

MACDC GOALs Initiative

Growing Opportunities, Assets, and Leaders across the Commonwealth



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

August 2010

August 24, 2010

Dear Friend,

Since 2003, MACDC and its 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 and other nonprofits 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. Over the seven years of the GOALs Initiative, our members have helped to create or preserve over 9,000 homes, 14,000 job opportunities and helped over 8,000 locally owned businesses and aspiring entrepreneurs. In total, our members have generated close to \$1.7 billion in economic activity during this period and they have done so in communities across the state, from Lawrence to New Bedford and from the Lower Cape to Great Barrington.

This report supplements a shorter report issued in July 2010, and contains detailed information on the results of this survey. Furthermore, it highlights the terrific progress that MACDC Members have made over the past year, including...

During 2009:

- **2,143** volunteer community leaders were engaged in CDC activities;
- **1,357** homes were built or preserved;
- **2,740** job opportunities were created or preserved;
- **2,008** locally-owned businesses received technical and financial support;
- **38,216** families received housing, jobs, training or other services; and
- **\$308 million** in private and public funding was invested in our communities

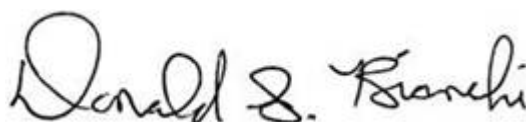
This report is the product of hard work by our members and by the MACDC staff, including Erica Walker and Jay Rosa. MACDC staff worked diligently to assist our members in getting the survey instrument completed, ensuring a timely and complete response from our members, and analyzing and synthesizing the data. We 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. We 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 have any questions regarding this report, please do not hesitate to contact MACDC.

Sincerely,



Joseph Kriesberg
President



Don Bianchi
Senior Policy Advocate

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Introduction

The Massachusetts Association of Community Development Corporations (MACCDC) is an association of mission-driven community development organizations dedicated to working together and with others to create places of opportunity where people of diverse incomes and backgrounds access housing that is affordable, benefit from economic opportunities and fully participate in the civic life of their community. We achieve this by building and sustaining a high performing and adaptive community development sector that is supported by private and public investment and sound public policies. With over 80 members, MACCDC is one of the country's leading CDC trade associations.

In an effort to increase public understanding and support for CDC activities, MACCDC 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 2014, 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 MACCDC's members. Through the survey, the CDCs provided detailed information on program and projects related to their accomplishments during 2009 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 presents 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 2009. 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.

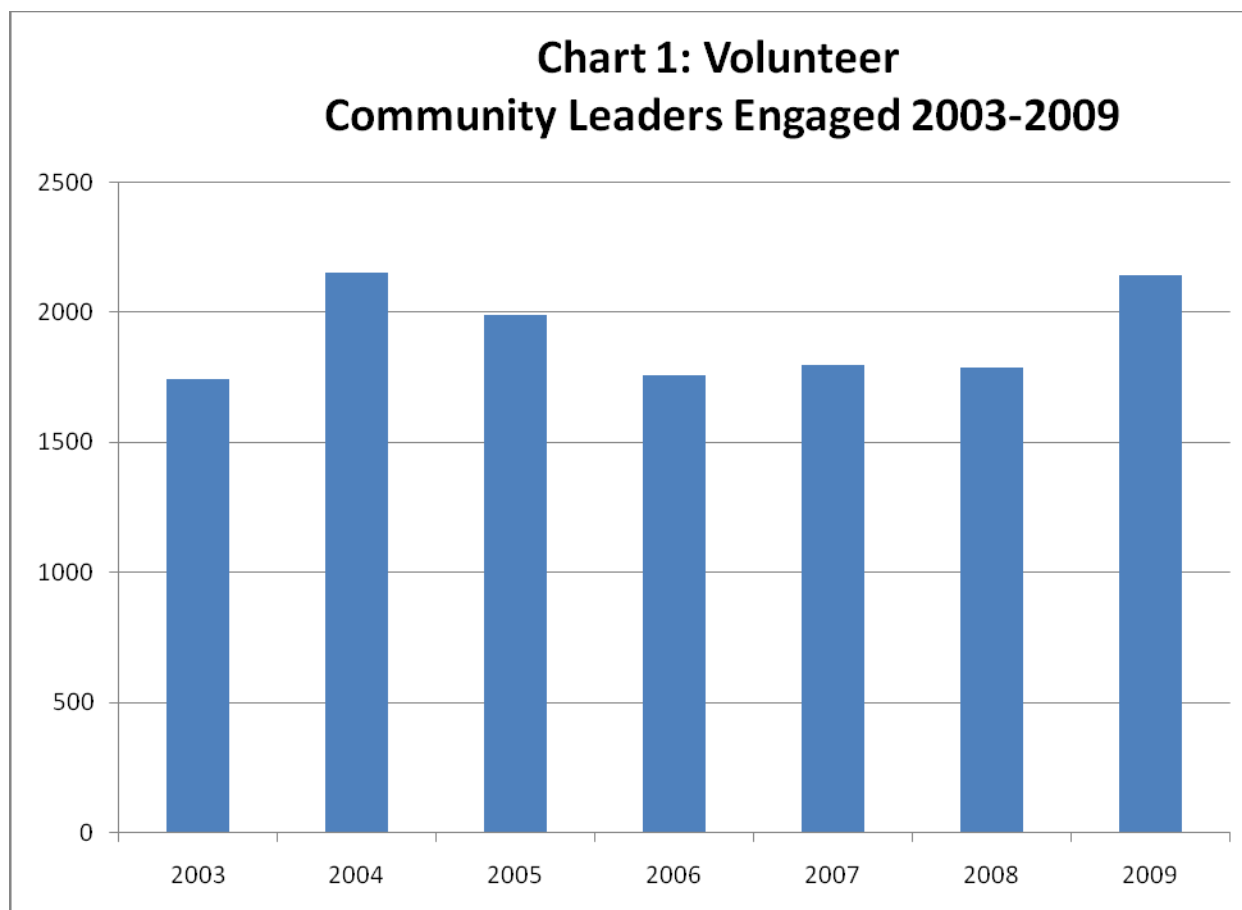
CDCs completed the survey in January and February, 2010. Some survey data was also entered by MACDC staff as a result of phone and/or email responses. MACDC staff carefully review the data to identify errors and omissions and follow up with the relevant CDC to clarify and confirm the data.

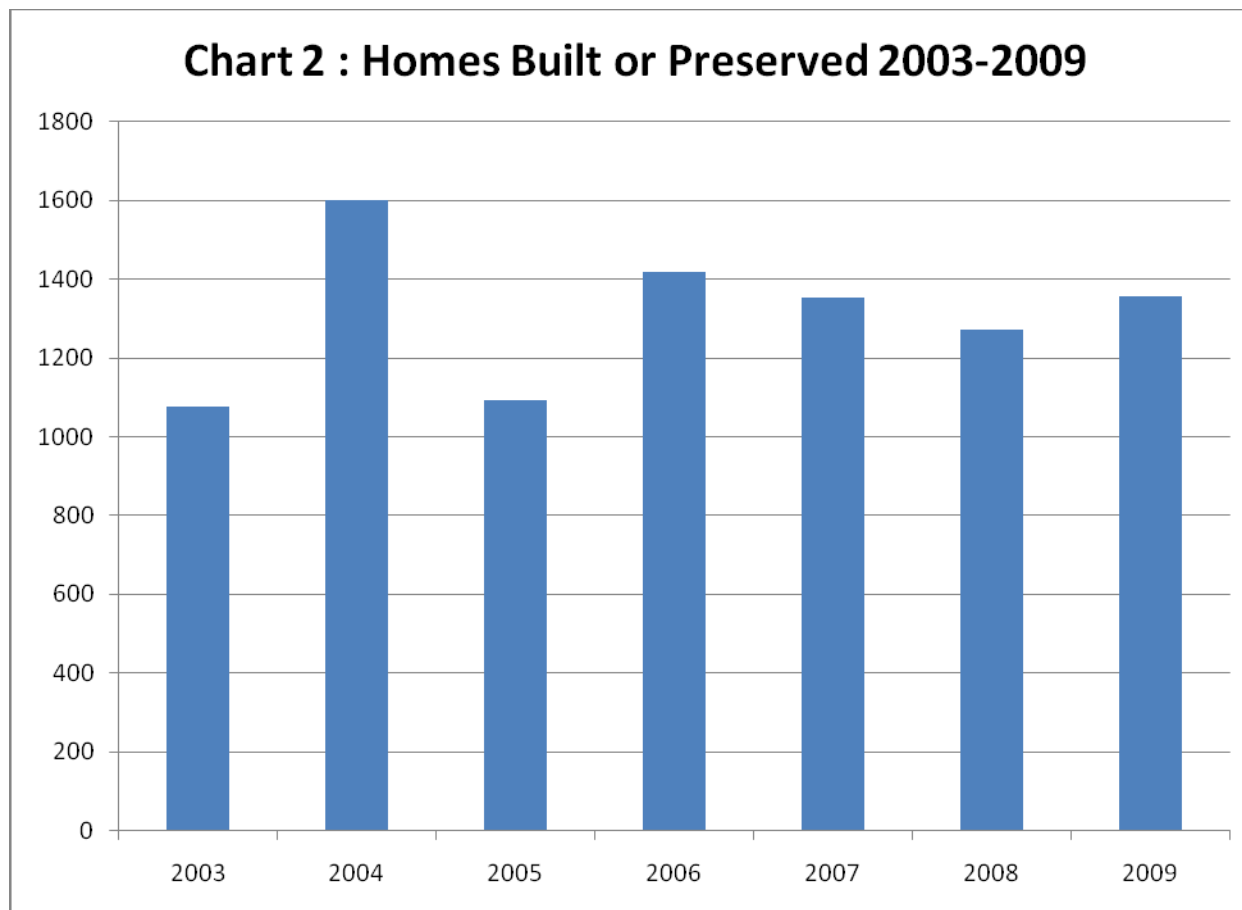
The information contained in the following pages is current data on CDC accomplishments during calendar year 2009. Since the survey was self-reporting, questions related to specific projects or programs listed in this report should be directed to the relevant CDC. Contact information for each CDC is available at www.macdc.org. Questions related to the web-based survey instrument or the GOALs Initiative should be directed to MACDC.

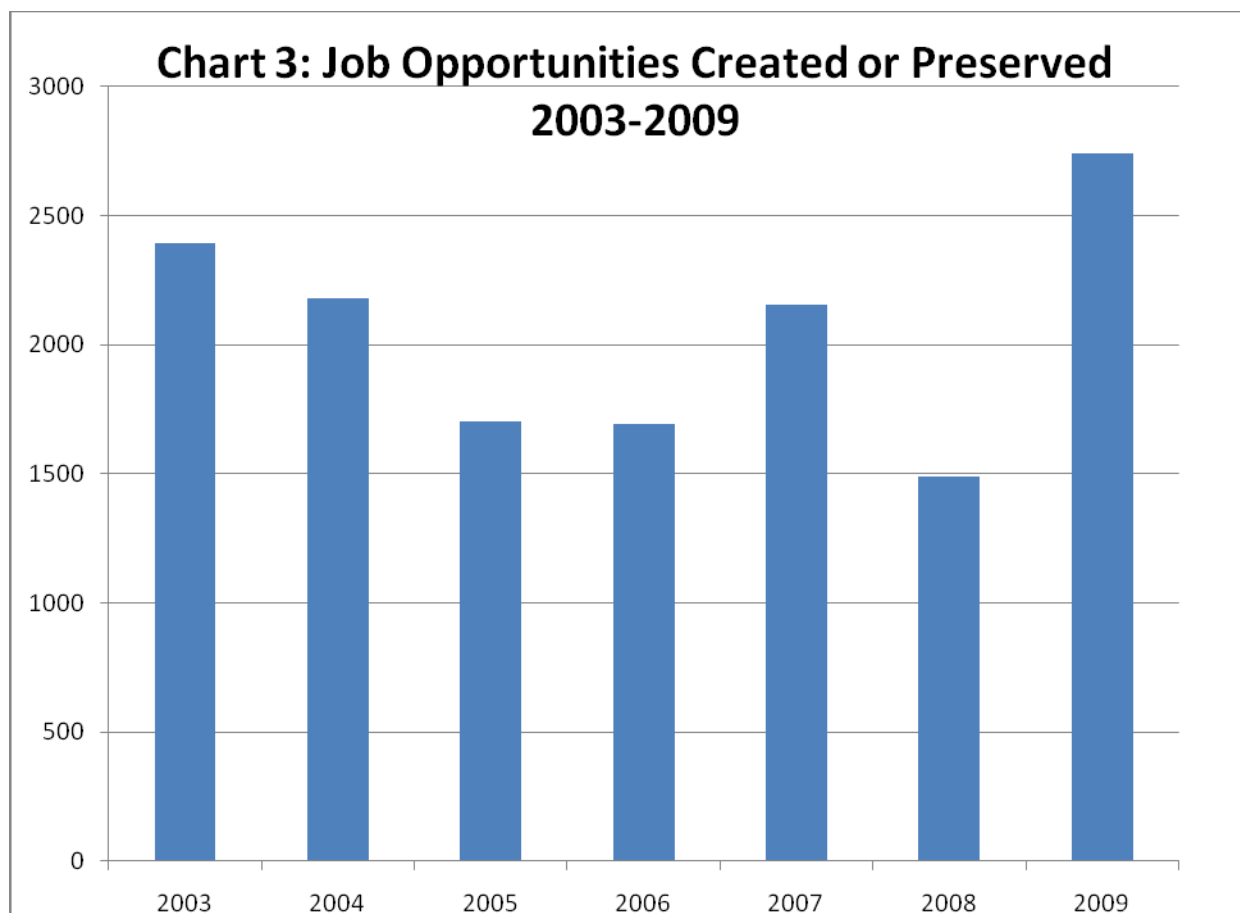
A glossary of terms is also included on page 195 and can be helpful when reading this report.

2010 MACDC GOALS Report

Accomplishments 2003-2009







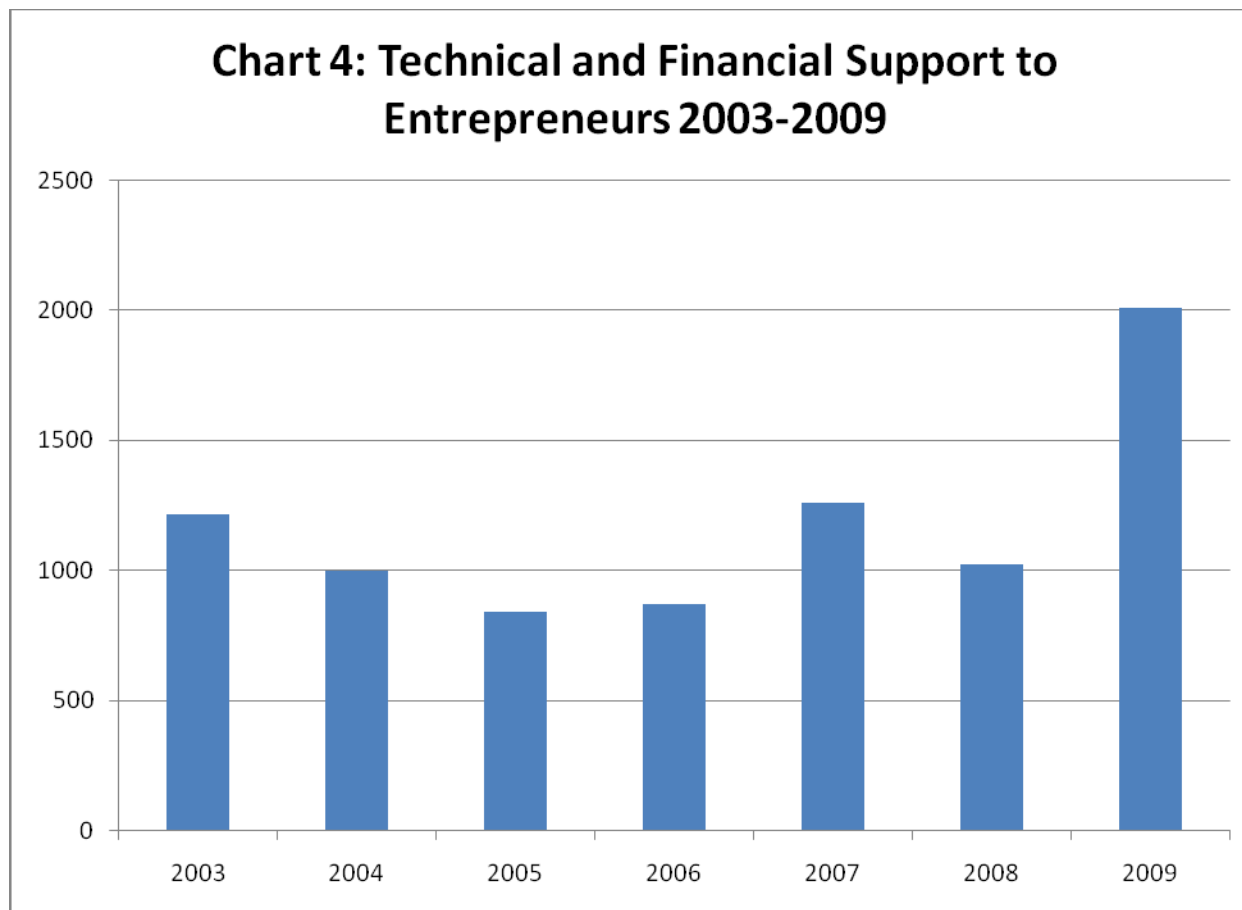
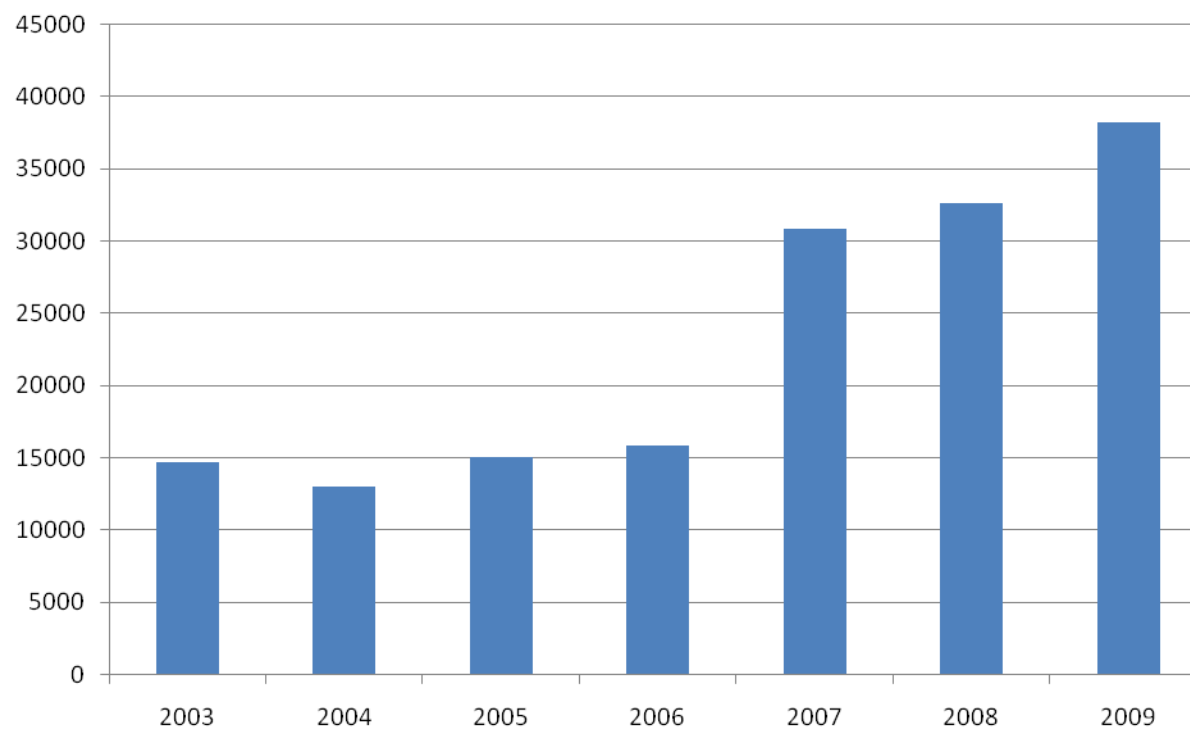
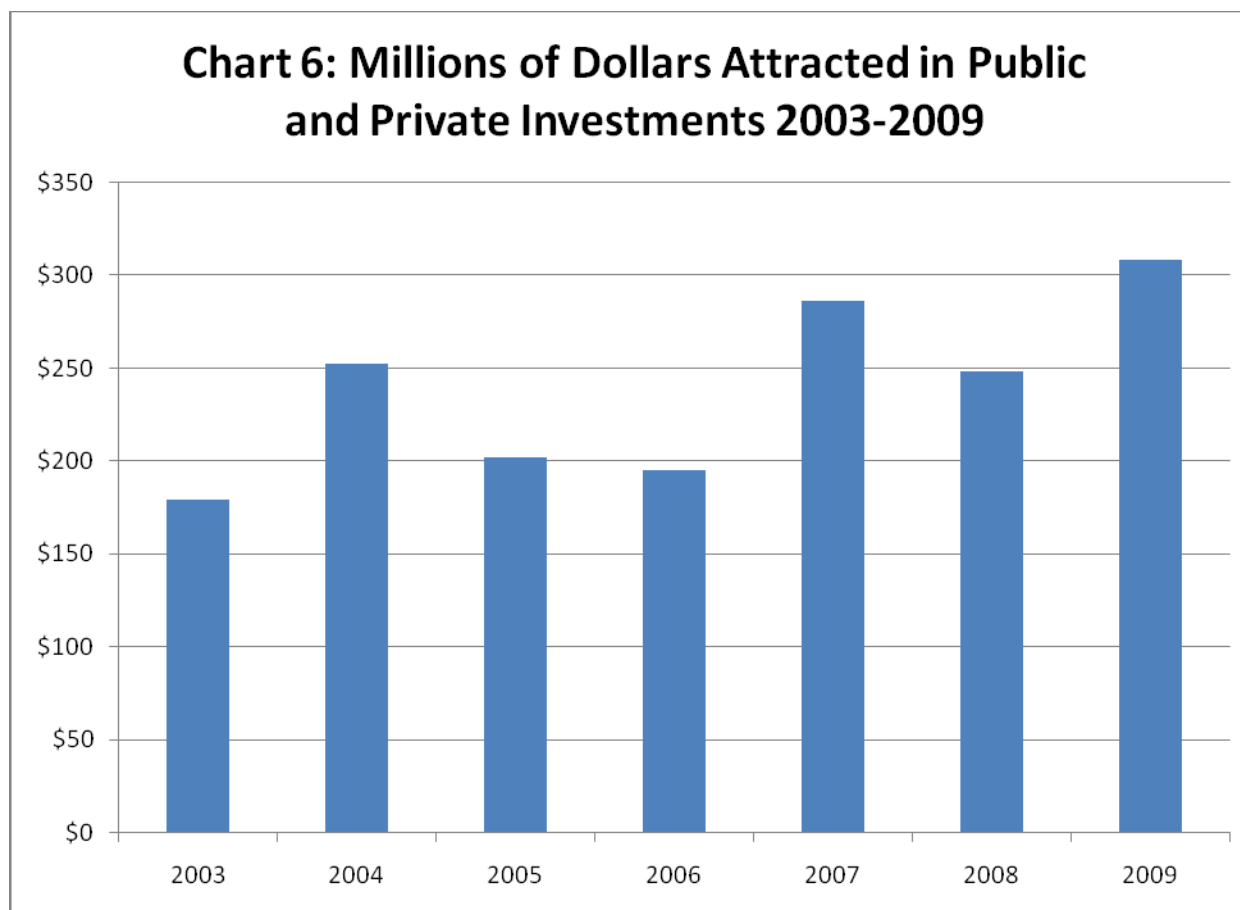


Chart 5: Families Supported with Housing, Jobs, Training or Other Services 2003-2009





2010 MACDC GOALs Report

Summary Tables

Table 1: Summary of Accomplishments 2009

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Allston Brighton CDC	63				413	\$1,062,678
Arlington Community Trabajando, Inc.	49				236	\$105,000
Asian CDC	31				783	\$919,932
B'nai B'rith Housing		57			299	\$23,450,000
Back of the Hill CDC		125	50		175	\$28,000,000
Beverly Affordable Housing Coalition	22					\$227,000
Caritas Communities		14	14		678	\$8,750,000
CDC of South Berkshire County	12	10	20		40	\$2,420,000
CEDC-SM	11		6	53	901	\$641,417
Chelsea Neighborhood Developers	58	54	15		309	\$16,774,130
Coalition for a Better Acre	45		6		666	\$1,182,397
Codman Square NDC	43	207	83		1,591	\$19,920,455
Community Development Partnership	29	23	60	122	254	\$2,105,324
Domus, Inc.					122	\$363,622
Dorchester Bay EDC	44	16	59	67	1,237	\$4,087,968
East Boston CDC	29				949	\$2,500,000
ETC	19				1,002	\$1,700,000
Fenway CDC	50		14		611	\$637,457
Fields Corner CDC	11					\$530,000
Franklin County CDC	32		73	70	146	\$1,591,500
Greater Gardner CDC	35	3	33	56	373	\$815,300
Hilltown CDC	23	14	20	69	682	\$1,119,624
Homeowners Rehab	30	12			986	\$1,319,174
Housing Assistance Corp.	30	77	30		1,677	\$41,550,397
Housing Corporation of Arlington	22	10			58	\$3,766,126
IBA						\$2,864,180
Jamaica Plain NDC	99	6	222	71	822	\$9,581,000
Just a Start	79	82	280		1,719	\$9,645,803
Lawrence Community Works	153		6		1,398	\$3,166,322

Table 1: Summary of Accomplishments 2009

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Lena Park CDC	22		30		423	\$1,250,000
LINC	21		23		50	\$45,000
Lowell Small Business Assistance Center			47	34	105	\$225,000
Madison Park DC	26	128	30		1,396	\$31,615,388
Main South CDC	35	6	4		475	\$908,220
Mattapan CDC	12	23	20	18	309	\$1,100,000
Methuen Arlington Neighborhood Inc.	15		64		284	\$154,000
Mission Hill NHS					117	
Needham Opportunities, Inc.	17				2	\$70,000
NHS of the South Shore	34	32			1,627	\$1,238,000
NOAH	79				1,386	\$1,820,000
Nuestra Comunidad DC	24	4	6		1,013	\$4,190,471
Oak Hill CDC	22	200	10		1,435	\$1,333,302
Pittsfield Economic Revitalization Corp.	11		35	8	43	\$115,000
Quaboag Valley CDC	15		28	60	88	\$536,000
Quincy-Geneva New Vision CDC					261	\$421,757
Salem Harbor CDC	14	15	50		395	\$5,701,889
SEED Corp.	65		593	963	1,556	\$6,490,067
Somerville Community Corp.	148	24	50		401	\$12,869,365
South Boston NDC	32				84	\$500,000
Southwest Boston CDC	21				13	\$369,288
Springfield NHS	25	8	14		545	\$5,541,930
The Neighborhood Corporation	35		8	4	76	\$340,000
Twin Cities CDC	116	39	92	42	805	\$13,219,358
Union Street (Lynn)	25				40	\$120,000
Urban Edge	92	30			3,010	\$2,661,726
Valley CDC	18		44	84	413	\$1,113,879
Viet-AID			3	56	466	\$1,500,000
WATCH	62				232	\$387,000

Table 1: Summary of Accomplishments 2009

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Watertown Community Housing	16				360	\$297,000
Western Mass. Enterprise Fund			200	224	424	\$2,160,769
Womens Institute for Housing and Economic Dev.	32				501	\$1,157,968
Worcester Common Ground	25	81	378	2	604	\$14,311,000
Worcester Community Housing Resources	28	28			128	\$779,458
Worcester East Side CDC	37	29	20	5	1,022	\$3,098,312
Grand Total	2,143	1,357	2,740	2,008	38,216	\$308,437,953

Table 2: Summary of Leaders Engaged 2009

MACDC Member	Board Leaders Engaged	Non-Board Leaders and Committee Members Engaged	Total # of Leaders Engaged by MACDC Member
Allston Brighton CDC	13	50	63
Arlington Community Trabajando, Inc.	10	39	49
Asian CDC	19	12	31
Beverly Affordable Housing Coalition	14	8	22
CDC of South Berkshire County	8	4	12
CEDC-SM	8	3	11
Chelsea Neighborhood Developers	10	48	58
Coalition for a Better Acre	15	30	45
Codman Square NDC	13	30	43
Community Development Partnership	15	14	29
Dorchester Bay EDC	14	30	44
East Boston CDC	19	10	29
ETC	13	6	19
Fenway CDC	18	32	50
Fields Corner CDC	11	0	11
Franklin County CDC	12	20	32
Greater Gardner CDC	19	16	35
Hilltown CDC	13	10	23
Homeowners Rehab	12	18	30
Housing Assistance Corp.	30	0	30
Housing Corporation of Arlington	12	10	22
Jamaica Plain NDC	19	80	99
Just a Start	9	70	79
Lawrence Community Works	13	140	153
Lena Park CDC	6	16	22
LINC	11	10	21
Madison Park DC	11	15	26
Main South CDC	11	24	35
Mattapan CDC	6	6	12

Table 2: Summary of Leaders Engaged 2009

MACDC Member	Board Leaders Engaged	Non-Board Leaders and Committee Members Engaged	Total # of Leaders Engaged by MACDC Member
Methuen Arlington Neighborhood Inc.	11	4	15
Needham Opportunities, Inc.	12	5	17
NHS of the South Shore	14	20	34
NOAH	14	65	79
Nuestra Comunidad DC	13	11	24
Oak Hill CDC	14	8	22
Pittsfield Economic Revitalization Corp.	11	0	11
Quaboag Valley CDC	13	2	15
Salem Harbor CDC	7	7	14
SEED Corp.	36	29	65
Somerville Community Corp.	23	125	148
South Boston NDC	12	20	32
Southwest Boston CDC	13	8	21
Springfield NHS	13	12	25
The Neighborhood Corporation	20	15	35
Twin Cities CDC	13	103	116
Union Street (Lynn)	18	7	25
Urban Edge	29	63	92
Valley CDC	11	7	18
WATCH	12	50	62
Watertown Community Housing	10	6	16
Womens Institute for Housing and Economic Dev.	7	25	32
Worcester Common Ground	13	12	25
Worcester Community Housing Resources	20	8	28
Worcester East Side CDC	15	22	37
Grand Total	758	1,385	2,143

Table 3: Summary of Homes Created or Preserved 2009

MACDC Member	Units Created in Housing-Only Projects	Units Created in Mixed Use Projects	Units Improved by Home Improvement Loans	Units Where Lead Paint was Abated	Units Under Receivership	Total # of Units Created or Preserved by MACDC Member
B'nai B'rith Housing	57					57
Back of the Hill CDC	125					125
Caritas Communities	14					14
CDC of South Berkshire County	10					10
Chelsea Neighborhood Developers	54					54
Codman Square NDC	206			1		207
Community Development Partnership			17	6		23
Dorchester Bay EDC	6		1	9		16
Greater Gardner CDC	3					3
Hilltown CDC			11	3		14
Homeowners Rehab			12			12
Housing Assistance Corp.	68		8	1		77
Housing Corporation of Arlington	10					10
Jamaica Plain NDC				6		6
Just a Start	10		64	8		82
Madison Park DC	128					128
Main South CDC					6	6
Mattapan CDC				23		23
NHS of the South Shore			30	2		32
Nuestra Comunidad DC	4					4
Oak Hill CDC			19	181		200
Salem Harbor CDC	15					15
Somerville Community Corp.		24				24
Springfield NHS	7		1			8
Twin Cities CDC	4	31		1	3	39
Urban Edge			7	23		30
Worcester Common Ground	46		23	3	9	81
Worcester Community Housing Resources			16		12	28
Worcester East Side CDC	8		14		7	29
Grand Total	775	55	223	267	37	1,357

Table 4: Summary of Job Opportunities Created or Preserved 2009

MACDC Member	Construction	Commercial Tenants	Small Business Assistance	Workforce Development	Total # of Jobs Created or Preserved by MACDC Member
Back of the Hill CDC	50				50
Caritas Communities	14				14
CDC of South Berkshire County	20				20
CEDC-SM			6		6
Chelsea Neighborhood Developers	15				15
Coalition for a Better Acre	6				6
Codman Square NDC	83				83
Community Development Partnership			60		60
Dorchester Bay EDC	10		9	40	59
Fenway CDC				14	14
Franklin County CDC			73		73
Greater Gardner CDC	22		4	7	33
Hilltown CDC			20		20
Housing Assistance Corp.	20			10	30
Jamaica Plain NDC	35	75	58	54	222
Just a Start	63			217	280
Lawrence Community Works				6	6
Lena Park CDC				30	30
LINC				23	23
Lowell Small Business Assistance Center			47		47
Madison Park DC	30				30
Main South CDC				4	4
Mattapan CDC			15	5	20
Methuen Arlington Neighborhood Inc.				64	64
Nuestra Comunidad DC	6				6
Oak Hill CDC				10	10
Pittsfield Economic Revitalization Corp.			35		35
Quaboag Valley CDC			28	0	28
Salem Harbor CDC	50				50
SEED Corp.			593		593
Somerville Community Corp.	40	10		0	50
Springfield NHS	14				14

Table 4: Summary of Job Opportunities Created or Preserved 2009

MACDC Member	Construction	Commercial Tenants	Small Business Assistance	Workforce Development	Total # of Jobs Created or Preserved by MACDC Member
The Neighborhood Corporation			5	3	8
Twin Cities CDC	57	15	20		92
Valley CDC			44		44
Viet-AID			3		3
Western Mass. Enterprise Fund			200		200
Worcester Common Ground	350		22	6	378
Worcester East Side CDC	20		0	0	20
Grand Total	905	100	1,242	493	2,740

Table 5: Summary of Small Businesses Provided One on One Technical Assistance 2009

MACDC Member	Business Owners Provided Direct, One on One TA by MACDC Member
CEDC-SM	53
Community Development Partnership	122
Dorchester Bay EDC	67
Franklin County CDC	70
Greater Gardner CDC	56
Hilltown CDC	69
Jamaica Plain NDC	71
Lowell Small Business Assistance Center	34
Mattapan CDC	18
Pittsfield Economic Revitalization Corp.	8
Quaboag Valley CDC	60
SEED Corp.	963
The Neighborhood Corporation	4
Twin Cities CDC	42
Valley CDC	84
Viet-AID	56
Western Mass. Enterprise Fund	224
Worcester Common Ground	2
Worcester East Side CDC	5
Grand Total	2,008

Table 6: Summary of Families Assisted 2009

MACDC Member	Cumulative Rental Units*	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Small Businesses Assisted	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Total # of Families Assisted by CDC
Allston Brighton CDC	406							7		413
Arlington Community Trabajando, Inc.		181				10			45	236
Asian CDC	332	423				28			0	783
B'nai B'rith Housing	242	0	0	57					0	299
Back of the Hill CDC			50	125						175
Caritas Communities	650	0	14	14					0	678
CDC of South Berkshire County	10	0	20	10					0	40
CEDC-SM		0	6		53	65		777	0	901
Chelsea Neighborhood Developers	200		15	54				40		309
Coalition for a Better Acre	380	0	6			30			250	666
Codman Square NDC	762	5	83	207		189		140	205	1,591
Community Development Partnership	49	0	60	23	122				0	254
Domus, Inc.								122		122
Dorchester Bay EDC	722	0	59	16	67	130	50		193	1,237
East Boston CDC	949									949
ETC	1,002									1,002
Fenway CDC	372		14				225			611
Franklin County CDC			73	3	70					146
Greater Gardner CDC	3	240	33		56	41			0	373
Hilltown CDC	30	64	20	14	69		485		0	682

Table 6: Summary of Families Assisted 2009

MACDC Member	Cumulative Rental Units*	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Small Businesses Assisted	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Total # of Families Assisted by CDC
Homeowners Rehab	926	0		12				9	39	986
Housing Assistance Corp.	150	420	30	77					1,000	1,677
Housing Corporation of Arlington	48		0	10						58
Jamaica Plain NDC	316	55	222	6	71		150		2	822
Just a Start	548	399	280	82		275		135	0	1,719
Lawrence Community Works	71	322	6			160		448	391	1,398
Lena Park CDC	363		30					30		423
LINC	4		23			23				50
Lowell Small Business Assistance Center			47		34	24				105
Madison Park DC	1,115	50	30	128		70		3	0	1,396
Main South CDC	135	15	4	6		59	30	226	0	475
Mattapan CDC	62	20	20	23	18	56	60	30	20	309
Methuen Arlington Neighborhood Inc.			64	0		220				284
Mission Hill NHS	117									117
Needham Opportunities, Inc.		2							0	2
NHS of the South Shore	131	964		32					500	1,627
NOAH	103	409				195	90	80	509	1,386
Nuestra Comunidad DC	635	90	6	4		73	115		90	1,013
Oak Hill CDC	71	195	10	200		156			803	1,435
Pittsfield Economic Revitalization Corp.			35	0	8					43

Table 6: Summary of Families Assisted 2009

MACDC Member	Cumulative Rental Units*	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Small Businesses Assisted	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Total # of Families Assisted by CDC
Quaboag Valley CDC			28	0	60					88
Quincy-Geneva New Vision CDC	261									261
Salem Harbor CDC	150		50	15				180		395
SEED Corp.			593		963					1,556
Somerville Community Corp.	92	80	50	24		150		5	0	401
South Boston NDC	84									84
Southwest Boston CDC			0			13				13
Springfield NHS		319	14	8					204	545
The Neighborhood Corporation	64		8		4					76
Twin Cities CDC	39	152	92	39	42	37			404	805
Union Street (Lynn)				0				40		40
Urban Edge	1,340	1,169		30		63			408	3,010
Valley CDC	71	136	44		84				78	413
Viet-AID	43	113	3		56	200			51	466
WATCH	10	158						64	0	232
Watertown Community Housing		360		0					0	360
Western Mass. Enterprise Fund			200	0	224					424
Womens Institute for Housing and Economic Dev.	501	0							0	501
Worcester Common Ground	127	13	378	81	2				3	604

Table 6: Summary of Families Assisted 2009

MACDC Member	Cumulative Rental Units*	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Small Businesses Assisted	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Total # of Families Assisted by CDC
Worcester Community Housing Resources	85	9		28					6	128
Worcester East Side CDC	18	750	20	29	5	200			0	1,022
Grand Total	13,789	7,113	2,740	1,357	2,008	2,467	1,205	2,336	5,201	38,216

*Rental units completed in 2009 are included in Housing Opportunities and not in Cumulative Rental Units

Table 7: Summary of Community Investment Secured 2009

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commerical Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Home Purchase	\$ Invested in Financing for Local Small Bus	Operating Budget	EITC AND IDAs	Total Amount of Investment Secured by MACDC Member
Allston Brighton CDC							\$1,056,378	\$6,300	\$1,062,678
Arlington Community Trabajando, Inc.							\$105,000	\$0	\$105,000
Asian CDC							\$919,932	\$0	\$919,932
Back of the Hill CDC	\$28,000,000						\$0	\$0	\$28,000,000
Beverly Affordable Housing Coalition							\$227,000		\$227,000
B'nai B'rith Housing	\$23,000,000						\$450,000	\$0	\$23,450,000
Caritas Communities	\$3,750,000						\$5,000,000	\$0	\$8,750,000
CDC of South Berkshire County	\$2,318,000						\$102,000	\$0	\$2,420,000
CEDC-SM						\$0	\$161,417	\$480,000	\$641,417
Chelsea Neighborhood Developers	\$15,708,000						\$1,050,000	\$16,130	\$16,774,130
Coalition for a Better Acre			\$200,000				\$982,397	\$0	\$1,182,397
Codman Square NDC	\$18,440,000		\$299,570	\$20,885			\$1,000,000	\$160,000	\$19,920,455
Community Development Partnership				\$730,324		\$75,000	\$1,300,000	\$0	\$2,105,324
Domus, Inc.							\$363,622		\$363,622
Dorchester Bay EDC	\$1,026,000			\$143,000		\$38,167	\$2,880,801	\$0	\$4,087,968
East Boston CDC						\$0	\$2,500,000	\$0	\$2,500,000
ETC							\$1,700,000	\$0	\$1,700,000
Fenway CDC							\$637,457	\$0	\$637,457
Fields Corner CDC							\$530,000	\$0	\$530,000
Franklin County CDC						\$862,500	\$729,000	\$0	\$1,591,500
Greater Gardner CDC	\$519,793					\$0	\$295,507	\$0	\$815,300
Hilltown CDC				\$233,908	\$200,500	\$0	\$685,216	\$0	\$1,119,624
Homeowners Rehab				\$162,374			\$1,146,120	\$10,680	\$1,319,174

Table 7: Summary of Community Investment Secured 2009

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commerical Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Home Purchase	\$ Invested in Financing for Local Small Bus	Operating Budget	EITC AND IDAs	Total Amount of Investment Secured by MACDC Member
Housing Assistance Corp.	\$23,000,000			\$155,000	\$175,000		\$18,220,397	\$0	\$41,550,397
Housing Corporation of Arlington	\$2,816,000						\$950,126	\$0	\$3,766,126
IBA							\$2,864,180	\$0	\$2,864,180
Jamaica Plain NDC		\$5,300,000			\$25,000	\$625,000	\$3,631,000	\$0	\$9,581,000
Just a Start	\$4,190,459			\$1,162,000			\$4,261,344	\$32,000	\$9,645,803
Lawrence Community Works							\$2,942,832	\$223,490	\$3,166,322
Lena Park CDC							\$1,250,000	\$0	\$1,250,000
LINC							\$45,000	\$0	\$45,000
Lowell Small Business Assistance Center						\$0	\$225,000	\$0	\$225,000
Madison Park DC	\$29,000,000						\$2,600,000	\$15,388	\$31,615,388
Main South CDC							\$770,870	\$137,350	\$908,220
Mattapan CDC						\$0	\$1,100,000	\$0	\$1,100,000
Methuen Arlington Neighborhood Inc.							\$154,000	\$0	\$154,000
Needham Opportunities, Inc.							\$70,000	\$0	\$70,000
NHS of the South Shore				\$158,000	\$40,000		\$1,040,000	\$0	\$1,238,000
NOAH					\$120,000		\$1,700,000	\$0	\$1,820,000
Nuestra Comunidad DC	\$930,000						\$3,260,471	\$0	\$4,190,471
Oak Hill CDC				\$91,936	\$63,479		\$1,177,887	\$0	\$1,333,302
Pittsfield Economic Revitalization Corp.						\$100,000	\$15,000	\$0	\$115,000
Quaboag Valley CDC						\$286,000	\$250,000	\$0	\$536,000
Quincy-Geneva New Vision CDC							\$421,757	\$0	\$421,757
Salem Harbor CDC	\$5,400,000						\$301,889	\$0	\$5,701,889

Table 7: Summary of Community Investment Secured 2009

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commerical Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Home Purchase	\$ Invested in Financing for Local Small Bus	Operating Budget	EITC AND IDAs	Total Amount of Investment Secured by MACDC Member
SEED Corp.						\$4,597,000	\$1,893,067	\$0	\$6,490,067
Somerville Community Corp.		\$11,419,000					\$1,435,365	\$15,000	\$12,869,365
South Boston NDC							\$500,000	\$0	\$500,000
Southwest Boston CDC							\$369,288	\$0	\$369,288
Springfield NHS	\$1,493,850			\$26,100	\$3,215,980		\$806,000	\$0	\$5,541,930
The Neighborhood Corporation						\$65,000	\$275,000	\$0	\$340,000
Twin Cities CDC	\$295,000	\$12,000,000		\$28,260	\$63,098	\$13,000	\$820,000	\$0	\$13,219,358
Union Street (Lynn)							\$120,000	\$0	\$120,000
Urban Edge				\$225,500			\$2,436,226	\$0	\$2,661,726
Valley CDC					\$129,000	\$337,000	\$647,879	\$0	\$1,113,879
Viet-AID						\$0	\$1,500,000	\$0	\$1,500,000
WATCH							\$387,000	\$0	\$387,000
Watertown Community Housing							\$297,000	\$0	\$297,000
Western Mass. Enterprise Fund						\$1,860,769	\$300,000	\$0	\$2,160,769
Womens Institute for Housing and Economic Dev.							\$1,157,968	\$0	\$1,157,968
Worcester Common Ground	\$13,000,000			\$150,000	\$25,000	\$85,000	\$1,051,000	\$0	\$14,311,000
Worcester Community Housing Resources				\$81,769	\$27,689		\$670,000	\$0	\$779,458
Worcester East Side CDC	\$2,110,000			\$90,000	\$250,000	\$0	\$648,312	\$0	\$3,098,312
Grand Total	\$174,997,102	\$28,719,000	\$499,570	\$3,459,056	\$4,334,746	\$8,944,436	\$86,387,705	\$1,096,338	\$308,437,953

2010 MACDC GOALS Report

Leaders

Table 8: Leaders 2009

MACDC Member	Board Members	Non-Board Leaders	Non-Board Committee Members	Membership
Allston Brighton CDC	13	25	25	300
Arlington Community Trabajando, Inc.	10	12	27	1,500
Asian CDC	19	8	4	180
Beverly Affordable Housing Coalition	14	6	2	0
CDC of South Berkshire County	8	2	2	45
CEDC-SM	8	3	0	74
Chelsea Neighborhood Developers	10	30	18	69
Coalition for a Better Acre	15	20	10	500
Codman Square NDC	13	10	20	0
Community Development Partnership	15	3	11	300
Dorchester Bay EDC	14	20	10	180
East Boston CDC	19	5	5	4,000
ETC	13	6	0	13
Fenway CDC	18	25	7	250
Fields Corner CDC	11	0	0	35
Franklin County CDC	12	5	15	267
Greater Gardner CDC	19	6	10	165
Hilltown CDC	13	1	9	266
Homeowners Rehab	12	3	15	27
Housing Assistance Corp.	30	0	0	0
Housing Corporation of Arlington	12	6	4	300
Jamaica Plain NDC	19	40	40	700
Just a Start	9	50	20	30
Lawrence Community Works	13	83	57	4,463
Lena Park CDC	6	4	12	900
LINC	11	5	5	0
Madison Park DC	11	5	10	50

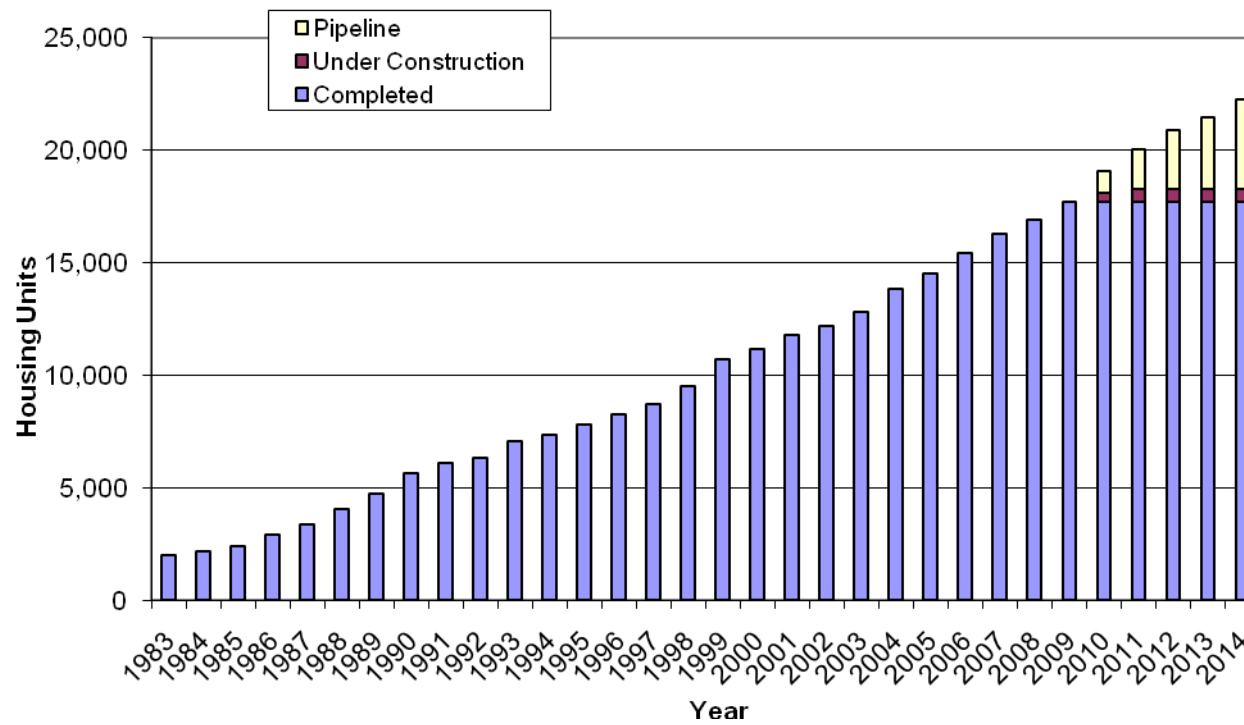
Table 8: Leaders 2009

MACDC Member	Board Members	Non-Board Leaders	Non-Board Committee Members	Membership
Main South CDC	11	12	12	60
Mattapan CDC	6	2	4	2
Methuen Arlington Neighborhood Inc.	11	2	2	346
Needham Opportunities, Inc.	12	3	2	12
NHS of the South Shore	14	5	15	650
NOAH	14	15	50	300
Nuestra Comunidad DC	13	3	8	329
Oak Hill CDC	14	3	5	250
Pittsfield Economic Revitalization Corp.	11	0	0	43
Quaboag Valley CDC	13	1	1	31
Salem Harbor CDC	7	7	0	65
SEED Corp.	36	29	0	164
Somerville Community Corp.	23	50	75	300
South Boston NDC	12	20	0	100
Southwest Boston CDC	13	5	3	30
Springfield NHS	13	8	4	0
The Neighborhood Corporation	20	5	10	400
Twin Cities CDC	13	44	59	96
Union Street (Lynn)	18	7	0	26
Urban Edge	29	20	43	4,300
Valley CDC	11	4	3	96
WATCH	12	24	26	216
Watertown Community Housing	10	5	1	45
Womens Institute for Housing and Economic Dev.	7	0	25	0
Worcester Common Ground	13	8	4	1,200
Worcester Community Housing Resources	20	5	3	0
Worcester East Side CDC	15	20	2	2,400
Grand Total	758	690	695	26,075

2010 MACDC GOALS Report

Real Estate 2009: Housing

**Chart 7 - Cumulative CDC Housing
Production 1983 - 2009**



**Chart 8 - Total Housing Units by Year
1983 - 2009**

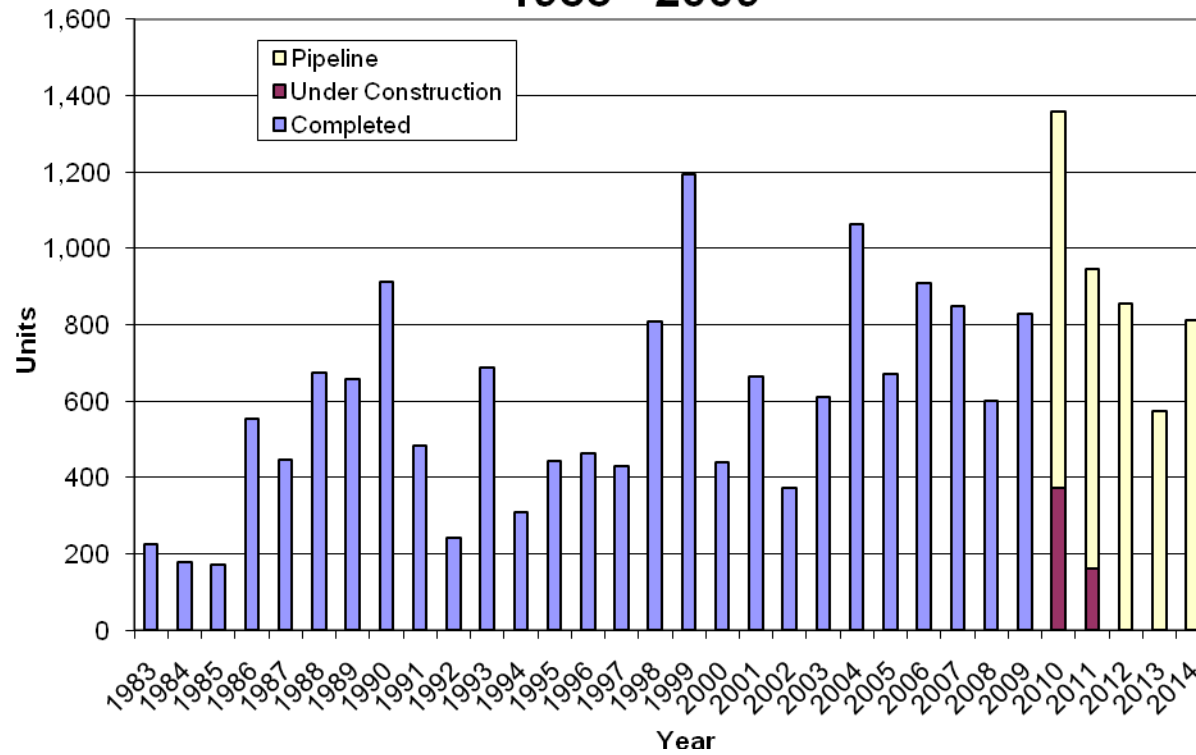


Chart 9 - Number of Housing Developments by Year 1983 - 2009

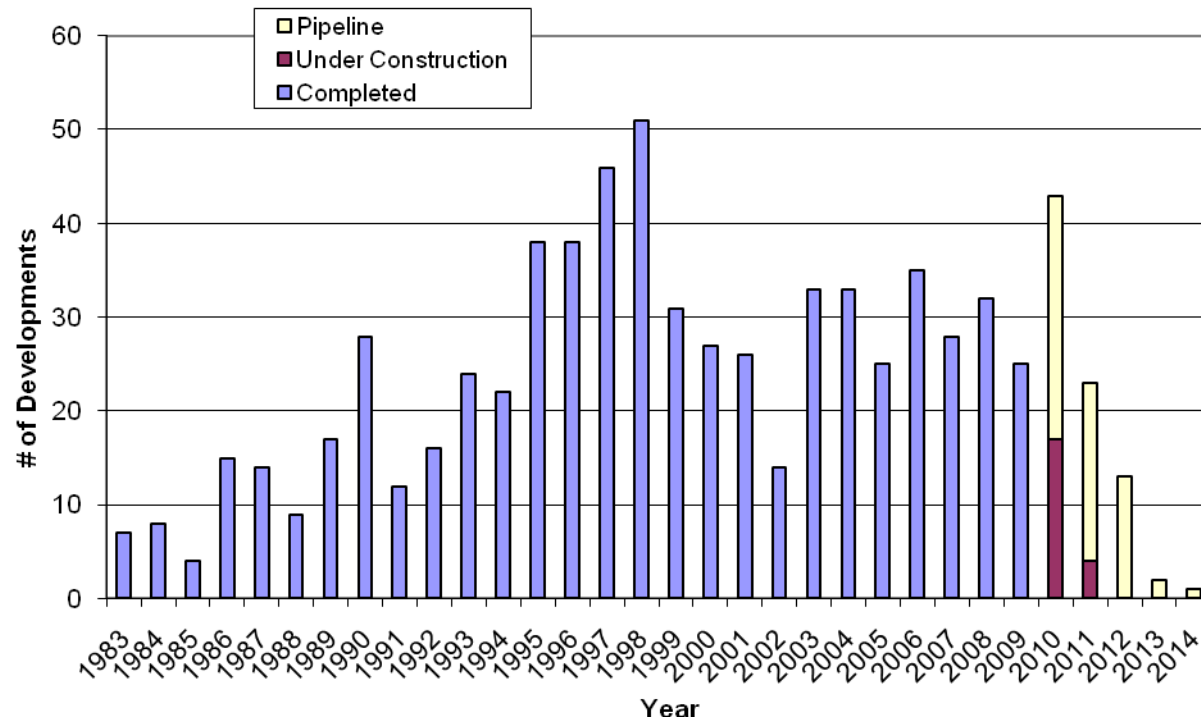


Table 9: Housing Projects Completed in 2009

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
B'nai B'rith Housing	Covenant Commonwealth Newton, INC	57	0	2009	\$23,000,000	Comb Rehab/New Constr	0	Community Preservation Act Funds, Affordable Housing Trust Fund, Wainwright Bank	Energy Conservation, Sustainable Materials	15
B'nai B'rith Housing Total		57	0		\$23,000,000		0			15
Back of the Hill CDC	Back of the Hill Apartments	125	125	2009	\$28,000,000	Rehab - Subst	50			125
Back of the Hill CDC Total		125	125		\$28,000,000	Rehab - Mod	50			125
Caritas Communities	Melrose	14	14	2009	\$3,750,000	Rehab - Subst	14	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Permanent loan from local savings bank	Energy Conservation, Healthy Materials	14
Caritas Communities Total		14	14		\$3,750,000		14			14
CDC of South Berkshire County	Hillside Avenue	10	10	2009	\$2,318,000	New Constr	20	Town-donated Ian Town \$96,000 development grant state HOME, Housing Stabilization Fund (HSF), Section 8, Federal Home Bank, TD Banknorth Foundation	Energy Conservation, Healthy Materials, Sustainable Materials	10
CDC of South Berkshire County Total		10	10		\$2,318,000		20			10
Chelsea Neighborhood Developers	Neighborhood Stabilization Initiative	6	5	2009	\$1,508,000	Other	5	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), NSPMHP, Neighborhood Reinvestment	Energy Conservation, Healthy Materials	6

Table 9: Housing Projects Completed in 2009

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Chelsea Neighborhood Developers	Spencer Green	48	48	2009	\$14,200,000	New Constr	10	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,	Energy Conservation, Healthy Materials, Photovoltaic Rain water cistern, Sustainable Materials,	48
Chelsea Neighborhood Developers Total		54	53		\$15,708,000		15			54
Codman Square NDC	New Lithgow Residential LLC Rehab and Refinancing	31	31	2009	\$7,460,000	Rehab - Subst	30			31
Codman Square NDC	Washington Columbia II Rehab and Refinancing	175	175	2009	\$10,980,000	Rehab - Mod	50			175
Codman Square NDC Total		206	206		\$18,440,000		80			206
Dorchester Bay EDC	64 Clarkson	3	2	2009	\$530,000	Rehab - Mod	5	Local or Regional HOME, State HOME, MHIC,	Energy Conservation,	3
Dorchester Bay EDC	Foreclosed Homes	3	2	2009	\$496,000	Rehab - Mod	5	DND not defined State HOME, NSF Private developer equity	Energy Conservation, as possible within moderate rehab.,	2
Dorchester Bay EDC Total		6	4		\$1,026,000		10			5
Greater Gardner CDC	Baldwinville Road, Templeton	1	0	2009	\$183,770	New Constr	7	GFA Federal Credit Union	Energy Conservation,	0
Greater Gardner CDC	Cleveland Street, Gardner	2	0	2009	\$336,023	New Constr	15	Colonial Co-operative Bank	Energy Conservation,	0

Table 9: Housing Projects Completed in 2009

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Greater Gardner CDC Total		3	0		\$519,793		22			0
Housing Assistance Corp.	Barnstable RFP	40	40	2009	\$11,000,000	New Constr	0	Local or Regional HOME, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, Applying for Tax Credits Citizens Bank,	Energy Conservation, Healthy Materials, waste water treatment plant, Sustainable Materials,	40
Housing Assistance Corp.	Residences at Canal Bluffs	28	28	2009	\$12,000,000	New Constr	20	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Citizens Bank,	Energy Conservation, Healthy Materials, waste water treatment plant, Sustainable Materials,	28
Housing Assistance Corp. Total		68	68		\$23,000,000		20			68
Housing Corporation of Arlington	Forest/Peirce Apartments	10	10	2009	\$2,816,000	Rehab - Mod	0	Local or Regional HOME, Local or Regional CDBG, MHP, Cambridge Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,	10
Housing Corporation of Arlington Total		10	10		\$2,816,000		0			10

Table 9: Housing Projects Completed in 2009

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Just a Start	Main Street Condos	10	0	2009	\$4,190,459	New Constr	63	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Cambridge Affordable Housing Trust, Permanent and Construction Housing Stabilization Fund (HSF), State Green Affordable Housing Initiative HUD CDBG Cambridge Savings Bank	Energy Conservation, Healthy Materials, PV solar LEED Buildin Platinum Status, Sustainable Materials,	10
Just a Start Total		10	0		\$4,190,459		63			10
Madison Park DC	School House	128	128	2009	\$29,000,000	Rehab - Mod	30	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 millionNeighborhood Reinvestment,	Energy Conservation,	128
Madison Park DC Total		128	128		\$29,000,000		30			128
Nuestra Comunidad DC	REO properties	4	2	2009	\$930,000	Rehab - Subst	6	City Leading the Way Housing Stabilization Fund (HSF), NSP funds through City Boston Community Capital or Loan Fund, MHIC,	Energy Conservation,	3
Nuestra Comunidad DC Total		4	2		\$930,000		6			3

Table 9: Housing Projects Completed in 2009

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Salem Harbor CDC	50 Palmer Street	15	15	2009	\$5,400,000	New Constr	50	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	Energy Conservation,	15
Salem Harbor CDC Total		15	15		\$5,400,000		50			15
Springfield NHS	3 Pendleton Avenue	3	0	2009	\$683,850	New Constr	4	Local or Regional HOME, Charles Bank	Energy Conservation, Healthy Materials, Bamboo Hardwood Floors, Hot water on demand, Sustainable Materials,	3
Springfield NHS	Rehab	4	0	2009	\$810,000	Rehab - Subst	10	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative, Federal Home Bank,	Energy Conservation,	3
Springfield NHS Total		7	0		\$1,493,850		14			6
Twin Cities CDC	143 Marshal Street	3	3	2009	\$150,000	Rehab - Mod	4	Local or Regional HOME,	Energy Conservation,	3
Twin Cities CDC	45 Johnson Street, Fitchburg	1	0	2009	\$145,000	Rehab - Mod	3	Local or Regional HOME,	Energy Conservation,	1
Twin Cities CDC Total		4	3		\$295,000		7			4

Table 9: Housing Projects Completed in 2009

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Worcester Common Ground	9 May Street-Hammond Organ Factory	46	46	2009	\$13,000,000	Rehab - Subst	350	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	Energy Conservation, Healthy Materials, Sustainable Materials,	46
Worcester Common Ground Total		46	46		\$13,000,000		350			46
Worcester East Side CDC	Bell Hill Home Ownership	8	4	2009	\$2,110,000	New Constr	20	Local or Regional HOME, Housing Stabilization Fund (HSF), Webster 5 Savings Bank	Energy Conservation, Healthy Materials, All homes are Energy-Star certified, Sustainable Materials,	8
Worcester East Side CDC Total		8	4		\$2,110,000		20			8
Grand Total		775	688		\$174,997,102		771			727

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Beverly Affordable Housing Coalition	Cabot Street Homes	Pre Dev	2010	43	43	\$9,500,000	New Constr	43	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,	35
Chelsea Neighborhood Developers	Spencer Row	Constr	2010	32	32	\$9,770,000	New Constr	32	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,	10

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Codman Square NDC	157 Washington St., Dorchester	Pre Dev	2010	24	0	\$9,800,000	New Constr	24	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,	60
Community Development Partnership	35 Main Street Extension	Constr	2010	12	12	\$3,661,300	New Constr	12	Local CPA funds, Special Revenue Funds State HOME, Affordable Housing Trust Fund, Section 8, MHP, Green affordable homes through Mass Technology	0

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Dorchester Bay EDC	21 Ramsey Street	Pre Dev	2010	4	4	\$1,200,000	Rehab - Subst	0	Local Linkage, Funds have yet to be approved Affordable Housing Trust Fund, No funds approved from DHCD; expect ti resubmit in summer round Boston Community Capital or Loan Fund, Citizens Bank,	5
Dorchester Bay EDC	Three Bays Project	Pre Dev	2010	129	129	\$40,000,000	Rehab - Subst	129	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, State funds not yet awarded Federal Home Bank, Fleet Bank/ Bank of America, Citizens Bank,	15
East Boston CDC	EB Savings Apartments	Constr	2010	14	14	\$2,100,000	Rehab - Mod	14	East Boston Savings Bank	55

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
East Boston CDC	Maverick Apartments	Pre Dev	2010	27	27	\$11,000,000	New Constr	27	Local or Regional HOME, Neighborhood Housing Trust Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits,	200
East Boston CDC	Valor Apartments	Pre Dev	2010	10	10	\$2,500,000	New Constr	10	Local or Regional HOME, Project based Section 8 East Boston Savings Bank Mortgage	60
ETC	Sacred Heart	Pre Dev	2010	44	44	\$13,103,364	Rehab - Subst	44	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP,	0

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Fenway CDC	West Fenway Elderly	Pre Dev	2010	48	48	\$10,751,979	Rehab - Mod	48	Local or Regional HOME, Local or Regional CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, MassDevelopment, Section 202, MHP, MHIC,	40
Greater Gardner CDC	18 Guild Road	Constr	2010	1	0	\$175,000	New Constr	1	Enterprise Bank	10
Homeowners Rehab	Pine St	Pre Dev	2010	12	12	\$4,139,290	Rehab - Subst	12	Local or Regional HOME, Community Preservation Act Funds, Historical Commission Housing Stabilization Fund (HSF), Section 8, Neighborhood Reinvestment, East Cambridge Savings Ban Cambridge Savings Ban CitiBank Mass Technology	40
Housing Assistance Corp.	The Community Green	Pre Dev	2010	57	57	\$15,000,000	New Constr	57	Community Preservation Act Funds, have not applied yet. still working on other aspects of the project. Federal Tax Credits	20

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Jamaica Plain NDC	Blessed Sacrament	Constr	2010	118	29	\$45,000,000	Rehab - Subst	85	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP, Federal Tax Credits (LIHTC), New Market Tax Credits, MHP, LISC, Boston Community Capital or Loan Fund, Fleet Bank/ Bank of America, Charlesbank Homes, Hyams, Mulford	200
Jamaica Plain NDC	Sumner Hill House Ownership	Constr	2010	20	0	\$4,200,000	Rehab - Mod	10	Local or Regional CDBG, NDF Wainwright Bank	3
Just a Start	Elm Place	Pre Dev	2010	19	19	\$7,681,600	New Constr	19	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 workupLISC, None Yet to be determined private bank Cambridge Savings	110

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Lawrence Community Works	REO Redevelopment	Pre Dev	2010	10	10	\$2,340,000	Rehab - Subst	10	Local or Regional HOME, Lead removal funds. Housing Stabilization Fund (HSF), Section 8, The Life Initiative, NeighborWorks America; Enterprise Bank	10
Lena Park CDC	Olmsted Green Phase II	Pre Dev	2010	50	50	\$18,000,000	New Constr	50	DND State HOME, State CDBG, Housing Stabilization Fund (HSF), DHCD Federal Tax Credits (LIHTC), Section 8, Fleet Bank/ Bank of America,	60
Madison Park DC	Orchard Homeownership Initiative	Constr	2010	20	0	\$7,726,000	New Constr	20	Local or Regional HOME, Local Linkage, Boston Housing Authority HOPE VI grant Brownfields, HOPE VI grant Neighborhood Reinvestment, Federal Home Bank,	40
Main South CDC	1 Wyman Street	Constr	2010	6	0	\$850,000	Rehab - Subst	0	Bay State Savings Bank and WCHR	34
Main South CDC	15 Kilby Street	Constr	2010	3	3	\$520,000	Rehab - Subst	3	Lead paint funding Housing Stabilization Fund (HSF), The Life Initiative, Spencer Savings Bank	20
Main South CDC	189 Beacon Street	Constr	2010	1	0	\$267,000	Rehab - Subst	1	Housing Stabilization Fund (HSF), NSLF Funds MHIC	12

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Main South CDC	20 Charlton Street	Pre Dev	2010			\$0		0		
Main South CDC	Kilby-Gardner-Hammond Project Ongoing	Constr	2010	10	0	\$3,379,251	New Constr	10	Local or Regional HOME, Local or Regional CDBG, State HOME, The Life Initiative,	29
NHS of the South Shore	Main Street Weymouth	Constr	2010	12	12	\$3,200,000	Comb Rehab/New Constr	12	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, McKinney, Neighborhood Reinvestment, Federal Home Bank, South Shore Savings Bank	10
Nuestra Comunidad DC	11 Mt. Pleasant	Pre Dev	2010	15	15	\$2,734,675	Rehab - Mod	15	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	15
Oak Hill CDC	Foreclosure Initiative	Constr	2010	5	3	\$650,000	Rehab - Subst	5	Local or Regional CDBG,	5
Salem Harbor CDC	Salem Point LP 15 yr Refi	Concept	2010	77	77	\$15,000,000	Preserv of Exp Use	77		50
South Boston NDC	300 East Eighth	Pre Dev	2010	3	3	\$400,000	Other	3	Mt. Washington Bank	0

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Southwest Boston CDC	foreclosure acquisition	Planning	2010	3	2	\$557,416	Rehab - Mod	3		10
The Neighborhood Corporation	FB Rogers River Lofts	Constr	2010	15	15	\$10,000,000	Rehab - Mod	15	Local or Regional HOME, State HOME, Federal Historic Tax Credits, MHP,	50
Twin Cities CDC	30 Summer Street, Fitchburg	Pre Dev	2010	3	3	\$250,000	Rehab - Mod	3	Local or Regional HOME,	4
Twin Cities CDC	48 Plymouth Street, Fitchburg	Constr	2010	1	0	\$163,000	Rehab - Mod	1	Local or Regional HOME,	3
Twin Cities CDC	Elm Street	Pre Dev	2010	3	0	\$1,463,000	New Constr	3	Local or Regional HOME, Local Brownfields Money Local Financial Institutions	10
Twin Cities CDC	Whitney	Pre Dev	2010	40	40	\$14,000,000	Rehab - Mod	40	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, EDIMHIC, TD Bank	50

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Urban Edge	JP Apartments	Pre Dev	2010	103	103	\$18,696,127	Rehab - Mod	103	Local or Regional HOME, Neighborhood Housing Trust-Boston State HOME, Section 8, Tax Credit Exchange Federal Home Bank, Home Depot Foundation, Enterprise Foundation - Green Communities Program Permanent Lender TBD Deferred developer fee, Energy rebates	120
Valley CDC	Parsons Street, Easthampton	Concept	2010	32	32	\$8,500,000	New Constr	32	unknown - potential CDBG, CPA? State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Section 8,	75
WATCH	Jackson Street	Pre Dev	2010	6	6	\$2,292,530	New Constr	6	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, MHP, CharlesBank Foundation MassDevelopment, FHLB Affordable Housing Program Jane Gray Dustan Trust	0

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Watertown Community Housing	1060 Belmont Street	Constr	2010	18	18	\$5,500,000	Rehab - Mod	18	Local or Regional HOME, Local Inclusionary Zoning Funds, Tax Credit Exchange Funds Watertown Savings Bank	35
Worcester Common Ground	Piedmont - newbury Abandoned property reuse	Concept	2010	11	11	\$3,000,000	Rehab - Subst	11	Local or Regional HOME, NSH Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, City NSP Federal Home Bank, Webster Five	20
Worcester Community Housing Resources	Lagrange Street	Planning	2010	8	8	\$500,000	Rehab - Mod	8	Local or Regional CDBG, MHIC,	5
Worcester Community Housing Resources	Perry Avenue	Planning	2010	3	3	\$25,000	Rehab - Mod	0	Local or Regional CDBG, Housing Stabilization Fund (HSF),	2
Worcester East Side CDC	67 Catharine St.	Constr	2010	3	2	\$440,000	Rehab - Subst	3	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), MHIC, Webster 5 Savings Bank	12
2010 Total				1,075	896	\$310,036,532		1,019		1,544
CDC of South Berkshire County	saw Mill Brook	Pre Dev	2011	53	0	\$20,000,000	New Constr	22	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund,	40

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Coalition for a Better Acre	Acre High School	Constr	2011	22	22	\$7,500,000	Rehab - Subst	22	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Historic Tax Credits, Section 8, Neighborhood Reinvestment, Enterprise Bank permanent financing	60
Coalition for a Better Acre	Moody Street	Pre Dev	2011	23	23	\$6,800,000	New Constr	23	Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Section 8, MHP,	50
East Boston CDC	Dalrymple School	Pre Dev	2011	27	27	\$8,100,000	Rehab - Subst	27	Local or Regional HOME, State Low Income Housing Tax Credits, Historic Tax Credits Section 202,	108

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
ETC	Neponset Field-Phase IA (Senior Housing)	Pre Dev	2011	30	30	\$10,015,104	New Constr	30	Local or Regional HOME, Local Linkage, Boston BRA State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 202, HUD Demonstration Grant, DPG	0
Fenway CDC	Hemenway Apts	Pre Dev	2011	24	24	\$3,822,888	Rehab - Mod	17	Local or Regional HOME, Local or Regional CDBG, Neighborhood Housing Trust (Boston) State HOME, State CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MHP, Boston Community Capital or Loan Fund,	20
Homeowners Rehab	Putnam Ave	Pre Dev	2011	40	40	\$14,520,710	New Constr	40	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, Neighborhood Reinvestment, to be determined to be determined	105

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Housing Assistance Corp.	Breezy Acres	Pre Dev	2011	10	10	\$3,000,000	New Constr	10	Community Preservation Act Funds, Affordable Housing Trust Fund, MHP NRI program Section 8,	5
Lena Park CDC	Olmsted Green Phase III	Planning	2011	50	50	\$18,000,000	New Constr	50	DND DHCD	60
Needham Opportunities, Inc.	Nehoiden Knoll	Concept	2011	6	0	\$6,000,000	New Constr	2	Local or Regional HOME, Community Preservation Act Funds, MHP, To be determined	30
NHS of the South Shore	Winter Gardens	Pre Dev	2011	24	24	\$8,100,902	New Constr	24	Local or Regional HOME, City of Quincy Affordable Housing Trust funds State HOME, Affordable Housing Trust Fund, MHP, Wainwright Bank	20
NOAH	Benfield Farms	Planning	2011	26	26	\$7,200,000	New Constr	18	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, MHIC, Citizens Bank,	50

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
NOAH	Cutler Heights	Constr	2011	30	30	\$7,900,000	New Constr	30	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, two individuals had to purchase 115K in tax credits	46
NOAH	Marlboro Road	Planning	2011	6	0	\$2,200,000	New Constr	4	Community Preservation Act Funds, Affordable Housing Trust Fund, anticipate designation as Workforce Housing, meaning extra funds MHP, not sure who might have perm mortgage Private lenders will have take-out mortgages for buyers	25

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
NOAH	Sitkowski School	Concept	2011	66	66	\$19,100,000	Rehab - Subst	66	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, New Market Tax Credits, MHP, MHIC, Citizens Bank,	75
NOAH	Stevens Corner	Constr	2011	42	42	\$9,800,000	Comb Rehab/New Constr	32	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), Section 8, MHP, Citizens Bank, TD Bank construction loan Claremont Properties/state credit investor	60
South Boston NDC	Veterans Housing	Planning	2011	30	30	\$10,000,000	Comb Rehab/New Constr	30		0

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
The Neighborhood Corporation	Maple View Village	Planning	2011	48	48	\$11,500,000	New Constr	48		50
The Neighborhood Corporation	Shoe Shop Place	Planning	2011	30	30	\$15,000,000	New Constr	30		50
Womens Institute for Housing and Economic Dev.	CHOICE	Constr	2011	37	37	\$9,000,000	New Constr	37	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MassHousing or MFHA (other than trust), MassDevelopment, Section 8, Sponsor equity	10
Womens Institute for Housing and Economic Dev.	Heading Home	Concept	2011	4	4	\$1,500,000	New Constr	4	NSP	2
Womens Institute for Housing and Economic Dev.	Ingraham Place	Pre Dev	2011	19	19	\$7,700,000	Rehab - Subst	19	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,	10

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Womens Institute for Housing and Economic Dev.	Nueva Esperanza	Pre Dev	2011	14	14	\$3,875,000	New Constr	14	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP,	5
2011 Total				661	596	\$210,634,604		599		881
Beverly Affordable Housing Coalition	Holcroft Park Homes	Pre Dev	2012	65	65	\$20,000,000	Comb Rehab/New Constr	65	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,	0
Chelsea Neighborhood Developers	Highland Terrace	Pre Dev	2012	32	32	\$9,000,000	New Constr	32	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8,	60

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Community Development Partnership	Harwich Portuguese Mens Club, Harwich	Concept	2012	37	37	\$3,500,000	New Constr	37	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	0
ETC	Neponset Field - Phase IB (Senior Housing)	Pre Dev	2012	20	20	\$3,889,000	New Constr	20	Affordable Housing Trust Fund, Section 202,	0
Hilltown CDC	Westhampton Senior Housing - Phase 2	Pre Dev	2012	8	8	\$1,400,000	New Constr	8	N/A N/A N/A N/A	4
Just a Start	Windsor Street Condos	Pre Dev	2012	14	0	\$6,200,000	Rehab - Subst	14	Community Preservation Act Funds, Community Bank source	93
Madison Park DC	2451 Washington Street	Pre Dev	2012	37	0	\$15,040,132	New Constr	10	Local Linkage, Local Inclusionary Zoning Funds, Housing Stabilization Fund (HSF), Brownfields, State Transist Oriented Development Funding LISC, Boston Community Capital or Loan Fund, Nh reinvestment	100

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Madison Park DC	Parcel 10	Concept	2012	80	40	\$45,000,000	New Constr	52		200
Oak Hill CDC	Homes for Union Hill II	Planning	2012	6	1	\$1,790,000	New Constr	6	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Bay State Savings Bank	12
Urban Edge	UELP/BHP1	Pre Dev	2012	82	82	\$14,200,000	Other	82	Local or Regional HOME, Cit of Boston Neighborhood Housing Trus tbd Section 8, tbd Kresge Foundation MassHousing tbd	65
Womens Institute for Housing and Economic Dev.	Cambridge YWCA	Pre Dev	2012	103	103	\$19,000,000	Rehab - Mod	103	Local AHT Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Weatherization Federal Historic Tax Credits, Sponsor equity	10
Womens Institute for Housing and Economic Dev.	Community Care Services	Pre Dev	2012	17	17	\$3,200,000	New Constr	17	State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Weatherization Sponsor equity	10

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construct Type	Afford Units	Financing	Estimate Constr Jobs
Womens Institute for Housing and Economic Dev.	Highland Avenue, Chelmsford	Pre Dev	2012			\$0	Rehab - Subst	0		10
2012 Total				501	405	\$142,219,132		446		564
Hilltown CDC	Chesterfield Senior Housing	Planning	2013	10	10	\$1,900,000	New Constr	10		6
Homeowners Rehab	Inman/CAST	Planning	2013	125	125	\$23,000,000	Preserv of Exp Use	125	Community Preservation Act Funds, CIPF, Federal Tax Credits (LIHTC), Section 8, to be determined to be determined to be determined	50
2013 Total				135	135	\$24,900,000		135		56
Oak Hill CDC	St. Francis Home	Concept	2014	69	30	\$16,000,000	Rehab - Subst	30	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 202, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank,	15
2014 Total				69	30	\$16,000,000		30		15
Grand Total				2,441	2,062	\$703,790,268		2,229		3,060

2010 MACDC GOALS Report

Real Estate 2009: Commercial and Mixed-Use

Chart 10 - Cumulative CDC Commercial Real Estate Development

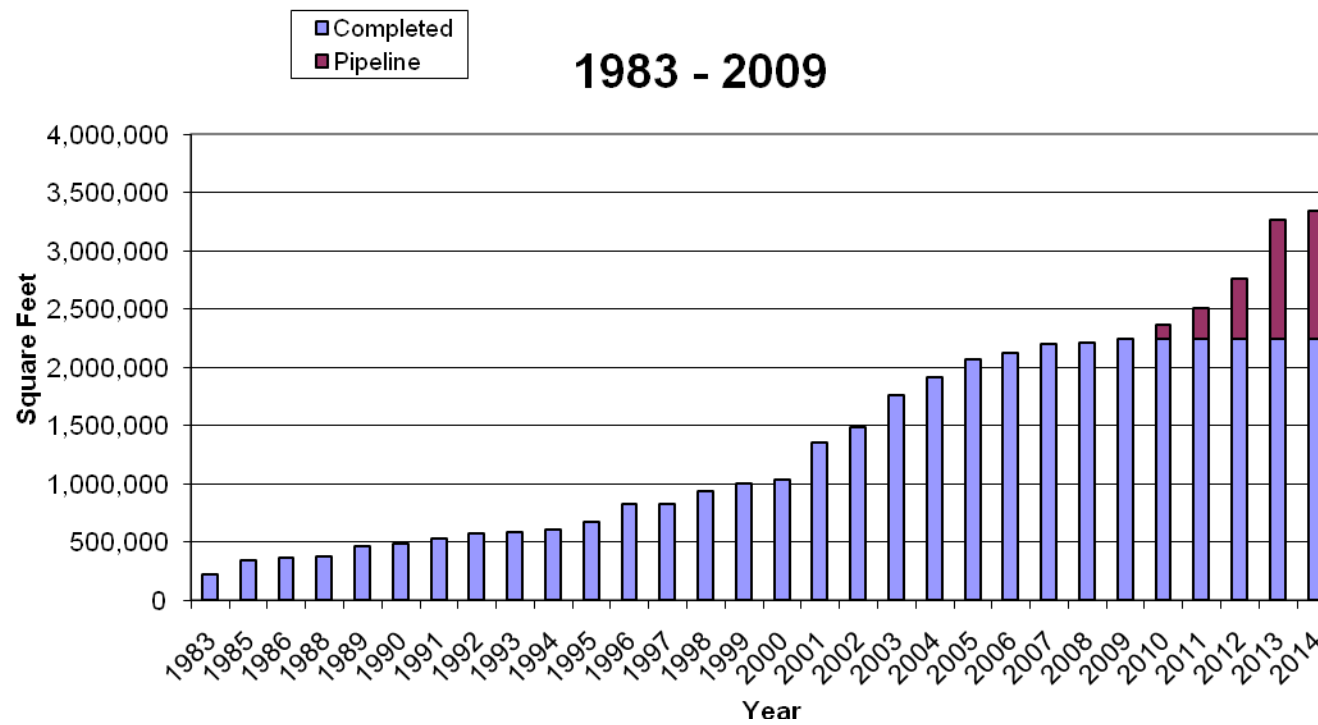


Chart 11 - Total Commercial Square Footage by Year 1983 - 2009

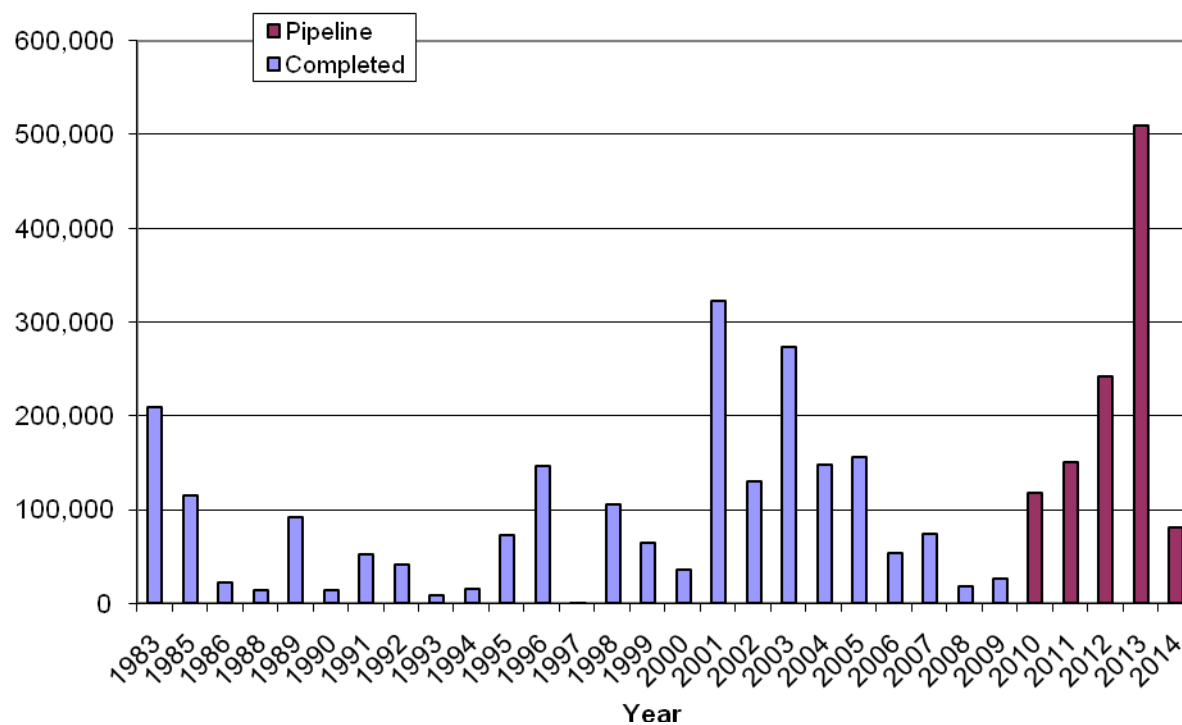


Chart 12 - Number of Commercial/Mixed Use Projects by Year 1983 - 2009

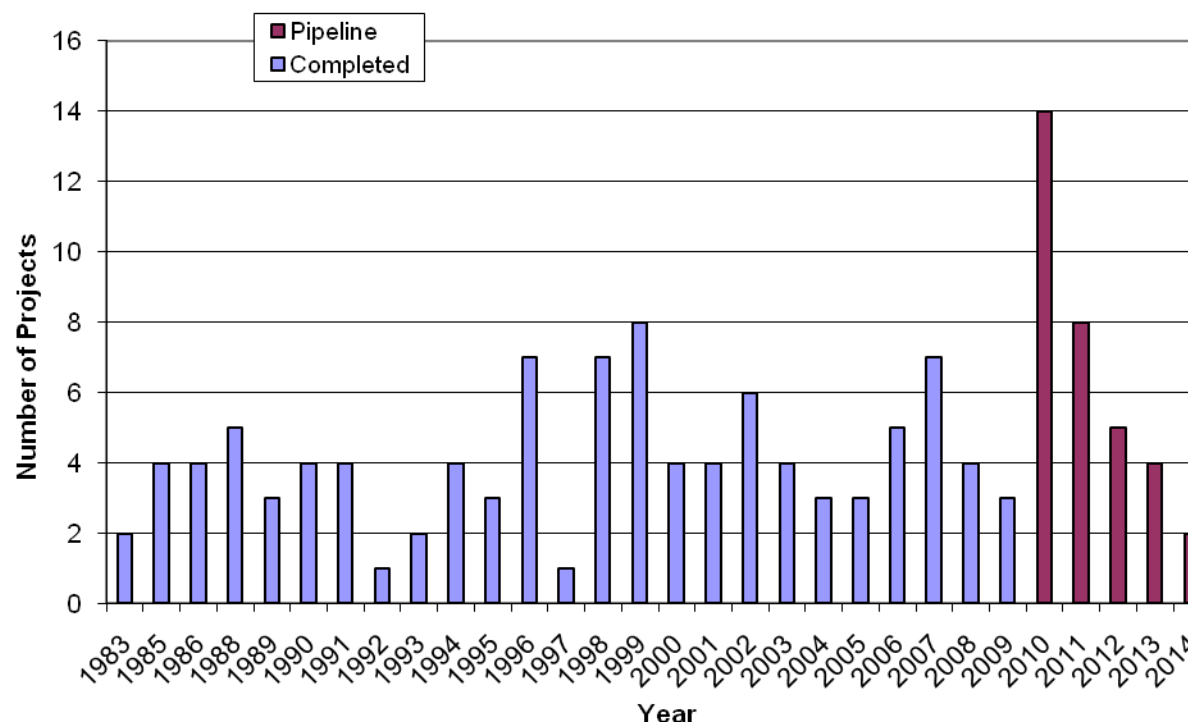


Table 11: Commerical and Mixed-Use Projects Completed in 2009

MACDC Member	Project Name	Dev't Type	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Year of Occupancy	Total Development Cost	Constr Type	Const Jobs	Comm Jobs	Financing
Jamaica Plain NDC	Brewery Main Block Phase 2	Commercial, Industrial, Offices, Retail,	0	0	0	5	10,000	2009	\$5,300,000	Rehab - Subst	35	75	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,
Somerville Community Corp.	St. Polycarp's	Retail, Residential (mixed use)	24	24	24	3	6,200	2009	\$11,419,000	New Constr	40	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

**Table 11: Commerical and Mixed-Use Projects
Completed in 2009**

MACDC Member	Project Name	Dev't Type	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Year of Occupancy	Total Development Cost	Constr Type	Const Jobs	Comm Jobs	Financing
Twin Cities CDC	Main Street Project	Offices, Retail	31	31	8	2	11,000	2009	\$12,000,000	Rehab - Subst	50	15	Local or Regional HOME, Redevelopment Authority Funds State HOME, Housing Stabilization Fund (HSF), MassDevelopment, Mass. Historic Credits; TOD Funding Federal Historic Tax Credits, Section 8, New Market Tax Credits, EDI FundingNeighborhood Reinvestment, Federal Historic Tax Credits, Charles Bank Homes TD Bank North
Grand Total			55	55	32	10	27,200		\$28,719,000		125	100	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rent Units	Afford Units	Comm Tenant	Comm Sq Ft	Yr of Occ	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Codman Square NDC	241 Talbot	Retail, Residential (mixed use)	Pre Dev	24	24	24	1	812	2010	\$8,049,000	New Constr	40	4	Local or Regional HOME, Local Inclusionary Zoning Funds, Neighborhood Housing Trust State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Brownfields, CATNHP (TOD funds) New Market Tax Credits, MHP, Neighborhood Reinvestment, The Life Initiative, Federal LIHTC,
Codman Square NDC	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	75	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)	Commercial, Retail, Residential (mixed use)	Pre Dev	54	54	54	4	3,000	2010	\$16,300,000	Comb Rehab/ New Constr	68	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,
Dorchester Bay EDC	259 Quincy Street	Commercial	Planning	0	0	0	1	22,000	2010	\$5,000,000	Rehab - Subst	0	0	No funds awarded MassDevelopment, Brownfields, No funds awarded New Market Tax Credits,
East Boston CDC	Atlantic Works		Constr	0	0	0	26	48,000	2010	\$6,500,000	Rehab - Subst	92	45	New Market Tax Credits,
East Boston CDC	ZUMIX		Constr	0	0	0	1	25,000	2010	\$4,500,000	Rehab - Subst	70	15	New Market Tax Credits,
Fenway CDC	Burbank St. Apts	Offices, Residential (mixed use)	Pre Dev	36	36	29	2	2,500	2010	\$4,620,114	Preserv of Exp Use	40	10	Local or Regional HOME, Local or Regional CDBG, Leading the Way (Boston only), Neighborhood Housing Trust State HOME, MHP, Boston Community Capital or Loan Fund,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rent Units	Afford Units	Comm Tenant	Comm Sq Ft	Yr of Occ	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Mattapan CDC	Morton Street Homes	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	24	24	24	7	7,200	2010	\$10,190,000	New Constr	25	25	All applicable municipal financing sources will be sought. All applicable state financing sources will be sought. All applicable federal financing sources will be sought. TBD
Nuestra Comunidad DC	Edgewood Street (Kasanof Bakery)	Commercial, Residential (mixed use)	Constr	71	48	62	3	3,500	2010	\$25,000,000	New Constr	123	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
The Neighborhood Corp	Nu-Brite Property	Residential (mixed use)	Pre Dev	2	0	2	4	0	2010	\$1,500,000	New Constr	20	4	
Valley CDC	King Street, Northampton	Commercial, Residential (mixed use)	Pre Dev	10	10	10	1	1,000	2010	\$2,051,000	Rehab - Subst	25	0	Smith College State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, ARRA - windows and insulation Community Preservation Act, local bank permanent loan
Valley CDC	The Maples, Florence	Commercial, Residential (mixed use)	Concept	11	11	11	2	900	2010	\$1,884,112	Rehab - Subst	25	2	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Section 8, McKinney Mod Rehab PB Section 8, ARRA Funds for windowsCommunity Preservation Act, local bank permanent loan
Viet-AID	Bloomfield Gardens	Residential (mixed use)	Planning	27	27	27	0	0	2010	\$10,400,000	New Constr	50	3	Local or Regional HOME, Local Linkage, State HOME, Housing Innovations Fund (HIF), MassDevelopment, Section 8, MHP, MHIC, Federal LIHTC,
Worcester Common Ground	1-7 Piedmont	Offices, Retail, Residential (mixed use)	Constr	12	12	12	4	3,000	2010	\$2,300,000	New Constr	8	2	Local or Regional HOME, Housing Stabilization Fund (HSF), MHP, State Facilities Consolidation Fund, BankNorth
2010 Total				328	283	312	57	118,312		\$117,094,226		661	140	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rent Units	Afford Units	Comm Tenant	Comm Sq Ft	Yr of Occ	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
CDC of South Berkshire County	New England Log Homes	Commercial, Industrial, Offices, Retail, Residential (mixed use)	Pre Dev	70	50	60	60	50,000	2011	\$27,000,000	New Constr	60	283	TIF State HOME, Affordable Housing Trust Fund, Brownfields, HUD, MassDevelopment Federal LIHTC, State Facilities Consolidation Fund, private developer equity and bank construction financing
CDC of South Berkshire County	Searles and Bryant Schools	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	40	0	17	12	19,000	2011	\$24,500,000	Comb Rehab/ New Constr	50	135	State HOME, Affordable Housing Trust Fund, Federal Historic Tax Credits, Federal Historic Tax Credits,
Dorchester Bay EDC	Morton Street Homes	Residential (mixed use)	Pre Dev	24	24	24	4	7,000	2011	\$10,000,000	New Constr	25	12	Local or Regional HOME, Local Linkage, No funds awarded State HOME, Housing Stabilization Fund (HSF), Brownfields, No funds awarded MHP, Federal LIHTC,
Fenway CDC	Youth Hostel	Offices, Retail, Business Incubator, Residential (mixed use)	Concept	30	30	22	1	3,000	2011	\$15,000,000	Rehab - Subst	50	5	
Jamaica Plain NDC	Centre/Wise/L amartine	Offices, Retail, Residential (mixed use)	Constr	30	30	30	3	5,500	2011	\$14,300,000	New Constr	75	15	Local or Regional HOME, Local or Regional CDBG, 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, Barr, Hyams National Equity Fund
Lawrence Community Works	IACA	Offices, Residential (mixed use)	Pre Dev	18	18	18	1	1,000	2011	\$6,413,057	New Constr	20	8	Local or Regional HOME, Neighborhood Reinvestment, The Life Initiative,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rent Units	Afford Units	Comm Tenant	Comm Sq Ft	Yr of Occ	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Lawrence Community Works	Union Crossing	Commercial, Industrial, Offices, Retail, Residential (mixed use)	Pre Dev	60	60	60	6	60,000	2011	\$35,000,000	Rehab - Subst	200	200	Local or Regional HOME, Local or Regional CDBG, State Low Income Housing Tax Credits, MassDevelopment, MRVP, Tax Credit Assistance Program funds, applied for State energy program funds Federal Historic Tax Credits, Section 8, EDA, New Market Tax Credits, HUD Economic Development Initiative Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Home Bank, Federal Historic Tax Credits, Federal LIHTC, Fireman Foundation MassDevelopment The Community Group Mainstream Global
Southwest Boston CDC	Fairmount Ave. TOD	Commercial, Offices, Residential (mixed use)	Pre Dev	12	12	8	2	5,000	2011	\$6,340,000	Comb Rehab/ New Constr	15	5	Local or Regional HOME, Local or Regional CDBG, Local Inclusionary Zoning Funds, Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, New Market Tax Credits, MHP,
2011 Total				284	224	239	89	150,500		\$138,553,057		495	663	
Dorchester Bay EDC	Uphams West	Commercial, Residential (mixed use)	Pre Dev	9	9	9	2	3,000	2012	\$4,476,000	Rehab - Subst	5	1	To reapply in Spring To reapply in summer LISC,
East Boston CDC	Boston East		Pre Dev	200	200	30	10	2,000,000	2012	\$88,000,000	New Constr	450	75	Local or Regional HOME, Housing Stabilization Fund (HSF), Bank of America, mortgage loan
Lawrence Community Works	Union Crossing Phase II	Commercial, Retail, Residential (mixed use)	Planning	75	75	70	1	20,000	2012	\$40,000	Rehab - Subst	200	75	funds projected but not yet committed funds projected but not yet committed Neighborhood Reinvestment,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rent Units	Afford Units	Comm Tenant	Comm Sq Ft	Yr of Occ	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Nuestra Comunidad DC	Quincy Commercial	Commercial, Residential (mixed use)	Pre Dev	40	40	40	4	5,000	2012	\$15,000,000	New Constr	50	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 Trust Enterprise Communities
The Neighbor hood Corp	Union Block	Residential (mixed use)	Concept	30	30	30	7	15,000	2012	\$15,000,000	Other	100	20	
2012 Total				354	354	179	24	2,043,000		\$122,516,000		805	186	
Dorchester Bay EDC	Pearl Bornstein	Commercial, Residential (mixed use)	Planning	20	20	20	2	34,000	2013	\$15,000,000	Rehab - Subst	10	20	
Jamaica Plain NDC	Jackson Square	Retail, Business Incubator, Residential (mixed use)	Planning	114	72	104	5	40,000	2013	\$58,000,000	New Constr	400	40	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, State CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, 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
Madison Park DC	Parcel 3	Commercial, Offices, Retail, Residential (mixed use)	Concept	230	30	55	50	430,000	2013	\$200,000	New Constr	500	1,050	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rent Units	Afford Units	Comm Tenant	Comm Sq Ft	Yr of Occ	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Nuestra Comunidad DC	Dudley Crossing	Commercial, Residential (mixed use)	Pre Dev	76	76	76	9	6,000	2013	\$29,000,000	Comb Rehab/ New Constr	30	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
2013 Total				440	198	255	66	510,000		\$102,200,000		940	1,110	
Nuestra Comunidad DC	Bartlett Yard	Commercial, Offices, Retail, Residential (mixed use)	Planning	313	157	190	5	19,000	2014	\$110,000,000	New Constr	360	75	Local or Regional HOME, Local or Regional CDBG, Local Inclusionary Zoning Funds, Leading the Way (Boston only), These are financial resources we would target. Additional sources include Neighborhood Trust Funds, and Leading the Way State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MassDevelopment, Brownfields, These are financial resources we would target. Additional resources include Community Based Housing and TOD funds. Section 8, Section 202, New Market Tax Credits, These are financial resources we would target. LISC, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, Federal Home Bank, Federal Office of Community Services, Federal LIHTC, State Facilities Consolidation Fund, These are financial resources we would target. Other sources include Mass Collaborative Technology and Bank of Americ CDC equity.

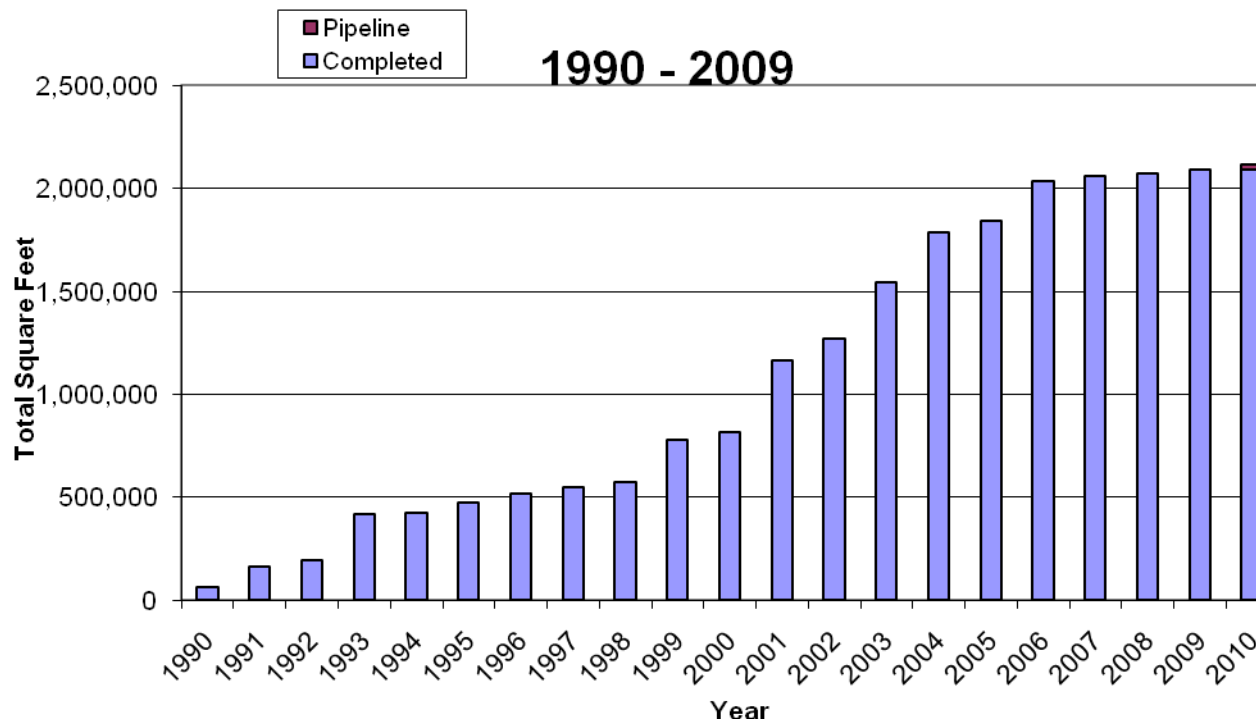
Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rent Units	Afford Units	Comm Tenant	Comm Sq Ft	Yr of Occ	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Urban Edge	Jackson Square	Commercial, Offices, Retail, Business Incubator, Residential (mixed use)	Pre Dev	429	270	251	5	63,000	2014	\$250,000,000	New Constr	1,297	100	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), capital for infrastructure State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, capital for infrastructure Section 8, New Market Tax Credits, capital for 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
2014 Total				742	427	441	10	82,000		\$360,000,000		1,657	175	
Grand Total				2,148	1,486	1,426	246	2,903,812		\$840,363,283		4,558	2,274	

2010 MACDC GOALS Report

Real Estate 2009: Open Space

Chart 13 - Cumulative Open Space Development



**Chart 14 - Open Space Development by Year
1990 - 2009**

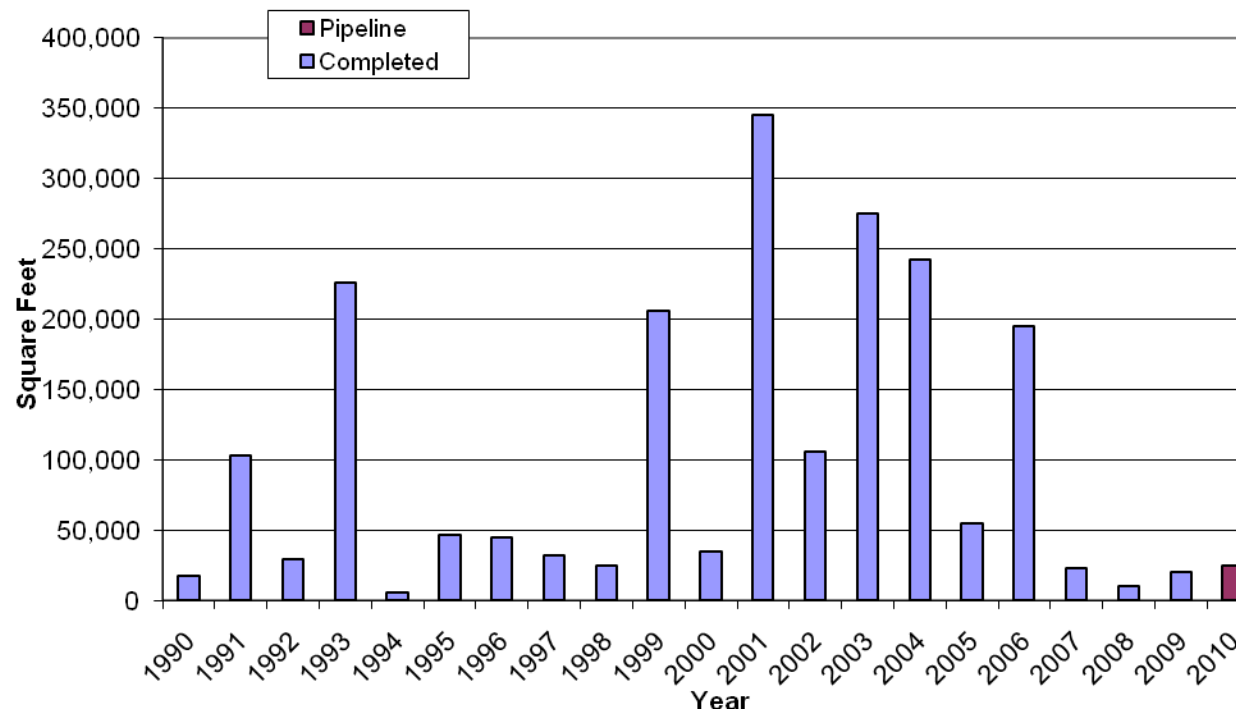


Table 13: Open Space Projects Completed in 2009

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Coalition for a Better Acre	Moody Street Playground		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.	2009	11,000	\$299,570	3	City of Boston Grassroots Program; Browne Fund New England Grassroots Environmental Fund Beedee Ladd, Greater Boston Urban Resources Partnership - tree
Grand Total				21,000	\$499,570	9	

Table 14: Open Space Pipeline

MACDC Member	Location	Type of Space	Dev't Stage	Expected Year	Total Square Feet	Expected Development Costs	# Construction Jobs	Financing Sources
Allston Brighton CDC	Everette Street Greening Project	Street redesign, implementing street greening practices, sustainable design for a street scape	Pre Dev	2010	10,000	\$250,000	20	Department of Conservation and Recreation. Harvard-Allston Partnership Fund, The Boston College community Fund,
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
Southwest Boston CDC	Greenway Development		Concept	2012	0	\$0	0	
Grand Total					25,000	\$644,790	20	

2010 MACDC GOALS Report

Workforce Development

Table 15: Workforce Development - 2009

MACDC Member	Job Placements
Dorchester Bay EDC	40
Fenway CDC	14
Greater Gardner CDC	7
Housing Assistance Corp.	10
Jamaica Plain NDC	54
Just a Start	217
Lawrence Community Works	6
Lena Park CDC	30
LINC	23
Main South CDC	4
Mattapan CDC	5
Methuen Arlington Neighborhood Inc.	64
Oak Hill CDC	10
The Neighborhood Corporation	3
Worcester Common Ground	6
Grand Total	493

2010 MACDC GOALS Report

Small Business Development

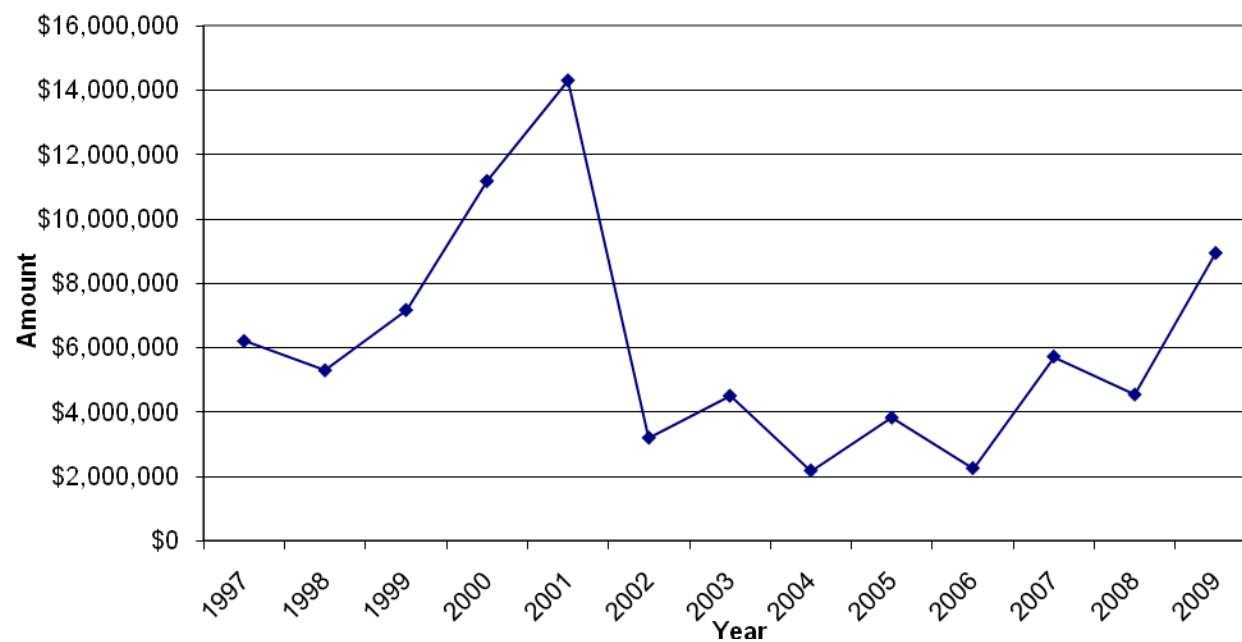
Chart 15: Small Business Financing Secured**1997 - 2009**

Table 16: Small Business Development - 2009

MACDC Member	# Businesses that received Training	# Businesses that received TA	Total Jobs Created	Direct Loans				Packaged Loans			
				# Loaned	Total \$ Loaned	# Loans to Women/ Minorities	# Jobs Created	# Loaned	Total \$ Loaned	# Loans to Women/ Minorities	# Jobs Created
CEDC-SM	21	53	6	0	\$0	0	0	0	\$0	0	0
Community Development Partnership	126	122	60	4	\$75,000	1	15	0	\$0	0	0
Dorchester Bay EDC	47	67	9	2	\$38,167	2	1	0	\$0	0	0
Franklin County CDC	127	70	73	15	\$862,500	5	45	0	\$0	0	0
Greater Gardner CDC	26	56	4	0	\$0	0	0	0	\$0	0	0
Hilltown CDC	67	69	20	0	\$0	0	0	0	\$0	0	0
Jamaica Plain NDC	185	71	58	0	\$0	0	0	7	\$625,000	7	58
Lowell Small Business Assistance Center	83	34	47	0	\$0	0	0	0	\$0	0	0
Mattapan CDC	35	18	15	0	\$0	0	0	0	\$0	0	0
Pittsfield Economic Revitalization Corp.	0	8	35	1	\$100,000	0	0	0	\$0	0	0
Quaboag Valley CDC	66	60	28	6	\$181,000	1	24	2	\$105,000	1	4
SEED Corp.	683	963	593	35	\$1,100,000	16	78	8	\$3,497,000	30	57
The Neighborhood Corporation	90	4	5	2	\$65,000	1	5	0	\$0	0	0
Twin Cities CDC	55	42	20	0	\$0	0	0	1	\$13,000	1	4
Valley CDC	222	84	44	0	\$0	0	0	6	\$337,000	2	18
Viet-AID	122	56	3	0	\$0	0	0	0	\$0	0	0
Western Mass. Enterprise Fund	0	224	200	45	\$1,860,769	22	200	0	\$0	0	0
Worcester Common Ground	13	2	22	6	\$85,000	2	22	0	\$0	0	0
Worcester East Side CDC	0	5	-	0	\$0	0	0	0	\$0	0	0
Grand Total	1968	2008	1,242	116	\$4,367,436	50	390	24	\$4,577,000	41	141

2010 MACDC GOALS Report

Housing Services

**Chart 16:
Cumulative Home Improvement
Assistance**

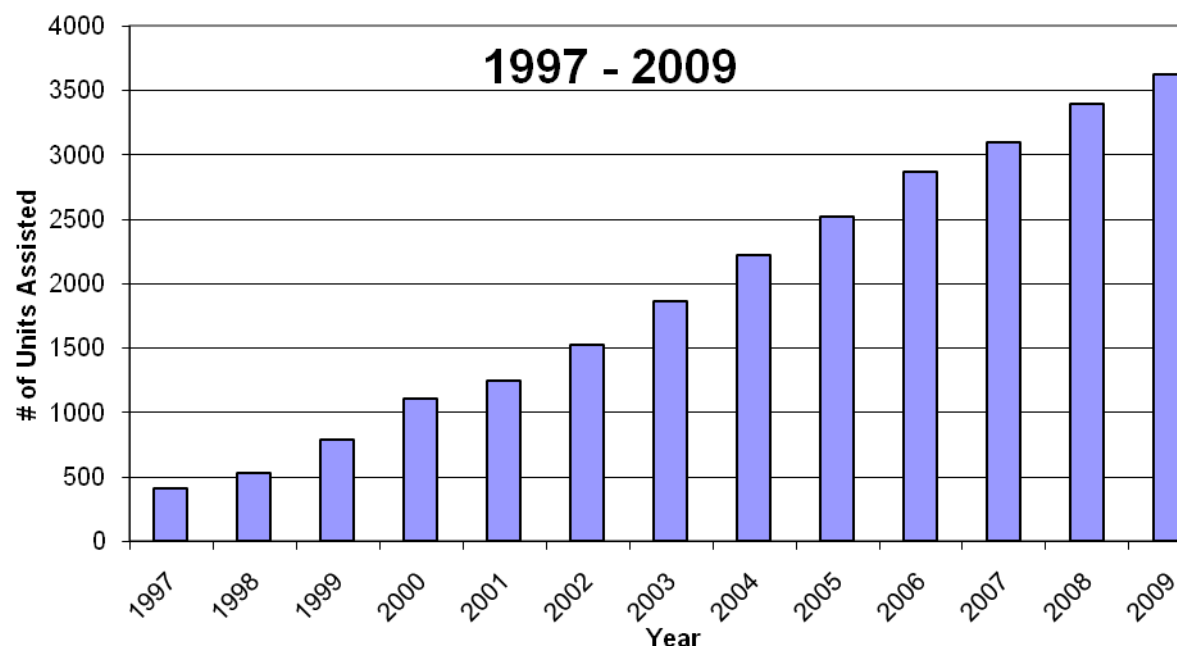
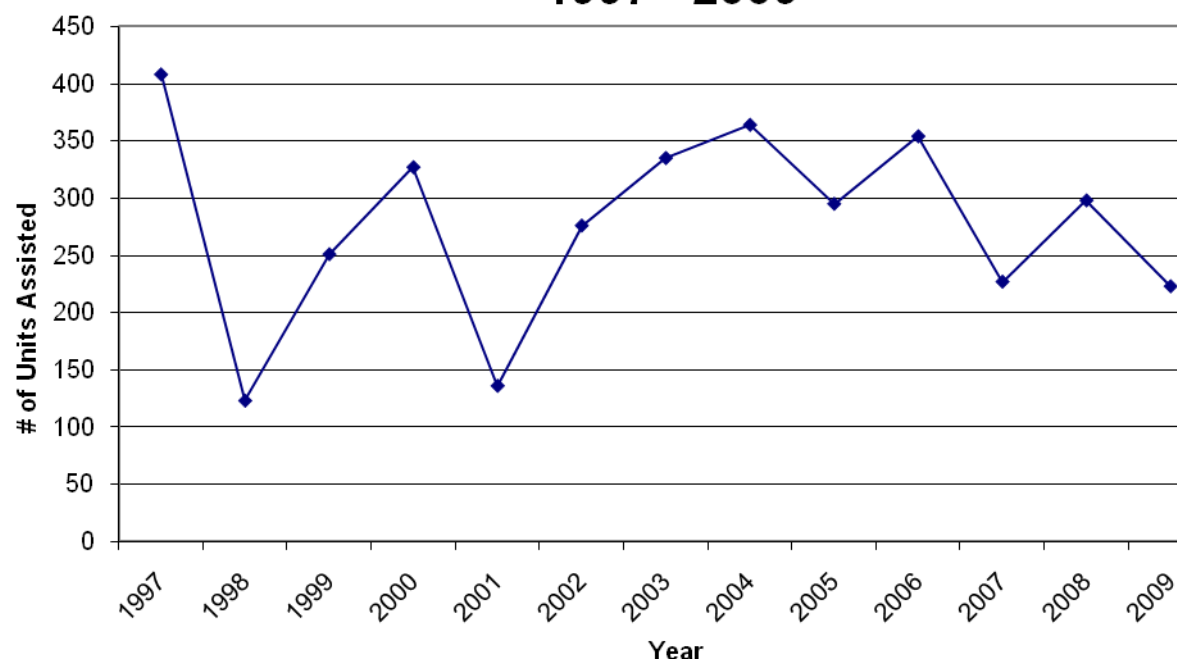


Chart 17: Home Improvement Assistance by Year

1997 - 2009



**Chart 18: Cumulative Home Improvement
Financing**

1997 - 2009

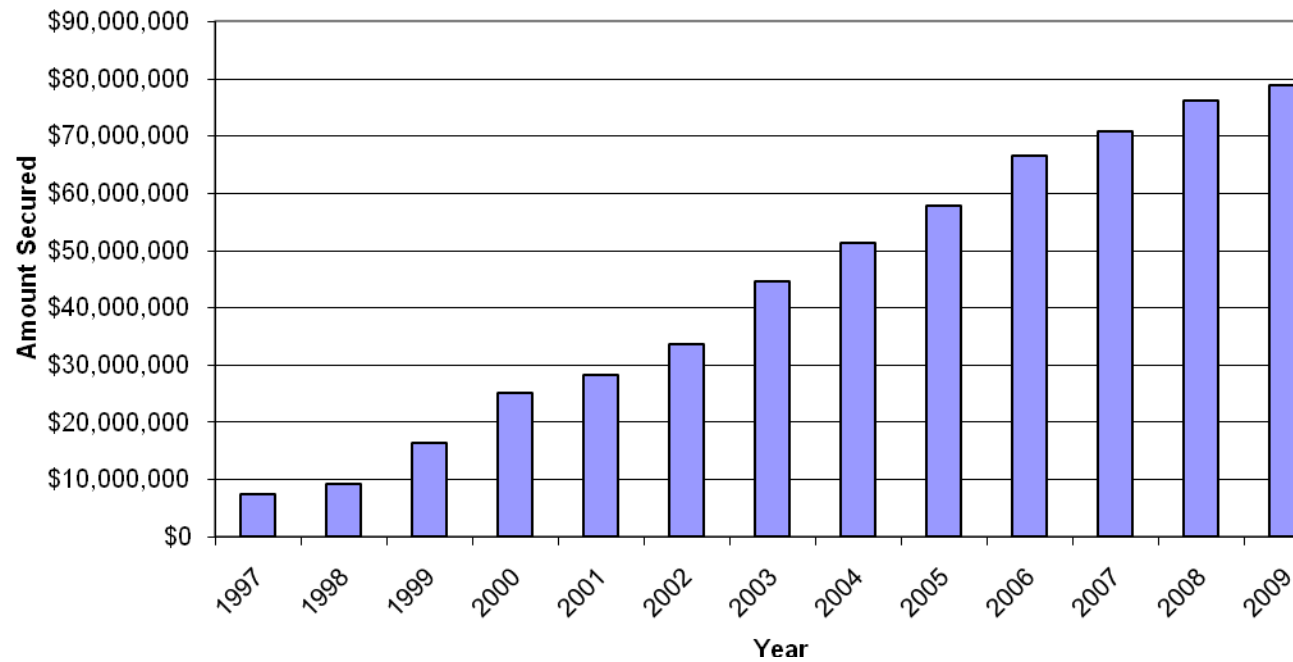


Chart 19: Home Improvement Financing by Year

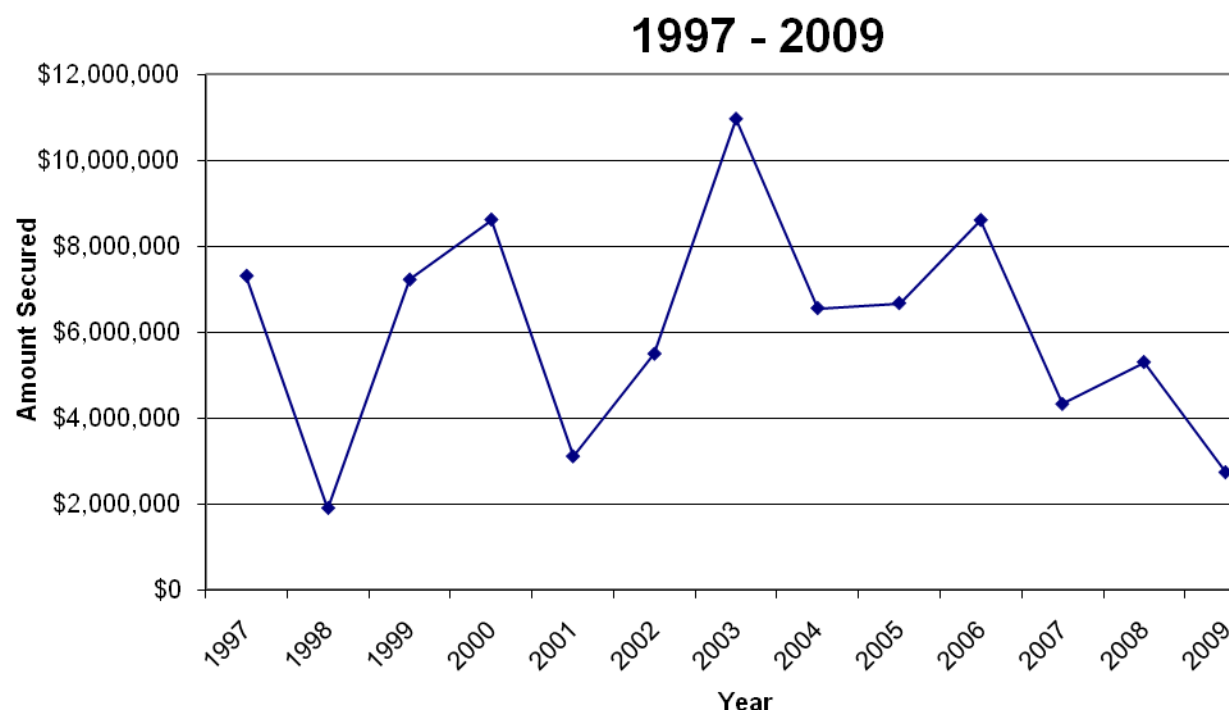


Table 17: Home Improvement Assistance- 2009

MACDC Member	# Loans	# Units Improved	Total Value
Community Development Partnership	17	17	\$532,087
Dorchester Bay EDC	1	1	\$68,000
Hilltown CDC	11	11	\$219,737
Homeowners Rehab	6	12	\$157,874
Housing Assistance Corp.	8	8	\$150,000
Just a Start	64	64	\$1,042,000
NHS of the South Shore	30	30	\$120,000
Oak Hill CDC	14	19	\$91,936
Springfield NHS	1	1	\$26,100
Urban Edge	3	7	\$30,000
Worcester Common Ground	8	23	\$123,000
Worcester Community Housing Resources	12	16	\$81,769
Worcester East Side CDC	14	14	\$90,000
Grand Total	189	223	\$2,732,503

Table 18: First-Time Homebuyer Counseling - 2009

MACDC Member	# of Households Pre-Purchase	DP/Closing Cost Assistance	Direct Mortgage Assistance	# of Households Post-Purchase
Arlington Community Trabajando, Inc.	176	\$0	\$0	0
Asian CDC	423	\$0	\$0	0
Codman Square NDC	4	\$0	\$0	0
Greater Gardner CDC	220	\$0	\$0	20
Hilltown CDC	64	\$30,500	\$170,000	0
Housing Assistance Corp.	300	\$175,000	\$0	120
Jamaica Plain NDC	55	\$25,000	\$0	0
Just a Start	81	\$0	\$0	93
Lawrence Community Works	294	\$0	\$0	28
Madison Park DC	50	\$0	\$0	0
Main South CDC	15	\$0	\$0	0
Mattapan CDC	10	\$0	\$0	10
NHS of the South Shore	912	\$40,000	\$0	52
NOAH	336	\$120,000	\$0	67
Nuestra Comunidad DC	90	\$0	\$0	0
Oak Hill CDC	176	\$63,479	\$0	19
Springfield NHS	319	\$637,990	\$2,577,990	0
Twin Cities CDC	152	\$63,098	\$0	0
Urban Edge	358	\$0	\$0	47
Valley CDC	122	\$129,000	\$0	14
Viet-AID	113	\$0	\$0	0
WATCH	109	\$0	\$0	0
Watertown Community Housing	287	\$0	\$0	0
Worcester Common Ground	1	\$25,000	\$0	5
Worcester Community Housing Resources	7	\$27,689	\$0	0
Worcester East Side CDC	750	\$250,000	\$0	0
Grand Total	5,424	\$1,586,756	\$2,747,990	475

Table 19: Foreclosure Prevention Counseling/Assistance - 2009

MACDC Member	Total Number of Households	Successful Outcomes
Arlington Community Trabajando, Inc.	45	22
Coalition for a Better Acre	250	20
Codman Square NDC	205	41
Dorchester Bay EDC	193	97
Homeowners Rehab	39	13
Housing Assistance Corp.	1,000	250
Jamaica Plain NDC	2	1
Lawrence Community Works	391	60
Mattapan CDC	20	2
NHS of the South Shore	500	185
NOAH	509	170
Nuestra Comunidad DC	90	45
Oak Hill CDC	803	321
Springfield NHS	204	10
Twin Cities CDC	404	112
Urban Edge	408	171
Valley CDC	78	52
Viet-AID	51	12
Worcester Common Ground	3	2
Worcester Community Housing Resources	6	4
Grand Total	5,201	1,590

Table 20: Landlord-Tenant Mediation - 2009

MACDC Member	# of Households
Arlington Community Trabajando, Inc.	5
Codman Square NDC	1
Just a Start	225
Needham Opportunities, Inc.	2
NOAH	6
Somerville Community Corp.	80
Urban Edge	764
WATCH	49
Watertown Community Housing	73
Worcester Common Ground	7
Worcester Community Housing Resources	2
Grand Total	1,214

Table 21: Lead Paint Remediation - 2009

MACDC Member	# Units Deleaded	Total Value
Codman Square NDC	1	\$ 20,885
Community Development Partnership	6	\$ 198,237
Dorchester Bay EDC	9	\$ 75,000
Hilltown CDC	3	\$ 14,171
Homeowners Rehab	0	\$ 4,500
Housing Assistance Corp.	1	\$ 5,000
Jamaica Plain NDC	6	\$ -
Just a Start	8	\$ 120,000
Mattapan CDC	23	\$ -
NHS of the South Shore	2	\$ 38,000
Oak Hill CDC	181	\$ -
Twin Cities CDC	1	\$ 28,260
Urban Edge	23	\$ 195,500
Worcester Common Ground	3	\$ 27,000
Grand Total	267	\$ 726,553

Table 22: Units Under Receivership 2009

MACDC Member	Units
Main South CDC	6
Twin Cities CDC	3
Worcester Common Ground	9
Worcester Community Housing Resources	12
Worcester East Side CDC	7
Grand Total	37

2010 MACDC GOALS Report

Families

Table 23: Youth Programs - 2009

MACDC Member	# Participants	Types of programs offered	Program Objectives	Annual youth program budget	Examples to youth leadership
Arlington Community Trabajando, Inc.	10	youth Leadership, community organizing; first jobs for youth	Services; Development; Leadership; Civic Engagement; Organizing	\$15,000	Assist in programming, volunteering, fund raising, community organizing
Asian CDC	28	The Asian Voices of Organized Youth for Community Empowerment (A-VOYCE), ACDC's youth leadership development program. A-VOYCE serves youth ages 13-19 from the Greater Boston area, with an emphasis on low-income youth from Chinatown and Greater Boston Asia	Services; Development; Leadership; Civic Engagement; Organizing	\$68,921	Spoke a varios public speaking events; attended public hearings and meeting; supported legislative activities; participated in programming; contributed to blogs about issues facing asian youth; conducted peer to peer training workshops; served on var
CEDC-SM	65	after school computer refurbishin after school web design teen worker health and safety	Services; Leadership;	\$44,000	program assistance
Coalition for a Better Acre	30	After school homework preparation club.	Services;	\$25,000	
Codman Square NDC	189	after school; leadership class; girls talk; boys to men; spot teen cafe; summer camp	Development; Leadership; Civic Engagement;	\$142,864	program planning as peer leaders
Dorchester Bay EDC	130	LIFE AFTER SCHOOL PROGRAM, ART AND CRAFTS SUMMER CAMP AND TECHNOBAY COMPUTER TRAINING PROGRAM; YOUTH FORCE	Services; Development; Leadership; Civic Engagement; Organizing	\$2,072,304	Youth Participate in a wide array of leadership roles. We currently have two youth on our Organizing Board Committee. Youth Force also participates in legislative meetings and local hearings around youth issues.
Greater Gardner CDC	41	KidsFirst Homeowrk Center at Olde English Village	Development;	\$25,000	

Table 23: Youth Programs - 2009

MACDC Member	# Participants	Types of programs offered	Program Objectives	Annual youth program budget	Examples to youth leadership
Just a Start	275	YouthBuild; Summer Remedial Education & Community Service; TeenWork; Teen Living Program; Futures for Young Parents	Services; Development; Leadership; Civic Engagement;	\$1,867,000	Serve on committees; assist in programming; attend legislative activities
Lawrence Community Works	160	movement city youth program (including arts and technology education, academic support, college preparation, leadership development); youth IDA	Services; Development; Leadership; Civic Engagement;	\$559,835	youth participated in Yes We Will civic engagement campaign around local elections (participated in adult events, organized a youth mixer with candidates); assist with youth programming; some youth serve as guides to introduce new members to LCW and
LINC	23	work in garden, summer camp,teaching;	Leadership; Civic Engagement; Organizing	\$22,000	ran garden, farmer's market camp.
Lowell Small Business Assistance Center	24	A joint program with the Middlesex Charter School that focuses on extremely at risk youth. Using entrepreneurship as a tool for building bridges between classroom learning and its real world application	Services;	\$15,000	N/A
Madison Park DC	70	after-school program; summer camp; teen jobs and leadership development	Services; Leadership; Civic Engagement;	\$50,000	assist with programming; attend hearings
Main South CDC	59	Youth Build;weatherization training;summer jobs, Youth Works	Services; Development;	\$0	they didn't
Mattapan CDC	56	Violence prevention;career development;	Services; Development; Leadership; Civic Engagement; Organizing	\$15,000	

Table 23: Youth Programs - 2009

MACDC Member	# Participants	Types of programs offered	Program Objectives	Annual youth program budget	Examples to youth leadership
Methuen Arlington Neighborhood Inc.	220	After School Homework Center; Karate Program; Summer Basketball Program; Arts/Crafts/Movies Program; Satellite Library; Summer Parks and Recreation Program	Services; Development; Leadership; Civic Engagement; Organizing	\$154,000	After School Homework Center they served as mentors and supervisors; Youth Teen Achievers program, assist with programming;
NOAH	195	"Know What's Up" (Hip Hop concerts & teen workshops; E3C (ecological/social justice); Summer Schoolyard recreational programming; Youth Soccer.	Services; Leadership; Civic Engagement; Organizing	\$135,000	Two youth are on the Board of CCAG, a CDC-collaborative organization; youth have a real say in programming decisions; they attend community meetings.
Nuestra Comunidad DC	73	Teen Empowerment organizing and leadership development year-round; 6 to 13 year old summer camp; computer open access after school; young men Saturday leadership program; intergenerational crafts classes	Services; Leadership; Organizing	\$47,000	assist with programming at Nuestra's two community learning centers
Oak Hill CDC	156	Teen Inspirators, On the Move (leadership development; All Stars (substance abuse prevention); summer jobs program (worked in our community garden).	Services; Development; Leadership; Civic Engagement; Organizing	\$80,000	Youth in our Teen Inspirators group learn leadership, facilitation and communication skills. The group is "by teens, for teens" with the youth in the program playing a major role in planning and implementing weekly meetings, workshops, and projects
Somerville Community Corp.	150	Peer leaderships; student mediation; multicultural event planning	Services; Leadership;	\$344,550	assist with programming; involved in community planning project
Southwest Boston CDC	13	Hyde Park Green Team did beautification, clean-up, and environmental awareness activities.	Services; Civic Engagement;	\$17,960	Participated in community parade; Annual Meeting presentation.

Table 23: Youth Programs - 2009

MACDC Member	# Participants	Types of programs offered	Program Objectives	Annual youth program budget	Examples to youth leadership
Twin Cities CDC	37	Youth organizing through youth-led adult supported activist group aimed at addressing the school-based root causes of student dropout. Youth leaders facilitated strategy meetings and meetings with school officials and administrators and workshops with ot	Development; Leadership; Civic Engagement; Organizing	\$0	youth leaders participated in Generation Fierce Local Youth and joint committee of the Twin Cities CDC and Cleghorn Neighborhood Center. The group emerged from the Cleghorn Action Team which came out of our Plymouth Street Initiative and initially f
Urban Edge	63	Youth Leadership Academy	Services; Development; Leadership; Civic Engagement; Organizing	\$57,813	Planning, recruiting & implementing Summer Academy; assisting with toy drive; succeeding at internships and school and encouraging others to do the same.
Viet-AID	200	Art and Cultural Programs; Southeast Asian Shelter Program	Services; Development; Leadership; Civic Engagement; Organizing	\$200,000	Assist with programming.
Worcester East Side CDC	200	after school art classes; summer camp programs	Services; Leadership; Civic Engagement;	\$15,000	
Grand Total	2,467			\$5,973,247	

Table 24: Family Asset Building 2009

MACDC Member	Adult Basic Ed	ESOL	Earned Income Credit Assist	EITC Total Value	IDAs	IDA Total Value	Total # of Families Assisted
Allston Brighton CDC					7	\$6,300	7
Arlington Community Trabajando, Inc.							0
Asian CDC							0
B'nai B'rith Housing							0
Back of the Hill CDC							0
Belmont Housing Trust							0
Beverly Affordable Housing Coalition							0
Caritas Communities							0
CDC of Boston							0
CDC of South Berkshire County							0
CEDC-SM			777	\$480,000			777
Chelsea Neighborhood Developers					40	\$16,130	40
Coalition for a Better Acre							0
Codman Square NDC			140	\$160,000			140
Community Development Partnership							0
Domus, Inc.	122						122
Dorchester Bay EDC							0
East Boston CDC							0
ETC							0
Falmouth Housing Trust							0
Fenway CDC							0
Fields Corner CDC							0
Franklin County CDC							0
Greater Gardner CDC							0
Grove Hall NDC							0
Hilltown CDC							0
Homeowners Rehab					9	\$10,680	9
Housing Assistance Corp.							0
Housing Corporation of Arlington							0
IBA							0
Jamaica Plain NDC							0
Just a Start	127				8	\$32,000	135

Table 24: Family Asset Building 2009

MACDC Member	Adult Basic Ed	ESOL	Earned Income Credit Assist	EITC Total Value	IDAs	IDA Total Value	Total # of Families Assisted
Lawrence Community Works	203	72	131	\$73,490	42	\$150,000	448
Lena Park CDC	30						30
LINC							0
Lowell Small Business Assistance Center							0
Madison Park DC					3	\$15,388	3
Main South CDC			226	\$137,350			226
Marlborough CDC							0
Mattapan CDC	30						30
Methuen Arlington Neighborhood Inc.							0
Millbury Improvement Initiative							0
Mission Hill NHS							0
Needham Opportunities, Inc.							0
NHS of the South Shore							0
NOAH		80					80
North Shore Housing Trus							0
Nuestra Comunidad DC							0
Oak Hill CDC							0
Pine Street Inn							0
Pittsfield Economic Revitalization Corp.							0
Quaboag Valley CDC							0
Quincy-Geneva New Vision CDC							0
Salem Harbor CDC		180					180
SEED Corp.							0
Somerville Community Corp.					5	\$15,000	5
South Boston NDC							0
Southwest Boston CDC							0
Springfield NHS							0
The Neighborhood Corporation							0
Twin Cities CDC							0
Union Street (Lynn)		40					40
Urban Edge							0
Valley CDC							0

Table 24: Family Asset Building 2009

MACDC Member	Adult Basic Ed	ESOL	Earned Income Credit Assist	EITC Total Value	IDAs	IDA Total Value	Total # of Families Assisted
Viet-AID							0
WATCH		64					64
Watertown Community Housing							0
Western Mass. Enterprise Fund							0
Womens Institute for Housing and Economic Dev.							0
Worcester Common Ground							0
Worcester Community Housing Resources							0
Worcester East Side CDC							0
Grand Total	512	436	1,274	\$850,840	114	\$245,498	2,336

Table 25: Elder Programs - 2009

MACDC Member	# Participants
Dorchester Bay EDC	50
Fenway CDC	225
Hilltown CDC	485
Jamaica Plain NDC	150
Main South CDC	30
Mattapan CDC	60
NOAH	90
Nuestra Comunidad DC	115
Grand Total	1,205

Table 26: Community Events - 2009

MACDC Member	# Participants in Arts Programs	# Participants in Cultural Programs	# Participants in Community Festivals
Arlington Community Trabajando, Inc.	0	0	250
Asian CDC	800	200	2,500
Chelsea Neighborhood Developers	264	0	326
Coalition for a Better Acre	0	0	125
Codman Square NDC	0	0	605
Hilltown CDC	0	0	1,500
Jamaica Plain NDC	0	0	400
Lawrence Community Works	120	0	0
Madison Park DC	10	0	5,000
Mattapan CDC	50	60	130
Methuen Arlington Neighborhood Inc.	100	220	220
NOAH	50	150	1,750
South Boston NDC	0	0	50
The Neighborhood Corporation	0	0	25
Viet-AID	0	300	1,000
Worcester East Side CDC	200	0	1,000
Grand Total	1,594	930	14,881

2010 MACDC GOALS Report

Historical Real Estate: Housing

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development 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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
B'nai B'rith Housing	COVENANT COMMONWEALTH NEWTON, INC	57	2009	\$23,000,000	Comb Rehab/New Constr	Community Preservation Act Funds, Affordable Housing Trust Fund, WAINWRIGHT BANK	Energy Conservation, Sustainable Materials,
B'nai B'rith Housing Total		57		\$23,000,000			
Back of the Hill CDC	Back of the Hill Apartments	125	2009	\$28,000,000	Rehab - Subst		
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		436		\$55,230,000			
Caritas Communities	Melrose	14	2009	\$3,750,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), permanent loan from a local savings bank	Energy Conservation, Healthy Materials,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Caritas Communities Total		14		\$3,750,000			
CDC of South Berkshire County	Hillside Avenue	10	2009	\$2,318,000	New Constr	Town-donated Ian Town \$96,000 development grant State HOME, Housing Stabilization Fund (HSF), Section 8, Federal Home Bank, TD Banknorth Foundation,	Energy Conservation, Healthy Materials, Sustainable Materials,
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 Housin 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		55		\$9,176,000			
Chelsea Neighborhood Developers	Neighborhood Stabilization Initiative	6	2009	\$1,508,000	Other	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), NSPMHP, Neighborhood Reinvestment,	Energy Conservation, Healthy Materials,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Chelsea Neighborhood Developers	Spencer Green	48	2009	\$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,	Energy Conservation, Healthy Materials, Photovoltaic Rain water cistern, Sustainable Materials,
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		236		\$42,539,681			
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 L	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	12	1990	\$1,600,000			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Coalition for a Better Acre	Triangle Homeownership	38	1986	\$2,500,000			
Coalition for a Better Acre Total		617		\$62,100,000			
Codman Square NDC	New Lithgow Residential LLC Rehab and Refinancing	31	2009	\$7,460,000	Rehab - Subst		
Codman Square NDC	Washington Columbia II Rehab and Refinancing	175	2009	\$10,980,000	Rehab - Mod		
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,
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	

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	Franklin Field South Home Again Phase II	23	2005	\$5,710,525	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials,
Codman Square NDC	BHA Infill	2	2004	\$474,140	Rehab - Subst	Local or Regional HOME, Leading the Way (Boston only), BHA donated building and land for no cost. State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, LISC, Boston Community Capital or Loan Fund, Charlesgate Sales proceeds	Energy Conservation, Healthy Materials, Sustainable Materials,
Codman Square NDC	109 Glenway	3	2003	\$465,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund,	Energy Conservation,
Codman Square NDC	Talbot Bernard Homes	44	2003	\$11,200,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Leading the Way (Boston only), State HOME, State CDBG, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), MHP, LISC, Boston Com	Energy Conservation,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	Talbot Bernard Senior Housing	31	2003	\$5,700,000	New Constr	Local Linkage, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, Section 202, LISC, Neighborhood Reinvestment, Fleet Bank/ Bank of America, Developer Equity	Energy Conservation, Energy Star,
Codman Square NDC	Latin Academy (Existing)	58	2002	\$8,600,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MassDevelopment, Neighborhood Reinvestment, MHIC, Fleet Bank/ 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	\$249,883			
Codman Square NDC	1-4 Family Program	2	1999	\$249,950			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		1,236		\$127,485,399			
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 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development 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, TYown 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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
Dorchester Bay EDC	64 Clarkson	3	2009	\$530,000	Rehab - Mod	Local or Regional HOME, State HOME, MHIC,	Energy Conservation,
Dorchester Bay EDC	Foreclosed Homes	3	2009	\$496,000	Rehab - Mod	DND not defined State HOME, NSF Private developer equity	Energy Conservation, as possible within moderate rehab.,
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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 floorin ,
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	Housing Preservation I	2	1996	\$239,167			
Dorchester Bay EDC	Upham's Corner Apts.	36	1996	\$4,915,211			
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		998		\$113,386,883			
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		Energy Conservation, Healthy Materials

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
East Boston CDC	Villa Michelangelo, Inc.	75	2002	\$8,500,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Section 202,	Energy Conservation, Healthy Materials, Sustainable Materials,
East Boston CDC	Villa Michelangelo, Inc.	71	2002	\$8,000,000	Rehab - Subst		Energy Conservation,
East Boston CDC	Landfall Community Associate	111	2001	\$9,500,000			
East Boston CDC	Villa Michelangelo, Inc.	72	2001	\$8,000,000			
East Boston CDC	Winthrop Place	45	2001	\$2,900,000			
East Boston CDC	Chevrus School Apartments	46	1998	\$4,100,000			
East Boston CDC	E. Boston Corp. Rehab	40	1993	\$2,100,000			
East Boston CDC	Lyman School Associates	46	1990	\$2,300,000			
East Boston CDC	Woodbury/Cunard	17	1986	\$710,000			
East Boston CDC	Landfall Apts.	18	1982	\$680,000			
East Boston CDC	E. Boston Community Associates	96	1980	\$2,800,000			
East Boston CDC Total		1,256		\$191,850,000			
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,
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, Keyspa	Energy Conservation,
Fenway CDC	Fenway Condo Project	3	2004	\$420,000	Rehab - Mod	Boston Community Capital or Loan Fund,	
Fenway CDC	Fenway Condo Project	3	2004	\$420,000	Rehab - Mod	Boston Community Capital or Loan Fund,	
Fenway CDC	71 Westland Ave. II L.P.	20	2001	\$2,300,000			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Fenway CDC	15-25 Hemenway Street	24	2000	\$2,800,000			
Fenway CDC	64-70 Burbank St.	35	1995	\$4,100,000			
Fenway CDC	Fenway Lodging House	14	1992	\$550,000			
Fenway CDC	Kilmarnock Apts.	55	1990	\$6,000,000	New Constr		
Fenway CDC	West Fenway Apts.	52	1990	\$5,000,000	New Constr		
Fenway CDC	Fensgate	46	1987	\$5,500,000			
Fenway CDC	71 Westland BHP I	20	1986	\$1,160,107			
Fenway CDC	Peterborough	140	1986	\$0			
Fenway CDC	Westland Ave Apts.	97	1981	\$6,691,900			
Fenway CDC Total		638		\$89,126,306			
Fields Corner CDC	63-69 Sumner St.	24	1999	\$400,000			
Fields Corner CDC	26 Leroy St.	2	1998	\$80,000			
Fields Corner CDC	Ditson St. Senior Housing	40	1998	\$3,200,000	New Constr		
Fields Corner CDC	Fields Corner Granite	67	1990	\$0			
Fields Corner CDC	Mt. Bowdoin St.	2	1990	\$0	New Constr		
Fields Corner CDC	Fields Corner housing	79	1985	\$0			
Fields Corner CDC	59 Linden	1	1983	\$0	New Constr		
Fields Corner CDC	61 Linden	1	1983	\$0	New Constr		
Fields Corner CDC	Greenwich St.	2	1983	\$0	New Constr		
Fields Corner CDC Total		218		\$3,680,000			
Franklin County CDC	Pinewood Circle	10	1992	\$0	New Constr		
Franklin County CDC	Plum Tree Rd.	4	1992	\$339,000			
Franklin County CDC	Plain Rd.	6	1990	\$0	New Constr		
Franklin County CDC	Ashfield	2	1987	\$0	New Constr		
Franklin County CDC	Community Land Trust	27	1987	\$0			
Franklin County CDC	Family Inn	6	1986	\$165,000			
Franklin County CDC	Miles Hotel	26	1986	\$0			
Franklin County CDC	Turners Falls	12	1986	\$350,000			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Franklin County CDC Total		93		\$854,000			
Greater Gardner CDC	Baldwinville Road, Templeton	1	2009	\$183,770	New Constr	GFA Federal Credit Union	Energy Conservation,
Greater Gardner CDC	Cleveland Street, Gardner	2	2009	\$336,023	New Constr	Colonial Co-operative Bank	Energy Conservation,
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 HOME, Local or Regional CDBG, Brownfields, 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	First Time Home Program	1	2001	\$85,000			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Greater Gardner CDC Total		20		\$2,918,735			
Grove Hall NDC	Affordable Housing Program	3	1998	\$300,000			
Grove Hall NDC	Renaissance Bldg.	12	1990	\$1,200,000			
Grove Hall NDC Total		15		\$1,500,000			
Hilltown CDC	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	\$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	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	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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Hilltown CDC	Chesterfield Hotel	7	2002	\$667,000	Rehab - Subst	State CDBG, MHP, Construction Loan from Florence Savings Bank	

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
Homeowners Rehab	58 7th St	6	2008	\$1,157,529	Rehab - Subst	Community Preservation Act Funds, Lead Saf Historical Commissio 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 hat 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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Homeowners Rehab	CAST	42	2003	\$11,000,000	Preserv of Exp Use	Local or Regional HOME, Community Preservation Act Funds, CIPF, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, MHIC, Fleet Bank/ Bank of America, Energy Star	Energy Conservation, Healthy Materials, recycling building materials, Sustainable Materials,
Homeowners Rehab	AUBURN COURT II	60	2000	\$10,500,000	New Constr		
Homeowners Rehab	PROSPECT	6	2000	\$600,000			
Homeowners Rehab	ELM ST	6	1999	\$1,000,000			
Homeowners Rehab	UNION	6	1999	\$705,000			
Homeowners Rehab	Allston	6	1996	\$600,000			
Homeowners Rehab	Auburn Court	77	1996	\$13,000,000	New Constr		
Homeowners Rehab	Prospect	6	1996	\$700,000			
Homeowners Rehab	Swartz	59	1996	\$5,100,000			
Homeowners Rehab	Columbia/Hampshire	16	1995	\$2,000,000	New Constr		
Homeowners Rehab	Richdale Ave.	7	1993	\$750,000			
Homeowners Rehab	Sciarappa St.	6	1993	\$310,000			
Homeowners Rehab	901 Massachusetts Ave	8	1992	\$430,000			
Homeowners Rehab	Columbia Townhouses	6	1991	\$500,000	New Constr		
Homeowners Rehab	Portland Condos	8	1991	\$750,000			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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.	Barnstable RFP	40	2009	\$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,	Energy Conservation, Healthy Materials, waste water treatment plant, Sustainable Materials,
Housing Assistance Corp.	Residences at Canal Bluffs	28	2009	\$12,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Citizens Bank,	Energy Conservation, Healthy Materials, waste water treatment plant, Sustainable Materials,
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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		129		\$32,900,000			
Housing Corporation of Arlington	Forest/Peirce Apartments	10	2009	\$2,816,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, MHP, Cambridge Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Housing Corporation of Arlington	104 Rawson Road	2	2008	\$644,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Winchester Savings Ban 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		52		\$13,085,000			
IBA	Residencia Betances	11	1993	\$600,000			
IBA	Taino Tower	27	1990	\$4,100,000	New Constr		

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 Trus Weinberg Foundation	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development 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 Founda	Energy Conservation, Sustainable Materials,
Jamaica Plain NDC	BOTH Community Housing Initiative Phase 1	22	2001	\$4,178,735	New Constr		
Jamaica Plain NDC	Pondview Apartments	60	2001	\$9,267,670			
Jamaica Plain NDC	91 Minden St.	2	1998	\$432,000			
Jamaica Plain NDC	Nate Smith House	45	1998	\$4,900,000			
Jamaica Plain NDC	73 Walden St.	2	1997	\$237,000			
Jamaica Plain NDC	85 Chestnut Ave.	3	1997	\$171,000			
Jamaica Plain NDC	9 Walden St.	2	1996	\$291,000			
Jamaica Plain NDC	61 Walden St	2	1995	\$288,000			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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	Main Street Condos	10	2009	\$4,190,459	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Cambridge Affordable Housing Trust, Permanent and Construction Housing Stabilization Fund (HSF), State Green Affordable Housing Initiative HUD CDBG Cambridge Savings Bank	Energy Conservation, Healthy Materials, PV solar LEED Buildin Platinum Status, Sustainable Materials,
Just a Start	Buyback/Resale Condos	6	2008	\$1,200,000	Rehab - Mod	CAHT	Energy Conservation, Healthy Materials, Sustainable Materials,
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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	2495 Mass Ave	13	2007	\$5,084,000	Other	Local Linkage, Cambridge Affordable Housing Trust Affordable Housing Trust Fund, Mass. Affordable Housing Trust HUD/CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Columbia Court	13	2007	\$5,200,000	Other	Cambridge Affordable Housing Trust and Historical Commission Affordable Housing Trust Fund, HUD CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Alewife Condos II	8	2006	\$3,057,000	Other	Cambridge Affordable Housing Trust State HOME, Housing Stabilization Fund (HSF), State Soft Second Subsidies HUD CDBG Operation HUD HomeLISC, Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Bolton South Condos	6	2005	\$2,187,775	Other	Local or Regional HOME, Cambridge Affordable Housing Trust State HOME, HUD CHOD HUD Lead Safe	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Next Step House Apartments	6	2005	\$1,592,340	Other	Somerville Affordable Housing Trust Housing Innovations Fund (HIF), Brownfields, Section 8, Federal CDBG Federal Home Loan Bank Board. Winter Hill Bank Private charitable donors. Energy Star	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development 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		

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	Bolton Condos	7	1997	\$1,095,000	New Constr		
Just a Start	Hampshire Homes	1	1997	\$165,000			
Just a Start	Hampshire/Columbia Condos	16	1997	\$2,200,000	New Constr		
Just a Start	Webster-Bristol Apts. I	9	1997	\$860,000			
Just a Start	Scattered Site 1st Time Homebuyer Units	4	1996	\$300,000			
Just a Start	Hampshire-Columbia Homes	16	1995	\$2,200,000	New Constr		
Just a Start	Hampshire-Windsor	5	1995	\$470,000	New Constr		
Just a Start	7th St.	3	1994	\$400,000			
Just a Start	Putnam Place	12	1994	\$1,560,000			
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		693		\$89,490,274			
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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Lawrence Community Works	Scaritos Homes	10	2007	\$2,188,839	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charlesbank Homes	Energy Conservation, Healthy Materials, Solar panels, Sustainable Materials,
Lawrence Community Works	Union & Mechanic Homes (Reviviendo Homeownership II)	5	2006	\$1,402,275	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, MassDevelopment, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charesbank Homes, Wells Fargo Housing Foundation TD Banknorth	Energy Conservation, Healthy Materials, Integrated landscaping with stormwater management plan, and incorporated adjacent community garden into integreated landscaping plan to mitigate runoff., Sustainable Materials,
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 rememediation 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	Berkeley Place Apts.	38	1994	\$400,000			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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	School House	128	2009	\$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 millionNeighborhood Reinvestm	Energy Conservation,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,
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		

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		1,323		\$232,646,706			
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,
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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Main South CDC	974 Main St.	26	1993	\$1,600,000			
Main South CDC	10 Vineyard	1	1991	\$60,000			
Main South CDC	898 Main St.	5	1991	\$165,000			
Main South CDC	10 Oread	24	1990	\$480,000			
Main South CDC	1020 Main South	12	1990	\$860,000			
Main South CDC	866 Main St.	17	1990	\$425,000			
Main South CDC	927 Main St.	6	1988	\$420,000			
Main South CDC Total		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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NHS of the South Shore	Washington st 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,	Energy Conservation,
NHS of the South Shore	Park Ave, Hull	19	2003	\$625,000	Rehab - Mod	State HOME, DNDNeighborhood Reinvestment,	
NHS of the South Shore	Weymouth Housing for Disabled	6	2003	\$560,000	Rehab - Subst	Local or Regional HOME, McKinney, MHP, Neighborhood Reinvestment,	
NHS of the South Shore	Grossman St Apartments	2	2001	\$270,000			
NHS of the South Shore	Winter St Apartments	7	2001	\$1,038,000			
NHS of the South Shore	DMR, 26 Morton St.	5	1999	\$600,000	New Constr		
NHS of the South Shore	Dove Transitional House II	6	1998	\$507,000			
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
NOAH	281 Summer St.	3	1997	\$280,000			
NOAH	29 Falcom St.	2	1997	\$240,000			
NOAH	53 Havre St.	2	1997	\$250,000			
NOAH	55 Havre St.	2	1997	\$234,000			
NOAH	82 Havre St.	2	1997	\$239,000			
NOAH	Marion/Saratoga	12	1997	\$300,000			
NOAH	146-148 Putnam St.	4	1996	\$600,000	New Constr		
NOAH	248 Saratoga Ave.	2	1996	\$100,000			
NOAH	38 Paris St.	2	1996	\$243,500			
NOAH	Trenton/Meridian Condos	4	1996	\$178,000			
NOAH	108-110 White St.	6	1995	\$619,500			
NOAH	203 Princeton St.	3	1995	\$264,500			
NOAH	449-451 Saratoga	5	1995	\$471,500			
NOAH	472 Sumner St.	3	1995	\$235,500			
NOAH	48 Putnam St.	2	1995	\$243,000			
NOAH	49-55 Putnam St.	6	1995	\$640,000			
NOAH	149 Putnam St.	2	1994	\$208,500			
NOAH	309 Saratoga St.	2	1994	\$185,500			
NOAH	120 Everett St.	2	1993	\$160,000			
NOAH	151 Putnam St.	2	1993	\$150,000			
NOAH	Trinity Hse.	16	1993	\$1,500,000			
NOAH	440 Meridian St.	5	1992	\$260,000			
NOAH	124 Falcon St.	3	1990	\$200,000			
NOAH	201 Princeton St.	3	1989	\$200,000			
NOAH	29 Havre St.	3	1989	\$150,000			
NOAH Total		177		\$20,753,096			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	REO properties	4	2009	\$930,000	Rehab - Subst	City Leading the Way Housing Stabilization Fund (HSF), NSP funds through City Boston Community Capital or Loan Fund, MHIC,	Energy Conservation,
Nuestra Comunidad DC	Adams Court	95	2007	\$25,000,000	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Facilities consolidations funds Federal Tax Credits (LIHTC), Shelter Plus Cares & Sponser based vouchersMHP, Federal Home Bank, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials,
Nuestra Comunidad DC	BHA Infill (Collaborative)	10	2004	\$2,117,015	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF), MHP, LISC, Charlesbank	
Nuestra Comunidad DC	Forest Greenville Homes	10	2004	\$2,540,929	Rehab - Subst	Boston housing Authority building conveyed to Nuestra CDC Housing Stabilization Fund (HSF), HUD; HOPE VILISC, Boston Community Capital or Loan Fund,	Energy Conservation,
Nuestra Comunidad DC	3 Murray Avenue	2	2003	\$300,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund, Anderson Insulation	Energy Conservation,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	12 Forest St.	1	1995	\$175,000			
Nuestra Comunidad DC	Sargent/Prince House	33	1995	\$2,000,000			
Nuestra Comunidad DC	Stafford Heights	41	1995	\$6,800,000	New Constr		
Nuestra Comunidad DC	4 Forest St.	6	1994	\$425,000			
Nuestra Comunidad DC	Daly House	19	1993	\$964,000			
Nuestra Comunidad DC	Burton Ct.	7	1990	\$300,000			
Nuestra Comunidad DC	La Concha	97	1990	\$6,995,597			
Nuestra Comunidad DC	Infill Collaboration	48	1989	\$5,509,000			
Nuestra Comunidad DC	Roxbury Triangle	10	1989	\$1,113,000	New Constr		
Nuestra Comunidad DC	Dudley Enterprises	9	1986	\$262,000			
Nuestra Comunidad DC	Bohio	26	1984	\$400,000			
Nuestra Comunidad DC Total		560		\$75,578,541			
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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
Pittsfield Economic Revitalization Corp.	Redfield Hse.	24	1992	\$2,500,000			
Pittsfield Economic Revitalization Corp. Total		24		\$2,500,000			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 Muhammed Coop.	25	2002	\$7,300,000	Other	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), MHP, MHIC,	Energy Conservation, Healthy Materials,
Quincy-Geneva New Vision CDC	3-4 HOLBORN TERRACE	8	2000	\$1,700,000			
Quincy-Geneva New Vision CDC	13 Maywood	3	1999	\$285,000			
Quincy-Geneva New Vision CDC	PHILLIPS BROOKS SCHOOL	56	1999	\$500,000			
Quincy-Geneva New Vision CDC	Phillip Brooks School Co-op	56	1990	\$10,000,000			
Quincy-Geneva New Vision CDC	Quincy-Geneva II (Granites)	94	1989	\$9,900,000			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Quincy-Geneva New Vision CDC	Quincy-Geneva I (BHP 1)	101	1986	\$4,500,000			
Quincy-Geneva New Vision CDC Total		455		\$92,266,500			
Salem Harbor CDC	50 Palmer Street	15	2009	\$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	Energy Conservation,
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		336		\$28,420,365			
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 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development 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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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, Partership equity	
South Boston NDC	E Street	3	2004	\$400,000	Rehab - Subst	Mt. Washington Bank	
South Boston NDC	South Boston New Housing	15	2004	\$3,388,012	New Constr	Local or Regional HOME, Citizens Bank,	
South Boston NDC	Andrew Sq. Apts.	10	1998	\$658,000			
South Boston NDC	Taylor's Market/National St.	10	1997	\$1,090,000			
South Boston NDC	Fr. Walter Martin Homes	34	1994	\$6,300,000	New Constr		
South Boston NDC	11 Jenkins St.	3	1992	\$135,000			
South Boston NDC	Msgr. Lyons	1	1990	\$1,150,000	New Constr		
South Boston NDC Total		91		\$17,383,391			
Springfield NHS	3 Pendleton Avenue	3	2009	\$683,850	New Constr	Local or Regional HOME, Charles Bank	Energy Conservation, Healthy Materials, Bamboo Hardwood Floors, Hot water on demand, Sustainable Materials,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Springfield NHS	Rehab	4	2009	\$810,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative, Federal Home Bank,	Energy Conservation,
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		28		\$5,393,850			
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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 CreditsFleet Bank/ Bank of America,	
The Neighborhood Corporation Total		69		\$16,500,000			
Twin Cities CDC	143 Marshal Street	3	2009	\$150,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation,
Twin Cities CDC	45 Johnson Street, Fitchburg	1	2009	\$145,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation,
Twin Cities CDC	Tisdale Street	1	2007	\$295,000	Rehab - Mod	Local or Regional HOME, ADDI, Gap Filler V Deleading Funding Workers' Credit Union	Energy Conservation,
Twin Cities CDC	Myrtle/Highland	2	2005	\$608,029	New Constr	Local or Regional HOME, Leominster Credit Union UNITIL Service Corp for energy efficiency	Energy Conservation,
Twin Cities CDC	Plymouth St. Initiative Phase II	8	2004	\$1,666,834	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Developer, Energy Star (Unitil)	Energy Conservation, Healthy Materials, Energy Star appliances and lighting, , Sustainable Materials,
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		118		\$6,761,863			
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,
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,	

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Urban Edge	Dixwell Park Apartments and Self Help	33	2003	\$3,507,497	Rehab - Mod	MHP,	
Urban Edge	Harvard Hill	37	2003	\$2,989,000	Rehab - Mod	Local Linkage, CIPF,	Energy Conservation, No Irrigation,
Urban Edge	Hyde Park Ave	8	2001	\$1,700,000	New Constr		
Urban Edge	Academy Homes I	202	1999	\$22,000,000			
Urban Edge	Westminister Court	77	1998	\$0			
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			
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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development 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			
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,
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,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Womens Institute for Housing and Economic Dev. Total		22		\$4,200,000			
Worcester Common Ground	9 May Street-Hammond Organ Factory	46	2009	\$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	Energy Conservation, Healthy Materials, 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	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 starr rating of 91, Sustainable Materials,
Worcester Common Ground	6 Florence St.	8	2004	\$600,000	Preserv of Exp Use	Local or Regional HOME, Housing Innovations Fund (HIF),	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester Common Ground	Su Casa Propia 2	15	2004	\$2,400,000	Rehab - Subst	Local or Regional HOME, State HOME, webster 5	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Common Ground	133 Chandler St.	6	2003	\$893,254	Rehab - Subst	Local or Regional HOME, State HOME, Boston Community Capital or Loan Fund, MHIC, The Life 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			
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			

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		196		\$26,515,554			
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 Home Ownership	8	2009	\$2,110,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Webster 5 Savings Bank	Energy Conservation, Healthy Materials, All homes are Energy-Star certified, Sustainable Materials,

Table 27: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 Consolodation Fund McKinney,	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester East Side CDC	Bell Hill Home Ownership - Phase 2	9	2003	\$1,370,000	Other	Local or Regional HOME, Donated property from the City of Worcester. State HOME, Federal Home Bank, Fidelity Foundation	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester East Side CDC	21-23 RODNEY ST. RENTAL	2	1999	\$130,000			
Worcester East Side CDC Total		57		\$11,856,000			

Grand Total **15,717** **\$1,963,680,409**

2010 MACDC GOALS Report

Historical Real Estate: Commercial

Table 28: Completed Commercial Projects

MACDC Member	Name	Developmnt Type	Total Square Feet	Comm Sq Ft	Year of Occpancy	Developmnt 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	

Table 28: Completed Commercial Projects

MACDC Member	Name	Developmnt Type	Total Square Feet	Comm Sq Ft	Year of Occpancy	Developmnt Cost	Construction Type	Comm Tenants	Jobs Created	Financing
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)
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	

Table 28: Completed Commercial Projects

MACDC Member	Name	Develpmnt Type	Total Square Feet	Comm Sq Ft	Year of Occpancy	Develpmnt Cost	Construction Type	Comm Tenants	Jobs Created	Financing
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	
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

Table 28: Completed Commercial Projects

MACDC Member	Name	Develpmnt Type	Total Square Feet	Comm Sq Ft	Year of Occpancy	Develpmnt Cost	Construction Type	Comm Tenants	Jobs Created	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	
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,

Table 28: Completed Commercial Projects

MACDC Member	Name	Developmnt Type	Total Square Feet	Comm Sq Ft	Year of Occpancy	Developmnt Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Jamaica Plain NDC	Brewery Main Block Phase 2	Commercial, Industrial, Offices, Retail,		10,000	2009	\$5,300,000	Rehab - Subst	5	110	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,
Jamaica Plain NDC Total			235,000	40,000		\$31,300,000		45	665	
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 Tec

Table 28: Completed Commercial Projects

MACDC Member	Name	Develpmnt Type	Total Square Feet	Comm Sq Ft	Year of Occpancy	Develpmnt Cost	Construction Type	Comm Tenants	Jobs Created	Financing
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	
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 fundsThe Life Initiative,
Main South CDC Total			23,000	0		\$1,285,000		4	28	

Table 28: Completed Commercial Projects

MACDC Member	Name	Develpmnt Type	Total Square Feet	Comm Sq Ft	Year of Occpancy	Develpmnt Cost	Construction Type	Comm Tenants	Jobs Created	Financing
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	
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	

Table 28: Completed Commercial Projects

MACDC Member	Name	Develpmnt Type	Total Square Feet	Comm Sq Ft	Year of Occpancy	Develpmnt Cost	Construction Type	Comm Tenants	Jobs Created	Financing
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	2008	\$650,000	Rehab - Mod	3	21	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			0	7,200		\$650,000		3	21	
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	
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	

Table 28: Completed Commercial Projects

MACDC Member	Name	Developmnt Type	Total Square Feet	Comm Sq Ft	Year of Occpancy	Developmnt Cost	Construction Type	Comm Tenants	Jobs Created	Financing
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			0	0		\$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

Table 28: Completed Commercial Projects

MACDC Member	Name	Develpmnt Type	Total Square Feet	Comm Sq Ft	Year of Occpancy	Develpmnt Cost	Construction Type	Comm Tenants	Jobs Created	Financing
Urban Edge	3134 Washington Street	Commercial, Community Facility,	21,082		2002	\$3,753,000	Rehab - Subst	3	40	Business Development Grant MassDevelopment, Boston Community Capital or Loan Fund, Yawkey, Anonymous Boston Private Bank Private Funders
Urban Edge	Egleston Station	Commercial,		12,573	2007	\$7,700,000	Rehab - Subst	1	48	MassDevelopment, Mass. Cultural Council Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Property and Casualty Initiative, Federal Historic Tax Credits, Mabel Louise Riley; State Street; Anonymous Foundation; Citizens
Urban Edge Total			61,082	12,573		\$20,988,000		15	305	
Grand Total			1,477,150	105,773		\$182,005,790		229	3,304	

2010 MACDC GOALS Report

Historical Real Estate: Mixed-Use

Table 29: Completed Mixed-Use Developments

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

Table 29: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
Fields Corner CDC Total			12	36,000	0		\$0	0	
Greater Gardner CDC	Central Street Rehab	Offices, Residential (mixed use)	3		2,400	2008	\$750,000	1	Rehab - Subst
Greater Gardner CDC Total			3	0	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	
Homeowners Rehab Total			340	0	1,500		\$55,323,393	8	
Just a Start	Trembridge Condominiums	Community Facility, Residential (mixed use)	10	16,207		2003	\$3,300,000	0	New Constr
Just a Start Total			10	16,207	0		\$3,300,000	0	
LINC	The Caledonia	Residential (mixed use)	8		1,000	2006	\$1,700,000	3	Rehab - Subst
LINC Total			8	0	1,000		\$1,700,000	3	
Main South CDC	Beaver Apts.			6,000		1993	\$1,600,000	5	
Main South CDC	2 Oread St.			4,000		1990	\$480,000	2	
Main South CDC	927 Main St.			3,200		1988	\$420,000	2	
Main South CDC Total			0	13,200	0		\$2,500,000	9	
NOAH	Eutaw-Meridian Rehab.		9			1998	\$1,110,000	1	
NOAH Total			9	0	0		\$1,110,000	1	
Nuestra Comunidad DC	Dartmouth Hotel	Residential (mixed use)	65	65,000		2005	\$20,000,000	7	Rehab - Subst
Nuestra Comunidad DC	Sargent Prince House		30	3,750		1996	\$3,000,000	4	
Nuestra Comunidad DC Total			95	68,750	0		\$23,000,000	11	

Table 29: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
Quincy-Geneva New Vision CDC	Savin-Creston		26			1999	\$4,400,000	3	
Quincy-Geneva New Vision CDC Total			26	0	0		\$4,400,000	3	
Salem Harbor CDC	98-102 Lafayette		15	3,900		1996	\$711,000	2	
Salem Harbor CDC	100 Congress St.		2	1,000		1988	\$160,000	1	
Salem Harbor CDC Total			17	4,900	0		\$871,000	3	
Somerville Community Corp.	St. Polycarp's	Retail, Residential (mixed use)	24		6,200	2009	\$11,419,000	3	New Constr
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			62	4,900	6,200		\$13,902,011	7	
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	
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	0	17,000		\$15,500,000	4	
Twin Cities CDC	Main Street Project	Offices, Retail,	31		11,000	2009	\$12,000,000	2	Rehab - Subst
Twin Cities CDC Total			31	0	11,000		\$12,000,000	2	

Table 29: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
Urban Edge	Egleston Crossing	Commercial, Residential (mixed use)	64	83,000		2005	\$21,000,000	2	Rehab - Mod
Urban Edge Total			64	83,000	0		\$21,000,000	2	
Valley CDC	Go West	Residential (mixed use)	17	9,000		2005	\$2,623,418	2	Rehab - Subst
Valley CDC Total			17	9,000	0		\$2,623,418	2	
Viet-AID	1460 Dorchester Ave.	Commercial, Retail,	43		7,000	2008	\$14,000,000	5	New Constr
Viet-AID Total			43	0	7,000		\$14,000,000	5	
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	0	2,200		\$375,000	1	
Grand Total			1,326	456,457	68,544		\$310,179,018	107	

2010 MACDC GOALS Report

Historical Real Estate: Open Space

Table 30: Completed Open Space Development

MACDC Member	Location	Type of Space	Year
Allston Brighton CDC	Lincoln Street Green Strip	Public art project	2008
Allston Brighton CDC	Mass Turnpike Beautification	Historical murals	2006
Allston Brighton CDC	Brighton High School	Outdoor Classroom	2003
Allston Brighton CDC	Baldwin Elementary School		2002
Allston Brighton CDC	Hamilton Elementary School	Outdoor Classroom	2002
Allston Brighton CDC	Mary Lyons School & Collins Square	Schoolyard,	2000
Allston Brighton CDC	Garfield Elem	Schoolyard,	1999
Allston Brighton CDC	Hamilton Elementary School	Schoolyard,	1999
Allston Brighton CDC	Jackson Mann	Schoolyard,	1999
Allston Brighton CDC	Winship Elementary School II	Schoolyard,	1998
Allston Brighton CDC	Hamilton Elementary School	Schoolyard,	1995
Allston Brighton CDC	Winship Elementary School (Phase I)	Schoolyard,	1993
Allston Brighton CDC	Aberdeen Overlook	Open Space,	1988
Allston Brighton CDC	Peniman Road Community Garden	Community Garden,	1986
Allston Brighton CDC Total			
Asian CDC	Oak Terrace	Community Garden,	1996

Table 30: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Asian CDC	Oak Terrace	Tot Lots	1996	3,250	\$0	0	
Asian CDC Total				4,150	\$0	0	
Chelsea Neighborhood Developers	212 Poplar St	Community Garden,	1996	829	\$0	0	
Chelsea Neighborhood Developers	261 Spruce St	Community Garden,	1996	2,000	\$0	0	
Chelsea Neighborhood Developers	15, 19, 21, 23 Shawmut	Community Garden,	1985	4,035	\$0	0	
Chelsea Neighborhood Developers Total				6,864	\$0	0	
Coalition for a Better Acre	Moody Street Playground		2009	10,000	\$200,000	6	CDBG, Individual and corporate donations, fundraising event proceeds.
Coalition for a Better Acre		Community Garden,	2000	10,890	\$0	0	
Coalition for a Better Acre	18 N. Franklin Court	Community Garden,	1996	9,000	\$0	0	
Coalition for a Better Acre	Cross St.	Park,	1992	15,000	\$0	0	
Coalition for a Better Acre	North Canal Apts.	Playground,	1991	6,000	\$0	0	
Coalition for a Better Acre	Adams & LaGrange St.	Park,	1990	18,000	\$0	0	
Coalition for a Better Acre Total				68,890	\$200,000	6	

Table 30: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Codman Square NDC	Elmhurst Street Park	Nontraditional park space to support youth and other community programming in collaboration with local nonprofit agencies.	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
Codman Square NDC	102 Columbia Rd	Tot Lots	1993	10,000	\$0	0	
Codman Square NDC	173 Columbia Rd	Tot Lots	1993	8,000	\$0	0	
Codman Square NDC Total				29,000	\$299,570	3	
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	
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	

Table 30: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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	
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 30: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Lawrence Community Works	Brook St. Park		2006	117,611	\$2,900,000	0	City of Lawrence CDBG, EPA Brownfields grant, Commonwealth of Massachusetts Urban Self-HElp GrantBrownfields,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	CDBGWest 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

Table 30: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Lawrence Community Works	37 Berkeley St.	Playground,	2001	10,000	\$0	0	
Lawrence Community Works	37 Berkeley St.	Playground,	1999	19,000	\$0	0	
Lawrence Community Works Total				156,611	\$3,045,000	0	
Madison Park DC	Haynes House II	Parking lot	1995	12,000	\$0	0	
Madison Park DC	Madison Park III	Tennis Court	1995	7,000	\$0	0	
Madison Park DC	Madison Park Village	Playground,	1995	1,600	\$0	0	
Madison Park DC	Madison Park Village	Playground,	1983	1,600	\$0	0	
Madison Park DC Total				22,200	\$0	0	
Main South CDC	10 Gardner Street	Open green space and parking.	2006	10,950	\$120,000	6	NRSA,
Main South CDC	10 Gardner Street	Open green space and parking.	2006	10,950	\$120,000	6	NRSA,
Main South CDC	Oread Street Community Garden		2004	600	\$1,500	0	REC funds,
Main South CDC Total				22,500	\$241,500	12	
Marlborough CDC	Main Street Trees	Placement and Replacement of Trees on Roadway	2007	200	\$5,000	0	Public Works Department,Massachusetts Highway Department
Marlborough CDC	Main Street Trees	Placement and Replacement of Trees on Roadway	2007	200	\$5,000	0	Public Works Department,Massachusetts Highway Department
Marlborough CDC	Rail Trail Charette	Rail Trail	2006	0	\$40,000	0	Digital Federal Credit Union,
Marlborough CDC Total				400	\$50,000	0	
Mattapan CDC	RISE Gateway to Bostn		2006	0	\$20,000	2	,

Table 30: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Mattapan CDC	RISE Gateway to Bostn	Two 18 and 1/2 feet tall granite and bronze statues celebrating the cultural diversity and history of the community	2005	165	\$450,000	12	Browne FundSeveral 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	
NOAH	McKay School	Schoolyard,	2001	30,000	\$0	0	
NOAH	Clippership Courtyard	Schoolyard,	2000	6,000	\$0	0	
NOAH	Heritage Housing Development-BHA	Courtyard	1999	6,000	\$0	0	
NOAH	Otis Elementary School	Schoolyard,	1999	15,000	\$0	0	
NOAH	O'Donnell School	Schoolyard,	1997	20,000	\$0	0	
NOAH Total				137,000	\$600,000	40	
Nuestra Comunidad DC	Dudley Town Common	Park,	1995	26,000	\$0	0	
Nuestra Comunidad DC	Dudley St. (between Nuestra & La Alianza bldgs.)	Community Garden,	1988	10,890	\$0	0	
Nuestra Comunidad DC Total				36,890	\$0	0	

Table 30: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Oak Hill CDC	Penn Avenue Garden		2005	3,468	\$3,500	0	Oak Hill CDC capital and unrestricted revenue
Oak Hill CDC	Count On Me Garden	Community Garden,	2001	4,000	\$10,000	1	
Oak Hill CDC	Banis Park	Playground,	1999		\$0	0	
Oak Hill CDC	Jarvis Heights Garden	Community Garden,	1999	2,400	\$6,000	1	
Oak Hill CDC	Community garden project	Community Garden,	1993	5,000	\$10,000	2	
Oak Hill CDC	Union Hill School	Basketball Court	1993	1,800	\$0	0	
Oak Hill CDC	Vacant Lot in Union Hill	Playground,	1992	2,500	\$0	0	
Oak Hill CDC Total				19,168	\$29,500	4	
Quincy-Geneva New Vision CDC	Interval St.	Playground,	2000	3,000	\$0	0	
Quincy-Geneva New Vision CDC	Savin/Maywood	Garden	2000	4,000	\$0	0	
Quincy-Geneva New Vision CDC	Holborn St.	Playground,	1999	3,000	\$0	0	
Quincy-Geneva New Vision CDC	Holborn St.	Playground,	1997	2,000	\$0	0	
Quincy-Geneva New Vision CDC Total				12,000	\$0	0	
Salem Harbor CDC	Mary Jane Lee Park	Park,	1993	21,780	\$0	0	
Salem Harbor CDC Total				21,780	\$0	0	
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

Table 30: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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	\$0	0	
The Neighborhood Corporation	East Water St	Playground,	1993	174,240	\$0	0	
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,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	
Viet-AID Total				107	\$0	0	
Worcester Common Ground	122 Austin St	Playground,	2001	5,000	\$0	0	
Worcester Common Ground	Castle St.	Community Garden,	1991	5,000	\$0	0	
Worcester Common Ground Total				10,000	\$0	0	

Table 30: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Worcester East Side CDC	Misc. Community Gardens		2003		\$0	0	
Worcester East Side CDC	Betty Price Neighborhood Park		2002	12,000	\$165,000	20	CDBG Regional Environmental Council, Mass ReLeaf Program
Worcester East Side CDC	Laurel St., Eastern Ave. & Scattered Sites	Playground,	2001	14,000	\$0	0	
Worcester East Side CDC	Scattered Sites	Gardens	2000		\$0	0	
Worcester East Side CDC Total				26,000	\$165,000	20	
Grand Total				1,997,836	\$18,110,570	285	

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 brownfields remediation.

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.

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.

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

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.

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 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 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 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.