

# MACDC GOALs Initiative

Growing Opportunities, Assets, and Leaders across the Commonwealth

A group of children and an adult are planting trees in a grassy field. In the foreground, a boy in a blue shirt and green cap, and a girl in a red shirt and pink pants, are kneeling and planting a small tree. An adult in a red cap and light blue shirt is assisting them. In the background, other children are also planting trees, and a forest is visible.

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

**August 2011**



August 1, 2011

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 eight years of the GOALs Initiative, our members have helped to create or preserve over 10,000 homes and 16,000 job opportunities, and helped over 10,000 locally owned businesses and aspiring entrepreneurs. In total, our members have generated over \$1.9 billion in economic activity during this period and they have done so in communities across the state, from Merrimack Valley to Cape Cod and from Greater Boston to Western MA.

This report supplements a shorter report issued in June 2011, 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 2010:**

- **2,166** volunteer community leaders were engaged in CDC activities;
- **1,180** homes were built or preserved;
- **2,003** job opportunities were created or preserved;
- **2,128** locally-owned businesses received technical and financial support;
- **38,361** families received housing, jobs, training or other services; and
- **\$241 million** in private and public funding was invested in our communities

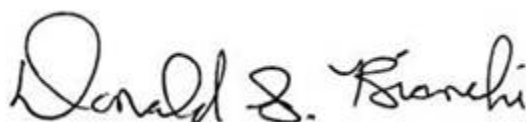
This report is the product of hard work by our members and by the MACDC staff, especially Jay Rosa. MACDC staff worked diligently to assist our members in getting the survey instrument completed, ensuring a timely and complete response from our members, and analyzing and synthesizing the data. We also 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 economic downturn that is still impacting so many families, 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 (MACDC) 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, MACDC is one of the country's leading CDC trade associations.

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

This report includes detailed information for each category in tabular and chart form. It also includes pipeline projections for real estate development through 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 MACDC's members. Through the survey, the CDCs provided detailed information on program and projects related to their accomplishments during 2010 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 2010. 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, 2011. 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 2010. 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](http://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 221 and can be helpful when reading this report.

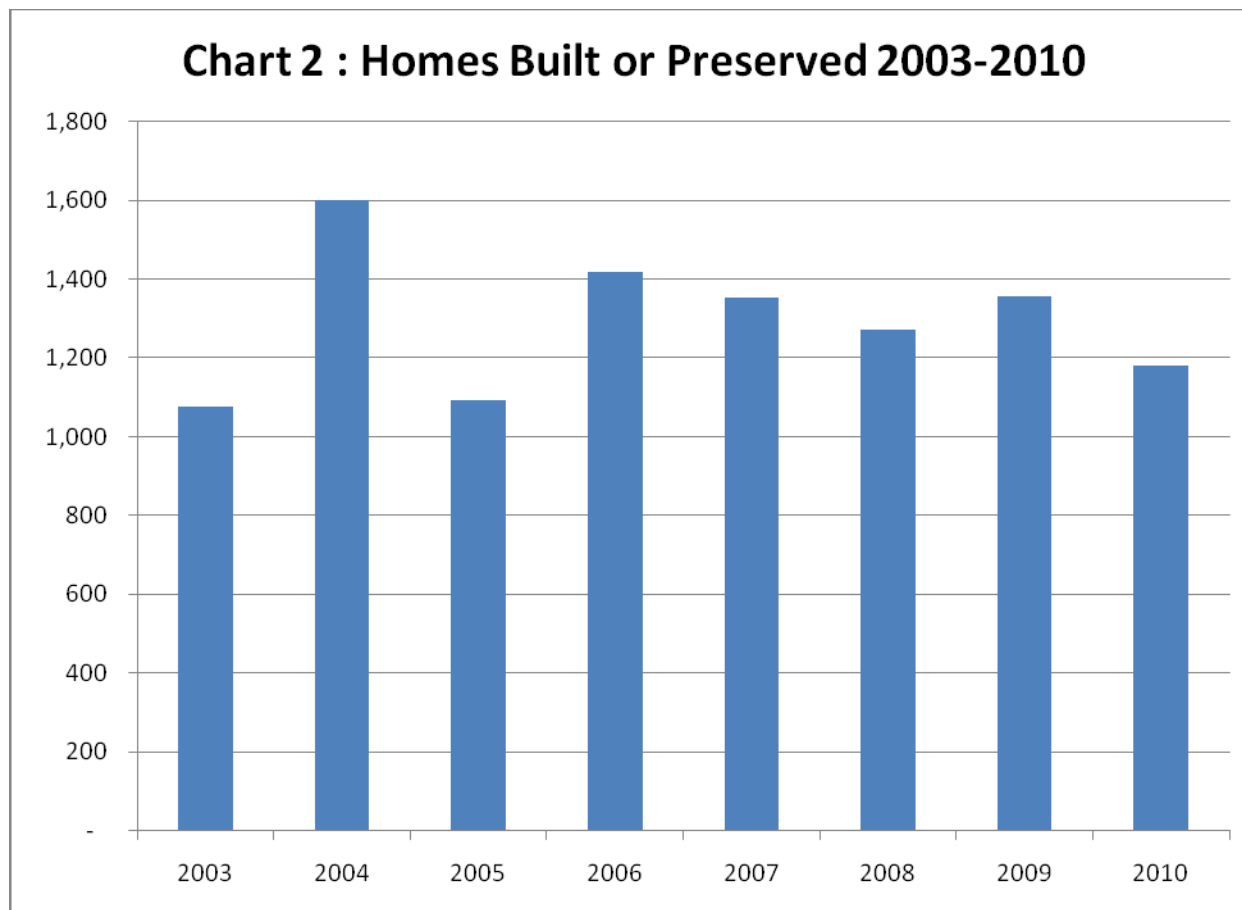
# 2011 MACDC GOALS Report

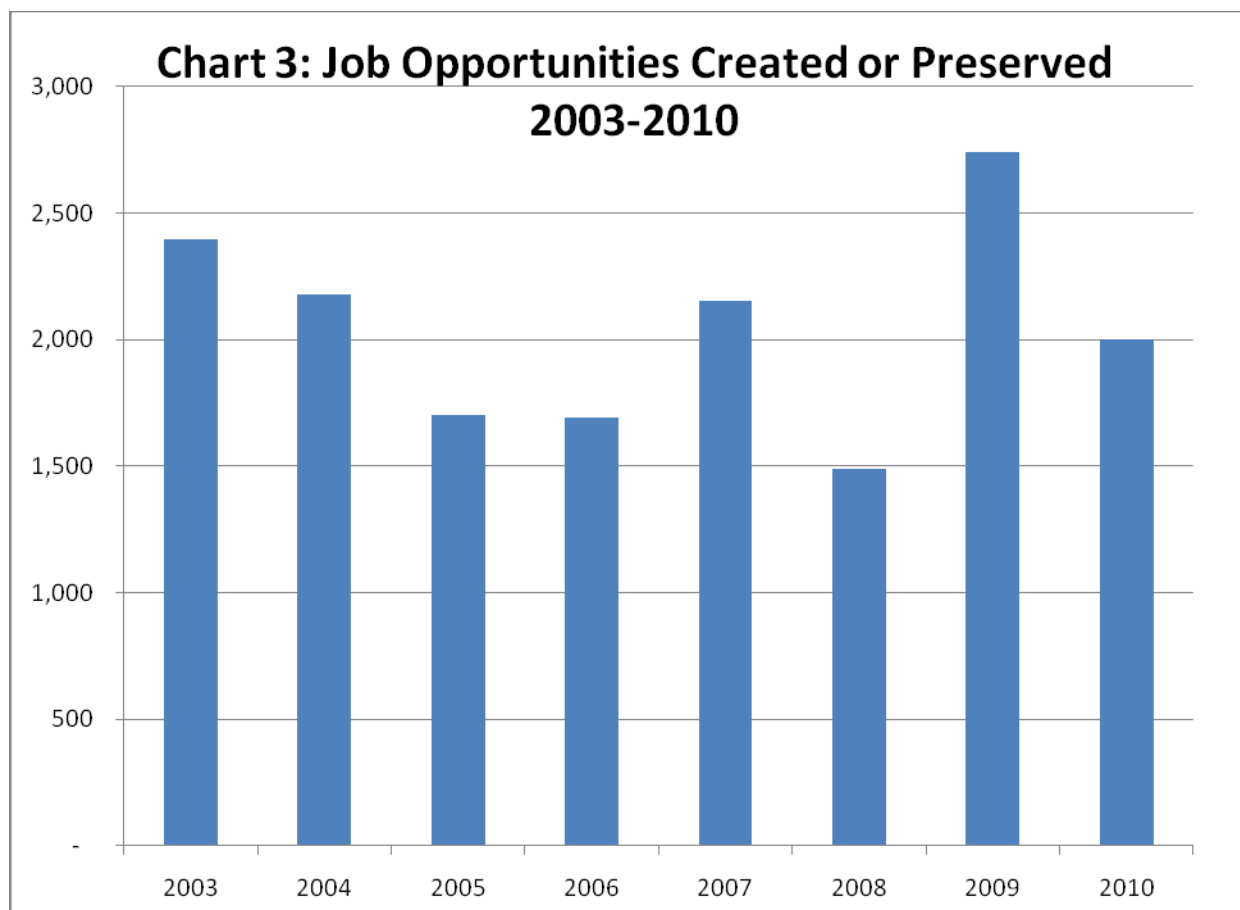
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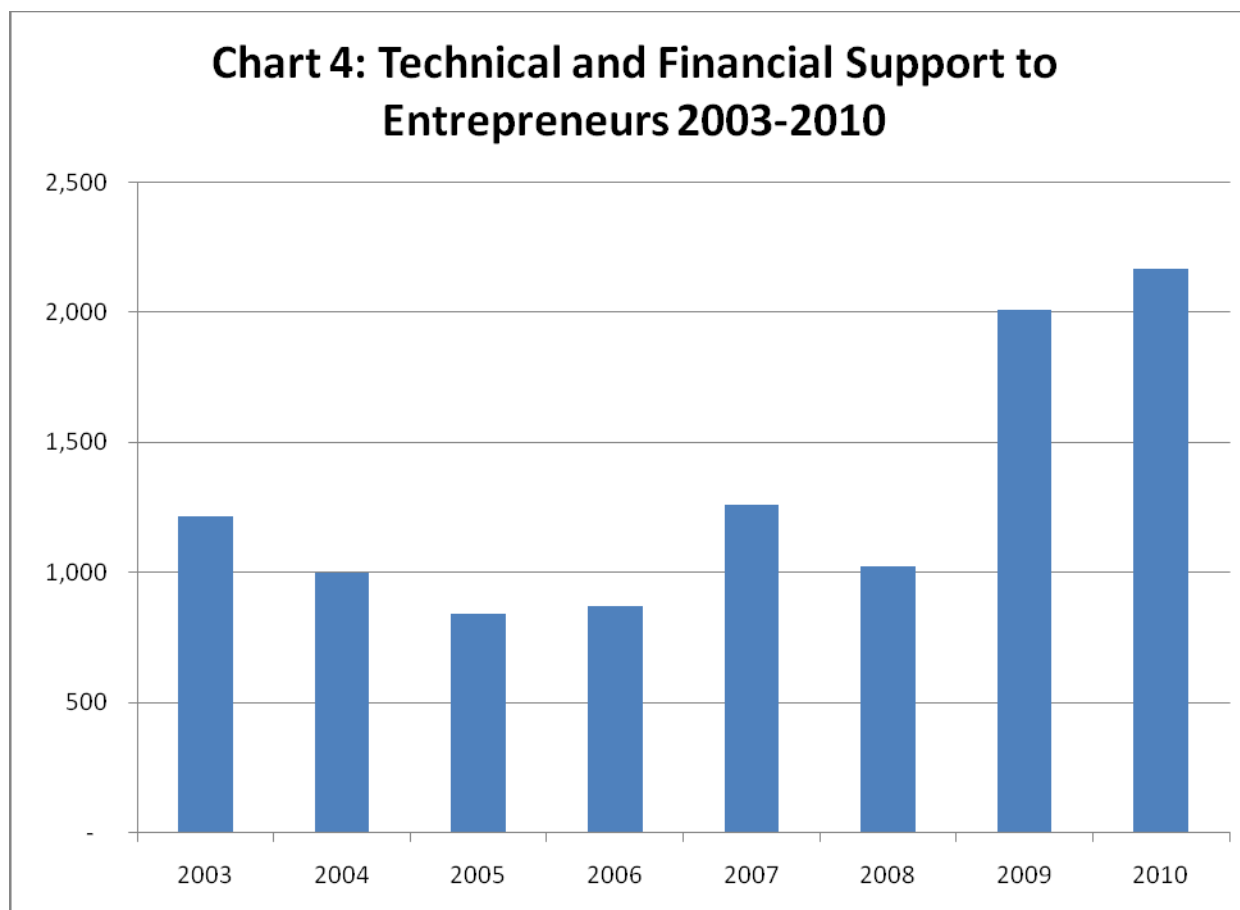
## **Accomplishments 2003-2010**

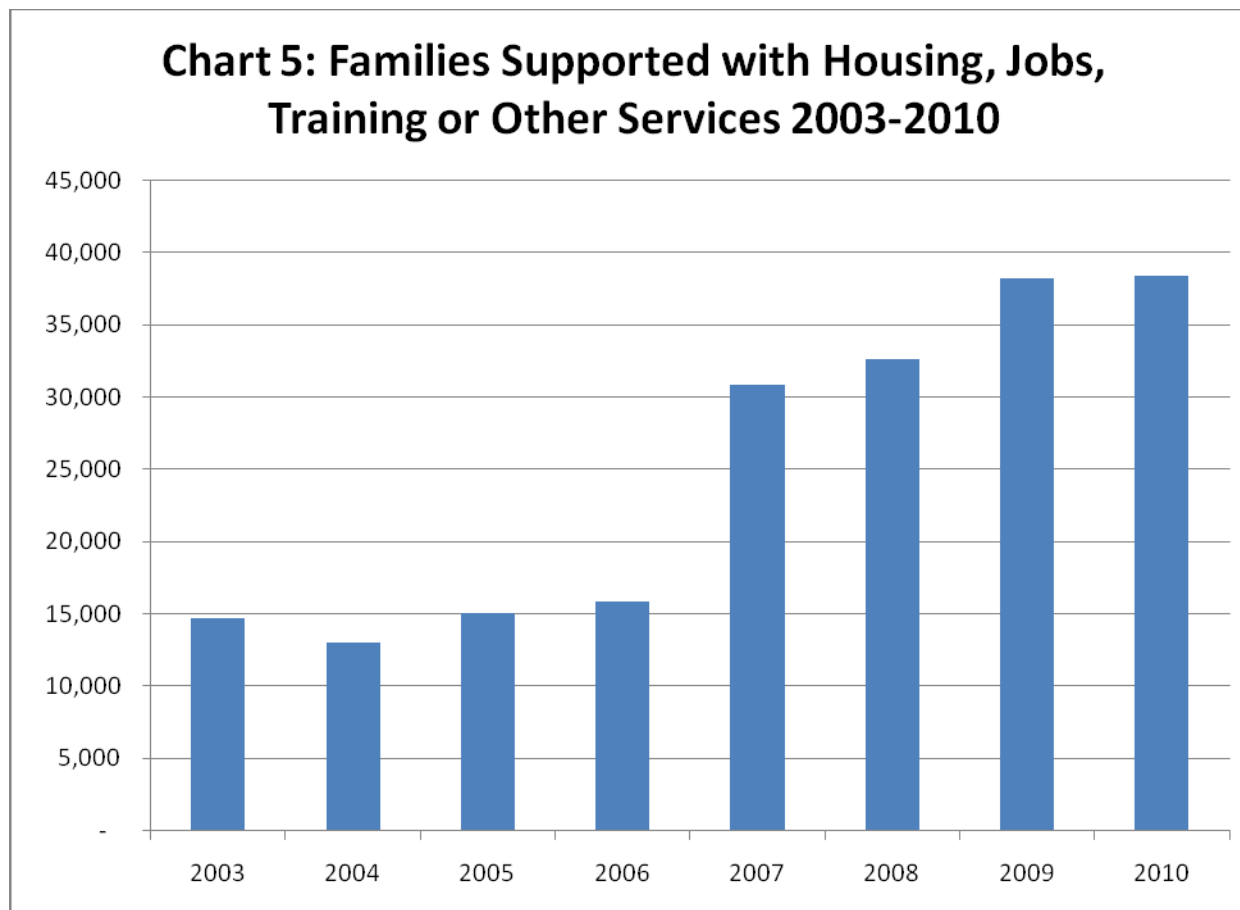




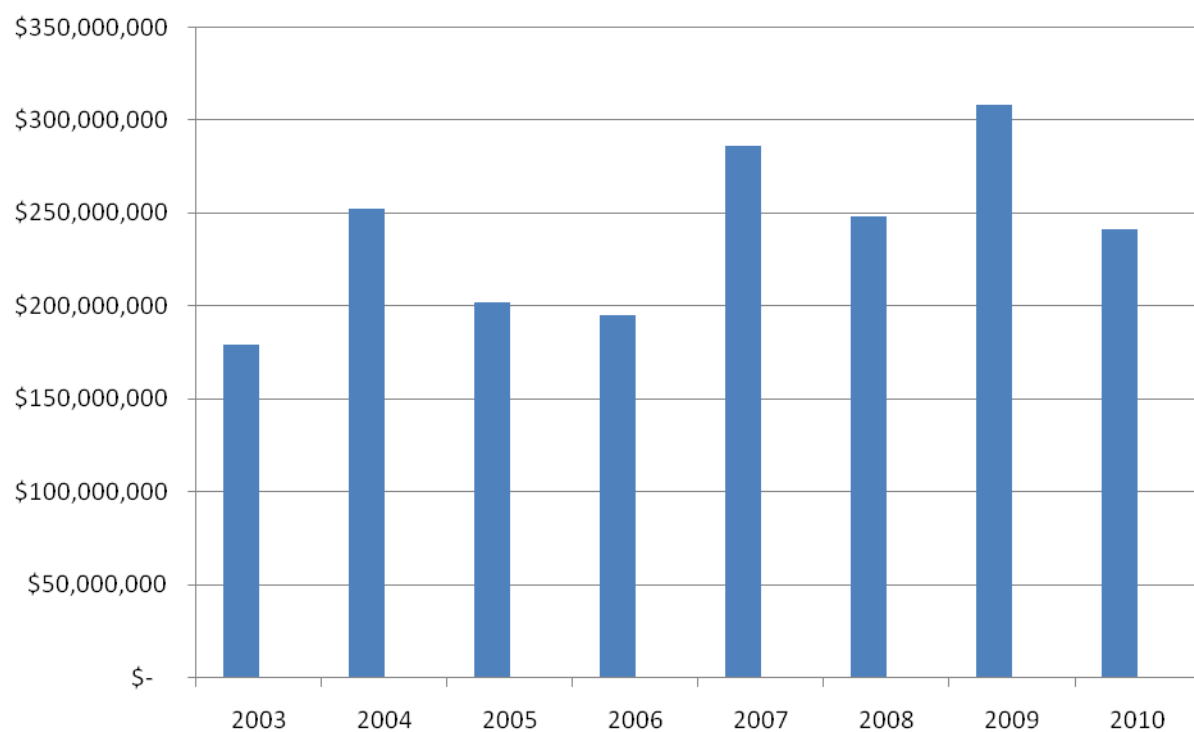








**Chart 6: Dollars Attracted in Public and Private Investments 2003-2010**





# 2011 MACDC GOALs Report

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## Summary Tables

**Table 1: Summary of Accomplishments 2010**

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Allston Brighton CDC	52	0	8	0	746	\$1,385,529
Arlington Community Trabajando, Inc.	30	0	0	0	124	\$104,000
Asian CDC	36	0	0	0	326	\$924,929
B'nai B'rith Housing	130	0	0	0		
Caritas Communities	66	36	44	0	742	\$10,900,000
Cascap, Inc.	45	24	29	0	313	\$12,615,709
CDC of Boston	20	0	0	0		
CDC of South Berkshire County				0		
CEDC-SM	0	0	7	83	1,523	\$1,881,625
Community Development Partnership	0	39	28	92	259	\$6,495,566
Chelsea Neighborhood Developers	18	47	57	0	558	\$16,056,575
Coalition for a Better Acre	7	0	0	0	909	\$1,151,000
Codman Square NDC	0	0	0	0	1,218	\$1,953,084
Community Teamwork, Inc.	10	0	0	0		
Domus, Inc.	93	49	75	0	283	\$9,660,188
Dorchester Bay EDC	0	12	62	145	1,393	\$4,545,304
East Boston CDC	12	14	107	0	1,070	\$9,800,000
ESAC	15	0	0	0	966	
ETC	25	0	0	0	479	\$609,000
Fenway CDC	88	0	30	0	620	\$970,000

**Table 1: Summary of Accomplishments 2010**

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Fields Corner CDC	49	0	0	0	210	\$517,893
Franklin County CDC	22	0	11	60	71	\$1,292,928
Greater Gardner CDC	30	1	9	51	351	\$483,669
Grove Hall NDC	0	0	0			
Hilltown CDC	18	24	6	97	561	\$2,389,977
Homeowners Rehab	12	17	15	0	1,151	\$5,361,699
Housing Assistance Corp.	21	0	0	0	150	\$18,000,000
Housing Corporation of Arlington	13	0	0	0	58	\$980,372
IBA	13	0	10	0	272	\$2,900,000
Jamaica Plain NDC	60	0	78	71	699	\$3,715,000
Just a Start	11	119	356	0	2,288	\$6,668,000
Lawrence Community Works	22	8	10	0	1,377	\$5,855,378
Lena Park CDC	32	50	61	0	558	\$19,120,639
LINC	25	0	0	0		
Lowell Small Business Assistance Center	20	0	41	82	123	\$139,937
Madison Park DC	30	20	24	0	1,611	\$10,364,813
Main South CDC	0	24	32	0	512	\$4,396,350
Mattapan CDC	18	23	17	30	243	\$1,720,000
Methuen Arlington Neighborhood Inc.	22	0	0	0		
Millbury Improvement Initiative	99	0	0	0		
Mission Hill NHS	51	0	0	0		

**Table 1: Summary of Accomplishments 2010**

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Needham Opportunities, Inc.	18	0	0	0		
NHS of the South Shore	307	95	17	0	1,162	\$4,638,000
NOAH	24	5	0	0	1,442	\$3,025,000
North Shore CDC	0	0	0	0	462	\$425,000
Nuestra Comunidad DC	0	68	93	0	1,361	\$30,196,049
Oak Hill CDC	25	259	4	0	1,905	\$4,469,718
Pine Street Inn	0	0	0	0		
Pittsfield Economic Revitalization Corp.	35	0	25	4	29	\$126,000
Quaboag Valley CDC	26	0	14	59	73	\$649,439
Quincy-Geneva New Vision CDC	10	0	36	4	546	\$230,749
SAMH Corporation	9	0	0	0		
SEED Corp.	0	0	465	1,005	1,470	\$6,738,000
Self-Help, Inc.	25	0	90	12	142	\$180,000
Somerville Community Corp.	11	0	0	0	341	\$1,551,575
South Boston NDC	0	0	0	0	42	\$550,000
Southern Worcester County CDC	31	0	0	0		
Southwest Boston CDC	0	0	0	0	39	\$310,000
Springfield NHS	0	23	0	0	560	\$1,388,518
The Neighborhood Corporation	0	0	0		64	\$200,000
Twin Cities CDC	45	21	30	57	526	\$1,170,900
Union Street (Lynn)	27	0	0	0	200	\$299

**Table 1: Summary of Accomplishments 2010**

<b>MACDC Member</b>	<b>Leaders</b>	<b>Homes</b>	<b>Jobs</b>	<b>Entrepreneurs</b>	<b>Families</b>	<b>Investment</b>
Urban Edge	65	11	0	0	2,458	\$2,458,526
Valley CDC	39	11	27	39	356	\$1,810,351
Viet-AID	32	0	7	37	327	\$1,600,000
WATCH	43	0	0	0	364	\$375,566
Watertown Community Housing	21	18	22	0	190	\$5,892,600
Western Massachusetts Development Collaborative	26	0	0	0		
Western Mass. Enterprise Fund	20	0	31	200	231	\$3,069,344
Womens Institute for Housing and Economic Dev.	56	0	0	0	456	\$1,377,000
Worcester Common Ground	15	12	17	0	131	\$3,314,008
Worcester Community Housing Resources	26	93	4	0	192	\$1,119,831
Worcester East Side CDC	15	57	4	0	1,528	\$1,531,702
<b>Grand Total</b>	<b>2,166</b>	<b>1,180</b>	<b>2,003</b>	<b>2,128</b>	<b>38,361</b>	<b>\$241,357,339</b>



**Table 2: Summary of Leaders Engaged 2010**

MACDC Member	Board Leaders Engaged	Non-Board Leaders and Committee Members Engaged	Total # of Leaders Engaged
Allston Brighton CDC	14	38	52
Arlington Community Trabajando, Inc.	11	19	30
Asian CDC	17	19	36
Caritas Communities	18	0	18
Cascap, Inc.	7	0	7
CEDC-SM	8	4	12
Chelsea Neighborhood Developers	11	77	88
Coalition for a Better Acre	13	36	49
Codman Square NDC	9	13	22
Community Development Partnership	15	15	30
Domus, Inc.	10	8	18
Dorchester Bay EDC	12	0	12
East Boston CDC	19	2	21
ESAC	13	0	13
ETC	13	0	13
Fenway CDC	16	44	60
Fields Corner CDC	9	2	11
Franklin County CDC	12	10	22
Greater Gardner CDC	19	13	32
Hilltown CDC	15	10	25
Homeowners Rehab	13	17	30
Housing Corporation of Arlington	13	5	18
IBA	14	8	22
Jamaica Plain NDC	19	80	99
Just a Start	11	40	51
Lawrence Community Works	17	290	307
Lena Park CDC	6	18	24
Lowell Small Business Assistance Center	20	5	25
Madison Park DC	10	25	35
Main South CDC	13	13	26
Mattapan CDC	7	3	10
Methuen Arlington Neighborhood Inc.	11	0	11

**Table 2: Summary of Leaders Engaged by CDC: Combined 2010**

MACDC Member	Board Leaders Engaged	Non-Board Leaders and Committee Members Engaged by CDC	Total # of Leaders Engaged
NHS of the South Shore	17	28	45
NOAH	20	45	65
North Shore CDC	25	14	39
Nuestra Comunidad DC	12	20	32
Oak Hill CDC	18	25	43
Pittsfield Economic Revitalization Corp.	11	4	15
Quaboag Valley CDC	13	2	15
Quincy-Geneva New Vision CDC	15	10	25
SEED Corp.	39	27	66
Self-Help, Inc.	7	13	20
Somerville Community Corp.	23	70	93
South Boston NDC	10	10	20
Southwest Boston CDC	12	9	21
Springfield NHS	14	13	27
The Neighborhood Corporation	20	0	20
Twin Cities CDC	15	41	56
Union Street (Lynn)	11	15	26
Urban Edge	30	100	130
Valley CDC	12	6	18
WATCH	13	32	45
Watertown Community Housing	10	0	10
Western Mass. Enterprise Fund	11	4	15
Womens Institute for Housing and Economic Dev.	9	0	9
Worcester Common Ground	9	16	25
Worcester Community Housing Resources	21	10	31
Worcester East Side CDC	13	13	26
<b>Grand Total</b>	<b>825</b>	<b>1,341</b>	<b>2,166</b>

**Table 3: Summary of Homes Created or Preserved  
2010**

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 Provided Construction Mgmt Services	Units Under Receivership	Total # of Units Created or Preserved by MACDC Member
Caritas Communities	36						36
Cascap, Inc.	24						24
Chelsea Neighborhood Developers	47						47
Community Development Partnership	12		24	3			39
Domus, Inc.	30	19					49
Dorchester Bay EDC	6		5	1			12
East Boston CDC	14	0					14
Greater Gardner CDC	1						1
Hilltown CDC			19	5			24
Homeowners Rehab	12		5				17
Just a Start			94	25			119
Lawrence Community Works	8						8
Lena Park CDC	50						50
Madison Park DC	20						20
Main South CDC	18		2			4	24
Mattapan CDC	3			20			23
NHS of the South Shore	12		50	1	32		95
NOAH				5			5
Nuestra Comunidad DC	20	48					68
Oak Hill CDC	3		42	190	24		259
Springfield NHS			23				23
Twin Cities CDC	2					19	21
Urban Edge				11			11
Valley CDC		11					11
Watertown Community Housing	18						18
Worcester Common Ground		12					12
Worcester Community Housing Resources	3		63	3	13	11	93
Worcester East Side CDC	3		27		20	7	57
<b>Grand Total</b>	<b>342</b>	<b>90</b>	<b>354</b>	<b>264</b>	<b>89</b>	<b>41</b>	<b>1,180</b>

**Table 4: Summary of Job Opportunities Created or Preserved 2010**

MACDC Member	Construction Jobs Created	Jobs through Development of Commercial Space	Jobs through Small Business Assistance	Jobs Found through Workforce Development	Total # of Jobs Created or Preserved
Allston Brighton CDC	8				8
Caritas Communities	44				44
Cascap, Inc.	29				29
CEDC-SM			7	0	7
Chelsea Neighborhood Developers	57				57
Community Development Partnership	15		13		28
Domus, Inc.	60	15			75
Dorchester Bay EDC	8		10	44	62
East Boston CDC	92	15			107
Fenway CDC				30	30
Franklin County CDC			11		11
Greater Gardner CDC	1		4	4	9
Hilltown CDC			6		6
Homeowners Rehab	15				15
IBA				10	10
Jamaica Plain NDC			18	60	78
Just a Start				356	356
Lawrence Community Works	10				10
Lena Park CDC	61				61
Lowell Small Business Assistance Center			41		41
Madison Park DC	24				24
Main South CDC	22			10	32
Mattapan CDC	4		6	7	17
NHS of the South Shore	15			2	17
Nuestra Comunidad DC	83	10			93
Oak Hill CDC	4				4
Pittsfield Economic Revitalization Corp.			25		25
Quaboag Valley CDC			14		14
Quincy-Geneva New Vision CDC			0	36	36
SEED Corp.			465		465
Self-Help, Inc.			0	90	90
Twin Cities CDC	2		28		30
Valley CDC	13	2	12		27

**Table 4: Summary of Job Opportunities Created or Preserved 2010**

MACDC Member	Construction Jobs Created	Jobs through Development of Commercial Space	Jobs through Small Business Assistance	Jobs Found through Workforce Development	Total # of Jobs Created or Preserved
Viet-AID			7		7
Worcester Common Ground	15	2			17
Watertown Community Housing	22				22
Western Mass. Enterprise Fund			31		31
Worcester Community Housing Resources	4				4
Worcester East Side CDC	4			0	4
<b>Grand Total</b>	<b>612</b>	<b>44</b>	<b>698</b>	<b>649</b>	<b>2,003</b>



**Table 5: Summary of Small Businesses Provided One on One Technical Assistance 2010**

MACDC Member	Business Owners Provided Direct, One on One TA by MACDC Member
CEDC-SM	83
Community Development Partnership	92
Dorchester Bay EDC	145
Franklin County CDC	60
Greater Gardner CDC	51
Hilltown CDC	97
Jamaica Plain NDC	71
Lowell Small Business Assistance Center	82
Mattapan CDC	30
Pittsfield Economic Revitalization Corp.	4
Quaboag Valley CDC	59
Quincy-Geneva New Vision CDC	4
SEED Corp.	1,005
Self-Help, Inc.	12
Twin Cities CDC	57
Valley CDC	39
Viet-AID	37
Western Mass. Enterprise Fund	200
<b>Grand Total</b>	<b>2,128</b>

**Table 6: Summary of Families Assisted 2010**

MACDC Member	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units*	Small Business Assistance	Total # of Families Assisted
Allston Brighton CDC	221	8	0			9	0	508		746
Arlington Community Trabajando, Inc.	79		0	10			35	0		124
Asian CDC	83		0	36			5	202		326
Caritas Communities		44	36					662		742
Cascap, Inc.		29	24					260		313
CEDC-SM	0	7	0	33		1,400	0	0	83	1,523
Chelsea Neighborhood Developers		57	47			247		207		558
Coalition for a Better Acre	0		0	42			487	380		909
Codman Square NDC	0		0	254		3	149	812		1,218
Community Development Partnership	54	28	39				0	46	92	259
Domus, Inc.		75	49			86		73		283
Dorchester Bay EDC	0	62	12	175	42		177	780	145	1,393
East Boston CDC		107	14					949		1,070
ESAC	0		0	201	404		361	0		966
ETC								479		479
Fenway CDC		30			300			290		620
Fields Corner CDC								210		210
Franklin County CDC		11						0	60	71
Greater Gardner CDC	251	9	1	36			0	3	51	351
Hilltown CDC	98	6	24		306		0	30	97	561
Homeowners Rehab	5	15	17	85		7	96	926		1,151
Housing Assistance Corp.								150		150
Housing Corporation of Arlington								58		58
IBA		10		150		112		0		272
Jamaica Plain NDC	70	78	0		150	15	0	315	71	699
Just a Start	715	356	119	273	100	152	25	548		2,288
Lawrence Community Works	240	10	8	150		512	386	71		1,377
Lena Park CDC	90	61	50				0	357		558

**Table 6: Summary of Families Assisted 2010**

MACDC Member	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units*	Small Business Assistance	Total # of Families Assisted
Madison Park DC	104	24	20	250		3	0	1,210		1,611
Main South CDC	18	32	24	37		226	10	165		512
Mattapan CDC	5	17	23	67	57		20	24	30	243
NHS of the South Shore	555	17	95				367	128		1,162
NOAH	305		5	275	100	90	564	103		1,442
North Shore CDC						180		282		462
Nuestra Comunidad DC	121	93	68	240	176		110	553		1,361
Oak Hill CDC	742	4	259	115			714	71		1,905
Pittsfield Economic Revitalization Corp.		25						0	4	29
Quaboag Valley CDC		14						0	59	73
Quincy-Geneva New Vision CDC	8	36	0	36			66	396	4	546
SEED Corp.		465						0	1,005	1,470
Self-Help, Inc.		90		40				0	12	142
Somerville Community Corp.	100	0	0	60		45	20	116		341
South Boston NDC								42		42
Southwest Boston CDC	0		0	14			25	0		39
Springfield NHS	324		23				213	0		560
The Neighborhood Corporation								64		64
Twin Cities CDC	80	30	21	60			208	70	57	526
Union Street (Lynn)				150		45		5		200
Urban Edge	1,022	0	11	65			213	1,147	0	2,458
Valley CDC	102	27	11				102	75	39	356
Viet-AID	85	7	0	107			43	48	37	327
WATCH	267		0			87	0	10		364
Watertown Community Housing	131	22	18				0	19		190
Western Mass. Enterprise Fund		31						0	200	231
Womens Institute for Housing and Economic Dev.								456		456

**Table 6: Summary of Families Assisted 2010**

MACDC Member	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units*	Small Business Assistance	Total # of Families Assisted
Worcester Common Ground		17	12					102		131
Worcester Community Housing Resources	0	4	93				2	93		192
Worcester East Side CDC	600	4	57	450			400	17		1,528
<b>Grand Total</b>	<b>6,475</b>	<b>2,003</b>	<b>1,180</b>	<b>3,411</b>	<b>1,635</b>	<b>3,219</b>	<b>4,798</b>	<b>13,512</b>	<b>2,128</b>	<b>38,361</b>

\* Rental units completed in 2010 are included in Housing Opportunities and not in Cumulative Rental Units

**Table 7: Summary of Community Investment Secured 2010**

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus	Operating Budget	EITC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured
Allston Brighton CDC			\$472,000			\$887,654	\$25,875		\$1,385,529
Arlington Community Trabajando, Inc.						\$104,000	\$0		\$104,000
Asian CDC						\$924,929	\$0		\$924,929
Caritas Communities	\$8,700,000					\$2,200,000	\$0		\$10,900,000
Cascap, Inc.	\$11,160,570					\$1,455,139	\$0		\$12,615,709
CEDC-SM					\$0	\$381,625	\$1,500,000		\$1,881,625
Chelsea Neighborhood Developers	\$14,025,395					\$1,989,675	\$41,505		\$16,056,575
Coalition for a Better Acre						\$1,151,000	\$0		\$1,151,000
Codman Square NDC						\$1,949,555	\$3,529		\$1,953,084
Community Development Partnership	\$3,661,300			\$745,266	\$89,000	\$2,000,000	\$0		\$6,495,566
Domus, Inc.	\$2,200,188	\$7,100,000				\$360,000	\$0		\$9,660,188
Dorchester Bay EDC	\$1,143,000			\$208,304	\$394,000	\$2,800,000	\$0		\$4,545,304
East Boston CDC	\$2,100,000	\$4,500,000				\$3,200,000	\$0		\$9,800,000
ESAC						\$0	\$0		\$0
ETC						\$609,000	\$0		\$609,000
Fenway CDC						\$970,000	\$0		\$970,000
Fields Corner CDC						\$517,893	\$0		\$517,893
Franklin County CDC					\$542,928	\$750,000	\$0		\$1,292,928
Greater Gardner CDC	\$175,000				\$0	\$308,669	\$0		\$483,669
Hilltown CDC				\$608,034	\$0	\$1,774,765	\$0	\$7,178	\$2,389,977
Homeowners Rehab	\$4,139,290			\$55,000		\$1,160,409	\$7,000		\$5,361,699
Housing Assistance Corp.						\$18,000,000	\$0		\$18,000,000
Housing Corporation of Arlington						\$980,372	\$0		\$980,372

**Table 7: Summary of Community Investment  
2010**

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus	Operating Budget	EITC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured
IBA						\$2,900,000	\$0		\$2,900,000
Jamaica Plain NDC					\$280,000	\$3,310,000	\$0	\$125,000	\$3,715,000
Just a Start				\$1,060,000		\$5,603,000	\$5,000		\$6,668,000
Lawrence Community Works	\$3,038,898					\$2,700,000	\$116,480		\$5,855,378
Lena Park CDC	\$18,000,000					\$1,120,639	\$0		\$19,120,639
Lowell Small Business Assistance Center					\$0	\$139,937	\$0		\$139,937
Madison Park DC	\$7,726,000					\$2,600,000	\$18,813	\$20,000	\$10,364,813
Main South CDC	\$3,445,000			\$3,000		\$811,000	\$137,350		\$4,396,350
Mattapan CDC	\$600,000			\$20,000	\$0	\$1,100,000	\$0		\$1,720,000
NHS of the South Shore	\$3,200,000			\$239,000		\$1,118,000	\$0	\$81,000	\$4,638,000
NOAH				\$25,000		\$2,200,000	\$0	\$800,000	\$3,025,000
North Shore CDC						\$425,000	\$0		\$425,000
Nuestra Comunidad DC	\$4,363,390	\$18,887,315				\$6,945,344	\$0		\$30,196,049
Oak Hill CDC	\$402,677			\$2,170,555		\$1,629,928	\$0	\$266,558	\$4,469,718
Pittsfield Economic Revitalization Corp.					\$30,000	\$96,000	\$0		\$126,000
Quaboag Valley CDC					\$399,439	\$250,000	\$0		\$649,439
Quincy-Geneva New Vision CDC					\$0	\$230,749	\$0		\$230,749
SEED Corp.					\$4,738,000	\$2,000,000	\$0		\$6,738,000
Self-Help, Inc.					\$0	\$180,000	\$0		\$180,000
Somerville Community Corp.						\$1,536,575	\$15,000		\$1,551,575
South Boston NDC						\$550,000	\$0		\$550,000
Southwest Boston CDC						\$310,000	\$0		\$310,000
Springfield NHS				\$94,085		\$1,122,245	\$0	\$172,188	\$1,388,518

**Table 7: Summary of Community Investment  
Secured by CDC 2010**

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus	Operating Budget	EITC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured
The Neighborhood Corporation						\$200,000	\$0		\$200,000
Twin Cities CDC	\$303,000				\$47,900	\$820,000	\$0		\$1,170,900
Union Street (Lynn)						\$299	\$0		\$299
Urban Edge				\$209,990	\$0	\$2,248,536	\$0		\$2,458,526
Valley CDC		\$1,250,000			\$0	\$484,351	\$0	\$76,000	\$1,810,351
Viet-AID					\$0	\$1,600,000	\$0		\$1,600,000
WATCH						\$375,566	\$0		\$375,566
Watertown Community Housing	\$5,500,000					\$289,600	\$0	\$103,000	\$5,892,600
Western Mass. Enterprise Fund					\$1,310,584	\$1,758,760	\$0		\$3,069,344
Womens Institute for Housing and Economic Dev.						\$1,377,000	\$0		\$1,377,000
Worcester Common Ground		\$2,300,000				\$1,014,008	\$0		\$3,314,008
Worcester Community Housing Resources	\$25,000			\$337,807		\$700,000	\$0	\$57,024	\$1,119,831
Worcester East Side CDC	\$540,000			\$95,702		\$796,000	\$0	\$100,000	\$1,531,702
<b>Grand Total</b>	<b>\$94,448,708</b>	<b>\$34,037,315</b>	<b>\$472,000</b>	<b>\$5,871,743</b>	<b>\$7,831,851</b>	<b>\$95,017,222</b>	<b>\$1,870,552</b>	<b>\$1,807,948</b>	<b>\$241,357,339</b>



# 2011 MACDC GOALS Report

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## Leaders

**Table 8: Leaders in 2010**

MACDC Member	Board Members	Non- Board Leaders	Non-Board Committee Members	Membership
Allston Brighton CDC	14	20	18	50
Arlington Community Trabajando, Inc.	11	14	5	1,500
Asian CDC	17	15	4	200
Caritas Communities	18	0	0	0
Cascap, Inc.	7	0	0	0
CEDC-SM	8	4	0	70
Chelsea Neighborhood Developers	11	40	37	300
Coalition for a Better Acre	13	16	20	586
Codman Square NDC	9	8	5	150
Community Development Partnership	15	5	10	300
Domus, Inc.	10	2	6	0
Dorchester Bay EDC	12	0	0	268
East Boston CDC	19	2	0	4,000
ESAC	13	0	0	0
ETC	13	0	0	17
Fenway CDC	16	30	14	164
Fields Corner CDC	9	0	2	24
Franklin County CDC	12	0	10	380
Greater Gardner CDC	19	3	10	175
Hilltown CDC	15	5	5	230
Homeowners Rehab	13	5	12	25
Housing Corporation of Arlington	13	2	3	312
IBA	14	4	4	0
Jamaica Plain NDC	19	50	30	700
Just a Start	11	15	25	11
Lawrence Community Works	17	200	90	7,000
Lena Park CDC	6	0	18	1,071
Lowell Small Business Assistance Center	20	5	0	78
Madison Park DC	10	5	20	50
Main South CDC	13	1	12	112
Mattapan CDC	7	2	1	7
Methuen Arlington Neighborhood Inc.	11			

**Table 8: Leaders in 2010**

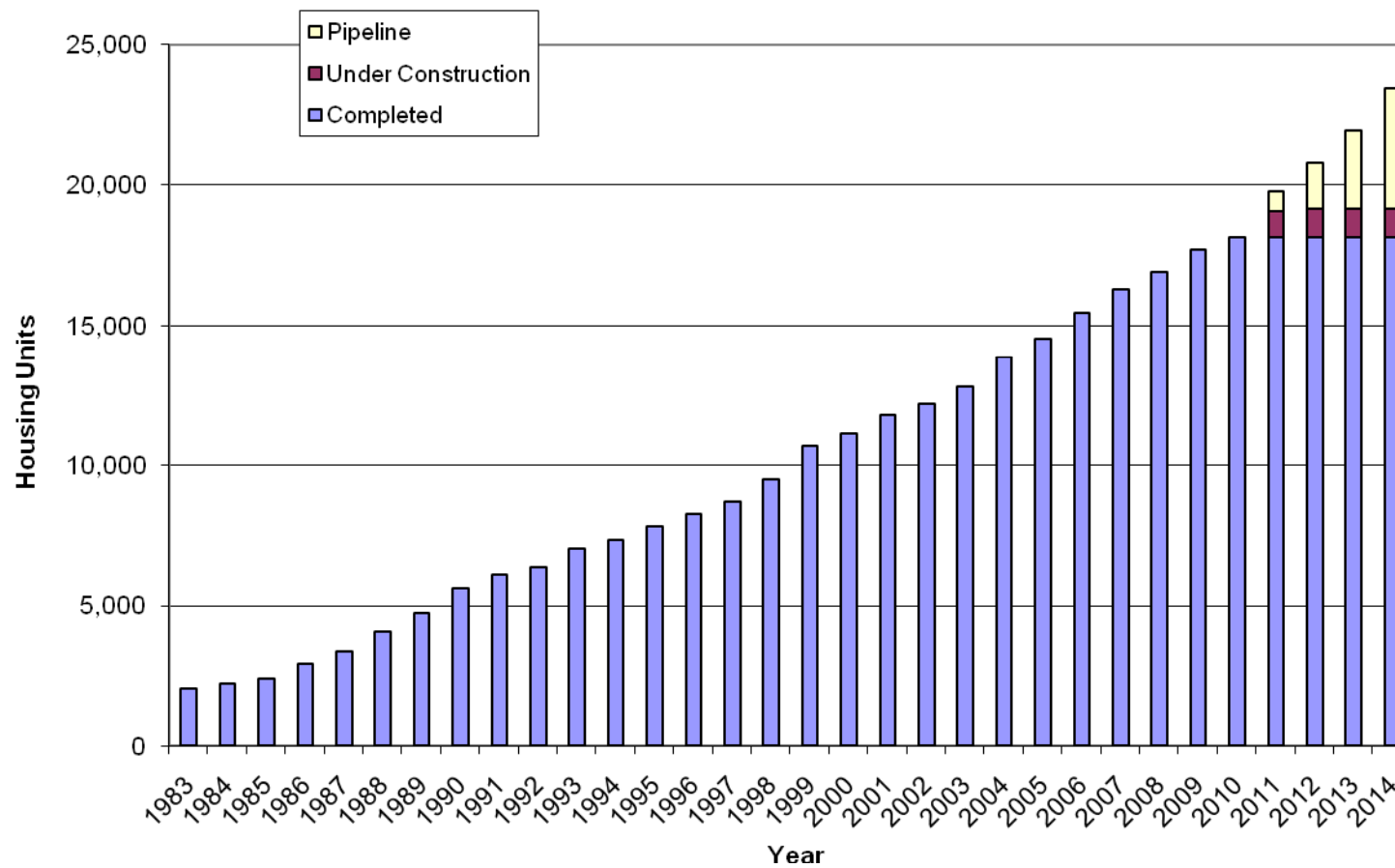
MACDC Member	Board Members	Non-Board Leaders	Non-Board Committee Members	Membership
NHS of the South Shore	17	14	14	700
NOAH	20	25	20	325
North Shore CDC	25	7	7	0
Nuestra Comunidad DC	12	8	12	12
Oak Hill CDC	18	15	10	150
Pittsfield Economic Revitalization Corp.	11	2	2	41
Quaboag Valley CDC	13	1	1	30
Quincy-Geneva New Vision CDC	15	5	5	106
SEED Corp.	39	8	19	200
Self-Help, Inc.	7	13	0	42
Somerville Community Corp.	23	20	50	300
South Boston NDC	10	10	0	60
Southwest Boston CDC	12	5	4	50
Springfield NHS	14	3	10	0
The Neighborhood Corporation	20	0	0	125
Twin Cities CDC	15	11	30	600
Union Street (Lynn)	11	15	0	26
Urban Edge	30	50	50	3,441
Valley CDC	12	3	3	85
WATCH	13	4	28	197
Watertown Community Housing	10	0	0	45
Western Mass. Enterprise Fund	11	0	4	0
Womens Institute for Housing and Economic Dev.	9	0	0	0
Worcester Common Ground	9	6	10	78
Worcester Community Housing Resources	21	5	5	0
Worcester East Side CDC	13	13	0	2,400
<b>Grand Total</b>	<b>825</b>	<b>696</b>	<b>645</b>	<b>26,793</b>

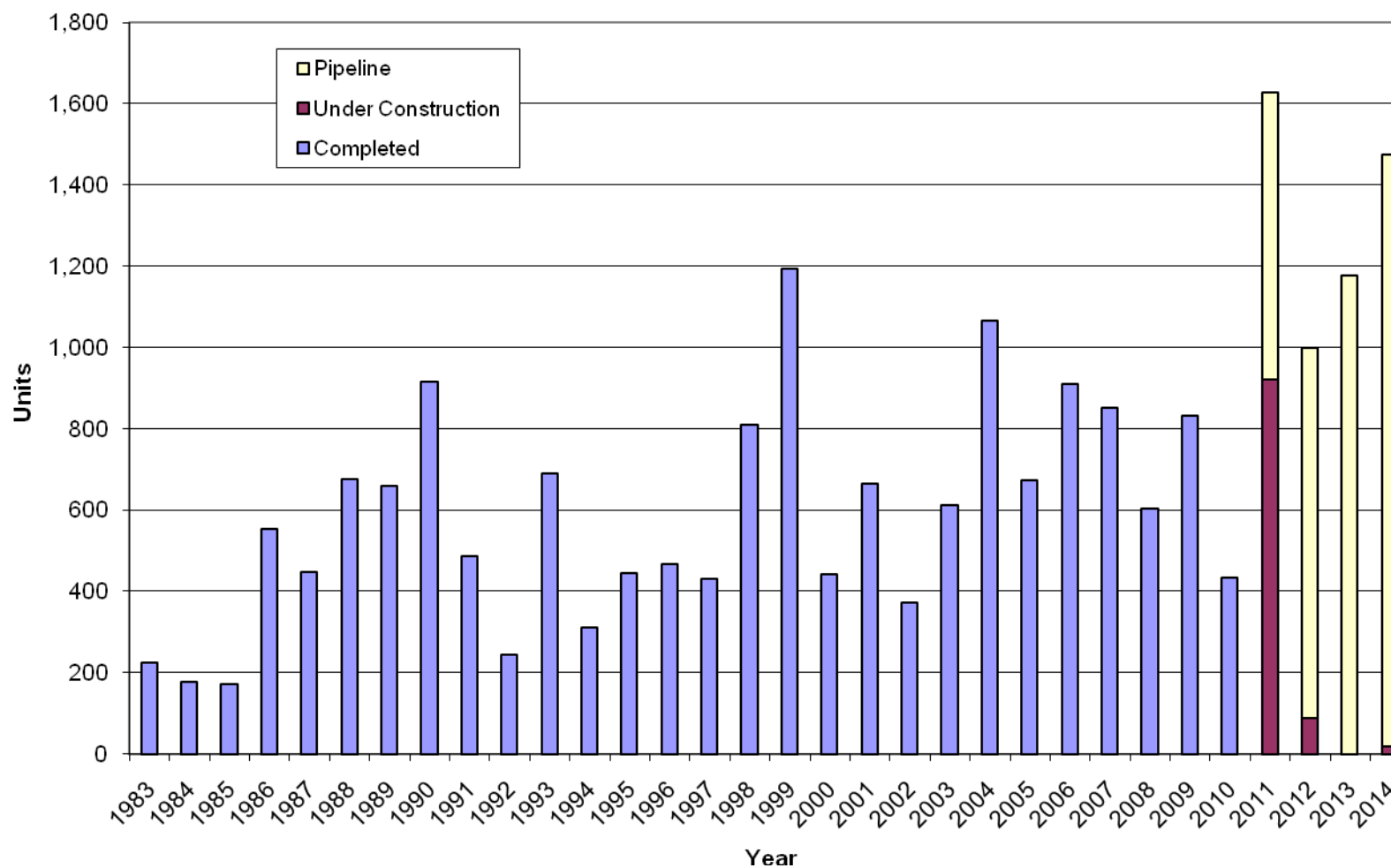
## 2011 MACDC GOALS Report

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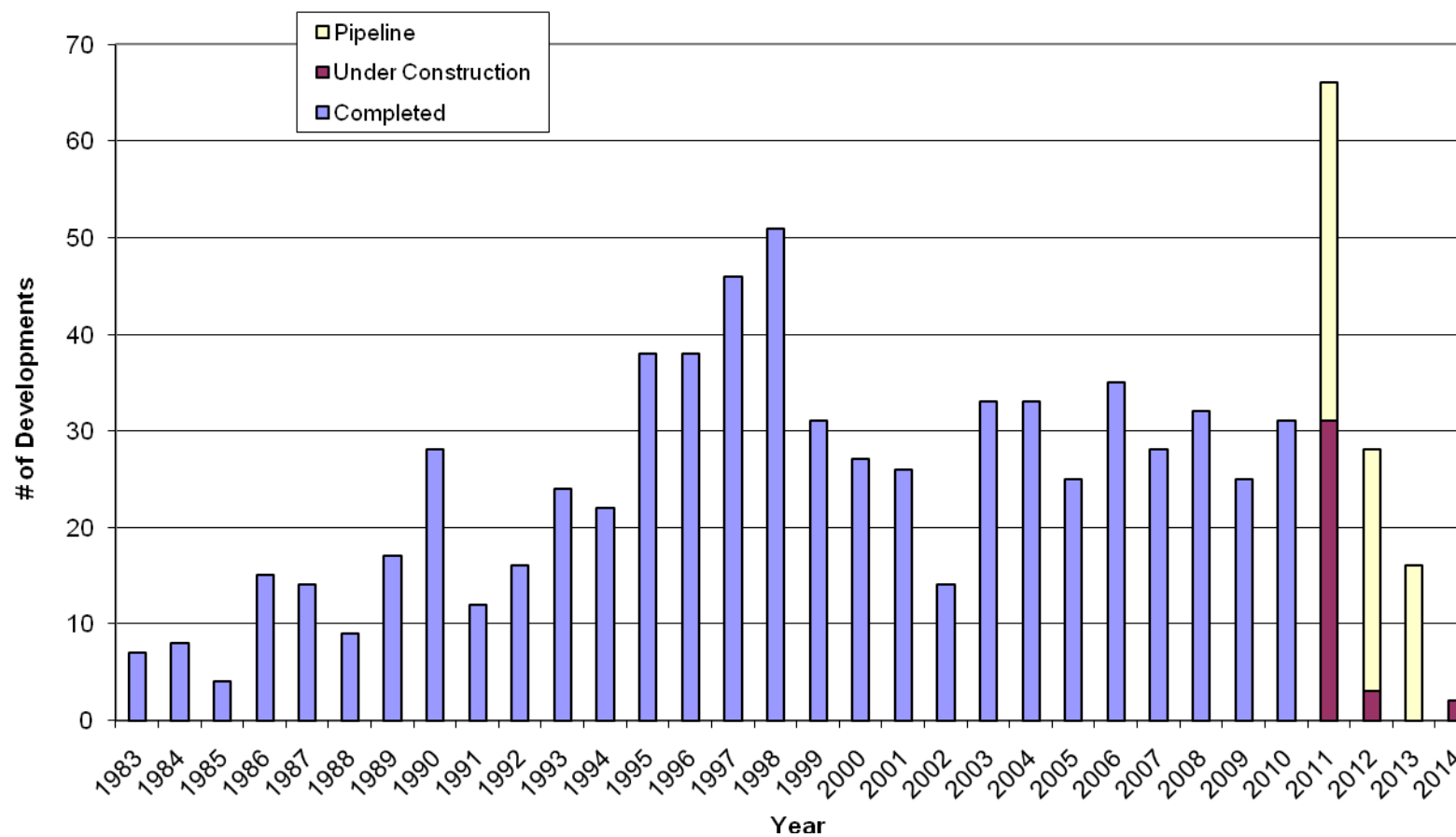
### **Real Estate 2010: Housing**

**Chart 7 - Cumulative CDC Housing Production 1983  
- 2010**



**Chart 8 - Total Housing Units by Year 1983 - 2010**

**Chart 9 - Number of Housing Developments by Year  
1983 - 2010**



**Table 9: Housing Projects Completed in 2010**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occ.	Total Development Cost	Construction Type	Construct. Jobs	Financing	Environmental	Afford Units
Caritas Communities	Alaska Street	17	17	2010	\$3,500,000	Rehab - Subst	21	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), The Property and Casualty Initiative, anonymous foundation	Energy Conservation, Healthy Materials,	17
Caritas Communities	Sean Brook House	19	19	2010	\$5,200,000	Comb Rehab/New Constr	23	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Historic Tax Credits, Federal Home Bank, Citizens Bank,	Energy Conservation, Healthy Materials,	19
<b>Caritas Communities Total</b>		36	36		\$8,700,000		44			36
Cascap, Inc.	The Print Shop	24	0	2010	\$11,160,570	New Constr	29	Cambridge Affordable Housing trust State HOME, Affordable Housing Trust Fund, Energy Star Rebate	Energy Conservation, Healthy Materials, Sustainable Materials,	24
<b>Cascap, Inc. Total</b>		24	0		\$11,160,570		29			24
Chelsea Neighborhood Developers	Foreclosed Properties 2010	15	14	2010	\$3,842,430	Rehab - Subst	18	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Neighborhood Reinvestment,	Energy Conservation, Healthy Materials, Sustainable Materials,	15



**Table 9: Housing Projects Completed in 2010**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occ.	Total Development Cost	Construction Type	Construct. Jobs	Financing	Environmental	Afford Units
Chelsea Neighborhood Developers	Spencer Row	32	32	2010	\$10,182,965	New Constr	39	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,	Energy Conservation, Healthy Materials, Sustainable Materials,	32
<b>Chelsea Neighborhood Developers Total</b>		47	46		\$14,025,395		57			47
Community Development Partnership	35 Main Street Extension	12	12	2010	\$3,661,300	New Constr	15	Local or Regional HOME, Community Preservation Act Funds, Harwich Special Revenue Funds State HOME, Affordable Housing Trust Fund, Section 8, MHP, Green affordable homes through Mass Technology	Energy Conservation, Photovoltaic panels will generate electricity. Tighter building envelop and added insulation. Recycling building materials throughout construction and native plantings in the landscaping plan., Sustainable Materials,	12

**Table 9: Housing Projects Completed in 2010**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occ.	Total Development Cost	Construction Type	Construct. Jobs	Financing	Environmental	Afford Units
<b>Community Development Partnership Total</b>		12	12		\$3,661,300		15			12
Domus, Inc.	Reed Annex	9	9	2010	\$1,700,000	New Constr	11	Community Preservation Act Funds, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), CCRI Federal Home Bank, Westfield Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,	9
Domus, Inc.	Sanford Apartments	21	21	2010	\$500,188	Comb Rehab/New Constr	26	State HOME, Housing Innovations Fund (HIF), Community Based Housing MHIC,	Energy Conservation, Healthy Materials,	21
<b>Domus, Inc. Total</b>		30	30		\$2,200,188		37			30
Dorchester Bay EDC	8 Clarkson	3	2	2010	\$579,000	Rehab - Subst	4	Local Linkage,	Energy Conservation,	2
Dorchester Bay EDC	94 Topliff	3	2	2010	\$564,000	Rehab - Mod	4	NSP	Energy Conservation,	2
<b>Dorchester Bay EDC Total</b>		6	4		\$1,143,000		8			4
East Boston CDC	EB Savings Apartments	14	14	2010	\$2,100,000	Rehab - Mod	17	East Boston Savings Bank		14
<b>East Boston CDC Total</b>		14	14		\$2,100,000		17			14
Greater Gardner CDC	18 Guild Road	1	0	2010	\$175,000	New Constr	1	Enterprise Bank	Energy Conservation,	1

**Table 9: Housing Projects Completed in 2010**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occ.	Total Development Cost	Construction Type	Construct. Jobs	Financing	Environmental	Afford Units
<b>Greater Gardner CDC Total</b>		1	0		\$175,000		1			1
Homeowners Rehab	Pine St	12	12	2010	\$4,139,290	Rehab - Subst	15	Local or Regional HOME, Community Preservation Act Funds, Historical Commission Housing Stabilization Fund (HSF), Section 8, Neighborhood Reinvestment, Citibank Foundation East Cambridge Savings Bank Cambridge Savings Bank Mass Clean energy Center	Energy Conservation, Healthy Materials, LEED for Homes - Platinum Solar Electric and Hot Water, Sustainable Materials,	12
<b>Homeowners Rehab Total</b>		12	12		\$4,139,290		15			12
Lawrence Community Works	REO Redevelopment	8	8	2010	\$3,038,898	Rehab - Subst	10	Local or Regional HOME, Lead removal funds. Housing Stabilization Fund (HSF), Neighborhood Reinvestment, MHIC, The Life Initiative, Enterprise Bank	Energy Conservation, Healthy Materials, Sustainable Materials,	8
<b>Lawrence Community Works Total</b>		8	8		\$3,038,898		10			8
Lena Park CDC	Olmsted Green Phase II	50	50	2010	\$18,000,000	New Constr	61	DND State HOME, State CDBG, Housing Stabilization Fund (HSF), DHCD Federal Tax Credits (LIHTC), Section 8, Fleet Bank	Energy Conservation, Healthy Materials, Sustainable Materials,	50

**Table 9: Housing Projects Completed in 2010**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occ.	Total Development Cost	Construction Type	Construct. Jobs	Financing	Environmental	Afford Units
<b>Lena Park CDC Total</b>		50	50		\$18,000,000		61			50
Madison Park DC	Orchard Homeownership Initiative	20	0	2010	\$7,726,000	New Constr	24	Local or Regional HOME, Local Linkage, Boston Housing Authority HOPE VI grant State HOME, Affordable Housing Trust Fund, Brownfields, Mass Technology Collaborative HOPE VI grant Neighborhood Reinvestment, Federal Home Bank,	Energy Conservation, Healthy Materials, photovoltaic panels on roof of at least 10 of 20 homes, Sustainable Materials,	20
<b>Madison Park DC Total</b>		20	0		\$7,726,000		24			20
Main South CDC	15 Kilby Street	3	3	2010	\$520,000	Rehab - Subst	4	Lead paint funding Housing Stabilization Fund (HSF), The Life Initiative, Spencer Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,	3
Main South CDC	18 Tainter Street	4	4	2010	\$58,000	Other	5	WCHR Receiver's loan		2
Main South CDC	189 Beacon Street	1	0	2010	\$267,000	Rehab - Subst	1	Housing Stabilization Fund (HSF), NSP Funding NSLF Funds MHIC	Energy Conservation, Healthy Materials, Sustainable Materials,	1
Main South CDC	Kilby Gardner Hammond Phase 3B	10	0	2010	\$2,600,000	New Constr	12	Local or Regional HOME, State HOME, The Life Initiative,	Energy Conservation, Healthy/Sustainable Materials	10

**Table 9: Housing Projects Completed in 2010**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occ.	Total Development Cost	Construction Type	Construct. Jobs	Financing	Environmental	Afford Units
<b>Main South CDC Total</b>		18	7		\$3,445,000		22			16
Mattapan CDC	Foreclosure Acquisition/Rehab	3	3	2010	\$600,000	Rehab - Mod	4	Local or Regional CDBG, State HOME,		3
<b>Mattapan CDC Total</b>		3	3		\$600,000		4			3
NHS of the South Shore	Main Street Weymouth	12	12	2010	\$3,200,000	Comb Rehab/New Constr	15	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, McKinney, Neighborhood Reinvestment, Federal Home Bank, South Shore Savings Bank	Energy Conservation,	12
<b>NHS of the South Shore Total</b>		12	12		\$3,200,000		15			12
Nuestra Comunidad DC	11 Mt. Pleasant	15	15	2010	\$2,786,799	Rehab - Mod	18	Local or Regional HOME, Local or Regional CDBG, Neighborhood Housing Trust Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Wainwright Bank for construction and permanent financing	Energy Conservation, Healthy Materials, White roof, Sustainable Materials,	15

**Table 9: Housing Projects Completed in 2010**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occ.	Total Development Cost	Construction Type	Construct. Jobs	Financing	Environmental	Afford Units
Nuestra Comunidad DC	179 Howard Avenue	3	2	2010	\$627,830	Rehab - Mod	4		Energy Conservation, Sustainable Materials,	0
Nuestra Comunidad DC	42-44 Woodbine	2	0	2010	\$948,761	Rehab - Subst	2	Leading the Way (Boston only),	Energy Conservation, Healthy Materials, Sustainable Materials,	0
<b>Nuestra Comunidad DC Total</b>		<b>20</b>	<b>17</b>		<b>\$4,363,390</b>		<b>24</b>			<b>15</b>
Oak Hill CDC	Foreclosure Initiative	3	3	2010	\$402,677	Rehab - Subst	4	Local or Regional CDBG,	Energy Conservation, Healthy Materials, Free-Watt System installed at 65 Providence Street at a value of \$40,000, Sustainable Materials,	3
<b>Oak Hill CDC Total</b>		<b>3</b>	<b>3</b>		<b>\$402,677</b>		<b>4</b>			<b>3</b>
Twin Cities CDC	45 Johnson Street	1	0	2010	\$140,000	Rehab - Mod	1	Local or Regional HOME,	Energy Conservation,	1
Twin Cities CDC	48 Plymouth Street, Fitchburg	1	0	2010	\$163,000	Rehab - Mod	1	Local or Regional HOME,	Energy Conservation,	1
<b>Twin Cities CDC Total</b>		<b>2</b>	<b>0</b>		<b>\$303,000</b>		<b>2</b>			<b>2</b>

**Table 9: Housing Projects Completed in 2010**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occ.	Total Development Cost	Construction Type	Construct. Jobs	Financing	Environmental	Afford Units
Watertown Community Housing	1060 Belmont Street	18	18	2010	\$5,500,000	Rehab - Mod	22	Local or Regional HOME, Local Inclusionary Zoning Funds, Tax Credit Exchange Funds Watertown Savings Bank	Energy Conservation, Sustainable Materials,	18
<b>Watertown Community Housing Total</b>		18	18		\$5,500,000		22			18
Worcester Community Housing Resources	Perry Avenue	3	3	2010	\$25,000	Rehab - Mod	4	Local or Regional CDBG, HUD Lead Abatement	Energy Conservation,	3
<b>Worcester Community Housing Resources Total</b>		3	3		\$25,000		4			3
Worcester East Side CDC	67 Catharine St.	3	2	2010	\$540,000	Rehab - Subst	4	Local or Regional HOME, Housing Stabilization Fund (HSF), Webster 5 Savings Bank	Energy Conservation, Healthy Materials,	3
<b>Worcester East Side CDC Total</b>		3	2		\$540,000		4			3
<b>Grand Total</b>		<b>342</b>	<b>277</b>		<b>\$94,448,708</b>		<b>419</b>			<b>333</b>

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Chelsea Neighborhood Developers	Foreclosed Properties Ongoing	Pre Dev	2011	10	5	\$1,948,835	Rehab - Mod	10	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Neighborhood Reinvestment,	12
Chelsea Neighborhood Developers	Walden Street Fire Station	Pre Dev	2011	7	7	\$2,180,000	Rehab - Subst	7	Local or Regional HOME, Local or Regional CDBG, Affordable Housing Trust Fund,	9
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	27



**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
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,	28
Dorchester Bay EDC	2 Clarkson	Pre Dev	2011	2	1	\$519,196	Rehab - Subst	1	NSP	2
Dorchester Bay EDC	3 Clarkson	Constr	2011	2	1	\$545,317	Rehab - Subst	1	NSP	2
Dorchester Bay EDC	31 Hendry	Pre Dev	2011	3	2	\$615,000	Rehab - Mod	2	NSP	4
Dorchester Bay EDC	34 Hendry	Constr	2011	3	2	\$654,000	Rehab - Subst	2	Local Linkage,	4
Dorchester Bay EDC	458 Quincy	Pre Dev	2011	3	2	\$634,000	Rehab - Subst	2	NSP	4
Dorchester Bay EDC	9 Burrell	Pre Dev	2011	3	2	\$586,000	Rehab - Subst	2	NSP	4
Dorchester Bay EDC	91 Coleman	Constr	2011	3	2	\$510,000	Rehab - Subst	2	NSP	4
East Boston CDC	47 Prescott Street	Constr	2011	2	1	\$480,000	Rehab - Mod	2		2

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
ETC	Neponset Field - Phase IB (Senior Housing)	Constr	2011	31	31	\$10,515,104	New Constr	31	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 202, HUD - DPG	38
Fenway CDC	West Fenway Elderly	Pre Dev	2011	48	48	\$11,544,900	Rehab - Mod	48	Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), State Low Income Housing Tax Credits, MassDevelopment, Section 202, MHP,	59
Greater Gardner CDC	143 Logan Street	Pre Dev	2011	1	0	\$73,000	Rehab - Mod	1	Enterprise Bank	1
Greater Gardner CDC	West Street	Constr	2011	1	0	\$215,000	New Constr	0	Enterprise Bank	1
Homeowners Rehab	Inman/CAST	Pre Dev	2011	125	125	\$29,000,000	Preserv of Exp Use	125	Community Preservation Act Funds, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Section 8, to be determined to be determined	152

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated 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, MHP,	12
Housing Assistance Corp.	The Community Green	Pre Dev	2011	57	57	\$15,000,000	New Constr	57	Community Preservation Act Funds, CPA have not applied yet. still working on other aspects of the project. Federal Tax Credits (LIHTC), Federal Home Loan Bank Cape Cod Five Cents Savings Bank	70

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Jamaica Plain NDC	Blessed Sacrament	Constr	2011	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	144
Jamaica Plain NDC	Sumner Hill House Ownership	Constr	2011	20	0	\$4,200,000	Rehab - Mod	10	Local or Regional CDBG, NDF Wainwright Bank	24
Just a Start	2010-Affordable Condo Resales (6units)	Constr	2011	6	0	\$1,200,000	Rehab - Mod	4	City of Cambridge	7

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Just a Start	Elm Place	Constr	2011	19	19	\$7,681,600	New Constr	19	Local or Regional CDBG, Community Preservation Act Funds, Local Linkage, Housing Stabilization Fund (HSF), Federal Tax Credits (LIHTC), Section 8, LISC, None Cambridge Savings Bank None	23
Lena Park CDC	Olmsted Green Phase III	Constr	2011	50	50	\$18,000,000	New Constr	50	DND DHCD	61
Main South CDC	1 Wyman Street	Constr	2011	6	0	\$850,000	Rehab - Subst	2	Local or Regional HOME, Bay State Savings Bank and WCHR	7
Main South CDC	19 Hancock Street	Constr	2011	3	3	\$474,000	Rehab - Subst	2	Lead Paint - CDBG Funds Spencer Savings Permanent Financing	4
Main South CDC	212 Beacon Street	Pre Dev	2011	3	3	\$396,995	Rehab - Mod	2	City Lead Paint (CDBG) MHP,	4
Main South CDC	23 Hollis Street	Constr	2011	3	3	\$468,000	Rehab - Subst	1	City lead paint (CDBG Webster Five Cents Savings Bank	4
Main South CDC	2-4 Thayer Court	Planning	2011	4	4	\$499,775	Rehab - Subst	4	City Lead Paint Funding (GDBG) MHP,	5

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Main South CDC	5 Kilby Street	Constr	2011	2	0	\$348,000	Rehab - Subst	1	City Lead Paint (CDBG)	2
Main South CDC	71 Hollis Street	Constr	2011	2	0	\$507,243	Rehab - Subst	1	City Lead Paint (CDBG)	2
Main South CDC	9 Kilby street	Constr	2011	3	3	\$561,550	Rehab - Subst	3	City Lead Paint (CDBG) MHP,	4
Mattapan CDC	Portfolio Rehab	Pre Dev	2011	24	24	\$3,500,000	Rehab - Subst	24	Local or Regional CDBG, State CDBG,	29
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, State Low Income Housing Tax Credits, MHP,	29
NOAH	Benfield Farms	Pre Dev	2011	26	26	\$8,100,000	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,	32

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated 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, Middlesex Savings construction loan two individuals had to purchase 115K in tax credits	37
NOAH	Sitkowski School	Pre Dev	2011	66	66	\$19,100,000	Rehab - Subst	66	Local or Regional CDBG, The Town has been great 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 Credit	81

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
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, TD Bank construction loan Claremont Properties/state credit investor	51
North Shore CDC	Cabot Street Homes	Constr	2011	43	43	\$9,000,000	New Constr	43	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), TCAPMHP, North Shore Bank	52



**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Nuestra Comunidad DC	109 Mt. Pleasant	Pre Dev	2011	8	8	\$3,100,000	New Constr	8	Local or Regional HOME, Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, Mulford Foundation Construction and Permanent loan sources to be determined	10
Nuestra Comunidad DC	37 Maywood	Pre Dev	2011	3	2	\$617,000	Rehab - Mod	0		4
Nuestra Comunidad DC	46 Woodbine	Pre Dev	2011	2	1	\$586,000	Rehab - Mod	0		2
Oak Hill CDC	Foreclosure Initiative 2	Pre Dev	2011	2	1	\$291,500	Rehab - Subst	2	Local or Regional CDBG,	2
South Boston NDC	300 East Eighth	Pre Dev	2011	3	3	\$489,000	Other	3	Mt. Washington Bank	4
South Boston NDC	Veterans Housing	Pre Dev	2011	24	24	\$10,000,000	Comb Rehab/New Constr	29		29
Southwest Boston CDC	foreclosure acquisition	Constr	2011	3	2	\$557,416	Rehab - Mod	3	NSP	4
Springfield NHS	140 Pendleton Ave	Planning	2011	1	0	\$180,000	New Constr	1		1

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Springfield NHS	22 Burr St	Planning	2011	1	0	\$100,000	Rehab - Subst	0		1
Springfield NHS	75 Tyler St	Planning	2011	1	0	\$180,000	New Constr	1		1
The Neighborhood Corporation	Shoe Shop Place	Planning	2011	25	25	\$15,000,000	New Constr	25	Local or Regional HOME,	30
Twin Cities CDC	183 High Street	Pre Dev	2011	2	1	\$250,000	Rehab - Mod	1	Neighborhood Reinvestment,	2
Twin Cities CDC	30 Summer Street, Fitchburg	Constr	2011	3	3	\$318,000	Rehab - Mod	3	Local or Regional HOME,	4
Twin Cities CDC	Elm Street	Pre Dev	2011	3	0	\$1,463,000	New Constr	3	Local or Regional HOME, Local Brownfields Money Local Financial Institutions	4
Twin Cities CDC	Prichard Johnson Receivership Project	Pre Dev	2011	11	11	\$1,200,000	Rehab - Subst	11		13
Urban Edge	JP Apartments	Constr	2011	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	126

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Urban Edge	Walnut Washington Apartments	Pre Dev	2011	65	65	\$244,386	Rehab - Mod	65	Section 8,	79
Urban Edge	Wardman Apartments	Constr	2011	88	88	\$1,388,233	Rehab - Mod	88	HUD Green Retrofit Loan and Grant	107
Womens Institute for Housing and Economic Dev.	CHOICE	Constr	2011	37	37	\$9,000,000	New Constr	37	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, MassDevelopment, Section 8, TC-X funds Farnsworth Trust Sponsor equity	45
Womens Institute for Housing and Economic Dev.	Devon/Bellevue NSP project	Constr	2011	6	6	\$1,300,000	Rehab - Mod	6	Cambridge Trust Developer equity	7
Womens Institute for Housing and Economic Dev.	Housing Families	Pre Dev	2011	15	15	\$1,900,000	Rehab - Mod	15	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund,	18

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Womens Institute for Housing and Economic Dev.	Ingraham Place	Constr	2011	19	19	\$8,700,000	Rehab - Subst	19	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, McKinney, TCAPThe Life Initiative, Private equity raised for Sponsor Contribution	23
Womens Institute for Housing and Economic Dev.	Nueva Esperanza	Constr	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,	17
Womens Institute for Housing and Economic Dev.	Revere St NSP project	Pre Dev	2011	6	6	\$1,500,000	Rehab - Mod	6	Local or Regional HOME, Deleading Charlesbank Homes Eagle Bank	7
Worcester Common Ground	161 Austin Street	Constr	2011	3	2	\$467,000	Rehab - Subst	3	Lead paint Webster Five Cents Bank	4

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Worcester Community Housing Resources	Haywood Wakfield	Constr	2011	78	78	\$25,000,000	Other	78	Tax levy public improvements MassDevelopment , TCAD Federal Historic Tax Credits, HUD Assisted Living Conversion Demonstration, ARRA	95
Worcester Community Housing Resources	Lagrange Street	Pre Dev	2011	8	8	\$500,000	Rehab - Mod	8	Local or Regional HOME, MHIC, Webster Five Cent Savings Bank	10
<b>2011 Total</b>				1,384	1,232	\$344,911,079		1,301		1,686
Asian CDC	6 Fort Street	Constr	2012	34	34	\$11,380,000	Other	34	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, The Life Initiative, Wainwright Bank & Trust providing the construction loan (along with Life Initiative) ACDC equity contribution of \$20,000	41

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Chelsea Neighborhood Developers	Highland Terrace	Pre Dev	2012	32	32	\$10,200,000	New Constr	32	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8,	39
Codman Square NDC	157 Washington St., Dorchester	Constr	2012	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,	29

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Dorchester Bay EDC	21 Ramsey Street	Pre Dev	2012	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	56 Topliff	Pre Dev	2012	3	2	\$665,000	Rehab - Subst	2	NSP	4
East Boston CDC	Condor Havre Garden apartments	Pre Dev	2012	7	7	\$2,000,000	New Constr	7	Local or Regional HOME, Housing Stabilization Fund (HSF), Section 8,	9
East Boston CDC	Dalrymple School	Pre Dev	2012	27	27	\$8,100,000	Rehab - Subst	27	Local or Regional HOME, State Low Income Housing Tax Credits, Historic Tax Credits Section 202,	33
East Boston CDC	Maverick Apartments	Pre Dev	2012	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,	33

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
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	10
Homeowners Rehab	Putnam Ave	Pre Dev	2012	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, MHP, Neighborhood Reinvestment, MHIC, to be determined TD BANK	49
Housing Assistance Corp.	Clay Pond Cove	Pre Dev	2012	45	45	\$13,000,000	New Constr	45	Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP,	55
Jamaica Plain NDC	Jamaica Plain Scattered Site Cooperative	Pre Dev	2012	18	0	\$2,900,000	Rehab - Mod	16	Local or Regional HOME, Local Linkage, MassDevelopment, Brownfields, Section 8, MHP, The Property and Casualty Initiative,	22



**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Just a Start	Windsor Street Condos	Pre Dev	2012	14	0	\$6,200,000	Rehab - Subst	14	Community Preservation Act Funds, TBD TBD Community Bank source	17
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, Neighborhood Reinvestment, CDC Green Initiative	45
Main South CDC	Kilby Gardner Hammond Phase 4	Pre Dev	2012	22	22	\$6,452,000	New Constr	22	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, MHIC,	27

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
NOAH	Marlboro Road	Planning	2012	3	0	\$1,345,000	New Constr	1	Community Preservation Act Funds, Through the Sudbury Housing Trust MHP, not sure who offer permanent mortgages Private lenders will have take-out mortgages for buyers	4
North Shore CDC	Holcroft Park Homes-Phase 1	Pre Dev	2012	29	29	\$10,000,000	New Constr	29	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Danvers State Hospital Fund Federal Tax Credits (LIHTC), MHP, Boston Community Capital or Loan Fund, The Life Initiative, North Shore Bank	35

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Somerville Community Corp.	75 Cross Street	Pre Dev	2012	8	8	\$2,700,000	New Constr	8	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, McKinney, Federal Home Bank, Charlesbank Homes Foundatio Franklin Square House Foundation Winter Hill Bank	10
Somerville Community Corp.	St. Polycarp Phase II	Constr	2012	29	29	\$9,849,475	New Constr	29	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, McKinney, Fleet Bank/ Bank of America,	35

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Twin Cities CDC	Whitney	Pre Dev	2012	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	49
Urban Edge	UELP/BHP1	Pre Dev	2012	82	82	\$14,200,000	Other	82	Local or Regional HOME, City of Boston Neighborhood Housing Trust tbd Section 8, tbd Kresge Foundation MassHousing tbd	100
Womens Institute for Housing and Economic Dev.	Cambridge YWCA	Pre Dev	2012	103	103	\$11,500,000	Rehab - Mod	103	Local AHT Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Weatherization Federal Historic Tax Credits, Sponsor equity	126

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Womens Institute for Housing and Economic Dev.	Community Care Services	Pre Dev	2012	17	17	\$3,200,000	New Constr	17	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Weatherization leading funds Federal Home Bank, Sponsor equity	21
Womens Institute for Housing and Economic Dev.	Highland Avenue, Chelmsford	Pre Dev	2012	5	5	\$1,500,000	New Constr	5	Community Preservation Act Funds, Housing Innovations Fund (HIF), MHP Neighborhood Rental Initiative MHP, Enterprise bank construction loan Developer equity	6
Womens Institute for Housing and Economic Dev.	Manahan St/Carlisle Rd, Chelmsford/Westford	Pre Dev	2012	5	5	\$900,000	Rehab - Subst	5	Community Preservation Act Funds, Local Linkage, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Sale of state public housing units in a private condo development. replacement units Section 8, Enterprise Bank	6

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Womens Institute for Housing and Economic Dev.	Sudbury Duplexes	Pre Dev	2012	10	10	\$3,100,000	Comb Rehab/New Constr	10	Community Preservation Act Funds, Housing Stabilization Fund (HSF), public housin MHP Neighborhood Rental Initiative MHP,	12
Worcester Common Ground	Piedmont - newbury Abandoned property reuse	Pre Dev	2012	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	13
Worcester East Side CDC	Westminster-Forbes Ownership	Pre Dev	2012	8	4	\$2,500,000	New Constr	8	Local or Regional HOME, HOME is anticipated but not yet committed Awaiting state round for homeownership.	10
<b>2012 Total</b>				692	591	\$191,652,317		656		845

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Dorchester Bay EDC	Three Bays Project	Pre Dev	2013	129	129	\$47,000,000	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 Tax Credits (LIHTC), LISC, Federal Home Bank, Fleet Bank/ Bank of America, Citizens Bank,	157
ETC	Neponset Field-Phase IA (Senior Housing)	Pre Dev	2013	20	20	\$10,015,104	New Constr	20		24
Fenway CDC	Hemenway Apts	Planning	2013	24	24	\$2,269,188	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,	29

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Hilltown CDC	Chesterfield Senior Housing	Planning	2013	10	10	\$1,900,000	New Constr	10		12
Housing Assistance Corp.	Route 134	Planning	2013	27	27	\$7,300,000	New Constr	27	Dennis Affordable Housing Trust	33
Housing Corporation of Arlington	Capitol Square Apartments	Pre Dev	2013	32	32	\$9,000,000	Rehab - Mod	32	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, McKinney, Boston Community Capital or Loan Fund, Wainwright Bank	39
Jamaica Plain NDC	461 Walnut Avenue	Pre Dev	2013	30	30	\$10,400,000	Rehab - Subst	30	Local or Regional HOME, Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, The Life Initiative, Hyams, Mifflin	37



**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Madison Park DC	Dudley Greenville	Pre Dev	2013	43	43	\$16,863,372	New Constr	43	Local or Regional HOME, Local Linkage,	52
Madison Park DC	Parcel 10	Concept	2013	80	40	\$45,000,000	New Constr	52		98
North Shore CDC	Holcroft Park Homes-Phase 2	Pre Dev	2013	29	29	\$10,000,000	New Constr	29	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, MHIC, The Life Initiative,	35
Quincy-Geneva New Vision CDC	Quincy heights I & II	Planning	2013	129	129	\$13,000,000	Comb Rehab/New Constr	129		157
Quincy-Geneva New Vision CDC	Washington Park	Concept	2013	96	96	\$0	Rehab - Mod	96		117
Somerville Community Corp.	St. Polycarp Phase III	Pre Dev	2013	31	31	\$10,178,000	New Constr	30	Local or Regional HOME, Local Linkage, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, Fleet Bank/ Bank of America,	38

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Valley CDC	Parsons Street, Easthampton	Planning	2013	38	38	\$9,000,000	New Constr	38	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, local bank	46
Womens Institute for Housing and Economic Dev.	Dartmouth Housing Authority	Planning	2013	7	7	\$1,500,000	Rehab - Subst	7	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), we are in the planning stage so no funding applications have been submitted yet Section 8,	9
Womens Institute for Housing and Economic Dev.	Heading Home	Concept	2013	10	10	\$2,500,000	New Constr	10	NSP	12
<b>2013 Total</b>				<b>735</b>	<b>695</b>	<b>\$195,925,664</b>		<b>699</b>		<b>895</b>

**Table 10: Housing Pipeline**

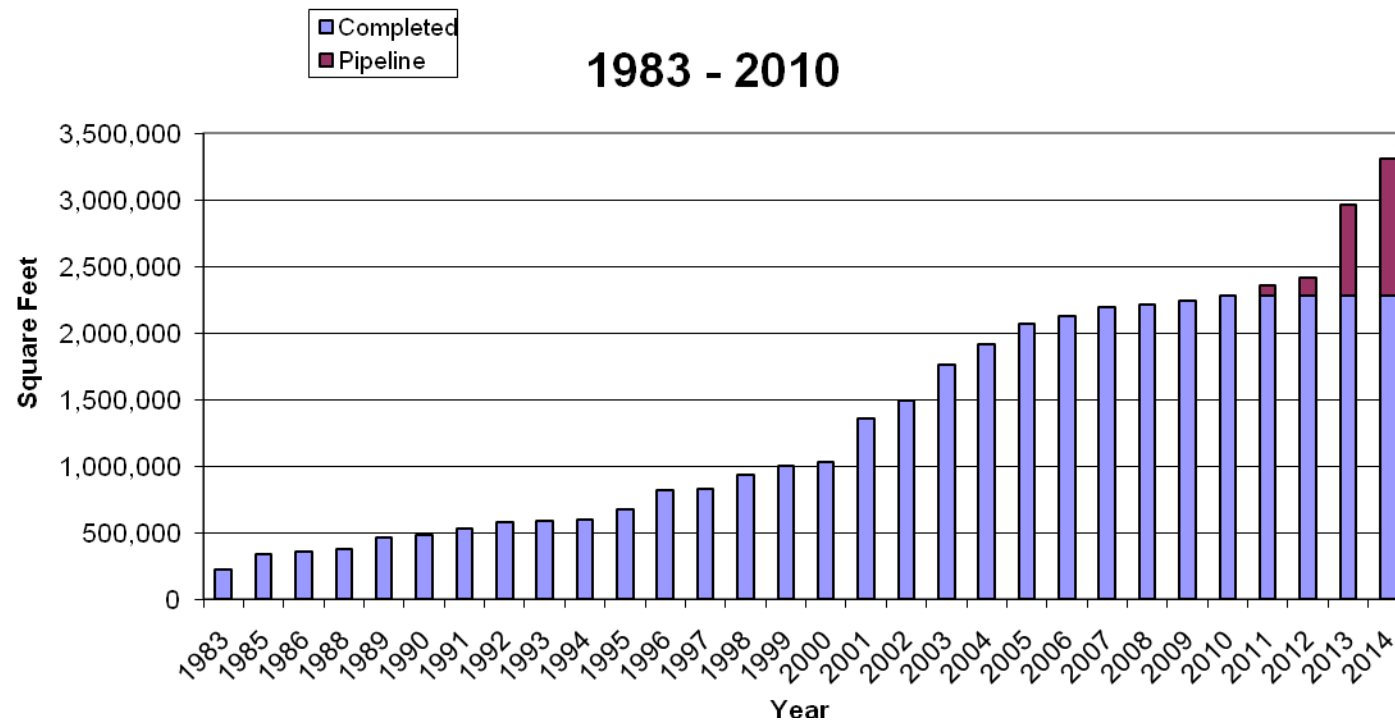
MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Dorchester Bay EDC	618 Dudley	Constr	2014	4	4	\$742,405	Rehab - Subst	4	NSP Boston Private Trust	5
The Neighborhood Corporation	FB Rogers River Lofts	Constr	2014	15	15	\$10,000,000	Rehab - Mod	15	Local or Regional HOME, State HOME, Federal Historic Tax Credits, MHP,	18
<b>2014 Total</b>				19	19	\$10,742,405		19		23
<b>Grand Total</b>				<b>2,830</b>	<b>2,537</b>	<b>\$743,231,465</b>		<b>2,675</b>		<b>3,449</b>

# 2011 MACDC GOALS Report

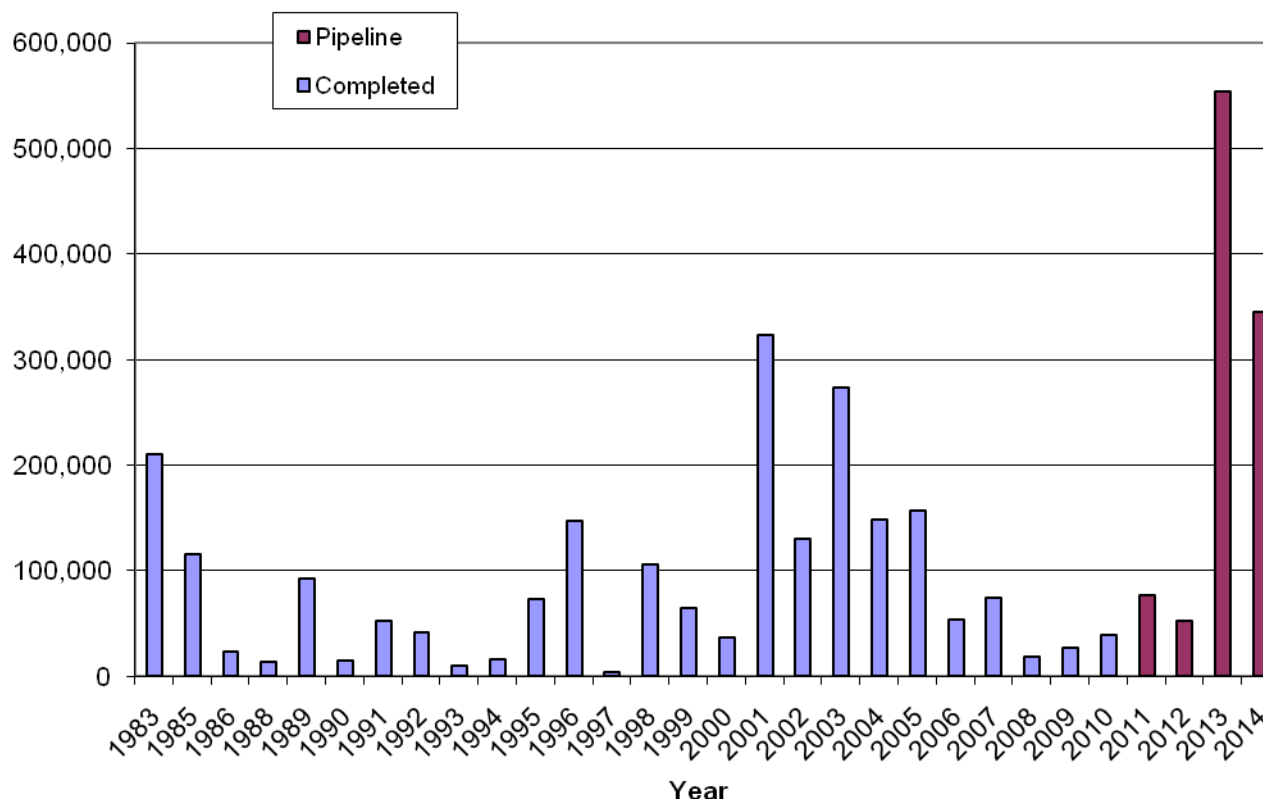
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## **Real Estate 2010: Commercial and Mixed-Use**

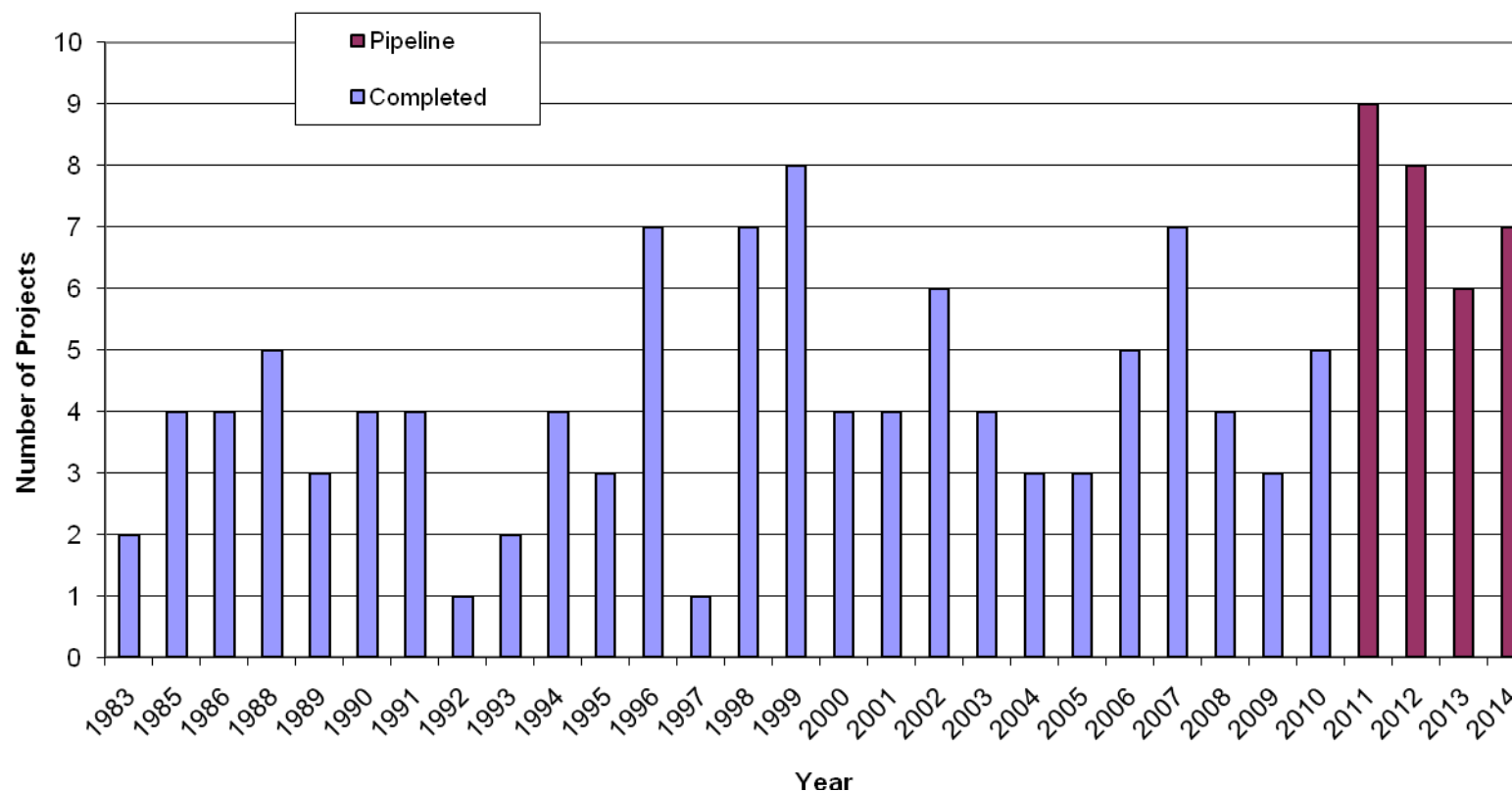
# Chart 10 - Cumulative CDC Commercial Real Estate Development



**Chart 11 - Total Commercial Square Footage  
by Year 1983 - 2010**



**Chart 12 - Number of Commercial/Mixed Use Projects by  
Year 1983 - 2010**



**Table 11: Commercial and Mixed-Use  
Projects Completed in 2010**

MACDC Member	Project Name	Development Type	Resid Units	Rental Units	Affordable Units	Commercial Tenants	Comm Sq Ft	Year of Occupanc.	Total Dev. Cost	Const. Type	Construct Jobs	Comm Jobs	Financing
Domus, Inc.	Elm Street Apartments	Commercial, Residential (mixed use)	19	19	19	6	6,795	2010	\$7,100,000	Comb Rehab New Constr	23	15	Westfield Home Fund, Westfield CPA Fund State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, State Historic Equity, Developer Fee loans Federal Historic Tax Credits, Community Preservation Act, Federal Historic Tax Credits, Westfield Bank
East Boston CDC	ZUMIX		0	0	0	1	25,000	2010	\$4,500,000	Rehab - Subst	75	15	New Market Tax Credits,
Nuestra Comunidad DC	Edgewood Street (Kasanof Bakery)	Commercial, Residential (mixed use)	48	48	48	3	3,500	2010	\$18,887,315	New Constr	59	10	Local or Regional HOME, BRA Inclusionary Funds State HOME, MassHousing or MFHA (other than trust), Brownfields, MRVP, TCAP FundsMHP, Neighborhood Reinvestment, Federal LIHTC, Home Depot green funding Bank of America-construction and equity financing; Mass Housing - green funding for photovoltaics;



**Table 11: Commercial and Mixed-Use  
Projects Completed in 2010**

MACDC Member	Project Name	Development Type	Resid Units	Rental Units	Affordable Units	Commercial Tenants	Comm Sq Ft	Year of Occupanc.	Total Dev. Cost	Const. Type	Construct Jobs	Comm Jobs	Financing
Valley CDC	The Maples, Florence	Commercial, Residential (mixed use)	11	11	11	1	900	2010	\$1,250,000	Rehab - Subst	13	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
Worcester Common Ground	1-7 Piedmont	Offices, Retail, Residential (mixed use)	12	12	12	4	3,000	2010	\$2,300,000	New Constr	15	2	Local or Regional HOME, Housing Stabilization Fund (HSF), MHP, State Facilities Consolidation Fund, BankNorth
<b>Grand Total</b>			<b>90</b>	<b>90</b>	<b>90</b>	<b>15</b>	<b>39,195</b>		<b>\$34,037,315</b>		<b>185</b>	<b>44</b>	

**Table 12: Commercial and Mixed-Use Pipeline**

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	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)	Constr	24	24	24	1	812	2011	\$8,049,000	New Constr	29	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,
<b>Codman Square NDC Total</b>				24	24	24	1	812		\$8,049,000		29	4	
Dorchester Bay EDC	Morton Street Homes	Commercial, Residential (mixed use)	Pre Dev	33	33	33	4	7,000	2011	\$10,000,000	New Constr	40	12	Local or Regional HOME, Local Linkage, No funds awarded State HOME, Housing Stabilization Fund (HSF), Brownfields, No funds awarded MHP, Federal LIHTC,
<b>Dorchester Bay EDC Total</b>				33	33	33	4	7,000		\$10,000,000		40	12	
Fenway CDC	Burbank St. Apts	Offices, Residential (mixed use)	Pre Dev	36	36	29	2	2,500	2011	\$5,143,972	Preserv of Exp Use	44	15	Local or Regional HOME, Local or Regional CDBG, Leading the Way (Boston only), Neighborhood Housing Trust Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MHP, Boston Community Capital or Loan Fund,
Fenway CDC	Youth Hostel		Concept	0	0	0	0	0	2011	\$0	Rehab - Subst	0	0	
<b>Fenway CDC Total</b>				36	36	29	2	2,500		\$5,143,972		44	15	

**Table 12: Commercial and Mixed Pipeline**

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occ.	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Jamaica Plain NDC	Centre/Wise/Lamartine	Offices, Retail, Residential (mixed use)	Constr	30	30	30	3	5,500	2011	\$14,300,000	New Constr	37	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
<b>Jamaica Plain NDC Total</b>				30	30	30	3	5,500		\$14,300,000		37	15	
Lawrence Community Works	IACA	Residential (mixed use)	Pre Dev	18	18	18	0	0	2011	\$6,413,057	New Constr	22	0	Local or Regional HOME, Neighborhood Reinvestment, The Life Initiative,
Lawrence Community Works	Union Crossing	Commercial, Offices, Retail, Residential (mixed use)	Constr	60	60	60	6	60,000	2011	\$35,000,000	Rehab - Subst	73	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, New Market Tax Credits, HUD Economic Development Initiative; Small Business Administration 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
<b>Lawrence Community Works Total</b>				78	78	78	6	60,000		\$41,413,057		95	200	

**Table 12: Commercial and Mixed-Use Pipeline**

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occ.	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
The Neighborhood Corporation	Nu-Brite Property	Residential (mixed use)	Constr	4	4	4	4	0	2011	\$1,500,000	New Constr	5	4	
<b>The Neighborhood Corporation Total</b>				4	4	4	4	0		\$1,500,000		5	4	
Valley CDC	King Street, Northampton	Commercial	Constr	10	10	10	1	1,000	2011	\$2,049,000	Rehab - Subst	12	3	Smith College State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, ARRA - windows and insulationCommunity Preservation Act, local bank permanent loan
<b>Valley CDC Total</b>				10	10	10	1	1,000		\$2,049,000		12	3	
Viet-AID	Bloomfield Gardens		Constr	27	27	27	0	0	2011	\$10,400,000	New Constr	33	0	Local or Regional HOME, Local Linkage, State HOME, Housing Innovations Fund (HIF), MassDevelopment, Section 8, MHP, MHIC, Federal LIHTC,
<b>Viet-AID Total</b>				27	27	27	0	0		\$10,400,000		33	0	
Asian CDC	Oak Terrace	Residential (mixed use)	Planning	88	88	60	4	2,775	2012	\$6,300,000	Rehab - Mod	107	1	BRA/DND Energy Retrofit Funding MassHousing or MFHA (other than trust), Federal LIHTC,
<b>Asian CDC Total</b>				88	88	60	4	2,775		\$6,300,000		107	1	
Codman Square NDC	Talbot Station, Phase I (New England Ave. East)	Commercial, Residential (mixed use)	Pre Dev	57	37	57	1	1,400	2012	\$18,800,000	Comb Rehab/ New Constr	70	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,

**Table 12: Commercial and Mixed-Use Pipeline**

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occ.	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Codman Square NDC	Washington Codman Apts. (includes what was previously	Commercial, Retail, Residential (mixed use)	Pre Dev	54	54	54	4	3,000	2012	\$16,300,000	Comb Rehab/ New Constr	66	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,
<b>Codman Square NDC Total</b>				111	91	111	5	4,400		\$35,100,000		136	20	
Dorchester Bay EDC	191-195 Bowdoin	Commercial,	Planning	0	0	0	3	15,000	2012	\$6,000,000	New Constr	100	10	MassDevelopment, Brownfields,
Dorchester Bay EDC	Uphams West	Commercial, Residential (mixed use)	Pre Dev	13	13	13	2	3,000	2012	\$4,476,000	Rehab - Subst	16	1	Local or Regional HOME, To reapply in Spring State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, To reapply in summer MHP, LISC,
<b>Dorchester Bay EDC Total</b>				13	13	13	5	18,000		\$10,476,000		116	11	
Mattapan CDC	Morton Street Homes	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	24	24	24	7	7,200	2012	\$12,190,000	New Constr	29	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 TBD
<b>Mattapan CDC Total</b>				24	24	24	7	7,200		\$12,190,000		29	25	

**Table 12: Commercial and Mixed-Use Pipeline**

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	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	49	15	Local or Regional HOME, OBD; Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, Section 8, Section 202, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, Federal Office of Community Services, Farnsworth Trust Enterprise Communities
<b>Nuestra Comunidad DC Total</b>				40	40	40	4	5,000		\$15,000,000		49	15	
The Neighborhood Corporation	Union Block	Commercial, Residential (mixed use)	Concept	30	30	30	7	15,000	2012	\$15,000,000	Other	37	20	
<b>The Neighborhood Corporation Total</b>				30	30	30	7	15,000		\$15,000,000		37	20	
Dorchester Bay EDC	259 Quincy Street	Commercial,	Planning	0	0	0	1	22,000	2013	\$12,000,000	Rehab - Subst	200	0	No funds awarded MassDevelopment, Brownfields, No funds awarded New Market Tax Credits, The Life Initiative, Applications in process
Dorchester Bay EDC	Pearl Bornstein	Commercial, Residential (mixed use)	Planning	0	0	0	8	34,000	2013	\$15,000,000	Rehab - Subst	250	20	MassDevelopment, Brownfields, New Market Tax Credits, The Life Initiative,
<b>Dorchester Bay EDC Total</b>				0	0	0	9	56,000		\$27,000,000		450	20	

**Table 12: Commercial and Mixed-Use Pipeline**

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occ.	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Jamaica Plain NDC	Jackson Square	Retail, Business Incubator, Residential (mixed use)	Planning	114	72	104	5	40,000	2013	\$58,000,000	New Constr	139	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
<b>Jamaica Plain NDC Total</b>				114	72	104	5	40,000		\$58,000,000		139	40	
Lawrence Community Works	Union Crossing Phase II	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	70	70	70	4	20,000	2013	\$29,000,000	Rehab - Subst	85	50	Local or Regional HOME, funds projected but not yet committed State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, funds projected but not yet committed Federal Historic Tax Credits, Section 8, New Market Tax Credits, funds projected but not yet committed Neighborhood Reinvestment, MHIC, Federal Home Bank, Federal Historic Tax Credits, Federal LIHTC,
<b>Lawrence Community Works Total</b>				70	70	70	4	20,000		\$29,000,000		85	50	
Madison Park DC	Parcel 3	Commercial, Offices, Retail, Residential (mixed use)	Concept	230	30	55	50	430,000	2013	\$200,000	New Constr	281	1,050	

**Table 12: Commercial and Mixed-Use Pipeline**

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occ.	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
<b>Madison Park DC Total</b>				230	30	55	50	430,000		\$200,000		281	1,050	
Southwest Boston CDC	Fairmount Ave. TOD	Commercial, Offices, Residential (mixed use)	Pre Dev	27	27	23	2	7,500	2013	\$12,000,000	Comb Rehab/ New Constr	33	5	Local or Regional HOME, Local or Regional CDBG, Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Section 8, MHP, Federal LIHTC,
<b>Southwest Boston CDC Total</b>				27	27	23	2	7,500		\$12,000,000		33	5	
Asian CDC	Parcel 24	Commercial, Retail, Residential (mixed use)	Pre Dev	345	295	120	2	11,500	2014	\$130,000,000	New Constr	421	20	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), 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), Federal Historic Tax Credits, Section 8, Federal Historic Tax Credits, Federal LIHTC, State Facilities Consolidation Fund, Urban Strategies Fund (USA) in equity
<b>Asian CDC Total</b>				345	295	120	2	11,500		\$130,000,000		421	20	
East Boston CDC	Boston East	Residential (mixed use)	Pre Dev	200	200	30	10	200,000	2014	\$88,000,000	New Constr	244	75	Local or Regional HOME, Housing Stabilization Fund (HSF), Bank of America, mortgage loan
<b>East Boston CDC Total</b>				200	200	30	10	200,000		\$88,000,000		244	75	
North Shore CDC	Salem Point	Residential (mixed use)	Concept	89	89	89	2	0	2014	\$0	Comb Rehab/ New Constr	109	3	



**Table 12: Commercial and Mixed-Use Pipeline**

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occ.	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
<b>North Shore CDC Total</b>				89	89	89	2	0		\$0		109	3	
Nuestra Comunidad DC	Bartlett Yard	Commercial, Offices, Retail, Residential (mixed use)	Planning	313	157	190	5	19,000	2014	\$110,000,000	New Constr	382	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

**Table 12: Commercial and Mixed-Use Pipeline**

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	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	50	50	60	9	6,000	2014	\$2,468,001	Comb Rehab/ New Constr	61	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
<b>Nuestra Comunidad DC Total</b>				363	207	250	14	25,000		\$112,468,001		443	75	
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	523	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
<b>Urban Edge Total</b>				429	270	251	5	63,000		\$250,000,000		523	100	

**Table 12: Commercial and Mixed-Use Pipeline**

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occ.	Total Dev't Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Womens Institute for Housing and Economic Dev.	Elizabeth Stone House	Residential (mixed use)	Planning	30	30	30	1	45,000	2014	\$11,000,000	New Constr	37	25	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Federal LIHTC,
<b>Womens Institute for Housing and Economic Dev. Total</b>				30	30	30	1	45,000		\$11,000,000		37	25	
<b>Grand Total</b>				<b>2,445</b>	<b>1,818</b>	<b>1,535</b>	<b>157</b>	<b>1,027,187</b>		<b>\$904,589,030</b>		<b>3,534</b>	<b>1,808</b>	

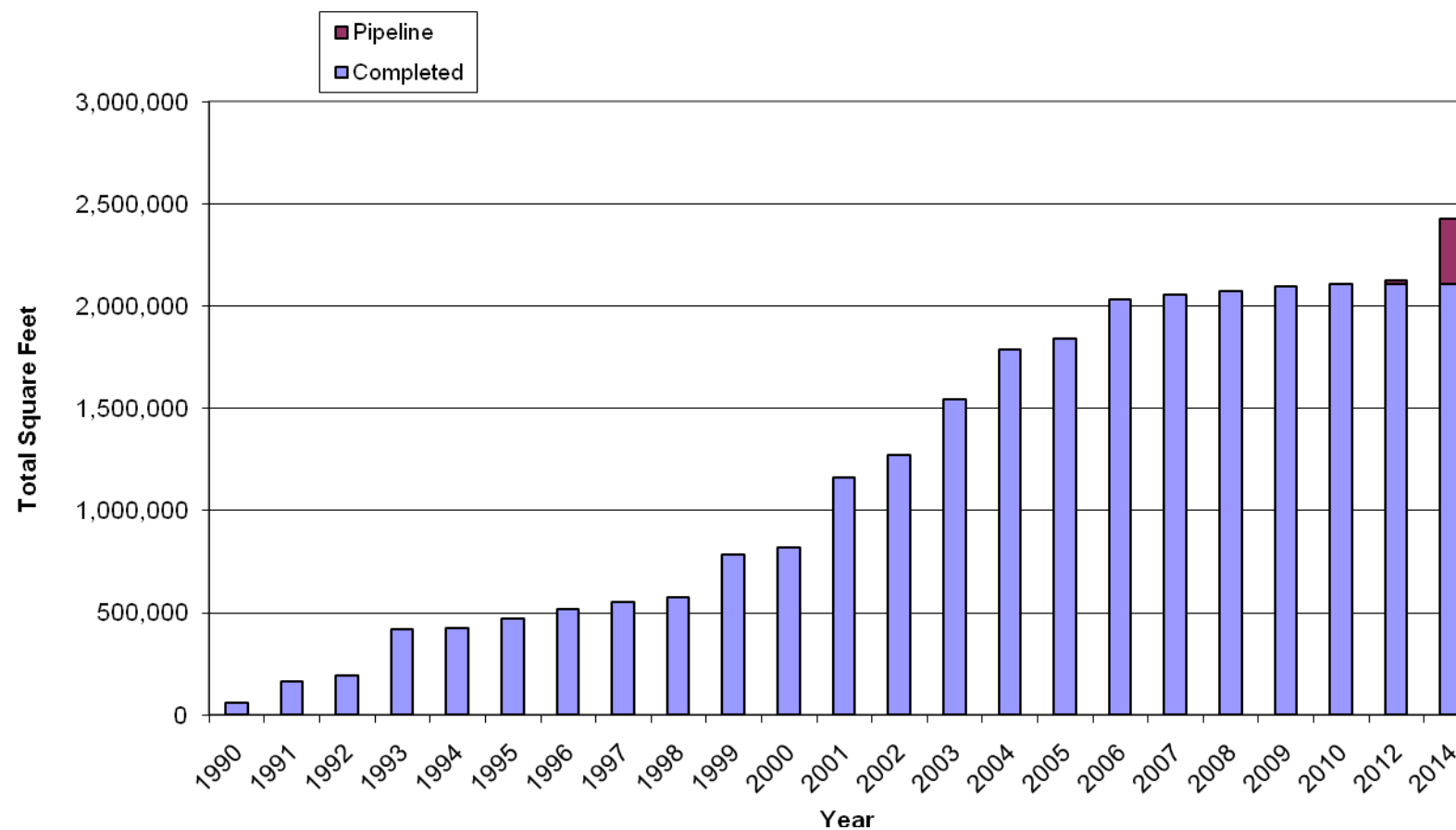
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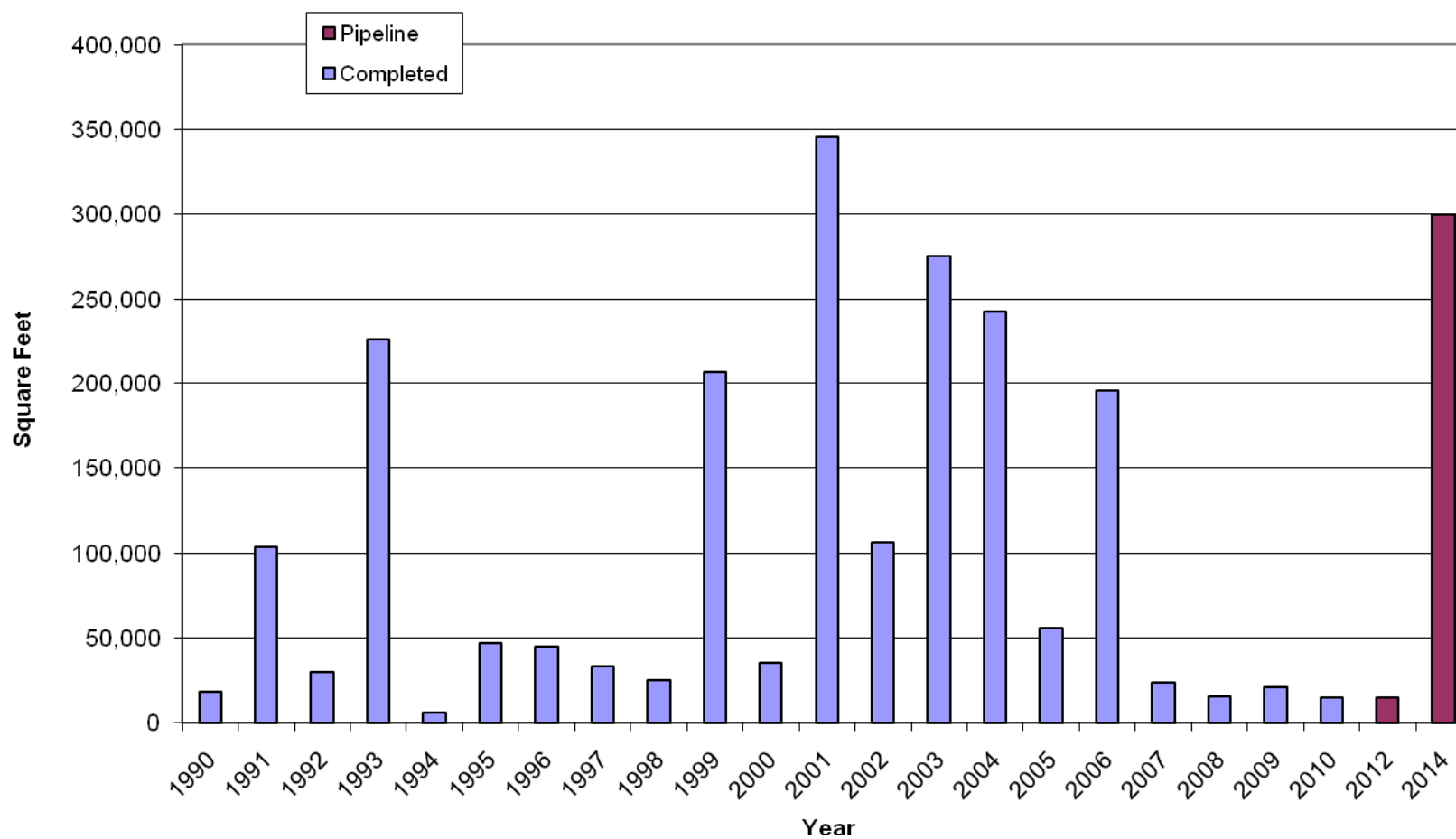
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## **Real Estate 2010: Open Space**

## Chart 13 - Cumulative Open Space Development

1990 - 2010



**Chart 14 - Open Space Development by Year 1990 - 2010**

**Table 13: Open Space Projects Completed in 2010**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Allston Brighton CDC	Everette Street Greening Project	Street redesign, implementing street greening practices, sustainable design for a streetscape	2010	10,000	\$250,000	4	Department of Conservation and Recreation. Harvard-Allston Partnership Fund, The Boston College community Fund,
Allston Brighton CDC	Lincoln Street Green Strip	Public art project	2010	5,000	\$222,000	4	Department of Neighborhood Development Grassroots Environment Planning Grant; DND/Grassroots Construction Grant,
<b>Grand Total</b>				<b>15,000</b>	<b>\$472,000</b>	<b>8</b>	

**Table 14: Open Space Pipeline**

MACDC Member	Location	Type of Space	Dev't Stage	Expected Year	Total Square Feet	Expected Development Costs	Expected Contruction Jobs	Financing Sources
Codman Square NDC	Spencer Whitfield Park	Nontraditional park space to support youth and other community programming in collaboration with local nonprofit agencies.	Pre Dev	2012	15,000	\$394,790	7	City of Boston Grassroots Fund; Browne FundNew England Grassroots Environmental Fund Beedee Ladd, Greater Boston Urban Resources Partnership
Main South CDC	Site Development KGH	Reclaimed Brownfield site. Used for new Boys & Girls Club and athletic complex for Clark U.	Constr	2014	280,000	\$16,500,000	275	EPA funding and Federal Earmarks. Transportation Bond bill money. Brownfields,,
Southwest Boston CDC	Fairmount Court		Concept	2014	20,000	\$0	0	
Southwest Boston CDC	Greenway Development		Concept	2014	0	\$0	0	
<b>Grand Total</b>					<b>315,000</b>	<b>\$16,894,790</b>		



# 2011 MACDC GOALS Report

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## **Workforce Development**

**Table 15: Workforce Development - 2010**

MACDC Member	Job Placements
Dorchester Bay EDC	44
Fenway CDC	30
Greater Gardner CDC	4
IBA	10
Jamaica Plain NDC	60
Just a Start	356
Main South CDC	10
Mattapan CDC	7
NHS of the South Shore	2
Quincy-Geneva New Vision CDC	36
Self-Help, Inc.	90
<b>Grand Total</b>	<b>649</b>

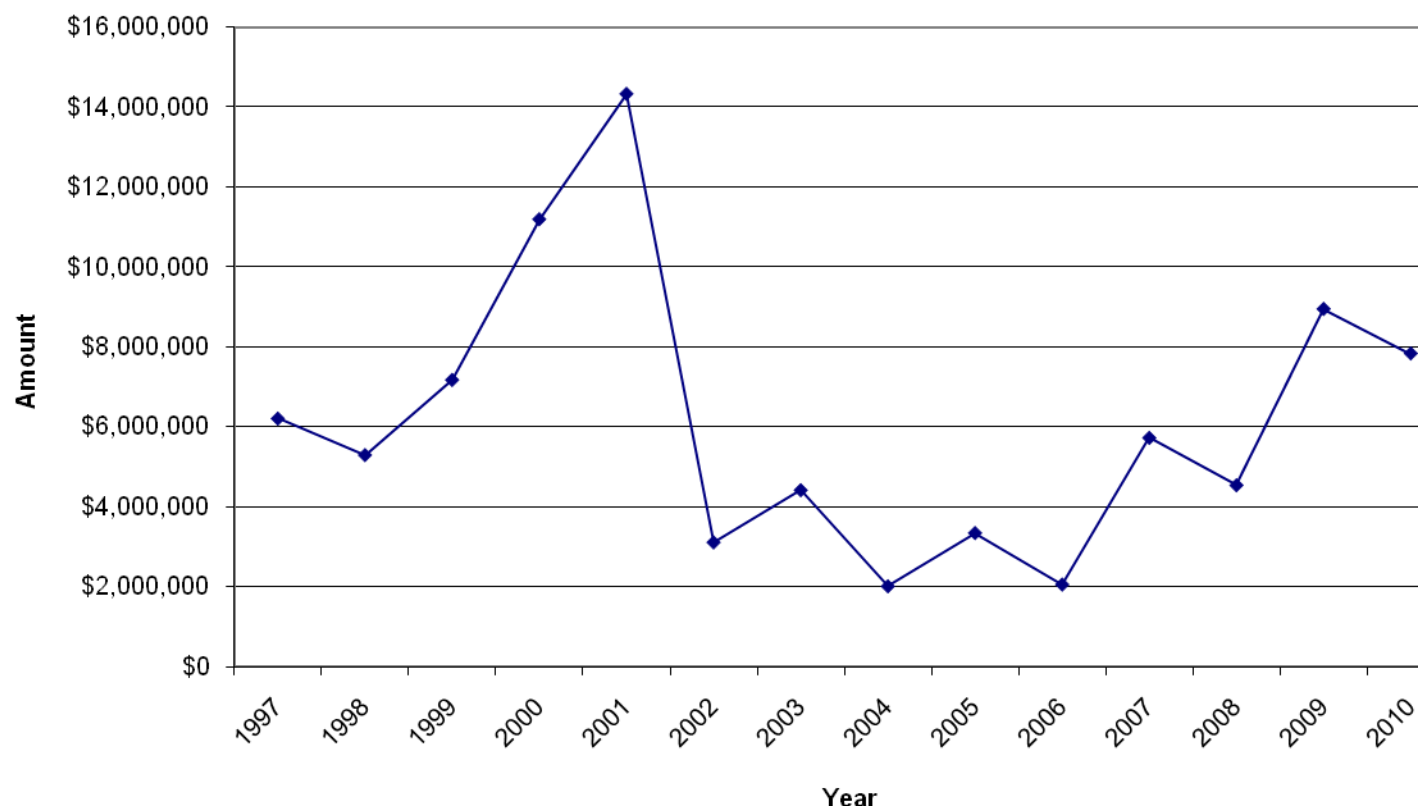
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## **Small Business Development**

## Chart 15: Small Business Financing Secured

1997 - 2010



**Table 16: Small Business Development - 2010**

MACDC Member	# Businesses that received Training	# Businesses that received TA	Direct Loans			Packaged Loans			Number of Jobs Created
			# Loaned	Total \$ Loaned	# Loans to Women/ Minorities	# Loaned	Total \$ Loaned	# Loans to Women/ Minorities	
CEDC-SM	7	83	0	\$0	0	0	\$0	0	7
Community Development Partnership	65	92	4	\$89,000	2	0	\$0	0	13
Dorchester Bay EDC	40	145	6	\$119,000	5	3	\$275,000	2	10
Franklin County CDC	263	60	16	\$542,928	2	0	\$0	0	11
Greater Gardner CDC	28	51	0	\$0	0	0	\$0	0	4
Hilltown CDC	84	97	0	\$0	0	0	\$0	0	6
Jamaica Plain NDC	210	71	0	\$0	0	6	\$280,000	2	18
Lowell Small Business Assistance Center	127	82	0	\$0	0	0	\$0	0	41
Mattapan CDC	45	30	0	\$0	0	0	\$0	0	6
Pittsfield Economic Revitalization Corp.	0	4	1	\$30,000	0	0	\$0	0	25
Quaboag Valley CDC	38	59	11	\$399,439	1	0	\$0	0	14
Quincy-Geneva New Vision CDC	2	4	0	\$0	0	0	\$0	0	0
SEED Corp.	700	1005	33	\$1,131,000	13	13	\$3,607,000	0	465
Self-Help, Inc.	12	12	0	\$0	0	0	\$0	0	0
Twin Cities CDC	34	57	0	\$0	0	3	\$47,900	4	28
Valley CDC	56	39	0	\$0	0	0	\$0	0	12
Viet-AID	83	37	0	\$0	0	0	\$0	0	7
Western Mass. Enterprise Fund	0	200	32	\$1,310,584	18	0	\$0	0	31
<b>Grand Total</b>	<b>1794</b>	<b>2128</b>	<b>103</b>	<b>\$3,621,951</b>	<b>41</b>	<b>25</b>	<b>\$4,209,900</b>	<b>8</b>	<b>698</b>

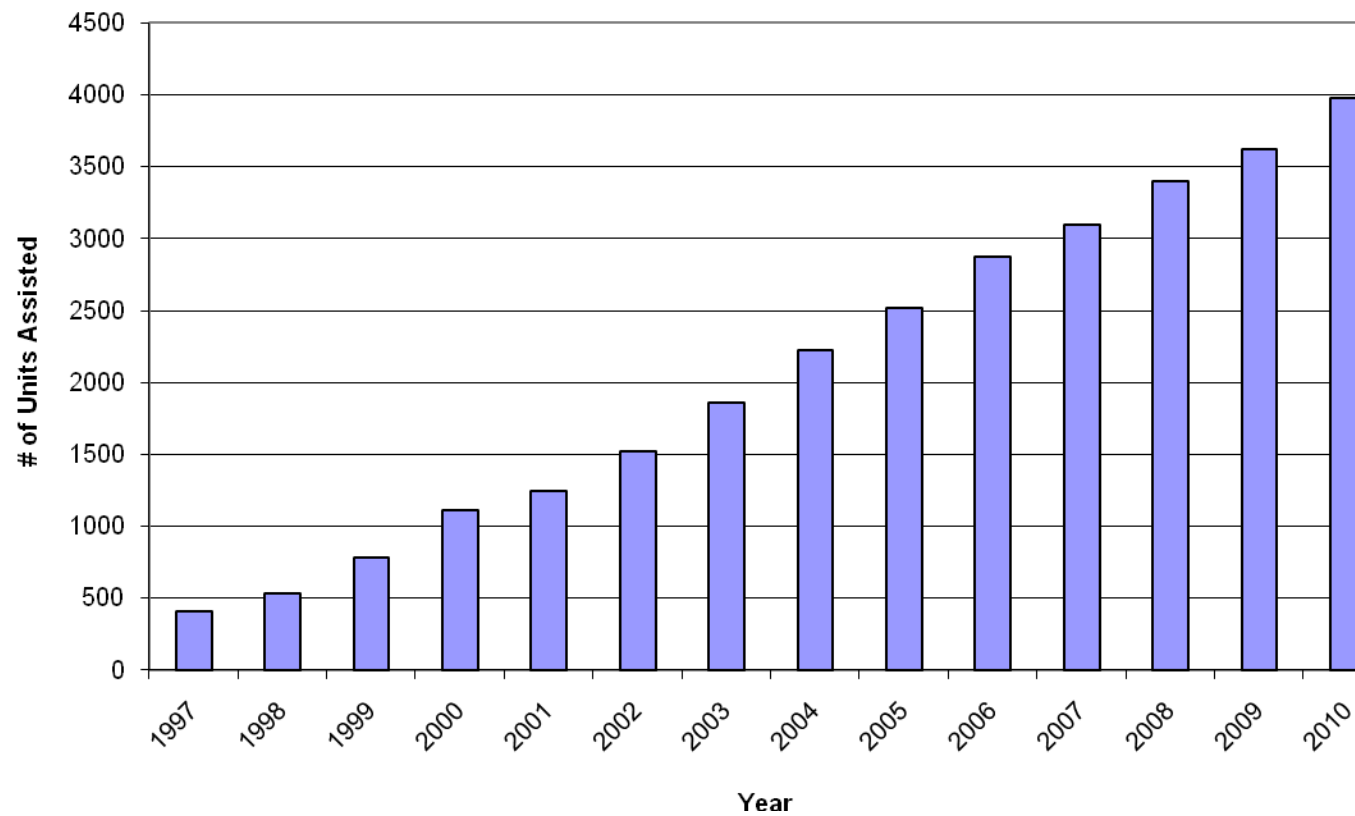
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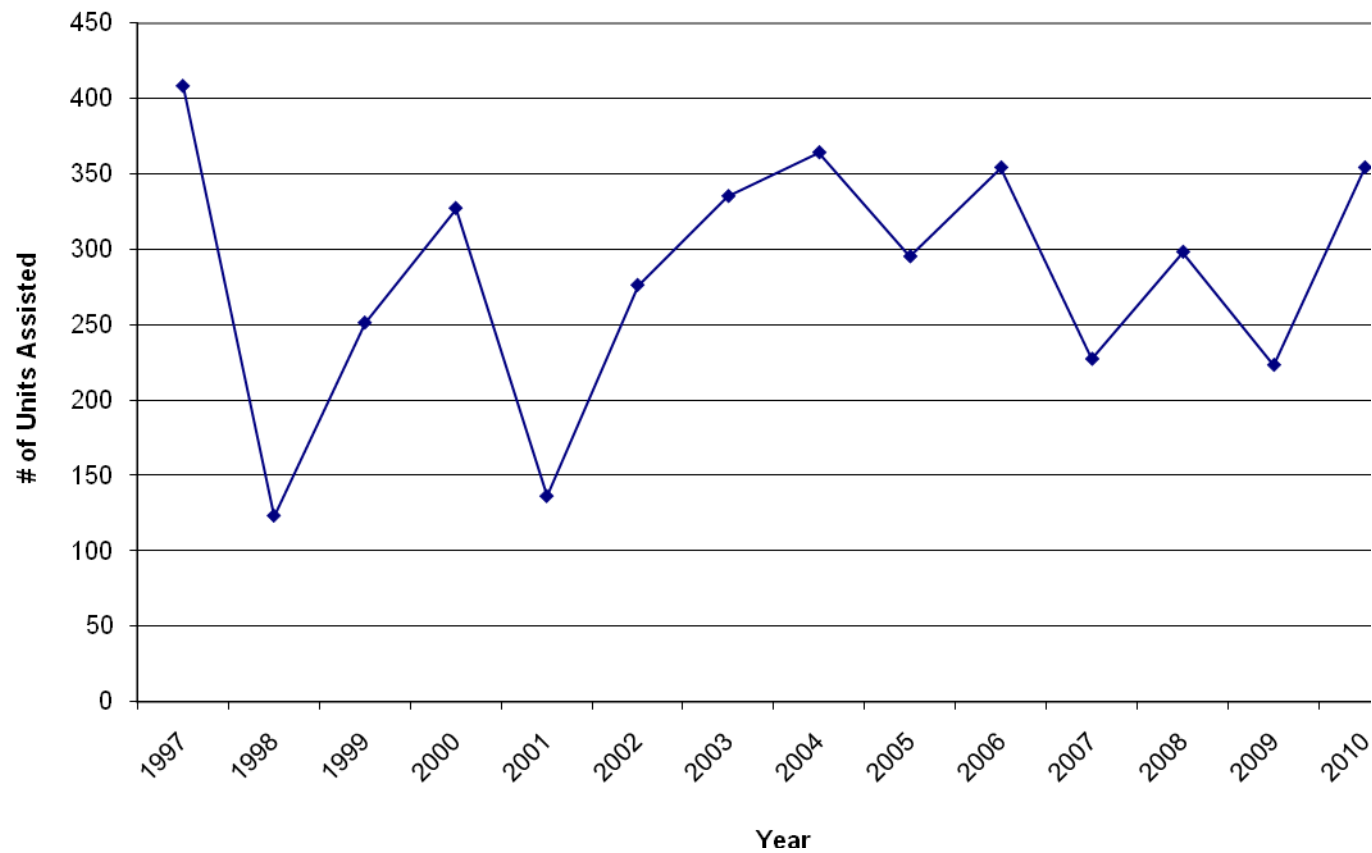
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## **Housing Services**

## Chart 16: Cumulative Home Improvement Assistance

1997 - 2010

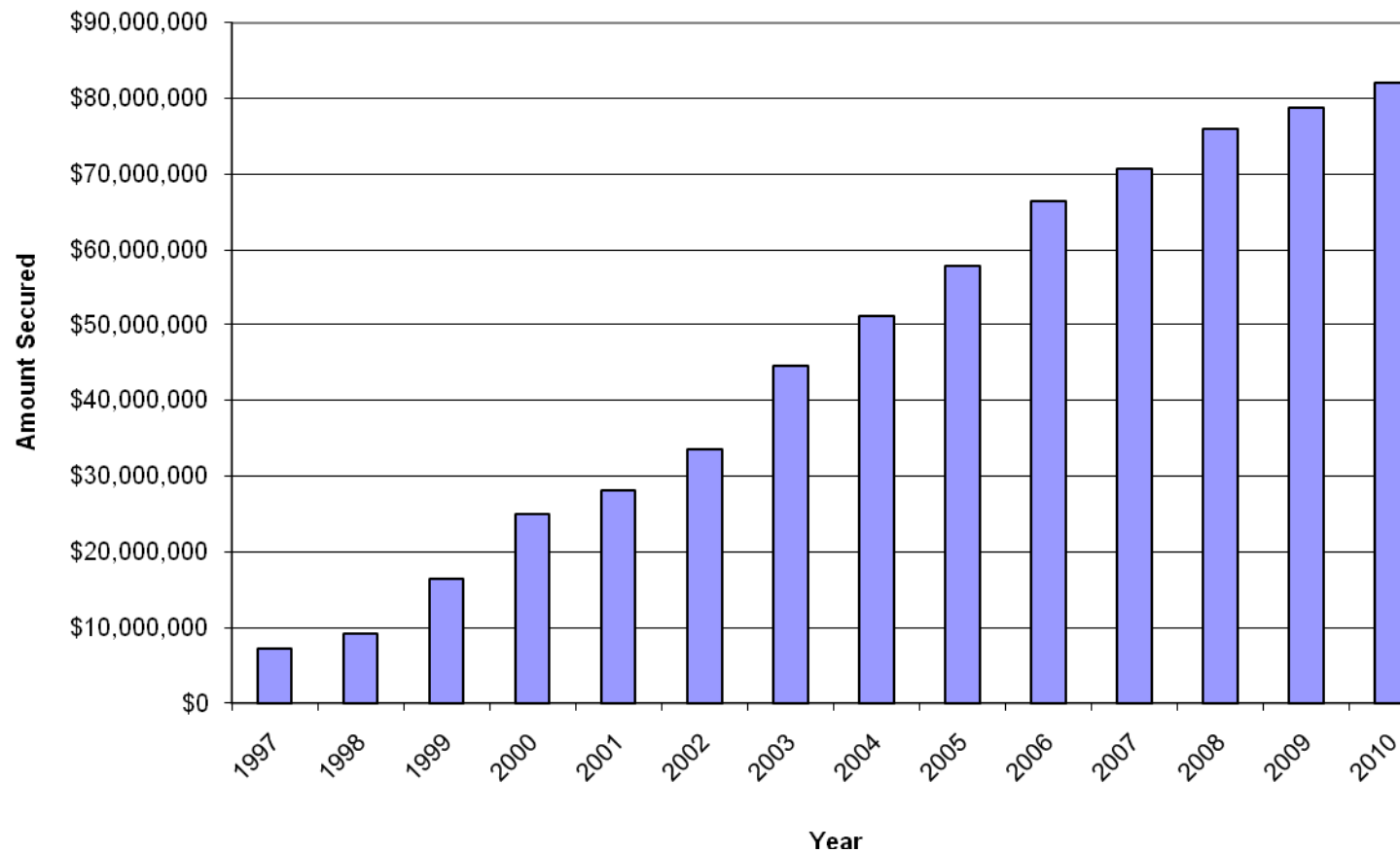


**Chart 17: Home Improvement Assistance by Year****1997 - 2010**



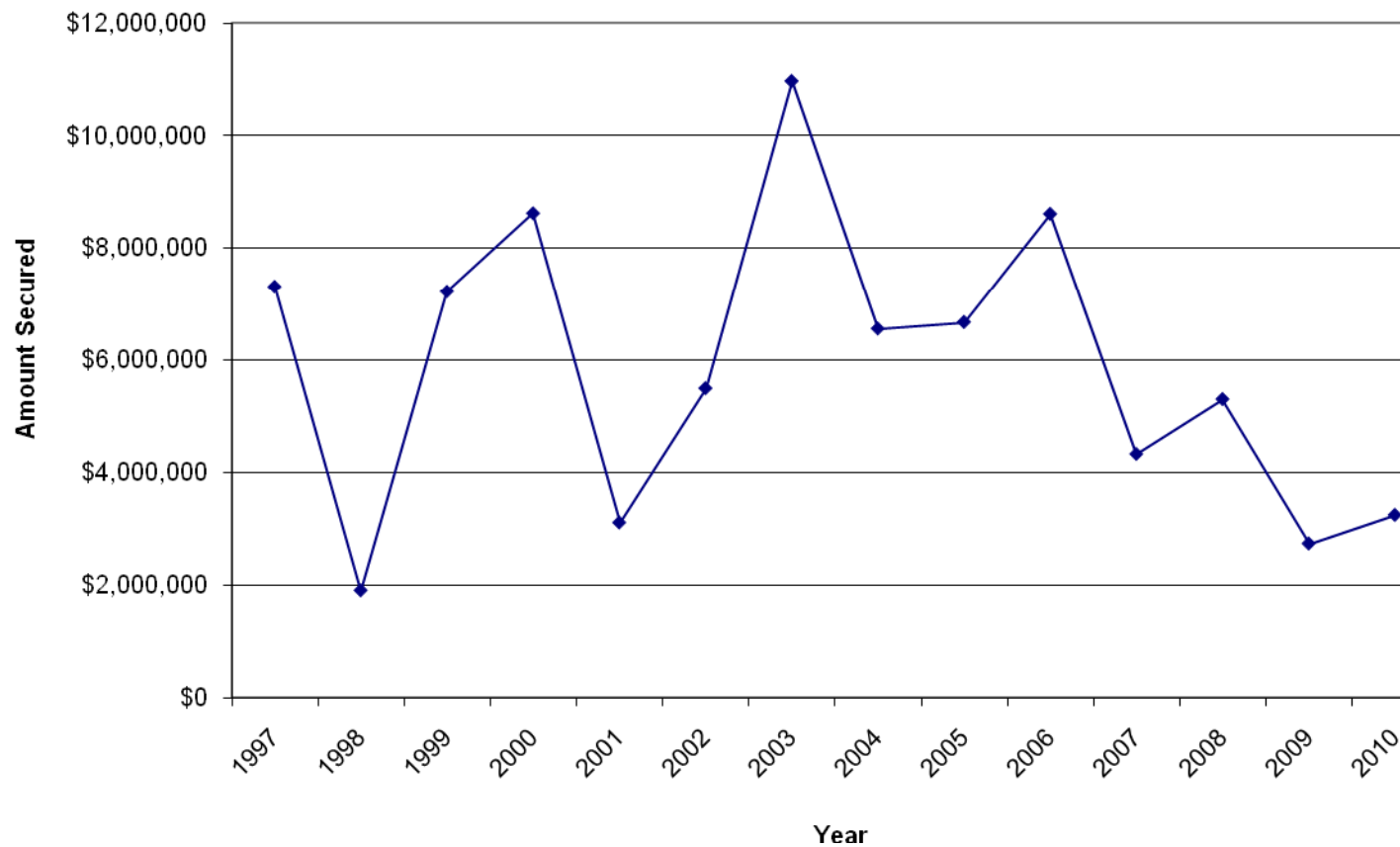
## Chart 18: Cumulative Home Improvement Financing

1997—2010



## Chart 19: Home Improvement Financing by Year

1997—2010



**Table 17: Home Improvement Assistance - 2010**

MACDC Member	# Loans	# Units Improved	Total Value
Community Development Partnership	24	24	\$640,266
Dorchester Bay EDC	4	5	\$185,347
Hilltown CDC	19	19	\$472,548
Homeowners Rehab	3	5	\$55,000
Just a Start	47	94	\$820,000
Main South CDC	1	2	\$3,000
NHS of the South Shore	50	50	\$220,000
Oak Hill CDC	42	42	\$345,067
Springfield NHS	17	23	\$94,085
Worcester Community Housing Resources	40	63	\$310,342
Worcester East Side CDC	10	27	\$95,702
<b>Grand Total</b>	<b>257</b>	<b>354</b>	<b>\$3,241,357</b>

**Table 18: First-Time Homebuyer Counseling – 2010**

MACDC Member	# of Households Pre-Purchase	DP/Closing Cost Assistance	Direct Mortgage Assistance	# of Households Post-Purchase
Allston Brighton CDC	170	\$0	\$0	39
Arlington Community Trabajando, Inc.	79	\$0	\$0	0
Asian CDC	83	\$0	\$0	0
Community Development Partnership	54	\$0	\$0	0
Greater Gardner CDC	251	\$0	\$0	0
Hilltown CDC	98	\$7,178	\$0	0
Jamaica Plain NDC	60	\$125,000	\$0	10
Just a Start	130	\$0	\$0	10
Lawrence Community Works	220	\$0	\$0	20
Madison Park DC	104	\$20,000	\$0	0
Main South CDC	10	\$0	\$0	4
Mattapan CDC	5	\$0	\$0	0
NHS of the South Shore	555	\$81,000	\$0	0
NOAH	200	\$800,000	\$0	100
Nuestra Comunidad DC	121	\$0	\$0	0
Oak Hill CDC	654	\$201,558	\$65,000	88
Springfield NHS	324	\$15,500	\$156,688	0
Twin Cities CDC	80	\$0	\$0	0
Urban Edge	250	\$0	\$0	60
Valley CDC	92	\$76,000	\$0	10
Viet-AID	85	\$0	\$0	0
WATCH	73	\$0	\$0	0
Watertown Community Housing	116	\$103,000	\$0	0
Worcester East Side CDC	500	\$100,000	\$0	100
<b>Grand Total</b>	<b>4314</b>	<b>\$1,529,236</b>	<b>\$221,688</b>	<b>441</b>

**Table 19: Foreclosure Prevention Counseling/Assistance - 2010**

MACDC Member	Total Number of Households	Total Number of Successes
Arlington Community Trabajando, Inc.	35	11
Asian CDC	5	0
Coalition for a Better Acre	487	218
Codman Square NDC	149	53
Dorchester Bay EDC	177	47
ESAC	361	178
Homeowners Rehab	96	20
Just a Start	25	25
Lawrence Community Works	386	54
Main South CDC	10	10
Mattapan CDC	20	0
NHS of the South Shore	367	72
NOAH	564	127
Nuestra Comunidad DC	110	81
Oak Hill CDC	714	239
Quincy-Geneva New Vision CDC	66	36
Somerville Community Corp.	20	15
Southwest Boston CDC	25	5
Springfield NHS	213	23
Twin Cities CDC	208	65
Urban Edge	213	105
Valley CDC	102	58
Viet-AID	43	10
Worcester Community Housing Resources	2	2
Worcester East Side CDC	400	80
<b>Grand Total</b>	<b>4,798</b>	<b>1,534</b>

**Table 20: Landlord-Tenant Mediation - 2010**

MACDC Member	# of Households
Allston Brighton CDC	12
Homeowners Rehab	5
Just a Start	575
Lena Park CDC	90
Main South CDC	4
NOAH	5
Quincy-Geneva New Vision CDC	8
Somerville Community Corp.	100
Urban Edge	712
WATCH	194
Watertown Community Housing	15
<b>Grand Total</b>	<b>1,720</b>

**Table 21: Lead Paint Remediation - 2010**

MACDC Member	# Units Deleaded	Total Value
Community Development Partnership	3	\$105,000
Dorchester Bay EDC	1	\$22,957
Hilltown CDC	5	\$135,486
Just a Start	25	\$240,000
Mattapan CDC	20	\$20,000
NHS of the South Shore	1	\$19,000
NOAH	5	\$25,000
Oak Hill CDC	190	\$1,825,488
Urban Edge	11	\$209,990
Worcester Community Housing Resources	3	\$27,465
<b>Grand Total</b>	<b>264</b>	<b>\$2,630,386</b>

**Table 22: Units Under Receivership 2010**

MACDC Member	Units
Main South CDC	4
Twin Cities CDC	19
Worcester Community Housing Resources	11
Worcester East Side CDC	7
<b>Grand Total</b>	<b>41</b>



**Table 23: Units Provided Construction Management Services 2010**

MACDC Member	Units
NHS of the South Shore	32
Oak Hill CDC	24
Worcester Community Housing Resources	13
Worcester East Side CDC	20
<b>Grand Total</b>	<b>89</b>

# 2011 MACDC GOALS Report

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## **Families**

**Table 24: Youth Programs - 2010**

MACDC Member	# Participants	Types of programs offered	Program Objectives	Annual youth program budget	Examples to youth leadership
Arlington Community Trabajando, Inc.	10	leadership development and first jobs	Services; Development; Leadership; Civic Engagement; Organizing	\$12,000	assist with programming; attend council meetings; organize community events; program outreach
Asian CDC	36	A-VOYCE (youth leadership development)	Development; Leadership; Civic Engagement; Organizing	\$40,000	assist with programming and community meetings; helped to develop community planning videogame; ran their own programming including chinatown walking tours and youth radio show
CEDC-SM	33	After School middle School; Leadership development	Development; Leadership;	\$29,000	7
Coalition for a Better Acre	42	After school homework preparation program.	Services;	\$20,150	
Codman Square NDC	254	summer camp/parks program; B2M/GT Youth Vnetures; computer learning center; STARS; T4T	Services; Leadership; Civic Engagement;	\$212,000	Developed Youth Venture Plans
Dorchester Bay EDC	175	Teen Leadership Program; Summer Camp; After-School Tutoring; Dance Workshop; Computer Training	Services; Development; Leadership; Civic Engagement; Organizing	\$111,611	Two of our teens serve on our board organizing committee; our teen leaders organize and lead several legislative meetings per year; our teen leaders designed and implemented a community organizing training program for other teens; our teen leaders le
ESAC	201	GED Plus program for at-risk youth ages 16-24 who are mostly gang and/or court-involved offered at 5 inner city sites.	Services; Development; Leadership; Civic Engagement; Organizing	\$389,299	Served as volunteers; peer mentoring; attend town hall meetings
Greater Gardner CDC	36	KidsFirst Homework Center at Olde English Village	Development;	\$25,000	

**Table 24: Youth Programs - 2010**

MACDC Member	# Participants	Types of programs offered	Program Objectives	Annual youth program budget	Examples to youth leadership
Homeowners Rehab	85	BSA; Camb Ctr for Families; CPD; Teri college access; Comm Learning Ctr;	Services; Development; Leadership; Civic Engagement; Organizing	\$75,000	
IBA	150	Developing the leaders of tomorrow by unlocking their full potential today; Cacique encourages a passion for learning and civic engagement through three major components: 1. Arts; 2. Explorations, Leadership and Academic Enrichment; and 3. Youth Advocacy	Services; Development; Leadership; Civic Engagement; Organizing	\$320,000	Peer Leaders, Attend City Hall Meetings/Rallies
Just a Start	273	YouthBuild; Teenliving Program; Young Parents Employment and Education Program; Summer Work and Remedial Education Program; After School Hours Program; Teenwork Program	Services; Development; Leadership; Civic Engagement;	\$2,213,000	Assist with programing; Advocacy with federal and state funding sources
Lawrence Community Works	150	Graphic Design, Music Production, Dance, Fashion Design, Skateboarding Workshop, Urban Graffiti, Sneaker Design Workshop, Academic Support, DJ workshop, Leadership Development,	Services; Development; Leadership; Civic Engagement; Organizing	\$429,450	serve on committees: Movement Squad. Assist with programming: Teacher Assitants. Attend informational sessions about upcoming political campaigns: Yes We Will Youth Group
Madison Park DC	250	Summer and after school jobs programs; Ellis Memorial School-aged program; Public Internet Center classes; Youth jobs rallies; civic engagement; programming offered via resident services coorindators; college prep workshops; college scholarship program; v	Services; Development; Leadership; Civic Engagement; Organizing	\$125,000	attend MACDC Lobby Day; participate in resident leadership trainings; attend legislative hearings; participate in advocacy efforts

**Table 24: Youth Programs - 2010**

MACDC Member	# Participants	Types of programs offered	Program Objectives	Annual youth program budget	Examples to youth leadership
Main South CDC	37	Youth Works, Youth Build, Workforce Development training	Services; Development; Leadership;	\$20,000	
Mattapan CDC	67	Anti violenc Interview preparatio Job recruitin Business Development	Services; Development; Leadership; Civic Engagement; Organizing	\$30,000	committees; work groups; leadership
NOAH	275	Environmental Organizing; Arts and Cultural Programming; Summer Soccer Program; Summer Day Camp	Services; Development; Leadership; Organizing	\$253,000	Serve on committees; assist with programming; attend city planning meetings; organize cultural events; lead public space design process.
Nuestra Comunidad DC	240	Resume Writing; Peace Meetings; Field Trips (such as Museum of Science); Events (such as Christmas Party)	Services; Development; Leadership;	\$0	N/A
Oak Hill CDC	115	Leadership development, substance abuse prevenention, summer employment and summer camps	Services; Development; Leadership; Civic Engagement; Organizing	\$94,229	plan and run meetings, serve on committees, assist with programming, attend legislative and city council hearings, outreach/inspired others to participate, speak at public events, fundraise and community service
Quincy-Geneva New Vision CDC	36	youth addiction support group; dancing and excercise groups; chess club; dancing in the streets/street festivals,	Services; Development; Civic Engagement;	\$3,825	youth participated in civic activities, antiviolence campaigns, street festivals
Self-Help, Inc.	40	Held first annual Balizhina Tournament, which not only involved youth, but the idea of repurposing abandoned tennis courts	Services; Development; Leadership; Civic Engagement; Organizing	\$5,000	They were actively engaged in the tournament
Somerville Community Corp.	60	Mediation; Mediation training	Services; Leadership;	\$375,729	assist with programming; serve on committees

**Table 24: Youth Programs - 2010**

MACDC Member	# Participants	Types of programs offered	Program Objectives	Annual youth program budget	Examples to youth leadership
Southwest Boston CDC	14	Hyde Park Green Team youth employment and environmental awareness program	Services; Leadership; Civic Engagement; Organizing	\$25,000	7 participated in helping staff City-sponsored outdoor recreation day in February -- 50% of total participants for a program not currently in session
Twin Cities CDC	60	Summer Up; Elm Street Summer Program	Services; Leadership;	\$15,000	committees; hearings; community building; cleaning, summer programs.
Union Street (Lynn)	150	Childcare, Community Services, MLK event, Summer youth employment	Services; Leadership; Organizing	\$10,000	Local outreach to partners
Urban Edge	65	Urban Edge Youth Leadership Academy	Services; Development; Leadership;	\$117,000	participated in youth leadership workshops; provided input into development projects; worked at various properties with property management; registered other young people for summer youth jobs; organized following summer's Youth Leadership Academy.
Viet-AID	107	Afterschool Progra Southeast Asian Shelter	Services; Leadership;	\$295,379	assist with programming
Worcester East Side CDC	450	after-school art classes; summer leadership & art programs; summer camp sponsorship; basketball program.	Services; Development; Leadership; Civic Engagement; Organizing	\$12,000	
<b>Grand Total</b>	<b>3,411</b>			<b>\$5,257,672</b>	

**Table 25: Family Asset Building 2010**

MACDC Member	Adult Basic Ed	ESOL	Earned Income Credit Assist	EITC Total Value	IDAs	IDA Total Value	Total # of Families Assisted
Allston Brighton CDC					9	\$25,875	9
Arlington Community Trabajando, Inc.							0
Asian CDC							0
B'nai B'rith Housing							0
Back of the Hill CDC							0
Belmont Housing Trust							0
Caritas Communities							0
Cascap, Inc.							0
CDC of Boston							0
CDC of South Berkshire County							0
CEDC-SM			1,400	\$1,500,000			1,400
Chelsea Neighborhood Developers	192				55	\$41,505	247
Coalition for a Better Acre							0
Codman Square NDC					3	\$3,529	3
Community Development Partnership							0
Community Teamwork, Inc.							0
Domus, Inc.	86						86
Dorchester Bay EDC							0
East Boston CDC							0
ESAC							0
ETC							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					7	\$7,000	7
Housing Assistance Corp.							0
Housing Corporation of Arlington							0
IBA	100	12					112
Jamaica Plain NDC		15					15

**Table 25: Family Asset Building 2010**

MACDC Member	Adult Basic Ed	ESOL	Earned Income Credit Assist	EITC Total Value	IDAs	IDA Total Value	Total # of Families Assisted
Just a Start	147				5	\$5,000	147
Lawrence Community Works	139	157	186	\$84,680	30	\$31,800	512
Lena Park CDC							0
LINC							0
Lowell Small Business Assistance Center							0
Madison Park DC					3	\$18,813	3
Main South CDC			226	\$137,350			226
Mattapan CDC							0
Methuen Arlington Neighborhood Inc.							0
Millbury Improvement Initiative							0
Mission Hill NHS							0
Needham Opportunities, Inc.							0
NHS of the South Shore							0
NOAH		90					90
North Shore CDC		180					180
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
SAMH Corporation							0
SEED Corp.							0
Self-Help, Inc.							0
Somerville Community Corp.		40			5	\$15,000	45
South Boston NDC							0
Southern Worcester County CDC							0
Southwest Boston CDC							0
Springfield NHS							0
The Neighborhood Corporation							0
Twin Cities CDC							0
Union Street (Lynn)	20	25					45



**Table 25: Family Asset Building 2010**

MACDC Member	Adult Basic Ed	ESOL	Earned Income Credit Assist	EITC Total Value	IDAs	IDA Total Value	Total # of Families Assisted
Urban Edge							0
Valley CDC							0
Viet-AID							0
WATCH	5	82					87
Watertown Community Housing							0
Western Mass. Enterprise Fund							0
Western Massachusetts Development Collaborative							0
Womens Institute for Housing and Economic Dev.							0
Worcester Common Ground							0
Worcester Community Housing Resources							0
Worcester East Side CDC							0
<b>Grand Total</b>	<b>689</b>	<b>601</b>	<b>1,812</b>	<b>\$1,722,030</b>	<b>117</b>	<b>\$148,522</b>	<b>3,219</b>

**Table 26: Elder Programs - 2010**

MACDC Member	# Participants
Dorchester Bay EDC	42
ESAC	404
Fenway CDC	300
Hilltown CDC	306
Jamaica Plain NDC	150
Just a Start	100
Mattapan CDC	57
NOAH	100
Nuestra Comunidad DC	176
<b>Grand Total</b>	<b>1,635</b>

**Table 27: Community Events - 2010**

MACDC Member	# Participants in Arts Programs	# Participants in Cultural Programs	# Participants in Community Festivals
Arlington Community Trabajando, Inc.	0	0	212
CEDC-SM	0	0	12,703
Chelsea Neighborhood Developers	0	0	407
Coalition for a Better Acre	0	70	504
Fenway CDC	75	200	150
Hilltown CDC	0	0	2,000
IBA	15,000	25	5,000
Madison Park DC	4,500	500	4,500
Mattapan CDC	48	62	70
NOAH	50	150	1,500
Nuestra Comunidad DC	14	14	300
Quincy-Geneva New Vision CDC	0	23	450
Self-Help, Inc.	0	60	60
Southwest Boston CDC	25	0	25
The Neighborhood Corporation	0	0	6,000
Union Street (Lynn)	35	20	400
Viet-AID	0	37	500
Worcester East Side CDC	300	0	1,200
<b>Grand Total</b>	<b>20,047</b>	<b>1,161</b>	<b>35,981</b>

## 2011 MACDC GOALS Report

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### **Historical Real Estate: Housing**

**Table 28: 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 VIBoston 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			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Allston Brighton CDC	Brighton Allston Apartments	60	1997	\$5,020,000			
Allston Brighton CDC	40-42 Ashford St.	11	1993	\$780,000			
Allston Brighton CDC	Carol Ave. Coop	33	1990	\$3,300,000			
Allston Brighton CDC	Hano St. Apts.	20	1987	\$837,000			
Allston Brighton CDC	Oak Sq. Condos	12	1984	\$500,000			
<b>Allston Brighton CDC Total</b>		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>B'nai B'rith Housing Total</b>		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		
<b>Back of the Hill CDC Total</b>		436		\$55,230,000			
Brockton CDC	14 Milton St.	1	1999	\$98,000			
<b>Brockton CDC Total</b>		1		\$98,000			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Caritas Communities	Alaska Street	17	2010	\$3,500,000	Rehab - Subst	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), The Property and Casualty Initiative, anonymous foundation	Energy Conservation, Healthy Materials,
Caritas Communities	Sean Brook House	19	2010	\$5,200,000	Comb Rehab/New Constr	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Historic Tax Credits, Federal Home Bank, Citizens Bank,	Energy Conservation, Healthy Materials,
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,
<b>Caritas Communities Total</b>		50		\$12,450,000			
Cascap, Inc.	The Print Shop	24	2010	\$11,160,570	New Constr	Cambridge Affordable Housing trust State HOME, Affordable Housing Trust Fund, Energy Star Rebate	Energy Conservation, Healthy Materials, Sustainable Materials,
<b>Cascap, Inc. Total</b>		24		\$11,160,570			
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,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
CDC of South Berkshire County	Pine Woods	30	2006	\$6,700,000	New Constr	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Community Based Housing Facilities Consolidation Federal Tax Credits (LIHTC), Federal Home Bank, Community contributions	Energy Conservation, Healthy Materials, Sustainable Materials,
CDC of South Berkshire County	Sheffield/Great Barrington Ready Resource Grant	15	2000	\$158,000			
<b>CDC of South Berkshire County Total</b>		<b>55</b>		<b>\$9,176,000</b>			
Chelsea Neighborhood Developers	Foreclosed Properties 2010	15	2010	\$3,842,430	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Neighborhood Reinvestment,	Energy Conservation, Healthy Materials, Sustainable Materials,
Chelsea Neighborhood Developers	Spencer Row	32	2010	\$10,182,965	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), MHP, Neighborhood Reinvestment,	Energy Conservation, Healthy Materials, Sustainable Materials,
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 28: 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			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Chelsea Neighborhood Developers	Grove Street Projects	15	2000	\$1,180,976			
Chelsea Neighborhood Developers	233 Chestnut St.	3	1998	\$217,500			
Chelsea Neighborhood Developers	52-54 Shurtleff St.	6	1998	\$406,475			
Chelsea Neighborhood Developers	48-50 Chester Ave.	6	1997	\$459,537			
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			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Chelsea Neighborhood Developers	68-70 Shawmut St.	6	1995	\$197,891			
Chelsea Neighborhood Developers	77 Shawmut St.	3	1995	\$166,230			
Chelsea Neighborhood Developers	79 Shawmut St.	3	1995	\$166,230			
Chelsea Neighborhood Developers	128 Shawmut St & 27, 29 & 31 Chester Ave	12	1993	\$721,173			
Chelsea Neighborhood Developers	75 Shawmut St.	3	1993	\$162,681			
Chelsea Neighborhood Developers	28 & 38 Suffolk St.	2	1987	\$0	New Constr		
Chelsea Neighborhood Developers	70 & 74 Heard St.	2	1987	\$0	New Constr		
<b>Chelsea Neighborhood Developers Total</b>		<b>283</b>		<b>\$56,565,076</b>			
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,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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	Sufolk Street Joint Venture	10	2004	\$1,500,000	New Constr	Local or Regional HOME, State HOME, Section 8, Construction loan: Enterprise Bank	Energy Conservation,
Coalition for a Better Acre	At Home In Lowell	2	2003	\$300,000	New Constr		
Coalition for a Better Acre	RTC Homeownership Phase I	8	1995	\$1,200,000	New Constr		
Coalition for a Better Acre	North Canal Apts.	265	1991	\$20,300,000			
Coalition for a Better Acre	Merrimack St. Housing	12	1990	\$1,600,000			
Coalition for a Better Acre	Triangle Homeownership	38	1986	\$2,500,000			
<b>Coalition for a Better Acre Total</b>		<b>617</b>		<b>\$62,100,000</b>			
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,

**Table 28: Completed Housing Projects**

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

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	109 Glenway	3	2003	\$465,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund,	Energy Conservation,
Codman Square NDC	Talbot Bernard Homes	44	2003	\$11,200,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Leading the Way (Boston only), State HOME, State CDBG, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), MHP, LISC, Boston Com	Energy Conservation,
Codman Square NDC	Talbot Bernard Senior Housing	31	2003	\$5,700,000	New Constr	Local Linkage, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, Section 202, LISC, Neighborhood Reinvestment, Fleet Bank/ Bank of America, Developer Equity	Energy Conservation, Energy Star,
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,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	Home Again: Mt. Bowdoin/Glenway	16	2001	\$2,846,588			
Codman Square NDC	1-4 Family Program	3	2000	\$355,000			
Codman Square NDC	Erie-Ellington Homes	50	2000	\$0	New Constr		
Codman Square NDC	(Home for Homeless Seniors)	18	1999	\$2,063,000			
Codman Square NDC	1-4 Family Program	2	1999	\$249,950			
Codman Square NDC	1-4 Family Program	2	1999	\$249,883			
Codman Square NDC	3 Herbert Ave	2	1998	\$249,900			
Codman Square NDC	538 Talbot Ave	14	1998	\$1,603,810			
Codman Square NDC	17 Kenberma	3	1997	\$270,000			
Codman Square NDC	55 Aspinwall Rd.	3	1997	\$270,000			
Codman Square NDC	47 Aspinwall Rd.	3	1996	\$270,000			
Codman Square NDC	766 Washington St.	3	1993	\$270,000			
Codman Square NDC	Wash. Columbia II	175	1993	\$15,000,000			
Codman Square NDC	Lithgow Residential	31	1991	\$4,000,000	New Constr		
Codman Square NDC	Wash. Columbia I	151	1990	\$12,000,000			
Codman Square NDC	Whittier School	14	1990	\$3,000,000			
Codman Square NDC	Codman Sq. Apts - BHP I	80	1986	\$4,400,000			
Codman Square NDC	Champlain Circle	20	1984	\$1,500,000	New Constr		
Codman Square NDC	Norfolk Terrace Apts.	17	1984	\$500,000			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<b>Codman Square NDC Total</b>		1,236		\$127,485,399			
Community Development Partnership	35 Main Street Extension	12	2010	\$3,661,300	New Constr	Local or Regional HOME, Community Preservation Act Funds, Harwich Special Revenue Funds State HOME, Affordable Housing Trust Fund, Section 8, MHP, Green affordable homes through Mass Technology	Energy Conservation, Photovoltaic panels will generate electricity. Tighter building envelop and added insulation. Recycling building materials throughout construction and native plantings in the landscaping plan., Sustainable Materials,
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,
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	



**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Community Development Partnership	Wellfleet Homeownership	4	2004	\$524,000	New Constr	Housing Authority owned land and sold at reduced price. Down payment assistance	Energy Conservation,
Community Development Partnership	White Pines, 58 Harry Kemp Way	4	2004	\$337,750	New Constr	Local or Regional HOME, Local or Regional CDBG, CDBG Program Income County Rental Program Funds Housing Stabilization Fund (HSF), Section 8, Housing Assistance Corp.	Energy Conservation,
Community Development Partnership	Brewster Affordable Housing	2	2001	\$187,200	New Constr		
Community Development Partnership	Provincetown Duplex	2	2001	\$327,500			
Community Development Partnership	Wellfleet Homeownership	6	2001	\$920,000			
Community Development Partnership	Gull Cottages	5	2000	\$614,823			
Community Development Partnership	Canal House	11	1998	\$343,900			
Community Development Partnership	Eastham Duplexes	8	1998	\$646,000			
<b>Community Development Partnership Total</b>		69		\$10,416,473			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Domus, Inc.	Reed Annex	9	2010	\$1,700,000	New Constr	Community Preservation Act Funds, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), CCRI Federal Home Bank, Westfield Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Domus, Inc.	Sanford Apartments	21	2010	\$500,188	Comb Rehab/New Constr	State HOME, Housing Innovations Fund (HIF), Community Based Housing MHIC,	Energy Conservation, Healthy Materials,
<b>Domus, Inc. Total</b>		<b>30</b>		<b>\$2,200,188</b>			
Dorchester Bay EDC	8 Clarkson	3	2010	\$579,000	Rehab - Subst	Local Linkage,	Energy Conservation,
Dorchester Bay EDC	94 Topliff	3	2010	\$564,000	Rehab - Mod	NSP	Energy Conservation,
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 28: 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			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	Ceylon Fields	62	1997	\$7,300,000			
Dorchester Bay EDC	Housing Preservation I	2	1996	\$239,167			
Dorchester Bay EDC	Upham's Corner Apts.	36	1996	\$4,915,211			
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			
<b>Dorchester Bay EDC Total</b>		<b>1,004</b>		<b>\$114,529,883</b>			
East Boston CDC	EB Savings Apartments	14	2010	\$2,100,000	Rehab - Mod	East Boston Savings Bank	
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 ,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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	45	2002	\$4,500,000	Rehab - Subst	East Boston Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
East Boston CDC	Sturgis Street	50	2002	\$4,000,000	Rehab - Subst		Energy Conservation,
East Boston CDC	Villa Michelangelo, Inc.	75	2002	\$8,500,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Section 202,	Energy Conservation, Healthy Materials, Sustainable Materials,
East Boston CDC	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			
<b>East Boston CDC Total</b>		<b>1,270</b>		<b>\$193,950,000</b>			
ETC	700 Harrison Avenue	84	2008	\$23,000,000	New Constr	State HOME, City HOME/ NH State AHTF Sovereign Bank,	Healthy Materials,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
ETC	Keen Studios	23	2008	\$6,600,000	Rehab - Subst	Local or Regional HOME, Boston Community Capital or Loan Fund,	Energy Conservation, Healthy Materials,
<b>ETC Total</b>		<b>107</b>		<b>\$29,600,000</b>			
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 lessen 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			
<b>Falmouth Housing Trust Total</b>		<b>31</b>		<b>\$2,054,816</b>			
Fenway CDC	Fenway Views	3	2006	\$450,000	Rehab - Mod	MHP, MHIC, Wainwright Ban CEDAC	Energy Conservation, Solar panels (PV), Sustainable Materials,
Fenway CDC	Morville House Expansion	30	2005	\$32,242,388	New Constr	Federal Tax Credits (LIHTC), Section 8, MHP, MHIC, Fleet Bank/ Bank of America, Keyspan Gran Massachusetts Renewable Energy Trust Grant	Energy Conservation,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Fenway CDC	Westland Avenue Preservation	96	2005	\$21,491,911	Preserv of Exp Use	Local or Regional CDBG, Leading the Way (Boston only), City of Boston - 6A contract Housing Stabilization Fund (HSF), MassHousing or MFHA (other than trust), CIPF, 4% credits with tax exempt bond financing Federal Tax Credits (LIHTC), Section 8, 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			
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			
<b>Fenway CDC Total</b>		<b>638</b>		<b>\$89,126,306</b>			
Fields Corner CDC	63-69 Sumner St.	24	1999	\$400,000			
Fields Corner CDC	26 Leroy St.	2	1998	\$80,000			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		
<b>Fields Corner CDC Total</b>		<b>218</b>		<b>\$3,680,000</b>			
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			
<b>Franklin County CDC Total</b>		<b>93</b>		<b>\$854,000</b>			
Greater Gardner CDC	18 Guild Road	1	2010	\$175,000	New Constr	Enterprise Bank	Energy Conservation,
Greater Gardner CDC	Baldwinville Road, Templeton	1	2009	\$183,770	New Constr	GFA Federal Credit Union	Energy Conservation,



**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 CDBG, GFA Federal Credit Union	
Greater Gardner CDC	Gardner Wasa Street Project	3	2003	\$333,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Brownfields, GFA Federal Credit Union	

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Greater Gardner CDC	First Time Home Program	1	2001	\$85,000			
<b>Greater Gardner CDC Total</b>		21		\$3,093,735			
Grove Hall NDC	Affordable Housing Program	3	1998	\$300,000			
Grove Hall NDC	Renaissance Bldg.	12	1990	\$1,200,000			
<b>Grove Hall NDC Total</b>		15		\$1,500,000			
Hilltown CDC	6 Blandford Hill Road, Huntington (4-unit rental housing)	4	2008	\$439,443	Rehab - Subst	State CDBG, Florence Savings Bank	Energy Conservation,
Hilltown CDC	Laurel Road, Williamsburg (11-unit cluster condo - homeownership)	11	2008	\$3,145,466	New Constr	State HOME, Affordable Housing Trust Fund, Massachusetts Technology Collaborative Foundation of Western Massachusetts Florence Savings Bank Western Massachusetts Enterprise Fund nationalgrid; pro bono legal from Bulkley, Richardson, & Gelinas, LLP	Energy Conservation, Healthy Materials, passive solar design and construction; PV solar panels on each unit produce electricity for each unit; 17 acres of forestland preserved, Sustainable Materials,
Hilltown CDC	New Homes Program 1	4	2005	\$893,819	New Constr	State HOME, State CDBG,	Energy Conservation,
Hilltown CDC	Westhampton Senior Housing	7	2005	\$1,500,000	New Constr	State CDBG, Affordable Housing Trust Fund, MHP, Federal Home Bank,	Energy Conservation,
Hilltown CDC	Chesterfield Hotel	7	2002	\$667,000	Rehab - Subst	State CDBG, MHP, Construction Loan from Florence Savings Bank	
Hilltown CDC	Williamsburg Housing Initiative	6	2000	\$583,500			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Hilltown CDC	Haydenville Housing Initiative	6	1999	\$606,500			
Hilltown CDC	Hilltown Homeownership	2	1998	\$200,000			
<b>Hilltown CDC Total</b>		<b>47</b>		<b>\$8,035,728</b>			
Holyoke Community Land Trust	HOME # 1	2	2001	\$300,000			
Holyoke Community Land Trust	HCLT # 4	3	2000	\$500,000			
Holyoke Community Land Trust	HCLT # 5	4	2000	\$650,000			
Holyoke Community Land Trust	HCLT #3-A	4	1996	\$450,000			
Holyoke Community Land Trust	HCLT #3	4	1995	\$325,000			
Holyoke Community Land Trust	HCLT #1	3	1994	\$240,000			
Holyoke Community Land Trust	HCLT #2	2	1994	\$175,000	New Constr		
<b>Holyoke Community Land Trust Total</b>		<b>22</b>		<b>\$2,640,000</b>			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Homeowners Rehab	Pine St	12	2010	\$4,139,290	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, Historical Commission Housing Stabilization Fund (HSF), Section 8, Neighborhood Reinvestment, Citibank Foundation East Cambridge Savings Bank Cambridge Savings Bank Mass Clean energy Center	Energy Conservation, Healthy Materials, LEED for Homes - Platinum Solar Electric and Hot Water, Sustainable Materials,
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,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Homeowners Rehab	Howard St	6	2007	\$1,588,943	Rehab - Mod	Local or Regional CDBG, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Section 8, Neighborhood Reinvestment, East Cambridge Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Homeowners Rehab	CAST	42	2003	\$11,000,000	Preserv of Exp Use	Local or Regional HOME, Community Preservation Act Funds, CIPF, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, MHIC, Fleet Bank/ Bank of America, Energy Star	Energy Conservation, Healthy Materials, re-cycling building materials, Sustainable Materials,
Homeowners Rehab	AUBURN COURT II	60	2000	\$10,500,000	New Constr		
Homeowners Rehab	PROSPECT	6	2000	\$600,000			
Homeowners Rehab	ELM ST	6	1999	\$1,000,000			
Homeowners Rehab	UNION	6	1999	\$705,000			
Homeowners Rehab	Allston	6	1996	\$600,000			
Homeowners Rehab	Auburn Court	77	1996	\$13,000,000	New Constr		
Homeowners Rehab	Prospect	6	1996	\$700,000			
Homeowners Rehab	Swartz	59	1996	\$5,100,000			
Homeowners Rehab	Columbia/Hampshire	16	1995	\$2,000,000	New Constr		
Homeowners Rehab	Richdale Ave.	7	1993	\$750,000			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Homeowners Rehab	Sciarappa St.	6	1993	\$310,000			
Homeowners Rehab	901 Massachusetts Ave	8	1992	\$430,000			
Homeowners Rehab	Columbia Townhouses	6	1991	\$500,000	New Constr		
Homeowners Rehab	Portland Condos	8	1991	\$750,000			
Homeowners Rehab	Portland/Marcella	9	1991	\$775,000			
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			
<b>Homeowners Rehab Total</b>		<b>559</b>		<b>\$69,968,067</b>			
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,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,
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,
<b>Housing Assistance Corp. Total</b>		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 Bank, Cambridge Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Housing Corporation of Arlington	Mass Ave Preservation	18	2007	\$3,200,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, MHP, Perm Plus MHP,	

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Housing Corporation of Arlington	Two family rental Program	12	2005	\$3,800,000	Other	Local or Regional HOME, Local or Regional CDBG, MHP Perm PPlus 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,
<b>Housing Corporation of Arlington Total</b>		<b>52</b>		<b>\$13,085,000</b>			
Hungry Hill CDC	30 Murray Hill Av	2	2004	\$193,090	Rehab - Subst	Local or Regional HOME, Construction Loan - Chicopee Savings	
Hungry Hill CDC	551-553 Carew Street	2	2004	\$177,330	Rehab - Subst	Local or Regional HOME, Construction Loan - Chicopee Savings	
Hungry Hill CDC	128 Santa Barbara	1	1999	\$55,000			
Hungry Hill CDC	104 Ontario St.	1	1998	\$55,000			
Hungry Hill CDC	974-976 Liberty St.	2	1998	\$120,000			
Hungry Hill CDC	145 Mayfair St.	1	1997	\$55,000			
Hungry Hill CDC	55-57 Hamburg St.	2	1996	\$75,000			
Hungry Hill CDC	Grover St.	2	1996	\$52,000			
Hungry Hill CDC	Mooreland St.	3	1996	\$85,000			
<b>Hungry Hill CDC Total</b>		<b>16</b>		<b>\$867,420</b>			
IBA	Residencia Betances	11	1993	\$600,000			
IBA	Taino Tower	27	1990	\$4,100,000	New Constr		
IBA	Victoria Associates	190	1982	\$11,500,000	New Constr		
IBA	South End Apts.	28	1981	\$300,000			



**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
<b>IBA Total</b>		<b>895</b>		<b>\$32,250,000</b>			
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 28: 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			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Jamaica Plain NDC	9 Walden St.	2	1996	\$291,000			
Jamaica Plain NDC	61 Walden St	2	1995	\$288,000			
Jamaica Plain NDC	26 Danforth St	2	1994	\$219,000			
Jamaica Plain NDC	Hyde Sq. Co-op	41	1993	\$5,600,000	New Constr		
Jamaica Plain NDC	Forest Glen Co-op	13	1990	\$1,500,000			
Jamaica Plain NDC	J.P. Scattered Site Coop	19	1988	\$1,500,000			
Jamaica Plain NDC	Jamaica Plain HS	75	1984	\$6,000,000			
Jamaica Plain NDC	Angela Westover House	11	1983	\$700,000			
<b>Jamaica Plain NDC Total</b>		<b>476</b>		<b>\$72,586,277</b>			
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,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	Teen Parent Shelter	12	2008	\$2,053,400	Rehab - Mod	City of Somerville Lead Abatement Funds Housing Innovations Fund (HIF), Mass. DCF (formerly DSS) from State Capital Budget 9 Foundations East Cambridge Savings Bank and private charitable funds 8 Corporations and Individuals	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	2495 Mass Ave	13	2007	\$5,084,000	Other	Local Linkage, Cambridge Affordable Housing Trust Affordable Housing Trust Fund, Mass. Affordable Housing Trust HUD/CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Columbia Court	13	2007	\$5,200,000	Other	Cambridge Affordable Housing Trust and Historical Commission Affordable Housing Trust Fund, HUD CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Alewife Condos II	8	2006	\$3,057,000	Other	Cambridge Affordable Housing Trust State HOME, Housing Stabilization Fund (HSF), State Soft Second Subsidies HUD CDBG Operation HUD HomeLISC, Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	Bolton South Condos	6	2005	\$2,187,775	Other	Local or Regional HOME, Cambridge Affordable Housing Trust State HOME, HUD CHOD HUD Lead Safe	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Next Step House Apartments	6	2005	\$1,592,340	Other	Somerville Affordable Housing Trust Housing Innovations Fund (HIF), Brownfields, Section 8, Federal CDBG Federal Home Loan Bank Board. Winter Hill Bank Private charitable donors. Energy Star	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Scouting Way Apartments	13	2005	\$4,280,000	Other	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, Local Linkage, Cambridge Historical Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8, HUD Lead Safe Cambridge Savings Ban Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,
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		

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	Otis	8	2000	\$1,400,000			
Just a Start	409-415 Cardinal Medeiros	6	1998	\$675,000			
Just a Start	54-56 Berkshire	6	1998	\$750,000			
Just a Start	72 Elm	6	1998	\$700,000			
Just a Start	Alewife Apts.	273	1998	\$20,000,000			
Just a Start	Webster-Bristol Apts. II	5	1998	\$723,000			
Just a Start	187 Charles	1	1997	\$160,000			
Just a Start	21-23 7th St.	3	1997	\$370,000			
Just a Start	218 Thorndike	1	1997	\$87,000			
Just a Start	243 Hurley	1	1997	\$158,500			
Just a Start	5-7 Jefferson St.	4	1997	\$450,000			
Just a Start	7 Hardwick St.	1	1997	\$110,000	New Constr		
Just a Start	83-85 Pleasant St.	6	1997	\$516,800			
Just a Start	96 Hampshire	5	1997	\$625,000	New Constr		
Just a Start	Bolton Condos	7	1997	\$1,095,000	New Constr		
Just a Start	Hampshire Homes	1	1997	\$165,000			
Just a Start	Hampshire/Columbia Condos	16	1997	\$2,200,000	New Constr		
Just a Start	Webster-Bristol Apts. I	9	1997	\$860,000			
Just a Start	Scattered Site 1st Time Homebuyer Units	4	1996	\$300,000			
Just a Start	Hampshire-Columbia Homes	16	1995	\$2,200,000	New Constr		
Just a Start	Hampshire-Windsor	5	1995	\$470,000	New Constr		
Just a Start	7th St.	3	1994	\$400,000			
Just a Start	Putnam Place	12	1994	\$1,560,000			
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		

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
<b>Just a Start Total</b>		693		\$89,490,274			
Lawrence Community Works	REO Redevelopment	8	2010	\$3,038,898	Rehab - Subst	Local or Regional HOME, Lead removal funds. Housing Stabilization Fund (HSF), Neighborhood Reinvestment, MHIC, The Life Initiative, Enterprise Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Lawrence Community Works	Farnham Street Homes	11	2007	\$2,390,298	Rehab - Subst	Local or Regional HOME, Get out the lead, lead paint removal funding. Housing Stabilization Fund (HSF), MHP, Neighborhood Reinvestment, The Life Initiative, Riverbank, formerly known as Lawrence Savings Bank	Energy Conservation,
Lawrence Community Works	Scaritos Homes	10	2007	\$2,188,839	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charlesbank Homes	Energy Conservation, Healthy Materials, Solar panels, Sustainable Materials,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Lawrence Community Works	Union & Mechanic Homes (Reviviendo Homeownership II)	5	2006	\$1,402,275	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, MassDevelopment, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charesbank Homes, Wells Fargo Housing Foundation TD Banknorth	Energy Conservation, Healthy Materials, Integrated landscaping with stormwater management plan, and incorporated adjacent community garden into integrated landscaping plan to mitigate runoff., Sustainable 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 remediation of one of the sites.,
Lawrence Community Works	Reviviendo! Summer Street Homeownership	4	2001	\$600,000	New Constr		
Lawrence Community Works	Bradford St. Apts.	5	1995	\$110,000			
Lawrence Community Works	Berkeley Place Apts.	38	1994	\$400,000			
Lawrence Community Works	Heritage Common	140	1989	\$15,000,000	New Constr		



**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<b>Lawrence Community Works Total</b>		246		\$29,652,233			
Lena Park CDC	Olmsted Green Phase II	50	2010	\$18,000,000	New Constr	DND State HOME, State CDBG, Housing Stabilization Fund (HSF), DHCD Federal Tax Credits (LIHTC), Section 8, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials, Sustainable Materials,
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			
<b>Lena Park CDC Total</b>		432		\$60,200,000			
Madison Park DC	Orchard Homeownership Initiative	20	2010	\$7,726,000	New Constr	Local or Regional HOME, Local Linkage, Boston Housing Authority HOPE VI grant State HOME, Affordable Housing Trust Fund, Brownfields, Mass Technology Collaborative HOPE VI grant Neighborhood Reinvestment, Federal Home Bank,	Energy Conservation, Healthy Materials, photovoltaic panels on roof of atleast 10 of 20 homes, Sustainable Materials,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,
Madison Park DC	Ruggles-Shawmut Housing	43	2006	\$13,409,771	Rehab - Subst	Local or Regional HOME, Local Linkage, State HOME, State Low Income Housing Tax Credits, State historic tax credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Citizens Bank, Home Funders loan through MHP	Energy Conservation, Healthy Materials,
Madison Park DC	Highland Homes at Fort Hill I	18	2004	\$6,707,498	New Constr	Leading the Way (Boston only), Affordable Housing Trust Fund, Brownfields, The Property and Casualty Initiative, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Madison Park DC	Interfaith Apartments	69	2004	\$18,161,196	Rehab - Subst	Local or Regional HOME, State HOME, Brownfields, CIPF, ) Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Neighborhood Reinvestment,	Healthy Materials, In order to reduce the risk of asthma due to dust and mold, all carpeting will be removed. Hardwood floors will be preserved where feasible, and new hard-surface flooring installed elsewhere.,
Madison Park DC	Davenport Commons	185	2001	\$48,000,000	New Constr		
Madison Park DC	Orchard Gardens III	151	2000	\$22,468,241			
Madison Park DC	Orchard Gardens I	90	1999	\$32,300,000			
Madison Park DC	Orchard Gardens II	90	1999	\$32,300,000	New Constr		
Madison Park DC	Beryl Gardens	20	1997	\$3,300,000	New Constr		
Madison Park DC	Madison Pk. IV	143	1983	\$5,000,000	New Constr		
Madison Park DC	Madison Pk. III	123	1977	\$7,000,000	New Constr		
Madison Park DC	Haynes Hse.	131	1974	\$7,500,000	New Constr		
Madison Park DC	Smith Hse.	132	1972	\$7,500,000	New Constr		
<b>Madison Park DC Total</b>		<b>1,343</b>		<b>\$240,372,706</b>			
Main South CDC	15 Kilby Street	3	2010	\$520,000	Rehab - Subst	Lead paint funding Housing Stabilization Fund (HSF), The Life Initiative, Spencer Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	18 Tainter Street	4	2010	\$58,000	Other	WCHR Receiver's loan	
Main South CDC	189 Beacon Street	1	2010	\$267,000	Rehab - Subst	Housing Stabilization Fund (HSF), NSP Funding NSLF Funds MHIC	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	Kilby Gardner HammondPhase 3B	10	2010	\$2,600,000	New Constr	Local or Regional HOME, State HOME, The Life Initiative,	Energy Conservation, Healthy Materials, Sustainable Materials,

**Table 28: Completed Housing Projects**

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

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Main South CDC	Oread Street Rental	29	2003	\$1,200,000	New Constr	Local or Regional HOME, State HOME, The Life Initiative,	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	Oread Street Rental	9	2003	\$1,200,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, The Life Initiative,	Working with Greentech housing,
Main South CDC	105 Woodland Street	2	1999	\$143,000			
Main South CDC	Freland Street Apartments	21	1999	\$1,126,000			
Main South CDC	Shirley Street	3	1999	\$145,000			
Main South CDC	14 Florence St.	3	1996	\$147,000			
Main South CDC	15 Beaver St.	3	1996	\$165,000			
Main South CDC	31 Beaver St.	3	1996	\$165,000			
Main South CDC	33 Beaver St.	3	1996	\$165,000			
Main South CDC	51 Beaver St.	3	1996	\$165,000			
Main South CDC	Jackson Apts.	32	1995	\$2,600,000			
Main South CDC	10 Wyman St.	2	1994	\$120,000			
Main South CDC	27 Gardner	3	1994	\$140,000			
Main South CDC	71 Gates St.	3	1994	\$150,000			
Main South CDC	36 Gates St.	6	1993	\$235,000			
Main South CDC	974 Main St.	26	1993	\$1,600,000			
Main South CDC	10 Vineyard	1	1991	\$60,000			
Main South CDC	898 Main St.	5	1991	\$165,000			
Main South CDC	10 Oread	24	1990	\$480,000			
Main South CDC	1020 Main South	12	1990	\$860,000			
Main South CDC	866 Main St.	17	1990	\$425,000			
Main South CDC	927 Main St.	6	1988	\$420,000			
<b>Main South CDC Total</b>		285		\$24,360,750			
Mattapan CDC	Foreclosure Acquisition/Rehab	3	2010	\$600,000	Rehab - Mod	Local or Regional CDBG, State HOME,	

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Mattapan CDC	Astoria Street	3	2007	\$375,000	New Constr	Local or Regional HOME, Leading the Way (Boston only),	Energy Conservation, Healthy Materials, Sustainable Materials,
Mattapan CDC	Wellington Hill	8	2005	\$1,987,000	New Constr	Local or Regional HOME, Leading the Way (Boston only), Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials, native plants,, Sustainable Materials,
Mattapan CDC	Astoria Street	3	2003	\$677,264	New Constr	Local or Regional HOME, State HOME, Boston Community Capital or Loan Fund,	Energy Conservation, Healthy Materials, Sustainable Materials,
Mattapan CDC	10 Verrill St.	6	1999	\$371,000			
Mattapan CDC	130-134 Ballou Avenue	12	1999	\$750,000			
Mattapan CDC	8-10 Elizabeth	6	1999	\$465,000			
<b>Mattapan CDC Total</b>		<b>41</b>		<b>\$5,225,264</b>			
Millers River CDC	Orange Project	7	1994	\$502,000			
Millers River CDC	Brookside Mobile Home Pk.	33	1993	\$420,000			
Millers River CDC	21 Grove St.	5	1992	\$150,000			
Millers River CDC	Highland Coop	4	1990	\$200,000			
Millers River CDC	Liberty Ln.	3	1990	\$210,000	New Constr		
Millers River CDC	Athol Coop	4	1989	\$230,000			
Millers River CDC	Doe Valley	24	1989	\$2,000,000	New Constr		
Millers River CDC	Ox Bow	3	1987	\$152,000	New Constr		
Millers River CDC	CDC Apts.	3	1985	\$62,000			
<b>Millers River CDC Total</b>		<b>86</b>		<b>\$3,926,000</b>			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NHS of the South Shore	Main Street Weymouth	12	2010	\$3,200,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, McKinney, Neighborhood Reinvestment, Federal Home Bank, South Shore Savings Bank	Energy Conservation,
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,	

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
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			
<b>NHS of the South Shore Total</b>		103		\$10,785,500			
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	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,



**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NOAH	21 Chelsea Street Condominiums	4	2001	\$703,692			
NOAH	157 Marion St.	3	1998	\$325,000			
NOAH	206 Havre St.	3	1998	\$375,000			
NOAH	206 Lexington St.	2	1998	\$275,000			
NOAH	212 Saratoga St.	2	1998	\$275,000			
NOAH	287 Sumner St.	3	1998	\$296,904			
NOAH	82 Brooks St.	2	1998	\$250,000			
NOAH	Shalom Properties	30	1998	\$1,340,000			
NOAH	107 Eutaw St.	2	1997	\$250,000			
NOAH	134 Falcon St.	2	1997	\$240,000			
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			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NOAH	124 Falcon St.	3	1990	\$200,000			
NOAH	201 Princeton St.	3	1989	\$200,000			
NOAH	29 Havre St.	3	1989	\$150,000			
<b>NOAH Total</b>		<b>177</b>		<b>\$20,753,096</b>			
North County CDC	Apremont Street Project	4	2000	\$150,000	New Constr		
North County CDC	Arnold Place	6	1996	\$360,000			
North County CDC	Freeman's Grove	8	1993	\$480,000			
North County CDC	Heritage View	4	1989	\$270,000			
North County CDC	Louison Hse.	22	1989	\$390,000			
<b>North County CDC Total</b>		<b>44</b>		<b>\$1,650,000</b>			
Nuestra Comunidad DC	11 Mt. Pleasant	15	2010	\$2,786,799	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Neighborhood Housing Trust Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Wainwright Bank for construction and permanent financing	Energy Conservation, Healthy Materials, White roof, Sustainable Materials,
Nuestra Comunidad DC	179 Howard Avenue	3	2010	\$627,830	Rehab - Mod		Energy Conservation, Sustainable Materials,
Nuestra Comunidad DC	42-44 Woodbine	2	2010	\$948,761	Rehab - Subst	Leading the Way (Boston only),	Energy Conservation, Healthy Materials, Sustainable Materials,
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,

**Table 28: Completed Housing Projects**

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

**Table 28: 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			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	Infill Phase II, 164-169 Martin L. King Blvd.	13	1996	\$1,800,000			
Nuestra Comunidad DC	12 Forest St.	1	1995	\$175,000			
Nuestra Comunidad DC	Sargent/Prince House	33	1995	\$2,000,000			
Nuestra Comunidad DC	Stafford Heights	41	1995	\$6,800,000	New Constr		
Nuestra Comunidad DC	4 Forest St.	6	1994	\$425,000			
Nuestra Comunidad DC	Daly House	19	1993	\$964,000			
Nuestra Comunidad DC	Burton Ct.	7	1990	\$300,000			
Nuestra Comunidad DC	La Concha	97	1990	\$6,995,597			
Nuestra Comunidad DC	Infill Collaboration	48	1989	\$5,509,000			
Nuestra Comunidad DC	Roxbury Triangle	10	1989	\$1,113,000	New Constr		
Nuestra Comunidad DC	Dudley Enterprises	9	1986	\$262,000			
Nuestra Comunidad DC	Bohio	26	1984	\$400,000			
<b>Nuestra Comunidad DC Total</b>		<b>580</b>		<b>\$79,941,931</b>			
Nueva Esperanza	Nueva Vida	23	1995	\$1,700,000			
Nueva Esperanza	South View	127	1995	\$3,543,912			
Nueva Esperanza	Chapter 705	12	1989	\$1,230,000	New Constr		
Nueva Esperanza	So.City Housing	66	1987	\$9,500,000			
Nueva Esperanza	Land Trust	9	1986	\$9,490,779			
Nueva Esperanza	Rehab Shelter	12	1986	\$340,000			
Nueva Esperanza	So. Holyoke Housing	48	1986	\$2,400,000			
Nueva Esperanza	New Hope Housing	32	1985	\$1,300,000			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nueva Esperanza	Neighborhood Partnership	15	1984	\$243,962			
<b>Nueva Esperanza Total</b>		344		\$29,748,653			
Oak Hill CDC	Foreclosure Initiative	3	2010	\$402,677	Rehab - Subst	Local or Regional CDBG,	Energy Conservation, Healthy Materials, Free-Watt System installed at 65 Providence Street at a value of \$40,000, Sustainable Materials,
Oak Hill CDC	Homes for Union Hill	6	2007	\$1,764,000	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Energy Star Homes Program	Energy Conservation, Healthy Materials, Sustainable Materials,
Oak Hill CDC	Union Oak Homeownership Initiative	9	2005	\$1,600,000	Other	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative, Bay State Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Oak Hill CDC	Harrison Street Initiative	12	2004	\$1,600,000	New Constr	Local or Regional HOME, State HOME, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Bay State Savings bank	Energy Conservation, Sustainable Materials,
Oak Hill CDC	Homes for the Millennium	10	2003	\$1,400,000	Other	Local or Regional HOME, State HOME, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Bay State Savings Bank Energy Star Homes	Energy Conservation,

**Table 28: 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	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		
<b>Oak Hill CDC Total</b>		141		\$14,864,636			
Pittsfield Economic Revitalization Corp.	Redfield Hse.	24	1992	\$2,500,000			
<b>Pittsfield Economic Revitalization Corp. Total</b>		24		\$2,500,000			
Quincy-Geneva New Vision CDC	qg1	101	2007	\$56,000,000	Comb Rehab/New Constr	Local or Regional HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, MassDevelopment, MHP, LISC, Boston Community Capital or Loan Fund, MHIC,	Energy Conservation, Sustainable Materials,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
Quincy-Geneva New Vision CDC	Quincy-Geneva I (BHP 1)	101	1986	\$4,500,000			
<b>Quincy-Geneva New Vision CDC Total</b>		<b>455</b>		<b>\$92,266,500</b>			



**Table 28: Completed Housing Projects**

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

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Salem Harbor CDC	24 Howard St. Condos	2	2001	\$319,800			
Salem Harbor CDC	6 Prince St.	1	2000	\$125,000			
Salem Harbor CDC	1-3 Salem St.	2	1998	\$173,000			
Salem Harbor CDC	21 Willow Ave.	2	1998	\$201,000			
Salem Harbor CDC	Rental Properties Refinancing/Renovation	62	1997	\$2,160,000			
Salem Harbor CDC	51-53 Dow St.	2	1996	\$200,000			
Salem Harbor CDC	Rental Properties Refinancing/Renovation	44	1994	\$2,500,000			
Salem Harbor CDC	Salem Point Coop	77	1992	\$5,500,000			
Salem Harbor CDC	51-3 Palmer St.	3	1989	\$190,000			
Salem Harbor CDC	1-16 Prince Pl.	16	1988	\$1,100,000			
Salem Harbor CDC	34 Prince St.	8	1984	\$310,000			
Salem Harbor CDC	8-10, 12, 24 Peabody St.	15	1982	\$590,000			
<b>Salem Harbor CDC Total</b>		<b>336</b>		<b>\$28,420,365</b>			
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 28: 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			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Somerville Community Corp.	34 Flint St.	3	1996	\$340,000			
Somerville Community Corp.	166 Pearl St.	2	1995	\$205,000			
Somerville Community Corp.	210 Highland Ave.	2	1995	\$190,000			
Somerville Community Corp.	24-26 Pitman St.	2	1995	\$163,000			
Somerville Community Corp.	Sewall Pl.	12	1992	\$400,000			
Somerville Community Corp.	Royal Furniture Bldg.	60	1988	\$0	New Constr		
Somerville Community Corp.	Northeastern Townhouses	32	1987	\$3,200,000			
<b>Somerville Community Corp. Total</b>		226		\$28,262,170			
South Boston NDC	Costello Homes	15	2004	\$4,262,379	New Constr	Local or Regional HOME, Local Linkage, Boston Community Capital or Loan Fund, Partnership equity	
South Boston NDC	E Street	3	2004	\$400,000	Rehab - Subst	Mt. Washington Bank	
South Boston NDC	South Boston New Housing	15	2004	\$3,388,012	New Constr	Local or Regional HOME, Citizens Bank,	
South Boston NDC	Andrew Sq. Apts.	10	1998	\$658,000			
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			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
South Boston NDC	Msgr. Lyons	1	1990	\$1,150,000	New Constr		
<b>South Boston NDC Total</b>		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,
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,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<b>Springfield NHS Total</b>		28		\$5,393,850			
Tent City Corporation	St. George Street	29	2001	\$9,000,000	New Constr		
Tent City Corporation	East Springfield/Northampton St.	10	2000	\$1,700,000			
Tent City Corporation	Warren Avenue Apartments	30	1999	\$4,100,000			
<b>Tent City Corporation Total</b>		69		\$14,800,000			
The Neighborhood Corporation	117 Ingell Street	5	2008	\$1,500,000	Comb Rehab/New Constr	Local or Regional HOME, EP HOME Taunton Affordable Housing Trust Bristol County Savings Bank	Energy Conservation,
The Neighborhood Corporation	Robertson on the River	64	2005	\$15,000,000	Rehab - Subst	Section 108 State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, SHTC Federal Tax Credits (LIHTC), Federal historic Tax Credits Fleet Bank/ Bank of America,	
<b>The Neighborhood Corporation Total</b>		69		\$16,500,000			
Twin Cities CDC	45 Johnson Street	1	2010	\$140,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Twin Cities CDC	48 Plymouth Street, Fitchburg	1	2010	\$163,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation,
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			
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			
<b>Twin Cities CDC Total</b>		120		\$7,064,863			
UDC	Roxbury Corners	54	1991	\$11,442,485			
<b>UDC Total</b>		54		\$11,442,485			

**Table 28: Completed Housing Projects**

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



**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Urban Edge	Bancroft Apts.	23	1996	\$3,500,000			
Urban Edge	Self Help Apts.	14	1995	\$675,000			
Urban Edge	Stony Brook Gardens Coop	50	1993	\$7,600,000	New Constr		
Urban Edge	Dor./Roxbury	125	1988	\$5,500,000			
Urban Edge	Walnut-Washington BHP II	65	1988	\$4,600,000			
Urban Edge	21-23 Dixwell St.	6	1987	\$380,000			
Urban Edge	62 Montebello Co-op	7	1987	\$500,000			
Urban Edge	UE Ltd BHP I	82	1987	\$3,600,000			
Urban Edge	Cleaves Ct.	36	1985	\$769,000			
Urban Edge	Dimock-Bradon Apts.	54	1983	\$3,600,000			
Urban Edge	Self Help Apts.	13	1983	\$550,000			
Urban Edge	Jamaica Plain Apts.	103	1982	\$600,000			
Urban Edge	Bancroft Apts.	22	1981	\$300,000			
<b>Urban Edge Total</b>		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,
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,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
<b>Valley CDC Total</b>		<b>164</b>		<b>\$15,376,053</b>			
Viet-AID	7 Toledo Street	3	2000	\$380,047			
<b>Viet-AID Total</b>		<b>3</b>		<b>\$380,047</b>			
WATCH	B Street, Belmont	4	2005	\$1,300,000	New Constr	Local or Regional HOME, DHCD Boston Community Capital or Loan Fund,	Energy Conservation, Healthy Materials, Sustainable Materials,
WATCH	Moody Street	7	2005	\$1,280,000	Rehab - Subst	Local or Regional HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Charlesbank Foundation Unitarian Universalist Church	Energy Conservation,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
<b>WATCH Total</b>		36		\$5,214,381			
Watertown Community Housing	1060 Belmont Street	18	2010	\$5,500,000	Rehab - Mod	Local or Regional HOME, Local Inclusionary Zoning Funds, Tax Credit Exchange Funds Watertown Savings Bank	Energy Conservation, Sustainable Materials,
<b>Watertown Community Housing Total</b>		18		\$5,500,000			
Westfield CDC	15 Hampden Street	1	2007	\$130,000	Rehab - Subst	This property was taken by the City of Westfield through a tax taking. The City then sold the property to the CDC for \$4451, with \$4450 being deferred until the CDC sells the property. Westfield Bank and the Berkshire Bank Charitable Foundation.	Energy Conservation,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Westfield CDC	Jefferson Street Homeownership Initiative	4	2003	\$735,000	New Constr	Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Woronoco Savings Bank	
Westfield CDC	117 Franklin St.	1	1998	\$35,000			
Westfield CDC	20 Hancock	1	1998	\$30,000			
Westfield CDC	37 Mechanic St.	2	1998	\$57,000			
Westfield CDC	41 Fowler St.	1	1998	\$30,000			
Westfield CDC	18 East Bartlett	2	1997	\$60,000			
Westfield CDC	55 Jefferson St.	1	1997	\$47,000			
<b>Westfield CDC Total</b>		13		\$1,124,000			
Womens Institute for Housing and Economic Dev.	Inn Transition	14	2008	\$2,100,000	Rehab - Mod	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), DPH operating contract	Energy Conservation,
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,
<b>Womens Institute for Housing and Economic Dev. Total</b>		22		\$4,200,000			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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	\$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	Austin St. Corridor	15	2006	\$2,200,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, The Life Initiative, Charles Bank Home Webster Five	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester Common Ground	6 Florence St.	8	2004	\$600,000	Preserv of Exp Use	Local or Regional HOME, Housing Innovations Fund (HIF),	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester Common Ground	Su Casa Propia 2	15	2004	\$2,400,000	Rehab - Subst	Local or Regional HOME, State HOME, webster 5	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester Common Ground	133 Chandler St.	6	2003	\$893,254	Rehab - Subst	Local or Regional HOME, State HOME, Boston Community Capital or Loan Fund, MHIC, The Life Initiative,	Energy Conservation, Healthy Materials, Energy Star rating, Sustainable Materials,

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Common Ground	98-102 Austin St.	9	2003	\$1,300,000		Local or Regional HOME, Affordable Housing Trust Fund, MHP, MHIC,	Energy Star Rated,
Worcester Common Ground	Dewey St. Rental	12	2003	\$750,000		Local or Regional HOME, Housing Stabilization Fund (HSF), Institute for Community Economics,	Energy Star,
Worcester Common Ground	SU CASA PROPIA/YOUR OWN HOME	3	2001	\$231,300			
Worcester Common Ground	Su Casa Propia/Your Own Home	3	2000	\$250,000			
Worcester Common Ground	108 Austin St.	2	1999	\$100,000			
Worcester Common Ground	48 King St.	3	1999	\$208,000			
Worcester Common Ground	Chatham Street	6	1999	\$468,000			
Worcester Common Ground	7 Newbury St.	2	1998	\$135,000			
Worcester Common Ground	9 Quincy St.	2	1998	\$142,000			
Worcester Common Ground	35 Cedar	2	1997	\$40,000			
Worcester Common Ground	97 Bellevue	1	1997	\$67,500			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
<b>Worcester Common Ground Total</b>		196		\$26,515,554			
Worcester Community Housing Resources	Perry Avenue	3	2010	\$25,000	Rehab - Mod	Local or Regional CDBG, HUD Lead Abatement	Energy Conservation,
Worcester Community Housing Resources	Sigel Street	6	2008	\$360,000	Rehab - Mod	Local or Regional HOME, Webster Five	Energy Conservation,
<b>Worcester Community Housing Resources Total</b>		9		\$385,000			

**Table 28: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester East Side CDC	67 Catharine St.	3	2010	\$540,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Webster 5 Savings Bank	Energy Conservation, Healthy Materials,
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,
Worcester East Side CDC	Bell Hill 3	14	2006	\$3,430,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Webster 5 construction loan of \$1.2 million.	Energy Conservation, Healthy Materials, Energy Star Rated/ Certified, Sustainable Materials,
Worcester East Side CDC	Bell Hill Home Ownership - Phase 3	14	2006	\$3,430,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester East Side CDC	Belmont St. Supportive Housing for Homeless Adults	10	2006	\$1,386,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Facilities Consolidation Fund McKinney,	Energy Conservation, Healthy Materials, Sustainable Materials,
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			
<b>Worcester East Side CDC Total</b>		60		\$12,396,000			

**Grand Total****16,697****\$2,121,545,675**



## 2011 MACDC GOALS Report

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### **Historic Real Estate: Commercial**

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development 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,
<b>Chelsea Neighborhood Developers Total</b>			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	
<b>Coalition for a Better Acre Total</b>			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	
<b>Codman Square NDC Total</b>			43,706	0		\$4,571,493		16	75	

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development 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 MassDevelopme nt, 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
<b>Dorchester Bay EDC Total</b>			85,500	0		\$16,600,000		3	356	

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Construction Type	Comm. Tenants	Jobs Created	Financing
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	ZUMIX			25,000	2010	\$4,500,000	Rehab - Subst	1	15	New Market Tax Credits,
<b>East Boston CDC Total</b>			<b>48,000</b>	<b>25,000</b>		<b>\$6,900,000</b>		<b>3</b>	<b>213</b>	
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	
<b>Franklin County CDC Total</b>			<b>39,000</b>	<b>0</b>		<b>\$1,750,000</b>		<b>22</b>	<b>65</b>	
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	
<b>Grove Hall NDC Total</b>			<b>264,000</b>	<b>0</b>		<b>\$14,700,000</b>		<b>10</b>	<b>320</b>	
Hilltown CDC	Cummington Community House		2,400		1996	\$412,492		0	0	
Hilltown CDC	Powell Road Reconstruction		87,120		1998	\$740,000		0	0	
Hilltown CDC	Goshen Town Hall Elevator				1999	\$146,000		0	0	

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Construction Type	Comm. Tenants	Jobs Created	Financing
Hilltown CDC	Plainfield Public Safety Building			10,000	2007	\$1,400,000	New Constr	1	6	Plainfield Volunteer Firefighter's Association Funds; Town of Plainfield in-kind contributions clearing site and constructing septic system State CDBG, USDA 40 year low-interest loan Bank of Western Mass, for interim financing
<b>Hilltown CDC Total</b>			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
<b>IBA Total</b>			34,600	0		\$4,150,000		18	130	

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Construction Type	Comm. Tenants	Jobs Created	Financing
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,
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,
<b>Jamaica Plain NDC Total</b>			235,000	40,000		\$31,300,000		45	665	

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Construction Type	Comm. Tenants	Jobs Created	Financing
Lawrence Community Works	Our House Center			14,000	2007	\$5,228,678	Rehab - Subst	1	90	Local or Regional CDBG, City/EPA funds for brownfields cleanup; CDBG set aside to match city funds; city donation of land Brownfields, earmark Federal Historic Tax Credits, New Market Tax Credits, earmark Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Historic Tax Credits, anonymous (2); stevens foundation, herman miller foundations, new balance foundation Lawrence Savings Bank, now known as Riverbank Mass Technology Collaborative
<b>Lawrence Community Works Total</b>			0	14,000		\$5,228,678		1	90	

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Construction Type	Comm. Tenants	Jobs Created	Financing
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
<b>Madison Park DC Total</b>			<b>76,722</b>	<b>0</b>		<b>\$14,041,127</b>		<b>9</b>	<b>300</b>	
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,
<b>Main South CDC Total</b>			<b>23,000</b>	<b>0</b>		<b>\$1,285,000</b>		<b>4</b>	<b>28</b>	



**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Construction Type	Comm. Tenants	Jobs Created	Financing
Millers River CDC	Orange Trading Company		30,000		1995	\$50,000		1	3	
Millers River CDC	North Quabbin Computer Bldg.		8,000		1999	\$110,000		1	5	
Millers River CDC	True Value Cinema Conversion		11,000		1999	\$625,000		1	15	
<b>Millers River CDC Total</b>			<b>49,000</b>	<b>0</b>		<b>\$785,000</b>		<b>3</b>	<b>23</b>	
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
<b>Mission Hill NHS Total</b>			<b>190,000</b>	<b>0</b>		<b>\$48,000,000</b>		<b>10</b>	<b>300</b>	
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	
<b>Nuestra Comunidad DC Total</b>			<b>36,050</b>	<b>0</b>		<b>\$5,368,000</b>		<b>19</b>	<b>115</b>	

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Construction Type	Comm. Tenants	Jobs Created	Financing
Nueva Esperanza	New Hope Aquafarm		7,000		2000	\$250,000		1	2	
<b>Nueva Esperanza Total</b>			7,000	0		\$250,000		1	2	
Oak Hill CDC	Oak Hill CDC Office		1,500		1995	\$70,000		1	6	
<b>Oak Hill CDC Total</b>			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	
<b>Pittsfield Economic Revitalization Corp. Total</b>			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
<b>Quaboag Valley CDC Total</b>			0	7,200		\$650,000		3	21	

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Construction Type	Comm. Tenants	Jobs Created	Financing
Quincy-Geneva New Vision CDC	320 Blue Hill Ave		6,000		1998	\$500,000		1	3	
<b>Quincy-Geneva New Vision CDC Total</b>			6,000	0		\$500,000		1	3	
Salem Harbor CDC	Salem Point Childcare		1,000		1988	\$80,000		1	3	
<b>Salem Harbor CDC Total</b>			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	
<b>Somerville Community Corp. Total</b>			55,000	0		\$1,700,000		13	81	
South Boston NDC	Coneco				1994	\$500,000		1	50	
<b>South Boston NDC Total</b>			0	0		\$500,000		1	50	
The Neighborhood Corporation	Baker Parts		25,000		1999	\$100,000		2	0	
<b>The Neighborhood Corporation Total</b>			25,000	0		\$100,000		2	0	
UDC	MASS. Square		45,000		1989	\$4,188,274		15	131	
UDC	Roxbury Corners		5,000		1991	\$295,696		5	16	
<b>UDC Total</b>			50,000	0		\$4,483,970		20	147	

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Construction Type	Comm. Tenants	Jobs Created	Financing
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	MassDevelop Boston Community Capital or Loan Fund, MHIC, Business Loan and Equity Fund, Brownfields Recovery
Urban Edge	3134 Washington Street	Commercial, Community Facility,	21,082		2002	\$3,753,000	Rehab - Subst	3	40	Business Development Grant MassDevelop, Boston Community Capital or Loan Fund, Yawkey, Anonymous Boston Private Bank Private Funders

**Table 29: Completed Commercial Projects**

MACDC Member	Name	Develop. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Construction Type	Comm. Tenants	Jobs Created	Financing
Urban Edge	Egleston Station	Commercial,		12,573	2007	\$7,700,000	Rehab - Subst	1	48	MassDevelop, 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
<b>Urban Edge Total</b>			61,082	12,573		\$20,988,000		15	305	
Westfield CDC	Piccolo's Restaurant & Movie Theater		7,500		1996	\$400,000		1	10	
Westfield CDC	102-108 Elm St. Elevator Addition	Commercial, Offices, Retail,	8,145		2002	\$250,000	Rehab - Mod	8	10	Local or Regional CDBG, Private contribution by building owner
<b>Westfield CDC Total</b>			15,645	0		\$650,000		9	20	
<b>Grand Total</b>			<b>1,598,795</b>	<b>130,773</b>		<b>\$192,674,760</b>		<b>263</b>	<b>3,511</b>	

## 2011 MACDC GOALS Report

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### **Historic Real Estate: Mixed-Use**

**Table 30: 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	
<b>Asian CDC Total</b>			<b>339</b>	<b>92,775</b>	<b>0</b>		<b>\$100,000,000</b>	<b>10</b>	
Chelsea Neighborhood Developers	148 Shawmut Street	Offices,	2		3,000	2006	\$1,564,535	1	Rehab - Subst
<b>Chelsea Neighborhood Developers Total</b>			<b>2</b>	<b>0</b>	<b>3,000</b>		<b>\$1,564,535</b>	<b>1</b>	
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	
<b>Coalition for a Better Acre Total</b>			<b>71</b>	<b>30,061</b>	<b>13,344</b>		<b>\$12,438,661</b>	<b>15</b>	
Domus, Inc.	Elm Street Apartments	Commercial, Residential (mixed use)	19		6,795	2010	\$7,100,000	6	Comb Rehab/New Constr
<b>Domus, Inc. Total</b>			<b>19</b>	<b>0</b>	<b>6,795</b>		<b>\$7,100,000</b>	<b>6</b>	
Dorchester Bay EDC	Pierce Bldg		9	19,864		1985	\$841,000	10	
<b>Dorchester Bay EDC Total</b>			<b>9</b>	<b>19,864</b>	<b>0</b>		<b>\$841,000</b>	<b>10</b>	
Fenway CDC	Susan S. Bailis Assisted Living	Retail, Residential (mixed use)	82	63,000		2003	\$19,000,000	1	New Constr

**Table 30: 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
<b>Fenway CDC Total</b>			82	63,000	0		\$19,000,000	1	
Fields Corner CDC	One Arcadia Pl.		12	36,000		1985			
<b>Fields Corner CDC Total</b>			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
<b>Greater Gardner CDC Total</b>			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	
<b>Homeowners Rehab Total</b>			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
<b>Just a Start Total</b>			10	16,207	0		\$3,300,000	0	
LINC	The Caledonia	Residential (mixed use)	8		1,000	2006	\$1,700,000	3	Rehab - Subst
<b>LINC Total</b>			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	
<b>Main South CDC Total</b>			0	13,200	0		\$2,500,000	9	
Millers River CDC	599 Main St.		4	2,200		1994	\$50,000	2	
Millers River CDC	Delta Block, 479 Main St.		8			1988	\$450,000	1	
<b>Millers River CDC Total</b>			12	2,200	0		\$500,000	3	
NOAH	Eutaw-Meridian Rehab.		9			1998	\$1,110,000	1	



**Table 30: 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
<b>NOAH Total</b>			9	0	0		\$1,110,000	1	
Nuestra Comunidad DC	Edgewood Street (Kasanof Bakery)	Commercial, Residential (mixed use)	48		3,500	2010	\$18,887,315	3	New Constr
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	
<b>Nuestra Comunidad DC Total</b>			143	68,750	3,500		\$41,887,315	14	
Quincy-Geneva New Vision CDC	Savin-Creston		26			1999	\$4,400,000	3	
<b>Quincy-Geneva New Vision CDC Total</b>			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	
<b>Salem Harbor CDC Total</b>			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	
<b>Somerville Community Corp. Total</b>			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	Taylors Market		7	3,800		1997	\$1,115,000	2	

**Table 30: 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
<b>South Boston NDC Total</b>			10	3,800	900		\$2,215,000	3	
Tent City Corporation	802 Tremont Street		3	937		1999	\$500,000	1	
Tent City Corporation	Tent City		269	8,900		1988	\$41,000,000	5	
<b>Tent City Corporation Total</b>			272	9,837	0		\$41,500,000	6	
The Neighborhood Corporation	Robertson on the River	Commercial, Offices, Residential (mixed use)	64		17,000	2006	\$15,500,000	4	Rehab - Subst
<b>The Neighborhood Corporation Total</b>			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
<b>Twin Cities CDC Total</b>			31	0	11,000		\$12,000,000	2	
Urban Edge	Egleston Crossing	Commercial, Residential (mixed use)	64	83,000		2005	\$21,000,000	2	Rehab - Mod
<b>Urban Edge Total</b>			64	83,000	0		\$21,000,000	2	
Valley CDC	The Maples, Florence	Commercial, Residential (mixed use)	11		900	2010	\$1,250,000	1	Rehab - Subst
Valley CDC	Go West	Residential (mixed use)	17	9,000		2005	\$2,623,418	2	Rehab - Subst
<b>Valley CDC Total</b>			28	9,000	900		\$3,873,418	3	
Viet-AID	1460 Dorchester Ave.	Commercial, Retail,	43		7,000	2008	\$14,000,000	5	New Constr
<b>Viet-AID Total</b>			43	0	7,000		\$14,000,000	5	
Worcester Common Ground	1-7 Piedmont	Offices, Retail, Residential (mixed use)	12		3,000	2010	\$2,300,000	4	New Constr
Worcester Common Ground	Eddie's Market	Retail, Residential (mixed use)	6		3,000	2006	\$1,400,000	1	Rehab - Subst

**Table 30: 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
Worcester Common Ground	7-11 Bellevue St.		5	11,000		1994	\$365,000	4	
<b>Worcester Common Ground Total</b>			23	11,000	6,000		\$4,065,000	9	
Worcester East Side CDC	413 Shrewsbury St.	Commercial, Offices, Retail, Business Incubator, Residential (mixed use)	1		2,200	2008	\$375,000	1	Rehab - Mod
<b>Worcester East Side CDC Total</b>			1	0	2,200		\$375,000	1	
<b>Grand Total</b>			<b>1,700</b>	<b>468,494</b>	<b>82,739</b>		<b>\$381,716,333</b>	<b>130</b>	

## 2011 MACDC GOALS Report

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### **Historic Real Estate: Open Space**

**Table 31: Completed Open Space Development**

MACDC Member CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Allston Brighton CDC	Everette Street Greening Project	Street redesign, implementing street greening practices, sustainable design for a street scape	2010	10,000	\$250,000	0	Department of Conservation and Recreation. Harvard-Allston Partnership Fund, The Boston College community Fund,
Allston Brighton CDC	Lincoln Street Green Strip	Public art project	2010	5,000	\$222,000	0	Department of Neighborhood Development Grassroots Environment Planning Grant; DND/Grassroots Construction Grant,
Allston Brighton CDC	Lincoln Street Green Strip	Public art project	2008	5,000	\$222,000	3	Department of Neighborhood Development Grassroots Environment Planning Grant; DND/Grassroots Construction Grant,
Allston Brighton CDC	Lincoln Street Green Strip	Public art project	2008	5,000	\$222,000	3	Department of Neighborhood Development Grassroots Environment Planning Grant; DND/Grassroots Construction Grant,
Allston Brighton CDC	Mass Turnpike Beautification	Historical murals	2006	0	\$10,000	0	state earmark,
Allston Brighton CDC	Brighton High School	Outdoor Classroom	2003	15,000	\$200,000	20	Henderson Foundation,
Allston Brighton CDC	Baldwin Elementary School		2002	10,000	\$200,000	14	Boston Schoolyard Initiative & City of Boston Funds dedicated in loving memory of Esther Taft Quinn,0
Allston Brighton CDC	Hamilton Elementary School	Outdoor Classroom	2002	12,000	\$200,000	14	

**Table 31: Completed Open Space Development**

MACDC Member CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Allston Brighton CDC	Mary Lyons School & Collins Square	Schoolyard,	2000	11,000	\$0	0	
Allston Brighton CDC	Garfield Elem	Schoolyard,	1999	10,000	\$0	0	
Allston Brighton CDC	Hamilton Elementary School	Schoolyard,	1999	10,000	\$0	0	
Allston Brighton CDC	Jackson Mann	Schoolyard,	1999	10,000	\$0	0	
Allston Brighton CDC	Winship Elementary School II	Schoolyard,	1998	8,700	\$0	0	
Allston Brighton CDC	Hamilton Elementary School	Schoolyard,	1995	300	\$0	0	
Allston Brighton CDC	Winship Elementary School (Phase I)	Schoolyard,	1993	288	\$0	0	
Allston Brighton CDC	Aberdeen Overlook	Open Space,	1988	1,000	\$0	0	
Allston Brighton CDC	Peniman Road Community Garden	Community Garden,	1986	4,000	\$0	0	
<b>Allston Brighton CDC Total</b>				<b>117,288</b>	<b>\$1,526,000</b>	<b>54</b>	
Asian CDC	Oak Terrace	Tot Lots	1996	3,250	\$0	0	
Asian CDC	Oak Terrace	Community Garden,	1996	900	\$0	0	
<b>Asian CDC Total</b>				<b>4,150</b>	<b>\$0</b>	<b>0</b>	
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	
<b>Chelsea Neighborhood Developers Total</b>				<b>6,864</b>	<b>\$0</b>	<b>0</b>	
Coalition for a Better Acre	Moody Street Playground		2009	10,000	\$200,000	6	CDBG, Individual and corporate donations, fundraising event proceeds.

**Table 31: Completed Open Space Development**

MACDC Member CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Coalition for a Better Acre		Community Garden,	2000	10,890	\$0	0	
Coalition for a Better Acre	18 N. Franklin Court	Community Garden,	1996	9,000	\$0	0	
Coalition for a Better Acre	Cross St.	Park,	1992	15,000	\$0	0	
Coalition for a Better Acre	North Canal Apts.	Playground,	1991	6,000	\$0	0	
Coalition for a Better Acre	Adams & LaGrange St.	Park,	1990	18,000	\$0	0	
<b>Coalition for a Better Acre Total</b>				<b>68,890</b>	<b>\$200,000</b>	<b>6</b>	
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	
<b>Codman Square NDC Total</b>				<b>29,000</b>	<b>\$299,570</b>	<b>3</b>	
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	
<b>Dorchester Bay EDC Total</b>				<b>24,300</b>	<b>\$1,500,000</b>	<b>25</b>	

**Table 31: Completed Open Space Development**

MACDC Member CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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	
<b>East Boston CDC Total</b>				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	
<b>Fenway CDC Total</b>				12,800	\$0	0	
Fields Corner CDC	454-458 Geneva Ave	Open Space,	1996	14,000	\$0	0	
<b>Fields Corner CDC Total</b>				14,000	\$0	0	
Franklin County CDC	Millers Falls	ATM machine	2001		\$0	0	
Franklin County CDC	Millers Falls	Playground,	2000		\$0	0	
<b>Franklin County CDC Total</b>				0	\$0	0	
Grove Hall NDC	Trotter School	Playground,	1999		\$0	0	
<b>Grove Hall NDC Total</b>				0	\$0	0	
Hilltown CDC	Pettingill Park	Playground,	1999	87,120	\$0	0	
<b>Hilltown CDC Total</b>				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	
<b>Homeowners Rehab Total</b>				109,120	\$0	0	
Housing Assistance Corp.	Homesteads		2007	23,000	\$3,000,000	10	
<b>Housing Assistance Corp. Total</b>				23,000	\$3,000,000	10	
Hungry Hill CDC	Glenwood School	Playground,	1996		\$0	0	
<b>Hungry Hill CDC Total</b>				0	\$0	0	



**Table 31: Completed Open Space Development**

MACDC Member CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
IBA	Villa Victoria-Newland St. & Shawmut Ave. Playgrounds; W. Dedham & Newland Gardens		2002	0	\$0	0	,
<b>IBA Total</b>				0	\$0	0	
Jamaica Plain NDC	Walden St.	Community Garden,	1997	6,843	\$0	0	
<b>Jamaica Plain NDC Total</b>				6,843	\$0	0	
Just a Start	402 Rindge Ave.	Playground,	1998	10,000	\$0	0	
<b>Just a Start Total</b>				10,000	\$0	0	
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)

**Table 31: Completed Open Space Development**

MACDC Member CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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
Lawrence Community Works	37 Berkeley St.	Playground,	2001	10,000	\$0	0	
Lawrence Community Works	37 Berkeley St.	Playground,	1999	19,000	\$0	0	
<b>Lawrence Community Works Total</b>				<b>156,611</b>	<b>\$3,045,000</b>	<b>0</b>	
Madison Park DC	Haynes House II	Parking lot	1995	12,000	\$0	0	
Madison Park DC	Madison Park III	Tennis Court	1995	7,000	\$0	0	
Madison Park DC	Madison Park Village	Playground,	1995	1,600	\$0	0	
Madison Park DC	Madison Park Village	Playground,	1983	1,600	\$0	0	

**Table 31: Completed Open Space Development**

MACDC Member CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
<b>Madison Park DC Total</b>				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,
<b>Main South CDC Total</b>				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,
<b>Marlborough CDC Total</b>				400	\$50,000	0	
Mattapan CDC	RISE Gateway to Bostn		2006	0	\$20,000	2	,
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,
<b>Mattapan CDC Total</b>				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
<b>Mission Hill NHS Total</b>				480,000	\$1,200,000	25	

**Table 31: Completed Open Space Development**

MACDC Member CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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	
<b>NOAH Total</b>				<b>137,000</b>	<b>\$600,000</b>	<b>40</b>	
North County CDC	14 Bracewell Ave. North Adams	Playground,	2001	22,500	\$0	0	
<b>North County CDC Total</b>				<b>22,500</b>	<b>\$0</b>	<b>0</b>	
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	
<b>Nuestra Comunidad DC Total</b>				<b>36,890</b>	<b>\$0</b>	<b>0</b>	
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	

**Table 31: Completed Open Space Development**

MACDC Member CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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	
<b>Oak Hill CDC Total</b>				<b>19,168</b>	<b>\$29,500</b>	<b>4</b>	
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	
<b>Quincy-Geneva New Vision CDC Total</b>				<b>12,000</b>	<b>\$0</b>	<b>0</b>	
Salem Harbor CDC	Mary Jane Lee Park	Park,	1993	21,780	\$0	0	
<b>Salem Harbor CDC Total</b>				<b>21,780</b>	<b>\$0</b>	<b>0</b>	
Tent City Corporation	Ramsey Park	Playground,	2000		\$0	0	
Tent City Corporation	Carter Field	Football Field	1999	43,560	\$0	0	
Tent City Corporation	130 Dartmouth St.	Tot Lots	1998	1,200	\$0	0	
Tent City Corporation	Tent City Housing	Open Space,	1988	10,000	\$0	0	
<b>Tent City Corporation Total</b>				<b>54,760</b>	<b>\$0</b>	<b>0</b>	
The Neighborhood Corporation	Interpretive Viewing Area		2004	1,000	\$25,000	2	Heritage River Grant,
The Neighborhood Corporation	Weir Riverfront Park, Phase III	educational viewing area	2003	0	\$50,000	0	
The Neighborhood Corporation	Weir Riverfront Park, Phase II	interpretive trail	2002	20,000	\$100,000	0	Bristol County Savings Bank, Taunton Heritage River Grant
The Neighborhood Corporation	Weir Riverfront Park, Phase III		2002	40,000	\$200,000	3	EOEA Urban Self-Help Grant,
The Neighborhood Corporation	Riverfront Park	Park,	2001	217,800	\$0	0	

**Table 31: Completed Open Space Development**

MACDC Member CDC	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
The Neighborhood Corporation	East Water St	Playground,	1993	174,240	\$0	0	
<b>The Neighborhood Corporation Total</b>				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	
<b>Urban Edge Total</b>				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	
<b>Viet-AID Total</b>				107	\$0	0	
Westfield CDC	Newberry Lot	Farmer's Market, Community Events	1996	15,000	\$0	0	
<b>Westfield CDC Total</b>				15,000	\$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	
<b>Worcester Common Ground Total</b>				10,000	\$0	0	

**Table 31: 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	
<b>Worcester East Side CDC Total</b>				26,000	\$165,000	20	
<b>Grand Total</b>				<b>2,110,096</b>	<b>\$18,804,570</b>	<b>288</b>	

## 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.