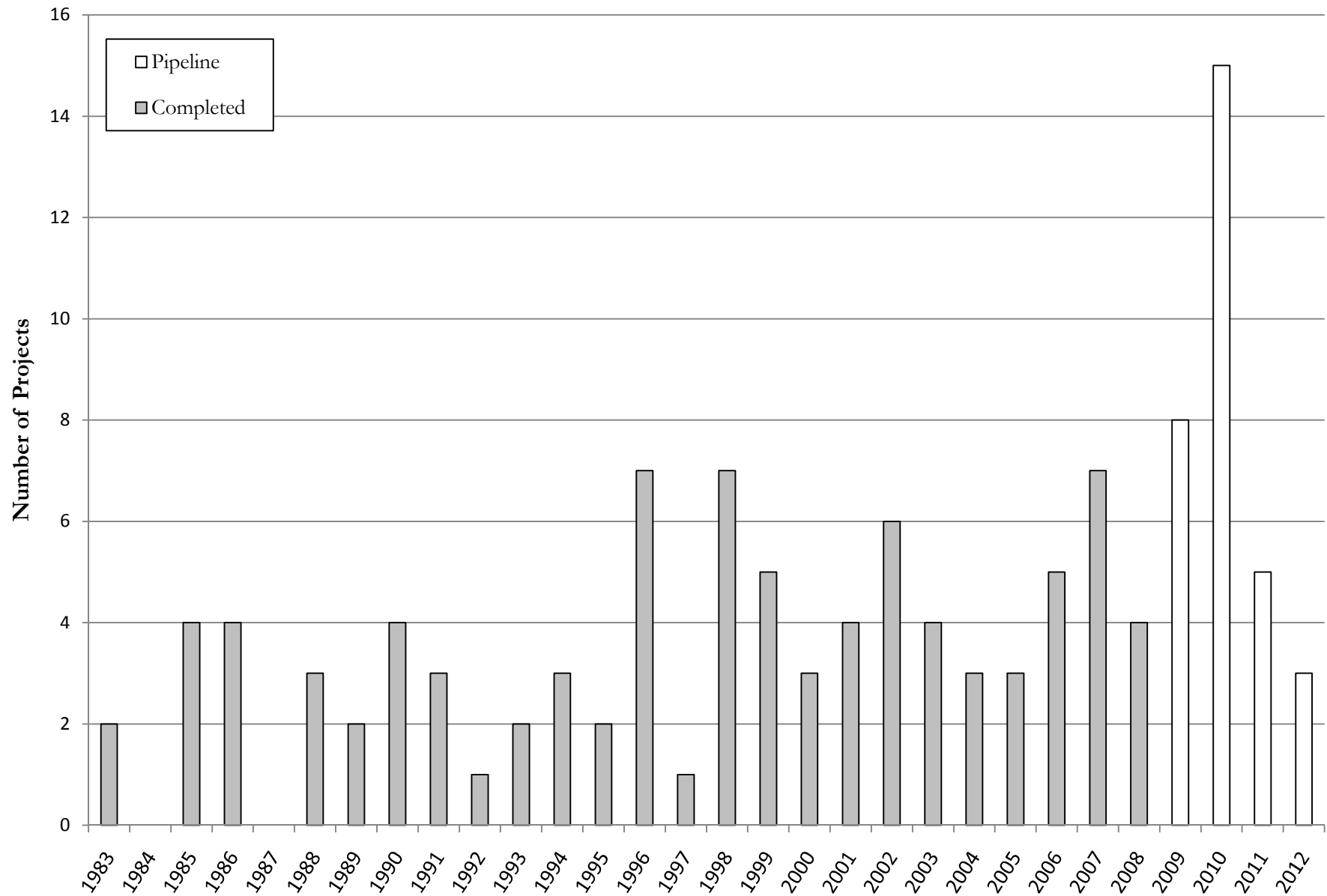


Table 11: Commerical and Mixed-Use Projects Completed in 2008

CDC	Project Name	Dev't Type	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Year of Occup	Total Dev't Cost	Constr Type	Constr Jobs	Comm Jobs	Financing
Greater Gardner CDC	Central Street Rehab	Offices, Residential (mixed use)	3	3	3	1	2,400	2008	\$750,000	Rehab - Subst	12	5	Local or Regional CDBG, HDSP TD Banknorth Gardner Redevelopment Authority
Quaboag Valley CDC	23 West Main Street, Ware	Commercial, Offices, Retail,	0	0	0	3	7,200	2008	\$650,000	Rehab - Mod	20	1	Town of Ware Comm. Dev. fund State CDBG, North Brookfield Savings Bank; Country Bank for Savings; Southbridge Savings Bank; FamilyFirst (formerly Ware Cooperative) Bank
Viet-AID	1460 Dorchester Ave.	Commercial, Retail, Residential (mixed-use)	43	43	43	5	7,000	2008	\$14,000,000	New Constr	50	10	
Worcester East Side CDC	413 Shrewsbury St.	Commercial, Offices, Retail, Business Incubator, Residential (mixed use)	1	1	1	1	2,200	2008	\$375,000	Rehab - Mod	2	0	
Grand Total			47	47	47	10	18,800		\$15,775,000		84	16	

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Expected Total Dev't Cost	Constr Type	Comm Jobs	Financing
CDC of South Berkshire County	New England Log Homes	Commercial, Industrial, Offices, Retail, Residential (mixed use)	Pre Dev	70	50	70	60	50,000	2009	\$27,000,000	New Constr	283	TIF State HOME, Affordable Housing Trust Fund, Brownfields, HUD, MassDevelopmentFederal LIHTC, State Facilities Consolidation Fund, private developer equity and bank construction financing
Dorchester Bay EDC	259 Quincy Street	Commercial	Planning	0	0	0	0	22,000	2009	\$3,000,000	Rehab - Subst	0	MassDevelopment, Brownfields, New Market Tax Credits
Jamaica Plain NDC	Brewery Main Block Phase 2	Commercial, Industrial, Offices, Retail	Constr	0	0	0	4	10,000	2009	\$3,850,000	Rehab - Subst	50	Local or Regional CDBG, Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Life Initiative, Federal Office of Community Services, Federal Historic Tax Credits
Mattapan CDC	Morton Street Homes	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	24	24	24	8	8,000	2009	\$15,000,000	New Constr	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	175	5	50,000	2009	\$37,000,000	New Constr	50	All applicable sources will be sought.
Nuestra Comunidad DC	Edgewood Street (Kasanof Bakery)	Commercial, Residential (mixed use)	Pre Dev	71	48	71	3	3,500	2009	\$25,000,000	New Constr	10	Local or Regional HOME, BRA Inclusionary Funds State HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Brownfields, MRVP, Neighborhood Reinvestment, Federal LIHTC, MassHousing

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Expected Total Dev't Cost	Constr Type	Comm Jobs	Financing
Somerville Community Corp.	St. Polycarp's	Retail, Residential (mixed use)	Constr	24	24	24	3	6,200	2009	\$11,419,000	New Constr	10	Local or Regional HOME, Local Linkage, State HOME, Housing Stabilization Fund (HSF), Brownfields, MassHousing/MTC Solar Electric Grant Section 8, MHP, LISC, Federal Home Bank, McKinney, Federal LIHTC, State Facilities Consolidation Fund, Bank of America construction loan additional funding sources for green and sustainable development
The Neighborhood Corporation	Nu-Brite Property	Residential (mixed use)	Pre Dev	2	0	2	4	0	2009	\$1,500,000	New Constr	4	
2009 Total				366	321	366	87	149,700		\$123,769,000		432	
Asian CDC	Parcel A	Residential (mixed use)	Concept	202	88	200	0	0	2010	\$65,000,000	New Constr	15	
CDC of South Berkshire County	Searles and Bryant Schools	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	40	0	40	12	19,000	2010	\$24,500,000	Comb Rehab/ New Constr	135	State HOME, Affordable Housing Trust Fund, Federal Historic Tax Credits, Federal Historic Tax Credits
Codman Square NDC	241 Talbot	Retail, Residential (mixed use)	Pre Dev	24	24	24	1	812	2010	\$8,049,000	New Constr	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

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Expected Total Dev't Cost	Constr Type	Comm Jobs	Financing
Codman Square NDC	Talbot Station, Phase I (New England Ave. East)	Commercial, Residential (mixed use)	Planning	57	37	57	1	1,400	2010	\$18,800,000	Comb Rehab/ New Constr	4	Local or Regional HOME, Local Linkage, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, New Market Tax Credits, LISC, Federal LIHTC
Codman Square NDC	Washington Codman Apts. (includes what was previously Codmon Sq. Apts)	Commercial, Retail, Residential (mixed use)	Pre Dev	54	54	54	4	3,000	2010	\$16,300,000	Comb Rehab/ New Constr	16	Local or Regional HOME, Local Linkage, State HOME, MassHousing or MFHA (other than trust), MRVP, Federal Historic Tax Credits, Neighborhood Reinvestment, Federal Historic Tax Credits, Federal LIHTC
Franklin County CDC	First Natioanl Bank Building	Commercial, Retail, Business Incubator,	Pre Dev	0	0	0	0	12,000	2010	\$3,500,000	Rehab - Subst	0	Local or Regional CDBG, State CDBG, Federal Historic Tax Credits, New Market Tax Credits, HUD - ED Brownsfield loanFederal Historic Tax Credits
Jamaica Plain NDC	Centre/Wise/ Lamartine	Offices, Retail, Residential (mixed use)	Pre Dev	30	30	30	3	5,500	2010	\$13,450,000	New Constr	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

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Expected Total Dev't Cost	Constr Type	Comm Jobs	Financing
Lawrence Community Works	Union Crossing	Commercial, Industrial, Offices, Retail, Residential (mixed use)	Pre Dev	125	125	125	6	80,000	2010	\$70,000,000	Rehab - Subst	200	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Federal Historic Tax Credits, Section 8, EDA, New Market Tax Credits, HUD EDIBoston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Home Bank, Federal Historic Tax Credits, Federal LIHTC, Fireman Foundation The Community Grou Mainstream Global
LINC	PrimeArts	Residential (mixed use)	Pre Dev	12	12	12	12	6,000	2010	\$1,500,000	Rehab - Subst	12	Local or Regional HOME, Local or Regional CDBG, LISC, Boston Community Capital or Loan Fund, owner

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Expected Total Dev't Cost	Constr Type	Comm Jobs	Financing
Nuestra Comunidad DC	Bartlett Yard	Commercial, Offices, Retail, Residential (mixed use)	Planning	313	157	313	5	35,000	2010	\$313,000,000	New Constr	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.

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Expected Total Dev't Cost	Constr Type	Comm Jobs	Financing
Urban Edge	Jackson Square	Commercial, Offices, Retail, Business Incubator, Residential (mixed use)	Pre Dev	429	270	429	5	63,000	2010	\$250,000,000	New Constr	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 infrastructureMHP, 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
Valley CDC	King Street, Northampton	Commercial, Residential (mixed use)	Pre Dev	8	8	8	1	1,300	2010	\$1,893,938	Rehab - Subst	0	Smith College State HOME, Housing Innovations Fund (HIF), Section 8, Community Preservation Act

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Expected Total Dev't Cost	Constr Type	Comm Jobs	Financing
Valley CDC	The Maples, Florence	Residential (mixed use)	Concept	11	11	11	1	900	2010	\$1,884,112	Rehab - Subst	1	State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, McKinneyCommunity Preservation Act
Viet-AID	Bloomfield Gardens	Retail, Residential (mixed use)	Planning	29	29	28	6	4,000	2010	\$10,400,000	New Constr	3	
Worcester Common Ground	1-7 Piedmont	Offices, Retail, Residential (mixed use)	Constr	12	12	12	4	3,000	2010	\$2,300,000	New Constr	2	Local or Regional HOME, Housing Stabilization Fund (HSF), MHP, State Facilities Consolidation Fund, BankNorth
2010 Total				1,346	857	1,343	61	234,912		\$800,577,050		582	
Dorchester Bay EDC	Morton Street Homes	Residential (mixed use)	Pre Dev	24	24	24	4	7,000	2011	\$10,000,000	New Constr	12	Local or Regional HOME, Local Linkage, State HOME, Housing Stabilization Fund (HSF), Brownfields, MHP, Federal LIHTC
Lawrence Community Works	IACA	Offices, Residential (mixed use)	Pre Dev	18	18	18	1	5,000	2011	\$6,413,057	New Constr	8	Local or Regional HOME, Neighborhood Reinvestment, The Life Initiative
Madison Park DC	Parcel 3	Commercial, Offices, Retail, Residential (mixed use)	Concept	230	30	230	50	430,000	2011	\$200,000	New Constr	1,050	

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Expected Total Dev't Cost	Constr Type	Comm Jobs	Financing
Nuestra Comunidad DC	Dudley Crossing	Residential (mixed use)	Pre Dev	76	76	76	9	6,000	2011	\$30,298,000	Comb Rehab/ New Constr	0	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, New Market Tax Credits, LISC, Neighborhood Reinvestment, Federal Office of Community Services, Federal LIHTC, Neighborhood Capital Corporation NCC Community Economic Development Assistance Corporation CEDAC
Nuestra Comunidad DC	Quincy Commercial	Commercial, Residential (mixed use)	Pre Dev	40	40	40	4	5,000	2011	\$13,080,000	New Constr	15	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, Farnsworth Trus Enterprise Communities
2011 Total				388	188	388	68	453,000		\$59,991,057		1,085	

Table 12: Commercial and Mixed-Use Pipeline

CDC	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Expected Total Dev't Cost	Constr Type	Comm Jobs	Financing
Asian CDC	Parcel 24	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	325	69	305	4	11,000	2012	\$120,000,000	New Constr	27	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, TBD State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), Section 8, Federal LIHTC, Private equity from USA Fund
East Boston CDC	Boston East		Pre Dev	200	200	200	10	2,000,000	2012	\$88,000,000	New Constr	75	
Jamaica Plain NDC	Jackson Square	Retail, Business Incubator, Residential (mixed use)	Planning	114	72	114	5	40,000	2012	\$58,000,000	New Constr	40	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, State CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassDevelopment, 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, Hyams Foundation
2012 Total				639	341	619	19	2,051,000		\$266,000,000		142	

Grand Total	2,739	1,707	2,716	235	2,888,612	\$1,250,337,107	2,241
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2009 MACDC GOALs Report

Real Estate 2008: Open Space

Chart 13 : Cumulative Open Space Development 1983-2009

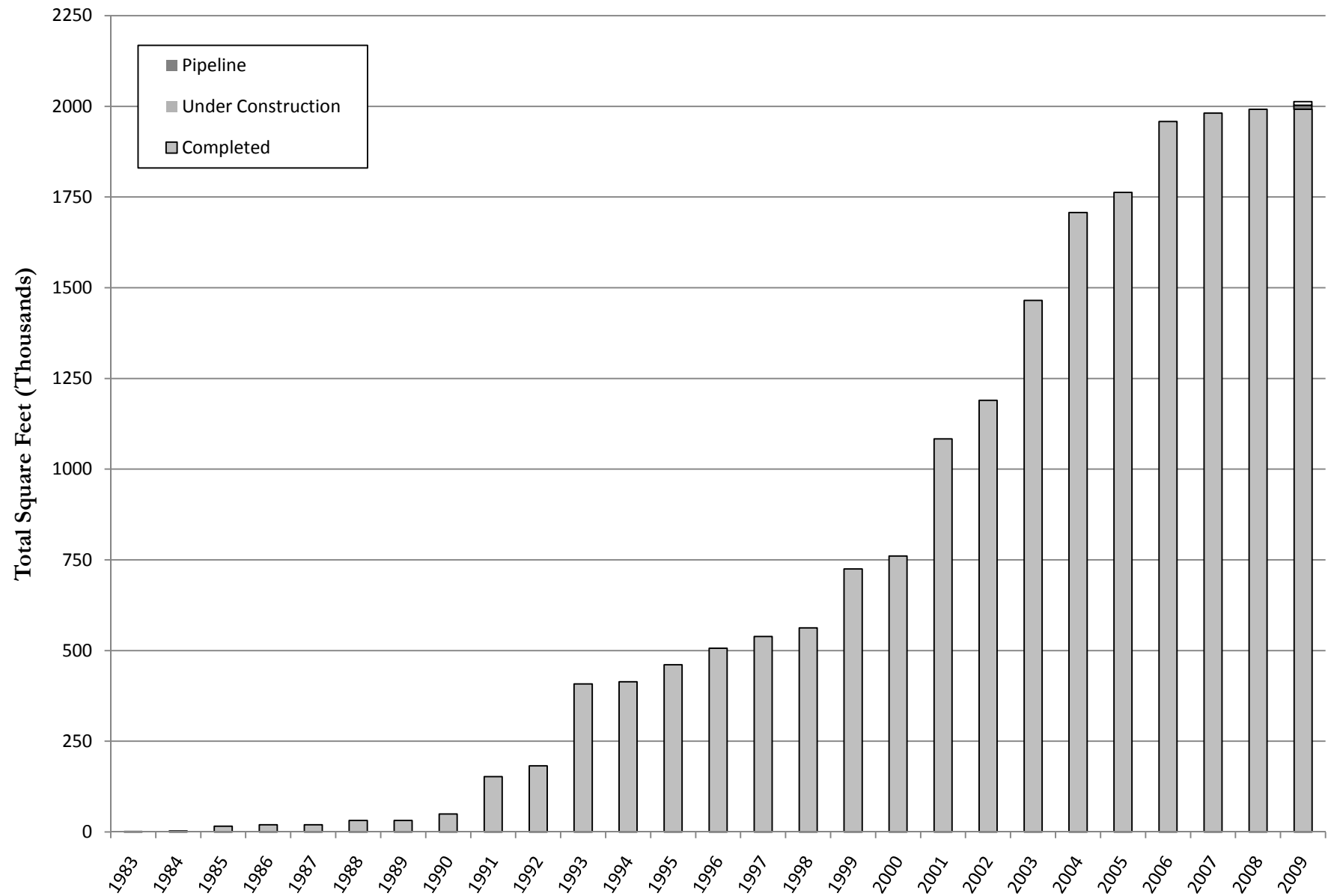


Chart 14: Open Space Development by Year 1983-2012

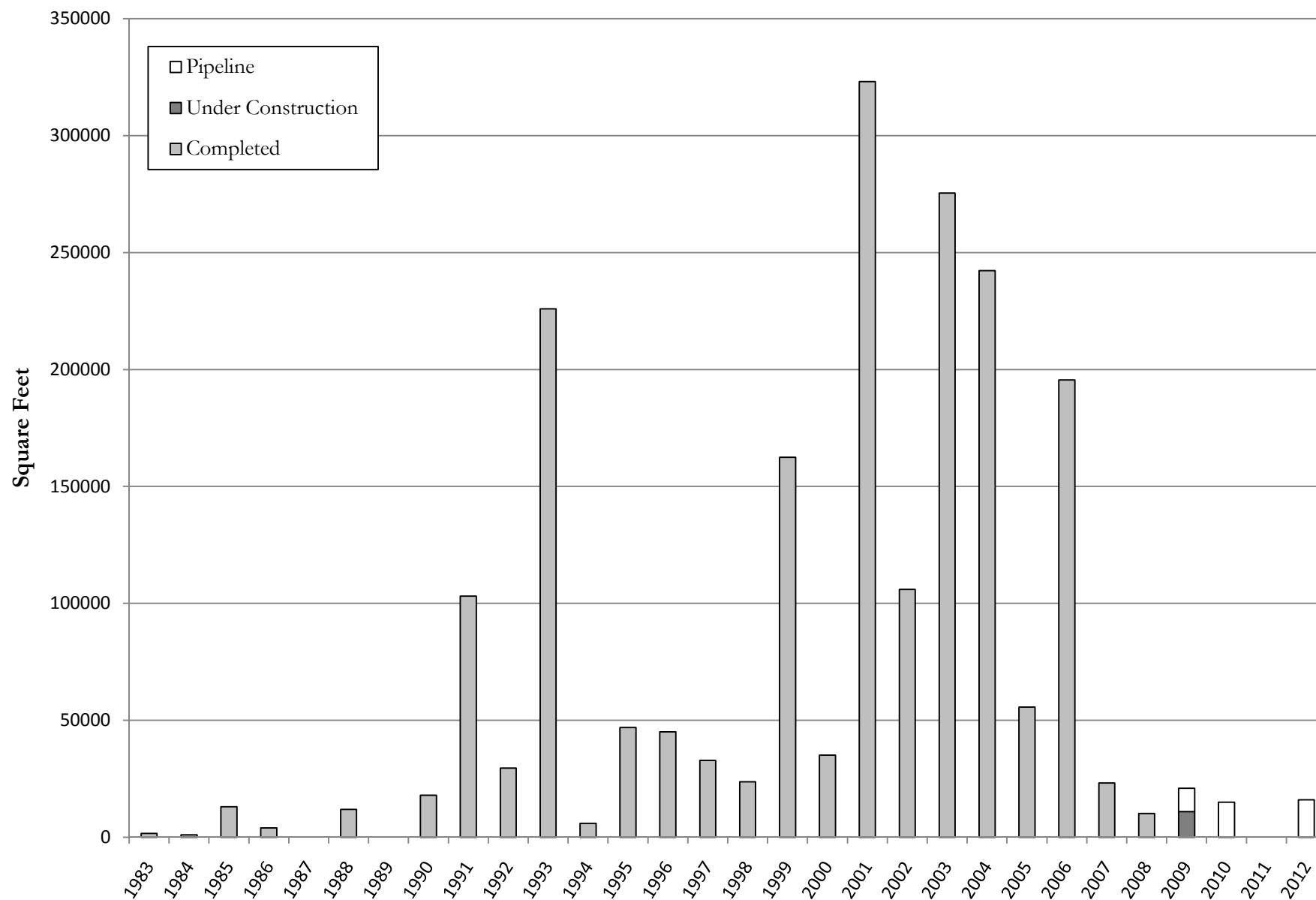


Table 13: Open Space Projects Completed in 2008

CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	Construction Jobs	Financing Sources
Allston Brighton CDC	Lincoln Street Green Strip	Public art project	2008	5,000	\$222,000	3	Department of Neighborhood Development Grassroots Environment Planning Grant; DND/Grassroots Construction Grant
Dorchester Bay EDC	Dudley Village	Playground/Tot Lot	2008	5,200	\$1,500,000	25	

Grand Total**10,200****\$1,722,000****28**

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
Coalition for a Better Acre	Moody Street Playground		Pre Dev	2009	10,000	\$200,000	6	CDBG, Individual and corporate donations, fundraising event proceeds.
Codman Square NDC	Elmhurst Street Park	Nontraditional park space to support youth and other community programming in collaboration with local nonprofit agencies.	Constr	2009	11,000	\$299,570	3	City of Boston Grassroots Program; Browne FundNew England Grassroots Environmental Fund Beedee Ladd, Greater Boston Urban Resources Partnership - tree
2009 Total					21,000	\$499,570	9	
Codman Square NDC	Spencer Whitfield Park	Nontraditional park space to support youth and other community programming in collaboration with local nonprofit agencies.	Planning	2010	15,000	\$394,790	0	City of Boston Grassroots Fund; Browne FundNew England Grassroots Environmental Fund Beedee Ladd, Greater Boston Urban Resources Partnership
2010 Total					15,000	\$394,790	0	
Southwest Boston CDC	Fairmount Court	Performing Arts & Education Center, park	Planning	2012	16,000	\$8,000,000	30	
Southwest Boston CDC	greenway development		Concept	2012	0	\$0	0	
2012 Total					16,000	\$8,000,000	30	
Grand Total					52,000	\$8,894,360	39	

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Workforce Development

Table 15: Workforce Development

CDC	Job Placements
Arlington Community Trabajando, Inc.	6
Dorchester Bay EDC	22
Fenway CDC	21
Greater Gardner CDC	17
IBA	10
Jamaica Plain NDC	41
Just a Start	157
Lawrence Community Works	9
Lena Park CDC	40
Main South CDC	10
Mattapan CDC	12
Methuen Arlington Neighborhood Inc.	50
Oak Hill CDC	30
Quincy-Geneva New Vision CDC	22
Worcester Common Ground	12
Worcester East Side CDC	4
Grand Total	463

2009 MACDC GOALS Report

Small Business Development

Chart 15: Small Business Financing Secured 1997 - 2008

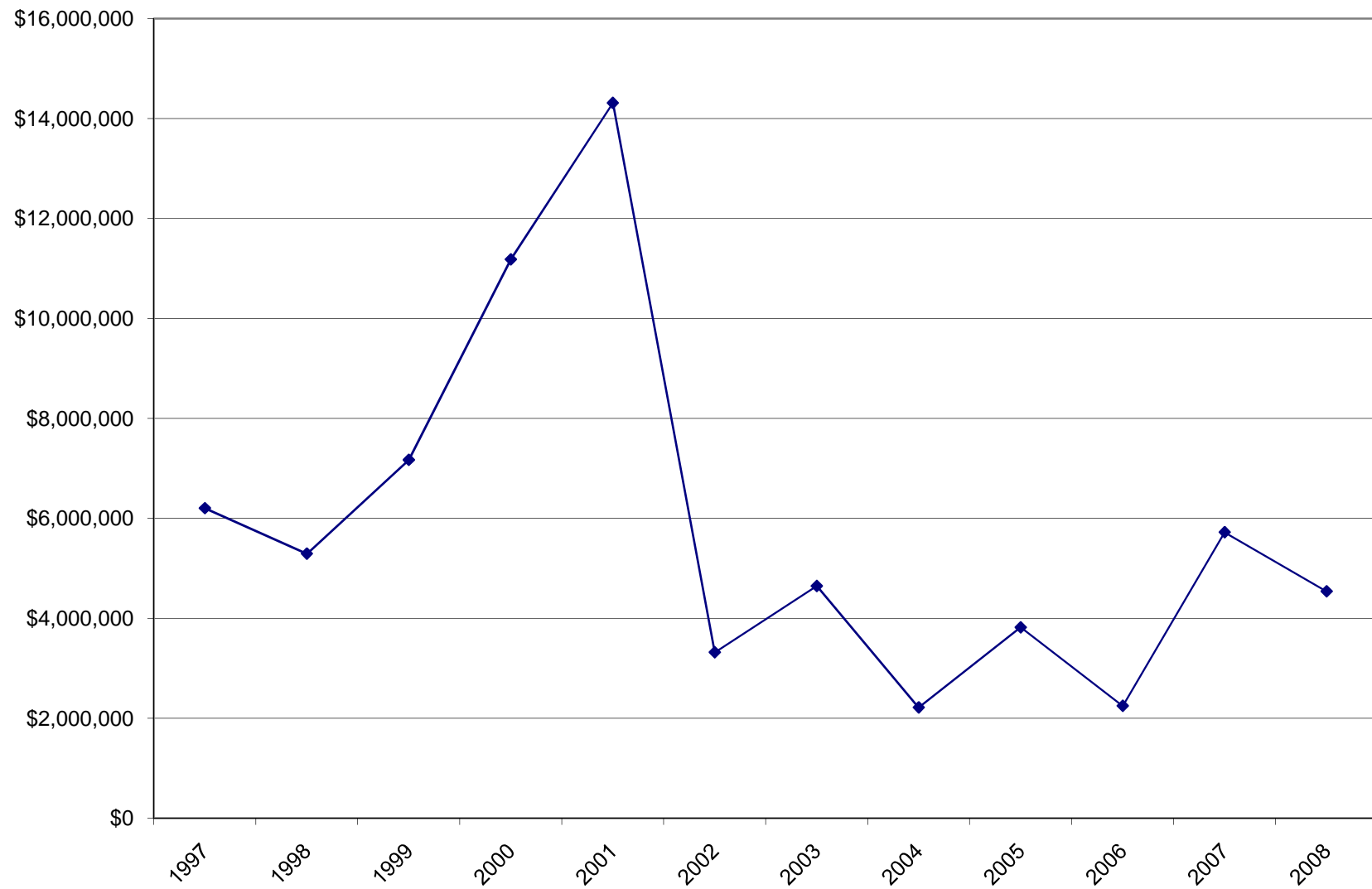


Table 16: Small Business Development 2008

CDC	Businesses		Direct Loans				Packaged Loans			
	Received Training	Received Technical Assistance	# of Loans	Total \$ Loaned	Loans to Women or Minorities	Jobs Created from Loans	# of Loans	Total \$ Loaned	Loans to Women or Minorities	Jobs Created from Loans
Allston Brighton CDC	28	28								
Arlington Community Trabajando, Inc.	95	47								
CEDC-SM	12	15								
Community Development Partnership	120	127	4	\$58,500	3	8				
Dorchester Bay EDC	98	96	6	\$164,340	6	59	2	\$365,000	2	48
Franklin County CDC	97	46	10	\$410,000	2	10				
Greater Gardner CDC	73	76								
Hilltown CDC	197	84								
Jamaica Plain NDC	130	58					10	\$2,438,000	4	81
Lowell Small Business Assistance Center	57	11								
Main South CDC	3	3					1	\$30,000	1	5
Mattapan CDC	56	50								
Oak Hill CDC		12								
Pittsfield Economic Revitalization Corp.		3	2	\$200,000		18				
Quaboag Valley CDC	56	80	4	\$241,480		2				
Quincy-Geneva New Vision CDC		4	2	\$8,750	1	4				
The Neighborhood Corporation	24	9	2	\$60,000		4				
Twin Cities CDC	27	58					1	\$5,000	1	2
Valley CDC	276	113					8	\$384,000	3	12
Viet-AID	43	96					1	\$120,000		
Worcester Common Ground			4	\$55,000	1	2				
Worcester East Side CDC		8								
Grand Total	1392	1024	34	\$1,198,070	13	107	23	\$3,342,000	11	148

2009 MACDC GOALS Report

Housing Services

Chart 16: Cumulative Home Improvement Assistance 1997 - 2008

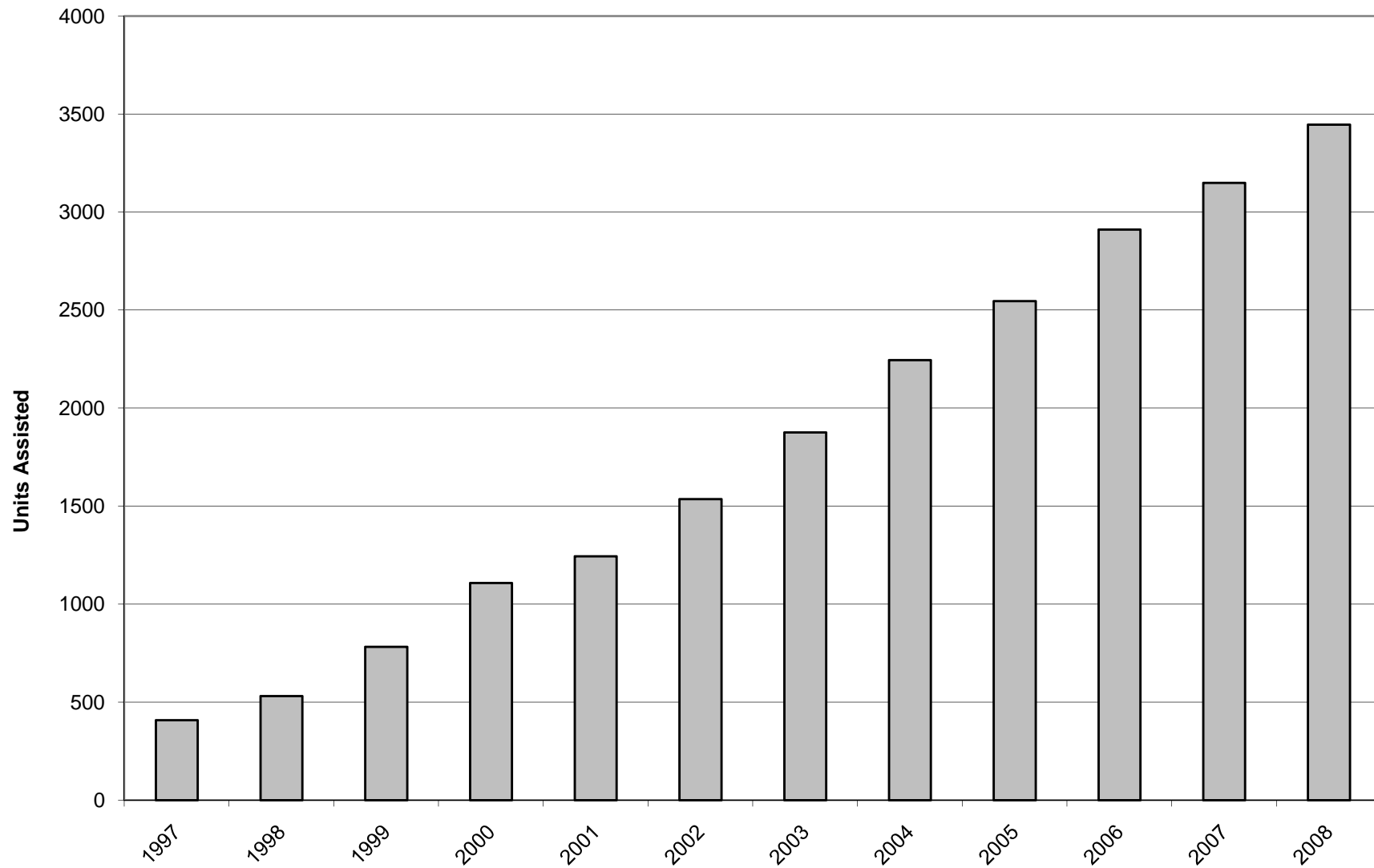


Chart 17: Home Improvement Assistance by Year 1997 - 2008

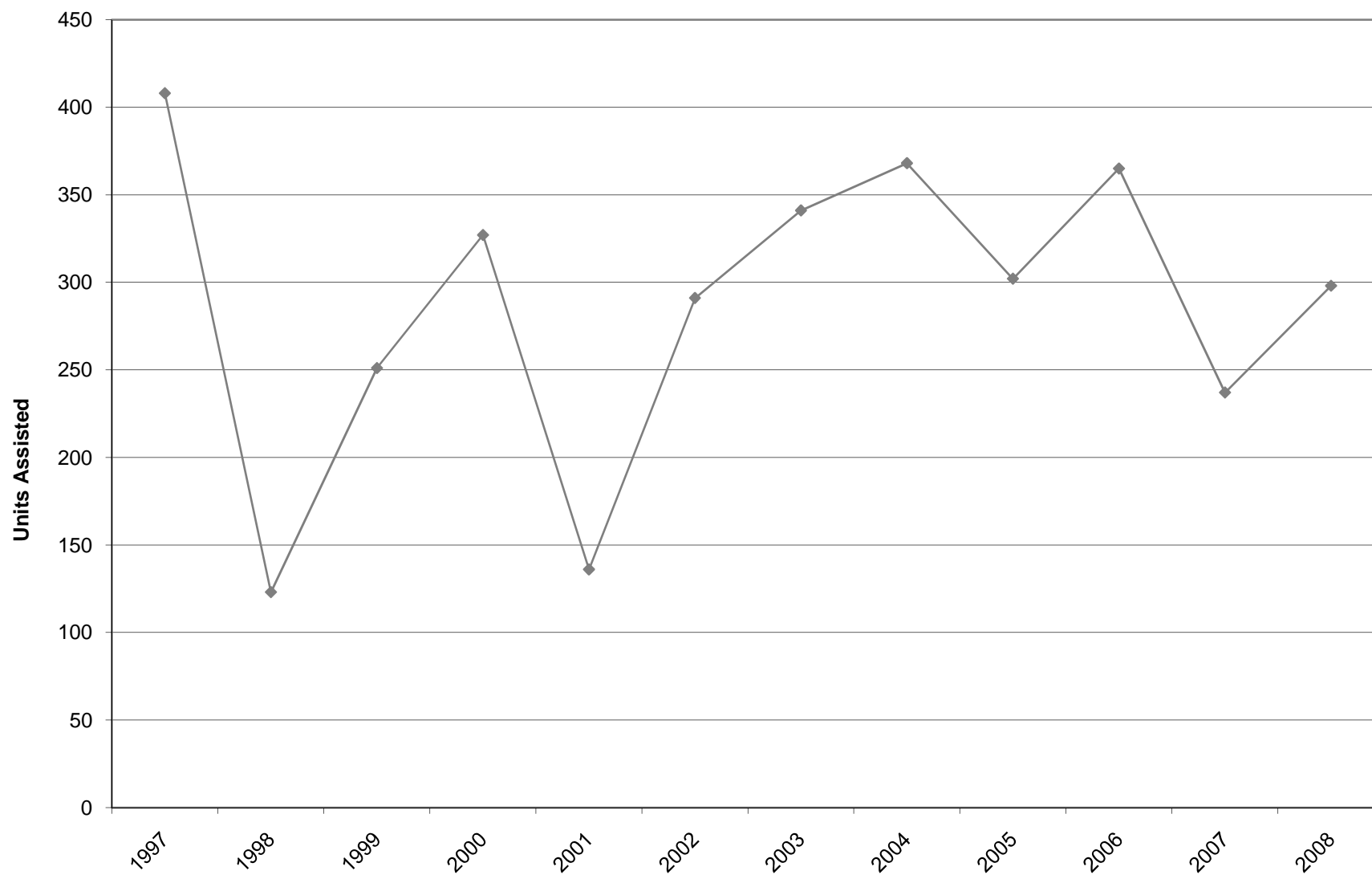


Chart 18: Cumulative Home Improvement Financing 1997 - 2008

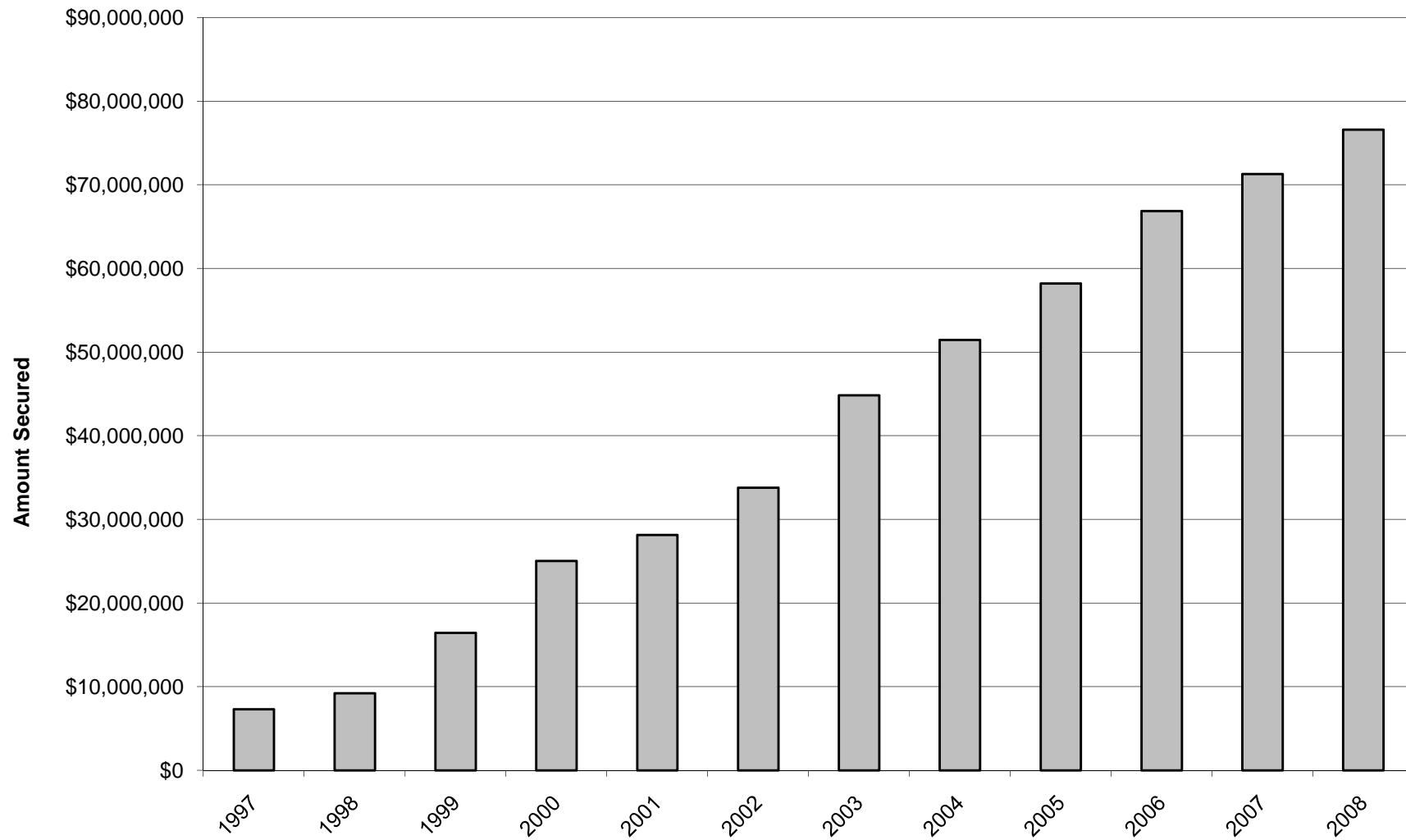


Chart 19: Home Improvement Financing by Year 1997 - 2008

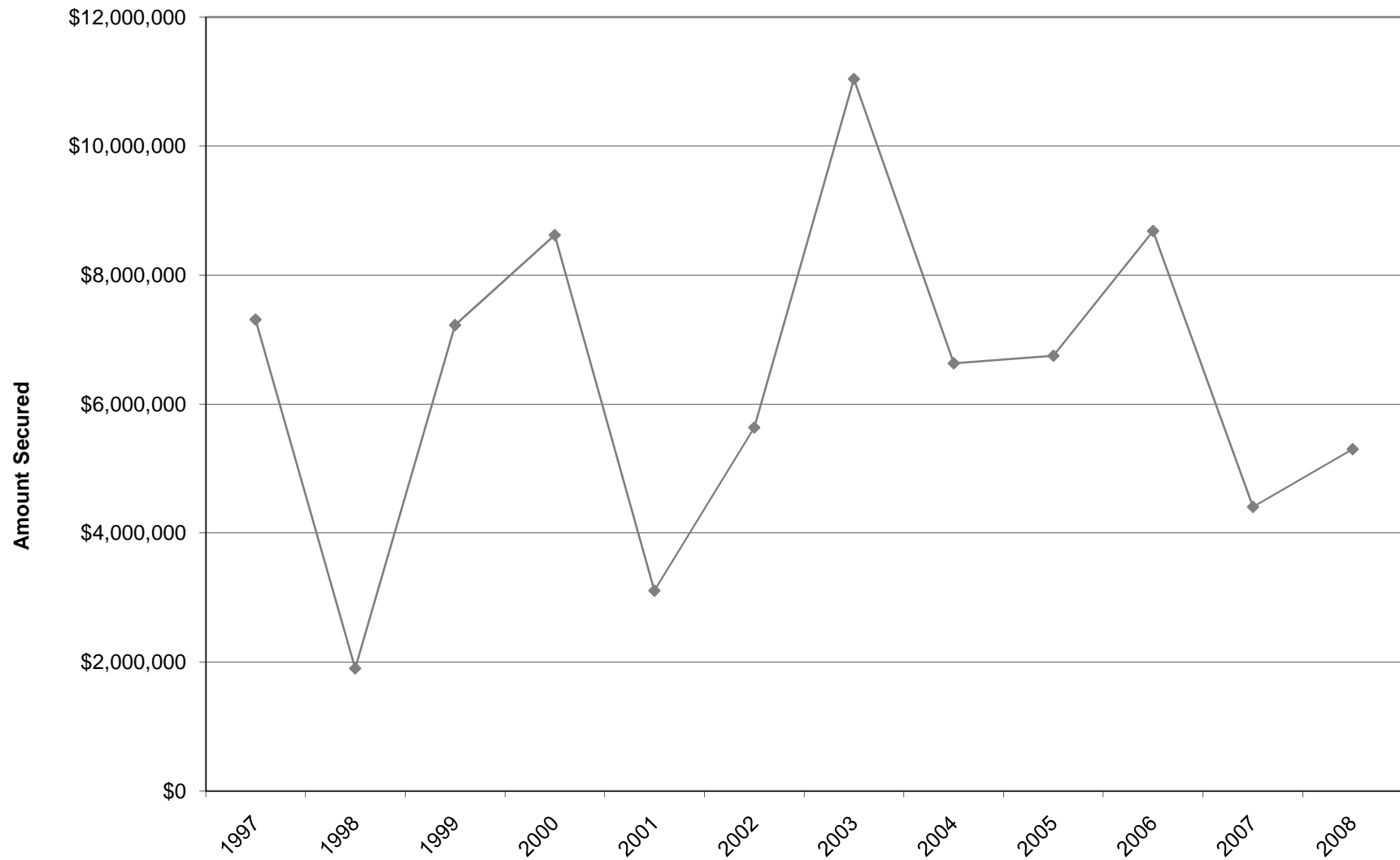


Table 17: Home Improvement Assistance 2008

CDC	Loans	Units Improved	Total Value
Codman Square NDC	1	1	\$55,000
Community Development Partnership	27	27	\$735,000
Dorchester Bay EDC	2	6	\$200,500
Hilltown CDC	16	16	\$264,000
Homeowners Rehab	21	21	\$344,140
Jamaica Plain NDC	1	75	\$1,500,000
Just a Start	37	81	\$1,212,000
Main South CDC	1	4	\$15,000
Mattapan CDC	2	24	\$200,000
NHS of the South Shore	4	4	\$97,330
Oak Hill CDC	8	8	\$206,000
Springfield NHS	2	2	\$161,226
Urban Edge	4	9	\$94,000
Valley CDC	1	1	\$51,000
Worcester Common Ground	4	4	\$48,000
Worcester Community Housing Resources	5	5	\$68,120
Worcester East Side CDC	6	10	\$50,000
Grand Total	142	298	\$5,301,316

Table 18: First-Time Homebuyer Counseling 2008

CDC	Households Pre-Purchase	Households Post- Purchase
Allston Brighton CDC	221	75
Arlington Community Trabajando, Inc.	138	89
Asian CDC	219	
Codman Square NDC	46	
Community Development Partnership	50	
Greater Gardner CDC	127	20
Hilltown CDC	51	2
Homeowners Rehab		6
Housing Assistance Corp.	142	89
Just a Start	30	40
Lawrence Community Works	384	9
Madison Park DC	77	
Mattapan CDC	10	14
NHS of the South Shore	713	
NOAH	208	50
Nuestra Comunidad DC	69	20
Oak Hill CDC	600	100
Springfield NHS	150	125
Twin Cities CDC	85	
Urban Edge	209	25
Valley CDC	145	15
Viet-AID	58	
WATCH	32	
Watertown Community Housing	178	
Worcester Common Ground	2	8
Worcester East Side CDC	550	40
Grand Total	4494	727

Table 19: Foreclosure Prevention Counseling/Assistance 2008

CDC	Households	Successful Outcomes
Arlington Community Trabajando, Inc.	110	44
Coalition for a Better Acre	180	25
Codman Square NDC	188	19
Dorchester Bay EDC	175	140
Greater Gardner CDC	15	0
Hilltown CDC	4	0
Homeowners Rehab	30	7
Housing Assistance Corp.	450	112
Just a Start	22	20
Lawrence Community Works	484	50
Madison Park DC	6	0
Main South CDC	1	1
Mattapan CDC	40	10
NHS of the South Shore	279	109
NOAH	740	50
Nuestra Comunidad DC	94	19
Oak Hill CDC*	256	200
Quincy-Geneva New Vision CDC	3	3
Springfield NHS	250	225
Twin Cities CDC	125	25
Urban Edge	241	120
Valley CDC	75	40
Viet-AID	49	0
Worcester Common Ground	1	1
Worcester East Side CDC*	256	58
Grand Total	4,074	1,278

*Oak Hill CDC and Worcester East Side are both partners of the Home Ownership Center of Worcester. Together they provided foreclosure counseling to 512 households in 2008. That number cannot be broken down by CDC. Therefore, it was divided equally for reporting purposes.

Table 20: Landlord-Tenant Mediation 2008

CDC	Households
Arlington Community Trabajando, Inc.	5
Homeowners Rehab	4
Just a Start	252
Mattapan CDC	5
NOAH	6
Somerville Community Corp.	80
Twin Cities CDC	85
Urban Edge	248
WATCH	75
Grand Total	760

Table 21: Lead Paint Remediation 2008

CDC	Units Dealed
Codman Square NDC	1
Dorchester Bay EDC	30
Hilltown CDC	3
Homeowners Rehab	2
Just a Start	24
Main South CDC	1
Mattapan CDC	40
NHS of the South Shore	11
Oak Hill CDC	180
Twin Cities CDC	10
Urban Edge	71
Grand Total	373

2009 MACDC GOALs Report

Families

Table 22: Youth Programs 2008

CDC	Participants	Types of programs	Objectives	Budget	Examples to youth leadership
Arlington Community Trabajando, Inc.	18	Job Skills; community organizing; summer jobs	Services; Development; Leadership; Civic Engagement; Organizing	\$14,000	served on committees; assist with youth program (Teaching assistants); attend city council meetings; organize national night out; events planning; office support
Asian CDC	20	Youth leadership development program that produces weekly radio show and walking tours of Chinatown	Development; Leadership; Civic Engagement	\$23,315	Serve on committee; assist with programming; attend city meetings and hearings; run community events such as the "Films at the Gate" film festival
CEDC-SM	45	Computer refurbish and recycle after school program Health and safety leadership institute Summer youth employment	Development; Leadership	\$38,000	assist w/programming
Codman Square NDC	169	youth leadership, summer camp, gender-specific	Development; Leadership; Civic Engagement; Organizing	\$129,000	meet/advocate with policymakers
Dorchester Bay EDC	153	Youth Force; Team Expedition; LIFE After School Program; Techno Bay Computer Program; Summer Camp	Services; Development; Leadership; Civic Engagement; Organizing	\$122,508	Youth spoke at DBEDC's Annual Meeting; Planned block party; organized a community meeting at the Strand Theatre; assist with programming train the trainer
Greater Gardner CDC	38	Kids First Homework Center at Olde English Village	Development	\$24,280	
IBA	205	Youth Exploration and Leadership; Cacique Youth Arts; The Cacique Youth Teacher's Assistant Program; Youth Advocacy Program	Services; Development; Leadership; Civic Engagement; Organizing	\$359,115	

Table 22: Youth Programs 2008

CDC	Participants	Types of programs	Objectives	Budget	Examples to youth leadership
Just a Start	357	YouthBuild for h.s. dropouts; Summer Work and Learning for in-school h.s. students; Career Connection after school hours; Teen Living Program; Futures for Young Parents Education and Employment Readiness; TeenWork summer and after school hours work experience	Services; Development; Leadership; Civic Engagement	\$1,964,000	Advisory committees, recommend program services, participate in state legislative process and community service work on housing sites and in community-based organizations
Lawrence Community Works	201	graphic design; fashion design; art and architecture; dance; voice; music production; summer program; leadership development; financial literacy	Services; Development; Leadership; Civic Engagement; Organizing	\$550,000	serve on committees; assist with programming; attend legislative and city council meetings; organize youth-led events
Lena Park CDC	134	pre-school; after-school	Development; Civic Engagement	\$1,520,000	
Madison Park DC	95	afterschool/summer camp program; summer youth workers; Roxbury Literary Annual; college scholarship program	Services; Development; Leadership	\$50,000	assist with programming; publish and present their literary work; exhibit films in film festival
Main South CDC	10	Homework Center	Services; Development	\$1,500	0
Mattapan CDC	250	Literacy; arts; computer; cultural; wellness; food and fitness	Services; Development; Leadership; Civic Engagement; Organizing	\$100,000	
Methuen Arlington Neighborhood Inc.	572	Karate; Satellite Library; Movies/Crafts; Summer Basketball, After School Homework Center; Summer Parks and Recreation Program; Methuen Violence Prevention Program	Leadership; Organizing	\$86,250	Assist with Programming, attend public hearings and city council hearings, serve on committees

Table 22: Youth Programs 2008

CDC	Participants	Types of programs	Objectives	Budget	Examples to youth leadership
NOAH	223	Know What's Up - 5; E3C - 11; O'Donnell Schoolyard Program - 200 children, and 7 youth.	Services; Development; Leadership; Civic Engagement; Organizing	\$131,000	Served on the Board of CCAG and served on the CCAG Committee; Served on the Chelsea River Revel Committee; Attended MACDC Lobby Day at the State House; Advocated at the State House for Diesel Pollution related legislation; Helped lead several family
Nuestra Comunidad DC	25	Taekwondo; Sewing classes; arts and crafts	Services; Leadership	\$20,000	
Oak Hill CDC	275	Youth Agriculture, HOPE Coalition, Teen Inspirators, PhotoVoice Project, ALL-STARS, Worcester Academy Summer Camps Scholarship Program	Services; Development; Leadership; Civic Engagement; Organizing	\$50,000	Facilitate meetings and press conferences; Organized clean-ups; attended city hearings; Crime Watch; visit state house; nursed community garden; alcohol compliance checks; organizing block parties; community dinners; community picnic.
Quincy-Geneva New Vision CDC	86	sponsored youth against violence program which met three evening per week, created a chess club with a growing membership	Services; Development; Leadership; Civic Engagement; Organizing	\$3,000	Planning, coordination, communication, marketing, data collection
Somerville Community Corp.	70	Mediation; community organizing	Leadership; Civic Engagement; Organizing	\$470,000	serving as peer leaders and student mediators; serving on committees; summer work at SCC; participating in organizing campaigns
The Neighborhood Corporation	4	College Scholarship Fund	Services	\$1,400	
Twin Cities CDC	100	After School Program; GFLY leadership program	Services; Leadership; Organizing	\$35,000	serve on committees; attend meetings, assist with legislative activities
Urban Edge	45	Summer employment	Services; Development	\$45,000	programmed events at their development; participated in board meetings at their developments

Table 22: Youth Programs 2008

CDC	Participants	Types of programs	Objectives	Budget	Examples to youth leadership
Worcester East Side CDC	120	after-school art classes summer camp	Services; Development; Leadership; Civic Engagement; Organizing	\$6,175	
Grand Total	3,215			\$5,743,543	

Table 23: Family Asset Building 2008

CDC	Adult Basic Ed	ESOL	Earned Income Credit Assist	IDAs	Total
Allston Brighton CDC				22	22
CEDC-SM	28	15	900		943
Chelsea Neighborhood Developers				37	37
Codman Square NDC			189		189
Domus, Inc.	20				20
Homeowners Rehab				8	8
Housing Assistance Corp.			32		32
IBA	63				63
Jamaica Plain NDC		20			20
Just a Start	138			10	148
Lawrence Community Works	166	150		48	364
Madison Park DC				19	19
Main South CDC			225		225
Mattapan CDC				4	4
NOAH		80			80
Salem Harbor CDC		85			85
Solutions CDC				19	19
Valley CDC			10		10
Grand Total	415	350	1,356	167	2,288

Table 24: Elder Programs 2008

CDC	Participants
Coalition for a Better Acre	75
Dorchester Bay EDC	30
East Boston CDC	200
Fenway CDC	200
Fields Corner CDC	40
Hilltown CDC	288
IBA	283
Jamaica Plain NDC	150
Main South CDC	24
Mattapan CDC	50
NOAH	125
Nuestra Comunidad DC	268

Grand Total **1,733**

Table 25: Community Events 2008

CDC	Participants in Arts Programs	Participants in Cultural Programs	Participants in Community Festivals
Arlington Community Trabajando, Inc.		220	650
Asian CDC			1,000
CEDC-SM			15,000
Coalition for a Better Acre	15		200
Codman Square NDC			1,520
Dorchester Bay EDC	100		500
East Boston CDC	100	50	3,000
Hilltown CDC			900
IBA	205	25,000	5,000
Madison Park DC		50	8,000
Mattapan CDC	250	250	250
Methuen Arlington Neighborhood Inc.	110	110	350
NOAH			225
Oak Hill CDC	45	20	600
Southwest Boston CDC	100		150
The Neighborhood Corporation			1,500
Viet-AID			400
Worcester Common Ground			350
Worcester East Side CDC	48	15	800
Grand Total	973	25,715	40,395

2009 MACDC GOALs Report

Historical Real Estate: Housing

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Allston Brighton CDC	Community Condo sales	2	2008	\$208,000	Rehab - Subst	Leading the Way (Boston only), Boston Community Capital or Loan Fund, Citizens Bank	Energy Conservation, Sustainable Materials
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 Commun	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		494		\$68,250,395			
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		
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			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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 Neighborhood Developers	Box Work Condos	26	2008	\$7,500,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Brownfields, Citizens Bank	Energy Conservation, Healthy Materials, TOD development, Sustainable Materials
Chelsea Neighborhood Developers	Janus Highland Apts formerly known as Atlas Rental	41	2008	\$10,773,586	New Constr	Local or Regional HOME, State HOME, TOD Federal Tax Credits (LIHTC), Citizens Bank	Energy Conservation, Healthy Materials, Sustainable Materials
Chelsea Neighborhood Developers	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 Neighborhood Developers	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 Neighborhood Developers	38 Bellingham	3	2000	\$0			
Chelsea Neighborhood Developers	Essex Street	4	2000	\$546,000			
Chelsea Neighborhood Developers	Grove Street Projects	15	2000	\$1,180,976			
Chelsea Neighborhood Developers	233 Chestnut St.	3	1998	\$217,500			
Chelsea Neighborhood Developers	52-54 Shurtleff St.	6	1998	\$406,475			
Chelsea Neighborhood Developers	48-50 Chester Ave.	6	1997	\$459,537			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Chelsea Neighborhood Developers	90 Shawmut St.	3	1997	\$221,000			
Chelsea Neighborhood Developers	156 Shawmut St.	3	1996	\$207,050			
Chelsea Neighborhood Developers	18 Watts St.	2	1996	\$160,000			
Chelsea Neighborhood Developers	47 Washington St.	3	1996	\$152,700			
Chelsea Neighborhood Developers	12 6th St. & 214 Poplar St.	7	1995	\$523,725			
Chelsea Neighborhood Developers	133-139 Shawmut St.	12	1995	\$767,824			
Chelsea Neighborhood Developers	149 Congress Ave.	3	1995	\$166,674			
Chelsea Neighborhood Developers	151 Congress Ave.	3	1995	\$165,994			
Chelsea Neighborhood Developers	62 Blossom St.	3	1995	\$132,435			
Chelsea Neighborhood Developers	68-70 Shawmut St.	6	1995	\$197,891			
Chelsea Neighborhood Developers	77 Shawmut St.	3	1995	\$166,230			
Chelsea Neighborhood Developers	79 Shawmut St.	3	1995	\$166,230			
Chelsea Neighborhood Developers	128 Shawmut St & 27, 29 & 31 Chester Ave	12	1993	\$721,173			
Chelsea Neighborhood Developers	75 Shawmut St.	3	1993	\$162,681			
Chelsea Neighborhood Developers	28 & 38 Suffolk St.	2	1987	\$0	New Constr		
Chelsea Neighborhood Developers	70 & 74 Heard St.	2	1987	\$0	New Constr		
Chelsea Neighborhood Developers Total		182		\$26,831,681			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Coalition for a Better Acre	Saint Joseph's School Apartments (formerly named Riverside Apartments and Community Center)	15	2008	\$4,700,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, Four units Federal Section 8 through DHCD, four units	Energy Conservation, Healthy Materials, Sustainable Materials
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 Triangle	12	1990	\$1,600,000			
Coalition for a Better Acre	Homeownership	38	1986	\$2,500,000			
Coalition for a Better Acre Total		617		\$62,100,000			
Codman Square NDC	Latin Academy (Phase II)	35	2008	\$12,237,000	Other	Local Linkage, State HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Neighborhood Reinvestment	Energy Conservation
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
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

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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
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, Developer Equity	Energy Conservation, Energy Star

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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/ Bank of America	Energy Conservation, Healthy Materials, Sustainable Materials
Codman Square NDC	Home Again: Mt. Bowdoin/Glenway	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	\$249,950			
Codman Square NDC	1-4 Family Program	2	1999	\$249,883			
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		
Codman Square NDC	Norfolk Terrace Apts.	17	1984	\$500,000			
Codman Square NDC Total		1,030		\$109,045,399			
Community Development Partnership	The Courtyards, Chatham	4	2008	\$1,250,000	Rehab - Subst	Community Preservation Act Funds, donations from local real estate developers	Energy Conservation, reuse of existing building in a neighborhood center

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Community Development Partnership	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
Community Development Partnership	Martha Street	1	2006	\$250,000	Rehab - Subst	State CDBG, Town rec'd HDSP grant for the move and the rehab house was donated to Town	Energy Conservation
Community Development Partnership	Nickerson Condominium, Brewster	1	2006	\$54,000	Rehab - Mod	Community Preservation Act Funds, mortgage for up to \$15,000	
Community Development Partnership	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.	
Community Development Partnership	Wellfleet Homeownership	4	2004	\$524,000	New Constr	Housing Authority owned land and sold at reduced price. Down payment assistance	Energy Conservation
Community Development Partnership	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
Community Development Partnership	Brewster Affordable Housing	2	2001	\$187,200	New Constr		
Community Development Partnership	Provincetown Duplex	2	2001	\$327,500			
Community Development Partnership	Wellfleet Homeownership	6	2001	\$920,000			
Community Development Partnership	Gull Cottages	5	2000	\$614,823			
Community Development Partnership	Canal House	11	1998	\$343,900			
Community Development Partnership	Eastham Duplexes	8	1998	\$646,000			
Community Development Partnership Total		57		\$6,755,173			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	Dudley Village	50	2008	\$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 Commun	Energy Conservation, Healthy Materials, passive solar rainwater collection, Sustainable Materials
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 26: 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	94	1987	\$4,000,000			
Dorchester Bay EDC	BHP I	58	1987	\$2,850,242			
Dorchester Bay EDC Total		992		\$112,360,883			
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.	71	2002	\$8,000,000	Rehab - Subst		Energy Conservation
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	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			
East Boston CDC	Chevrus School Apartments	46	1998	\$4,100,000			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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			
ETC	700 Harrison Avenue	84	2008	\$23,000,000	New Constr	State HOME, City HOME/ NH State AHTF Sovereign Bank	Healthy Materials
ETC	Keen Studios	23	2008	\$6,600,000	Rehab - Subst	Local or Regional HOME, Boston Community Capital or Loan Fund	Energy Conservation, Healthy Materials
ETC Total		107		\$29,600,000			
Falmouth Housing Trust	East Ridge Road	6	2006	\$1,200,000	New Constr	municipal technical support MassHousing or MFHA (other than trust), MHP, Fleet Bank/ Bank of America, Citizens Bank	Energy Conservation, we are in the process of adding solar technology to lesson the cost for the new homeowners.
Falmouth Housing Trust	Esker Place	18	2006	\$600,000	New Constr		Energy Conservation
Falmouth Housing Trust	170 Palmer Ave	7	1994	\$254,816			
Falmouth Housing Trust Total		31		\$2,054,816			
Fenway CDC	Fenway Views	3	2006	\$450,000	Rehab - Mod	MHP, MHIC, Wainwright Ban CEDAC	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

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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			
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		

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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			
Greater Gardner CDC	Gardner/Monty Tech (Clairmont St.)	1	2008	\$130,000	New Constr	Local or Regional CDBG, Colonial Co-operative Bank	Energy Conservation
Greater Gardner CDC	Winchendon/River Street	2	2008	\$260,000	New Constr	Local or Regional CDBG, GFA Federal Credit Union	Energy Conservation
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		17		\$2,398,942			
Grove Hall NDC	Affordable Housing Program	3	1998	\$300,000			
Grove Hall NDC	Renaissance Bldg.	12	1990	\$1,200,000			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Grove Hall NDC Total		15		\$1,500,000			
Hilltown CDC	6 Blandford Hill Road, Huntington (4-unit rental housing)	4	2008	\$439,443	Rehab - Subst	State CDBG, Florence Savings Bank	Energy Conservation
Hilltown CDC	Laurel Road, Williamsburg (11-unit cluster condo - homeownership)	11	2008	\$3,145,466	New Constr	State HOME, Affordable Housing Trust Fund, Massachusetts Technology Collaborative Foundation of Western Massachusetts Florence Savings Bank Western Massachusetts Enterprise Fund nationalgrid; pro bono legal from Bulkley, Richardson, & Gelinas, LLP	Energy Conservation, Healthy Materials, passive solar design and construction; PV solar panels on each unit produce electricity for each unit; 17 acres of forestland preserved, Sustainable Materials
Hilltown CDC	Laurel Road, Williamsburg (11-unit cluster condo - homeownership)	11	2008	\$2,880,000	New Constr	State HOME, Affordable Housing Trust Fund, Massachusetts Technology Collaborative Foundation of Western Massachusetts Florence Savings Bank Western Massachusetts Enterprise Fund nationalgrid; pro bono legal from Bulkley, Richardson, & Gelinas, LLP	Energy Conservation, Healthy Materials, passive solar design and construction; PV solar panels on each unit produce electricity for each unit, Sustainable Materials
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			
Hilltown CDC	Haydenville Housing Initiative	6	1999	\$606,500			
Hilltown CDC	Hilltown Homeownership	2	1998	\$200,000			
Hilltown CDC Total		58		\$10,915,728			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Homeowners Rehab	58 7th St	6	2008	\$1,157,529	Rehab - Subst	Community Preservation Act Funds, Lead Safe Historical Commission Section 8, Neighborhood Reinvestment, LIS CitiBan Charlesbank Home Enterprise insurance proceeds NSTAR P Energy Star Rebates	Energy Conservation, Healthy Materials, solar panels for both electric and domestic hot water, Sustainable Materials
Homeowners Rehab	Marcella St	16	2008	\$4,360,624	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, Section 8, East Cambridge Savings Bank Seller thru bargain sale	Energy Conservation, Healthy Materials, Sustainable Materials
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, re-cycling 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			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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			
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		547		\$65,828,777			
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	104 Rawson Road	2	2008	\$644,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Winchester Savings Bank Cambridge Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials
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		42		\$10,269,000			
Hungry Hill CDC	30 Murray Hill Av	2	2004	\$193,090	Rehab - Subst	Local or Regional HOME, Construction Loan - Chicopee Savings	

Table 26: 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	Sumner Hill House	50	2008	\$8,400,000	Rehab - Mod	Local or Regional CDBG, NDF Wainwright Bank	Energy Conservation, Healthy Materials, Sustainable Materials
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 26: 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 h	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 Foundation	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 Coop	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		476		\$72,586,277			
Just a Start	Buyback/Resale Condos	6	2008	\$1,200,000	Rehab - Mod	CAHT	Energy Conservation, Healthy Materials, Sustainable Materials

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Just a Start	Teen Parent Shelter	12	2008	\$2,053,400	Rehab - Mod	City of Somerville Lead Abatement Funds Housing Innovations Fund (HIF), Mass. DCF (formerly DSS) from State Capital Budget 9 Foundations East Cambridge Savings Bank and private charitable funds 8 Corporations and Individuals	Energy Conservation, Healthy Materials, Sustainable Materials
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 Home LISC, 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

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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
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			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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			
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		683		\$85,299,815			
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 Lawrence Savings Bank	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, Charlesbank 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 Materials

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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
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	Olmsted Green Phase I	70	2008	\$18,000,000	New Constr	DND DHCD	Energy Conservation, Healthy Materials, Sustainable Materials
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		382		\$42,200,000			
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 26: 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	5 Vineyard Street	1	2008	\$50,000	Rehab - Mod	Commonwealth National Bank	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	Kilby-Gardner-Hammond Phase 3A	10	2008	\$2,413,750	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, The Life Initiative	Energy Conservation, Healthy Materials, Sustainable Materials
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

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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
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	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	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	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			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Main South CDC Total		267		\$20,915,750			
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	Washington sty Housing first	11	2008	\$1,535,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), McKinney, Neighborhood Reinvestment, Rockland trust	Energy Conservation
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, State HOME, DND Neighborhood Reinvestment,	Energy Conservation,
NHS of the South Shore	Park Ave, Hull	19	2003	\$625,000	Rehab - Mod		
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		

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
NHS of the South Shore	Dove Transitional House II	6	1998	\$507,000			
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		91		\$7,585,500			
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			
NOAH	Shalom Properties	30	1998	\$1,340,000			
NOAH	107 Eutaw St.	2	1997	\$250,000			
NOAH	134 Falcon St.	2	1997	\$240,000			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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			
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 & Sponsor based vouchers MHP, 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	

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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			
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			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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
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			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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	QG1	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
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 Muhammad 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			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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			
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

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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
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			
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			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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	Neighborhood Stabilization	3	2008	\$500,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, The Life Initiative, CharlesBank Homes	Energy Conservation
Springfield NHS	Stabilization II	5	2008	\$990,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, Federal Home Bank	Energy Conservation
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		21		\$3,900,000			
The Neighborhood Corporation	117 Ingell Street	5	2008	\$1,500,000	Comb Rehab/New Constr	Local or Regional HOME, EP HOME Taunton Affordable Housing Trust Bristol County Savings Bank	Energy Conservation
The Neighborhood 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	
The Neighborhood Corporation Total		69		\$16,500,000			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Twin Cities CDC	Main Street Project	31	2008	\$10,294,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), MassHousing or MFHA (other than trust), MassDevelopment, Mass Historic Tax Credits; Mass transit funding; Energy funding Federal Historic Tax Credits, Section	Energy Conservation, Healthy Materials, Sustainable Materials
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 (Util)	Energy Conservation, Healthy Materials, Energy Star appliances and lighting, Sustainable Materials,
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		145		\$16,760,863			
Urban Edge	Hyde-Blakemore	13	2008	\$4,270,261	New Constr	Local Inclusionary Zoning Funds, NHT Affordable Housing Trust Fund, Brownfields, Massachusetts Technology Collaborative Citizens Bank	Energy Conservation, Healthy Materials, ground water retention system, bioswales and permeable asphalt, 75% construction recycling, Sustainable Materials

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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 Reinvestment	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	Westminster Court	77	1998	\$0			
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		1,244		\$106,596,640			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Valley CDC	46-48 School Street	8	2008	\$2,100,109	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	Energy Conservation, Healthy Materials, none, Sustainable Materials
Valley CDC	Main Street, Amherst	11	2008	\$2,926,889	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	Energy Conservation, Healthy Materials, none, Sustainable Materials
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			
Valley CDC	Hampshire Inn	15	1991	\$400,000			
Valley CDC Total		164		\$15,376,053			
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

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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			
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 Initiative	4	2003	\$735,000	New Constr	Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Woronoco Savings Bank	
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			
Womens Institute for Housing and Economic Dev.	Inn Transition	14	2008	\$2,100,000	Rehab - Mod	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), DPH operating contract	Energy Conservation

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
Womens Institute for Housing and Economic Dev.	RESPOND	8	2008	\$2,100,000	Rehab - Mod	Local or Regional HOME, Local Inclusionary Zoning Funds, Somerville Housing Trust State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), DSS operating contract	Energy Conservation
Womens Institute for Housing and Economic Dev. Total		22		\$4,200,000			
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	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	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
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 Initiative	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			

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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			
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 Community Housing Resources	Sigel Street	6	2008	\$360,000	Rehab - Mod	Local or Regional HOME, Webster Five	Energy Conservation
Worcester Community Housing Resources Total		6		\$360,000			
Worcester East Side CDC	Bell Hill 3	14	2006	\$3,430,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, 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

Table 26: Completed Housing Projects

CDC	Project Name	Units	Year of Occup	Total Dev't Cost	Construction Type	Financing	Environmental
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		\$9,746,000			

Grand Total **15,002** **\$1,800,968,727**

2009 MACDC GOALs Report

Historical Real Estate: Commercial

Table 27: Completed Commerical Projects

CDC	Name	Dev't Type	Total Sq Feet	Comm Sq Ft	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Chelsea Neighborhood Developers	Neighborhood House		9,000		1998			2	0	
Chelsea Neighborhood Developers	615 Broadway	Commercial		22,000	2007	\$3,400,000	Rehab - Mod	5	20	Local or Regional CDBG, New Market Tax Credits
Chelsea Neighborhood Developers 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	0		\$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	0		\$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 27: Completed Commerical Projects

CDC	Name	Dev't Type	Total Sq Feet	Comm Sq Ft	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 CDC Loan and Equity Fund
Dorchester Bay EDC Total			85,500	0		\$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	0		\$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	0		\$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	0		\$14,700,000		10	320	
Hilltown CDC	Cummington Community House		2,400		1996	\$412,492		0	0	

Table 27: Completed Commerical Projects

CDC	Name	Dev't Type	Total Sq Feet	Comm Sq Ft	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Hilltown CDC	Powell Road Reconstruction		87,120		1998	\$740,000		0	0	
Hilltown CDC	Goshen Town Hall Elevator				1999	\$146,000		0	0	
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 interium financing
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	0		\$4,150,000		18	130	
Jamaica Plain NDC	Brewery Small Business Center		160,000		1983	\$4,000,000		32	175	

Table 27: Completed Commerical Projects

CDC	Name	Dev't Type	Total Sq Feet	Comm Sq Ft	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Jamaica Plain NDC	JP Center Supermarket/Health Center		75,000		1996	\$13,000,000		2	300	
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			0	14,000		\$5,228,678		1	90	
Madison Park DC	2201 Washington		48,000		2001	\$7,000,000		1	240	

Table 27: Completed Commerical Projects

CDC	Name	Dev't Type	Total Sq Feet	Comm Sq Ft	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	0		\$14,041,127		9	300	
Main South CDC	Main South Center for Community Revitalization		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	0		\$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	0		\$48,000,000		10	300	
Nuestra Comunidad DC	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	

Table 27: Completed Commerical Projects

CDC	Name	Dev't Type	Total Sq Feet	Comm Sq Ft	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Nuestra Comunidad DC	La cocina		5,000		2000	\$800,000		2	27	
Nuestra Comunidad DC	swifty auto mall		4,500		2000	\$950,000		4	20	
Nuestra Comunidad DC Total			36,050	0		\$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	0		\$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	0		\$800,000		11	80	
Quaboag Valley CDC	23 West Main Street, Ware	Commercial, Offices, Retail,	7,200	7,200	2008	\$650,000	Rehab - Mod	3	1	Town of Ware Comm. Dev. fund State CDBG, North Brookfield Savings Bank; Country Bank for Savings; Southbridge Savings Bank; FamilyFirst (formerly Ware Cooperative) Bank
Quaboag Valley CDC Total			7,200	7,200		\$650,000		3	1	
Quincy-Geneva New Vision CDC	320 Blue Hill Ave		6,000		1998	\$500,000		1	3	
Quincy-Geneva New Vision CDC Total			6,000	0		\$500,000		1	3	
Salem Harbor CDC	Salem Point Childcare		1,000		1988	\$80,000		1	3	
Salem Harbor CDC Total			1,000	0		\$80,000		1	3	

Table 27: Completed Commerical Projects

CDC	Name	Dev't Type	Total Sq Feet	Comm Sq Ft	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
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	0		\$1,700,000		13	81	
South Boston NDC	Coneco				1994	\$500,000		1	50	
South Boston NDC Total						\$500,000		1	50	
The Neighborhood Corporation	Baker Parts		25,000		1999	\$100,000		2	0	
The Neighborhood Corporation Total			25,000	0		\$100,000		2	0	
Urban Edge	2010 Columbus		6,000		1986	\$335,000		1	35	
Urban Edge	3134 Washington St.		23,000		1991	\$1,400,000		4	41	
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

Table 27: Completed Commerical Projects

CDC	Name	Dev't Type	Total Sq Feet	Comm Sq Ft	Year of Occup	Dev't Cost	Construction Type	Comm Tenants	Jobs Created	Financing
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	
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	0		\$650,000		9	20	
Grand Total			1,499,995	95,773		\$177,355,790		233	3,194	

2009 MACDC GOALs Report

Historical Real Estate: Mixed-Use

Table 28: Completed Mixed-Use Developments

CDC	Name	Dev't Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occup	Dev't Cost	Comm Tenants	Constr 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			\$100,000,000	10	
Chelsea Neighborhood Developers	148 Shawmut Street	Offices	2		3,000	2006	\$1,564,535	1	Rehab - Subst
Chelsea Neighborhood Developers Total			2		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			\$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			\$19,000,000	1	
Fields Corner CDC	One Arcadia Pl.		12	36,000		1985			
Fields Corner CDC Total			12	36,000					
Greater Gardner CDC	Central Street Rehab	Offices, Residential (mixed use)	3		2,400	2008	\$750,000	1	Rehab - Subst
Greater Gardner CDC Total			3		2,400		\$750,000	1	
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	

Table 28: Completed Mixed-Use Developments

CDC	Name	Dev't Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occup	Dev't Cost	Comm Tenants	Constr Type
Homeowners Rehab Total			340		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			\$3,300,000	0	
LINC	The Caledonia	Residential (mixed use)	8		1,000	2006	\$1,700,000	3	Rehab - Subst
LINC Total			8		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				13,200			\$2,500,000	9	
NOAH	Eutaw-Meridian Rehab.		9			1998	\$1,110,000	1	
NOAH Total			9				\$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			\$23,000,000	11	
Quincy-Geneva New Vision CDC	Savin-Creston		26			1999	\$4,400,000	3	
Quincy-Geneva New Vision CDC Total			26				\$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			\$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			\$2,483,011	4	

Table 28: Completed Mixed-Use Developments

CDC	Name	Dev't Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occup	Dev't Cost	Comm Tenants	Constr Type
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	
Urban Edge	Egleston Crossing	Commercial, Residential (mixed use)	64	83,000		2005	\$21,000,000	2	Rehab - Mod
Urban Edge Total			64	83,000			\$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			\$2,623,418	2	
Viet-AID	1460 Dorchester Ave.	Commercial, Retail,	43		7,000	2008	\$14,000,000	5	New Constr
Viet-AID Total			43		7,000		\$14,000,000	5	
The Neighborhood Corporation	Robertson on the River	Commercial, Offices, Residential (mixed use)	64		17,000	2006	\$15,500,000	4	Rehab - Subst
The Neighborhood Corporation Total			64		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	
Worcester East Side CDC	413 Shrewsbury St.	Commercial, Offices, Retail, Business Incubator, Residential (mixed use)	1		2,200	2008	\$375,000	1	Rehab - Mod
Worcester East Side CDC Total			1		2,200		\$375,000	1	
Grand Total			1,271	456,457	51,344		\$286,760,018	102	

2009 MACDC GOALs Report

Historical Real Estate: Open Space

Table 29: Completed Open Space Development

CDC	Location	Type of Space	Year	Total Sq. Ft.	Total Dev't Cost	Constr Jobs	Financing Sources
Allston Brighton CDC	Lincoln Street Green Strip	Public art project	2008	5,000	\$222,000	3	Department of Neighborhood Development Grassroots Environment Planning Grant; DND/Grassroots Construction Grant
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
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				97,288	\$832,000	51	
Asian CDC	Oak Terrace	Tot Lots	1996	3,250	\$0	0	
Asian CDC	Oak Terrace	Community Garden	1996	900	\$0	0	
Asian CDC Total				4,150	\$0	0	

Table 29: Completed Open Space Development

CDC	Location	Type of Space	Year	Total Sq. Ft.	Total Dev't Cost	Constr Jobs	Financing Sources
Chelsea Neighborhood Developers	212 Poplar St	Community Garden	1996	829			
Chelsea Neighborhood Developers	261 Spruce St	Community Garden	1996	2,000			
Chelsea Neighborhood Developers	15, 19, 21, 23 Shawmut	Community Garden	1985	4,035			
Chelsea Neighborhood Developers Total				6,864	\$0	0	
Coalition for a Better Acre		Community Garden	2000	10,890			
Coalition for a Better Acre	18 N. Franklin Court	Community Garden	1996	9,000			
Coalition for a Better Acre	Cross St.	Park	1992	15,000			
Coalition for a Better Acre	North Canal Apts.	Playground	1991	6,000			
Coalition for a Better Acre	Adams & LaGrange St.	Park	1990	18,000			
Coalition for a Better Acre Total				58,890	\$0	0	
Codman Square NDC	102 Columbia Rd	Tot Lots	1993	10,000			
Codman Square NDC	173 Columbia Rd	Tot Lots	1993	8,000			
Codman Square NDC Total				18,000	\$0	0	
Dorchester Bay EDC	Dudley Village		2008	5,200	\$1,500,000	25	
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				24,300	\$1,500,000	25	
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	

Table 29: Completed Open Space Development

CDC	Location	Type of Space	Year	Total Sq. Ft.	Total Dev't Cost	Constr Jobs	Financing Sources
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	
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 29: Completed Open Space Development

CDC	Location	Type of Space	Year	Total Sq. Ft.	Total Dev't Cost	Constr 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 (not the foundation-- the bank itself)
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 Construction, Linda & Forrest Bla
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	

Table 29: Completed Open Space Development

CDC	Location	Type of Space	Year	Total Sq. Ft.	Total Dev't Cost	Constr Jobs	Financing Sources
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
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 Boston		2006	0	\$20,000	2	,
Mattapan CDC	RISE Gateway to Boston	Two 18 and 1/2 feet tall granite and bronze statues celebrating the cultural diversity and history of the community	2005	165	\$450,000	12	Browne Fund, Several private donors responded to letter sent
Mattapan CDC Total				165	\$470,000	14	
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	

Table 29: Completed Open Space Development

CDC	Location	Type of Space	Year	Total Sq. Ft.	Total Dev't Cost	Constr Jobs	Financing Sources
NOAH	McKay School	Schoolyard	2001	30,000			
NOAH	Clippership Courtyard	Schoolyard	2000	6,000			
NOAH	Heritage Housing Development-BHA	Courtyard	1999	6,000			
NOAH	Otis Elementary School	Schoolyard	1999	15,000			
NOAH	O'Donnell School	Schoolyard	1997	20,000			
NOAH Total				137,000	\$600,000	40	
Nuestra Comunidad DC	Dudley Town Common	Park	1995	26,000			
Nuestra Comunidad DC	Dudley St. (between Nuestra & La Alianza bldgs.)	Community Garden	1988	10,890			
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			
Oak Hill CDC	Vacant Lot in Union Hill	Playground	1992	2,500			
Oak Hill CDC Total				19,168	\$29,500	4	
Quincy-Geneva New Vision CDC	Interval St.	Playground	2000	3,000			
Quincy-Geneva New Vision CDC	Savin/Maywood	Garden	2000	4,000			
Quincy-Geneva New Vision CDC	Holborn St.	Playground	1999	3,000			
Quincy-Geneva New Vision CDC	Holborn St.	Playground	1997	2,000			
Quincy-Geneva New Vision CDC Total				12,000	\$0	0	

Table 29: Completed Open Space Development

CDC	Location	Type of Space	Year	Total Sq. Ft.	Total Dev't Cost	Constr Jobs	Financing Sources
Salem Harbor CDC	Mary Jane Lee Park	Park	1993	21,780			
Salem Harbor CDC Total				21,780	\$0	0	
The Neighborhood Corporation	Interpretive Viewing Area		2004	1,000	\$25,000	2	Heritage River Grant
The Neighborhood Corporation	Weir Riverfront Park, Phase III	educational viewing area	2003	0	\$50,000	0	
The Neighborhood Corporation	Weir Riverfront Park, Phase II	interpretive trail	2002	20,000	\$100,000	0	Bristol County Savings Bank, Taunton Heritage River Grant
The Neighborhood Corporation	Weir Riverfront Park, Phase III		2002	40,000	\$200,000	3	EOEA Urban Self-Help Grant
The Neighborhood Corporation	Riverfront Park	Park	2001	217,800			
The Neighborhood Corporation	East Water St	Playground	1993	174,240			
The Neighborhood Corporation Total				453,040	\$375,000	5	
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	
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	

Table 29: Completed Open Space Development

CDC	Location	Type of Space	Year	Total Sq. Ft.	Total Dev't Cost	Constr Jobs	Financing Sources
Viet-AID Total				107	\$0	0	
Westfield CDC	Newberry Lot	Farmer's Market, Community Events	1996	15,000			
Westfield CDC Total				15,000	\$0	0	
Worcester Common Ground	122 Austin St	Playground	2001	5,000			
Worcester Common Ground	Castle St.	Community Garden	1991	5,000			
Worcester Common Ground Total				10,000	\$0	0	
Worcester East Side CDC	Misc. Community Gardens		2003				
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			
Worcester East Side CDC	Scattered Sites	Gardens	2000				
Worcester East Side CDC Total				26,000	\$165,000	20	
Grand Total				1,991,836	\$17,611,000	276	

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.