



# GOALs Initiative

**Growing Opportunities, Assets, and Leaders  
across the Commonwealth**



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

**July 2013**

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*\*Cover Photo: Photo from the MACDC 30<sup>th</sup> Anniversary Celebration, Recipients of the Rising Star Awards: L-R Michelle Meiser, Allston Brighton CDC; Iola Key, Fenway CDC; Jackie Giordano, North Shore CDC; Timothy Doherty, Asian CDC; Rob Corley, NeighborWorks Southern Mass.*

July 2, 2013

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 MACDC members 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 ten years of the GOALs Initiative, our members have helped to create or preserve over 13,000 homes and 22,000 jobs, and generated \$2.7 billion in economic investment in our communities.

This report supplements a shorter report issued in May, 2013, 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.

**During 2012:**

- **2,053** volunteer community leaders were engaged in CDC activities;
- **1,511** homes were built or preserved;
- **4,141** job opportunities were created or preserved;
- **2,742** locally-owned businesses received technical and financial support;
- **51,765** families received housing, jobs, training or other services; and
- **\$460 million** in private and public funding was invested in our communities

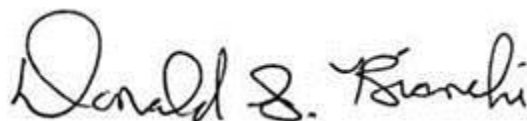
This report is the product of hard work by our members and by the MACDC staff, especially Sahar Lawrence. MACDC staff worked diligently to assist our members in getting the survey instrument completed, ensuring a timely and complete response from our members, and analyzing and synthesizing the data. 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.

If you have any questions regarding this report, please do not hesitate to contact MACDC.

Sincerely,



Joseph Kriesberg  
President



Don Bianchi  
Senior Policy Advocate

## 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. MACDC currently has 90 members, including 60 CDCs and 30 Associate Members.

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 2015, 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. For simplicity, we use the term "CDC" in this section to refer to all MACDC Members, although some MACDC Members are not CDCs. For additional information on MACDC Membership, refer to MACDC's website at <http://macdc.org/members/macdc-members/benefits-and-joining>.

Through the survey, MACDC Members provided detailed information on program and projects related to their accomplishments during calendar year 2012 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 rental housing stabilization; 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 its 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 the 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 2012. 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, 2013. 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 2012. 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.

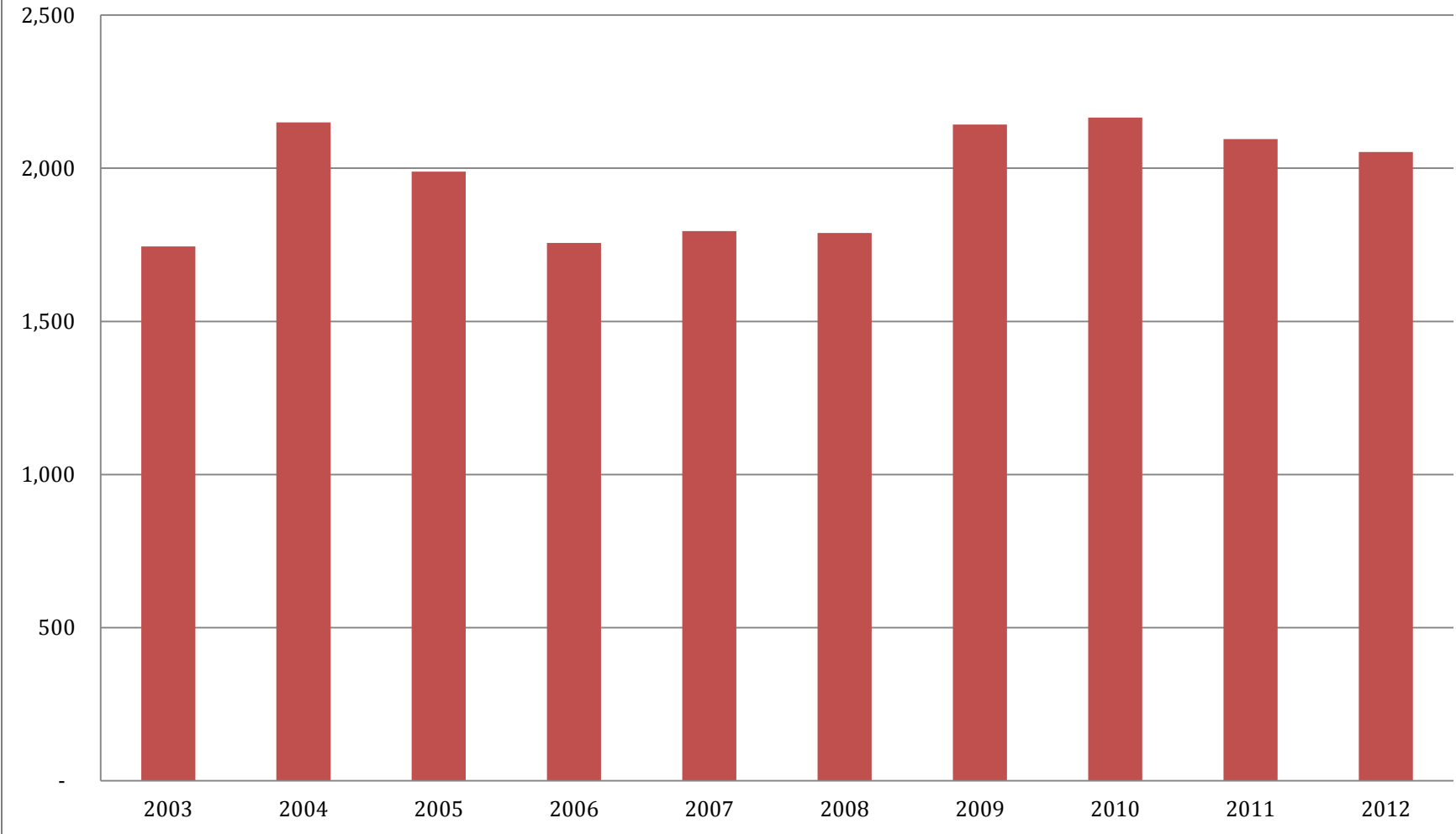
A glossary of terms is also included on page 303 and can be helpful when reading this report.

# 2013 MACDC GOALS Report

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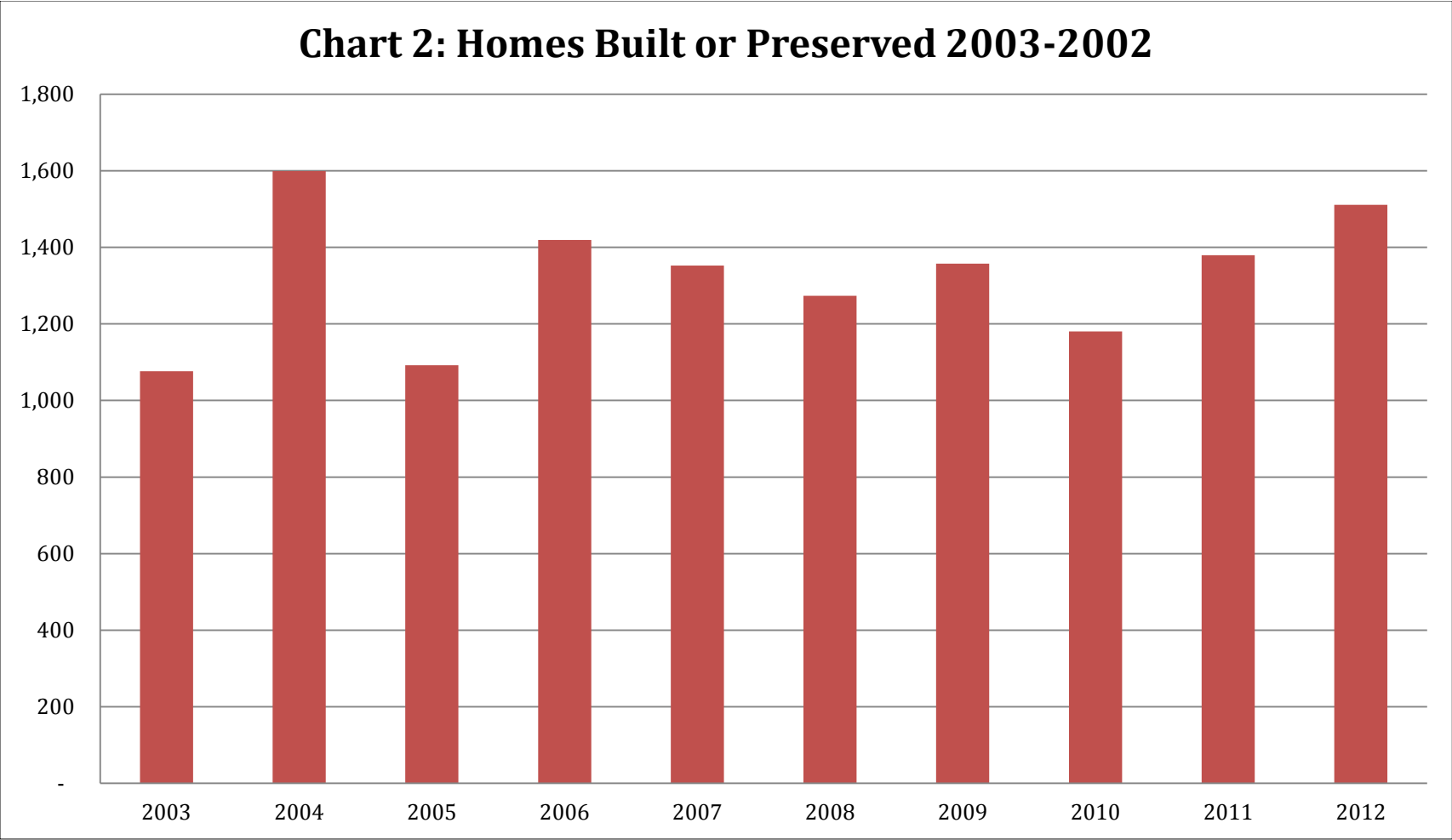
## **Accomplishments 2003-2012**

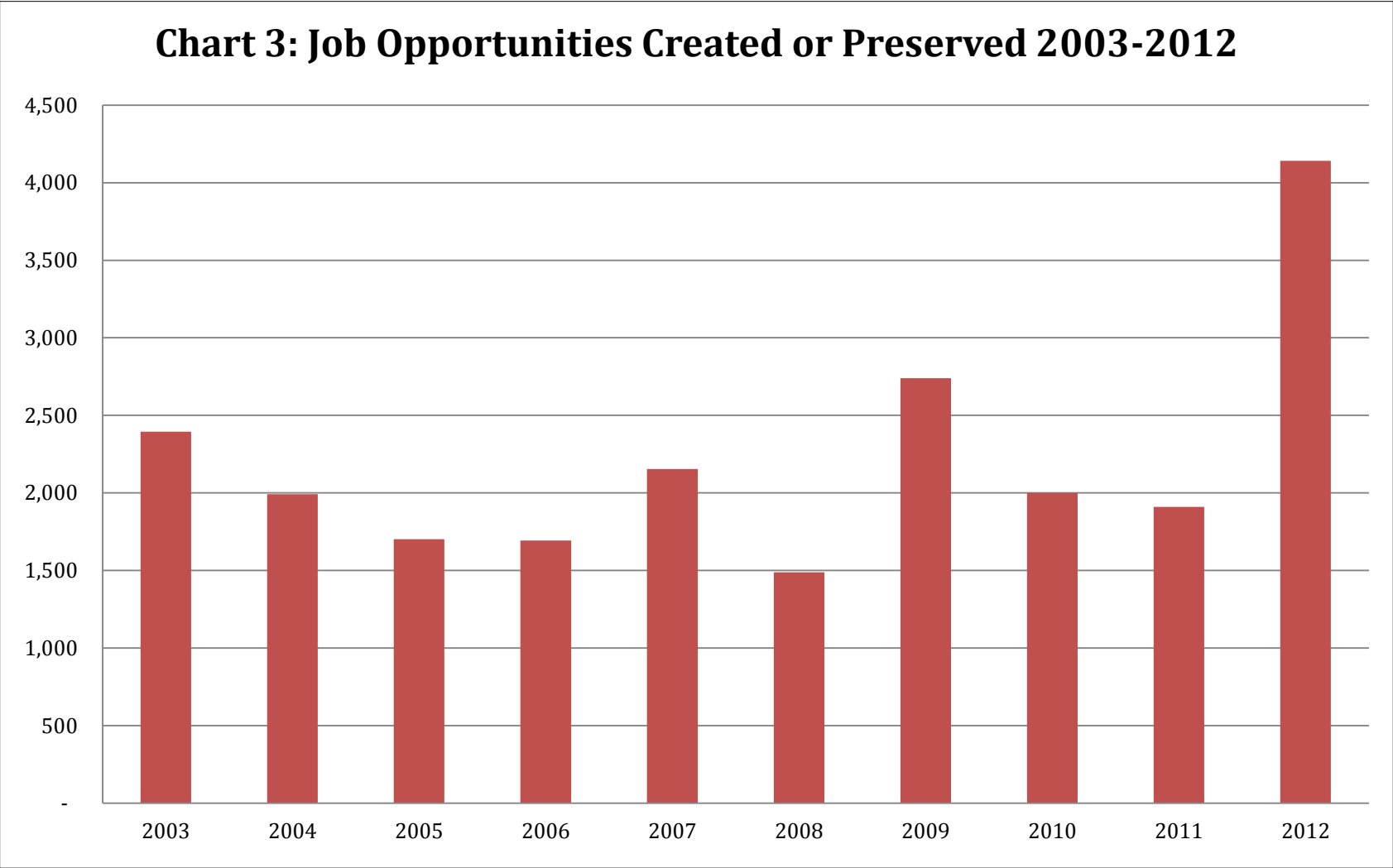
**Chart 1: Volunteer  
Community Leaders Engaged 2003-2012**



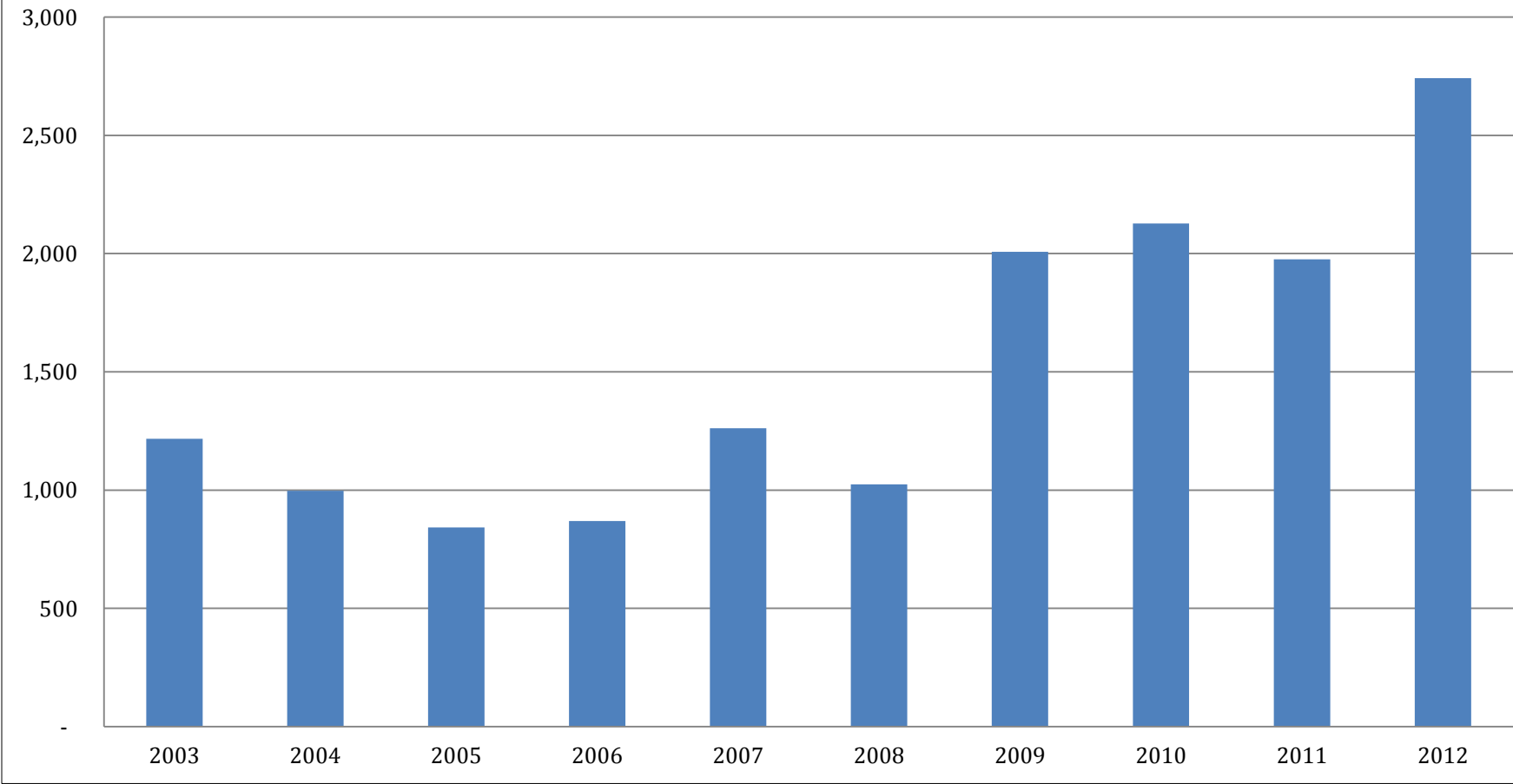


**Chart 2: Homes Built or Preserved 2003-2002**

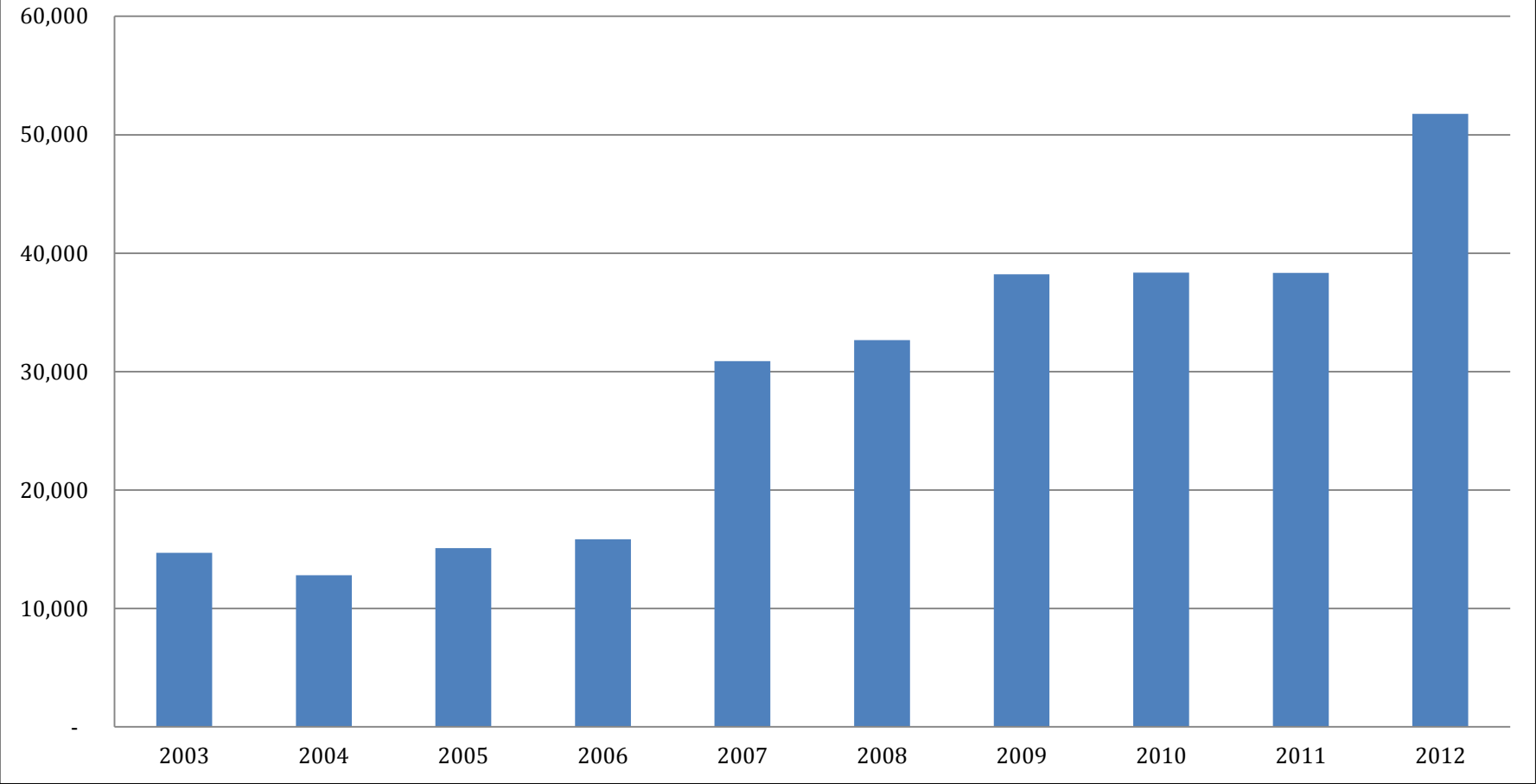




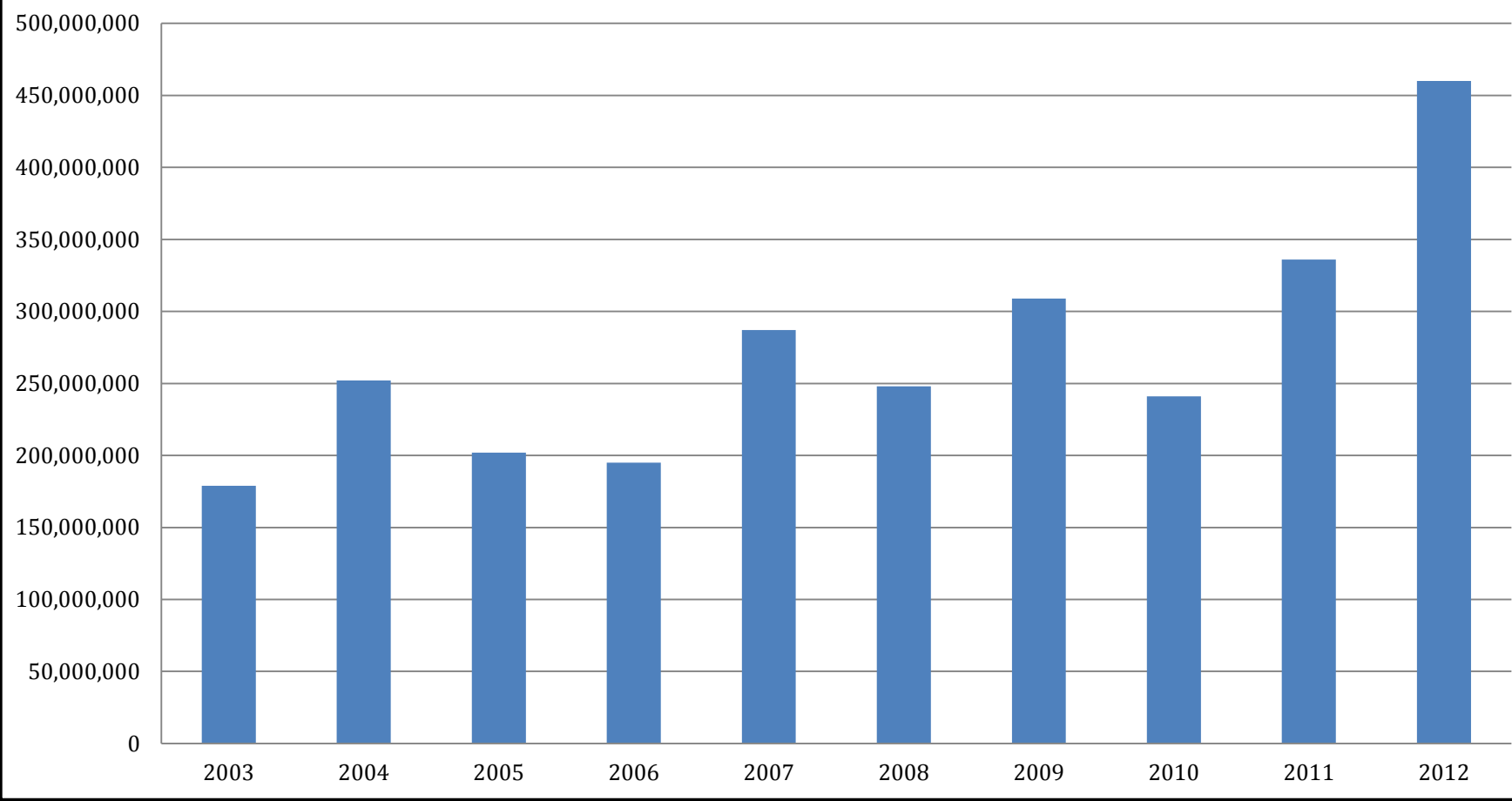
**Chart 4: Technical and Financial Assistance to Entrepreneurs  
2003-2012**



**Chart 5: Families Supported with Housing, Jobs, Training or Other Services 2003-2012**



**Chart 6: Dollars Invested in Public and Private Investments  
2003-2012**



# 2013 MACDC GOALs Report

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## **Summary Tables**

**Table 1- Summary of Accomplishments 2012**

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
ACCION New England	29		39	265	304	\$667,544
Allston Brighton CDC	22				929	\$894,635
Arlington Community Trabajando, Inc.	14				159	\$107,000
Asian CDC	18	122	154		858	\$25,414,548
Caritas Communities	18				895	\$4,788,184
CDC of South Berkshire County	10				10	\$126,000
CEDC-SM	20		14	50	1529	\$840,746
Coalition for a Better Acre	64				1140	\$1,043,000
Coastal Community Capital	12		189	734	923	\$7,342,000
Codman Square NDC	33	24	29		1398	\$12,239,639
Common Capital	16		55	100	155	\$3,794,073
Community Development Partnership	20	9	14	59	162	\$2,761,942
Community Minority Cultural Center CDC	19				82	\$300,000
Domus, Inc.	10		2		401	\$450,000
Dorchester Bay EDC	17	70	164	75	1370	\$15,562,911
East Boston CDC	19	27	79	6	1770	\$11,000,000
ESAC	23				979	\$1,692,271
ETC	7				510	\$550,000
Father Bill's & Mainspring	21	9	155		1292	\$1,800,105
Fenway CDC	44	24	33		402	\$2,264,591
Fields Corner CDC	13				182	\$1,379,000
Franklin County CDC	38		15	80	95	\$2,479,139
Greater Gardner CDC	19		27	30	204	\$180,363
Harborlight Community Partners	21	38	37		598	\$7,864,929
Hilltown CDC	24	14	5	21	365	\$3,566,823
Home City Housing	10				625	\$2,000,000

**Table 1- Summary of Accomplishments 2012**

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Homeowners Rehab	40	171	202		1484	\$48,548,489
Housing Assistance Corp.	21	45	101		3244	\$31,871,183
Housing Corporation of Arlington	21				134	\$423,784
IBA	21		22		771	\$3,300,000
Jamaica Plain NDC	47	50	158	75	903	\$22,086,000
Just a Start	52	68	139		2224	\$13,193,176
Lawrence Community Works	268				1907	\$2,974,095
Lena Park CDC	13				395	\$350,000
Lowell CLF dba MCCI	20	3	6	6	16	\$230,000
Madison Park DC	57	143	174		1865	\$55,632,291
Main South CDC	28	40	51		689	\$10,057,705
Merrimack Valley Small Business Center			14	173	187	\$5,000
Methuen Arlington Neighborhood Inc.	13		57		244	\$89,364
Metro West Collaborative Development	17				94	\$310,000
Mission Hill NHS	36				117	\$316,000
NHS of the South Shore	31	69	47		1444	\$13,176,347
NOAH	45				1278	\$2,157,524
North Shore CDC	24	29	35		523	\$11,589,958
Nuestra Comunidad DC	21	5	6		1016	\$5,849,336
Oak Hill CDC	26	133	2		2674	\$17,771,114
Pittsfield Economic Revitalization Corp.	13		7	4	11	\$226,178
Quaboag Valley CDC	13		16	46	65	\$472,000
Quincy-Geneva New Vision CDC	20		330		726	\$328,871
SEED Corp.	55		692	877	1569	\$3,120,836
Somerville Community Corp.	58	37	45		702	\$14,173,113
South Boston NDC	11	3	4		55	\$1,350,000



**Table 1- Summary of Accomplishments 2012**

<b>MACDC Member</b>	<b>Leaders</b>	<b>Homes</b>	<b>Jobs</b>	<b>Entrepreneurs</b>	<b>Families</b>	<b>Investment</b>
Southern Worcester County CDC	9		8	12	20	\$20,000
Southwest Boston CDC	13	3	4		22	\$860,532
Springfield NHS	20	10	3		624	\$1,905,788
The Neighborhood Corporation	20	6	9		79	\$1,800,000
The Neighborhood Developers	112	43	648		2262	\$16,712,428
Twin Cities CDC	44	67	100	88	754	\$19,752,772
Urban Edge	149	85	100		2640	\$25,791,058
Valley CDC	15	51	19	29	629	\$528,510
Viet-AID	10	27	93	12	1102	\$12,500,000
WATCH	42				416	\$299,962
Women's Institute for Housing and Economic Dev.	17	32	38		268	\$7,127,875
Worcester Common Ground	14				126	\$886,403
Worcester Community Housing Resources	29	54			244	\$1,011,036
Worcester East Side CDC	27				905	\$448,058
<b>Grand Total</b>	<b>2,053</b>	<b>1,511</b>	<b>4,141</b>	<b>2,742</b>	<b>51,765</b>	<b>\$460,356,229</b>

**Table 2- Summary of Leaders Engaged 2012**

<b>MACDC Member</b>	<b># of Board Leaders Engaged by MACDC Member</b>	<b># of Non-Board Leaders and Committee Members Engaged by MACDC Member</b>	<b>Total # of Leaders Engaged by MACDC Member</b>
ACCION New England	17	12	29
Allston Brighton CDC	13	9	22
Arlington Community Trabajando, Inc.	9	5	14
Asian CDC	14	4	18
Caritas Communities	18	0	18
CDC of South Berkshire County	7	3	10
CEDC-SM	13	7	20
Coalition for a Better Acre	14	50	64
Coastal Community Capital	12	0	12
Codman Square NDC	13	20	33
Common Capital	12	4	16
Community Development Partnership	13	7	20
Community Minority Cultural Center CDC	15	4	19
Domus, Inc.	8	2	10
Dorchester Bay EDC	14	3	17
East Boston CDC	19	0	19
ESAC	13	10	23
ETC	7	0	7
Father Bill's & Mainspring	19	2	21
Fenway CDC	19	25	44
Fields Corner CDC	9	4	13
Franklin County CDC	12	26	38
Greater Gardner CDC	17	2	19
Harborlight Community Partners	21	0	21
Hilltown CDC	11	13	24

**Table 2- Summary of Leaders Engaged 2012**

<b>MACDC Member</b>	<b># of Board Leaders Engaged by MACDC Member</b>	<b># of Non-Board Leaders and Committee Members Engaged by MACDC Member</b>	<b>Total # of Leaders Engaged by MACDC Member</b>
Home City Housing	10	0	10
Homeowners Rehab	14	26	40
Housing Assistance Corp.	21	0	21
Housing Corporation of Arlington	17	4	21
IBA	13	8	21
Jamaica Plain NDC	17	30	47
Just a Start	12	40	52
Lawrence Community Works	18	250	268
Lena Park CDC	5	8	13
Lowell CLF dba MCCI	12	8	20
Madison Park DC	12	45	57
Main South CDC	13	15	28
Methuen Arlington Neighborhood Inc.	11	2	13
Metro West Collaborative Development	12	5	17
Mission Hill NHS	17	19	36
NHS of the South Shore	21	10	31
NOAH	15	30	45
North Shore CDC	22	2	24
Nuestra Comunidad DC	13	8	21
Oak Hill CDC	16	10	26
Pittsfield Economic Revitalization Corp.	11	2	13
Quaboag Valley CDC	13	0	13
Quincy-Geneva New Vision CDC	14	6	20
SEED Corp.	40	15	55

**Table 2- Summary of Leaders Engaged 2012**

<b>MACDC Member</b>	<b># of Board Leaders Engaged by MACDC Member</b>	<b># of Non-Board Leaders and Committee Members Engaged by MACDC Member</b>	<b>Total # of Leaders Engaged by MACDC Member</b>
Somerville Community Corp.	18	40	58
South Boston NDC	11	0	11
Southern Worcester County CDC	7	2	9
Southwest Boston CDC	8	5	13
Springfield NHS	15	5	20
The Neighborhood Corporation	20	0	20
The Neighborhood Developers	11	101	112
Twin Cities CDC	15	29	44
Urban Edge	27	122	149
Valley CDC	10	5	15
Viet-AID	8	2	10
WATCH	11	31	42
Women's Institute for Housing and Economic Dev.	7	10	17
Worcester Common Ground	9	5	14
Worcester Community Housing Resources	21	8	29
Worcester East Side CDC	15	12	27
<b>Grand Total</b>	<b>921</b>	<b>1,132</b>	<b>2,053</b>

**Table 3- Summary of Homes Created or Preserved 2012**

<b>MACDC Member</b>	<b># of Units Created in Housing-Only Projects</b>	<b># of Units Created in Mixed Use Projects</b>	<b># of Units Improved by Home Improvement Loans</b>	<b># of Units Where Lead Paint was Abated</b>	<b># of Units Provided Construction Mgmt Services</b>	<b># of Units Under Receiver ship</b>	<b>Total # of Units Created or Preserved by MACDC Member</b>
Asian CDC	34	88					122
Codman Square NDC	24						24
Community Development Partnership	2				7		9
Dorchester Bay EDC	30	13	2	25			70
East Boston CDC	27						27
Father Bill's & Mainspring	9						9
Fenway CDC	24						24
Harborlight Community Partners	30				8		38
Hilltown CDC			12	2			14
Homeowners Rehab	165		5	1			171
Housing Assistance Corp.	45						45
Jamaica Plain NDC	20	30					50
Just a Start	22		40	6			68
Lowell CLF dba MCCI			3				3
Madison Park DC	143						143
Main South CDC	37		3				40
NHS of the South Shore	39		6	4	20		69
North Shore CDC	29						29
Nuestra Comunidad	5						5

**Table 3- Summary of Homes Created or Preserved 2012**

<b>MACDC Member</b>	<b># of Units Created in Housing-Only Projects</b>	<b># of Units Created in Mixed Use Projects</b>	<b># of Units Improved by Home Improvement Loans</b>	<b># of Units Where Lead Paint was Abated</b>	<b># of Units Provided Construction Mgmt Services</b>	<b># of Units Under Receiver ship</b>	<b>Total # of Units Created or Preserved by MACDC Member</b>
DC							
Oak Hill CDC	2			80	51		133
Somerville Community Corp.	37						37
South Boston NDC	3						3
Southwest Boston CDC	3						3
Springfield NHS	3		7				10
The Neighborhood Corporation		6					6
The Neighborhood Developers	43						43
Twin Cities CDC	53			2		12	67
Urban Edge	82			3			85
Valley CDC					51		51
Viet-AID	27						27
Women's Institute for Housing and Economic Dev.	32						32
Worcester Community Housing Resources			24	1	29		54
<b>Grand Total</b>	<b>970</b>	<b>137</b>	<b>102</b>	<b>124</b>	<b>166</b>	<b>12</b>	<b>1,511</b>

**Table 4- Job Opportunities Created or Preserved 2012**

<b>MACDC Member</b>	<b># of Construction Jobs Created</b>	<b># of Jobs through CDC Dev Of Commercial Space</b>	<b># of Jobs through CDC Small Business Asst</b>	<b># of Jobs Found through Workforce Dev</b>	<b>Total # of Jobs Created or Preserved by CDC</b>
ACCION New England	0		39		39
Asian CDC	148	6			154
CEDC-SM	0		14		14
Coastal Community Capital	0		189	0	189
Codman Square NDC	29				29
Common Capital	0		55		55
Community Development Partnership	2		12		14
Domus, Inc.	0			2	2
Dorchester Bay EDC	54	10	9	91	164
East Boston CDC	33		46		79
Father Bill's & Mainspring	11			144	155
Fenway CDC	29			4	33
Franklin County CDC	0		15		15
Greater Gardner CDC	0		27		27
Harborlight Community Partners	37				37
Hilltown CDC	0		5		5
Homeowners Rehab	202				202
Housing Assistance Corp.	55			46	101
IBA	0			22	22
Jamaica Plain NDC	61	30	27	40	158
Just a Start	27			112	139
Lowell CLF dba MCCI	0		6		6
Madison Park DC	174				174
Main South CDC	46			5	51
Merrimack Valley Small Business Center	0		14		14
Methuen Arlington	0			57	57

**Table 4- Job Opportunities Created or Preserved 2012**

<b>MACDC Member</b>	<b># of Construction Jobs Created</b>	<b># of Jobs through CDC Dev Of Commercial Space</b>	<b># of Jobs through CDC Small Business Asst</b>	<b># of Jobs Found through Workforce Dev</b>	<b>Total # of Jobs Created or Preserved by CDC</b>
Neighborhood Inc.					
NHS of the South Shore	47				47
North Shore CDC	35				35
Nuestra Comunidad DC	6				6
Oak Hill CDC	2				2
Pittsfield Economic Revitalization Corp.	0		7		7
Quaboag Valley CDC	0		16		16
Quincy-Geneva New Vision CDC	0			330	330
SEED Corp.	0		692		692
Somerville Community Corp.	45				45
South Boston NDC	4				4
Southern Worcester County CDC	0		8		8
Southwest Boston CDC	4				4
Springfield NHS	3				3
The Neighborhood Corporation	7	2			9
The Neighborhood Developers	52		0	596	648
Twin Cities CDC	65		35		100
Urban Edge	100		0		100
Valley CDC	0		19		19
Viet-AID	33	0	60		93
Women's Institute for Housing and Economic Dev.	38				38
<b>Grand Total</b>	<b>1,349</b>	<b>48</b>	<b>1,295</b>	<b>1,449</b>	<b>4,141</b>



**Table 5: Summary of Small Businesses Provided One on One Technical Assistance 2012**

<b>MACDC Member</b>	<b># of Business Owners Provided Direct, One on One TA by MACDC Member</b>
ACCION New England	265
CEDC-SM	50
Coastal Community Capital	734
Common Capital	100
Community Development Partnership	59
Dorchester Bay EDC	75
East Boston CDC	6
Franklin County CDC	80
Greater Gardner CDC	30
Hilltown CDC	21
Jamaica Plain NDC	75
Lowell CLF dba MCCI	6
Merrimack Valley Small Business Center	173
Pittsfield Economic Revitalization Corp.	4
Quaboag Valley CDC	46
SEED Corp.	877
Southern Worcester County CDC	12
Twin Cities CDC	88
Urban Edge	0
Valley CDC	29
Viet-AID	12
<b>Grand Total</b>	<b>2,742</b>

**Table 6- Summary of Families Assisted 2012**

<b>MACDC Member</b>	<b>Homebuyer Training &amp; LL-Tenant Counseling</b>	<b>Jobs Created or Preserved</b>	<b>Housing Opportunities Created or Preserved</b>	<b>Youth Programs</b>	<b>Elder Programs</b>	<b>Fam. Asset Building</b>	<b>Foreclosure Counseling</b>	<b>Cumulative Rental Units</b>	<b>Small Bus. Assist</b>	<b>Housing Stabilization</b>	<b>Total # of Families Assisted by CDC</b>
ACCION New England		39	0	0	0	0	0	0	265		304
Allston Brighton CDC	344	0	0	0	0	3	0	475	0	107	929
Arlington Community Trabajando, Inc.	118	0	0	0	0	0	22	0	0	19	159
Asian CDC	280	154	122	25	0	14	3	203	0	57	858
Caritas Communities		0	0	0	0	0	0	895	0		895
CDC of South Berkshire County		0	0	0	0	0	0	10	0		10
CEDC-SM		14	0	14	0	1,451	0	0	50		1,529
Coalition for a Better Acre	40	0	0	45	0	0	630	425	0		1,140
Coastal Community Capital		189	0	0	0	0	0	0	734		923
Codman Square NDC	117	29	24	48	0	196	138	846	0		1,398

**Table 6- Summary of Families Assisted 2012**

<b>MACDC Member</b>	<b>Homebuyer Training &amp; LL-Tenant Counseling</b>	<b>Jobs Created or Preserved</b>	<b>Housing Opportunities Created or Preserved</b>	<b>Youth Programs</b>	<b>Elder Programs</b>	<b>Fam. Asset Building</b>	<b>Foreclosure Counseling</b>	<b>Cumulative Rental Units</b>	<b>Small Bus. Assist</b>	<b>Housing Stabilization</b>	<b>Total # of Families Assisted by CDC</b>
Common Capital		55	0	0	0	0	0	0	100		155
Community Development Partnership	22	14	9	0	0	0	0	58	59		162
Community Minority Cultural Center CDC	0	0	0	50	0	32	0	0	0		82
Domus, Inc.		2	0	0	0	298	0	101	0		401
Dorchester Bay EDC	2	164	70	172	44	0	72	771	75		1,370
East Boston CDC		79	27	430	250	0	0	978	6		1,770
ESAC	0	0	0	257	404	0	318	0	0		979
ETC		0	0	0	0	0	0	510	0		510
Father Bill's & Mainspring	0	155	9	0	0	0	0	322	0	806	1,292
Fenway CDC	0	33	24	0	65	13	0	258	0	9	402
Fields Corner CDC		0	0	0	0	0	0	182	0		182
Franklin County CDC		15	0	0	0	0	0	0	80		95
Greater Gardner	109	27	0	35	0	0	0	3	30		204

**Table 6- Summary of Families Assisted 2012**

<b>MACDC Member</b>	<b>Homebuyer Training &amp; LL-Tenant Counseling</b>	<b>Jobs Created or Preserved</b>	<b>Housing Opportunities Created or Preserved</b>	<b>Youth Programs</b>	<b>Elder Programs</b>	<b>Fam. Asset Building</b>	<b>Foreclosure Counseling</b>	<b>Cumulative Rental Units</b>	<b>Small Bus. Assist</b>	<b>Housing Stabilization</b>	<b>Total # of Families Assisted by CDC</b>
CDC											
Harborlight Community Partners	0	37	38	0	260	0	0	263	0		598
Hilltown CDC	44	5	14	5	240	0	0	30	21	6	365
Home City Housing	0	0	0	30	0	28	0	437	0	130	625
Homeowners Rehab	0	202	171	53	0	41	28	988	0	1	1,484
Housing Assistance Corp.	310	101	45	0	0	90	1,056	110	0	1,532	3,244
Housing Corporation of Arlington	0	0	0	0	0	0	0	58	0	76	134
IBA		22	0	320	300	118	0	11	0		771
Jamaica Plain NDC		158	50	0	160	55	0	405	75		903
Just a Start	2	139	68	291	125	189	2	598	0	810	2,224
Lawrence Community Works	256	0	0	140	0	1,083	289	139	0		1,907
Lena Park CDC	0	0	0	0	0	0	0	357	0	38	395
Lowell CLF dba MCCI	0	6	3	0	0	0	1	0	6		16

**Table 6- Summary of Families Assisted 2012**

<b>MACDC Member</b>	<b>Homebuyer Training &amp; LL-Tenant Counseling</b>	<b>Jobs Created or Preserved</b>	<b>Housing Opportunities Created or Preserved</b>	<b>Youth Programs</b>	<b>Elder Programs</b>	<b>Fam. Asset Building</b>	<b>Foreclosure Counseling</b>	<b>Cumulative Rental Units</b>	<b>Small Bus. Assist</b>	<b>Housing Stabilization</b>	<b>Total # of Families Assisted by CDC</b>
Madison Park DC	80	174	143	350	0	1	0	1,117	0		1,865
Main South CDC	0	51	40	0	0	392	0	203	0	3	689
Merrimack Valley Small Business Center		14	0	0	0			0	173		187
Methuen Arlington Neighborhood Inc.		57	0	187	0	0	0	0	0		244
Metro West Collaborative Development	0	0	0	0	0			19	0	75	94
Mission Hill NHS		0	0	0	0	0	0	117	0		117
NHS of the South Shore	888	47	69	0	0	0	300	134	0	6	1,444
NOAH	322	0	0	180	100	128	230	172	0	146	1,278
North Shore CDC		35	29	36	0	127	0	296	0		523
Nuestra Comunidad DC	159	6	5	75	50	0	56	615	0	50	1,016
Oak Hill	800	2	133	15	0	600	450	24	0	650	2,674

**Table 6- Summary of Families Assisted 2012**

<b>MACDC Member</b>	<b>Homebuyer Training &amp; LL-Tenant Counseling</b>	<b>Jobs Created or Preserved</b>	<b>Housing Opportunities Created or Preserved</b>	<b>Youth Programs</b>	<b>Elder Programs</b>	<b>Fam. Asset Building</b>	<b>Foreclosure Counseling</b>	<b>Cumulative Rental Units</b>	<b>Small Bus. Assist</b>	<b>Housing Stabilization</b>	<b>Total # of Families Assisted by CDC</b>
CDC											
Pittsfield Economic Revitalization Corp.		7	0	0	0	0	0	0	4		11
Quaboag Valley CDC		16	0	0	0	0	0	3	46		65
Quincy-Geneva New Vision CDC		330	0	0	0	0	0	396	0		726
SEED Corp.		692	0	0	0	0	0	0	877		1,569
Somerville Community Corp.	137	45	37	60	0	110	12	116	0	185	702
South Boston NDC		4	3	0	0	0	0	48	0		55
Southern Worcester County CDC		8	0	0	0	0	0	0	12		20
Southwest Boston CDC		4	3	15	0	0	0	0	0		22
Springfield NHS	423	3	10	0	0	0	188	0	0		624
The Neighborhood Corporation		9	6	0	0	0	0	64	0		79

**Table 6- Summary of Families Assisted 2012**

<b>MACDC Member</b>	<b>Homebuyer Training &amp; LL-Tenant Counseling</b>	<b>Jobs Created or Preserved</b>	<b>Housing Opportunities Created or Preserved</b>	<b>Youth Programs</b>	<b>Elder Programs</b>	<b>Fam. Asset Building</b>	<b>Foreclosure Counseling</b>	<b>Cumulative Rental Units</b>	<b>Small Bus. Assist</b>	<b>Housing Stabilization</b>	<b>Total # of Families Assisted by CDC</b>
The Neighborhood Developers	5	648	43	81	0	1,222	0	263	0		2,262
Twin Cities CDC	250	100	67	0	0	0	161	76	88	12	754
Urban Edge	410	100	85	29	0	351	241	1,248	0	176	2,640
Valley CDC	362	19	51	0	0	0	54	114	29		629
Viet-AID	60	93	27	163	50	79	157	61	12	400	1,102
WATCH	129	0	0	0	0	87	0	3	0	197	416
Women's Institute for Housing and Economic Dev.		38	32	0	0	0	0	198	0		268
Worcester Common Ground		0	0	0	0	0	0	126	0		126
Worcester Community Housing Resources	0	0	54	0	0	0	1	173	0	16	244
Worcester East Side CDC	889	0	0	0	0	0	0	16	0		905
<b>Grand Total</b>	<b>6,558</b>	<b>4,141</b>	<b>1,511</b>	<b>3,106</b>	<b>2,048</b>	<b>6,708</b>	<b>4,409</b>	<b>15,035</b>	<b>2,742</b>	<b>5,507</b>	<b>51,765</b>

**Table 7- Summary of Community Investment Secured by CDC: Combined 2012**

<b>MACDC Member</b>	<b>\$ Invested in Housing-Only Projects</b>	<b>\$ Invested in Mixed Use or Commercial Project</b>	<b>\$ Invested in Open Space Projects</b>	<b>\$ Invested in Home Improvement and Lead Paint Assistance</b>	<b>\$ Invested in Financing for Local Small Bus</b>	<b>Operating Budget</b>	<b>EITC AND IDAs</b>	<b>Cash Assistance for Home Purchase</b>	<b>Total Amount of Investment Secured by CDC</b>
ACCION New England					\$667,544	\$0	\$0		\$667,544
Allston Brighton CDC						\$894,635	\$0		\$894,635
Arlington Community Trabajando, Inc.						\$107,000	\$0		\$107,000
Asian CDC	\$11,380,000	\$13,300,000				\$734,548	\$0		\$25,414,548
Caritas Communities						\$4,788,184	\$0		\$4,788,184
CDC of South Berkshire County						\$126,000	\$0		\$126,000
CEDC-SM					\$0	\$340,746	\$500,000		\$840,746
Coalition for a Better Acre						\$1,043,000	\$0		\$1,043,000
Coastal Community Capital					\$6,692,000	\$650,000	\$0		\$7,342,000
Codman Square NDC	\$10,236,000					\$1,990,239	\$6,200	\$7,200	\$12,239,639
Common Capital					\$1,010,540	\$2,783,533	\$0		\$3,794,073
Community Development Partnership	\$401,000				\$318,500	\$2,042,442	\$0		\$2,761,942
Community Minority Cultural						\$300,000	\$0		\$300,000



**Table 7- Summary of Community Investment Secured by CDC: Combined 2012**

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Project	\$ 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 by CDC
Center CDC									
Domus, Inc.						\$450,000	\$0		\$450,000
Dorchester Bay EDC	\$7,280,601	\$5,325,000		\$35,000	\$170,000	\$2,752,310	\$0		\$15,562,911
East Boston CDC	\$11,000,000				\$0	\$0	\$0		\$11,000,000
ESAC						\$1,692,271	\$0		\$1,692,271
ETC						\$550,000	\$0		\$550,000
Father Bill's & Mainspring	\$1,800,105					\$0	\$0		\$1,800,105
Fenway CDC	\$1,600,000					\$664,591	\$0		\$2,264,591
Fields Corner CDC						\$1,379,000	\$0		\$1,379,000
Franklin County CDC					\$1,443,000	\$1,036,139	\$0		\$2,479,139
Greater Gardner CDC					\$0	\$180,363	\$0		\$180,363
Harborlight Community Partners	\$5,015,359					\$2,849,570	\$0		\$7,864,929
Hilltown CDC				\$416,193	\$661,500	\$2,474,630	\$0	\$14,500	\$3,566,823
Home City Housing						\$2,000,000	\$0		\$2,000,000
Homeowners Rehab	\$47,099,028			\$167,112		\$1,258,860	\$23,489		\$48,548,489
Housing Assistance Corp.	\$12,000,000					\$19,806,183	\$0	\$65,000	\$31,871,183
Housing						\$423,784	\$0		\$423,784

**Table 7- Summary of Community Investment Secured by CDC: Combined 2012**

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Project	\$ 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 by CDC
Corporation of Arlington									
IBA						\$3,300,000	\$0		\$3,300,000
Jamaica Plain NDC	\$4,200,000	\$14,300,000			\$326,000	\$3,260,000	\$0		\$22,086,000
Just a Start	\$7,300,000			\$374,178		\$5,518,998	\$0		\$13,193,176
Lawrence Community Works						\$2,513,000	\$446,695	\$14,400	\$2,974,095
Lena Park CDC						\$350,000	\$0		\$350,000
Lowell CLF dba MCCI				\$20,000	\$0	\$120,000	\$0	\$90,000	\$230,000
Madison Park DC	\$53,000,000					\$2,632,291	\$0		\$55,632,291
Main South CDC	\$9,021,633			\$2,000		\$840,000	\$194,072		\$10,057,705
Merrimack Valley Small Business Center					\$5,000	\$0	\$0		\$5,000
Methuen Arlington Neighborhood Inc.						\$89,364	\$0		\$89,364
Metro West Collaborative Development						\$310,000	\$0		\$310,000
Mission Hill NHS						\$316,000	\$0		\$316,000

**Table 7- Summary of Community Investment Secured by CDC: Combined 2012**

<b>MACDC Member</b>	<b>\$ Invested in Housing-Only Projects</b>	<b>\$ Invested in Mixed Use or Commercial Project</b>	<b>\$ Invested in Open Space Projects</b>	<b>\$ Invested in Home Improvement and Lead Paint Assistance</b>	<b>\$ Invested in Financing for Local Small Bus</b>	<b>Operating Budget</b>	<b>EITC AND IDAs</b>	<b>Cash Assistance for Home Purchase</b>	<b>Total Amount of Investment Secured by CDC</b>
NHS of the South Shore	\$11,637,347			\$111,000		\$1,403,000	\$0	\$25,000	\$13,176,347
NOAH						\$2,157,524	\$0		\$2,157,524
North Shore CDC	\$10,591,403					\$998,555	\$0		\$11,589,958
Nuestra Comunidad DC	\$1,349,336					\$4,500,000	\$0		\$5,849,336
Oak Hill CDC	\$371,114			\$1,200,000		\$1,200,000	\$0	\$15,000,000	\$17,771,114
Pittsfield Economic Revitalization Corp.					\$0	\$226,178	\$0		\$226,178
Quaboag Valley CDC					\$172,000	\$300,000	\$0		\$472,000
Quincy-Geneva New Vision CDC						\$328,871	\$0		\$328,871
SEED Corp.					\$1,000,086	\$2,120,750	\$0		\$3,120,836
Somerville Community Corp.	\$12,537,212					\$1,629,517	\$6,384		\$14,173,113
South Boston NDC	\$500,000					\$850,000	\$0		\$1,350,000
Southern Worcester County CDC					\$0	\$20,000	\$0		\$20,000
Southwest Boston CDC	\$557,416					\$303,116	\$0		\$860,532

**Table 7- Summary of Community Investment Secured by CDC: Combined 2012**

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Project	\$ 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 by CDC
Springfield NHS	\$838,429			\$20,000		\$933,325	\$0	\$114,034	\$1,905,788
The Neighborhood Corporation		\$1,500,000				\$300,000	\$0		\$1,800,000
The Neighborhood Developers	\$14,168,633				\$0	\$1,977,000	\$566,795		\$16,712,428
Twin Cities CDC	\$18,482,153			\$65,219	\$308,000	\$874,900	\$0	\$22,500	\$19,752,772
Urban Edge	\$22,600,000			\$60,000	\$5,000	\$3,020,000	\$106,058		\$25,791,058
Valley CDC					\$163,450	\$315,060	\$0	\$50,000	\$528,510
Viet-AID	\$10,600,000				\$0	\$1,900,000	\$0		\$12,500,000
WATCH						\$299,962	\$0		\$299,962
Women's Institute for Housing and Economic Dev.	\$6,500,000					\$627,875	\$0		\$7,127,875
Worcester Common Ground					\$0	\$886,403	\$0		\$886,403
Worcester Community Housing Resources				\$129,045		\$860,750	\$0	\$21,241	\$1,011,036
Worcester East Side CDC						\$448,058	\$0		\$448,058

**Table 7- Summary of Community Investment Secured by CDC: Combined 2012**

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Project	\$ 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 by CDC
<i>Grand Total</i>	\$292,066,769	\$34,425,000	\$0	\$2,599,747	\$12,942,620	\$101,048,525	\$1,849,693	\$15,423,875	\$460,356,229

# 2013 MACDC GOALs Report

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## **Leaders**

**Table 8- Leaders 2012**

<b>MACDC Member</b>	<b>Board Members</b>	<b>Non-Board Leaders/Committee Members</b>	<b>Volunteers</b>	<b>Membership</b>
ACCION New England	17	12	54	900
Allston Brighton CDC	13	9	18	55
Arlington Community Trabajando, Inc.	9	5	65	1,100
Asian CDC	14	4	40	200
Caritas Communities	18	0	60	0
CDC of South Berkshire County	7	3	2	33
CEDC-SM	13	7	41	71
Coalition for a Better Acre	14	50	250	373
Coastal Community Capital	12	0	0	25
Codman Square NDC	13	20	50	2,182
Common Capital	12	4	1	0
Community Development Partnership	13	7	8	227
Community Minority Cultural Center CDC	15	4	75	46
Domus, Inc.	8	2	6	0
Dorchester Bay EDC	14	3	113	940
East Boston CDC	19	0	0	3,811
ESAC	13	10	48	0
ETC	7	0	0	13
Father Bill's & Mainspring	19	2	400	0
Fenway CDC	19	25	30	225
Fields Corner CDC	9	4	3	35
Franklin County CDC	12	26	7	360
Greater Gardner CDC	17	2	8	180
Harborlight Community Partners	21	0	50	0
Hilltown CDC	11	13	5	142
Home City Housing	10	0	6	10

**Table 8- Leaders 2012**

<b>MACDC Member</b>	<b>Board Members</b>	<b>Non-Board Leaders/Committee Members</b>	<b>Volunteers</b>	<b>Membership</b>
Homeowners Rehab	14	26	30	40
Housing Assistance Corp.	21	0	500	105
Housing Corporation of Arlington	17	4	50	300
IBA	13	8	150	135
Jamaica Plain NDC	17	30	100	700
Just a Start	12	40	175	12
Lawrence Community Works	18	250	100	5,134
Lena Park CDC	5	8	5	1,079
Lowell CLF dba MCCI	12	8	15	0
Madison Park DC	12	45	75	60
Main South CDC	13	15	10	50
Methuen Arlington Neighborhood Inc.	11	2	43	137
Metro West Collaborative Development	12	5	1	75
Mission Hill NHS	17	19	90	500
NHS of the South Shore	21	10	50	650
NOAH	15	30	125	325
North Shore CDC	22	2	77	0
Nuestra Comunidad DC	13	8	555	140
Oak Hill CDC	16	10	350	600
Pittsfield Economic Revitalization Corp.	11	2	0	45
Quaboag Valley CDC	13	0	6	25
Quincy-Geneva New Vision CDC	14	6	0	132
SEED Corp.	40	15	0	239
Somerville Community Corp.	18	40	200	330
South Boston NDC	11	0	10	65



**Table 8- Leaders 2012**

<b>MACDC Member</b>	<b>Board Members</b>	<b>Non-Board Leaders/Committee Members</b>	<b>Volunteers</b>	<b>Membership</b>
Southern Worcester County CDC	7	2	0	83
Southwest Boston CDC	8	5	15	28
Springfield NHS	15	5	2	20
The Neighborhood Corporation	20	0	4	3
The Neighborhood Developers	11	101	283	353
Twin Cities CDC	15	29	726	151
Urban Edge	27	122	40	1,720
Valley CDC	10	5	23	103
Viet-AID	8	2	10	5
WATCH	11	31	84	232
Women's Institute for Housing and Economic Dev.	7	10	0	0
Worcester Common Ground	9	5	5	35
Worcester Community Housing Resources	21	8	16	0
Worcester East Side CDC	15	12	5	500
<b>Grand Total</b>	<b>921</b>	<b>1,132</b>	<b>5,270</b>	<b>25,039</b>

## 2013 MACDC GOALs Report

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### **Real Estate 2012: Housing**

Chart 7 - Cumulative CDC Housing Production 1983 - 2012

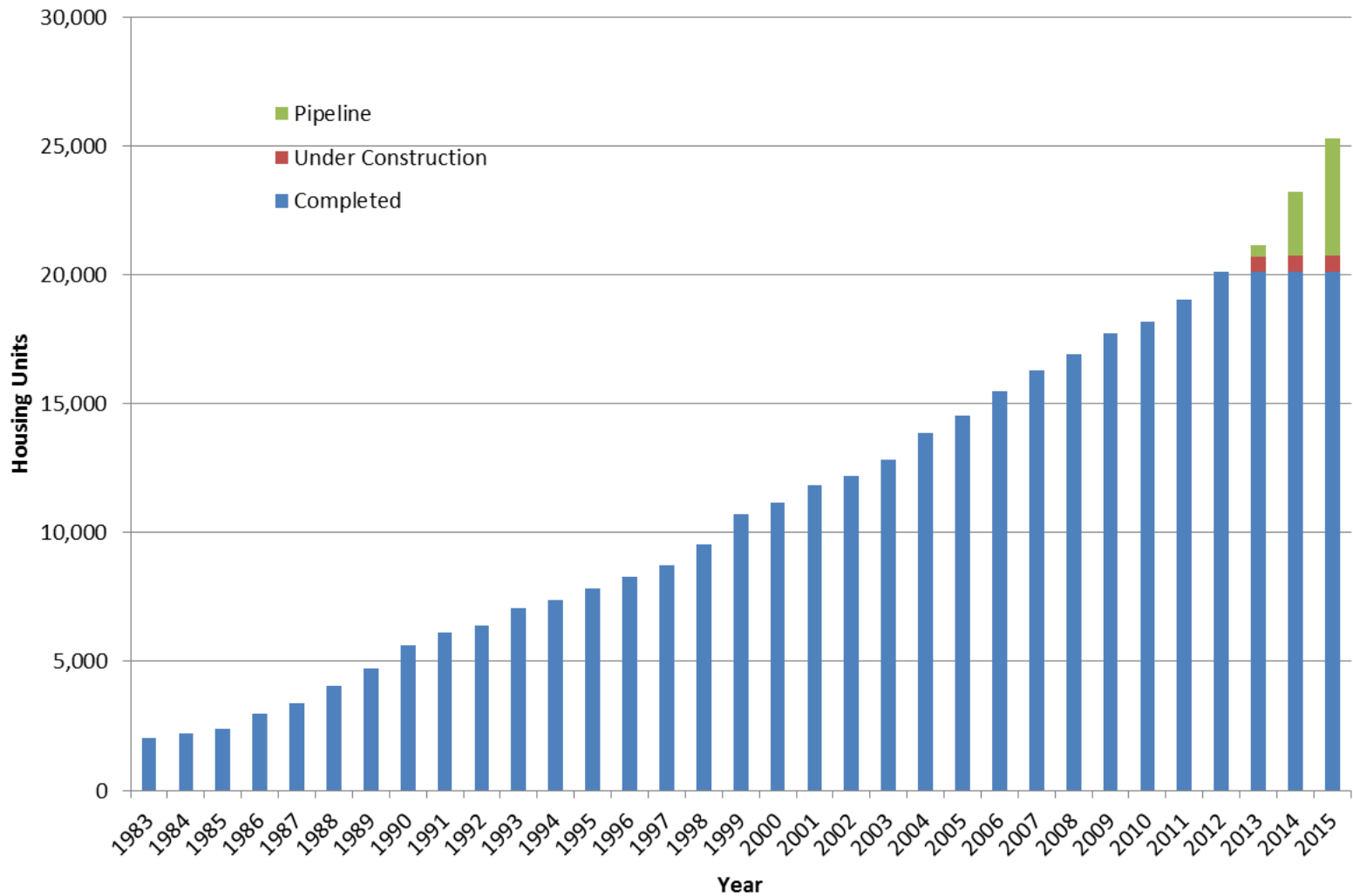
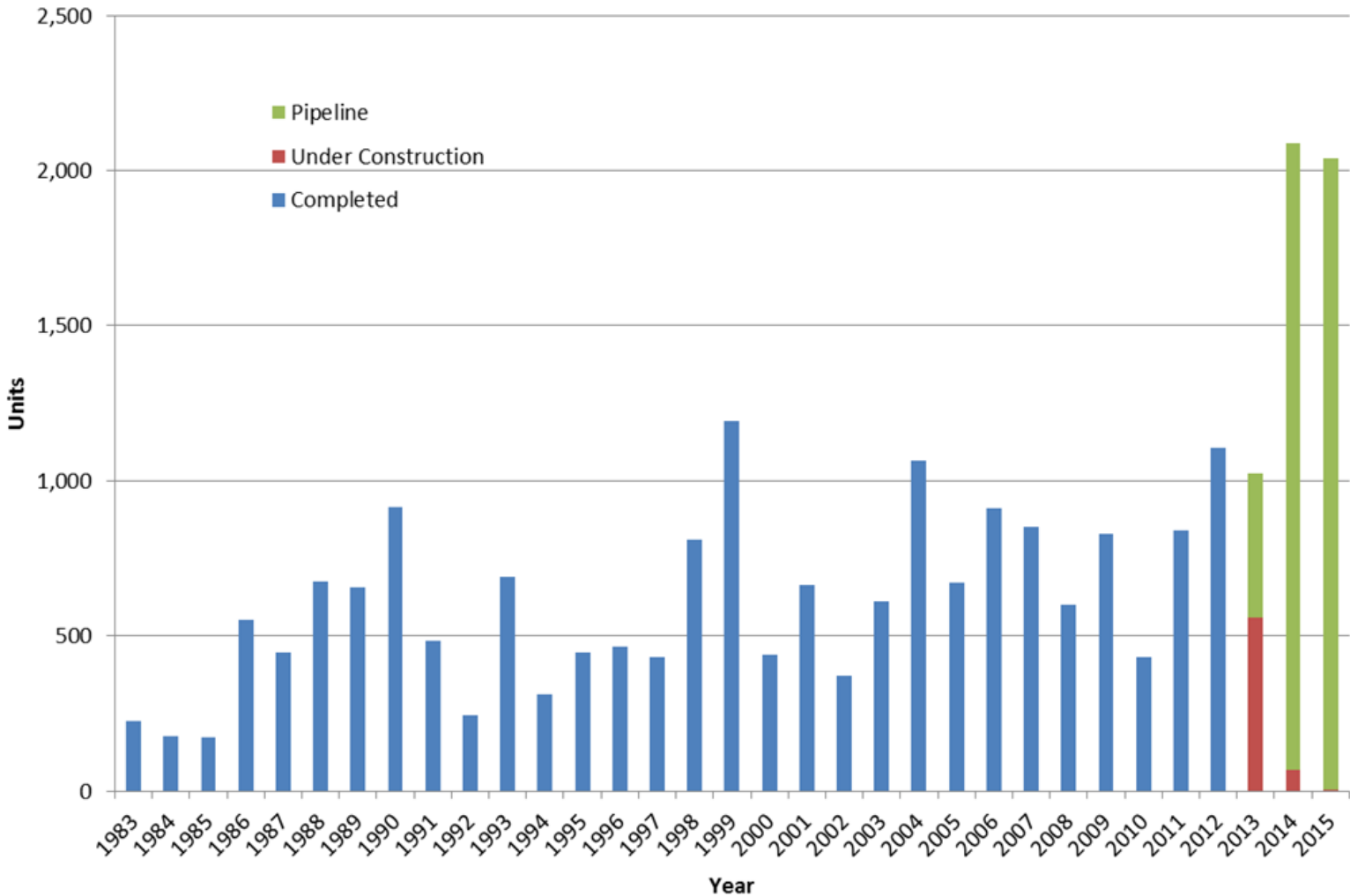
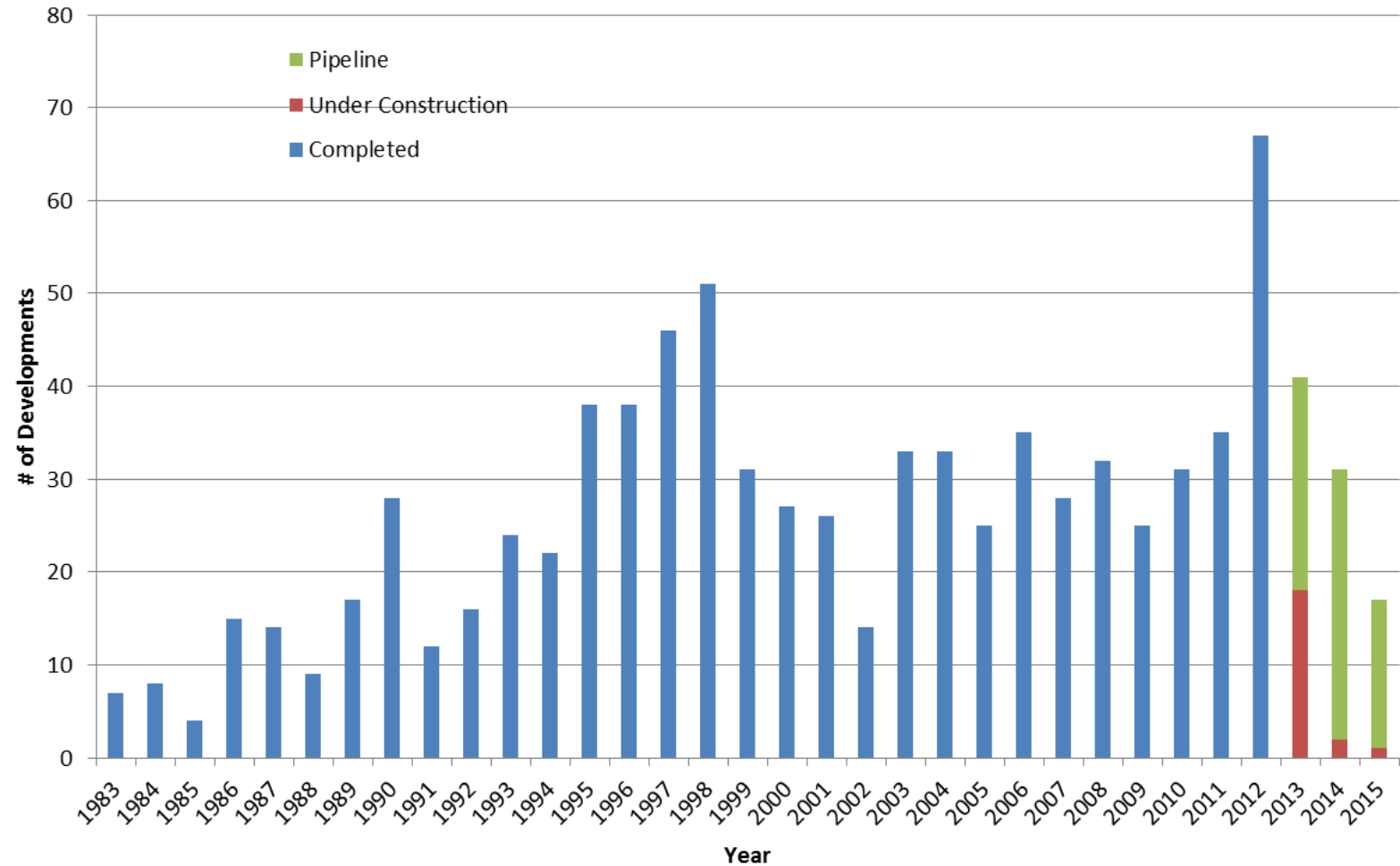


Chart 8 - Total Housing Units by Year 1983 - 2012



**Chart 9 - Number of Housing Developments by Year 1983 - 2012**



**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Asian CDC	6 Fort Street	34	34	2012	\$11,380,000	Rehab - Subst	41	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	Energy Conservation Healthy Materials, Sustainable Materials	34
<b>Asian CDC Total</b>		34	34		\$11,380,000		41			34
Codman Square NDC	157 Washington St., Dorchester	24	0	2012	\$10,236,000	New Constr	29	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), State HOME,	Energy Conservation Healthy Materials, Transit Oriented Development (within 1 1/2 blocks of Four	24

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
								Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Mass Development, Brownfields, CATNHP (TOD funds) Federal Tax Credits (LIHTC), New Market Tax Credits, Dept. of HHS, Office of Community Services (job creation)MHP, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, Fleet Bank/ Bank of America	Corners Fairmount Line stop), plus adaptive re-use of existing structure., Sustainable Materials	
<b>Codman Square NDC Total</b>		24	0		\$10,236,000		29			24

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Community Development Partnership	Wampum Lane	2	2	2012	\$401,000	Rehab - Mod	2	Local or Regional CDBG, Community Preservation Act Funds, Community Preservation Fund	Energy Conservation	2
<b>Community Development Partnership Total</b>		2	2		\$401,000		2			2
Dorchester Bay EDC	15 Raven	3	2	2012	\$694,000	Rehab - Subst	4		Energy Conservation Healthy Materials	2
Dorchester Bay EDC	16 Folsom	1	0	2012	\$460,000	Rehab - Subst	1		Energy Conservation	0
Dorchester Bay EDC	19 Barry	3	2	2012	\$796,000	Rehab - Subst	4		Energy Conservation Healthy Materials	1
Dorchester Bay EDC	2 Clarkson	2	1	2012	\$519,196	Rehab - Subst	2	MHIC	Energy Conservation	1
Dorchester Bay EDC	25 Rill St	3	2	2012	\$636,000	Rehab - Subst	4		Energy Conservation Healthy Materials	1
Dorchester Bay EDC	3 Clarkson	2	1	2012	\$639,000	Rehab - Subst	2		Energy Conservation Healthy Materials	1
Dorchester Bay EDC	31 Hendry	3	2	2012	\$748,000	Rehab - Mod	4		Energy Conservation	2



**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
									Healthy Materials	
Dorchester Bay EDC	34 Hendry	3	2	2012	\$748,000	Rehab - Subst	4		Energy Conservation Healthy Materials	3
Dorchester Bay EDC	56 Topliff	3	2	2012	\$718,000	Rehab - Subst	4		Energy Conservation	2
Dorchester Bay EDC	618 Dudley	4	4	2012	\$742,405	Rehab - Subst	5	Boston Private Trust	Energy Conservation Healthy Materials	4
Dorchester Bay EDC	91 Coleman	3	2	2012	\$580,000	Rehab - Subst	4		Energy Conservation Healthy Materials	2
<b>Dorchester Bay EDC Total</b>		<b>30</b>	<b>20</b>		<b>\$7,280,601</b>		<b>38</b>			<b>19</b>
East Boston CDC	Greenway Apartments LLC	27	27	2012	\$11,000,000	New Constr	33	Local or Regional HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Mass Housing or MFHA (other than trust), Section 8	Energy Conservation Healthy Materials, Sustainable Materials	27
<b>East Boston CDC Total</b>		<b>27</b>	<b>27</b>		<b>\$11,000,000</b>		<b>33</b>			<b>27</b>

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Father Bill's & Mainspring	Grove Street Family Housing	3	3	2012	\$336,445	Rehab - Mod	4	MRVP, MHIC, private foundations and fundraising Harbor One loan	Energy Conservation	3
Father Bill's & Mainspring	The Anderson House Veterans Housing	6	6	2012	\$1,463,660	New Constr	7	Community Preservation Act Funds, Housing Innovations Fund (HIF), MassHousing or MFHA (other than trust), Section 8, 1 VASH - housing subsidy private foundations and fundraising	Energy Conservation	6
<b>Father Bill's &amp; Mainspring Total</b>		9	9		\$1,800,105		11			9
Fenway CDC	Hemenway Apts	24	24	2012	\$1,600,000	Rehab - Mod	29	MHP,	Energy Conservation Healthy Materials, Sustainable Materials	17
<b>Fenway CDC Total</b>		24	24		\$1,600,000		29			17

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Harborlight Community Partners	Pigeon Cove Ledges	30	30	2012	\$5,015,359	Preserv of Exp Use	37	Local or Regional HOME, Community Preservation Act Funds, Housing Trust USDA 515, USDA Rental Assistance One foundation and the United Way	Energy Conservation Healthy Materials, Sustainable Materials	30
<b>Harborlight Community Partners Total</b>		30	30		\$5,015,359		37			30
Homeowners Rehab	Inman/CAST	125	125	2012	\$32,578,318	Preserv of Exp Use	153	Community Preservation Act Funds, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Section 8, DOE Neighborhood Reinvestment, Tax Credit Equity - WNC	Energy Conservation Healthy Materials, Energy Star appliances, green turnover practices, low VOC materials, reduced air infiltration, Sustainable Materials	125

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Homeowners Rehab	Putnam Ave	40	40	2012	\$14,520,710	New Constr	49	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, MHIC, Charles Bank Homes TD BANK Citi Bank Nstar	Energy Conservation Healthy Materials, solar panels for both hot water and electricity SIPS, landscape features drought tolerant plantings, additional insulation, Sustainable Materials	40
<b>Homeowners Rehab Total</b>		165	165		\$47,099,028		202			165
Housing Assistance Corp.	Clay Pond Cove	45	45	2012	\$12,000,000	New Constr	55	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP,	Energy Conservation Healthy Materials, Sustainable Materials	45
<b>Housing Assistance Corp. Total</b>		45	45		\$12,000,000		55			45

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Jamaica Plain NDC	Sumner Hill House Ownership	20	0	2012	\$4,200,000	Rehab - Mod	24	Local or Regional CDBG, NDF Wainwright Bank	Energy Conservation Healthy Materials, Sustainable Materials	20
<b>Jamaica Plain NDC Total</b>		20	0		\$4,200,000		24			20
Just a Start	2012 Affordable Condo Resales	8	0	2012	\$1,300,000	Preserv of Exp Use	10	Community Preservation Act Funds, CAHT		8
Just a Start	Windsor Street Condos	14	0	2012	\$6,000,000	Other	17	Local or Regional HOME, Community Preservation Act Funds, Cambridge Savings Bank Construction Loan	Energy Conservation Healthy Materials, Sustainable Materials	9
<b>Just a Start Total</b>		22	0		\$7,300,000		27			17
Madison Park DC	Madison Park IV Rehab	143	143	2012	\$53,000,000	Preserv of Exp Use	174	Mass Development, Federal Tax Credits (LIHTC), Section 8, MHP, Fleet Bank/ Bank of America, First Sterling, LIHTC investor Seller Financing	Energy Conservation Healthy Materials, Sustainable Materials,	143

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
<b>Madison Park DC Total</b>		143	143		\$53,000,000		174			143
Main South CDC	19 Hancock Street	3	3	2012	\$474,000	Rehab - Subst	4	Lead Paint - CDBG Funds NSP Funds MHIC Spencer Savings Permanent Financing	Energy Conservation Healthy Materials, Co-Generating heating system, Sustainable Materials	3
Main South CDC	212 Beacon Street	3	3	2012	\$440,715	Rehab - Mod	4	Federal NSP funds through MHIC	Energy Conservation Healthy Materials, Sustainable Materials	2
Main South CDC	2-4 Thayer Court	4	4	2012	\$590,130	Rehab - Subst	5	City Lead Paint Funding (GDBG) Federal NSP MHIC MHP	Energy Conservation Healthy Materials, Sustainable Materials	4
Main South CDC	5 Kilby Street	2	1	2012	\$503,238	Rehab - Subst	2	City Lead Paint (CDBG)	Energy Conservation Healthy Materials, Sustainable Materials	2
Main South CDC	9 Kilby street	3	3	2012	\$561,550	Rehab - Subst	4	City Lead Paint (CDBG) MHP,	Energy Conservation Healthy Materials,	3

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
									Sustainable Materials	
Main South CDC	Kilby Gardner Hammond Phase 4	22	22	2012	\$6,452,000	New Constr	27	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, MHIC	Energy Conservation Healthy Materials, Porous Parking Lots, Sustainable Materials	22
<b>Main South CDC Total</b>		<b>37</b>	<b>36</b>		<b>\$9,021,633</b>		<b>46</b>			<b>36</b>
NHS of the South Shore	Ash Street	1	0	2012	\$300,000	Rehab - Mod	1	Dedham Savings	Energy Conservation	1
NHS of the South Shore	Cliff Street	1	0	2012	\$400,000	Rehab - Mod	1	Local or Regional HOME, Local or Regional CDBG, Affordable Housing Trust	Energy Conservation	1
NHS of the South Shore	Empire Street	1	1	2012	\$550,000	Rehab - Subst	1	Local or Regional HOME, Community Preservation Act Funds, Dedham Savings	Energy Conservation	1
NHS of the South Shore	Grove Street	3	3	2012	\$700,000	Rehab - Subst	4	NSP through MHIC The Life Initiative,	Energy Conservation	3
NHS of the South Shore	Hodgkinson	1	0	2012	\$350,000	Rehab - Mod	1	MassHousing or MFHA (other than trust)	Energy Conservation	1

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
NHS of the South Shore	Lake Street	2	2	2012	\$550,000	Rehab - Subst	2	Local or Regional HOME, Dedham Savings		2
NHS of the South Shore	Lexington Street	3	3	2012	\$336,445	Rehab - Mod	4			3
NHS of the South Shore	Quincy Street	3	3	2012	\$350,000	Rehab - Mod	4	Local or Regional HOME, Local or Regional CDBG,	Energy Conservation	3
NHS of the South Shore	Winter Gardens	24	24	2012	\$8,100,902	New Constr	29	Local or Regional HOME, City of Quincy Affordable Housing Trust funds State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MHP	Energy Conservation Healthy Materials	24
<b>NHS of the South Shore Total</b>		<b>39</b>	<b>36</b>		<b>\$11,637,347</b>		<b>47</b>			<b>39</b>
North Shore CDC	Holcroft Park Homes-Phase 1	29	29	2012	\$10,591,403	New Constr	35	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Danvers State Hospital Fund Federal Tax	Energy Conservation Healthy Materials, Energy Star Homes, LEED-certifiable, project includes a solar thermal hot water system in all four	29



**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
								Credits (LIHTC), MHP, Boston Community Capital or Loan Fund, The Life Initiative, North Shore Bank	buildings, Sustainable Materials	
<b>North Shore CDC Total</b>		29	29		\$10,591,403		35			29
Nuestra Comunidad DC	137 Intervale Street	3	2	2012	\$672,001	Rehab - Mod	4		Energy Conservation	2
Nuestra Comunidad DC	69-71 Fayston Street	2	1	2012	\$677,335	Rehab - Mod	2		Energy Conservation	1
<b>Nuestra Comunidad DC Total</b>		5	3		\$1,349,336		6			3
Oak Hill CDC	58 Ames St.	2	1	2012	\$371,114	Rehab - Subst	2	Local or Regional HOME, Local or Regional CDBG, Lead Abatement funding NSPMHIC,	Energy Conservation Healthy Materials, Sustainable Materials	2
<b>Oak Hill CDC Total</b>		2	1		\$371,114		2			2
Somerville Community Corp.	75 Cross Street	8	8	2012	\$2,687,737	New Constr	10	Local or Regional HOME, Local Linkage, Housing	Energy Conservation Healthy	8

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
								Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, McKinney, Federal Home Bank, Charles Bank Homes Foundation, Franklin Square House Foundation Winter Hill Bank	Materials, Sustainable Materials	
Somerville Community Corp.	St. Polycarp Phase II	29	29	2012	\$9,849,475	New Constr	35	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, McKinney, MHP, Fleet Bank/ Bank of America	Energy Conservation Healthy Materials, solar thermal panels , Sustainable Materials	29
<b>Somerville Community Corp. Total</b>		37	37		\$12,537,212		45			37
South Boston NDC	300 East Eighth	3	3	2012	\$500,000	Other	4	Mt. Washington Bank	Healthy Materials	3

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
<b>South Boston NDC Total</b>		3	3		\$500,000		4			3
Southwest Boston CDC	foreclosure acquisition	3	2	2012	\$557,416	Rehab - Subst	4	NSP private lender	Energy Conservation Healthy Materials, Sustainable Materials	1
<b>Southwest Boston CDC Total</b>		3	2		\$557,416		4			1
Springfield NHS	140 Pendleton Ave	1	0	2012	\$301,648	New Constr	1		Energy Conservation Healthy Materials, Sustainable Materials	0
Springfield NHS	23 Quincy Street	1	0	2012	\$248,031	New Constr	1	Local or Regional HOME, Charles Bank Home Foundation	Energy Conservation Healthy Materials, Sustainable Materials	1
Springfield NHS	75 Tyler St	1	0	2012	\$288,750	New Constr	1	Charles Bank Home Foundation	Energy Conservation Healthy Materials, Sustainable Materials	0
<b>Springfield NHS Total</b>		3	0		\$838,429		3			1

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
The Neighborhood Developers	148-150 Marlboro	4	0	2012	\$1,380,705	New Constr	5		Energy Conservation Healthy Materials, Sustainable Materials	0
The Neighborhood Developers	56-60 Highland	4	4	2012	\$1,023,524	Rehab - Subst	5	Local or Regional HOME, Local or Regional CDBG, Community Housing Services Revolving Loan Fund Neighborhood Reinvestment, Metro Credit Union	Energy Conservation Healthy Materials, Sustainable Materials	4
The Neighborhood Developers	620 Beach	2	0	2012	\$859,821	Rehab - Subst	2		Energy Conservation Healthy Materials, Sustainable Materials	0
The Neighborhood Developers	7 Suffolk	1	0	2012	\$405,398	Rehab - Subst	1		Energy Conservation Healthy Materials, Sustainable Materials	0

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
The Neighborhood Developers	Highland Terrace	32	32	2012	\$10,499,185	New Constr	39	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Mass Development, Brownfields, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, The Life Initiative, Fleet Bank/ Bank of America	Energy Conservation Healthy Materials, LEED for Homes Certification, Sustainable Materials	32
<b>The Neighborhood Developers Total</b>		43	36		\$14,168,633		52			36
Twin Cities CDC	170 Marshall Street	2	1	2012	\$295,376	Rehab - Mod	2		Energy Conservation	1
Twin Cities CDC	Elm Street	3	0	2012	\$1,081,000	New Constr	4	Local or Regional HOME, Local Brownfields Money, Local Financial Institutions	Energy Conservation Sustainable Materials,	3
Twin Cities CDC	Essex/Marshall	1	0	2012	\$217,555	Rehab - Mod	1	MHIC	Energy Conservation	0
Twin Cities CDC	Prichard Johnson	7	7	2012	\$1,382,559	Rehab - Subst	9	Gap filler funding Neighborhood	Energy Conservation	3

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
	Receivership Project							Reinvestment		
Twin Cities CDC	Water Mill Apartments	40	40	2012	\$15,505,663	Rehab - Subst	49	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Mass Development, Brownfields, Brownfield's Tax Credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, EDI Neighborhood Reinvestment, MHIC, TD Bank	Energy Conservation Healthy Materials, Sustainable Materials	40
<b>Twin Cities CDC Total</b>		53	48		\$18,482,153		65			47

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Urban Edge	UELP/BHP1	82	82	2012	\$22,600,000	Other	100	Local or Regional HOME, City of Boston Neighborhood Housing Trust State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MRVP, tbd Federal Tax Credits (LIHTC), Section 8, tbdMHIC, Kresge Foundation Boston Private Bank & Trust National Grid	Energy Conservation Healthy Materials, MCHP System, Sustainable Materials	82
<b>Urban Edge Total</b>		82	82		\$22,600,000		100			82
Viet-AID	Bloomfield Gardens Housing	27	27	2012	\$10,600,000	New Constr	33	Local or Regional HOME, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than	Energy Conservation Healthy Materials, Sustainable Materials	27

**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
								trust), State Low Income Housing Tax Credits, Brownfields, Federal Tax Credits (LIHTC), Section 8, MHP, MHIC		
<b>Viet-AID Total</b>		<b>27</b>	<b>27</b>		<b>\$10,600,000</b>		<b>33</b>			<b>27</b>
Women's Institute for Housing and Economic Dev.	Housing Families	15	15	2012	\$1,900,000	Rehab - Mod	18	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Charles Bank Home Franklin Square House Foundation	Energy Conservation Healthy Materials, new heating systems, windows, doors,	15
Women's Institute for Housing and Economic Dev.	Revere St NSP project	6	6	2012	\$1,500,000	Rehab - Subst	7	Local or Regional HOME, Deleading Charles Bank Homes Eagle Bank	Energy Conservation Healthy Materials	6
Women's Institute for Housing and Economic Dev.	Sudbury Duplexes	11	11	2012	\$3,100,000	New Constr	13	Community Preservation Act Funds, Housing Stabilization Fund (HSF), public housing MHP Neighborhood Rental Initiative MHP	Energy Conservation Healthy Materials, Sustainable Materials	11



**Table 9: Housing Projects Completed in 2012**

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Affordable Units
Women's Institute for Housing and Economic Dev. Total		32	32		\$6,500,000		38			32
<b>Grand Total</b>		<b>970</b>	<b>871</b>		<b>\$292,066,769</b>		<b>1,182</b>			<b>927</b>

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Arlington Community Trabajando, Inc.	Park Street Houses	Constr	2013	4	2	\$1,100,000	New Constr	2	Haverhill Bank	5
Asian CDC	Tremont Village	Pre Dev	2013	20	20	\$3,200,000	Rehab - Subst	30	MRVP, DHCD Public Housing Funding Federal Historic Tax Credits, MHP	24
Coalition for a Better Acre	Triangle Rental	Pre Dev	2013	26	26	\$2,496,300	Rehab - Mod	26	Enterprise Bank National Grid funded Weatherization Improvement Program	32
Dorchester Bay EDC	17 Ramsey	Constr	2013	3	2	\$796,000	Rehab - Subst	1		4
Dorchester Bay EDC	77 Coleman	Constr	2013	2	1	\$683,000	Rehab - Subst	0		2
East Boston CDC	Condor Havre Apartments LLC	Constr	2013	7	7	\$2,200,000	Rehab - Subst	7	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8	9
Greater Gardner CDC	143 Logan Street	Pre Dev	2013	1	0	\$73,000	Rehab - Mod	1	Local or Regional CDBG, Enterprise Bank	1
Greater Gardner CDC	West Street	Constr	2013	1	0	\$215,000	New Constr	0	Enterprise Bank	1

**Table 10: Housing Pipeline**

<b>MACDC Member</b>	<b>Project Name</b>	<b>Dev't Stage</b>	<b>Year of Occup</b>	<b>Units</b>	<b>Rental Units</b>	<b>Expected Total Dev't Cost</b>	<b>Constr Type</b>	<b>Affordable Units</b>	<b>Financing</b>	<b>Estimated Constr Jobs</b>
Harborlight Community Partners	Rockport High School Apartments	Planning	2013	31	0	\$2,700,000	Preserv of Exp Use	31	Local or Regional HOME, Community Preservation Act Funds, Housing Innovations Fund (HIF), Federal Tax Credits (LIHTC), Section 8, USDA 515, USDA Rental Assistance	38
Harborlight Community Partners	We Care About Homes	Constr	2013	20	20	\$2,400,000	Rehab - Mod	20	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Tax Exempt Bond 12 private sources thus far	24
Hilltown CDC	Chesterfield Senior Housing	Planning	2013	10	10	\$1,900,000	New Constr	10	Town of Chesterfield approved and allocated \$15,000 for site analysis and perc tests.	12
Hilltown CDC	Haydenville Village Center Apartments	Pre Dev	2013	24	24	\$4,141,594	Rehab - Subst	24	State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8,	29

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
									Federal Home Bank	
Hilltown CDC	Westhampton Senior Housing - Phase 2	Pre Dev	2013	8	8	\$1,400,000	New Constr	8	N/A State HOME, Affordable Housing Trust Fund, N/A Section 8, N/A Federal Home Bank, People's United Bank (member bank)	10
Home City Housing	Tapley Court	Pre Dev	2013	30	30	\$3,300,000	Rehab - Mod	30		37
Housing Assistance Corp.	Breezy Acres	Pre Dev	2013	10	10	\$3,425,509	New Constr	10	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Section 8, MHP, The Property and Casualty Initiative	12

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Housing Corporation of Arlington	Capitol Square Apartments	Constr	2013	32	32	\$10,657,288	Rehab - Mod	32	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Mass Development, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, McKinney, LISC, Boston Community Capital or Loan Fund, MHIC, Eastern Bank Foundation Eastern Ban Brookline Bank - investor Cambridge Savings Bank - Investor, Leader, Watertown Savings Bank Calvary Methodist Church , First Parish Unitarian	39

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Jamaica Plain NDC	Jamaica Plain Scattered Site Cooperative	Pre Dev	2013	18	18	\$4,600,000	Rehab - Mod	16	Local or Regional HOME, Local Linkage, BRA Mass Development, Brownfields, Section 8, ARRA (Energy Conservation Funds) Hyams Eastern Ban Enterprise	22
Just a Start	2013 Affordable Condo Resales	Constr	2013	9	0	\$1,462,500	Rehab - Mod	9	Local or Regional HOME, City of Cambridge CAHT	11
Lawrence Community Works	108 Newbury Street	Pre Dev	2013	18	18	\$6,413,057	New Constr	18	Mass Development, MRVP, Federal Tax Credits (LIHTC), Neighborhood Reinvestment, The Life Initiative, TD Bank Foundation	22
Lena Park CDC	Brown Kaplan	Pre Dev	2013	60	60	\$9,700,000	Preserv of Exp Use	60	Mass Housing or MFHA (other than trust), TBD	73

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Lena Park CDC	LBB	Constr	2013	101	101	\$24,700,000	Rehab - Mod	101	Local or Regional HOME, Local Linkage, State HOME, Affordable Housing Trust Fund, Mass Housing or MFHA (other than trust), MRVP, CIPF, Federal Tax Credits (LIHTC), Section 8, MHIC	123
Madison Park DC	St. Botolph Terrace Apartments	Planning	2013	52	52	\$13,400,000	Preserv of Exp Use	52	CEDAC acquisition loan, Eastern Bank acquisition loan	63
Main South CDC	18 Painter Street	Constr	2013	4	4	\$520,000	Rehab - Subst	2		5
Main South CDC	41 Ripley Street	Pre Dev	2013	3	3	\$195,000	Other	3	NSP MHIC Private permanent take out financing	4
North Shore CDC	Holcroft Park Homes-Phase 2	Pre Dev	2013	29	29	\$10,790,096	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	35

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
									or Loan Fund, MHIC, The Life Initiative	
Nuestra Comunidad DC	109 Mt. Pleasant	Pre Dev	2013	8	8	\$2,805,000	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 Eastern Bank	10
Somerville Community Corp.	St. Polycarp Phase III	Constr	2013	31	31	\$10,820,000	New Constr	31	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC),	38



**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
									Section 8, MHP, Bank of New York/Mellon	
South Boston NDC	Patriot Homes	Pre Dev	2013	24	24	\$9,850,000	Comb Rehab/New Constr	24	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), Inclusionary Zoning Funds Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Mass Development, Federal Tax Credits (LIHTC), MHIC, First Trade Union Bank	29
Springfield NHS	133 Colton St.	Constr	2013	1	0	\$339,294	New Constr	0		1
Springfield NHS	22 Burr St	Constr	2013	1	0	\$181,199	Rehab - Subst	0	Charles Bank Homes Foundation	1
The Neighborhood Developers	North Bellingham Family Supportive	Pre Dev	2013	7	7	\$2,186,870	Comb Rehab/New Constr	7	Local or Regional CDBG	9

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Twin Cities CDC	183 High Street	Pre Dev	2013	2	1	\$375,000	Rehab - Mod	1	Local or Regional HOME, Neighborhood Reinvestment	2
Twin Cities CDC	3-5 Johnson Street	Pre Dev	2013	1	0	\$380,000	Comb Rehab/New Constr	1	Local or Regional HOME	1
Twin Cities CDC	Prichard Academy	Pre Dev	2013	14	14	\$1,131,618	Rehab - Mod	12	Local or Regional CDBG, Housing Stabilization Fund (HSF), Section 8, TD Bank	17
Urban Edge	LBB Housing	Constr	2013	101	101	\$24,700,000	Other	101	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Mass Housing or MFHA (other than trust), CIPF, Federal Tax Credits (LIHTC), Section 8, MHIC	123
Viet-AID	26 Bradlee Street SF NSP	Constr	2013	1	0	\$574,000	Rehab - Mod	0		1
Viet-AID	36-38 Fowler Street NSP	Constr	2013	2	1	\$537,000	Rehab - Mod	1		2

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Women's Institute for Housing and Economic Dev.	Cambridge YWCA	Constr	2013	103	103	\$11,800,000	Rehab - Mod	103	Cambridge Affordable Housing Trust State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Weatherization Assistance Program Federal Historic Tax Credits, Franklin Square Housing Foundation Eastern Bank construction loan Sponsor equity	126
Women's Institute for Housing and Economic Dev.	Heading Home Rindge Ave.	Pre Dev	2013	14	14	\$1,900,000	Rehab - Mod	14	Cambridge Affordable Housing Trust Housing Innovations Fund (HIF), Section 8, Cambridge Trust	17

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Women's Institute for Housing and Economic Dev.	Manahan St/Carlisle Rd, Chelmsford/Westford	Pre Dev	2013	13	13	\$3,606,000	Comb Rehab/New Constr	13	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, Federal Home Bank, FHLB awarded for Manahan site, Enterprise Bank construction and perm loans on both sites	16
Worcester Common Ground	Austin Corridor II	Constr	2013	20	20	\$6,900,000	Rehab - Subst	20	Local or Regional HOME, Local or Regional CDBG, LEAD Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), MHP, MHIC, The Life Initiative, developer Equit	24

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
									Deferred developer fee	
<b>2013 Total</b>				866	814	\$190,554,325		858		1,054
Caritas Communities	Patriot Homes	Pre Dev	2014	24	24	\$9,815,000	Comb Rehab/New Constr	24		29
Domus, Inc.	Dansereau Homestead	Pre Dev	2014	4	0	\$900,000	Rehab - Mod	4		5
Dorchester Bay EDC	Quincy Heights	Pre Dev	2014	129	129	\$56,000,000	Comb Rehab/New Constr	129	Local or Regional HOME, NHT Affordable Housing Trust Fund, Mass Housing or MFHA (other than trust), Brownfields, Federal Tax Credits (LIHTC), Section 8, HUD Choice Neighborhood funds, LISC, Federal Home Bank, Enterprise Community Partners	157
East Boston CDC	Dalrymple School Apartments Elderly Housing	Pre Dev	2014	27	27	\$10,500,000	Rehab - Subst	27	Northsuburban consortium Home funds State Low Income Housing Tax Credits, Section 202,	33

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
East Boston CDC	Lyman School Apartments Rehab	Pre Dev	2014	45	45	\$5,000,000	Preserv of Exp Use	45	Mass Housing or MFHA (other than trust), Federal Tax Credits (LIHTC), Federal Historic Tax Credits,	55
Harborlight Community Partners	Turtle Creek	Pre Dev	2014	110	110	\$17,000,000	Rehab - Mod	110	Federal Tax Credits (LIHTC), Section 8, Seller Note	134
Home City Housing	Center City	Pre Dev	2014	47	47	\$14,000,000	Rehab - Subst	47		57
Housing Assistance Corp.	Sachem's Path Nantucket	Pre Dev	2014	40	0	\$16,000,000	New Constr	12	Community Preservation Act Funds, Regional Planning Grant Affordable Housing Trust Fund,	49
Housing Assistance Corp.	The Community Green	Pre Dev	2014	62	62	\$15,000,000	New Constr	59	Local or Regional HOME, Community Preservation Act Funds, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Section 8, Section 202, Federal Home Bank	76

**Table 10: Housing Pipeline**

<b>MACDC Member</b>	<b>Project Name</b>	<b>Dev't Stage</b>	<b>Year of Occup</b>	<b>Units</b>	<b>Rental Units</b>	<b>Expected Total Dev't Cost</b>	<b>Constr Type</b>	<b>Affordable Units</b>	<b>Financing</b>	<b>Estimated Constr Jobs</b>
Jamaica Plain NDC	461 Walnut Avenue	Pre Dev	2014	31	31	\$12,100,000	Rehab - Subst	31	Local or Regional HOME, Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHIC, The Life Initiative, Hyams, Mifflin, Mulford	38
Just a Start	402 Rindge Ave-Rehab	Planning	2014	273	273	\$19,000,000	Other	274	Federal Tax Credits (LIHTC), 4% TC are planned Bond financing Planned	333
Just a Start	Bishop Allen Apartments	Pre Dev	2014	32	32	\$1,300,000	Preserv of Exp Use	32	Community Preservation Act Funds, Cambridge Affordable Housing Trust TBD Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Pending TBD	39

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Just a Start	JAS Properties Restructure	Pre Dev	2014	130	130	\$32,000,000	Comb Rehab/New Constr	130	Federal Tax Credits (LIHTC), 4% TC planned	159
Madison Park DC	Dudley Greenville	Constr	2014	43	43	\$18,000,000	New Constr	43	Local or Regional HOME, Local Linkage, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Mass Development, Brownfields, Federal Tax Credits (LIHTC), Section 8, MHP, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, Fleet Bank/ Bank of America, First Sterling - LIHTC investor	52
Madison Park DC	Parcel 10	Pre Dev	2014	30	30	\$44,000,000	New Constr	12	Brownfields, New Market Tax Credits, OCS grant, Neighborhood Reinvestment,	37



**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
									Fleet Bank/ Bank of America	
Metro West Collaborative Development	St. Joseph Hall	Pre Dev	2014	25	25	\$25	Rehab - Mod	25	Local or Regional HOME, Local Housing Trust, Section 8, This is an expiring use project. A renewal of the Project Based Voucher contract with the local housing authority is a critical piece of the project. Federal Home Bank, Watertown Savings Bank	31
Mission Hill NHS	MHNHS Roxbury Crossing Senior Building	Pre Dev	2014	40	40	\$12,420,000	New Constr	39	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund	49

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
									(HIF), Affordable Housing Trust Fund, Brownfields, Section 202	
NOAH	Benfield Farms	Constr	2014	26	26	\$8,538,000	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, Citizens Bank, NeighborWorks Capital pre dev	32
NOAH	Sitkowski School	Pre Dev	2014	66	66	\$19,100,000	Rehab - Subst	66	Local or Regional CDBG, The Town has been great Housing Stabilization Fund (HSF), Affordable Housing Trust	81

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
									Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, We have to fix Mass Historic credit allocation. The process is a mess. MHP, Neighborhood Reinvestment, Citizens Bank	
Nuestra Comunidad DC	Washington Park Apartments	Pre Dev	2014	96	96	\$24,302,000	Rehab - Subst	91	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Federal Historic Tax Credits	117

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Quincy-Geneva New Vision CDC	Quincy Heights I & II	Pre Dev	2014	129	129	\$53,500,000	Comb Rehab/New Constr	129	Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, Mass Development	157
Quincy-Geneva New Vision CDC	Washington Park	Pre Dev	2014	96	96	\$22,000,000	Rehab - Mod	129	Local or Regional HOME, Local or Regional CDBG, State CDBG, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MRVP, Section 8,	117
The Neighborhood Corporation	Shoe Shop Place	Pre Dev	2014	24	24	\$12,500,000	Rehab - Subst	24	Local or Regional HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP	29
The Neighborhood Developers	189 Broadway, Revere	Pre Dev	2014	48	48	\$12,827,805	New Constr	48	The Life Initiative	59

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
The Neighborhood Developers	525 Beach Street	Pre Dev	2014	30	30	\$10,415,598	New Constr	30	Local or Regional HOME, Mass Development, Brownfields, Neighborhood Reinvestment, The Life Initiative	37
The Neighborhood Developers	North Bellingham Veterans Home	Pre Dev	2014	10	10	\$2,989,729	Rehab - Subst	10	Federal Home Bank, TD Charitable Foundation	12
Urban Edge	Brighton Allston Apartments	Pre Dev	2014	60	60	\$11,620,000	Other	60	Mass Development, Federal Tax Credits (LIHTC), Section 8, TBD	73
Urban Edge	Walnut Washington Apartments	Pre Dev	2014	65	65	\$13,280,000	Other	65	Section 8	79
Valley CDC	Parsons Street, Easthampton	Pre Dev	2014	38	38	\$11,000,000	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 for construction and	46

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
									permanent financing	
Women's Institute for Housing and Economic Dev.	CHOICE Stow Road	Pre Dev	2014	9	9	\$3,150,000	Comb Rehab/New Constr	9	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Federal Home Bank, Enterprise Bank	11
Worcester East Side CDC	Lower Lincoln Housing Development Project	Pre Dev	2014	12	12	\$1,250,000	New Constr	4		15
<b>2014 Total</b>				<b>1,801</b>	<b>1,757</b>	<b>\$489,508,157</b>		<b>1,764</b>		<b>2,198</b>
CDC of South Berkshire County	Sawmill Brook	Pre Dev	2015	50	0	\$20,000,000	New Constr	22	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Federal Home Bank, local banks, Faith-based loans	61

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Codman Square NDC	Whittier Place	Pre Dev	2015	43	43	\$11,143,000	Comb Rehab/New Constr	43	Local or Regional HOME, Local Linkage, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Mass Development, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Neighborhood Reinvestment, The Life Initiative, Citizens Bank	52
Community Development Partnership	Gull Pond	Constr	2015	5	0	\$284,050	Other	3	Local or Regional CDBG, land contributed by town of Wellfleet. Site work funded by CDBG. CDBG funds through DHCD	6
East Boston CDC	Salesian Properties	Pre Dev	2015	54	54	\$21,000,000	New Constr	54	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF),	66

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
									MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, Section 8	
ETC	Neponset Field-Phase IA (Senior Housing)	Pre Dev	2015	20	20	\$10,015,104	New Constr	20		24
Fields Corner CDC	29 Robinson Street	Concept	2015	0	0	\$0	New Constr	0		0
Hilltown CDC	Goshen Senior Housing	Pre Dev	2015	11	11	\$1,900,000	New Constr	9	Community Preservation Act Funds, CPA funds will be applied for in 2013.	13
Housing Assistance Corp.	Great Island Apartments	Pre Dev	2015	25	25	\$7,000,000	New Constr	25	Community Preservation Act Funds, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP	31



**Table 10: Housing Pipeline**

<b>MACDC Member</b>	<b>Project Name</b>	<b>Dev't Stage</b>	<b>Year of Occup</b>	<b>Units</b>	<b>Rental Units</b>	<b>Expected Total Dev't Cost</b>	<b>Constr Type</b>	<b>Affordable Units</b>	<b>Financing</b>	<b>Estimated Constr Jobs</b>
Housing Assistance Corp.	Route 134	Pre Dev	2015	27	100	\$8,575,000	New Constr	27	Local or Regional HOME, Community Preservation Act Funds, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, The Property and Casualty Initiative	33
Housing Corporation of Arlington	Park Ave Lowell	Planning	2015	22	100	\$7,000,000	New Constr	100	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, Federal Tax Credits (LIHTC), McKinney, Federal Home Bank	27

**Table 10: Housing Pipeline**

MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Jamaica Plain NDC	75 Amory Avenue	Pre Dev	2015	37	37	\$15,000,000	New Constr	37	Local or Regional HOME, Local Linkage, State HOME, Affordable Housing Trust Fund, Mass Development, Federal Tax Credits (LIHTC), MHP, The Life Initiative, Hyams Foundation, Mifflin Fund	45
Madison Park DC	2451 Washington Street	Pre Dev	2015	37	0	\$15,000,000	New Constr	10	Local Linkage, Local Inclusionary Zoning Funds, Brownfields, LISC, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, CDC Green Initiative	45
South Boston NDC	16 Wendeller Street	Concept	2015	6	6	\$2,000,000	New Constr	6		7
Southwest Boston CDC	0-15 Nott Street	Pre Dev	2015	24	24	\$9,200,000	New Constr	20	Local or Regional HOME	29
The Neighborhood Corporation	Walker School	Planning	2015	15	15	\$8,000,000	Rehab - Mod	15		18

**Table 10: Housing Pipeline**

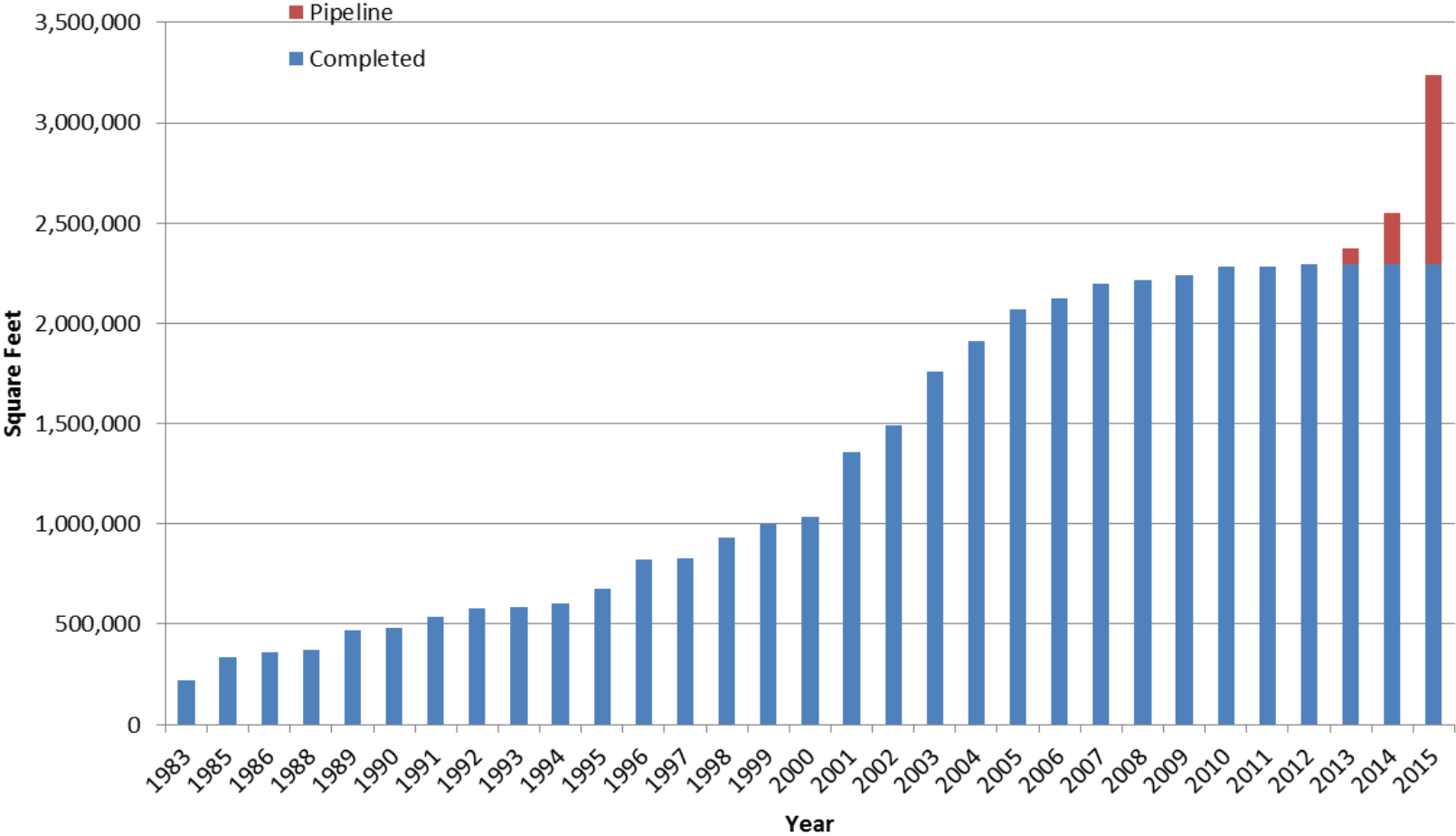
MACDC Member	Project Name	Dev't Stage	Year of Occup	Units	Rental Units	Expected Total Dev't Cost	Constr Type	Affordable Units	Financing	Estimated Constr Jobs
Women's Institute for Housing and Economic Dev.	Dartmouth Housing Authority	Pre Dev	2015	9	9	\$1,500,000	Rehab - Subst	9	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), we are in the zoning process so no funding applications have been submitted yet Section 8	11
Women's Institute for Housing and Economic Dev.	New England Center for Homeless Vets	Planning	2015	30	30	\$9,000,000	Rehab - Subst	30	Boston Neighborhood Housing Trust - not yet applied for Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, Capital campaign	37
<b>2015 Total</b>				<b>415</b>	<b>474</b>	<b>\$146,617,154</b>		<b>430</b>		<b>505</b>
<b>Grand Total</b>				<b>3,082</b>	<b>3,045</b>	<b>\$826,679,636</b>		<b>3,052</b>		<b>3,757</b>

## 2013 MACDC GOALs Report

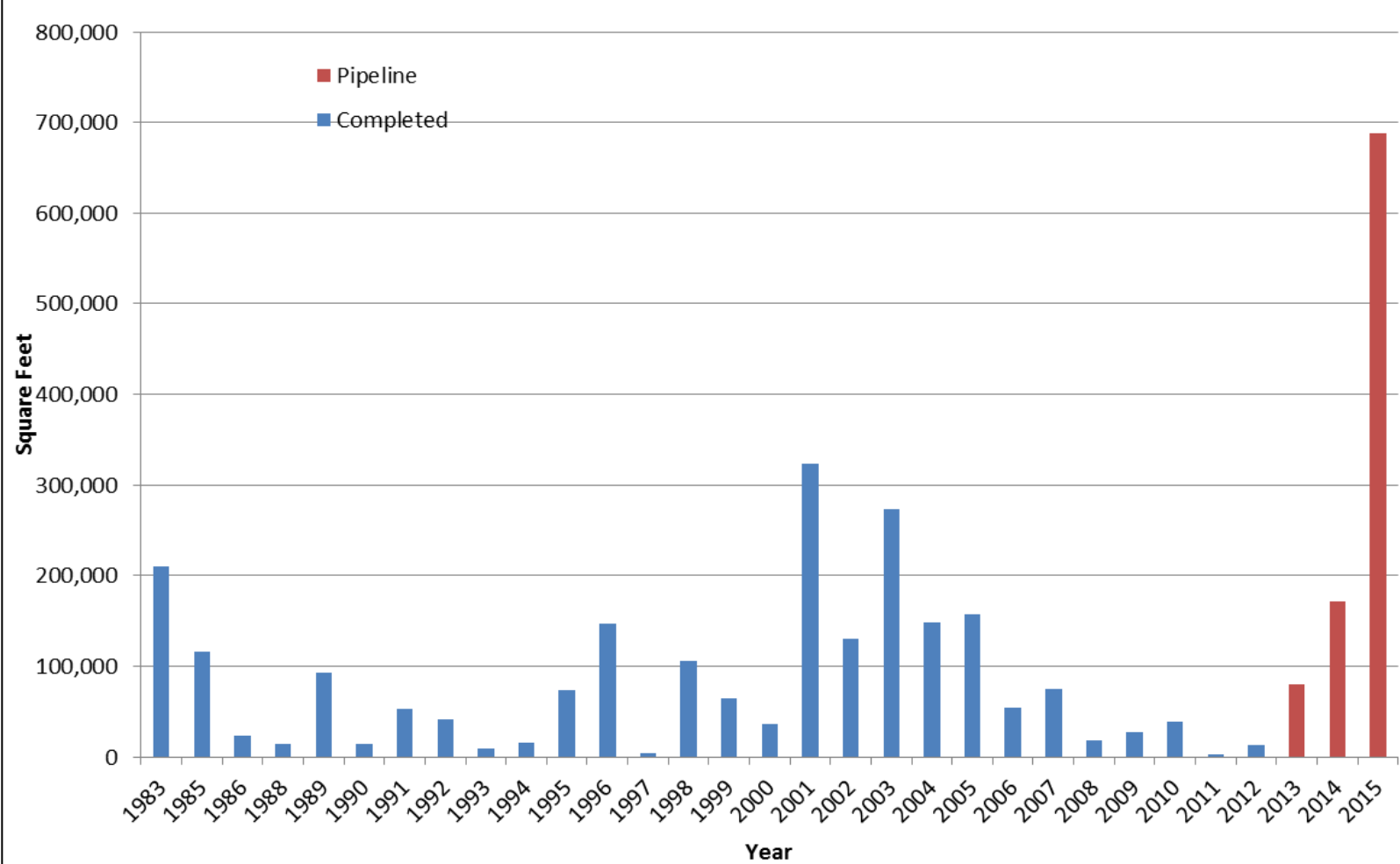
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### **Real Estate 2012: Commercial and Mixed-Use**

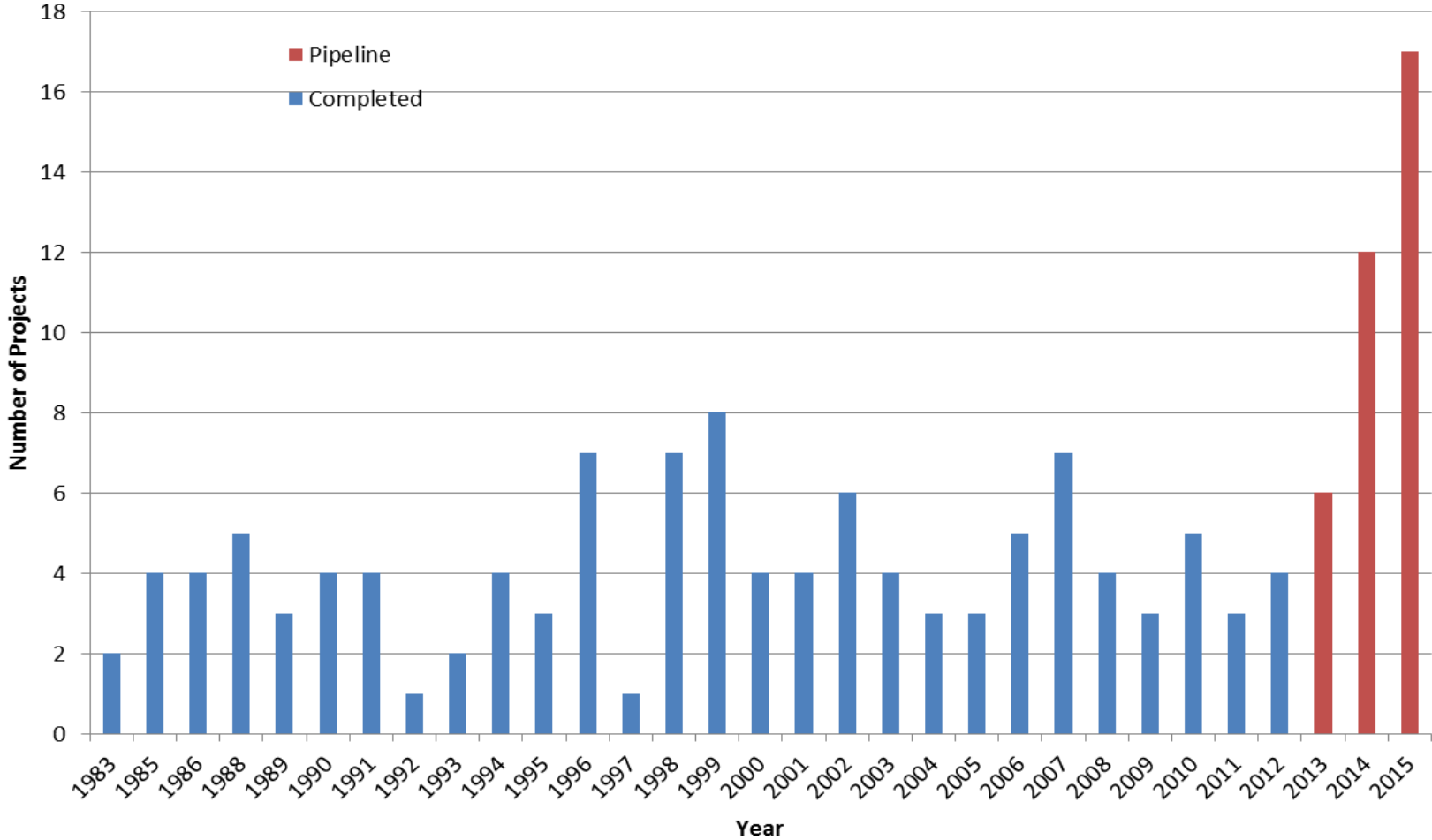
**Chart 10 - Cumulative CDC Commercial Real Estate Development  
1983 - 2012**



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



**Chart 12 - Number of Commercial/Mixed Use Projects by Year  
1983 - 2012**



**Table 11- Commercial and Mixed-Use Projects Completed in 2012**

MACDC Member	Project Name	Dev't Type	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Constr Type	Constr Jobs	Comm Jobs	Financing
Asian CDC	Oak Terrace	Residential (mixed use)	88	88	60	3	2,775	2012	\$13,300,000	Other	107	6	BRA/DND Energy Retrofit Funding with ARRA LISC, Home Depot Foundation Capital Reserves
Dorchester Bay EDC	Uphams West	Commercial, Residential (mixed use)	13	13	13	2	3,000	2012	\$5,325,000	Rehab - Subst	16	10	BRA, Leading the Way, NHT, Project based vouchers through the BHA State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Mass Development, MHP, LISC, Boston Private Bank
Jamaica Plain NDC	Centre/Wise /Lamartine	Offices, Retail, Residential (mixed)	30	30	30	3	5,500	2012	\$14,300,000	New Constr	37	30	Local or Regional HOME, Local or Regional CDBG, Local



**Table 11- Commercial and Mixed-Use Projects Completed in 2012**

MACDC Member	Project Name	Dev't Type	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Constr Type	Constr Jobs	Comm Jobs	Financing
		use)											Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Mass Development, TOD New Market Tax Credits, MHP, LISC, Boston Community Capital or Loan Fund, McKinney, Federal LIHTC, State Facilities Consolidation Fund, Barr, Hyams, Enterprise National Equity Fund
The Neighborhood Corporation	Baron Lofts	Residential (mixed use)	6	6	3	2	2,000	2012	\$1,500,000	Rehab - Subst	7	2	Local or Regional HOME, Bristol County

**Table 11- Commercial and Mixed-Use Projects Completed in 2012**

MACDC Member	Project Name	Dev't Type	Resid Units	Rental Units	Afford Units	Comm Tenants	Comm Sq Ft	Yr of Occup	Total Dev't Cost	Constr Type	Constr Jobs	Comm Jobs	Financing
													Saving Bank
<b>Grand Total</b>			<b>137</b>	<b>137</b>	<b>106</b>	<b>10</b>	<b>13,275</b>		<b>\$34,425,000</b>		<b>167</b>	<b>48</b>	

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
Codman Square NDC	Codman Square Apartments	Comm ercial, Retail, Reside ntial (mixed use)	Constr	80	80	80	4	3,000	2013	\$2,200,000	Rehab - Subst	98	16	Local or Regional HOME, Local Linkage, State HOME, Mass Housing or MFHA (other than trust), MRVP, Federal Historic Tax Credits, Section 8, Neighborhood Reinvestment, Federal Historic Tax Credits, Federal LIHTC, Boston Private Bank

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
Dorchester Bay EDC	Pearl Bornstein	Comm ercial, Industri al,	Pre Dev	0	0	0	10	34,000	2013	\$13,000,000	Rehab - Subst	217	100	Applied for HUD 108 and CHOICE funding for "critical community improvements" Mass Development, Brownfields, applied for \$1.5 million in econ dev funds from Sec. Bialecki New Market Tax Credits, LISC, Boston Community Capital or Loan Fund, Federal Office of Community Services, have applied for foundation funding PNC Bank

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

MACDC Member	Project Name	Dev Type	Dev Stage	Residential Units	Rental Units	Affordable Units	Comm Tenants	Comm Sq Ft	Yr of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Fenway CDC	Burbank St. Apts	Offices, Residential (mixed use)	Constr	36	36	31	2	2,000	2013	\$6,100,000	Preserv of Exp Use	44	0	Local or Regional HOME, Local or Regional CDBG, Leading the Way (Boston only), Neighborhood Housing Trust State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MHP, Boston Community Capital or Loan Fund

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
Lawrence Community Works	Union Crossin g Phase I Commer cial	Comm ercial, Offices, Retail,	Constr	0	0	0	10	36,000	2013	\$6,682,980	Rehab - Subst	111	200	Mass Development, MORE Jobs funds Federal Historic Tax Credits, New Market Tax Credits, HUD Economic Development Initiative; Small Business Administration Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, Federal Historic Tax Credits, Fireman Foundation

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
Nuestra Comunidad DC	Quincy Commons	Comm ercial, Reside ntial (mixed use)	Pre Dev	40	40	40	4	5,000	2013	\$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>2013 Total</b>				156	156	151	30	80,000		\$42,982,980		519	331	
Coalition for a Better	Gorham Street		Pre Dev	48	48	48	0	0	2014	\$16,000,000	New Constr	59	0	Local or Regional

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
Acre	Apartme nts													HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Section 8, Neighborhood Reinvestment, Federal LIHTC, Construction Loan Financing and First Mortgage Financing from Enterprise Bank
Dorchester Bay EDC	191-195 Bowdoin	Comm ercial, Retail,	Planni ng	0	0	0	3	15,000	2014	\$7,000,000	New Constr	117	15	not yet applied Mass Development, Brownfields, New Market Tax Credits, MHIC, Federal Office of



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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Community Services
Dorchester Bay EDC	259 Quincy Street	Comm ercial,	Planni ng	0	0	0	1	22,00 0	2014	\$2,500,0 00	Rehab - Subst	42	10	No funds awarded Mass Development, Brownfields, No funds awarded New Market Tax Credits, The Life Initiative, Applications in process
Fields Corner CDC	1396 Dorches ter Ave. Commer cial space		Conce pt	9	9	9	0	1,600	2014	\$175,000	Rehab - Mod	11	0	
Homeowner s Rehab	Chapma n Arms	Comm ercial, Offices, Reside ntial (mixed use)	Pre Dev	50	50	25	5	9,350	2014	\$19,642, 632	Preserv of Exp Use	61	22	City CPA Affordable Housing Trust Fund, CIPF, Section 8, Neighborhood Reinvestment, MHIC, Federal LIHTC, TBD

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

MACDC Member	Project Name	Dev Type	Dev Stage	Residential Units	Rental Units	Affordable Units	Comm Tenants	Comm Sq Ft	Yr of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														CEDA TBD TBD
Lena Park CDC	150 American Legion Highway		Pre Dev	0	0	0	1	8,500	2014	\$2,000,000	Rehab - Subst	33	5	
North Shore CDC	Salem Point	Residential (mixed use)	Pre Dev	77	77	77	0	0	2014	\$0	Rehab - Mod	94	0	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Mass Development, Brownfields, Federal Historic Tax Credits, Section 8, LISC, Federal

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

MACDC Member	Project Name	Dev Type	Dev Stage	Residential Units	Rental Units	Affordable Units	Comm Tenants	Comm Sq Ft	Yr of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Historic Tax Credits, Federal LIHTC
The Neighborhood Corporation	Nu-Brite Property	Residential (mixed use)	Pre Dev	10	10	5	4	5,000	2014	\$1,500,000	New Constr	12	4	Brownfields, EPA Grant/Loan
The Neighborhood Corporation	Union Block	Commercial, Residential (mixed use)	Pre Dev	30	30	30	7	15,000	2014	\$15,000,000	Rehab - Subst	37	20	
Urban Edge	Jackson Commons	Offices, Retail, Residential (mixed use)	Pre Dev	37	37	32	3	12,000	2014	\$21,624,734	Comb Rehab/ New Constr	45	3	Local or Regional HOME, Local or Regional CDBG, BRA, IDF, City NHT State HOME, Housing

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Historic Tax Credits, Section 8, New Market Tax Credits, MHP, MHIC, Federal Historic Tax Credits, Federal LIHTC, Enterprise utility rebates
Urban Edge	Jackson Square Recreation Center		Pre Dev	0	0	0	1	38,000	2014	\$16,000,000	New Constr	267	5	State budget funds - 2012 New Market Tax Credits, Capital campaign.
Women's Institute for Housing and Economic Dev.	Elizabeth Stone House	Offices, Residential (mixed use)	Planni ng	27	27	30	1	45,000	2014	\$12,000,000	New Constr	33	25	City of Boston Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Low Income Housing Tax Credits, Section 8, The Life Initiative, Federal LIHTC, We will select a FHLB member bank and apply to the FHLB Affordable Housing Program
<b>2014 Total</b>				288	288	256	26	171,450		\$113,442,366		811	109	
Asian CDC	Parcel 24	Comm ercial, Retail, Reside ntial (mixed use)	Pre Dev	362	312	120	2	11,500	2015	\$145,000,000	New Constr	442	20	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Housing Trust Fund, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), Mass Development, Brownfields, MRVP, Federal Historic Tax Credits, Section 8, Federal Historic Tax Credits, Federal LIHTC, State Facilities Consolidation Fund, Urban Strategies Fund (USA) in equity

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
CDC of South Berkshire County	New England Log Homes	Comm ercial, Offices, Retail, Reside ntial (mixed use)	Pre Dev	92	85	75	12	30,000	2015	\$30,000,000	New Constr	112	117	Real estate tax abatement State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Mass Development, Brownfields, Section 202, HUD appropriation EPA Federal Home Bank, Community Preservation Act, Federal LIHTC, State Facilities Consolidation Fund, local / regional banks

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
CDC of South Berkshire County	River School	Comm ercial, Offices, Retail, Reside ntial (mixed use)	Pre Dev	40	0	10	15	29,000	2015	\$30,000,000	Rehab - Subst	49	135	State HOME, Affordable Housing Trust Fund, Federal Home Bank, Community Preservation Act, local bank debt local equity
Codman Square NDC	Talbot Commons Phase 1	Comm ercial, Reside ntial (mixed use)	Pre Dev	19	0	19	0	4,000	2015	\$10,722,000	Comb Rehab/ New Constr	23	0	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Mass Development, Brownfields, Federal Historic Tax Credits, MHP, LISC, Neighborhood Reinvestment, Federal Historic Tax Credits, Federal LIHTC



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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
Codman Square NDC	Talbot Commons Phase II	Comm ercial, Retail, Reside ntial (mixed use)	Planni ng	40	0	40	3	8,500	2015	\$17,300,000	New Constr	49	15	Local or Regional HOME, Local Linkage, Leading the Way (Boston only), State HOME, State CDBG, Affordable Housing Trust Fund, Mass Development, Brownfields, MHP, LISC, Neighborhood Reinvestment, Federal LIHTC
East Boston CDC	Boston East	Reside ntial (mixed use)	Pre Dev	196	196	26	5	20,000	2015	\$80,000,000	New Constr	239	0	TBD Partnership with Trinity Financial Company
Franklin County CDC	Bank Building	Comm ercial, Retail	Planni ng	0	0	0	5	6,500	2015	\$2,000,000	Rehab - Subst	33	10	

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Comm Tenants	Comm Sq Ft	Yr of Occpy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Lawrence Community Works	Union Crossing Phase II	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	71	71	71	4	20,000	2015	\$29,000,000	Rehab - Subst	87	50	Local or Regional HOME, funds projected but not yet committed State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Mass Development, funds projected but not all committed Federal Historic Tax Credits, Section 8, New Market Tax Credits, funds projected but not yet committed LISC, Neighborhood Reinvestment, MHIC, Federal Home Bank, Federal Historic Tax Credits, Federal LIHTC, community

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
														housing capital
Mission Hill NHS	One Roxbury Crossing - Parcel 25	Comm ercial, Offices, Retail, Reside ntial (mixed use)	Pre Dev	91	91	91	10	283,000	2015	\$123,000,000	New Constr	111	840	Local or Regional HOME, Local or Regional CDBG, 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, Mass Development, New Market

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Tax Credits, Boston Community Capital or Loan Fund, The Life Initiative, Federal LIHTC, Private Lenders Private Equity
NOAH	Coppersmith Village	Comm ercial, Reside ntial (mixed use)	Conce pt	71	56	36	1	3,000	2015	\$25,000, 000	New Constr	87	150	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Massworks? Possibly new TOD/LISC funds Section 8, MHP, Neighborhood Reinvestment, Federal LIHTC, East Boston

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Savings Bank equity

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
Nuestra Comunidad DC	Bartlett Place, Phase I	Comm ercial, Offices, Retail, Reside ntial (mixed use)	Planni ng	102	60	70	6	55,000	2015	\$53,000,000	New Constr	124	150	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), Mass Development, Brownfields, These are financial resources we would target. Additional resources include Mass. Works funds for infrastructure work. Section 8, Section 202, New Market Tax Credits

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Comm Tenants	Comm Sq Ft	Yr of Occpy	Total Dev 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	3	6,000	2015	\$2,468,001	Comb Rehab/ New Constr	61	15	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Mass Development, These are targeted funding sources New Market Tax Credits, These are targeted funding sources LISC, Neighborhood Reinvestment, Federal Office of Community Services, Federal LIHTC, Neighborhood Capital Corporation NCC

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

MACDC Member	Project Name	Dev Type	Dev Stage	Residential Units	Rental Units	Affordable Units	Comm Tenants	Comm Sq Ft	Yr of Occupy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Community Economic Development Assistance Corporation CEDAC
Quaboag Valley CDC	Hardwick Mill Project	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	0	0	0	0	100,000	2015	\$5,000,000	Rehab - Subst	83	0	
Somerville Community Corp.	181 Washington Street	Retail, Residential (mixed use)	Planning	40	40	40	0	6,000	2015	\$15,000,000	New Constr	49	0	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable



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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Housing Trust Fund, Section 8, MHP, Community Preservation Act, McKinney, Federal LIHTC
The Neighborho od Corporation	Baron Place		Conce pt	20	20	10	4	40,000	2015	\$8,000,000	New Constr	24	4	
The Neighborho od Corporation	Wintrho p Street		Conce pt	3	3	3	2	2,500	2015	\$2,000,000	Rehab - Subst	4	2	

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

MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
Urban Edge	Jackson Square	Comm ercial, Offices, Retail, Busine ss Incubat or, Reside ntial (mixed use)	Pre Dev	429	270	251	5	63,000	2015	\$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, Mass Housing or MFHA (other than trust), Mass Development, Brownfields, capital for infrastructure. State capital plan for bond financing.

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

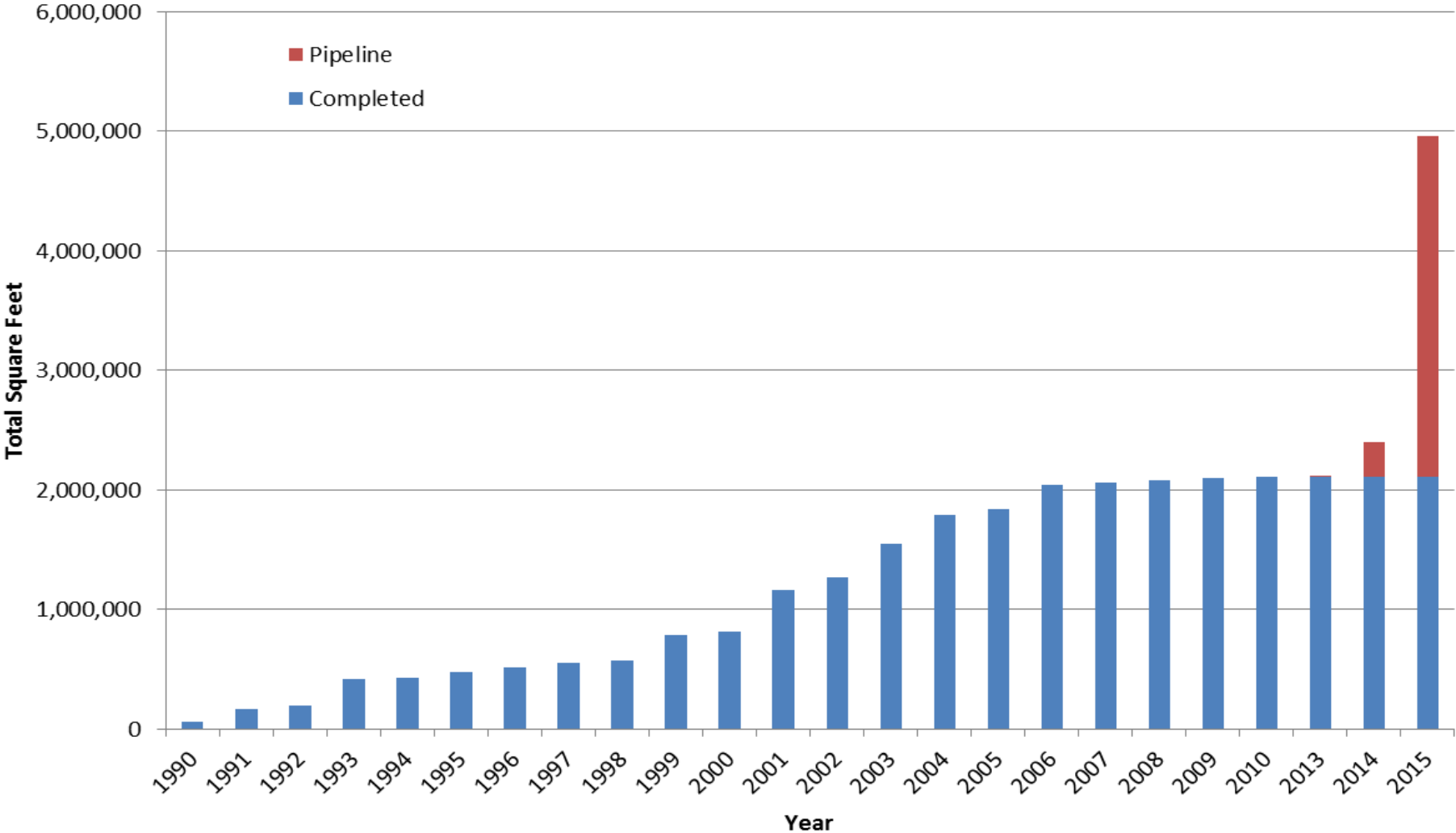
MACDC Member	Project Name	Dev Type	Dev Stage	Resi d Units	Renta l Units	Affor dable Units	Comm Tenants	Com m Sq Ft	Yr of Occp y	Total Dev Cost	Constr Type	Expecte d Constr Jobs	Expected Comm Jobs	Anticipated Financing
<b>2015 Total</b>				1,626	1,254	922	77	688,000		\$827,490,001		2,100	1,608	
<b>Grand Total</b>				<b>2,070</b>	<b>1,698</b>	<b>1,329</b>	<b>133</b>	<b>939,450</b>		<b>\$983,915,347</b>		<b>3,430</b>	<b>2,048</b>	

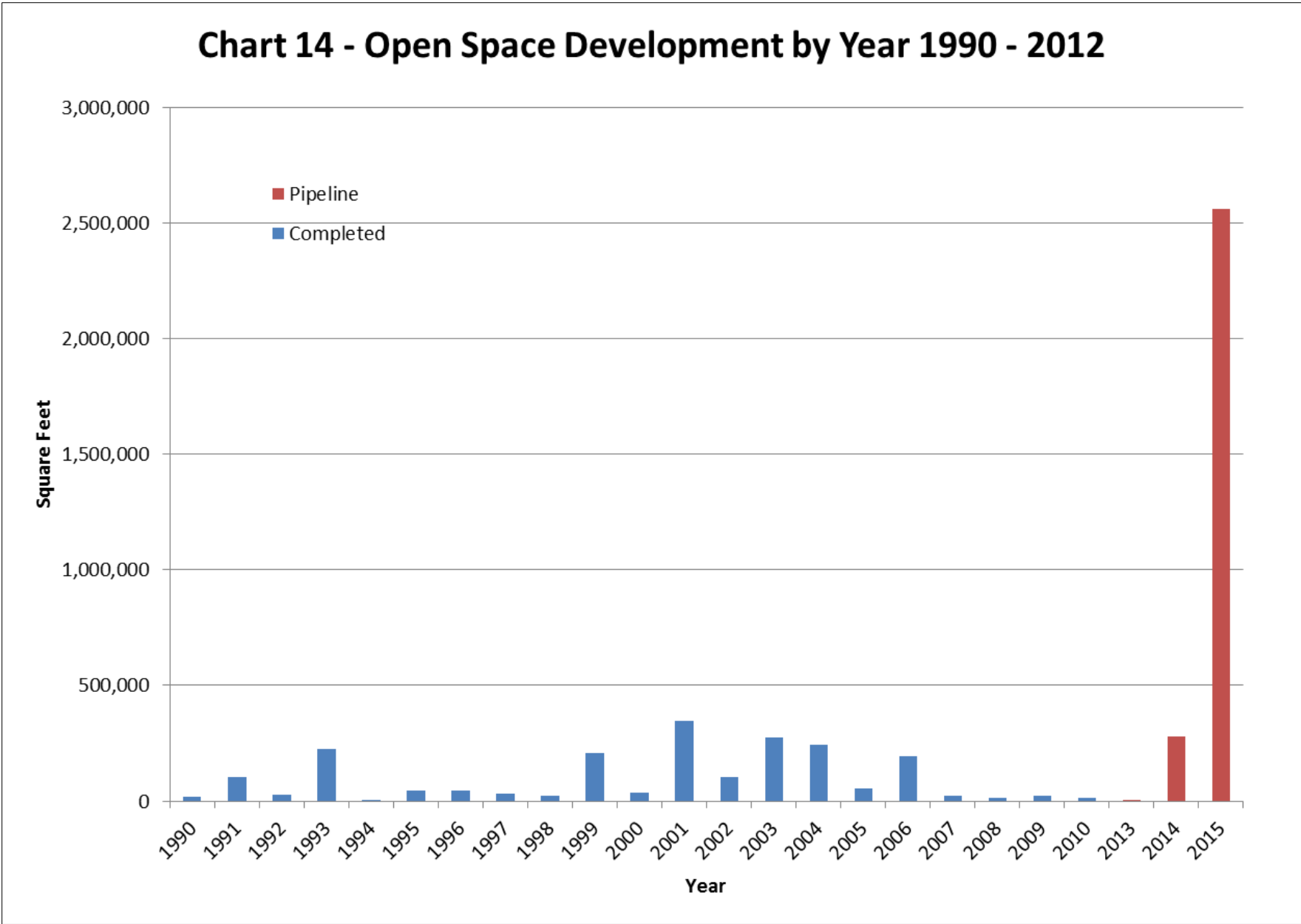
## 2013 MACDC GOALs Report

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### **Real Estate 2012: Open Space**

**Chart 13 - Cumulative Open Space Development  
1990 - 2012**





**Table 13: Open Space Projects Completed in 2012**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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NO OPEN SPACE PROJECTS COMPLETED IN 2012

**Table 14: Open Space Pipeline**

MACDC Member	Location	Type of Space	Dev. Stage	Expected Year	Total Square Feet	Expected Development Costs	# Construction Jobs	Financing Sources
South Boston NDC	Berlandi Garden		Pre Dev	2013	4,000	\$75,000	1	Grassroots, BHA land
Main South CDC	Site Development KGH	Reclaimed Brownfield site. Used for new Boys & Girls Club and athletic complex for Clark U. Includes neighborhood bike path	Constr	2014	280,000	\$16,500,000	275	EPA funding and Federal Earmarks. Transportation Bond bill money. Brownfields
CDC of South Berkshire County	Great Barrington Fairgrounds	Community Supported Agriculture	Concept	2015	2,526,480	\$1,500,000	25	Mass Parks Grants, private donations, private equity
Codman Square NDC	Spencer Whitfield Park	Nontraditional park space to support youth and other community programming in collaboration with local nonprofit agencies.	Pre Dev	2015	15,000	\$394,790	7	City of Boston Grassroots Fund; Browne Fund, New England Grassroots Environmental Fund Beedee Ladd, Greater Boston Urban Resources Partnership
Southwest Boston CDC	Fairmount Court		Concept	2015	20,000	\$0	0	
Southwest Boston CDC	Greenway Development		Planning	2015	0	\$0	0	
<b>Grand Total</b>					<b>2,845,480</b>	<b>\$18,469,790</b>	<b>308</b>	



## 2013 MACDC GOALs Report

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### **Workforce Development**

**Table 15: Workforce Development 2012**

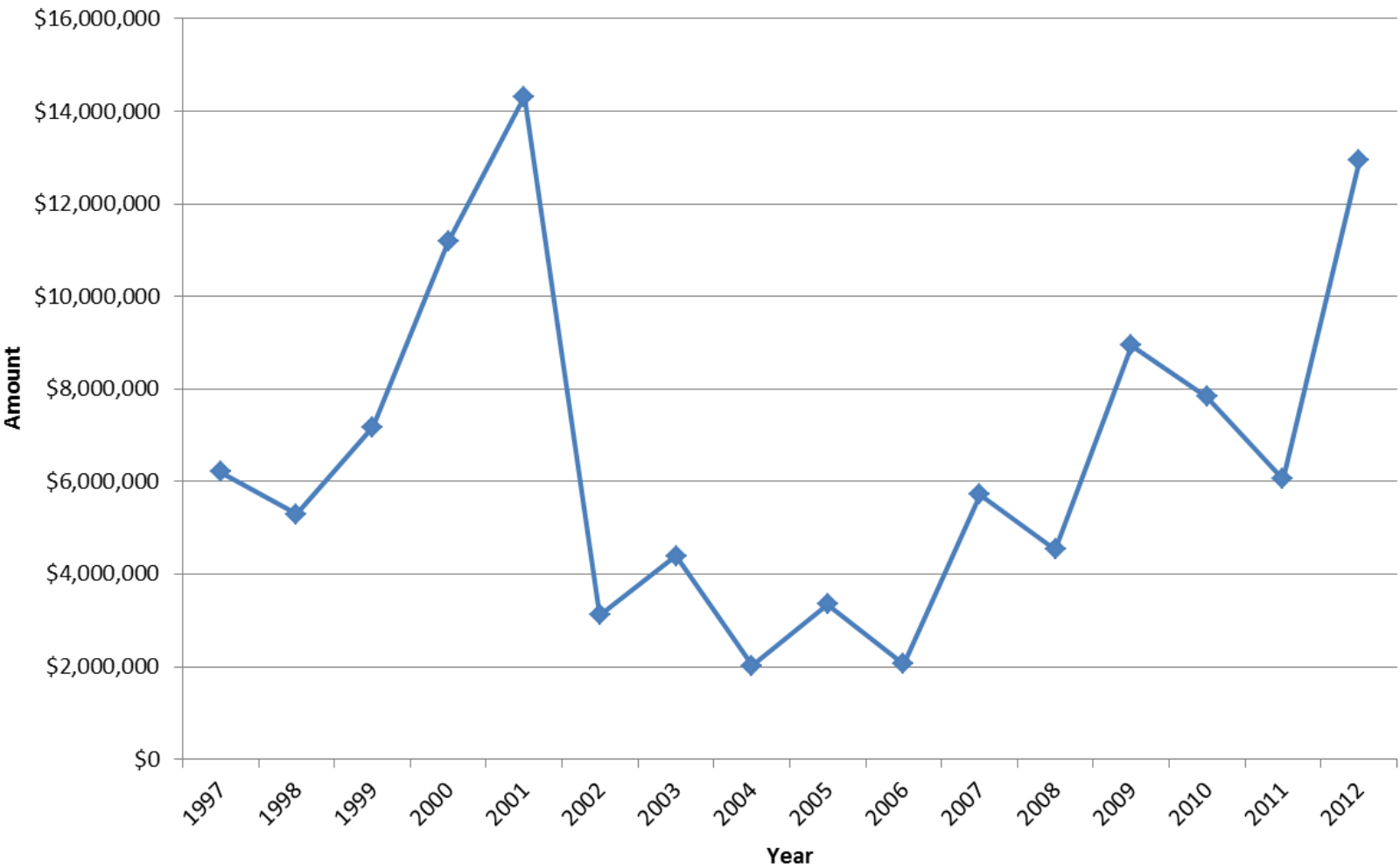
<b>MACDC Member</b>	<b>Found Jobs</b>
Domus, Inc.	2
Dorchester Bay EDC	91
Father Bill's & Mainspring	144
Fenway CDC	4
Housing Assistance Corp.	46
IBA	22
Jamaica Plain NDC	40
Just a Start	112
Main South CDC	5
Methuen Arlington Neighborhood Inc.	57
Quincy-Geneva New Vision CDC	330
The Neighborhood Developers	596
<b>Grand Total</b>	<b>1,449</b>

## 2013 MACDC GOALs Report

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### **Small Business Assistance**

**Chart 15: Small Business Financing Secured  
1997 - 2012**



**Table 16: Small Business Assistance – 2012**

MACDC Member	# Businesses that received Training	# Businesses that received TA	Direct Loans				Packaged Loans				Number of Jobs Created
			# Loaned	Total \$ Loaned	# Loans to LMI Borrowers	# Loans to Women/ Minorities	# Loaned	Total \$ Loaned	# Loans to LMI Borrowers	# Loans to Women/ Minorities	
ACCION New England	469	265	101	\$667,544	67	85	0	\$0	0	0	39
CEDC-SM	0	50	0	\$0	0	0	0	\$0	0	0	14
Coastal Community Capital	454	734	27	\$4,400,000	16	11	8	\$2,292,000	0	5	189
Common Capital	0	100	22	\$1,010,540	13	10	0	\$0	0	0	55
Community Development Partnership	179	59	6	\$8,500	6	3	3	\$310,000	1	1	12
Dorchester Bay EDC	0	75	7	\$170,000	4	1	0	\$0	0	0	9
East Boston CDC	0	6	0	\$0	0	0	0	\$0	0	0	46
Franklin County CDC	129	80	5	\$263,400	3	2	7	\$1,179,600	4	3	15
Greater Gardner CDC	33	30	0	\$0	0	0	0	\$0	0	0	27
Hilltown CDC	8	21	0	\$0	0	0	1	\$661,500	1	1	5
Jamaica Plain NDC	175	75	0	\$0	0	0	7	\$326,000	3	3	27
Lowell CLF dba MCCI	13	6	0	\$0	0	0	0	\$0	0	0	6
Merrimack Valley Small Business Center	418	173	1	\$5,000	1	1	0	\$0	0	0	14
Pittsfield Economic Revitalization Corp.	0	4	0	\$0	0	0	0	\$0	0	0	7
Quaboag Valley CDC	18	46	2	\$72,000	0	0	1	\$100,000	1	1	16
SEED Corp.	486	877	41	\$1,000,086	29	6	0	\$0	0	0	692

**Table 16: Small Business Assistance – 2012**

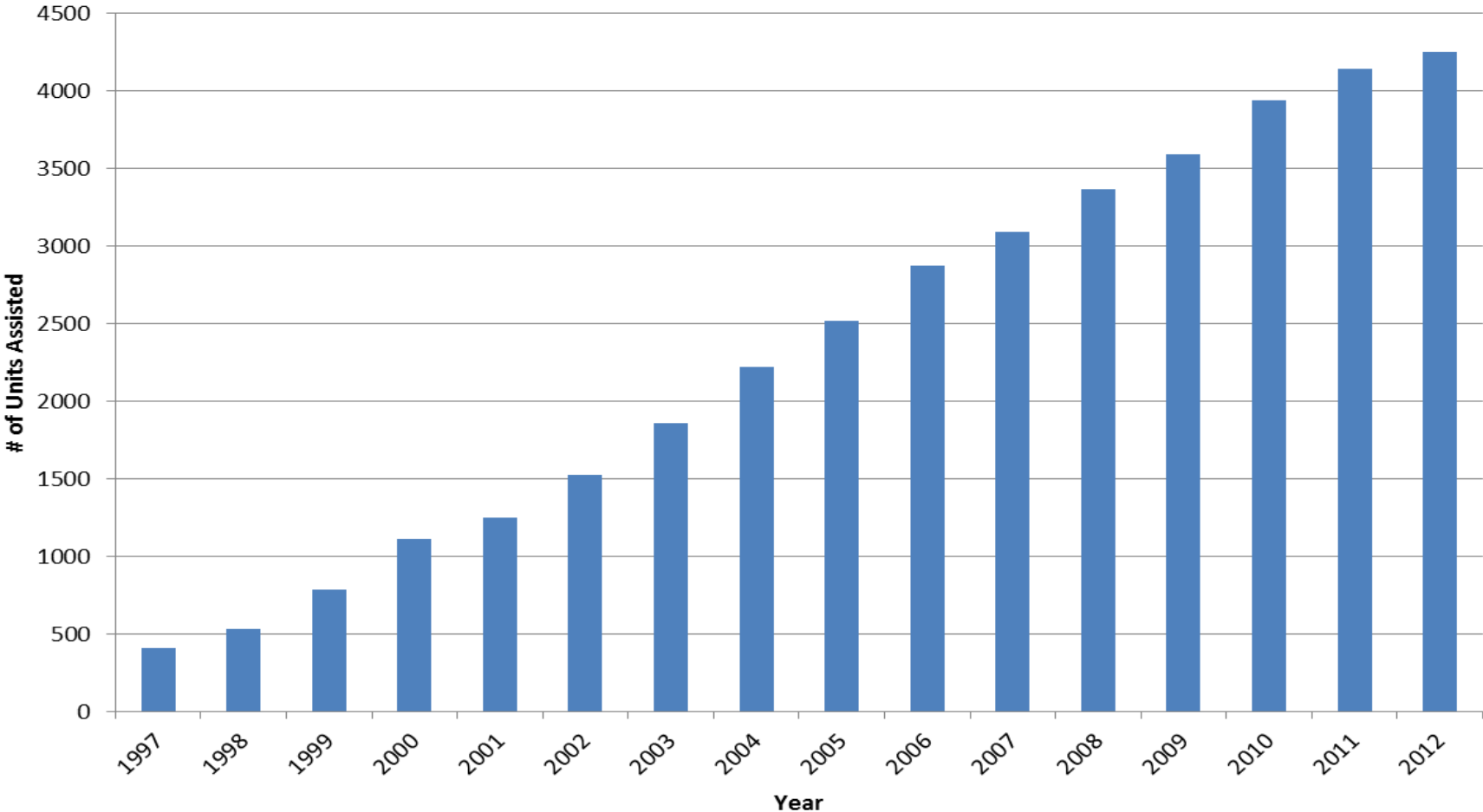
MACDC Member	# Businesses that received Training	# Businesses that received TA	Direct Loans				Packaged Loans				Number of Jobs Created
			# Loaned	Total \$ Loaned	# Loans to LMI Borrowers	# Loans to Women/ Minorities	# Loaned	Total \$ Loaned	# Loans to LMI Borrowers	# Loans to Women/ Minorities	
Southern Worcester County CDC	8	12	0	\$0	0	0	0	\$0	0	0	8
The Neighborhood Developers	16	0	0	\$0	0	0	0	\$0	0	0	0
Twin Cities CDC	68	88	0	\$0	0	0	11	\$308,000	6	3	35
Urban Edge	0	0	2	\$5,000	2	0	0	\$0	0	0	0
Valley CDC	176	29	0	\$0	0	0	5	\$163,450	5	2	19
Viet-AID	0	12	0	\$0	0	0	0	\$0	0	0	60
<b>Grand Total</b>	<b>2,650</b>	<b>2,742</b>	<b>214</b>	<b>\$7,602,070</b>	<b>141</b>	<b>119</b>	<b>43</b>	<b>\$5,340,550</b>	<b>21</b>	<b>19</b>	<b>1,295</b>

## 2013 MACDC GOALs Report

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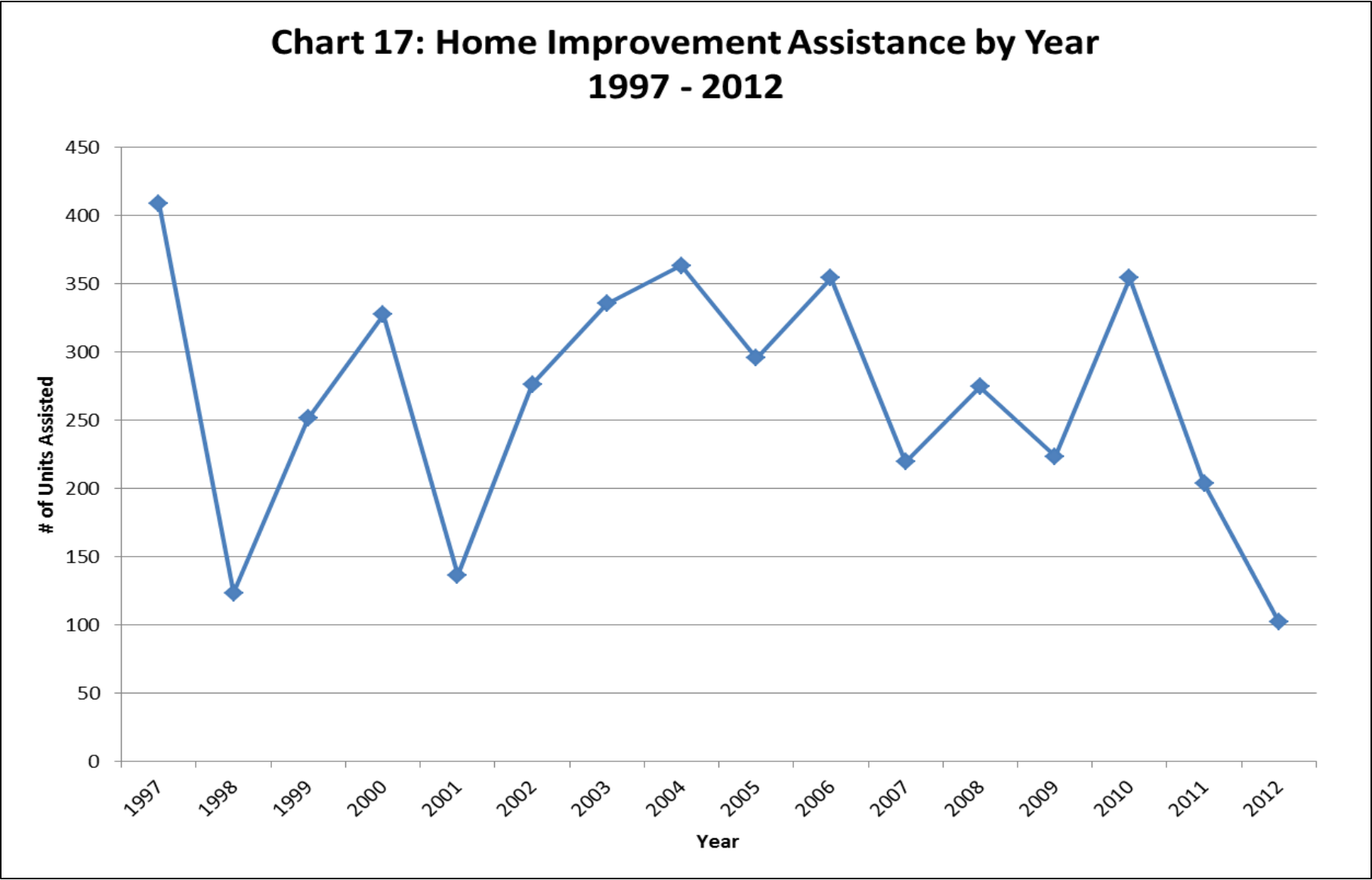
### **Housing Services**

**Chart 16: Cumulative Home Improvement Assistance  
1997 - 2012**

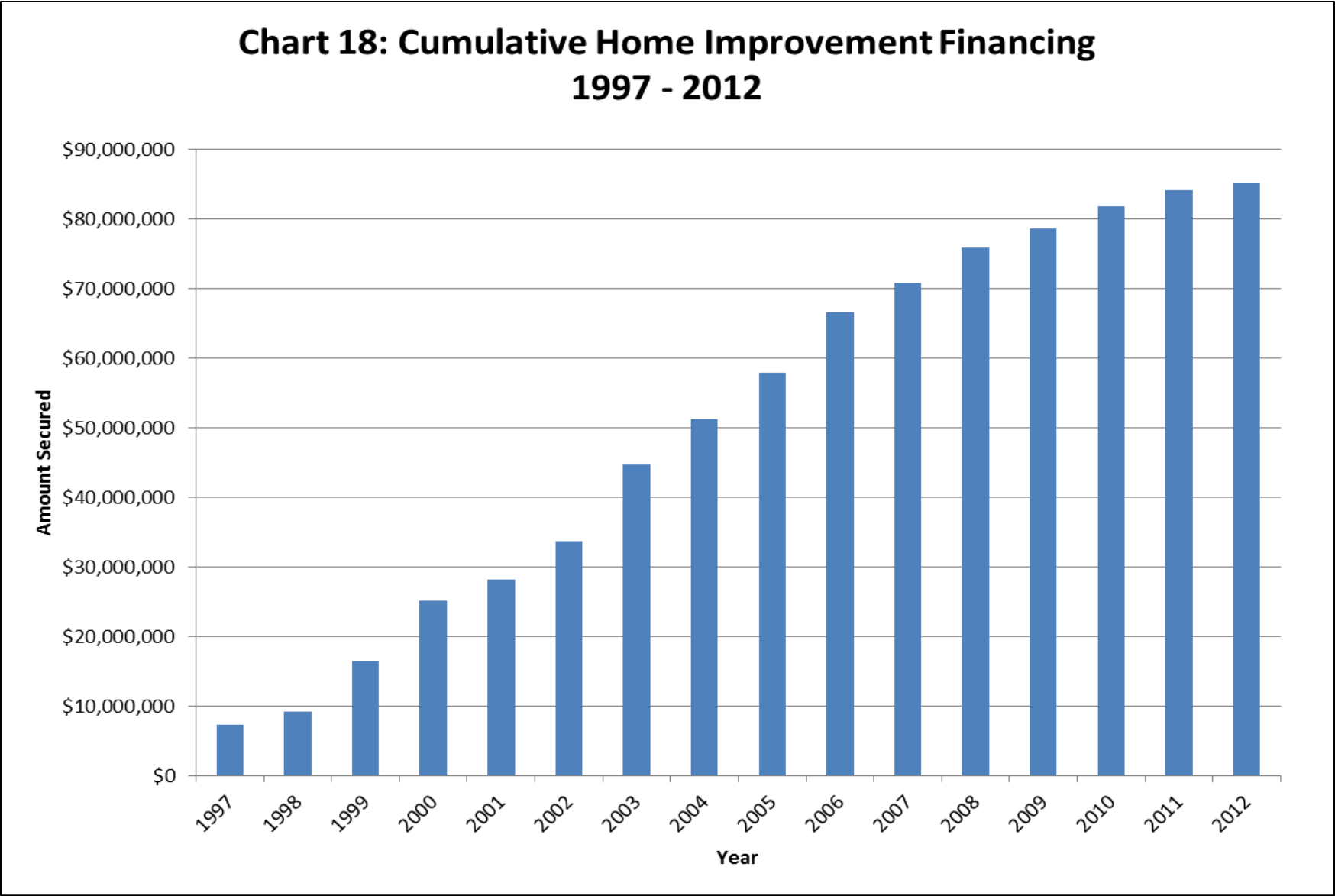




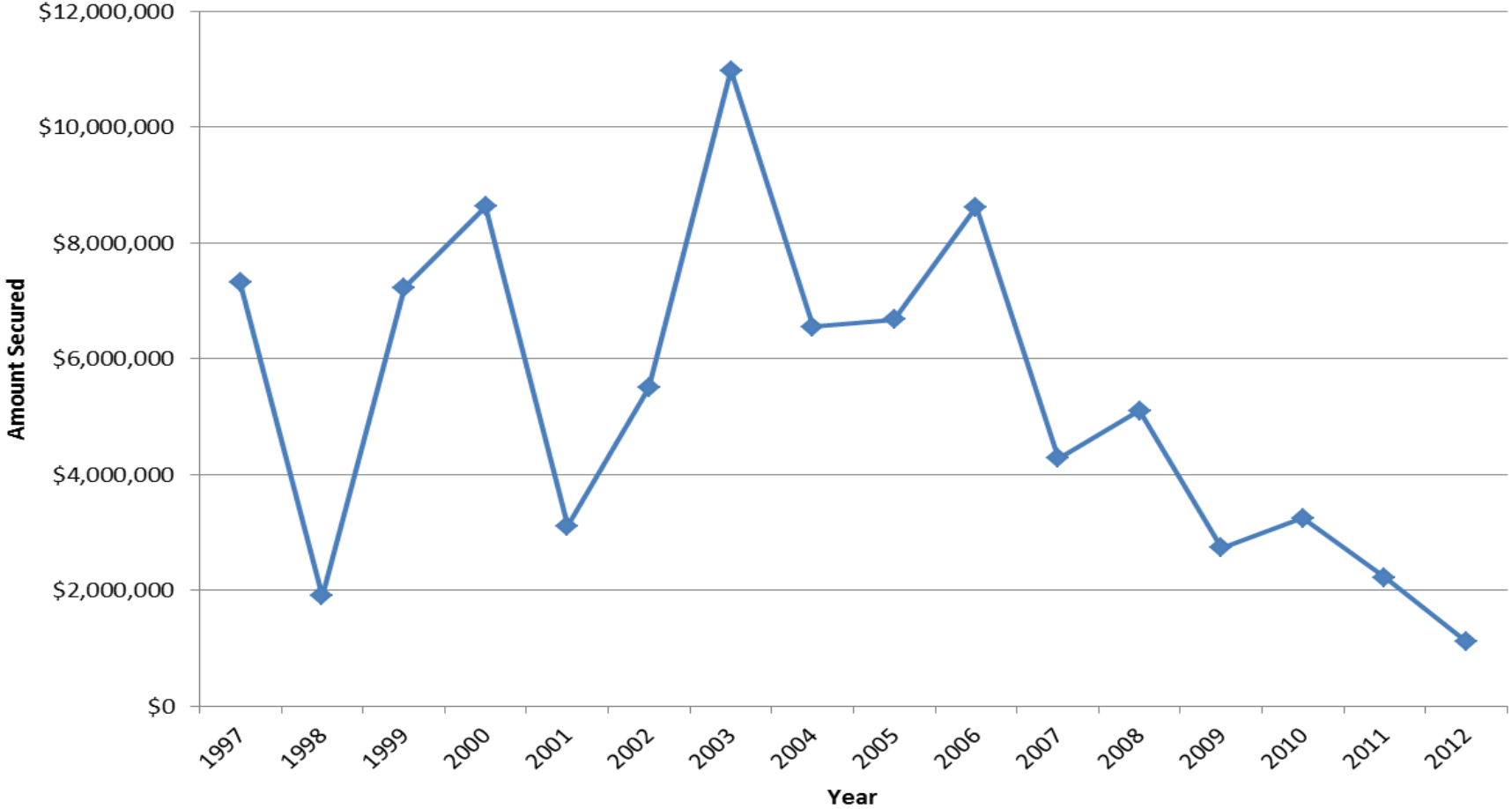
**Chart 17: Home Improvement Assistance by Year  
1997 - 2012**



**Chart 18: Cumulative Home Improvement Financing  
1997 - 2012**



**Chart 19: Home Improvement Financing by Year  
1997 - 2012**



**Table 17: Home Improvement Assistance 2012**

<b>MACDC</b>	<b># Loans</b>	<b># Units Improved</b>	<b>Total Value</b>
Dorchester Bay EDC	1	2	\$35,000
Hilltown CDC	12	12	\$367,815
Homeowners Rehab	3	5	\$143,606
Just a Start	20	40	\$324,178
Lowell CLF dba MCCI	1	3	\$20,000
Main South CDC	1	3	\$2,000
NHS of the South Shore	6	6	\$80,000
Springfield NHS	4	7	\$20,000
Worcester Community Housing Resources	12	24	\$113,695
<b>Grand Total</b>	<b>60</b>	<b>102</b>	<b>\$1,106,294</b>

**Table 18: First-Time Homebuyer Counseling - 2012**

MACDC Member	# of Households Pre-Purchase	DP/Closing Cost Assistance	Direct Mortgage Assistance	# of Households Post-Purchase
Allston Brighton CDC	315	\$0	\$0	29
Arlington Community Trabajando, Inc.	106	\$0	\$0	12
Asian CDC	273	\$0	\$0	7
Coalition for a Better Acre	0	\$0	\$0	40
Codman Square NDC	117	\$7,200	\$0	0
Community Development Partnership	22	\$0	\$0	0
Dorchester Bay EDC	0	\$0	\$0	2
Greater Gardner CDC	109	\$0	\$0	0
Hilltown CDC	44	\$4,500	\$10,000	0
Housing Assistance Corp.	270	\$65,000	\$0	40
Just a Start	0	\$0	\$0	2
Lawrence Community Works	228	\$14,400	\$0	28
Lowell CLF dba MCCI	0	\$90,000	\$0	0
Madison Park DC	60	\$0	\$0	20
NHS of the South Shore	858	\$25,000	\$0	30
NOAH	265	\$0	\$0	57
Nuestra Comunidad DC	159	\$0	\$0	0
Oak Hill CDC	300	\$0	\$15,000,000	500
Somerville Community Corp.	137	\$0	\$0	0
Springfield NHS	412	\$0	\$114,034	11
The Neighborhood Developers	5	\$0	\$0	0
Twin Cities CDC	125	\$22,500	\$0	125
Urban Edge	396	\$0	\$0	14
Valley CDC	303	\$50,000	\$0	59
Viet-AID	60	\$0	\$0	0
WATCH	129	\$0	\$0	0
Worcester Community Housing Resources	0	\$21,241	\$0	0
Worcester East Side CDC	849	\$0	\$0	40

**Table 18: First-Time Homebuyer Counseling - 2012**

MACDC Member	# of Households Pre-Purchase	DP/Closing Cost Assistance	Direct Mortgage Assistance	# of Households Post-Purchase
<i>Grand Total</i>	5,542	\$299,841	\$15,124,034	1,016

**Table 19: Foreclosure Prevention Counseling/Assistance – 2012**

<b>MACDC Member</b>	<b>Total Number of Households</b>	<b>Total Number of Successes</b>
Arlington Community Trabajando, Inc.	22	17
Asian CDC	3	1
Coalition for a Better Acre	630	210
Codman Square NDC	138	54
Dorchester Bay EDC	72	8
ESAC	318	160
Homeowners Rehab	28	21
Housing Assistance Corp.	1,056	250
Just a Start	2	2
Lawrence Community Works	289	51
Lowell CLF dba MCCI	1	1
NHS of the South Shore	300	60
NOAH	230	47
Nuestra Comunidad DC	56	41
Oak Hill CDC	450	225
Somerville Community Corp.	12	2
Springfield NHS	188	35
Twin Cities CDC	161	79
Urban Edge	241	153
Valley CDC	54	39
Viet-AID	157	10
Worcester Community Housing Resources	1	1
<b>Grand Total</b>	<b>4,409</b>	<b>1,467</b>

**Table 20- Rental Housing Stabilization Services 2012**

<b>MACDC Member</b>	<b># of Households Maintain Housing</b>	<b># of Households Obtain New Housing</b>
Allston Brighton CDC	20	87
Arlington Community Trabajando, Inc.	17	2
Asian CDC	34	23
Father Bill's & Mainspring	237	569
Fenway CDC	7	2
Hilltown CDC	2	4
Home City Housing	30	100
Homeowners Rehab	0	1
Housing Assistance Corp.	1,321	211
Housing Corporation of Arlington	58	18
Just a Start	425	385
Lena Park CDC	32	6
Main South CDC	2	1
Metro West Collaborative Development	75	0
NHS of the South Shore	0	6
NOAH	100	46
Nuestra Comunidad DC	25	25
Oak Hill CDC	650	0
Somerville Community Corp.	165	20
Twin Cities CDC	0	12
Urban Edge	176	0
Viet-AID	280	120
WATCH	197	0
Worcester Community Housing Resources	4	12
<b>Grand Total</b>	<b>3,857</b>	<b>1,650</b>



**Table 21: Lead Paint Remediation - 2012**

MACDC Member	# Units Dealed	Total Value
Dorchester Bay EDC	25	\$0
Hilltown CDC	2	\$48,378
Homeowners Rehab	1	\$23,506
Just a Start	6	\$50,000
NHS of the South Shore	4	\$31,000
Oak Hill CDC	80	\$1,200,000
Twin Cities CDC	2	\$65,219
Urban Edge	3	\$60,000
Worcester Community Housing Resources	1	\$15,350
<b>Grand Total</b>	<b>124</b>	<b>\$1,493,453</b>

Table 22: Units Under Receivership 2012

MACDC Member	Units
Twin Cities CDC	12
<i>Grand Total</i>	<b>12</b>

**Table 23: Units Provided Construction Management Services 2012**

<b>MACDC Member</b>	<b>Units</b>
Community Development Partnership	7
Harborlight Community Partners	8
NHS of the South Shore	20
Oak Hill CDC	51
Valley CDC	51
Worcester Community Housing Resources	29
<b><i>Grand Total</i></b>	<b>166</b>

**Table 24: Energy Retrofits: MACDC Member's Rental Portfolio 2012**

<b>MACDC Member</b>	<b># of Units Retrofitted</b>	<b>Total Value</b>
Asian CDC	88	\$375,119
Caritas Communities	128	\$445,000
Coalition for a Better Acre	111	\$383,520
Codman Square NDC	33	\$990,000
Community Development Partnership	4	\$50,045
East Boston CDC	29	\$23,200
Fenway CDC	48	\$75,000
Home City Housing	30	\$1,000,000
Homeowners Rehab	55	\$625,000
Housing Assistance Corp.	2	\$1,000
Housing Corporation of Arlington	6	\$62,500
Jamaica Plain NDC	172	\$495,240
Just a Start	18	\$110,000
Madison Park DC	263	\$650,000
Main South CDC	28	\$93,000
Mission Hill NHS	2	\$20,000
Nuestra Comunidad DC	40	\$100,000
Oak Hill CDC	8	\$15,000
South Boston NDC	21	\$162,000
The Neighborhood Developers	10	\$24,500
Twin Cities CDC	12	\$46,205
Urban Edge	82	\$1,200,000
<b>Grand Total</b>	<b>1,190</b>	<b>\$6,946,329</b>

**Table 25: Energy Improvements: Resident-Owned Homes 2012**

MACDC Member	# of Units Improved	Total Value
Hilltown CDC	9	\$228,619
Housing Assistance Corp.	650	\$3,500,000
Just a Start	10	\$40,000
Viet-AID	49	\$50,000
Worcester Community Housing Resources	5	\$28,250
<b>Grand Total</b>	<b>723</b>	<b>\$3,846,869</b>

## 2013 MACDC GOALs Report

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### **Families**

**Table 26: Youth Programs – 2012**

<b>MACDC Member</b>	<b># Participants</b>	<b>Types of programs offered</b>
Asian CDC	25	United Way Youth Venture; A-VOYCE (Asian Voices of Organized Youth for Community Empowerment)
CEDC-SM	14	After school diversity program
Coalition for a Better Acre	45	After school homework preparation program
Codman Square NDC	48	Youth Jobs Coalition; Washington Street Business District Clean-Up; National Night Out; STARS Youth Leadership Program; College Works (training); 84.org (training); MassVote (training); Voter Education and Registration; Community Resource Fair; Event Flyer
Community Minority Cultural Center CDC	50	Summer of Fun
Dorchester Bay EDC	172	1) STAMP (Social Media & Technology Programs) teaching program-media skills for elementary age kids 2) Youth Force (teaching students how to organize); 3) Summer Camp; 4) Technology classes
East Boston CDC	430	Music classes - Zumix; art classes - Atlantic Works
ESAC	257	ESAC offers a GED Plus Program for At//High/Proven risk youth ages 16 - 24 through 7 classes at 5 sites; includes education & case management. In 2012 24 students received their GED credential.
Greater Gardner CDC	35	KidsFirst After School Homework Center; Summer Enrichment
Hilltown CDC	5	We completed a small pilot project working with regional schools matching youth with employers for internships.
Home City Housing	30	Media Youth Program, tutoring; youth leaders; Building Healthy Relationships; Parent Engagement
Homeowners Rehab	53	Youth Council Scholarship Program YMCA Partnership Community Leadership Events
IBA	320	Year-round Teen program (leadership/exploration/arts); At-Risk youth; Summer Learning Project (K-2); ELL K-2 Afterschool; Summer Basketball League; Pre-school program

**Table 26: Youth Programs – 2012**

<b>MACDC Member</b>	<b># Participants</b>	<b>Types of programs offered</b>
Just a Start	291	YouthBuild; Teen Living Program and Shelter; Futures for Young Parents; Summer Remedial Education and Community Service, Career Connection, TeenWork
Lawrence Community Works	140	dance, vocals, music production, video production, graphic design, leadership, college prep, academic support, open mics
Madison Park DC	350	Summer jobs; youth leadership; educational computer instructions; school-aged after-school; summer day camp; civic engagement
Methuen Arlington Neighborhood Inc.	187	Safe Haven After School Homework Center; Karate Program; Summer Basketball Program; Scholarships to YMCA Camp Otter; Saturday Movies and Crafts Program; Christmas "Adopt A Family Program"; Methuen Violence Prevention Program, Summer Parks and Recreation P
NOAH	180	Youth Chelsea Creek Action Group Leadership Crew; O'Donnell Schoolyard Summer Program; Youth Soccer
North Shore CDC	36	Summer youth jobs program (STAND); youth jobs program (year-round) - both are designed on the YouthBuild model, but our YouthBuild affiliation was not approved until 2013
Nuestra Comunidad DC	75	Youth Peace March
Oak Hill CDC	15	Leadership development, education/college readiness, financial fitness
Somerville Community Corp.	60	Mediation and Peer Leadership training
Southwest Boston CDC	15	Hyde Park Green Team - employment and environmental education program
The Neighborhood Developers	81	Afterschool Program; Youth organizing
Urban Edge	29	Youth Jobs and Youth Leadership
Viet-AID	163	After school program; Summer program; VALA (Viet-AID Leadership Alliance)
<b>Grand Total</b>	<b>3,106</b>	



**Table 27- Family Asset Building 2012**

<b>MACDC Member</b>	<b>Adult Basic Ed</b>	<b>ESOL</b>	<b>Earned Income Credit Assist</b>	<b>EITC Total Value</b>	<b>IDAs</b>	<b>IDA Total Value</b>	<b>Financial Counseling or Coaching</b>	<b>Total # of Families Assisted</b>
ACCION New England								0
Allston Brighton CDC					3			3
Arlington Community Trabajando, Inc.								0
Asian CDC							14	14
B'nai B'rith Housing								0
Caritas Communities								0
Cascap, Inc.								0
CDC of South Berkshire County								0
CEDC-SM		21	1,300	\$500,000			130	1,451
Coalition for a Better Acre								0
Coastal Community Capital								0
Codman Square NDC					4	\$6,200	192	196
Common Capital								0
Community Development Partnership								0
Community Minority Cultural Center CDC		32						32
Domus, Inc.	298							298
Dorchester Bay EDC								0
East Boston CDC								0
ESAC								0
ETC								0
Father Bill's & Mainspring								0
Fenway CDC							13	13

**Table 27- Family Asset Building 2012**

MACDC Member	Adult Basic Ed	ESOL	Earned Income Credit Assist	EITC Total Value	IDAs	IDA Total Value	Financial Counseling or Coaching	Total # of Families Assisted
Fields Corner CDC								0
Franklin County CDC								0
Greater Gardner CDC								0
Harborlight Community Partners								0
Hilltown CDC								0
Home City Housing		10					18	28
Homeowners Rehab					14	\$23,489	27	41
Housing Assistance Corp.	17						73	90
Housing Corporation of Arlington								0
IBA	80	38						118
Jamaica Plain NDC							55	55
Just a Start	126						63	189
Lawrence Community Works	122	104	528	\$426,000	66	\$20,695	263	1,083
Lena Park CDC								0
Lowell CLF dba MCCI								0
Madison Park DC					1			1
Main South CDC	50		314	\$194,072			28	392
Merrimack Valley Small Business Center								0
Methuen Arlington Neighborhood Inc.								0
Metro West Collaborative Development								0
Mission Hill NHS								0
NEBA Works								0
NHS of the South								0

**Table 27- Family Asset Building 2012**

MACDC Member	Adult Basic Ed	ESOL	Earned Income Credit Assist	EITC Total Value	IDAs	IDA Total Value	Financial Counseling or Coaching	Total # of Families Assisted
Shore								
NOAH		128						128
North Shore CDC		127						127
Nuestra Comunidad DC								0
Oak Hill CDC							600	600
Pittsfield Economic Revitalization Corp.								0
Quaboag Valley CDC								0
Quincy-Geneva New Vision CDC								0
SEED Corp.								0
Somerville Community Corp.					8	\$6,384	102	110
South Boston NDC								0
Southern Worcester County CDC								0
Southwest Boston CDC								0
Springfield NHS								0
The Neighborhood Corporation								0
The Neighborhood Developers	164	63	911	\$554,795	12	\$12,000	72	1,222
Twin Cities CDC								0
Urban Edge			175	\$106,058			176	351
Valley CDC								0
Viet-AID	63	16						79
WATCH		87						87
WHALE								0
Women's Institute for								0

**Table 27- Family Asset Building 2012**

<b>MACDC Member</b>	<b>Adult Basic Ed</b>	<b>ESOL</b>	<b>Earned Income Credit Assist</b>	<b>EITC Total Value</b>	<b>IDAs</b>	<b>IDA Total Value</b>	<b>Financial Counseling or Coaching</b>	<b>Total # of Families Assisted</b>
Housing and Economic Dev.								
Worcester Common Ground								0
Worcester Community Housing Resources								0
Worcester East Side CDC								0
<b>Grand Total</b>	<b>920</b>	<b>626</b>	<b>3,228</b>	<b>\$1,780,925</b>	<b>108</b>	<b>\$68,768</b>	<b>1,826</b>	<b>6,708</b>

**Table 28: Elder Programs - 2012**

MACDC Member	# Participants	Types of programs offered
Dorchester Bay EDC	44	Provides elders with opportunities for recreation; socialization; health screenings and workshops, advocacy, and case management. We also provide nutritious breakfast and lunch
East Boston CDC	250	Adult day care; visiting nurse; homemakers - East Boston Neighborhood Health Center contract
ESAC	404	Senior Homeowner Repair Program: ESAC provided 620 emergency & minor home repairs and modifications to help seniors remain in their homes for as long as they desire and are able to do so safely.
Fenway CDC	65	Conversational English; exercise classes; yoga classes; blood pressure screenings; movies; museum visits; sing-a-long with Berklee students; special presentations on health issues; discussion on current events; poetry; day bus trips; holiday celebrations
Harborlight Community Partners	260	Supportive Housing, Assisted Living
Hilltown CDC	240	Hilltown Elder Network; Health Outreach Program for Elders
IBA	300	Many workshops: Health (Medical, Nutrition, Medical Services, Healthy Cooking, Walking Club, etc.); Entertainment (karaoke, Social Fridays, Bingo, etc.); Educative (Spanish; sawing; arts & crafts); etc.
Jamaica Plain NDC	160	Meals programs; exercise and other wellness activities; transportation; social service linkages; health screenings; social activities and outings
Just a Start	125	Home Improvement Program; Tenant and Homeowner Advisory Programs
NOAH	100	Senior Homeowner Repair and Rehab Services
Nuestra Comunidad DC	50	Housing Resource Services (obtain and retain housing for the elderly and disabled)
Viet-AID	50	Various Programs
<b>Grand Total</b>	<b>2,048</b>	

**Table 29: Community Events - 2012**

MACDC Member	# Participants in Arts Programs	# Participants in Cultural Programs	# Participants in Community Festivals
Allston Brighton CDC	0	0	300
Asian CDC	5	0	600
CEDC-SM	0	0	10,000
Coalition for a Better Acre	25	50	379
Community Minority Cultural Center CDC	27	400	1,500
East Boston CDC	180	410	0
Fenway CDC	30	30	50
Franklin County CDC	275	0	0
Hilltown CDC	0	0	2,225
Housing Corporation of Arlington	0	0	200
IBA	175	180	12,320
Madison Park DC	12	300	2,000
Methuen Arlington Neighborhood Inc.	125	0	0
NOAH	0	400	1,500
Nuestra Comunidad DC	0	0	338
The Neighborhood Developers	22	27	860
<b>Grand Total</b>	<b>876</b>	<b>1,797</b>	<b>32,272</b>

## 2013 MACDC GOALs Report

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

**Table 30: Completed Housing Projects**

<b>MACDC Member</b>	<b>Project Name</b>	<b>Units</b>	<b>Year of Occupancy</b>	<b>Total Development Cost</b>	<b>Construction Type</b>	<b>Financing</b>	<b>Environmental</b>
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, Mass Development, 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 Community Capital or Loan Fund, MHIC, The Life Initiative, The Property and Casualty Initiative	Energy Conservation



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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, Mass Development, Federal Tax Credits (LIHTC), MHP, Boston Community Capital or Loan Fund, The Life Initiative, Fleet Bank/ Bank of America, Harvard University, \$2.8 million	Energy Conservation Healthy Materials, Bio-Diesel, Sustainable Materials
Allston Brighton CDC	Commonwealth Apartments	118	1999	\$10,700,000		NULL	
Allston Brighton CDC	Glenville Apartments	117	1999	\$9,900,000		NULL	
Allston Brighton CDC	Brighton Allston Apartments	60	1997	\$5,020,000		NULL	
Allston Brighton CDC	40-42 Ashford St.	11	1993	\$780,000		NULL	
Allston Brighton CDC	Carol Ave. Coop	33	1990	\$3,300,000		NULL	
Allston Brighton CDC	Hano St. Apts.	20	1987	\$837,000		NULL	
Allston Brighton CDC	Oak Sq. Condos	12	1984	\$500,000		NULL	
<b>Allston Brighton CDC Total</b>		494		\$68,250,395			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Asian CDC	6 Fort Street	34	2012	\$11,380,000	Rehab - Subst	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	Energy Conservation Healthy Materials, Sustainable Materials
<b>Asian CDC Total</b>		34		\$11,380,000			
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	NULL	
Back of the Hill CDC	Triple Decker	3	1989	\$230,000		NULL	
Back of the Hill CDC	Condos	18	1986	\$0	New Constr	NULL	
Back of the Hill CDC	Back of the Hill Apts.	125	1980	\$6,000,000	New Constr	NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<b>Back of the Hill CDC Total</b>		436		\$55,230,000			
Brockton CDC	14 Milton St.	1	1999	\$98,000		NULL	
<b>Brockton CDC Total</b>		1		\$98,000			
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,

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<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,
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		NULL	
<b>CDC of South Berkshire County Total</b>		55		\$9,176,000			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Coalition for a Better Acre	Acre High School	22	2011	\$7,500,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, Neighborhood Reinvestment, Enterprise Bank construction/permanent financing	Energy Conservation Healthy Materials, Sustainable Materials
Coalition for a Better Acre	Unity Place Apartments	23	2011	\$6,800,000	New Constr	Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, Enterprise Bank Construction Loan	Energy Conservation Healthy Materials, Sustainable Materials
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	Energy Conservation Healthy Materials, Sustainable Materials

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						Tax Credits, Section 8, Four units Federal Section 8 through DHCD, four units Lowell Housing Authority subsidized. Neighborhood Reinvestment, Enterprise Bank - construction and permanent financing	
Coalition for a Better Acre	North Canal Apartments Expiring Use	267	2007	\$30,000,000	Preserv of Exp Use	Federal Tax Credits (LIHTC), Section 8, MHP, TD Banknorth	Energy Conservation Healthy Materials, Sustainable Materials
Coalition for a Better Acre	Suffolk Street Joint Venture	10	2004	\$1,500,000	New Constr	Local or Regional HOME, State HOME, Section 8, Construction loan: Enterprise Bank	Energy Conservation
Coalition for a Better Acre	At Home In Lowell	2	2003	\$300,000	New Constr		
Coalition for a Better Acre	RTC Homeownership Phase I	8	1995	\$1,200,000	New Constr	NULL	
Coalition for a Better Acre	North Canal Apts.	265	1991	\$20,300,000		NULL	
Coalition for a Better Acre	Merrimack St. Housing	12	1990	\$1,600,000		NULL	
Coalition for a Better Acre	Triangle Homeownership	38	1986	\$2,500,000		NULL	
<b>Coalition for a Better Acre Total</b>		662		\$76,400,000			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	157 Washington St., Dorchester	24	2012	\$10,236,000	New Constr	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Mass Development, Brownfields, CATNHP (TOD funds) Federal Tax Credits (LIHTC), New Market Tax Credits, Dept. of HHS, Office of Community Services (job creation)MHP, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, Fleet Bank/ Bank of America,	Energy Conservation Healthy Materials, Transit Oriented Development (within 1 1/2 blocks of Four Corners Fairmount Line stop), plus adaptive re-use of existing structure., Sustainable Materials
Codman Square NDC	412 Talbot Avenue	4	2011	\$728,193	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF),	Energy Conservation Healthy Materials
Codman Square NDC	New Lithgow Residential LLC Rehab and Refinancing	31	2009	\$7,460,000	Rehab - Subst		

**Table 30: Completed Housing Projects**

<b>MACDC Member</b>	<b>Project Name</b>	<b>Units</b>	<b>Year of Occupancy</b>	<b>Total Development Cost</b>	<b>Construction Type</b>	<b>Financing</b>	<b>Environmental</b>
Codman Square NDC	Washington Columbia II Rehab and Refinancing	175	2009	\$10,980,000	Rehab - Mod		
Codman Square NDC	Latin Academy (Phase II)	35	2008	\$12,237,000	Other	Local Linkage, State HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Neighborhood Reinvestment,	Energy Conservation
Codman Square NDC	Latin Academy (Existing)	58	2007	\$2,000,000	Rehab - Mod	DND Housing Stabilization Fund (HSF), Proceeds from sale of gym and auditorium	Energy Conservation
Codman Square NDC	Norwell Whitfield Homes	18	2006	\$5,750,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund,	Energy Conservation Healthy Materials, Sustainable Materials



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	Washington Columbia 1 Restructuring	151	2006	\$7,810,603	Preserv of Exp Use	Local or Regional HOME, The City forgave a \$118K past note, in exchange for an extended Affordable Housing Use Restriction agreement. Section 8 project based project. Went through Mark to Market process in Fall 2005. Hud deferred (via a 2nd and 3rd Mortgage), approximately \$\$6.2 mill. GMACC (General Motors Assistance Commercial Corp first mortgage for \$1.54 mill MBHP also provided an unsecured loan of \$26,868 required to fund the Partnership contribution.	
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,

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	BHA Infill	2	2004	\$474,140	Rehab - Subst	Local or Regional HOME, Leading the Way (Boston only), BHA donated building and land for no cost. State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, LISC, Boston Community Capital or Loan Fund, Charlesgate sales proceeds	Energy Conservation Healthy Materials, Sustainable Materials
Codman Square NDC	109 Glenway	3	2003	\$465,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund,	Energy Conservation
Codman Square NDC	Talbot Bernard Homes	44	2003	\$11,200,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Leading the Way (Boston only), State HOME, State CDBG, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Mass Development, Brownfields, Federal Tax Credits (LIHTC), MHP, LISC, Boston Community Capital or Loan Fund, Neighborhood Reinvestment	Energy Conservation

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	Talbot Bernard Senior Housing	31	2003	\$5,700,000	New Constr	Local Linkage, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, Section 202, LISC, Neighborhood Reinvestment, Fleet Bank/ Bank of America, Developer Equity	Energy Conservation Energy Star
Codman Square NDC	Latin Academy (Existing)	58	2002	\$8,600,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Mass Development, Neighborhood Reinvestment, MHIC, Fleet Bank/ Bank of America, Citizens Bank, Sovereign Bank,	Energy Conservation Healthy Materials, Sustainable Materials
Codman Square NDC	Home Again: Mt. Bowdoin/Glenway	16	2001	\$2,846,588		NULL	
Codman Square NDC	1-4 Family Program	3	2000	\$355,000		NULL	
Codman Square NDC	Erie-Ellington Homes	50	2000	\$0	New Constr	NULL	
Codman Square NDC	(Home for Homeless Seniors)	18	1999	\$2,063,000		NULL	
Codman Square NDC	1-4 Family Program	2	1999	\$249,883		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	1-4 Family Program	2	1999	\$249,950		NULL	
Codman Square NDC	3 Herbert Ave	2	1998	\$249,900		NULL	
Codman Square NDC	538 Talbot Ave	14	1998	\$1,603,810		NULL	
Codman Square NDC	17 Kenberma	3	1997	\$270,000		NULL	
Codman Square NDC	55 Aspinwall Rd.	3	1997	\$270,000		NULL	
Codman Square NDC	47 Aspinwall Rd.	3	1996	\$270,000		NULL	
Codman Square NDC	766 Washington St.	3	1993	\$270,000		NULL	
Codman Square NDC	Wash. Columbia II	175	1993	\$15,000,000		NULL	
Codman Square NDC	Lithgow Residential	31	1991	\$4,000,000	New Constr	NULL	
Codman Square NDC	Wash. Columbia I	151	1990	\$12,000,000		NULL	
Codman Square NDC	Whittier School	14	1990	\$3,000,000		NULL	
Codman Square NDC	Codman Sq. Apts - BHP I	80	1986	\$4,400,000		NULL	
Codman Square NDC	Champlain Circle	20	1984	\$1,500,000	New Constr	NULL	
Codman Square NDC	Norfolk Terrace Apts.	17	1984	\$500,000		NULL	
<b>Codman Square NDC Total</b>		1,264		\$138,449,592			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Community Development Partnership	Wampum Lane	2	2012	\$401,000	Rehab - Mod	Local or Regional CDBG, Community Preservation Act Funds, Community Preservation Fund	Energy Conservation
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	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Community Development Partnership	Fire House Road, Truro	1	2004	\$200,000	Other	Town owned land Private home owner donated and paid for moving an existing house and then installed new foundation and septic system.	
Community Development Partnership	Wellfleet Homeownership	4	2004	\$524,000	New Constr	Housing Authority owned land and sold at reduced price. Down payment assistance	Energy Conservation
Community Development Partnership	White Pines, 58 Harry Kemp Way	4	2004	\$337,750	New Constr	Local or Regional HOME, Local or Regional CDBG, CDBG Program Income County Rental Program Funds Housing Stabilization Fund (HSF), Section 8, Housing Assistance Corp.	Energy Conservation
Community Development Partnership	Brewster Affordable Housing	2	2001	\$187,200	New Constr	NULL	
Community Development Partnership	Provincetown Duplex	2	2001	\$327,500		NULL	
Community Development Partnership	Wellfleet Homeownership	6	2001	\$920,000		NULL	
Community Development Partnership	Gull Cottages	5	2000	\$614,823		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Community Development Partnership	Canal House	11	1998	\$343,900		NULL	
Community Development Partnership	Eastham Duplexes	8	1998	\$646,000		NULL	
<b>Community Development Partnership Total</b>		<b>71</b>		<b>\$10,817,473</b>			
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	15 Raven	3	2012	\$694,000	Rehab - Subst		Energy Conservation Healthy Materials
Dorchester Bay EDC	16 Folsom	1	2012	\$460,000	Rehab - Subst		Energy Conservation
Dorchester Bay EDC	19 Barry	3	2012	\$796,000	Rehab - Subst		Energy Conservation Healthy Materials
Dorchester Bay EDC	2 Clarkson	2	2012	\$519,196	Rehab - Subst	MHIC,	Energy Conservation

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	25 Rill St	3	2012	\$636,000	Rehab - Subst		Energy Conservation Healthy Materials
Dorchester Bay EDC	3 Clarkson	2	2012	\$639,000	Rehab - Subst		Energy Conservation Healthy Materials,
Dorchester Bay EDC	31 Hendry	3	2012	\$748,000	Rehab - Mod		Energy Conservation Healthy Materials,
Dorchester Bay EDC	34 Hendry	3	2012	\$748,000	Rehab - Subst		Energy Conservation Healthy Materials,
Dorchester Bay EDC	56 Topliff	3	2012	\$718,000	Rehab - Subst		Energy Conservation
Dorchester Bay EDC	618 Dudley	4	2012	\$742,405	Rehab - Subst	Boston Private Trust	Energy Conservation Healthy Materials,
Dorchester Bay EDC	91 Coleman	3	2012	\$580,000	Rehab - Subst		Energy Conservation Healthy Materials,
Dorchester Bay EDC	25 Nelson St	2	2011	\$546,000	Rehab - Mod		Energy Conservation Healthy Materials,
Dorchester Bay EDC	458 Quincy	3	2011	\$634,000	Rehab - Subst		Energy Conservation Healthy Materials,
Dorchester Bay EDC	9 Burrell	3	2011	\$586,000	Rehab - Subst		Energy Conservation
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.,



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	Dudley Village	50	2008	\$15,000,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), State Low Income Housing Tax Credits, Transit Oriented Development grant from Commonwealth Corp. Section 8, New Market Tax Credits, LISC, Boston Community Capital or Loan Fund, MHIC, Fleet Bank/ Bank of America, Citizens Bank,	Energy Conservation Healthy Materials, passive solar rainwater collection, Sustainable Materials,
Dorchester Bay EDC	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, Mass Development, Charles Bank	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		

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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, Charles Bank 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	NULL	
Dorchester Bay EDC	Bird Street Estates	8	2001	\$1,523,263	New Constr	NULL	
Dorchester Bay EDC	Dudley Terrace Apartments	56	2001	\$6,800,000		NULL	
Dorchester Bay EDC	Wilder Gardens	61	1998	\$7,800,000		NULL	
Dorchester Bay EDC	Ceylon Fields	62	1997	\$7,300,000		NULL	
Dorchester Bay EDC	Housing Preservation I	2	1996	\$239,167		NULL	
Dorchester Bay EDC	Upham's Corner Apts.	36	1996	\$4,915,211		NULL	
Dorchester Bay EDC	16 Everett Ave Condominiums	10	1994	\$250,000		NULL	
Dorchester Bay	Alexander Coop	38	1993	\$6,500,000	New Constr	NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
EDC							
Dorchester Bay EDC	Cottage Brook	147	1993	\$10,400,000		NULL	
Dorchester Bay EDC	Single Family I	12	1992	\$1,080,000	New Constr	NULL	
Dorchester Bay EDC	Single Family II	6	1990	\$540,000	New Constr	NULL	
Dorchester Bay EDC	BHP II - Granite	134	1989	\$8,700,000		NULL	
Dorchester Bay EDC	Abandoned Housing Program	37	1988	\$1,300,000		NULL	
Dorchester Bay EDC	BHP I	94	1987	\$4,000,000		NULL	
Dorchester Bay EDC	BHP I	58	1987	\$2,850,242		NULL	
<b>Dorchester Bay EDC Total</b>		<b>1,042</b>		<b>\$123,576,484</b>			
East Boston CDC	Greenway Apartments LLC	27	2012	\$11,000,000	New Constr	Local or Regional HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Section 8,	Energy Conservation Healthy Materials, Sustainable Materials
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		

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
East Boston CDC	Carlton Wharf Apartments	30	2005	\$6,000,000	New Constr		Energy Conservation
East Boston CDC	Maverick Gardens HOPE VI Phase 2	80	2005	\$21,760,000	New Constr		Energy Conservation Solar Panels
East Boston CDC	Maverick Gardens HOPE VI	150	2004	\$35,000,000	New Constr	NULL	
East Boston CDC	Meridian House	24	2004	\$2,000,000	Rehab - Subst		
East Boston CDC	Sturgis Street	50	2002	\$4,000,000	Rehab - Subst		Energy Conservation
East Boston CDC	Sturgis Street	45	2002	\$4,500,000	Rehab - Subst	East Boston Savings Bank	Energy Conservation Healthy Materials, Sustainable Materials,
East Boston CDC	Villa Michelangelo, Inc.	75	2002	\$8,500,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Section 202,	Energy Conservation Healthy Materials, Sustainable Materials
East Boston CDC	Villa Michelangelo, Inc.	71	2002	\$8,000,000	Rehab - Subst		Energy Conservation
East Boston CDC	Landfall Community Associate	111	2001	\$9,500,000		NULL	
East Boston CDC	Villa Michelangelo, Inc.	72	2001	\$8,000,000		NULL	
East Boston CDC	Winthrop Place	45	2001	\$2,900,000		NULL	
East Boston CDC	Chevrus School Apartments	46	1998	\$4,100,000		NULL	
East Boston CDC	E. Boston Corp. Rehab	40	1993	\$2,100,000		NULL	
East Boston CDC	Lyman School Associates	46	1990	\$2,300,000		NULL	
East Boston CDC	Woodbury/Cunard	17	1986	\$710,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
East Boston CDC	Landfall Apts.	18	1982	\$680,000		NULL	
East Boston CDC	E. Boston Community Associates	96	1980	\$2,800,000		NULL	
<b>East Boston CDC Total</b>		1,297		\$204,950,000			
ETC	Neponset Field - Phase IB (Senior Housing)	31	2011	\$10,515,104	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 202, HUD - DPG	Energy Conservation Healthy Materials, Sustainable Materials
ETC	700 Harrison Avenue	84	2008	\$23,000,000	New Constr	State HOME, City HOME/ NH State AHTF Sovereign Bank,	Healthy Materials
ETC	Keen Studios	23	2008	\$6,600,000	Rehab - Subst	Local or Regional HOME, Boston Community Capital or Loan Fund,	Energy Conservation Healthy Materials
<b>ETC Total</b>		138		\$40,115,104			
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		NULL	
<b>Falmouth Housing Trust</b>		31		\$2,054,816			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<b>Total</b>							
Father Bill's & Mainspring	Grove Street Family Housing	3	2012	\$336,445	Rehab - Mod	MRVP, MHIC, private foundations and fundraising Harbor One loan	Energy Conservation
Father Bill's & Mainspring	The Anderson House Veterans Housing	6	2012	\$1,463,660	New Constr	Community Preservation Act Funds, Housing Innovations Fund (HIF), MassHousing or MFHA (other than trust), Section 8, 1 VASH - housing subsidy private foundations and fundraising	Energy Conservation
<b>Father Bill's &amp; Mainspring Total</b>		9		\$1,800,105			
Fenway CDC	Hemenway Apts	24	2012	\$1,600,000	Rehab - Mod	MHP,	Energy Conservation Healthy Materials, Sustainable Materials
Fenway CDC	West Fenway Elderly	48	2011	\$11,544,900	Rehab - Mod	Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), State Low Income Housing Tax Credits, Mass Development, Section 202, MHP,	Energy Conservation Healthy Materials, Solar Thermal, Sustainable Materials
Fenway CDC	Fenway Views	3	2006	\$450,000	Rehab - Mod	MHP, MHIC, Wainwright Ban CEDAC	Energy Conservation Solar panels (PV), Sustainable Materials

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Fenway CDC	Morville House Expansion	30	2005	\$32,242,388	New Constr	Federal Tax Credits (LIHTC), Section 8, MHP, MHIC, Fleet Bank/ Bank of America, Keyspan Gran Massachusetts Renewable Energy Trust Grant	Energy Conservation
Fenway CDC	Westland Avenue Preservation	96	2005	\$21,491,911	Preserv of Exp Use	Local or Regional CDBG, Leading the Way (Boston only), City of Boston - 6A contract Housing Stabilization Fund (HSF), MassHousing or MFHA (other than trust), CIPF, 4% credits with tax exempt bond financing Federal Tax Credits (LIHTC), Section 8, Keyspan Energy Grant Owners Equit Sponsor's Loan	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		NULL	
Fenway CDC	15-25 Hemenway Street	24	2000	\$2,800,000		NULL	
Fenway CDC	64-70 Burbank St.	35	1995	\$4,100,000		NULL	
Fenway CDC	Fenway Lodging House	14	1992	\$550,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Fenway CDC	Kilmarnock Apts.	55	1990	\$6,000,000	New Constr	NULL	
Fenway CDC	West Fenway Apts.	52	1990	\$5,000,000	New Constr	NULL	
Fenway CDC	Fensgate	46	1987	\$5,500,000		NULL	
Fenway CDC	71 Westland BHP I	20	1986	\$1,160,107		NULL	
Fenway CDC	Peterborough	140	1986	\$0		NULL	
Fenway CDC	Westland Ave Apts.	97	1981	\$6,691,900		NULL	
<b>Fenway CDC Total</b>		<b>710</b>		<b>\$102,271,206</b>			
Fields Corner CDC	63-69 Sumner St.	24	1999	\$400,000		NULL	
Fields Corner CDC	26 Leroy St.	2	1998	\$80,000		NULL	
Fields Corner CDC	Ditson St. Senior Housing	40	1998	\$3,200,000	New Constr	NULL	
Fields Corner CDC	Fields Corner Granite	67	1990	\$0		NULL	
Fields Corner CDC	Mt. Bowdoin St.	2	1990	\$0	New Constr	NULL	
Fields Corner CDC	Fields Corner housing	79	1985	\$0		NULL	
Fields Corner CDC	59 Linden	1	1983	\$0	New Constr	NULL	
Fields Corner CDC	61 Linden	1	1983	\$0	New Constr	NULL	
Fields Corner CDC	Greenwich St.	2	1983	\$0	New Constr	NULL	
<b>Fields Corner CDC Total</b>		<b>218</b>		<b>\$3,680,000</b>			
Franklin County CDC	Pinewood Circle	10	1992	\$0	New Constr	NULL	
Franklin County CDC	Plum Tree Rd.	4	1992	\$339,000		NULL	



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Franklin County CDC	Plain Rd.	6	1990	\$0	New Constr	NULL	
Franklin County CDC	Ashfield	2	1987	\$0	New Constr	NULL	
Franklin County CDC	Community Land Trust	27	1987	\$0		NULL	
Franklin County CDC	Family Inn	6	1986	\$165,000		NULL	
Franklin County CDC	Miles Hotel	26	1986	\$0		NULL	
Franklin County CDC	Turners Falls	12	1986	\$350,000		NULL	
<b>Franklin County CDC Total</b>		93		\$854,000			
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
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

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Greater Gardner CDC	Winchendon/Monty Tech (Maple St.)	1	2007	\$190,000	New Constr	Local or Regional CDBG, Greater Worcester Community Foundation Athol Savings Bank	Energy Conservation
Greater Gardner CDC	Gardner Pine Street Project	1	2005	\$200,000	Rehab - Subst	Local or Regional CDBG, Colonial Cooperative Bank	Healthy Materials
Greater Gardner CDC	Winchendon Juniper Street Project	1	2005	\$220,000	Rehab - Mod	Local or Regional CDBG, Fitchburg Savings Bank	
Greater Gardner CDC	Winchendon/Monty Tech Housing Project	2	2005	\$252,942	New Constr	State HOME, GFA Federal Credit Union	
Greater Gardner CDC	Winchendon/Monty Tech Housing Project (Hyde Park Street)	1	2005	\$205,000	New Constr	State HOME, GFA Federal Credit Union	
Greater Gardner CDC	Gardner Wasa Street Project	3	2003	\$333,000	New Constr	Local or Regional CDBG, GFA Federal Credit Union	
Greater Gardner CDC	Gardner Wasa Street Project	3	2003	\$333,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Brownfields, GFA Federal Credit Union	
Greater Gardner CDC	First Time Home Program	1	2001	\$85,000		NULL	
<b>Greater Gardner CDC Total</b>		21		\$3,093,735			
Grove Hall NDC	Affordable Housing Program	3	1998	\$300,000		NULL	
Grove Hall NDC	Renaissance Bldg.	12	1990	\$1,200,000		NULL	
<b>Grove Hall NDC Total</b>		15		\$1,500,000			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Harborlight Community Partners	Pigeon Cove Ledges	30	2012	\$5,015,359	Preserv of Exp Use	Local or Regional HOME, Community Preservation Act Funds, Housing Trust USDA 515, USDA Rental Assistance One foundation and the United Way	Energy Conservation Healthy Materials, Sustainable Materials
<b>Harborlight Community Partners Total</b>		30		\$5,015,359			
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

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Hilltown CDC	Chesterfield Hotel	7	2002	\$667,000	Rehab - Subst	State CDBG, MHP, Construction Loan from Florence Savings Bank	
Hilltown CDC	Williamsburg Housing Initiative	6	2000	\$583,500		NULL	
Hilltown CDC	Haydenville Housing Initiative	6	1999	\$606,500		NULL	
Hilltown CDC	Hilltown Homeownership	2	1998	\$200,000		NULL	
<b>Hilltown CDC Total</b>		<b>47</b>		<b>\$8,035,728</b>			
Holyoke Community Land Trust	HOME # 1	2	2001	\$300,000		NULL	
Holyoke Community Land Trust	HCLT # 4	3	2000	\$500,000		NULL	
Holyoke Community Land Trust	HCLT # 5	4	2000	\$650,000		NULL	
Holyoke Community Land Trust	HCLT #3-A	4	1996	\$450,000		NULL	
Holyoke Community Land Trust	HCLT #3	4	1995	\$325,000		NULL	
Holyoke Community Land Trust	HCLT #1	3	1994	\$240,000		NULL	
Holyoke Community Land Trust	HCLT #2	2	1994	\$175,000	New Constr	NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<b>Holyoke Community Land Trust Total</b>		22		\$2,640,000			
Homeowners Rehab	Inman/CAST	125	2012	\$32,578,318	Preserv of Exp Use	Community Preservation Act Funds, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Section 8, DOENeighborhood Reinvestment, Tax Credit Equity -WNC	Energy Conservation Healthy Materials, Energy Star appliances, green turnover practices, low VOC materials, reduced air infiltration, Sustainable Materials
Homeowners Rehab	Putnam Ave	40	2012	\$14,520,710	New Constr	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, MHIC, Charles Bank Homes TD Bank, Citi Bank, Nstar	Energy Conservation Healthy Materials, solar panels for both hot water and electricity SIPS, landscape features drought tolerant plantings, additional insulation, Sustainable Materials

**Table 30: 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 Safe, Historical Commission Section 8, Neighborhood Reinvestment, LIS Citi Bank Charles Bank Home Enterprise insurance proceeds NSTAR P Energy Star Rebates	Energy Conservation Healthy Materials, solar panels for both electric and domestic hot water, Sustainable Materials
Homeowners Rehab	Marcella St	16	2008	\$4,360,624	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, Section 8, East Cambridge Savings Bank Seller thru bargain sale	Energy Conservation Healthy Materials, Sustainable Materials
Homeowners Rehab	Fogerty	17	2007	\$3,901,681	Rehab - Mod	Section 8, Neighborhood Reinvestment, Cambridge Savings Bank seller	Energy Conservation Healthy Materials, Sustainable Materials

**Table 30: 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	NULL	
Homeowners Rehab	PROSPECT	6	2000	\$600,000		NULL	
Homeowners Rehab	ELM ST	6	1999	\$1,000,000		NULL	
Homeowners Rehab	UNION	6	1999	\$705,000		NULL	
Homeowners Rehab	Allston	6	1996	\$600,000		NULL	
Homeowners Rehab	Auburn Court	77	1996	\$13,000,000	New Constr	NULL	
Homeowners Rehab	Prospect	6	1996	\$700,000		NULL	
Homeowners Rehab	Swartz	59	1996	\$5,100,000		NULL	
Homeowners	Columbia/Hampshire	16	1995	\$2,000,000	New Constr	NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Rehab							
Homeowners Rehab	Richdale Ave.	7	1993	\$750,000		NULL	
Homeowners Rehab	Sciarappa St.	6	1993	\$310,000		NULL	
Homeowners Rehab	901 Massachusetts Ave	8	1992	\$430,000		NULL	
Homeowners Rehab	Columbia Townhouses	6	1991	\$500,000	New Constr	NULL	
Homeowners Rehab	Portland Condos	8	1991	\$750,000		NULL	
Homeowners Rehab	Portland/Marcella	9	1991	\$775,000		NULL	
Homeowners Rehab	Chestnut Coops	10	1990	\$600,000		NULL	
Homeowners Rehab	Laurel St.	6	1989	\$400,000		NULL	
Homeowners Rehab	Scattered Site Development	85	1988	\$2,500,000		NULL	
Homeowners Rehab	Ware St.	56	1988	\$1,200,000		NULL	
Homeowners Rehab	Fogerty Bldg.	17	1986	\$1,400,000		NULL	
<b>Homeowners Rehab Total</b>		<b>724</b>		<b>\$117,067,095</b>			
Housing Assistance Corp.	Clay Pond Cove	45	2012	\$12,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP,	Energy Conservation Healthy Materials, Sustainable Materials



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 Credits, Citizens Bank,	Energy Conservation Healthy Materials, waste water treatment plant, Sustainable Materials
Housing Assistance Corp.	Residences at Canal Bluffs	28	2009	\$12,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Citizens Bank,	Energy Conservation Healthy Materials, waste water treatment plant, Sustainable Materials
Housing Assistance Corp.	Fleet Homes	16	2007	\$3,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund,	Energy Conservation Healthy Materials
Housing Assistance Corp.	Gallagher Way	7	2006	\$1,500,000	New Constr	Local or Regional HOME, Local or Regional CDBG,	Energy Conservation
Housing Assistance Corp.	Pocasset Assisted Living	NULL	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>		174		\$44,900,000			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Housing Corporation of Arlington	Forest/Peirce Apartments	10	2009	\$2,816,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, MHP, Cambridge Savings Bank	Energy Conservation Healthy Materials, Sustainable Materials,
Housing Corporation of Arlington	104 Rawson Road	2	2008	\$644,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Winchester Savings Ban Cambridge Savings Bank	Energy Conservation Healthy Materials, Sustainable Materials,
Housing Corporation of Arlington	Mass Ave Preservation	18	2007	\$3,200,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, MHP Perm Plus MHP,	
Housing Corporation of Arlington	Two family rental Program	12	2005	\$3,800,000	Other	Local or Regional HOME, Local or Regional CDBG, MHP Perm Plus CDB HOMEMHP, Cambridge Savings Bank	
Housing Corporation of Arlington	Two family rental Program	10	2003	\$2,625,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Cambridge Savings Bank	Energy Conservation
<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		NULL	
Hungry Hill CDC	104 Ontario St.	1	1998	\$55,000		NULL	
Hungry Hill CDC	974-976 Liberty St.	2	1998	\$120,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Hungry Hill CDC	145 Mayfair St.	1	1997	\$55,000		NULL	
Hungry Hill CDC	55-57 Hamburg St.	2	1996	\$75,000		NULL	
Hungry Hill CDC	Grover St.	2	1996	\$52,000		NULL	
Hungry Hill CDC	Mooreland St.	3	1996	\$85,000		NULL	
<b>Hungry Hill CDC Total</b>		16		\$867,420			
IBA	Residencia Betances	11	1993	\$600,000		NULL	
IBA	Taino Tower	27	1990	\$4,100,000	New Constr	NULL	
IBA	Victoria Associates	190	1982	\$11,500,000	New Constr	NULL	
IBA	South End Apts.	28	1981	\$300,000		NULL	
IBA	Casas Borinquen	36	1977	\$1,200,000		NULL	
IBA	Viviendas Associates	181	1976	\$5,500,000	New Constr	NULL	
IBA	Torre Unidad	201	1974	\$4,600,000	New Constr	NULL	
IBA	ETC & Associates	71	1972	\$1,200,000		NULL	
IBA	West Newton/Rutland Sts.	150	1972	\$3,250,000		NULL	
<b>IBA Total</b>		895		\$32,250,000			
Jamaica Plain NDC	Sumner Hill House Ownership	20	2012	\$4,200,000	Rehab - Mod	Local or Regional CDBG, NDF, Wainwright Bank	Energy Conservation Healthy Materials, Sustainable Materials

**Table 30: Completed Housing Projects**

<b>MACDC Member</b>	<b>Project Name</b>	<b>Units</b>	<b>Year of Occupancy</b>	<b>Total Development Cost</b>	<b>Construction Type</b>	<b>Financing</b>	<b>Environmental</b>
Jamaica Plain NDC	Blessed Sacrament	81	2011	\$35,000,000	Rehab - Subst	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, Charles Bank Homes, Hyams, Mulford	Energy Conservation Healthy Materials, Sustainable Materials
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, Charles Bank Homes, Hyams, State Street	Energy Conservation Healthy Materials, Sustainable Materials

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,
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 houses trust, Mifflin Memorial fund	Energy Conservation Sustainable Materials,

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Jamaica Plain NDC	Catherine Gallagher Housing Cooperative	34	2003	\$7,956,872	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Brownfields, Federal Tax Credits (LIHTC), Section 8, LISC, Boston Community Capital or Loan Fund, Fleet Bank/ Bank of America, State Street Foundation, Fleet Bank Financial Foundation, Mifflin Trust, Lawrence Model Lodging Houses Trust	Energy Conservation Sustainable Materials
Jamaica Plain NDC	BOTH Community Housing Initiative Phase 1	22	2001	\$4,178,735	New Constr	NULL	
Jamaica Plain NDC	Pondview Apartments	60	2001	\$9,267,670		NULL	
Jamaica Plain NDC	91 Minden St.	2	1998	\$432,000		NULL	
Jamaica Plain NDC	Nate Smith House	45	1998	\$4,900,000		NULL	
Jamaica Plain NDC	73 Walden St.	2	1997	\$237,000		NULL	
Jamaica Plain NDC	85 Chestnut Ave.	3	1997	\$171,000		NULL	
Jamaica Plain NDC	9 Walden St.	2	1996	\$291,000		NULL	
Jamaica Plain NDC	61 Walden St	2	1995	\$288,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Jamaica Plain NDC	26 Danforth St	2	1994	\$219,000		NULL	
Jamaica Plain NDC	Hyde Sq. Co-op	41	1993	\$5,600,000	New Constr	NULL	
Jamaica Plain NDC	Forest Glen Co-op	13	1990	\$1,500,000		NULL	
Jamaica Plain NDC	J.P. Scattered Site Coop	19	1988	\$1,500,000		NULL	
Jamaica Plain NDC	Jamaica Plain HS	75	1984	\$6,000,000		NULL	
Jamaica Plain NDC	Angela Westover House	11	1983	\$700,000		NULL	
<b>Jamaica Plain NDC Total</b>		<b>577</b>		<b>\$111,786,277</b>			
Just a Start	2012 Affordable Condo Resales	8	2012	\$1,300,000	Preserv of Exp Use	Community Preservation Act Funds, CAHT	
Just a Start	Windsor Street Condos	14	2012	\$6,000,000	Other	Local or Regional HOME, Community Preservation Act Funds, Cambridge Savings Bank Construction Loan	Energy Conservation Healthy Materials, Sustainable Materials,
Just a Start	2010-Affordable Condo Resales (6units)	7	2011	\$1,400,000	Rehab - Mod	City of Cambridge State HOME,	
Just a Start	Elm Place	19	2011	\$7,107,861	New Constr	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 & Brookline Bank	Energy Conservation Healthy Materials, PV solar Targeting LEED certification, Sustainable Materials,

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						None	
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 Building Platinum Status, Sustainable Materials
Just a Start	Buyback/Resale Condos	6	2008	\$1,200,000	Rehab - Mod	CAHT	Energy Conservation Healthy Materials, Sustainable Materials,
Just a Start	Teen Parent Shelter	12	2008	\$2,053,400	Rehab - Mod	City of Somerville Lead Abatement Funds Housing Innovations Fund (HIF), Mass. DCF (formerly DSS) from State Capital Budget 9 Foundations East Cambridge Savings Bank and private charitable	Energy Conservation Healthy Materials, Sustainable Materials



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						funds 8 Corporations and Individuals	
Just a Start	2495 Mass Ave	13	2007	\$5,084,000	Other	Local Linkage, Cambridge Affordable Housing Trust Affordable Housing Trust Fund, Mass. Affordable Housing Trust HUD/CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation Healthy Materials, Sustainable Materials,
Just a Start	Columbia Court	13	2007	\$5,200,000	Other	Cambridge Affordable Housing Trust and Historical Commission Affordable Housing Trust Fund, HUD CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation Healthy Materials, Sustainable Materials,
Just a Start	Alewife Condos II	8	2006	\$3,057,000	Other	Cambridge Affordable Housing Trust State HOME, Housing Stabilization Fund (HSF), State Soft Second Subsidies HUD CDBG Operation HUD HomeLISC, Harvard 20/20	Energy Conservation Healthy Materials, Sustainable Materials
Just a Start	Bolton South Condos	6	2005	\$2,187,775	Other	Local or Regional HOME, Cambridge Affordable Housing Trust State HOME, HUD CHOD HUD Lead Safe	Energy Conservation Healthy Materials, Sustainable Materials

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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	NULL	
Just a Start	35 Hovey	17	2000	\$2,350,000		NULL	
Just a Start	59 Norfolk	8	2000	\$1,390,000		NULL	
Just a Start	Alewifw Condos	12	2000	\$2,400,000	New Constr	NULL	
Just a Start	Otis	8	2000	\$1,400,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	409-415 Cardinal Medeiros	6	1998	\$675,000		NULL	
Just a Start	54-56 Berkshire	6	1998	\$750,000		NULL	
Just a Start	72 Elm	6	1998	\$700,000		NULL	
Just a Start	Alewife Apts.	273	1998	\$20,000,000		NULL	
Just a Start	Webster-Bristol Apts. II	5	1998	\$723,000		NULL	
Just a Start	187 Charles	1	1997	\$160,000		NULL	
Just a Start	21-23 7th St.	3	1997	\$370,000		NULL	
Just a Start	218 Thorndike	1	1997	\$87,000		NULL	
Just a Start	243 Hurley	1	1997	\$158,500		NULL	
Just a Start	5-7 Jefferson St.	4	1997	\$450,000		NULL	
Just a Start	7 Hardwick St.	1	1997	\$110,000	New Constr	NULL	
Just a Start	83-85 Pleasant St.	6	1997	\$516,800		NULL	
Just a Start	96 Hampshire	5	1997	\$625,000	New Constr	NULL	
Just a Start	Bolton Condos	7	1997	\$1,095,000	New Constr	NULL	
Just a Start	Hampshire Homes	1	1997	\$165,000		NULL	
Just a Start	Hampshire/Columbia Condos	16	1997	\$2,200,000	New Constr	NULL	
Just a Start	Webster-Bristol Apts. I	9	1997	\$860,000		NULL	
Just a Start	Scattered Site 1st Time Homebuyer Units	4	1996	\$300,000		NULL	
Just a Start	Hampshire-Columbia Homes	16	1995	\$2,200,000	New Constr	NULL	
Just a Start	Hampshire-Windsor	5	1995	\$470,000	New Constr	NULL	
Just a Start	7th St.	3	1994	\$400,000		NULL	
Just a Start	Putnam Place	12	1994	\$1,560,000		NULL	
Just a Start	St. Patrick's Pl.	32	1992	\$3,600,000		NULL	
Just a Start	Pearl St.	3	1991	\$170,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	122 Berkshire St.	11	1990	\$900,000		NULL	
Just a Start	Norfolk Coop	6	1989	\$600,000		NULL	
Just a Start	Hardwick/Berkshire	5	1984	\$480,000	New Constr	NULL	
Just a Start	Charles St.	1	1980	\$80,000		NULL	
Just a Start	George Close Bldg.	61	1975	\$6,000,000		NULL	
Just a Start	Linwood Ct.	45	1973	\$5,000,000		NULL	
<b>Just a Start Total</b>		<b>741</b>		<b>\$105,298,135</b>			
Lawrence Community Works	Union Crossing Residential	60	2011	\$22,564,077	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Mass Development, Brownfields, MRVP, Tax Credit Assistance Program funds, State energy program funds, state CDAG funds Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, HUD Economic Development Initiative; Small Business Administration; Tax Credit Assistance Program, Boston Community Capital or Loan Fund, Neighborhood	Energy Conservation Healthy Materials, On-site recycling, community gardens, data management system for tracking real-time information on tenant energy use tied to incentives for Conservation Sustainable Materials,

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						Reinvestment, MHIC, The Life Initiative, Federal Home Bank, Fireman Foundation TD Bank Mainstream Global	
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, Charles Bank Homes	Energy Conservation Healthy Materials, Solar panels, Sustainable Materials,

**Table 30: 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, Mass Development, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charesbank Homes, Wells Fargo Housing Foundation TD Banknorth	Energy Conservation Healthy Materials, Integrated landscaping with storm water 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, Mass Development, 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	NULL	
Lawrence Community Works	Bradford St. Apts.	5	1995	\$110,000		NULL	
Lawrence Community Works	Berkeley Place Apts.	38	1994	\$400,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Lawrence Community Works	Heritage Common	140	1989	\$15,000,000	New Constr	NULL	
<b>Lawrence Community Works Total</b>		306		\$52,216,310			
Lena Park CDC	Olmsted Green Phase III	50	2011	\$18,000,000	New Constr	DND DHCD	Energy Conservation Healthy Materials, Sustainable Materials,
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		NULL	
Lena Park CDC	Brown-Kaplan Town Homes	60	1991	\$10,000,000	New Constr	NULL	
Lena Park CDC	Granite LP/BHP II	142	1989	\$10,000,000		NULL	
Lena Park CDC	BHP I	94	1987	\$4,000,000		NULL	
<b>Lena Park CDC Total</b>		482		\$78,200,000			
Madison Park DC	Madison Park IV Rehab	143	2012	\$53,000,000	Preserv of Exp Use	Mass Development, Federal Tax Credits (LIHTC), Section 8, MHP, Fleet Bank/ Bank of America, First Sterling, LIHTC investor Seller Financing	Energy Conservation Healthy Materials, Sustainable Materials

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 at least 10 of 20 homes, Sustainable Materials,
Madison Park DC	School House	128	2009	\$29,000,000	Rehab - Mod	Local or Regional HOME, Local Linkage, State HOME, Mass Housing or MFHA (other than trust), State Low Income Housing Tax Credits, CIPF, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, HUD grant of \$1.8 million Neighborhood Reinvestment	Energy Conservation



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Madison Park DC	Ruggles-Shawmut Housing	43	2006	\$13,409,771	Rehab - Subst	Local or Regional HOME, Local Linkage, State HOME, State Low Income Housing Tax Credits, State historic tax credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Citizens Bank, Home Funders loan through MHP	Energy Conservation Healthy Materials
Madison Park DC	Highland Homes at Fort Hill I	18	2004	\$6,707,498	New Constr	Leading the Way (Boston only), Affordable Housing Trust Fund, Brownfields, The Property and Casualty Initiative, Fleet Bank/ Bank of America,	Energy Conservation Healthy Materials
Madison Park DC	Interfaith Apartments	69	2004	\$18,161,196	Rehab - Subst	Local or Regional HOME, State HOME, Brownfields, CIPF, ) Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Neighborhood Reinvestment,	Healthy Materials, In order to reduce the risk of asthma due to dust and mold, all carpeting will be removed. Hardwood floors will be preserved where feasible, and new hard-surface flooring installed elsewhere.
Madison Park DC	Davenport Commons	185	2001	\$48,000,000	New Constr	NULL	
Madison Park DC	Orchard Gardens III	151	2000	\$22,468,241		NULL	
Madison Park DC	Orchard Gardens I	90	1999	\$32,300,000		NULL	
Madison Park DC	Orchard Gardens II	90	1999	\$32,300,000	New Constr	NULL	
Madison Park DC	Beryl Gardens	20	1997	\$3,300,000	New Constr	NULL	
Madison Park DC	Madison Pk. IV	143	1983	\$5,000,000	New Constr	NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Madison Park DC	Madison Pk. III	123	1977	\$7,000,000	New Constr	NULL	
Madison Park DC	Haynes Hse.	131	1974	\$7,500,000	New Constr	NULL	
Madison Park DC	Smith Hse.	132	1972	\$7,500,000	New Constr	NULL	
<b>Madison Park DC Total</b>		1,486		\$293,372,706			
Main South CDC	19 Hancock Street	3	2012	\$474,000	Rehab - Subst	Lead Paint - CDBG Funds NSP Funds MHIC Spencer Savings Permanent Financing	Energy Conservation Healthy Materials, Co- Generating heating system, Sustainable Materials,
Main South CDC	2-4 Thayer Court	4	2012	\$590,130	Rehab - Subst	City Lead Paint Funding (GDBG) Federal NSP MHICMHP,	Energy Conservation Healthy Materials, Sustainable Materials,
Main South CDC	212 Beacon Street	3	2012	\$440,715	Rehab - Mod	Federal NSP funds through MHIC	Energy Conservation Healthy Materials, Sustainable Materials,
Main South CDC	5 Kilby Street	2	2012	\$503,238	Rehab - Subst	City Lead Paint (CDBG)	Energy Conservation Healthy Materials, Sustainable Materials,
Main South CDC	9 Kilby street	3	2012	\$561,550	Rehab - Subst	City Lead Paint (CDBG) MHP,	Energy Conservation Healthy Materials, Sustainable Materials,
Main South CDC	Kilby Gardner Hammond Phase 4	22	2012	\$6,452,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, MHIC,	Energy Conservation Healthy Materials, Porous Parking Lots, Sustainable Materials

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Main South CDC	1 Wyman Street	6	2011	\$850,000	Rehab - Subst	Local or Regional HOME, Lead paint CDBG Bay State Savings Bank and WCHR	Energy Conservation Healthy Materials, Energy-efficient wood windows; hardi plank siding; laminate and ceramic flooring, Sustainable Materials,
Main South CDC	23 Hollis Street	3	2011	\$468,000	Rehab - Subst	City lead paint (CDBG Federal NSP MHIC Webster Five Cents Savings Bank	Energy Conservation Healthy Materials, Co-Generating Heating System, Sustainable Materials,
Main South CDC	71 Hollis Street	2	2011	\$510,243	Rehab - Subst	City Lead Paint (CDBG)	Energy Conservation Healthy Materials, Sustainable Materials,
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,
Main South CDC	5 Vineyard Street	1	2008	\$50,000	Rehab - Mod	Commonwealth National Bank	Energy Conservation Healthy Materials, Sustainable Materials

**Table 30: Completed Housing Projects**

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

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Main South CDC	Oread Street Rental	9	2003	\$1,200,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, The Life Initiative	Working with Greentech housing
Main South CDC	Oread Street Rental	29	2003	\$1,200,000	New Constr	Local or Regional HOME, State HOME, The Life Initiative	Energy Conservation Healthy Materials, Sustainable Materials
Main South CDC	105 Woodland Street	2	1999	\$143,000		NULL	
Main South CDC	Freland Street Apartments	21	1999	\$1,126,000		NULL	
Main South CDC	Shirley Street	3	1999	\$145,000		NULL	
Main South CDC	14 Florence St.	3	1996	\$147,000		NULL	
Main South CDC	15 Beaver St.	3	1996	\$165,000		NULL	
Main South CDC	31 Beaver St.	3	1996	\$165,000		NULL	
Main South CDC	33 Beaver St.	3	1996	\$165,000		NULL	
Main South CDC	51 Beaver St.	3	1996	\$165,000		NULL	
Main South CDC	Jackson Apts.	32	1995	\$2,600,000		NULL	
Main South CDC	10 Wyman St.	2	1994	\$120,000		NULL	
Main South CDC	27 Gardner	3	1994	\$140,000		NULL	
Main South CDC	71 Gates St.	3	1994	\$150,000		NULL	
Main South CDC	36 Gates St.	6	1993	\$235,000		NULL	
Main South CDC	974 Main St.	26	1993	\$1,600,000		NULL	
Main South CDC	10 Vineyard	1	1991	\$60,000		NULL	
Main South CDC	898 Main St.	5	1991	\$165,000		NULL	
Main South CDC	10 Oread	24	1990	\$480,000		NULL	
Main South CDC	1020 Main South	12	1990	\$860,000		NULL	
Main South CDC	866 Main St.	17	1990	\$425,000		NULL	
Main South CDC	927 Main St.	6	1988	\$420,000		NULL	
<b>Main South CDC Total</b>		333		\$35,210,626			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Mattapan CDC	Foreclosure Acquisition/Rehab	3	2010	\$600,000	Rehab - Mod	Local or Regional CDBG, State HOME,	
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		NULL	
Mattapan CDC	130-134 Ballou Avenue	12	1999	\$750,000		NULL	
Mattapan CDC	8-10 Elizabeth	6	1999	\$465,000		NULL	
<b>Mattapan CDC Total</b>		41		\$5,225,264			
Metro West Collaborative Development	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>Metro West Collaborative Development Total</b>		18		\$5,500,000			
Millers River CDC	Orange Project	7	1994	\$502,000		NULL	
Millers River CDC	Brookside Mobile Home Pk.	33	1993	\$420,000		NULL	
Millers River CDC	21 Grove St.	5	1992	\$150,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Millers River CDC	Highland Coop	4	1990	\$200,000		NULL	
Millers River CDC	Liberty Ln.	3	1990	\$210,000	New Constr	NULL	
Millers River CDC	Athol Coop	4	1989	\$230,000		NULL	
Millers River CDC	Doe Valley	24	1989	\$2,000,000	New Constr	NULL	
Millers River CDC	Ox Bow	3	1987	\$152,000	New Constr	NULL	
Millers River CDC	CDC Apts.	3	1985	\$62,000		NULL	
<b>Millers River CDC Total</b>		86		\$3,926,000			
NHS of the South Shore	Ash Street	1	2012	\$300,000	Rehab - Mod	Dedham Savings	Energy Conservation
NHS of the South Shore	Cliff Street	1	2012	\$400,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Affordable Housing Trust	Energy Conservation
NHS of the South Shore	Empire Street	1	2012	\$550,000	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, Dedham Savings	Energy Conservation
NHS of the South Shore	Grove Street	3	2012	\$700,000	Rehab - Subst	NSP through MHIC The Life Initiative,	Energy Conservation
NHS of the South Shore	Hodgkinson	1	2012	\$350,000	Rehab - Mod	MassHousing or MFHA (other than trust),	Energy Conservation
NHS of the South Shore	Lake Street	2	2012	\$550,000	Rehab - Subst	Local or Regional HOME, Dedham Savings	
NHS of the South Shore	Lexington Street	3	2012	\$336,445	Rehab - Mod		
NHS of the South Shore	Quincy Street	3	2012	\$350,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG,	Energy Conservation

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NHS of the South Shore	Winter Gardens	24	2012	\$8,100,902	New Constr	Local or Regional HOME, City of Quincy Affordable Housing Trust funds State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MHP	Energy Conservation Healthy Materials
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	



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NHS of the South Shore	North St.	2	2005	\$250,000	New Constr	Rockland Trust	
NHS of the South Shore	Weymouth Housing for Disabled	6	2004	\$475,000	Rehab - Subst	Local or Regional HOME, McKinney, Boston Community Capital or Loan Fund,	Energy Conservation
NHS of the South Shore	Park Ave, Hull	19	2003	\$625,000	Rehab - Mod	State HOME, DND Neighborhood Reinvestment,	
NHS of the South Shore	Weymouth Housing for Disabled	6	2003	\$560,000	Rehab - Subst	Local or Regional HOME, McKinney, MHP, Neighborhood Reinvestment,	
NHS of the South Shore	Grossman St Apartments	2	2001	\$270,000		NULL	
NHS of the South Shore	Winter St Apartments	7	2001	\$1,038,000		NULL	
NHS of the South Shore	DMR, 26 Morton St.	5	1999	\$600,000	New Constr	NULL	
NHS of the South Shore	Dove Transitional House II	6	1998	\$507,000		NULL	
NHS of the South Shore	DOVE First-Time Homebuyer	1	1995	\$116,000		NULL	
NHS of the South Shore	DOVE Transitional House	3	1995	\$251,000		NULL	
NHS of the South Shore	Habitat for Humanity-Main St	1	1995	\$60,000	New Constr	NULL	
NHS of the South Shore	The O'Neil House	3	1995	\$128,000		NULL	
<b>NHS of the South Shore Total</b>		142		\$22,422,847			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NOAH	Cutler Heights	30	2011	\$7,900,000	New Constr	Community Preservation Act Funds, Town departments swapped land to make deal happen Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8's Section 8, TCAPMHP, Neighborhood Reinvestment, Middlesex Savings construction loan. NOAH/NW provided 115K in equity two individuals had to purchase 115K in tax credits	Energy Conservation Healthy Materials
NOAH	Stevens Corner	42	2011	\$10,200,000	Comb Rehab/New Constr	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, CPA @ \$1.2M 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	Energy Conservation Healthy Materials, Sustainable Materials

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NOAH	Border Falcon	14	2007	\$4,800,000	New Constr	City Housing Trust Fund State HOME, Affordable Housing Trust Fund, LISC, Neighborhood Reinvestment, MHIC, Citizens Bank	Energy Conservation Healthy Materials
NOAH	87 Princeton St.	1	2006	\$335,000	Rehab - Subst	The Life Initiative	Energy Conservation Energy Star
NOAH	87 Princeton St.	1	2006	\$335,000	Rehab - Subst	The Life Initiative	Energy Conservation Energy Star
NOAH	Meridian Slope	5	2006	\$1,400,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Charles Bank Homes	Energy Conservation
NOAH	Meridian Slope	5	2006	\$1,400,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Charles Bank Homes	Energy Conservation
NOAH	21 Chelsea Street Condominiums	4	2001	\$703,692		NULL	
NOAH	157 Marion St.	3	1998	\$325,000		NULL	
NOAH	206 Havre St.	3	1998	\$375,000		NULL	
NOAH	206 Lexington St.	2	1998	\$275,000		NULL	
NOAH	212 Saratoga St.	2	1998	\$275,000		NULL	
NOAH	287 Sumner St.	3	1998	\$296,904		NULL	
NOAH	82 Brooks St.	2	1998	\$250,000		NULL	
NOAH	Shalom Properties	30	1998	\$1,340,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NOAH	107 Eutaw St.	2	1997	\$250,000		NULL	
NOAH	134 Falcon St.	2	1997	\$240,000		NULL	
NOAH	281 Summer St.	3	1997	\$280,000		NULL	
NOAH	29 Falcom St.	2	1997	\$240,000		NULL	
NOAH	53 Havre St.	2	1997	\$250,000		NULL	
NOAH	55 Havre St.	2	1997	\$234,000		NULL	
NOAH	82 Havre St.	2	1997	\$239,000		NULL	
NOAH	Marion/Saratoga	12	1997	\$300,000		NULL	
NOAH	146-148 Putnam St.	4	1996	\$600,000	New Constr	NULL	
NOAH	248 Saratoga Ave.	2	1996	\$100,000		NULL	
NOAH	38 Paris St.	2	1996	\$243,500		NULL	
NOAH	Trenton/Meridian Condos	4	1996	\$178,000		NULL	
NOAH	108-110 White St.	6	1995	\$619,500		NULL	
NOAH	203 Princeton St.	3	1995	\$264,500		NULL	
NOAH	449-451 Saratoga	5	1995	\$471,500		NULL	
NOAH	472 Sumner St.	3	1995	\$235,500		NULL	
NOAH	48 Putnam St.	2	1995	\$243,000		NULL	
NOAH	49-55 Putnam St.	6	1995	\$640,000		NULL	
NOAH	149 Putnam St.	2	1994	\$208,500		NULL	
NOAH	309 Saratoga St.	2	1994	\$185,500		NULL	
NOAH	120 Everett St.	2	1993	\$160,000		NULL	
NOAH	151 Putnam St.	2	1993	\$150,000		NULL	
NOAH	Trinity Hse.	16	1993	\$1,500,000		NULL	
NOAH	440 Meridian St.	5	1992	\$260,000		NULL	
NOAH	124 Falcon St.	3	1990	\$200,000		NULL	
NOAH	201 Princeton St.	3	1989	\$200,000		NULL	
NOAH	29 Havre St.	3	1989	\$150,000		NULL	
<b>NOAH Total</b>		249		\$38,853,096			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
North County CDC	Apremont Street Project	4	2000	\$150,000	New Constr	NULL	
North County CDC	Arnold Place	6	1996	\$360,000		NULL	
North County CDC	Freeman's Grove	8	1993	\$480,000		NULL	
North County CDC	Heritage View	4	1989	\$270,000		NULL	
North County CDC	Louison Hse.	22	1989	\$390,000		NULL	
<b>North County CDC Total</b>		<b>44</b>		<b>\$1,650,000</b>			
North Shore CDC	Holcroft Park Homes-Phase 1	29	2012	\$10,591,403	New Constr	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	Energy Conservation Healthy Materials, Energy Star Homes, LEED-certifiable, project includes a solar thermal hot water system in all four buildings, Sustainable Materials
North Shore CDC	Cabot Street Homes	43	2011	\$9,000,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), TCAPMHP, North Shore Bank	Energy Conservation Healthy Materials, Energy Star Homes, LEED-for-Homes, Enterprise Green Communities grant recipient, Sustainable Materials
<b>North Shore CDC Total</b>		<b>72</b>		<b>\$19,591,403</b>			
Nuestra	137 Intervale Street	3	2012	\$672,001	Rehab - Mod		Energy Conservation

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Comunidad DC							
Nuestra Comunidad DC	69-71 Fayston Street	2	2012	\$677,335	Rehab - Mod		Energy Conservation
Nuestra Comunidad DC	37 Maywood	3	2011	\$617,000	Rehab - Mod		Energy Conservation Healthy Materials,
Nuestra Comunidad DC	46 Woodbine	2	2011	\$586,000	Rehab - Mod		Energy Conservation Healthy Materials,
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 30: 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 & Sponsor based vouchers, MHP, Federal Home Bank, Fleet Bank/ Bank of America, Citizens Bank, Neighborhood reinvestment, the property and casualty initiative, PCI/BCC were acquisition lenders	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, Charles Bank	
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

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	3 Murray Avenue	2	2003	\$300,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund, Anderson Insulation	Energy Conservation
Nuestra Comunidad DC	Howard Dacia Homes	26	2003	\$6,200,000	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, LISC, Neighborhood Reinvestment, MHIC,	Energy Conservation
Nuestra Comunidad DC	Sargent Street Homes	16	2002	\$3,100,000	New Constr	NULL	
Nuestra Comunidad DC	1-4 plus healthy home	2	2001	\$300,000		NULL	
Nuestra Comunidad DC	One to Four I	6	1999	\$750,000		NULL	
Nuestra Comunidad DC	vila nova	16	1999	\$675,000		NULL	
Nuestra Comunidad DC	Woodford Street	3	1999	\$150,000		NULL	
Nuestra Comunidad DC	35-37 Blue Hill Ave.	4	1998	\$485,000		NULL	
Nuestra Comunidad DC	Roxbury Triangle Homes	9	1998	\$475,000		NULL	
Nuestra Comunidad DC	Waverly Home II	9	1998	\$1,550,000	New Constr	NULL	
Nuestra	22 Forest St.	2	1997	\$250,000		NULL	



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Comunidad DC							
Nuestra Comunidad DC	Waverly Home I	4	1997	\$672,000	New Constr	NULL	
Nuestra Comunidad DC	7 Mt. Pleasant St.	3	1996	\$240,000		NULL	
Nuestra Comunidad DC	Bohio II	29	1996	\$3,100,000		NULL	
Nuestra Comunidad DC	Infill Phase II, 164-169 Martin L. King Blvd.	13	1996	\$1,800,000		NULL	
Nuestra Comunidad DC	12 Forest St.	1	1995	\$175,000		NULL	
Nuestra Comunidad DC	Sargent/Prince House	33	1995	\$2,000,000		NULL	
Nuestra Comunidad DC	Stafford Heights	41	1995	\$6,800,000	New Constr	NULL	
Nuestra Comunidad DC	4 Forest St.	6	1994	\$425,000		NULL	
Nuestra Comunidad DC	Daly House	19	1993	\$964,000		NULL	
Nuestra Comunidad DC	Burton Ct.	7	1990	\$300,000		NULL	
Nuestra Comunidad DC	La Concha	97	1990	\$6,995,597		NULL	
Nuestra Comunidad DC	Infill Collaboration	48	1989	\$5,509,000		NULL	
Nuestra Comunidad DC	Roxbury Triangle	10	1989	\$1,113,000	New Constr	NULL	
Nuestra Comunidad DC	Dudley Enterprises	9	1986	\$262,000		NULL	
Nuestra Comunidad DC	Bohio	26	1984	\$400,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<b>Nuestra Comunidad DC Total</b>		590		\$82,494,267			
Nueva Esperanza	Nueva Vida	23	1995	\$1,700,000		NULL	
Nueva Esperanza	South View	127	1995	\$3,543,912		NULL	
Nueva Esperanza	Chapter 705	12	1989	\$1,230,000	New Constr	NULL	
Nueva Esperanza	So.City Housing	66	1987	\$9,500,000		NULL	
Nueva Esperanza	Land Trust	9	1986	\$9,490,779		NULL	
Nueva Esperanza	Rehab Shelter	12	1986	\$340,000		NULL	
Nueva Esperanza	So. Holyoke Housing	48	1986	\$2,400,000		NULL	
Nueva Esperanza	New Hope Housing	32	1985	\$1,300,000		NULL	
Nueva Esperanza	Neighborhood Partnership	15	1984	\$243,962		NULL	
<b>Nueva Esperanza Total</b>		344		\$29,748,653			
Oak Hill CDC	58 Ames St.	2	2012	\$371,114	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Lead Abatement funding NSP MHIC	Energy Conservation Healthy Materials, Sustainable Materials
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	Energy Conservation Healthy Materials, Sustainable Materials

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						Homes Program	
Oak Hill CDC	Union Oak Homeownership Initiative	9	2005	\$1,600,000	Other	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative, Bay State Savings Bank	Energy Conservation Healthy Materials, Sustainable Materials
Oak Hill CDC	Harrison Street Initiative	12	2004	\$1,600,000	New Constr	Local or Regional HOME, State HOME, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Bay State Savings bank	Energy Conservation Sustainable Materials
Oak Hill CDC	Homes for the Millennium	10	2003	\$1,400,000	Other	Local or Regional HOME, State HOME, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Bay State Savings Bank Energy Star Homes	Energy Conservation
Oak Hill CDC	Harrison Street Initiative	12	2000	\$1,226,000		NULL	
Oak Hill CDC	18 Clarkson St.	3	1998	\$210,860		NULL	
Oak Hill CDC	42 Penn Ave.	3	1998	\$179,395		NULL	
Oak Hill CDC	59 Coral	2	1998	\$111,038		NULL	
Oak Hill CDC	68 Harrison St.	3	1998	\$175,666		NULL	
Oak Hill CDC	Union Hill Norfolk Ltd. Partnership	40	1997	\$3,600,000		NULL	

**Table 30: Completed Housing Projects**

<b>MACDC Member</b>	<b>Project Name</b>	<b>Units</b>	<b>Year of Occupancy</b>	<b>Total Development Cost</b>	<b>Construction Type</b>	<b>Financing</b>	<b>Environmental</b>
Oak Hill CDC	Union Hill Rental Development	21	1996	\$1,500,000		NULL	
Oak Hill CDC	77 Providence St.	3	1994	\$155,000		NULL	
Oak Hill CDC	60 Providence St.	6	1992	\$300,000		NULL	
Oak Hill CDC	Oak Hill Estates	8	1990	\$640,000	New Constr	NULL	
<b>Oak Hill CDC Total</b>		143		\$15,235,750			
Pittsfield Economic Revitalization Corp.	Redfield Hse.	24	1992	\$2,500,000		NULL	
<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, Mass Development, MHP, LISC, Boston Community Capital or Loan Fund, MHIC	Energy Conservation Sustainable Materials
Quincy-Geneva New Vision CDC	316 Warren Street.	3	2002	\$450,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund,	Energy Conservation

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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), Mass Development, 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		NULL	
Quincy-Geneva New Vision CDC	13 Maywood	3	1999	\$285,000		NULL	
Quincy-Geneva New Vision CDC	PHILLIPS BROOKS SCHOOL	56	1999	\$500,000		NULL	
Quincy-Geneva New Vision CDC	Phillip Brooks School Co-op	56	1990	\$10,000,000		NULL	
Quincy-Geneva New Vision CDC	Quincy-Geneva II (Granites)	94	1989	\$9,900,000		NULL	
Quincy-Geneva New Vision CDC	Quincy-Geneva I (BHP 1)	101	1986	\$4,500,000		NULL	
<b>Quincy-Geneva New Vision CDC Total</b>		455		\$92,266,500			

**Table 30: 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, Mass Development, 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, Mass Development, 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	104 Lafayette St.	10	2001	\$751,565		NULL	

**Table 30: Completed Housing Projects**

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

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Somerville Community Corp.	75 Cross Street	8	2012	\$2,687,737	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, McKinney, Federal Home Bank, Charles Bank Homes Foundatio Franklin Square House Foundation Winter Hill Bank	Energy Conservation Healthy Materials, Sustainable Materials,
Somerville Community Corp.	St. Polycarp Phase II	29	2012	\$9,849,475	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, McKinney, MHP, Fleet Bank/ Bank of America,	Energy Conservation Healthy Materials, solar thermal panels , Sustainable Materials,
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 30: 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		NULL	
Somerville Community Corp.	Sewall Place	2	2000	\$147,699		NULL	
Somerville Community Corp.	33 Bow Street	18	1998	\$2,283,011		NULL	
Somerville Community Corp.	47-51 Church St.	3	1998	\$575,000	New Constr	NULL	
Somerville Community Corp.	38-40 Glen St.	4	1997	\$393,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Somerville Community Corp.	8-12 Giles Park	3	1997	\$486,000		NULL	
Somerville Community Corp.	34 Flint St.	3	1996	\$340,000		NULL	
Somerville Community Corp.	166 Pearl St.	2	1995	\$205,000		NULL	
Somerville Community Corp.	210 Highland Ave.	2	1995	\$190,000		NULL	
Somerville Community Corp.	24-26 Pitman St.	2	1995	\$163,000		NULL	
Somerville Community Corp.	Sewall Pl.	12	1992	\$400,000		NULL	
Somerville Community Corp.	Royal Furniture Bldg.	60	1988	\$0	New Constr	NULL	
Somerville Community Corp.	Northeastern Townhouses	32	1987	\$3,200,000		NULL	
<b>Somerville Community Corp. Total</b>		263		\$40,799,382			
South Boston NDC	300 East Eighth	3	2012	\$500,000	Other	Mt. Washington Bank	Healthy Materials,
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	Andrew Sq. Apts.	10	1998	\$658,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NDC							
South Boston NDC	Taylor's Market/National St.	10	1997	\$1,090,000		NULL	
South Boston NDC	Fr. Walter Martin Homes	34	1994	\$6,300,000	New Constr	NULL	
South Boston NDC	11 Jenkins St.	3	1992	\$135,000		NULL	
South Boston NDC	Msgr. Lyons	1	1990	\$1,150,000	New Constr	NULL	
<b>South Boston NDC Total</b>		94		\$17,883,391			
Southwest Boston CDC	foreclosure acquisition	3	2012	\$557,416	Rehab - Subst	NSP private lender	Energy Conservation Healthy Materials, Sustainable Materials,
<b>Southwest Boston CDC Total</b>		3		\$557,416			
Springfield NHS	140 Pendleton Ave	1	2012	\$301,648	New Constr		Energy Conservation Healthy Materials, Sustainable Materials
Springfield NHS	23 Quincy Street	1	2012	\$248,031	New Constr	Local or Regional HOME, Charles Bank Home Foundation	Energy Conservation Healthy Materials, Sustainable Materials
Springfield NHS	75 Tyler St	1	2012	\$288,750	New Constr	Charles Bank Home Foundation	Energy Conservation Healthy Materials, Sustainable Materials
Springfield NHS	3 Pendleton Avenue	3	2009	\$683,850	New Constr	Local or Regional HOME, Charles Bank	Energy Conservation Healthy Materials, Bamboo Hardwood Floors, Hot water on demand, Sustainable Materials

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Springfield NHS	Rehab	4	2009	\$810,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative, Federal Home Bank,	Energy Conservation
Springfield NHS	Neighborhood Stabilization	3	2008	\$500,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, The Life Initiative, Charles Bank 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, Charles Bank 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
<b>Springfield NHS Total</b>		<b>31</b>		<b>\$6,232,279</b>			
Tent City Corporation	St. George Street	29	2001	\$9,000,000	New Constr	NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Tent City Corporation	East Springfield/Northampton St.	10	2000	\$1,700,000		NULL	
Tent City Corporation	Warren Avenue Apartments	30	1999	\$4,100,000		NULL	
<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), Mass Development, Brownfields, SHTC Federal Tax Credits (LIHTC), Federal historic Tax CreditsFleet Bank/ Bank of America,	
<b>The Neighborhood Corporation Total</b>		69		\$16,500,000			
The Neighborhood Developers	148-150 Marlboro	4	2012	\$1,380,705	New Constr		Energy Conservation Healthy Materials, Sustainable Materials,

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The Neighborhood Developers	56-60 Highland	4	2012	\$1,023,524	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Community Housing Services Revolving Loan Fund Neighborhood Reinvestment, Metro Credit Union	Energy Conservation Healthy Materials, Sustainable Materials,
The Neighborhood Developers	620 Beach	2	2012	\$859,821	Rehab - Subst		Energy Conservation Healthy Materials, Sustainable Materials,
The Neighborhood Developers	7 Suffolk	1	2012	\$405,398	Rehab - Subst		Energy Conservation Healthy Materials, Sustainable Materials,
The Neighborhood Developers	Highland Terrace	32	2012	\$10,499,185	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Mass Development, Brownfields, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, The Life Initiative, Fleet Bank/ Bank of America,	Energy Conservation Healthy Materials, LEED for Homes Certification, Sustainable Materials,
The Neighborhood Developers	Foreclosed Properties Ongoing	7	2011	\$1,687,359	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Neighborhood Reinvestment,	Energy Conservation Healthy Materials, Sustainable Materials,
The Neighborhood Developers	Walden Street Fire Station	7	2011	\$2,360,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Affordable Housing Trust Fund,	Energy Conservation Healthy Materials, Sustainable Materials,

**Table 30: Completed Housing Projects**

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

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The 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,
The 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,
The 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,
The Neighborhood Developers	61 Library Street	3	2002	\$600,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Neighborhood Reinvestment, Charles Bank Homes (please keep anonymous) NHSA	Energy Conservation Energy Star is providing technical assistance and some funds to make this building virtually airtight.,
The Neighborhood Developers	38 Bellingham	3	2000	\$0		NULL	
The Neighborhood Developers	Essex Street	4	2000	\$546,000		NULL	
The Neighborhood Developers	Grove Street Projects	15	2000	\$1,180,976		NULL	
The Neighborhood Developers	233 Chestnut St.	3	1998	\$217,500		NULL	
The Neighborhood Developers	52-54 Shurtleff St.	6	1998	\$406,475		NULL	
The Neighborhood Developers	48-50 Chester Ave.	6	1997	\$459,537		NULL	



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The Neighborhood Developers	90 Shawmut St.	3	1997	\$221,000		NULL	
The Neighborhood Developers	156 Shawmut St.	3	1996	\$207,050		NULL	
The Neighborhood Developers	18 Watts St.	2	1996	\$160,000		NULL	
The Neighborhood Developers	47 Washington St.	3	1996	\$152,700		NULL	
The Neighborhood Developers	12 6th St. & 214 Poplar St.	7	1995	\$523,725		NULL	
The Neighborhood Developers	133-139 Shawmut St.	12	1995	\$767,824		NULL	
The Neighborhood Developers	149 Congress Ave.	3	1995	\$166,674		NULL	
The Neighborhood Developers	151 Congress Ave.	3	1995	\$165,994		NULL	
The Neighborhood Developers	62 Blossom St.	3	1995	\$132,435		NULL	
The Neighborhood Developers	68-70 Shawmut St.	6	1995	\$197,891		NULL	
The Neighborhood Developers	77 Shawmut St.	3	1995	\$166,230		NULL	
The Neighborhood Developers	79 Shawmut St.	3	1995	\$166,230		NULL	
The Neighborhood Developers	128 Shawmut St & 27, 29 & 31 Chester Ave	12	1993	\$721,173		NULL	
The Neighborhood Developers	75 Shawmut St.	3	1993	\$162,681		NULL	
The Neighborhood Developers	28 & 38 Suffolk St.	2	1987	\$0	New Constr	NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The Neighborhood Developers	70 & 74 Heard St.	2	1987	\$0	New Constr	NULL	
<b>The Neighborhood Developers Total</b>		340		\$74,781,068			
Twin Cities CDC	170 Marshall Street	2	2012	\$295,376	Rehab - Mod		Energy Conservation
Twin Cities CDC	Elm Street	3	2012	\$1,081,000	New Constr	Local or Regional HOME, Local Brownfields Money, Local Financial Institutions	Energy Conservation, Sustainable Materials,
Twin Cities CDC	Essex/Marshall	1	2012	\$217,555	Rehab - Mod	MHIC,	Energy Conservation
Twin Cities CDC	Prichard Johnson Receivership Project	7	2012	\$1,382,559	Rehab - Subst	Gap filler funding, Neighborhood Reinvestment,	Energy Conservation
Twin Cities CDC	Water Mill Apartments	40	2012	\$15,505,663	Rehab - Subst	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Mass Development, Brownfields, Brownfield s Tax Credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, EDINeighborhood Reinvestment, MHIC, TD Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Twin Cities CDC	30 Summer Street, Fitchburg	3	2011	\$350,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation, Healthy Materials, Energy Star Standards,
Twin Cities CDC	45 Johnson Street	1	2010	\$140,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation

**Table 30: 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		NULL	
Twin Cities CDC	Cleghorn Initiative Phase I - 42 Clarendon & 128 Fairmount	15	1996	\$380,000		NULL	
Twin Cities CDC	Cleghorn Initiative Phase I - TARA	12	1996	\$325,000		NULL	
Twin Cities CDC	Homeownership (HOOP/RAPP)	47	1996	\$1,600,000		NULL	
Twin Cities CDC	4 Leighton St.	13	1988	\$1,300,000		NULL	
<b>Twin Cities CDC</b>		<b>176</b>		<b>\$25,897,016</b>			

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<b>Total</b>							
UDC	Roxbury Corners	54	1991	\$11,442,485		NULL	
<b>UDC Total</b>		54		\$11,442,485			
Urban Edge	UEL/BHP1	82	2012	\$22,600,000	Other	Local or Regional HOME, City of Boston Neighborhood Housing Trust State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MRVP, tbd Federal Tax Credits (LIHTC), Section 8, tbdMHIC, Kresge Foundation Boston Private Bank & Trust National Grid	Energy Conservation Healthy Materials, MCHP System, Sustainable Materials,
Urban Edge	JP Apartments	103	2011	\$18,696,127	Rehab - Mod	Local or Regional HOME, Neighborhood Housing Trust-Boston State HOME, Section 8, Tax Credit Exchange Federal Home Bank, Home Depot Foundation, Enterprise Foundation - Green Communities Program Permanent Lender TBD Deferred developer fee, Energy rebates	Energy Conservation Healthy Materials, Solar Thermal Hot Water System at Stoughton/Sumner St Building. , Sustainable Materials,

**Table 30: 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	NULL	
Urban Edge	Academy Homes I	202	1999	\$22,000,000		NULL	
Urban Edge	Westminister Court	77	1998	\$0		NULL	

**Table 30: 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		NULL	
Urban Edge	Self Help Apts.	14	1995	\$675,000		NULL	
Urban Edge	Stony Brook Gardens Coop	50	1993	\$7,600,000	New Constr	NULL	
Urban Edge	Dor./Roxbury	125	1988	\$5,500,000		NULL	
Urban Edge	Walnut-Washington BHP II	65	1988	\$4,600,000		NULL	
Urban Edge	21-23 Dixwell St.	6	1987	\$380,000		NULL	
Urban Edge	62 Montebello Co-op	7	1987	\$500,000		NULL	
Urban Edge	UE Ltd BHP I	82	1987	\$3,600,000		NULL	
Urban Edge	Cleaves Ct.	36	1985	\$769,000		NULL	
Urban Edge	Dimock-Bradon Apts.	54	1983	\$3,600,000		NULL	
Urban Edge	Self Help Apts.	13	1983	\$550,000		NULL	
Urban Edge	Jamaica Plain Apts.	103	1982	\$600,000		NULL	
Urban Edge	Bancroft Apts.	22	1981	\$300,000		NULL	
<b>Urban Edge Total</b>		<b>1,429</b>		<b>\$147,892,767</b>			
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 Bank north 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,	Energy Conservation Healthy Materials, none, Sustainable Materials,

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						TD Banknorth	
Valley CDC	Millbank Apartments	24	2004	\$3,492,555	Other	Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Mass Development, Florence Savings Bank grant MHP, MHIC,	Energy Conservation
Valley CDC	5 Walnut Street	2	2001	\$255,000		NULL	
Valley CDC	65-67 North Main Street	2	2001	\$270,000		NULL	
Valley CDC	Bridge Street	15	2001	\$367,500		NULL	
Valley CDC	New South Apartments	18	1997	\$0		NULL	
Valley CDC	Self Help II	19	1997	\$1,994,000	New Constr	NULL	
Valley CDC	Outer Commons	8	1994	\$700,000	New Constr	NULL	
Valley CDC	School St./Coach Light	5	1994	\$200,000		NULL	
Valley CDC	Self Help I	16	1993	\$1,600,000	New Constr	NULL	
Valley CDC	Millbank Homes	10	1992	\$600,000		NULL	
Valley CDC	The Maples	11	1992	\$470,000		NULL	
Valley CDC	Hampshire Inn	15	1991	\$400,000		NULL	
<b>Valley CDC Total</b>		<b>164</b>		<b>\$15,376,053</b>			
Viet-AID	Bloomfield Gardens Housing	27	2012	\$10,600,000	New Constr	NULL	
Viet-AID	7 Toledo Street	3	2000	\$380,047		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<b>Viet-AID Total</b>		30		\$10,980,047			
WATCH	B Street, Belmont	4	2005	\$1,300,000	New Constr	Local or Regional HOME, DHCD Boston Community Capital or Loan Fund,	Energy Conservation Healthy Materials, Sustainable Materials,
WATCH	Moody Street	7	2005	\$1,280,000	Rehab - Subst	Local or Regional HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Charles Bank Foundation Unitarian Universalist Church	Energy Conservation
WATCH	Charles Street	6	2003	\$1,033,304	New Constr	Local or Regional HOME, Boston Community Capital or Loan Fund, Chart Bank Citizens Bank helped negotiate the sale of the lot to WATCH.	Energy Conservation
WATCH	52-54 Charles St.	3	2000	\$246,025		NULL	
WATCH	16 Grant Pl.	2	1998	\$223,300		NULL	
WATCH	315 Newton St.	2	1998	\$247,600		NULL	
WATCH	56 Charles St.	4	1998	\$223,600		NULL	
WATCH	13-17 Taylor St.	4	1997	\$264,900		NULL	
WATCH	9 Fiske St.	2	1996	\$187,652		NULL	
WATCH	18 Myrtle St.	2	1994	\$208,000		NULL	
<b>WATCH Total</b>		36		\$5,214,381			



**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Westfield CDC	15 Hampden Street	1	2007	\$130,000	Rehab - Subst	This property was taken by the City of Westfield through a tax taking. The City then sold the property to the CDC for \$4451, with \$4450 being deferred until the CDC sells the property. Westfield Bank and the Berkshire Bank Charitable Foundation.	Energy Conservation
Westfield CDC	Jefferson Street Homeownership 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		NULL	
Westfield CDC	20 Hancock	1	1998	\$30,000		NULL	
Westfield CDC	37 Mechanic St.	2	1998	\$57,000		NULL	
Westfield CDC	41 Fowler St.	1	1998	\$30,000		NULL	
Westfield CDC	18 East Bartlett	2	1997	\$60,000		NULL	
Westfield CDC	55 Jefferson St.	1	1997	\$47,000		NULL	
<b>Westfield CDC Total</b>		<b>13</b>		<b>\$1,124,000</b>			
Women's Institute for Housing and Economic Dev.	Housing Families	15	2012	\$1,900,000	Rehab - Mod	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Charles Bank Home Franklin Square House Foundation	Energy Conservation Healthy Materials, new heating systems, windows, doors,

**Table 30: Completed Housing Projects**

<b>MACDC Member</b>	<b>Project Name</b>	<b>Units</b>	<b>Year of Occupancy</b>	<b>Total Development Cost</b>	<b>Construction Type</b>	<b>Financing</b>	<b>Environmental</b>
Women's Institute for Housing and Economic Dev.	Revere St NSP project	6	2012	\$1,500,000	Rehab - Subst	Local or Regional HOME, Deleading Charles Bank Homes Eagle Bank	Energy Conservation Healthy Materials,
Women's Institute for Housing and Economic Dev.	Sudbury Duplexes	11	2012	\$3,100,000	New Constr	Community Preservation Act Funds, Housing Stabilization Fund (HSF), public housing MHP Neighborhood Rental Initiative MHP,	Energy Conservation Healthy Materials, Sustainable Materials,
Women's Institute for Housing and Economic Dev.	CHOICE	37	2011	\$9,488,000	New Constr	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Mass Development, Section 8, TC-X funds Farnsworth Trust Enterprise Bank construction and permanent financing (bond) Sponsor equity	Energy Conservation Healthy Materials, PV panels, Sustainable Materials,
Women's Institute for Housing and Economic Dev.	Community Care Services	17	2011	\$3,200,000	Rehab - Mod	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Weatherization and deleading funds Federal Home Bank, Sponsor equity	Energy Conservation
Women's Institute for Housing and Economic Dev.	Devon/Bellevue NSP project	6	2011	\$1,300,000	Rehab - Mod	Cambridge Trust Developer equity	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Women's Institute for Housing and Economic Dev.	Heading Home	10	2011	\$2,500,000	Other	Earmarked donations for acquisition of a building Cambridge Trust	
Women's Institute for Housing and Economic Dev.	Highland Avenue, Chelmsford	5	2011	\$1,500,000	New Constr	Community Preservation Act Funds, Housing Innovations Fund (HIF), MHP Neighborhood Rental Initiative MHP, Enterprise bank construction loan, MHP NRI program Developer equity	Energy Conservation Healthy Materials,
Women's Institute for Housing and Economic Dev.	Ingraham Place	19	2011	\$8,700,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Federal Historic Tax Credits, Section 8, McKinney, TCAP replaced LIHTC, The Life Initiative, Private equity raised for Sponsor Contribution	Energy Conservation Healthy Materials, Sustainable Materials,
Women's Institute for Housing and Economic Dev.	Nueva Esperanza	14	2011	\$3,875,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP,	Energy Conservation Healthy Materials, PV panels, Sustainable Materials,

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Women's 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
Women's 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>Women's Institute for Housing and Economic Dev. Total</b>		162		\$41,263,000			
Worcester Common Ground	161 Austin Street	3	2011	\$467,000	Rehab - Subst	Lead paint Webster Five Cents Bank	Energy Conservation Sustainable Materials,
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,

**Table 30: Completed Housing Projects**

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

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		NULL	
Worcester Common Ground	Su Casa Propia/Your Own Home	3	2000	\$250,000		NULL	
Worcester Common Ground	108 Austin St.	2	1999	\$100,000		NULL	
Worcester Common Ground	48 King St.	3	1999	\$208,000		NULL	
Worcester Common Ground	Chatham Street	6	1999	\$468,000		NULL	
Worcester Common Ground	7 Newbury St.	2	1998	\$135,000		NULL	
Worcester Common Ground	9 Quincy St.	2	1998	\$142,000		NULL	
Worcester Common Ground	35 Cedar	2	1997	\$40,000		NULL	
Worcester Common Ground	97 Bellevue	1	1997	\$67,500		NULL	
Worcester Common Ground	99 Bellevue	3	1997	\$202,500		NULL	
Worcester Common Ground	55 King St.	3	1996	\$100,000		NULL	
Worcester Common Ground	25 King St.	3	1995	\$138,000		NULL	

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Common Ground	34 Castle St.	1	1995	\$50,000		NULL	
Worcester Common Ground	Dewey St. Co-op	12	1993	\$460,000		NULL	
Worcester Common Ground	Providence St. Co-op	6	1993	\$300,000		NULL	
Worcester Common Ground	Canterbury St. Co-op	10	1992	\$440,000		NULL	
Worcester Common Ground	Florence St. Co-op	8	1991	\$540,000		NULL	
<b>Worcester Common Ground Total</b>		199		\$26,982,554			
Worcester Community Housing Resources	Haywood Wakefield	78	2011	\$25,000,000	Rehab - Subst	Tax levy public improvements Mass Development, TCAD Federal Historic Tax Credits, HUD Assisted Living Conversion Demonstration, ARRA	Energy Conservation Healthy Materials,
Worcester Community Housing Resources	Lagrange Street	8	2011	\$500,000	Rehab - Mod	Local or Regional HOME, MHIC, Webster Five Cent Savings Bank	Energy Conservation Sustainable Materials,
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

**Table 30: Completed Housing Projects**

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
<b>Worcester Community Housing Resources Total</b>		95		\$25,885,000			
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



**Table 30: Completed Housing Projects**

<b>MACDC Member</b>	<b>Project Name</b>	<b>Units</b>	<b>Year of Occupancy</b>	<b>Total Development Cost</b>	<b>Construction Type</b>	<b>Financing</b>	<b>Environmental</b>
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		NULL	
<b>Worcester East Side CDC Total</b>		60		\$12,396,000			
<b>Grand Total</b>		<b>18,468</b>		<b>\$2,646,293,308</b>			

## 2013 MACDC GOALs Report

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### **Historical Real Estate: Commercial**

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
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	
Dorchester Bay EDC	65 Bay Street	Commercial, Industrial,	78,000		2002	\$15,300,000	New Constr	1	340	108/EDI funds, EDIC Mass Development, Tax forgiveness, DOR, MBTA EDA, 108/EDILIS C, Boston Community Capital or Loan Fund, The Life Initiative, Federal

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
										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

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
<b>Dorchester Bay EDC Total</b>			85,500	0		\$16,600,000		3	356	
East Boston CDC	U.S. Shuttle				0	\$0		0	120	
East Boston CDC	Hodge Boiler Works, RDA, Inc		48,000		1996	\$2,400,000		2	78	
East Boston CDC	ZUMIX			25,000	2010	\$4,500,000	Rehab - Subst	1	15	New Market Tax Credits
<b>East Boston CDC Total</b>			48,000	25,000		\$6,900,000		3	213	
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>			39,000	0		\$1,750,000		22	65	
Grove Hall NDC	Renaissance Bldg.		4,000		1990	\$1,200,000		4	60	
Grove Hall NDC	GROVE HALL'S MECCA MALL		260,000		2001	\$13,500,000		6	260	
<b>Grove Hall NDC Total</b>			264,000	0		\$14,700,000		10	320	

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Hilltown CDC	Cummington Community House		2,400		1996	\$412,492		0	0	
Hilltown CDC	Powell Road Reconstruction		87,120		1998	\$740,000		0	0	
Hilltown CDC	Goshen Town Hall Elevator				1999	\$146,000		0	0	
Hilltown CDC	Plainfield Public Safety Building			10,000	2007	\$1,400,000	New Constr	1	6	Plainfield Volunteer Firefighter's Association Funds; Town of Plainfield in-kind contributions clearing site and constructing septic system State CDBG, USDA 40 year low-interest loan Bank of Western Mass, for interim financing

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	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	
Jamaica Plain NDC	Brewery Small Business Center		160,000		1983	\$4,000,000		32	175	
Jamaica Plain NDC	JP Center Supermarket/ Health Center		75,000		1996	\$13,000,000		2	300	

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Jamaica Plain NDC	Brewery Main Block	Commercial, Industrial, Offices, Retail		30,000	2006	\$9,000,000	Rehab - Subst	6	80	Local or Regional CDBG, Brownfields, Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Life Initiative, Federal Office of Community Services, Federal Historic Tax Credits,
Jamaica Plain NDC	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



**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
										Services, Federal Historic Tax Credits
<b>Jamaica Plain NDC Total</b>			235,000	40,000		\$31,300,000		45	665	
Lawrence Community Works	Our House Center			14,000	2007	\$5,228,678	Rehab - Subst	1	90	Local or Regional CDBG, City/EPA funds for brownfields cleanup; CDBG set aside to match city funds; city donation of land Brownfields, earmark Federal Historic Tax Credits, New Market Tax Credits, earmark Neighborhood Reinvestment, MHIC, The Life

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
										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	
Madison Park DC	2201 Washington		48,000		2001	\$7,000,000		1	240	

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Madison Park DC	Hibernian Hall	Commercial, Community Facility, Offices, Retail, Business Incubator	28,722		2004	\$7,041,127	Rehab - Subst	8	60	Local or Regional CDBG, Mass Historic Commission Rehab grant Federal Historic Tax Credits, New Market Tax Credits, Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Historic Tax Credits, capital campaign contributors individual and corporate capital campaign contributors
<b>Madison Park DC Total</b>			76,722	0		\$14,041,127		9	300	

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Main South CDC	Main South Center for Community Revitalization		11,000		2001	\$510,000		2	15	
Main South CDC	Center for Community Revitalization	Community Facility	12,000		2002	\$775,000	Rehab - Mod	2	13	Local or Regional CDBG, University Partnership funds, The Life Initiative,
<b>Main South CDC Total</b>			23,000	0		\$1,285,000		4	28	
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>			49,000	0		\$785,000		3	23	
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

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing Bank
<b>Mission Hill NHS Total</b>			190,000	0		\$48,000,000		10	300	
Nuestra Comunidad DC	Bohio		4,650		1985	\$60,000		4	22	
Nuestra Comunidad DC	Dudley Enterprises		1,900		1986	\$58,000		3	6	
Nuestra Comunidad DC	Palladio Hall		20,000		1999	\$3,500,000		6	40	
Nuestra Comunidad DC	La cocina		5,000		2000	\$800,000		2	27	
Nuestra Comunidad DC	swifty auto mall		4,500		2000	\$950,000		4	20	
<b>Nuestra Comunidad DC Total</b>			36,050	0		\$5,368,000		19	115	
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	

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
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	
Quincy-Geneva New Vision	320 Blue Hill Ave		6,000		1998	\$500,000		1	3	

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
CDC										
<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	
The Neighborhood	Neighborhood House		9,000		1998			2	0	

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Developers										
The Neighborhood Developers	615 Broadway	Commercial,		22,000	2007	\$3,400,000	Rehab - Mod	5	20	Local or Regional CDBG, New Market Tax Credits,
<b>The Neighborhood Developers Total</b>			9,000	22,000		\$3,400,000		7	20	
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	
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	Mass Development, Boston Community Capital or Loan Fund, MHIC, Business Loan and Equity Fund,



**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
										Brownfields Recovery
Urban Edge	3134 Washington Street	Commercial, Community Facility	21,082		2002	\$3,753,000	Rehab - Subst	3	40	Business Development Grant Mass Development, Boston Community Capital or Loan Fund, Yawkey, Anonymous Boston Private Bank Private Funders
Urban Edge	Egleston Station	Commercial		12,573	2007	\$7,700,000	Rehab - Subst	1	48	Mass Development, Mass. Cultural Council Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Property

**Table 31: Completed Commercial Projects**

MACDC Member	Name	Dev't Type	Total Square Feet	Comm Sq. Ft.	Year of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
										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>	

## 2013 MACDC GOALs Report

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

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
Asian CDC	Oak Terrace	Residential (mixed use)	88		2,775	2012	\$13,300,000	3	Other	BRA/DND Energy Retrofit Funding with ARRA LISC, Home Depot Foundation Capital Reserves
Asian CDC	Metropolitan	Commercial, Community Facility, Offices, Retail, Residential (mixed use)	251	90,000		2004	\$87,000,000	6	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, State CDBG, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), Section 8, MHIC, Federal LIHTC,
Asian CDC	Oak Terrace		88	2,775		1994	\$13,000,000	4		
<b>Asian CDC Total</b>			<b>427</b>	<b>92,775</b>	<b>2,775</b>		<b>\$113,300,000</b>	<b>13</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	Mass Development, MRVP, MHP, Neighborhood Reinvestment, The Life Initiative, Federal LIHTC

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
Coalition for a Better Acre	Liberty Square Project	Commercial, Retail, Residential (mixed use)	33	30,061		2004	\$7,100,000	6	Rehab - Subst	Local or Regional HOME, State HOME, Federal Historic Tax Credits, Section 8, Neighborhood Reinvestment, Federal Historic Tax Credits, Federal LIHTC, construction loan: Bank North
Coalition for a Better Acre	Triangle Rental		26			1998	\$4,600,000	3		
<b>Coalition for a Better Acre Total</b>			71	30,061	13,344		\$12,438,661	15		
Codman Square NDC	The Levedo Building	Retail, Residential (mixed use)	24		592	2011	\$8,191,000	0	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Brownfields, Mass Clean Energy Center MHP, LISC, Neighborhood Reinvestment, Federal LIHTC, State Facilities Consolidation Fund
<b>Codman Square NDC Total</b>			24	0	592		\$8,191,000	0		

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
Domus, Inc.	Elm Street Apartments	Commercial, Residential (mixed use)	19		6,795	2010	\$7,100,000	6	Comb Rehab/New Constr	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
<b>Domus, Inc. Total</b>			19	0	6,795		\$7,100,000	6		
Dorchester Bay EDC	Uphams West	Commercial, Residential (mixed use)	13		3,000	2012	\$5,325,000	2	Rehab - Subst	BRA, Leading the Way, NHT, Project based vouchers through the BHA State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Mass Development, MHP, LISC, Boston Private Bank
Dorchester Bay EDC	Pierce Bldg		9	19,864		1985	\$841,000	10		
<b>Dorchester Bay EDC Total</b>			22	19,864	3,000		\$6,166,000	12		

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
Fenway CDC	Susan S. Bailis Assisted Living	Retail, Residential (mixed use)	82	63,000		2003	\$19,000,000	1	New Constr	Local Linkage, Leading the Way (Boston only), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Federal LIHTC, Farnsworth, Charles bank Homes
<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	Local or Regional CDBG, HDSP, TD Bank north Gardner Redevelopment Authority
<b>Greater Gardner CDC Total</b>			3	0	2,400		\$750,000	1		
Harborlight Community Partners	Firehouse Place	Commercial, Residential (mixed use)	4		706	2011	\$1,217,000	1	Comb Rehab/New Constr	Local or Regional HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Community Preservation Act

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
<b>Harborlight Community Partners Total</b>			4	0	706		\$1,217,000	1		
Homeowners Rehab	Trolley Sq.	Retail, Residential (mixed use)	40		1,500	2007	\$15,323,393	1	New Constr	Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Mass Development, Section 8, Neighborhood Reinvestment, MHIC, Community Preservation Act, Federal LIHTC, Enterprise bank. MTC, East Camb Bank Foundation, Camb Savings Bank Found. Energy Star, John Allen Fund, Home Depot Foundation
Homeowners Rehab	808 Memorial Dr.		300			1999	\$40,000,000	7		
<b>Homeowners Rehab Total</b>			340	0	1,500		\$55,323,393	8		



**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
Jamaica Plain NDC	Centre/Wise/Lamartine	Offices, Retail, Residential (mixed use)	30		5,500	2012	\$14,300,000	3	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Mass Development, TOD New Market Tax Credits, MHP, LISC, Boston Community Capital or Loan Fund, McKinney, Federal LIHTC, State Facilities Consolidation Fund, Barr, Hyams, Enterprise National Equity Fund
<b>Jamaica Plain NDC Total</b>			30	0	5,500		\$14,300,000	3		
Just a Start	Trembridge Condominiums	Community Facility, Residential (mixed use)	10	16,207		2003	\$3,300,000	0	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, City Affordable Trust State HOME, Section 8, 18 private donors East Cambridge Savings MIT Harvard Charles Bank
<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		

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
							0			
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		
<b>NOAH Total</b>			9	0	0		\$1,110,000	1		

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
Nuestra Comunidad DC	Edgewood Street (Kasanof Bakery)	Commercial, Residential (mixed use)	48		3,500	2010	\$18,887,315	3	New Constr	Local or Regional HOME, BRA Inclusionary Funds State HOME, MassHousing or MFHA (other than trust), Brownfields, MRVP, TCAP Funds MHP, Neighborhood Reinvestment, Federal LIHTC, Home Depot green funding Bank of America-construction and equity financing; Mass Housing - green funding for photovoltaics

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
Nuestra Comunidad DC	Dartmouth Hotel	Residential (mixed use)	65	65,000		2005	\$20,000,000	7	Rehab - Subst	Local or Regional HOME, Leading the Way (Boston only), neighborhood housing trust State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Brownfields, Federal Historic Tax Credits, Section 8, MHP, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Federal Historic Tax Credits, Federal LIHTC, State Facilities Consolidation Fund, Charles bank Henderson foundation
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</b>			26	0	0		\$4,400,000	3		

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
<b>Total</b>										
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	Local or Regional HOME, Local Linkage, State HOME, Housing Stabilization Fund (HSF), Brownfields, MassHousing/MTC Solar Electric Grant Section 8, MHP, LISC, Federal Home Bank, McKinney, Federal LIHTC, State Facilities Consolidation Fund, Bank of America construction loan additional funding sources for green and sustainable development
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		

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
<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	Local or Regional HOME, Local Linkage, State HOME, Boston Community Capital or Loan Fund
South Boston NDC	Taylors Market		7	3,800		1997	\$1,115,000	2		
<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	Baron Lofts	Residential (mixed use)	6		2,000	2012	\$1,500,000	2	Rehab - Subst	Local or Regional HOME, Bristol County Saving Bank
The Neighborhood Corporation	Robertson on the River	Commercial, Offices, Residential (mixed use)	64		17,000	2006	\$15,500,000	4	Rehab - Subst	Section 108 Housing Stabilization Fund (HSF), Federal Historic Tax Credits, EPA Federal Historic Tax Credits, Federal LIHTC, State Facilities Consolidation Fund, Bank of America

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
<b>The Neighborhood Corporation Total</b>			70	0	19,000		\$17,000,000	6		
The Neighborhood Developers	148 Shawmut Street	Offices,	2		3,000	2006	\$1,564,535	1	Rehab - Subst	Local or Regional HOME, lead Housing Innovations Fund (HIF)
<b>The Neighborhood Developers Total</b>			2	0	3,000		\$1,564,535	1		
Twin Cities CDC	Main Street Project	Offices, Retail,	31		11,000	2009	\$12,000,000	2	Rehab - Subst	Local or Regional HOME, Redevelopment Authority Funds State HOME, Housing Stabilization Fund (HSF), Mass Development, Mass. Historic Credits; TOD Funding Federal Historic Tax Credits, Section 8, New Market Tax Credits, EDI Funding Neighborhood Reinvestment, Federal Historic Tax Credits, Charles Bank Homes TD Bank North
<b>Twin Cities CDC Total</b>			31	0	11,000		\$12,000,000	2		

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
Urban Edge	Egleston Crossing	Commercial, Residential (mixed use)	64	83,000		2005	\$21,000,000	2	Rehab - Mod	Local or Regional HOME, State HOME, Mass Development, MHP, MHIC, Federal Home Bank, McKinney, Energy Star Homes; Keyspan
<b>Urban Edge Total</b>			64	83,000	0		\$21,000,000	2		
Valley CDC	King Street, Northampton	Commercial,	10		1,000	2011	\$2,136,771	1	Rehab - Subst	Smith College State HOME, Affordable Housing Trust Fund, Section 8, ARRA - windows and insulation, Community Preservation Act, local bank permanent loan
Valley CDC	The Maples, Florence	Commercial, Residential (mixed use)	11		900	2010	\$1,250,000	1	Rehab - Subst	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Section 8, McKinney Mod Rehab PB Section 8, ARRA Funds for windows, Community Preservation Act, local bank permanent loan



**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
Valley CDC	Go West	Residential (mixed use)	17	9,000		2005	\$2,623,418	2	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP, Section 8, McKinney, State Facilities Consolidation Fund, Frank Stanley Beveridge Foundation, Florence Savings Bank
<b>Valley CDC Total</b>			38	9,000	1,900		\$6,010,189	4		
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	Local or Regional HOME, Housing Stabilization Fund (HSF), MHP, State Facilities Consolidation Fund, Bank North
Worcester Common Ground	Eddie's Market	Retail, Residential (mixed use)	6		3,000	2006	\$1,400,000	1	Rehab - Subst	Local or Regional HOME, Affordable Housing Trust Fund, MHP, Bank North
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		

**Table 32: Completed Mixed-Use Developments**

MACDC Member	Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Dev Cost	Comm. Tenants	Constructi on Type	Financing
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>1,875</b>	<b>468,494</b>	<b>98,312</b>		<b>\$427,686,104</b>	<b>142</b>		

## 2013 MACDC GOALs Report

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### **Historical Real Estate: Open Space**

**Table 33: Completed Open Space Development**

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 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

**Table 33: Completed Open Space Development**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Allston Brighton CDC	Hamilton Elementary School	Outdoor Classroom	2002	12,000	\$200,000	14	
Allston Brighton CDC	Mary Lyons School & Collins Square	Schoolyard	2000	11,000	\$0	0	
Allston Brighton CDC	Garfield Elem	Schoolyard	1999	10,000	\$0	0	
Allston Brighton CDC	Hamilton Elementary School	Schoolyard	1999	10,000	\$0	0	
Allston Brighton CDC	Jackson Mann	Schoolyard	1999	10,000	\$0	0	
Allston Brighton CDC	Winship Elementary School II	Schoolyard	1998	8,700	\$0	0	
Allston Brighton CDC	Hamilton Elementary School	Schoolyard	1995	300	\$0	0	
Allston Brighton CDC	Winship Elementary School (Phase I)	Schoolyard	1993	288	\$0	0	
Allston Brighton CDC	Aberdeen Overlook	Open Space	1988	1,000	\$0	0	
Allston Brighton CDC	Peniman Road Community Garden	Community Garden	1986	4,000	\$0	0	
<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>	
Coalition for a Better Acre	Moody Street Playground		2009	10,000	\$200,000	6	CDBG, Individual and corporate donations, fundraising event proceeds.

**Table 33: Completed Open Space Development**

MACDC Member	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>				68,890	\$200,000	6	
Codman Square NDC	Elmhurst Street Park	Nontraditional park space to support youth and other community programming in collaboration with local nonprofit agencies.	2009	11,000	\$299,570	3	City of Boston Grassroots Program; Browne Fund, New England Grassroots Environmental Fund Beedee Ladd, Greater Boston Urban Resources Partnership - tree
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>				29,000	\$299,570	3	
Dorchester Bay EDC	Dudley Village		2008	5,200	\$1,500,000	25	
Dorchester Bay EDC	Leyland St Playground	Playground	2001	300	\$0	0	
Dorchester Bay EDC	Nallie Miranda Playground	Playground	2000	200	\$0	0	
Dorchester Bay EDC	21 Monadnock	Playground	1992	9,600	\$0	0	

**Table 33: Completed Open Space Development**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Dorchester Bay EDC	Dudley Terrace	Park	1985	9,000	\$0	0	
<b>Dorchester Bay EDC Total</b>				24,300	\$1,500,000	25	
East Boston CDC	Atlantic Works Sculpture Gardens	Artist workspace and Daycare	2006	28,000	\$3,000,000	35	
East Boston CDC	Atlantic Works Sculpture Gardens	Artist workspace and Daycare	2006	28,000	\$3,000,000	35	
<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	

**Table 33: Completed Open Space Development**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Housing Assistance Corp.	Homesteads		2007	23,000	\$3,000,000	10	
<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	
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 Grant, Brownfields, Bank of America/DBT Corp., Fleet/DBT Corp., Bank of America (not the foundation-- the bank itself)



**Table 33: Completed Open Space Development**

MACDC Member	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	CDBG, West Parish Church of Andover, Lawrence Earth Day Committee, Second Congregational Church of Boxford, DCT Development, Merrimack Development, Tripoli Bakery, Kristen Harol, Brunos North End Deli, In Kind Contributions: Lawrence Methuen Community Coalition, Hampshire Development, YouthBuild Lawrence, Stillman Restoration Architects, Angelo Petrozelli Architect, Jackson Lumber, Waterflower Ecological Design, DeLoury Construction, Linda & Forrest Bla
Lawrence Community Works	37 Berkeley St.	Playground,	2001	10,000	\$0	0	
Lawrence Community Works	37 Berkeley St.	Playground,	1999	19,000	\$0	0	
<b>Lawrence Community Works Total</b>				156,611	\$3,045,000	0	
Madison Park DC	Haynes House II	Parking lot	1995	12,000	\$0	0	

**Table 33: Completed Open Space Development**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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	
<b>Madison Park DC Total</b>				<b>22,200</b>	<b>\$0</b>	<b>0</b>	
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>				<b>22,500</b>	<b>\$241,500</b>	<b>12</b>	
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>				<b>400</b>	<b>\$50,000</b>	<b>0</b>	
Mattapan CDC	RISE Gateway to Boston		2006	0	\$20,000	2	

**Table 33: Completed Open Space Development**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Mattapan CDC	RISE Gateway to Boston	Two 18 and 1/2 feet tall granite and bronze statues celebrating the cultural diversity and history of the community	2005	165	\$450,000	12	Browne Fund, Several private donors responded to letter sent
<b>Mattapan CDC Total</b>				165	\$470,000	14	
Mission Hill NHS	Puddingstone Park		2004	240,000	\$500,000	5	Browne Fund, Commercial lenders from One Brigham Circle development
Mission Hill NHS	Puddingstone Park		2003	240,000	\$700,000	20	Fleet Bank, Citizens Bank
<b>Mission Hill NHS Total</b>				480,000	\$1,200,000	25	
NOAH	The Guild Schoolyard (future)		2005	20,000	\$250,000	15	Boston Schoolyard Initiative
NOAH	Kennedy Schoolyard (03)		2003	20,000	\$350,000	25	Boston Public Schools
NOAH	Aligherie	Schoolyard	2001	20,000	\$0	0	
NOAH	McKay School	Schoolyard	2001	30,000	\$0	0	
NOAH	Clippership Courtyard	Schoolyard	2000	6,000	\$0	0	
NOAH	Heritage Housing Development-BHA	Courtyard	1999	6,000	\$0	0	
NOAH	Otis Elementary School	Schoolyard	1999	15,000	\$0	0	
NOAH	O'Donnell School	Schoolyard	1997	20,000	\$0	0	
<b>NOAH Total</b>				137,000	\$600,000	40	
North County CDC	14 Bracewell Ave. North Adams	Playground	2001	22,500	\$0	0	

**Table 33: Completed Open Space Development**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
<b>North County CDC Total</b>				22,500	\$0	0	
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>				36,890	\$0	0	
Oak Hill CDC	Penn Avenue Garden		2005	3,468	\$3,500	0	Oak Hill CDC capital and unrestricted revenue
Oak Hill CDC	Count On Me Garden	Community Garden	2001	4,000	\$10,000	1	
Oak Hill CDC	Banis Park	Playground	1999		\$0	0	
Oak Hill CDC	Jarvis Heights Garden	Community Garden	1999	2,400	\$6,000	1	
Oak Hill CDC	Community garden project	Community Garden	1993	5,000	\$10,000	2	
Oak Hill CDC	Union Hill School	Basketball Court	1993	1,800	\$0	0	
Oak Hill CDC	Vacant Lot in Union Hill	Playground	1992	2,500	\$0	0	
<b>Oak Hill CDC Total</b>				19,168	\$29,500	4	
Quincy-Geneva New Vision CDC	Interval St.	Playground	2000	3,000	\$0	0	
Quincy-Geneva New Vision CDC	Savin/Maywood	Garden	2000	4,000	\$0	0	
Quincy-Geneva New Vision CDC	Holborn St.	Playground	1999	3,000	\$0	0	
Quincy-Geneva New Vision CDC	Holborn St.	Playground	1997	2,000	\$0	0	

**Table 33: Completed Open Space Development**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
<b>Quincy-Geneva New Vision CDC Total</b>				12,000	\$0	0	
Salem Harbor CDC	Mary Jane Lee Park	Park	1993	21,780	\$0	0	
<b>Salem Harbor CDC Total</b>				21,780	\$0	0	
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>				54,760	\$0	0	
The Neighborhood Corporation	Interpretive Viewing Area		2004	1,000	\$25,000	2	Heritage River Grant
The Neighborhood Corporation	Weir Riverfront Park, Phase III	Educational viewing area	2003	0	\$50,000	0	
The Neighborhood Corporation	Weir Riverfront Park, Phase II	Interpretive trail	2002	20,000	\$100,000	0	Bristol County Savings Bank, Taunton Heritage River Grant
The Neighborhood Corporation	Weir Riverfront Park, Phase III		2002	40,000	\$200,000	3	EOEA Urban Self-Help Grant
The Neighborhood Corporation	Riverfront Park	Park	2001	217,800	\$0	0	
The Neighborhood Corporation	East Water St	Playground	1993	174,240	\$0	0	
<b>The Neighborhood Corporation Total</b>				453,040	\$375,000	5	
The Neighborhood Developers	212 Poplar St	Community Garden	1996	829	\$0	0	

**Table 33: Completed Open Space Development**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
The Neighborhood Developers	261 Spruce St	Community Garden	1996	2,000	\$0	0	
The Neighborhood Developers	15, 19, 21, 23 Shawmut	Community Garden	1985	4,035	\$0	0	
<b>The Neighborhood Developers Total</b>				6,864	\$0	0	
Urban Edge	Egleston Square Youth Center grounds and exterior		2005	32,000	\$78,000	0	LISC
Urban Edge	Walnut Park median beautification		2004	700	\$15,000	0	
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	

**Table 33: Completed Open Space Development**

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

### Updated June, 2013

**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.

**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 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. Mass Development operates a fund for brownfields remediation.

**CAPITAL IMPROVEMENT AND PRESERVATION FUND (CIPF):** A state bond-funded program that seeks to preserve and improve existing privately owned, state or federally assisted affordable rental developments. Eligible properties include housing at risk of losing affordability restrictions due to the potential for the prepayment of its mortgage or housing in which a project-based rental assistance contract has expired. CIPF funds can be used for the acquisition, refinance and/or rehabilitation of existing rental property. At least half of the total units in the project must be occupied and affordable to households at or below 80% of area median income, and no less than 5% of the total units must be available and affordable to households at or below 50% of area median income. DHCD will award \$40,000 per unit for projects with more than 25 units with a per project maximum of \$2,000,000. DHCD will award \$50,000 per unit for projects with 25 units or less with a per project maximum of \$1,250,000.

**COMMERCIAL AREA TRANSIT NODE HOUSING PROGRAM (CATNHP):** A state bond-funded program available to municipalities, non-profit and for-profit sponsors to support rental housing production or rehabilitation. DHCD will offer assistance to housing projects, of 24 units or less, within neighborhood commercial areas and in proximity to public transit nodes. In accordance with the enabling



statute, not less than 51% of the units assisted by the program must benefit persons earning not more than 80% of the area median income. The total amount of CATNHP funds requested per eligible project may not exceed \$750,000 or \$50,000 per unit.

**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 40H:** Chapter 40H provides guidelines to assist nonprofit organizations in preparing applications to the Department of Housing and Community Development (DHCD) for certification as a Community Development Corporation (CDC). It also directs DHCD to develop a process for certifying organizations that meet the definition as a CDC and to establish and maintain a list of organizations that have been certified as CDCs. Organizations must be recertified at least once of every four years. DHCD also files the list and a report summarizing its activities in support of CDCs with the Massachusetts legislature annually.

**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.

**CHAPTER 40T:** Chapter 40T implements An Act Preserving Publicly Assisted Housing, passed in 2009. It is aimed at preserving affordable housing units at risk of converting to market rates. The bill gives the state or its designees options to come up with financing to preserve units, intended to retain affordable units rather than trying to build or secure new ones.

**CHAPTER 40V:** Chapter 40V implements the Housing Development Incentive Program (HDIP). This is a program offering local-option real estate tax exemptions and state tax credits for substantial rehabilitation of properties that produce multi-unit market rate housing in Gateway Cities. A Gateway City must first apply to DHCD for approval of a Housing Development Zone designation and accompanying Plan. Then developers, with support of the Gateway City, apply to DHCD for certification of proposed projects within the Zone.

**CITY OF BOSTON LEADING THE WAY INITIATIVE:** In 2000, Boston Mayor Menino announced Leading the Way, a housing strategy to increase the production of new housing. In its third edition – Leading the Way has put forth clear measurable goals, harnessed both public and private resources and made housing a priority within all City agencies. In addition to the production of new housing, the City has focused on the preservation of existing affordable units, minimizing foreclosures and reducing homelessness.

**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 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.

**COMMUNITY INVESTMENT TAX CREDIT (CITC):** The goal of CITC is to enable local residents and stakeholders to work with and through community development corporations to partner with nonprofit, public and private entities to improve economic opportunities for low- and moderate-income households and other residents in urban, rural and suburban communities across the Commonwealth. Enacted in 2012, CITC authorizes DHCD to allocate, to certified CDC through a competitive process, tax credits ranging from \$50,000 to \$150,000 per year for up to 3 years. Tax credit provides a 50% credit on donations to certified CDCs, to implement Community Investment Plans they created.

**COMMUNITY PRESERVATION ACT (CPA):** CPA is a smart growth tool that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. CPA allows communities to create a local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation. Community preservation monies are raised locally through the imposition of a surcharge of not more than 3% of the tax levy against real property, and municipalities must adopt CPA by ballot referendum.

**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.

**FACILITIES CONSOLIDATION FUND (FCF):** FCF provides funding for community-based housing for clients of the Department of Mental Health (DMH) and Department of Developmental Services (DDS). Non-profit housing development agencies are eligible to apply for FCF funds. All housing must be pre-approved by DMH or DDS, and residents must be clients of one of these agencies. Maximum of 50% of total project development costs, with a recommended limit of \$500,000 per project.

**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.

**HOME FUNDERS COLLABORATIVE:** A Partnership of private funders to leverage existing housing resources to increase the supply of housing available to the lowest income families in Massachusetts. The funds are loaned at very low interest rates to projects that set aside at least 20% of the units for extremely low income families (incomes less than 30% of area median income).

**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 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. Extremely low income is considered below 30% of area median income (AMI), very low income is considered below 50% of area median income, 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.

**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 GROWTH CAPITAL CORPORATION (MGCC):** In 2010, Governor Deval Patrick signed into law an economic development bill designed to help small businesses create jobs, in part by providing greater access to capital through the creation of the Massachusetts Growth Capital Corporation. Formation of MGCC involved consolidation of the Massachusetts Community Development Finance Corporation (CDFC) and the Economic Stabilization Trust (EST). MGCC provides a centralized resource at the state level that offers working capital, loan guarantees, and targeted technical assistance to solve specific financial and operational problems. MGCC will provide 50 % of the cost of such assistance while the company being assisted will invest the other 50%.

**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.

**NEIGHBORHOOD STABILIZATION LOAN FUND (NSLF):** Administered by the Massachusetts Housing Investment Corporation, NSLF was launched at the end of 2008 to address foreclosure problems in distressed urban areas throughout Massachusetts. Through the NSLF, MHIC provides revolving acquisition/construction loans and lines of credit to approved non-profit and for-profit sponsors for the acquisition and rehabilitation of foreclosed and abandoned properties in communities in Massachusetts hardest hit by the foreclosure crisis. NSLF aggregates public and private sources of capital, including federal stabilization funds (including NSP funds as described below), program-related investments and loan funds.

**NEIGHBORHOOD STABILIZATION PROGRAM (NSP):** The Neighborhood Stabilization Program (NSP) is a federal program established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment.. NSP is a component of the Community Development Block Grant (CDBG). NSP funds may be used for activities which include, but are not limited to:

- Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
- Purchase and rehabilitate homes and residential properties abandoned or foreclosed;
- Establish land banks for foreclosed homes;
- Demolish blighted structures;
- Redevelop demolished or vacant properties

**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 (NMTTC) 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.

**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.