



GOALs Initiative

Growing Opportunities, Assets, and Leaders across the Commonwealth



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

June 2014



June 20, 2014

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 eleven years of the GOALS Initiative, our members have helped to create or preserve over 14,000 homes and almost 27,000 jobs, and generated over \$3.1 billion in economic investment in our communities.

This report supplements a shorter report issued in early June, 2014, 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 2013:

- **2,602** volunteer community leaders were engaged in CDC activities;
- **849** homes were built or preserved;
- **4,755** job opportunities were created or preserved;
- **1,165** locally-owned businesses received technical and financial support;
- **54,380** families received housing, jobs, training or other services; and
- **\$419 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 Sohrab Mikanik. 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

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***Cover Photo:** *Mel King stands with MACDC Members at the Mel King Institute's Fourth Anniversary Celebration in June, 2013.*

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.

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 2017, 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. In total, 65 MACDC Member Organizations completed the GOALs Survey. For simplicity, we use the term "CDC" in this section to refer to all MACDC Members, although some MACDC Members are not CDCs. Through the survey, MACDC Members provided detailed information on program and projects related to their accomplishments during calendar year 2013 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 2013. 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.

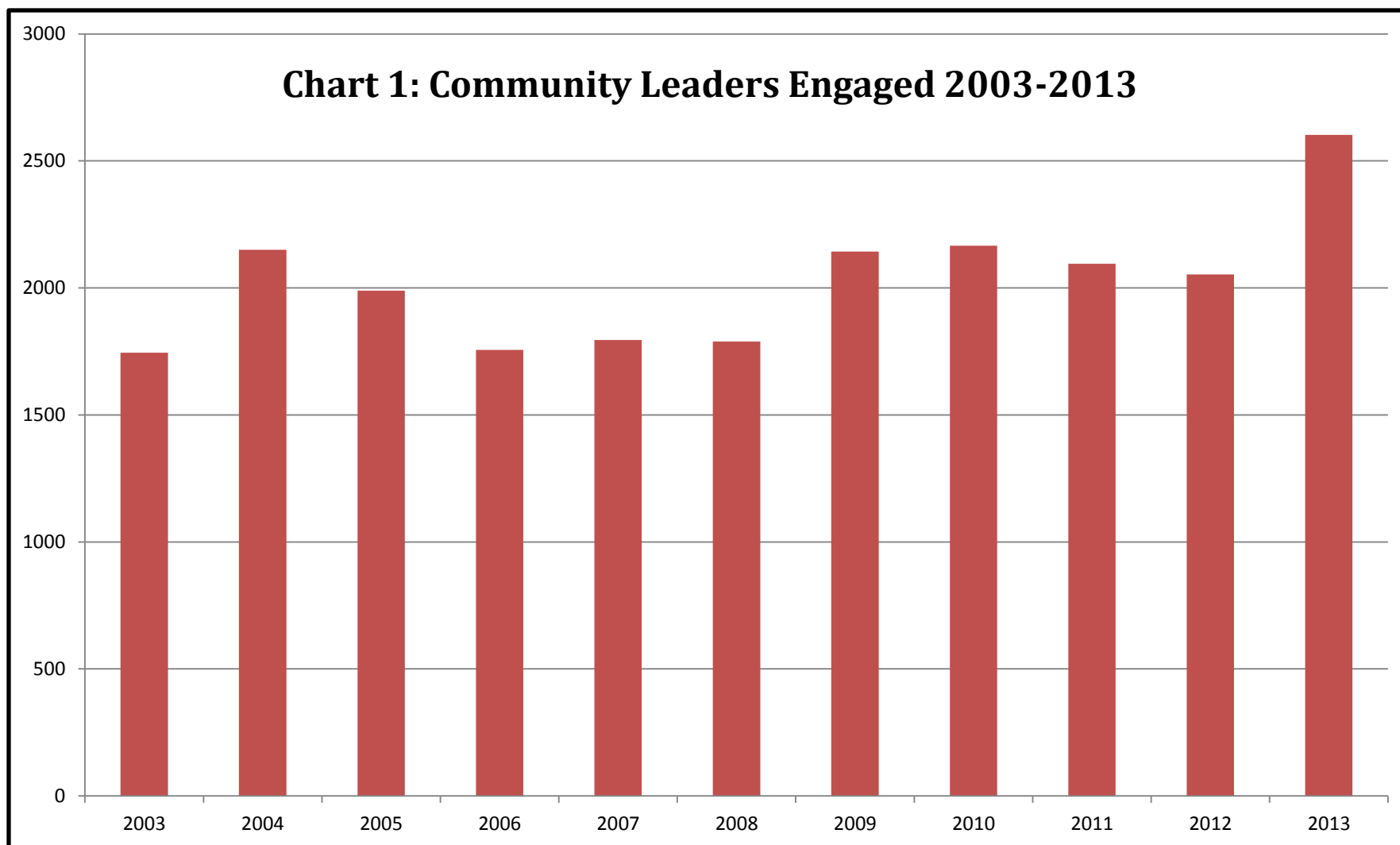
CDCs completed the survey in January and February, 2014. Some survey data was also entered by MACDC staff as a result of phone and/or email responses. MACDC staff carefully review the data to identify errors and omissions and follow up with the relevant CDC to clarify and confirm the data.

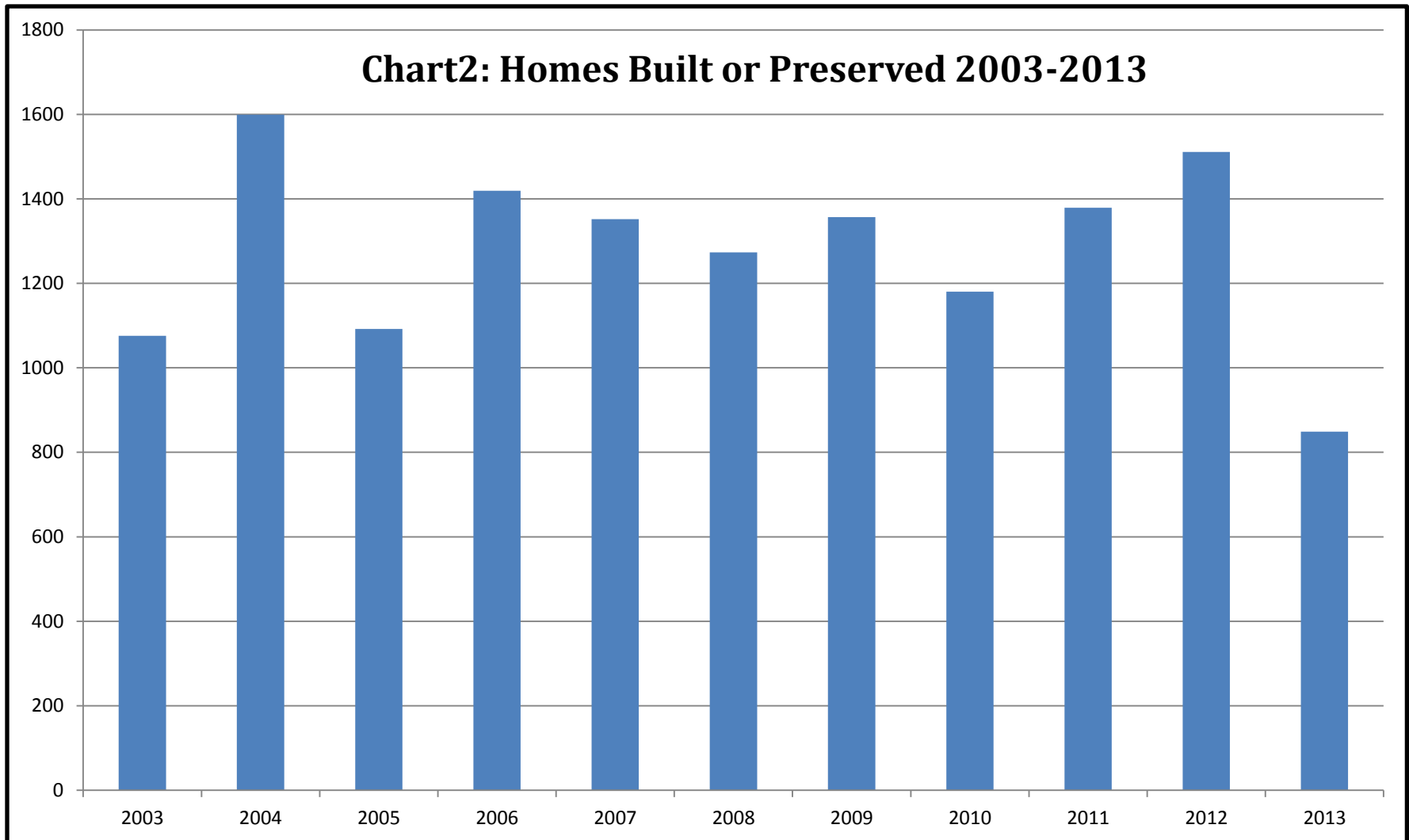
The information contained in the following pages is current data on CDC accomplishments during calendar year 2013. Since the survey was self-reporting, questions related to specific projects or programs listed in this report should be directed to the relevant CDC. Contact information for each CDC is available at www.macdc.org. Questions related to the web-based survey instrument or the GOALs Initiative should be directed to MACDC.

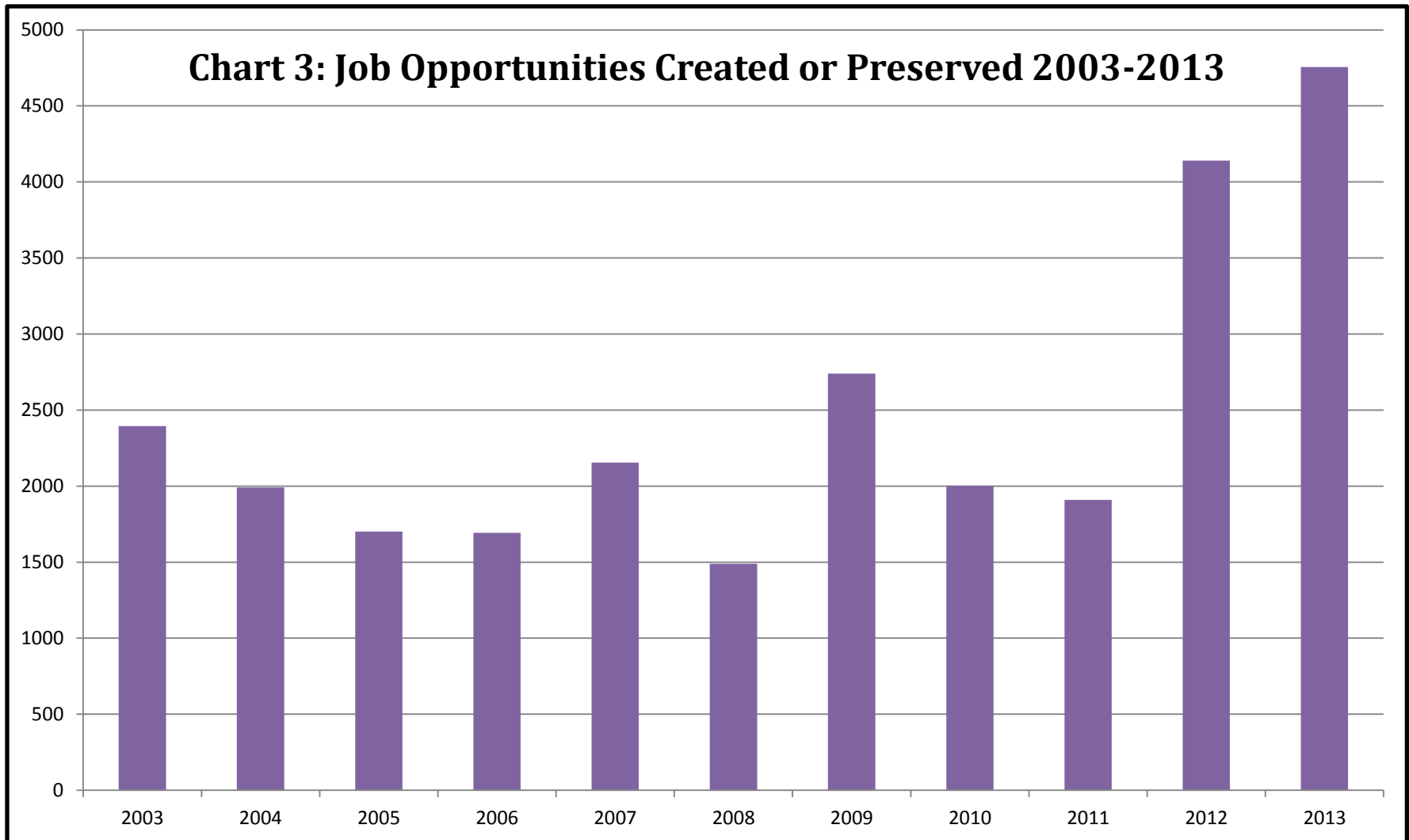
A glossary of terms is also included at the end of the Appendix and can be helpful when reading this report.

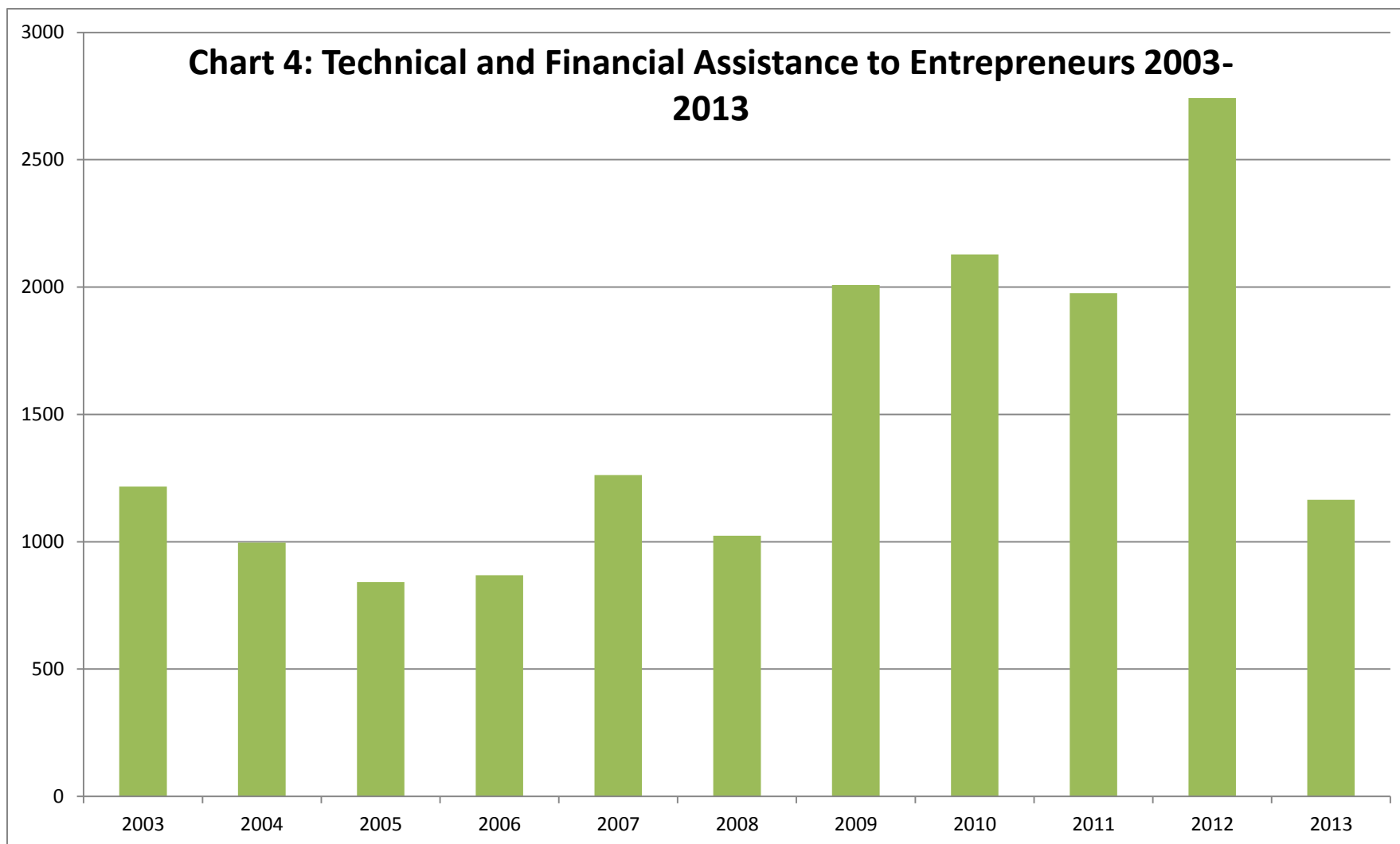
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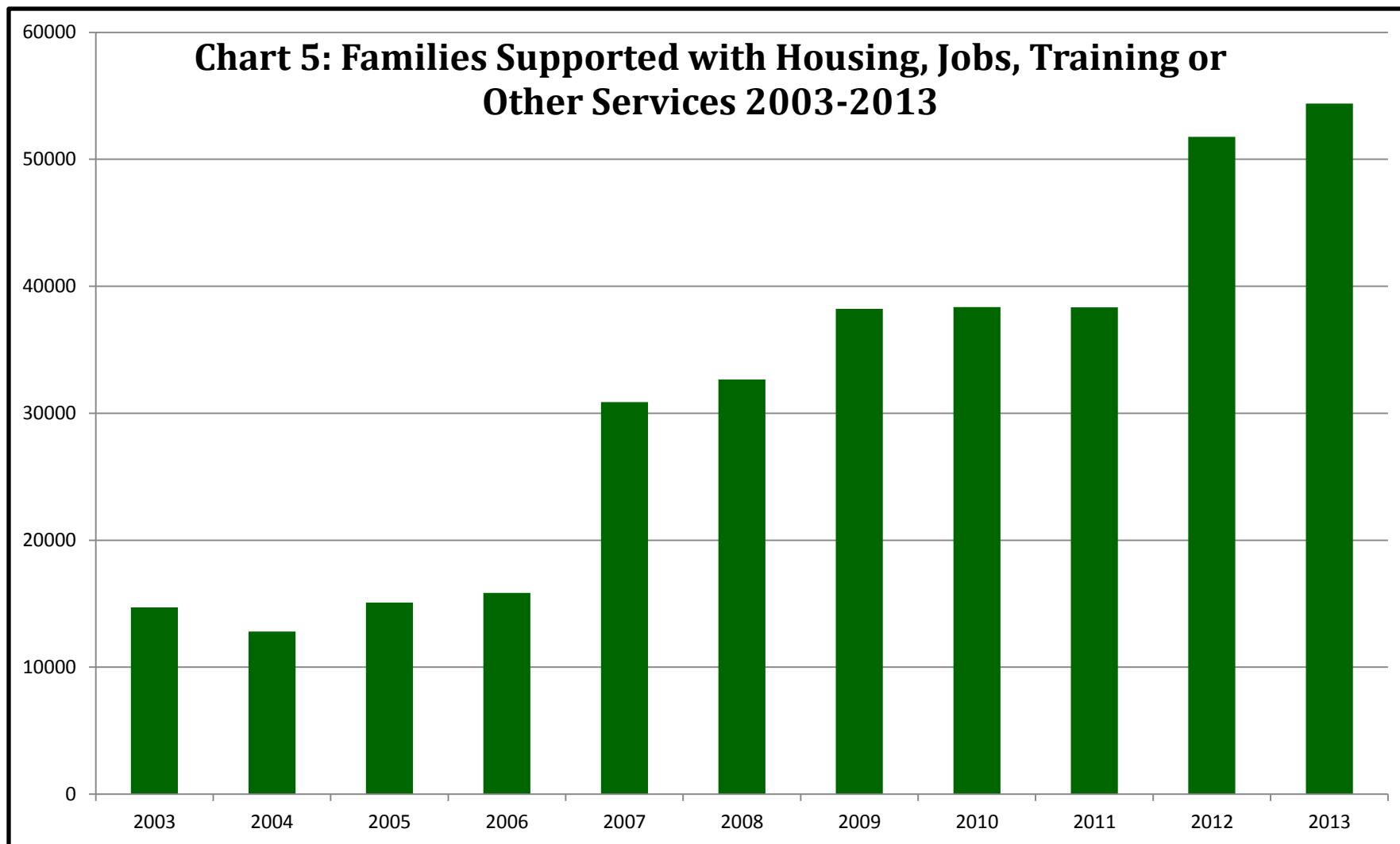
Accomplishments 2003-2013

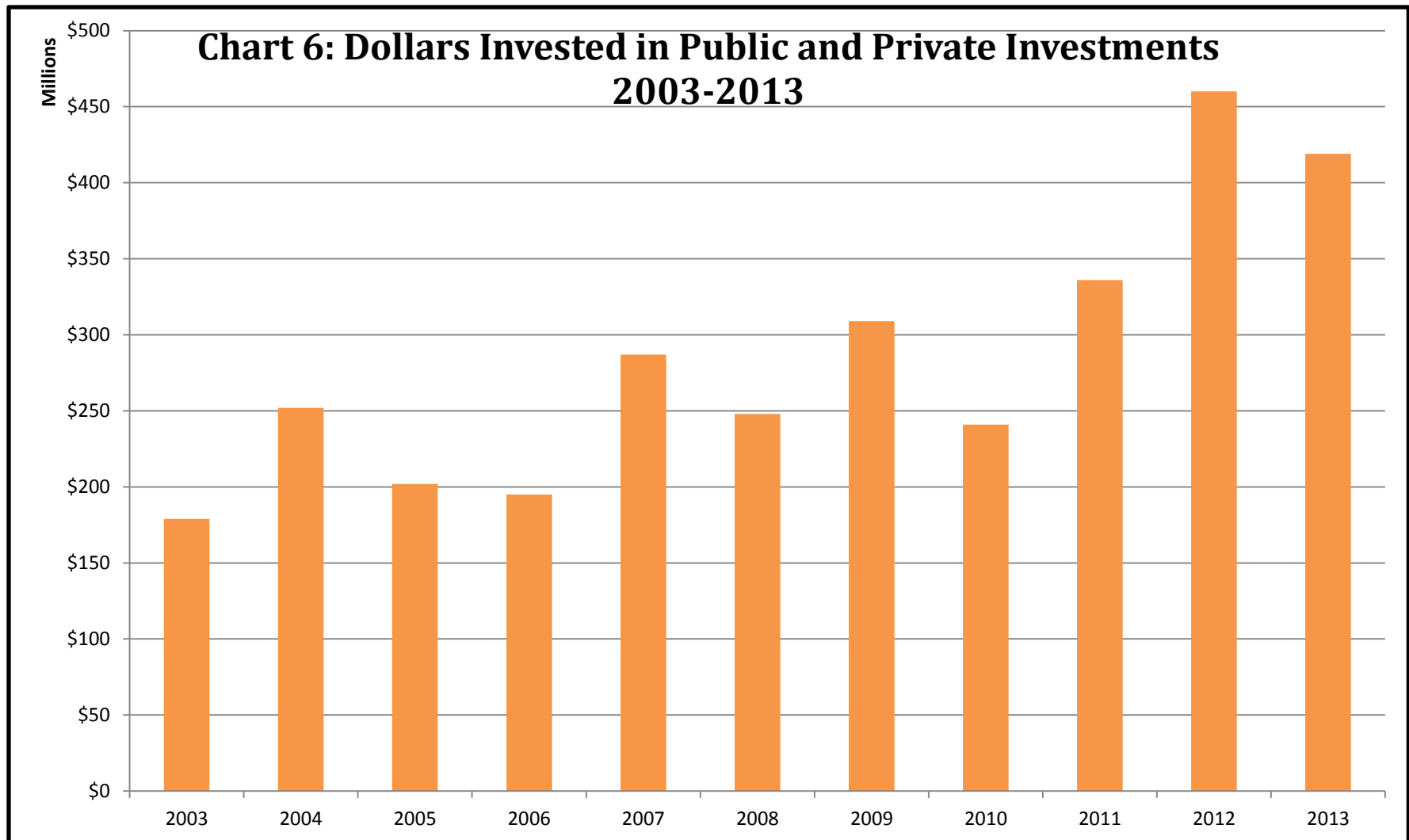












2014 MACDC GOALs Report

Summary Tables

Table 1- Summary of Accomplishments 2013

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
ACCION New England	40		98	125	223	\$ 5,193,900
Allston Brighton CDC	46				1,204	\$ 896,469
Arlington Community Trabajando, Inc.	91	4	5		294	\$ 1,295,000
Asian CDC	35				1,039	\$ 1,701,322
Caritas Communities	16				895	\$ 8,200,000
CDC of South Berkshire County	12				10	\$ 122,000
CEDC-SM	117		14	28	1,391	\$ 672,071
Coalition for a Better Acre	64				900	\$ 1,092,953
Coastal Community Capital	14		514	115	629	\$ 19,566,000
Codman Square NDC	37	89	114		1,680	\$ 23,749,634
Common Capital	24		95	89	184	\$ 2,209,291
Community Development Partnership	64	40	48	22	226	\$ 1,788,906
Community Teamwork, Inc.	64	21	154	82	2,512	\$ 85,146,995
Domus, Inc.	25				203	\$ 482,135
Dorchester Bay EDC	79	23	264	83	1,532	\$ 4,808,716
Downtown Taunton Foundation	23					\$ 60,516
East Boston CDC	19	7	129		1,364	\$ 2,200,000
ESAC	18				916	\$ 1,580,000
Father Bill's & Mainspring	22		178		1,436	\$ 16,218,483
Fenway CDC	44	36	59		641	\$ 7,043,779
Franklin County CDC	33		37	55	92	\$ 2,468,977
Greater Gardner CDC	16				93	\$ 196,372
HAPHousing	35	51			2,880	\$ 14,045,034
Harborlight Community Partners	26				383	\$ 2,797,000
Hilltown CDC	41	30	26	35	357	\$ 3,639,978
Home City Housing	11	30	37		859	\$ 5,158,000

Table 1- Summary of Accomplishments 2013

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Homeowners Rehab	38	3			1,239	\$ 1,019,050
Housing Assistance Corp.	50	10	130		1,239	\$ 20,811,995
Housing Corporation of Arlington	18	32	39		144	\$ 11,104,818
IBA/ETC	25	20	44		1,466	\$ 13,495,104
Island Housing Trust	25				94	\$ 236,000
Jamaica Plain NDC	115	18	129	70	852	\$ 11,077,223
Just a Start	12	40	110		1,315	\$ 9,580,444
Lawrence Community Works	75		311		2,700	\$ 10,573,763
Lena Park CDC	16				491	\$ 388,000
Lowell CLF dba MCCI	21	10	18	67	99	\$ 374,800
Madison Park DC	31				1,354	\$ 3,700,000
Main South CDC	38	7	14		808	\$ 3,366,627
Methuen Arlington Neighborhood Inc.	13		31		181	\$ 78,526
Metro West Collaborative Development	15	25	31		150	\$ 6,368,159
Mission Hill NHS	39				117	\$ 275,000
NEBA Works	14		235		235	\$ 2,434,055
NeighborWorks Southern Mass.	46	13	2		2,007	\$ 2,868,116
NOAH	103				1,597	\$ 2,100,000
North Shore CDC	26	29	35		516	\$ 11,988,096
Nuestra Comunidad DC	21				1,061	\$ 2,326,461
Oak Hill CDC	32		10		2,658	\$ 1,014,348
Pittsfield Economic Revitalization Corp.	13		132	9	141	\$ 41,792
Quaboag Valley CDC	14		21	32	56	\$ 473,186
SEED Corp.	57		636	210	846	\$ 35,269,629
Somerville Community Corp.	119				584	\$ 2,104,163
South Boston NDC	17		1		49	\$ 873,456

Table 1- Summary of Accomplishments 2013

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Southwest Boston CDC	15		3		18	\$ 277,766
Springfield NHS	22	12	2		525	\$ 1,690,166
The Neighborhood Corporation	20				64	\$ 300,000
The Neighborhood Developers	182		522		2,210	\$ 2,789,952
Twin Cities CDC	52	12	352	132	953	\$ 1,966,905
Urban Edge	76	104	123		3,080	\$ 28,088,838
Valley CDC	15		20	10	641	\$ 2,125,950
Viet-AID	20	3	3		505	\$ 3,036,529
WATCH	112				643	\$ 228,439
Women's Institute for Housing and Economic Dev.	16	116			410	\$ 1,444,354
Worcester Common Ground	15	20	24		164	\$ 7,938,600
Worcester Community Housing Resources	33	44			187	\$ 2,412,680
Worcester East Side CDC	15		5	1	1,038	\$ 463,058
Grand Total	2,602	849	4,755	1,165	54,380	\$ 419,039,579

Table 2- Summary of Leaders Engaged 2013

MACDC Member	# of Board Leaders Engaged by MACDC Member	# of Non-Board Leaders and Committee Members Engaged by MACDC Member	Total # of Leaders Engaged by MACDC Member
ACCION New England	12	28	40
Allston Brighton CDC	12	34	46
Arlington Community Trabajando, Inc.	11	80	91
Asian CDC	18	17	35
Caritas Communities	16	0	16
CDC of South Berkshire County	8	4	12
CEDC-SM	9	108	117
Coalition for a Better Acre	14	50	64
Coastal Community Capital	14	0	14
Codman Square NDC	12	25	37
Common Capital	12	12	24
Community Development Partnership	14	50	64
Community Teamwork, Inc.	24	40	64
Domus, Inc.	6	19	25
Dorchester Bay EDC	13	66	79
Downtown Taunton Foundation	13	10	23
East Boston CDC	19	0	19
ESAC	13	5	18
Father Bill's & Mainspring	20	2	22
Fenway CDC	19	25	44
Franklin County CDC	11	22	33
Greater Gardner CDC	11	5	16
HAPHousing	15	20	35
Harborlight Community Partners	21	5	26
Hilltown CDC	13	28	41
Home City Housing	10	1	11
Homeowners Rehab	13	25	38
Housing Assistance Corp.	30	20	50
Housing Corporation of Arlington	15	3	18
IBA/ETC	17	8	25

Table 2- Summary of Leaders Engaged 2013

MACDC Member	# of Board Leaders Engaged by MACDC Member	# of Non-Board Leaders and Committee Members Engaged by MACDC Member	Total # of Leaders Engaged by MACDC Member
Island Housing Trust	19	6	25
Jamaica Plain NDC	15	100	115
Just a Start	12	0	12
Lawrence Community Works	17	58	75
Lena Park CDC	6	10	16
Lowell CLF dba MCCI	12	9	21
Madison Park DC	11	20	31
Main South CDC	13	25	38
Methuen Arlington Neighborhood Inc.	11	2	13
Metro West Collaborative Development	10	5	15
Mission Hill NHS	24	15	39
NEBA Works	11	3	14
NeighborWorks Southern Mass.	21	25	46
NOAH	14	89	103
North Shore CDC	19	7	26
Nuestra Comunidad DC	11	10	21
Oak Hill CDC	17	15	32
Pittsfield Economic Revitalization Corp.	11	2	13
Quaboag Valley CDC	13	1	14
SEED Corp.	38	19	57
Somerville Community Corp.	19	100	119
South Boston NDC	12	5	17
Southwest Boston CDC	10	5	15
Springfield NHS	14	8	22
The Neighborhood Corporation	20	0	20
The Neighborhood Developers	9	173	182
Twin Cities CDC	15	37	52
Urban Edge	26	50	76
Valley CDC	11	4	15
Viet-AID	15	5	20

Table 2- Summary of Leaders Engaged 2013

MACDC Member	# of Board Leaders Engaged by MACDC Member	# of Non-Board Leaders and Committee Members Engaged by MACDC Member	Total # of Leaders Engaged by MACDC Member
WATCH	12	100	112
Womens Institute for Housing and Economic Dev.	6	10	16
Worcester Common Ground	10	5	15
Worcester Community Housing Resources	21	12	33
Worcester East Side CDC	13	2	15
Grand Total	953	1,649	2,602

Table 3- Summary of Homes Created or Preserved 2013

MACDC Member	# of Units Created in Housing-Only Projects	# of Units Created in Mixed Use Projects	# of Units Improved by Home Improvement Loans	# of Units Where Lead Paint was Abated	# of Units with Construction Mgmt. Services or Under Receivership	Total # of Units Created or Preserved by CDC
Arlington Community Trabajando, Inc.	4					4
Codman Square NDC		80			9	89
Community Development Partnership					40	40
Community Teamwork, Inc.			20		1	21
Dorchester Bay EDC	5		6	12		23
East Boston CDC	7					7
Fenway CDC		36				36
HAPHousing			41	10		51
Hilltown CDC	8		14	8		30
Home City Housing	30					30
Homeowners Rehab			3			3
Housing Assistance Corp.			10			10
Housing Corporation of Arlington	32					32
IBA/ETC	20					20
Jamaica Plain NDC	18					18
Just a Start	12		24	4		40
Lowell CLF dba MCCI			6	4		10
Main South CDC	7					7
Metro West Collaborative Development	25					25
NeighborWorks Southern Mass.	2		11			13
North Shore CDC	29					29
Springfield NHS	2		9	1		12
Twin Cities CDC			11	1		12
Urban Edge	101			3		104
Viet-AID	3					3
Women's Institute for Housing and Economic Dev.					116	116

Table 3- Summary of Homes Created or Preserved 2013

MACDC Member	# of Units Created in Housing-Only Projects	# of Units Created in Mixed Use Projects	# of Units Improved by Home Improvement Loans	# of Units Where Lead Paint was Abated	# of Units with Construction Mgmt. Services or Under Receivership	Total # of Units Created or Preserved by CDC
Worcester Common Ground	20					20
Worcester Community Housing Resources			44			44
Grand Total	325	116	199	43	166	849

Table 4- Summary of Job Opportunities Created or Preserved 2013

MACDC Member	# of Construction Jobs Created	# of Jobs through Development of Commercial Space	# of Jobs through Small Business Assistance	# of Jobs Found through Workforce Development	Total # of Jobs Created or Preserved by MACDC Member
ACCION New England			98		98
Arlington Community Trabajando, Inc.	5				5
CEDC-SM			14		14
Coastal Community Capital			514		514
Codman Square NDC	98	16			114
Common Capital			95	0	95
Community Development Partnership			48		48
Community Teamwork, Inc.			94	60	154
Dorchester Bay EDC	6		196	62	264
East Boston CDC	9			120	129
Father Bill's & Mainspring				178	178
Fenway CDC	44	0		15	59
Franklin County CDC			37		37
Hilltown CDC	10		16		26
Home City Housing	37			0	37
Housing Assistance Corp.				130	130
Housing Corporation of Arlington	39				39
IBA/ETC	24			20	44
Jamaica Plain NDC	22		51	56	129
Just a Start	15			95	110
Lawrence Community Works	111	200			311
Lowell CLF dba MCCI			18		18
Main South CDC	9			5	14
Methuen Arlington Neighborhood Inc.				31	31
Metro West Collaborative Development	31				31
NEBA Works				235	235
NeighborWorks Southern Mass.	2				2
North Shore CDC	35				35
Oak Hill CDC				10	10

Table 4- Summary of Job Opportunities Created or Preserved 2013

MACDC Member	# of Construction Jobs Created	# of Jobs through Development of Commercial Space	# of Jobs through Small Business Assistance	# of Jobs Found through Workforce Development	Total # of Jobs Created or Preserved by MACDC Member
Pittsfield Economic Revitalization Corp.			132		132
Quaboag Valley CDC			12	9	21
SEED Corp.			636		636
South Boston NDC	1				1
Southwest Boston CDC				3	3
Springfield NHS	2				2
The Neighborhood Developers			0	522	522
Twin Cities CDC			352		352
Urban Edge	123		0		123
Valley CDC			20		20
Viet-AID	3				3
Worcester Common Ground	24				24
Worcester East Side CDC			5	0	5
Grand Total	650	216	2,338	1,551	4,755

Table 5- Summary of Small Businesses Provided One on One Technical Assistance 2013

MACDC Member	# of Business Owners Provided Direct, One on One TA by MACDC Member
ACCION New England	125
CEDC-SM	28
Coastal Community Capital	115
Common Capital	89
Community Development Partnership	22
Community Teamwork, Inc.	82
Dorchester Bay EDC	83
Franklin County CDC	55
Hilltown CDC	35
Jamaica Plain NDC	70
Lowell CLF dba MCCI	67
Pittsfield Economic Revitalization Corp.	9
Quaboag Valley CDC	32
SEED Corp.	210
Twin Cities CDC	132
Valley CDC	10
Worcester East Side CDC	1
Grand Total	1,165

Table 6- Summary of Families Assisted 2013

MACDC Member	Homebuyer Education	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units	Housing Stabilization	Small Business Assistance	Total # of Families Assisted
ACCION New England		98	-			-				125	223
Allston Brighton CDC	600		-	68		-		473	63	-	1,204
Arlington Community Trabajando, Inc.	187	5	4	13		23	62			-	294
Asian CDC	428		-	17		184	40	255	115	-	1,039
Caritas Communities			-			-		895		-	895
CDC of South Berkshire County			-			-		10		-	10
CEDC-SM		14	-			1,349				28	1,391
Coalition for a Better Acre	-		-	25		200	250	425		-	900
Coastal Community Capital		514	-			-				115	629
Codman Square NDC	91	114	89	60		199	93	873	161	-	1,680
Common Capital		95	-			-				89	184
Community Development Partnership	14	48	40			-		97	5	22	226
Community Minority Cultural Center CDC			-			-				-	-
Community Teamwork,	152	154	21	103	305	822		111	762	82	2,512

Table 6- Summary of Families Assisted 2013

MACDC Member	Homebuyer Education	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units	Housing Stabilization	Small Business Assistance	Total # of Families Assisted
Inc.											
Domus, Inc.			-			98		105		-	203
Dorchester Bay EDC	-	264	23	339	29	-	22	772		83	1,532
Downtown Taunton Foundation			-			-				-	-
East Boston CDC		129	7	200	180	-		848		-	1,364
ESAC	-		-	240	450	-	205		21	-	916
Father Bill's & Mainspring	-	178	-			-		325	933	-	1,436
Fenway CDC	-	59	36		255	14		259	18	-	641
Fields Corner CDC			-			-				-	-
Franklin County CDC		37	-			-				55	92
Greater Gardner CDC	61		-	29		-		3		-	93
HAPHousing	657		51			-	1,086	501	585	-	2,880
Harborlight Community Partners			-		100	-		283		-	383
Hilltown CDC	-	26	30		143	-		33	90	35	357
Home City Housing	-	37	30	200		12		461	119	-	859
Homeowners Rehab	-		3	23		40	40	1,103	30	-	1,239
Housing Assistance Corp.	330	130	10			75	420	44	230	-	1,239

Table 6- Summary of Families Assisted 2013

MACDC Member	Homebuyer Education	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units	Housing Stabilization	Small Business Assistance	Total # of Families Assisted
Housing Corporation of Arlington	-	39	32			-		58	15	-	144
IBA/ETC		44	20	392	250	239		521		-	1,466
Island Housing Trust	89		-			-	3	2		-	94
Jamaica Plain NDC		129	18		175	61		399		70	852
Just a Start	-	110	40	173		-		598	394	-	1,315
Lawrence Community Works	460	311	-	165		1,131	494	139		-	2,700
Lena Park CDC	-		-			-		304	187	-	491
Lowell CLF dba MCCI	-	18	10			-	4			67	99
Madison Park DC			-	237		-		1,117		-	1,354
Main South CDC	-	14	7	100		429		252	6	-	808
Methuen Arlington Neighborhood Inc.		31	-	150		-				-	181
Metro West Collaborative Development	-	31	25			-		19	75	-	150
Mission Hill NHS			-			-		117		-	117
NEBA Works		235	-			-				-	235
NeighborWorks Southern Mass.	1,571	2	13			-	254	167		-	2,007

Table 6- Summary of Families Assisted 2013

MACDC Member	Homebuyer Education	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units	Housing Stabilization	Small Business Assistance	Total # of Families Assisted
NOAH	384		-	162	110	145	403	173	220	-	1,597
North Shore CDC		35	29	32		157		263		-	516
Nuestra Comunidad DC	155		-	52	131	-	60	615	48	-	1,061
Oak Hill CDC	283	10	-	1,250	100	-	289	76	650	-	2,658
Pittsfield Economic Revitalization Corp.		132	-			-				9	141
Quaboag Valley CDC		21	-			-		3		32	56
Quincy-Geneva New Vision CDC			-			-				-	-
SEED Corp.		636	-			-				210	846
Somerville Community Corp.	258		-	60		91	12	153	10	-	584
South Boston NDC		1	-			-		48		-	49
Southern Worcester County CDC			-			-				-	-
Southwest Boston CDC		3	-	15		-				-	18
Springfield NHS	377	2	12			-	134			-	525
The Neighborhood Corporation		-	-			-		64		-	64

Table 6- Summary of Families Assisted 2013

MACDC Member	Homebuyer Education	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units	Housing Stabilization	Small Business Assistance	Total # of Families Assisted
The Neighborhood Developers	-	522	-	5		1,381		302		-	2,210
Twin Cities CDC	188	352	12			-	146	123		132	953
Urban Edge	473	123	104	20		572	192	1,248	348	-	3,080
Valley CDC	469	20	-			-	46	96		10	641
Viet-AID	47	3	3	245		-	13	88	106	-	505
WATCH	150		-			140		3	350	-	643
Women's Institute for Housing and Economic Dev.	-		116			-		294		-	410
Worcester Common Ground		24	20			-		120		-	164
Worcester Community Housing Resources	-		44			-		143		-	187
Worcester East Side CDC	1,018	5	-			-		14		1	1,038
Grand Total	8,442	4,755	849	4,375	2,228	7,362	4,268	15,395	5,541	1,165	54,380

Table 7- Summary of Community Investment Secured 2013

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus	Operating Budget	EITC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured by MACDC Member
ACCION New England					\$819,624	\$4,374,276	\$0		\$5,193,900
Allston Brighton CDC						\$896,469	\$0		\$896,469
Arlington Community Trabajando, Inc.	\$1,100,000					\$195,000	\$0		\$1,295,000
Asian CDC						\$1,601,322	\$0	\$100,000	\$1,701,322
Caritas Communities						\$8,200,000	\$0		\$8,200,000
CDC of South Berkshire County						\$122,000	\$0		\$122,000
CEDC-SM					\$0	\$192,205	\$479,866		\$672,071
Coalition for a Better Acre						\$1,092,953	\$0		\$1,092,953
Coastal Community Capital					\$18,941,000	\$625,000	\$0		\$19,566,000
Codman Square NDC		\$21,829,145				\$1,916,889	\$3,600		\$23,749,634
Common Capital					\$1,314,571	\$894,720	\$0		\$2,209,291
Community Development Partnership					\$143,195	\$1,645,711	\$0		\$1,788,906
Community Teamwork, Inc.				\$484,000	\$38,195	\$84,234,963	\$341,837	\$48,000	\$85,146,995
Domus, Inc.						\$482,135	\$0		\$482,135
Dorchester Bay EDC	\$1,479,000			\$134,761	\$780,095	\$2,414,860	\$0		\$4,808,716
Downtown Taunton Foundation						\$60,516	\$0		\$60,516
East Boston CDC	\$2,200,000					\$0	\$0		\$2,200,000
ESAC						\$1,500,000	\$0	\$80,000	\$1,580,000
Father Bill's & Mainspring						\$16,218,483	\$0		\$16,218,483
Fenway CDC		\$6,100,000				\$943,779	\$0		\$7,043,779
Franklin County CDC					\$1,372,445	\$1,096,532	\$0		\$2,468,977
Greater Gardner						\$151,372	\$0	\$45,000	\$196,372

Table 7- Summary of Community Investment Secured 2013

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus	Operating Budget	ETC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured by MACDC Member
CDC									
HAPHousing				\$1,260,000		\$12,785,034	\$0		\$14,045,034
Harborlight Community Partners						\$2,797,000	\$0		\$2,797,000
Hilltown CDC	\$1,500,000			\$479,876	\$0	\$1,660,102	\$0		\$3,639,978
Home City Housing	\$3,300,000					\$1,858,000	\$0		\$5,158,000
Homeowners Rehab				\$38,500		\$957,726	\$22,824		\$1,019,050
Housing Assistance Corp.				\$100,000		\$20,611,995	\$0	\$100,000	\$20,811,995
Housing Corporation of Arlington	\$10,657,288					\$447,530	\$0		\$11,104,818
IBA/ETC	\$10,015,104					\$3,480,000	\$0		\$13,495,104
Island Housing Trust						\$221,000	\$0	\$15,000	\$236,000
Jamaica Plain NDC	\$6,825,000				\$889,500	\$3,362,723	\$0		\$11,077,223
Just a Start	\$1,950,000			\$425,000		\$7,205,444	\$0		\$9,580,444
Lawrence Community Works		\$6,682,980				\$3,260,262	\$619,721	\$10,800	\$10,573,763
Lena Park CDC						\$388,000	\$0		\$388,000
Lowell CLF dba MCCI				\$206,800	\$0	\$130,000	\$0	\$38,000	\$374,800
Madison Park DC						\$3,700,000	\$0		\$3,700,000
Main South CDC	\$715,000					\$2,411,112	\$236,515	\$4,000	\$3,366,627
Methuen Arlington Neighborhood Inc.						\$78,526	\$0		\$78,526
Metro West Collaborative Development	\$5,500,000					\$868,159	\$0		\$6,368,159
Mission Hill NHS						\$275,000	\$0		\$275,000
NEBA Works						\$2,434,055	\$0		\$2,434,055
NeighborWorks Southern Mass.	\$953,983			\$155,517		\$1,663,616	\$0	\$95,000	\$2,868,116
NOAH						\$2,100,000	\$0		\$2,100,000

Table 7- Summary of Community Investment Secured 2013

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus	Operating Budget	ETC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured by MACDC Member
North Shore CDC	\$10,790,096					\$1,148,000	\$50,000		\$11,988,096
Nuestra Comunidad DC						\$2,326,461	\$0		\$2,326,461
Oak Hill CDC						\$1,014,348	\$0		\$1,014,348
Pittsfield Economic Revitalization Corp.					\$0	\$41,792	\$0		\$41,792
Quaboag Valley CDC					\$139,500	\$333,686	\$0		\$473,186
SEED Corp.					\$33,300,000	\$1,969,629	\$0		\$35,269,629
Somerville Community Corp.						\$2,101,463	\$2,700		\$2,104,163
South Boston NDC			\$82,000			\$791,456	\$0		\$873,456
Southwest Boston CDC						\$277,766	\$0		\$277,766
Springfield NHS	\$640,117			\$77,685		\$972,364	\$0		\$1,690,166
The Neighborhood Corporation						\$300,000	\$0		\$300,000
The Neighborhood Developers					\$0	\$2,200,000	\$589,952		\$2,789,952
Twin Cities CDC				\$103,305	\$869,600	\$944,000	\$0	\$50,000	\$1,966,905
Urban Edge	\$24,700,000			\$70,000	\$10,000	\$3,090,000	\$218,838		\$28,088,838
Valley CDC					\$995,000	\$1,117,450	\$0	\$13,500	\$2,125,950
Viet-AID	\$1,111,000					\$1,925,529	\$0		\$3,036,529
WATCH						\$228,439	\$0		\$228,439
Women's Institute for Housing and Economic Dev.						\$1,444,354	\$0		\$1,444,354
Worcester Common Ground	\$6,900,000					\$1,038,600	\$0		\$7,938,600
Worcester Community Housing Resources				\$895,280		\$1,517,400	\$0		\$2,412,680
Worcester East Side					\$15,000	\$448,058	\$0		\$463,058

Table 7- Summary of Community Investment Secured 2013

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus	Operating Budget	EITC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured by MACDC Member
CDC									
Grand Total	\$90,336,588	\$34,612,125	\$82,000	\$4,430,724	\$59,627,725	\$226,785,264	\$2,565,853	\$599,300	\$419,039,579

2014 MACDC GOALS Report

Leaders

Table 8: Leaders 2013

MACDC Member	Board Members	Non-Board Leaders/Committee Members
ACCION New England	12	28
Allston Brighton CDC	12	34
Arlington Community Trabajando, Inc.	11	80
Asian CDC	18	17
Caritas Communities	16	0
CDC of South Berkshire County	8	4
CEDC-SM	9	108
Coalition for a Better Acre	14	50
Coastal Community Capital	14	0
Codman Square NDC	12	25
Common Capital	12	12
Community Development Partnership	14	50
Community Teamwork, Inc.	24	40
Domus, Inc.	6	19
Dorchester Bay EDC	13	66
Downtown Taunton Foundation	13	10
East Boston CDC	19	0
ESAC	13	5
Father Bill's & Mainspring	20	2
Fenway CDC	19	25
Franklin County CDC	11	22
Greater Gardner CDC	11	5
HAPHousing	15	20
Harborlight Community Partners	21	5
Hilltown CDC	13	28
Home City Housing	10	1
Homeowners Rehab	13	25
Housing Assistance Corp.	30	20
Housing Corporation of Arlington	15	3
IBA/ETC	17	8

Table 8: Leaders 2013

MACDC Member	Board Members	Non-Board Leaders/Committee Members
Island Housing Trust	19	6
Jamaica Plain NDC	15	100
Just a Start	12	0
Lawrence Community Works	17	58
Lena Park CDC	6	10
Lowell CLF dba MCCI	12	9
Madison Park DC	11	20
Main South CDC	13	25
Methuen Arlington Neighborhood Inc.	11	2
Metro West Collaborative Development	10	5
Mission Hill NHS	24	15
NEBA Works	11	3
NeighborWorks Southern Mass.	21	25
NOAH	14	89
North Shore CDC	19	7
Nuestra Comunidad DC	11	10
Oak Hill CDC	17	15
Pittsfield Economic Revitalization Corp.	11	2
Quaboag Valley CDC	13	1
SEED Corp.	38	19
Somerville Community Corp.	19	100
South Boston NDC	12	5
Southwest Boston CDC	10	5
Springfield NHS	14	8
The Neighborhood Corporation	20	0
The Neighborhood Developers	9	173
Twin Cities CDC	15	37
Urban Edge	26	50
Valley CDC	11	4
Viet-AID	15	5

Table 8: Leaders 2013

MACDC Member	Board Members	Non-Board Leaders/Committee Members
WATCH	12	100
Women's Institute for Housing and Economic Dev.	6	10
Worcester Common Ground	10	5
Worcester Community Housing Resources	21	12
Worcester East Side CDC	13	2
Grand Total	953	1,649

2014 MACDC GOALS Report

Real Estate 2013: Housing

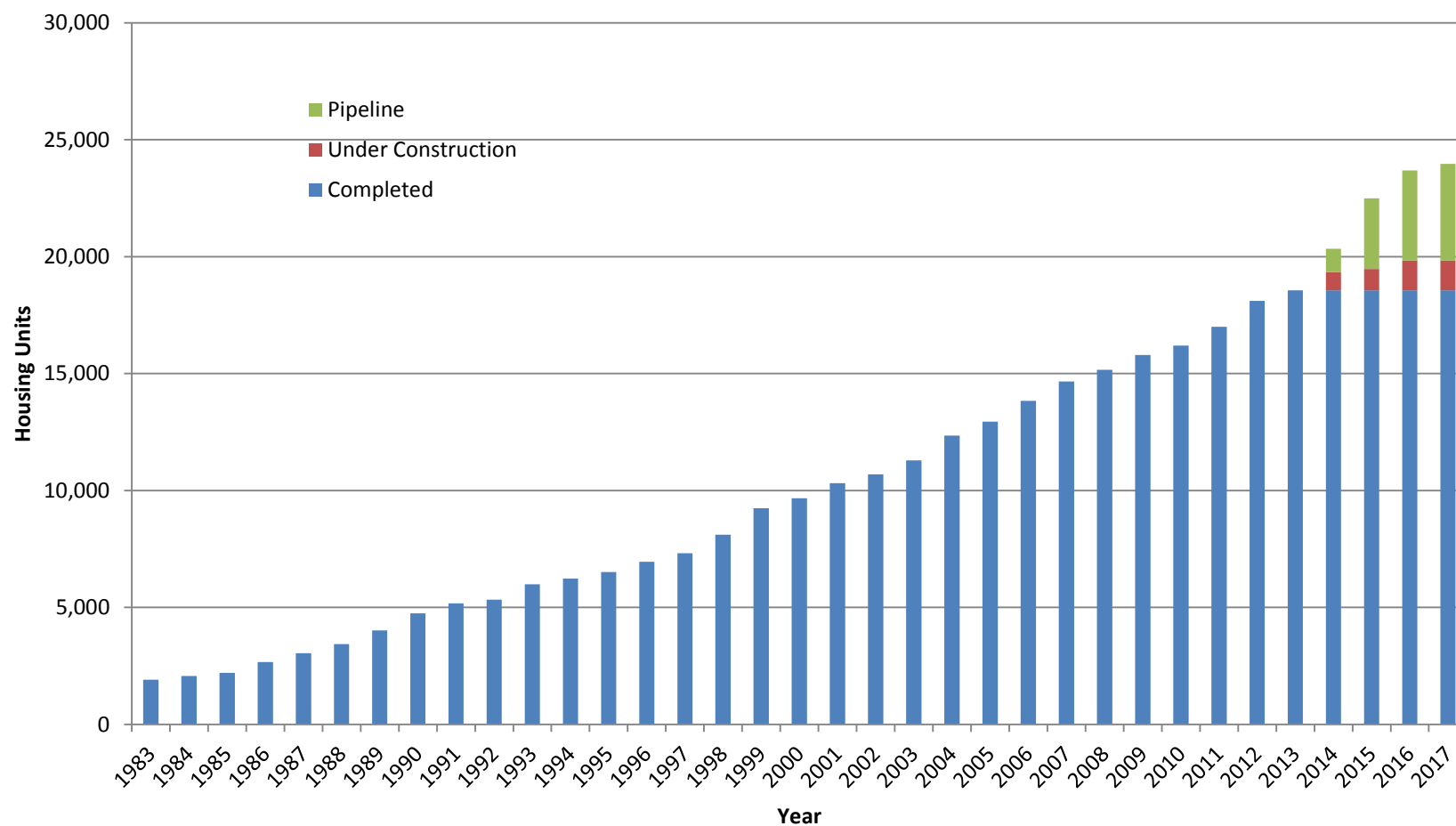
Chart 7 - Cumulative CDC Housing Production 1983 - 2013

Chart 8 - Total Housing Units by Year 1983 - 2013

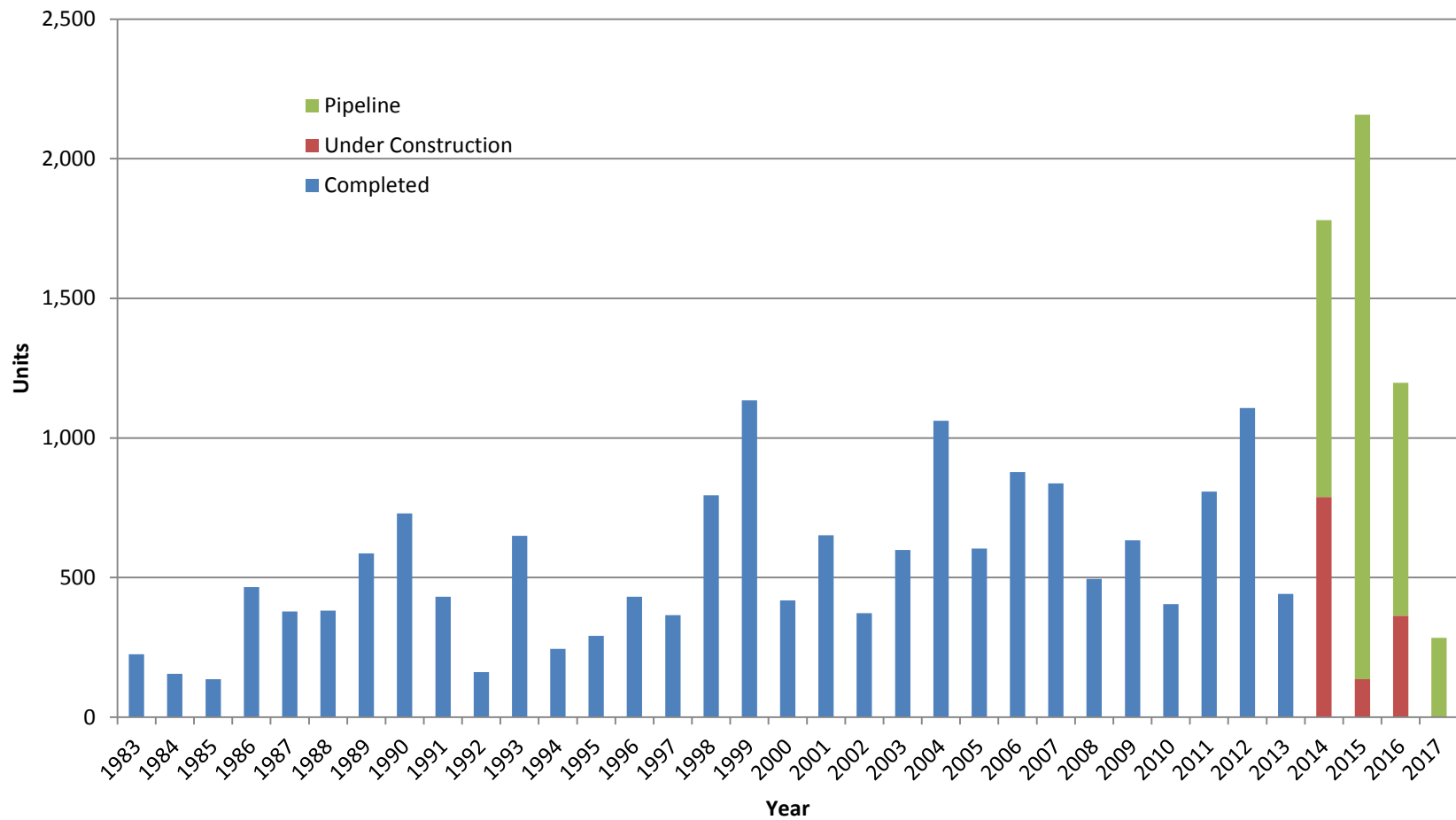


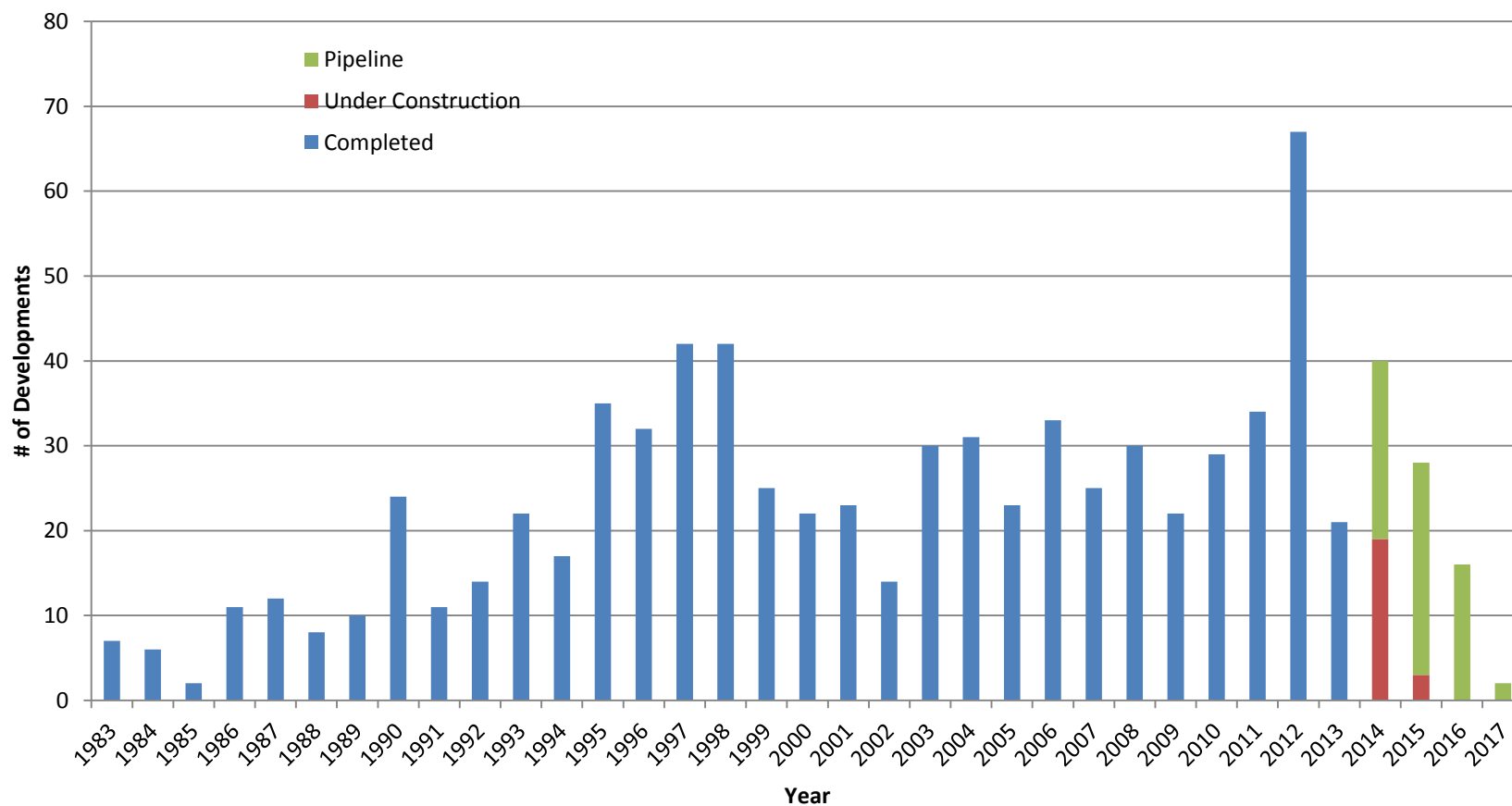
Chart 9 - Number of Housing Developments by Year 1983 - 2013

Table 9: Housing Projects Completed 2013

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Arlington Community Trabajando, Inc.	Park Street Houses	4	2	2013	\$1,100,000	New Constr.	5	Haverhill Bank	Energy Conservation, Healthy Materials, Sustainable Materials	2
Arlington Community Trabajando, Inc. Total		4	2		\$1,100,000		5			2
Dorchester Bay EDC	17 Ramsey	3	2	2013	\$796,000	Rehab – Substantial	4		Energy Conservation, Healthy Materials,	1
Dorchester Bay EDC	77 Coleman	2	1	2013	\$683,000	Rehab - Substantial	2		Energy Conservation	0
Dorchester Bay EDC Total		5	3		\$1,479,000		6			1
East Boston CDC	Condor Havre Apts. LLC	7	7	2013	\$2,200,000	New Constr.	9	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8,	Energy Conservation, Healthy Materials, Sustainable Materials	7
East Boston CDC Total		7	7		\$2,200,000		9			7
Hilltown CDC	West-hampton Senior Housing - Phase 2	8	8	2013	\$1,500,000	New Constr.	10	State HOME, Affordable Housing Trust Fund, Section 8, Federal Home Bank, People's United Bank (member bank)	Energy Conservation	8
Hilltown CDC Total		8	8		\$1,500,000		10			8

Table 9: Housing Projects Completed 2013

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Home City Housing	Tapley Court	30	30	2013	\$3,300,000	Rehab – Moderate	37			30
Home City Housing Total		30	30		\$3,300,000		37			30
Housing Corporation of Arlington	Capitol Square Apts.	32	32	2013	\$10,657,288	Rehab – Moderate	39	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 Bank; Brookline Bank - investor; Cambridge Savings Bank - Investor, Leader, Watertown Savings Bank Calvary Methodist Church , First	Energy Conservation, Healthy Materials, Sustainable Materials,	32

Table 9: Housing Projects Completed 2013

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
								Parish Unitarian		
Housing Corporation of Arlington Total		32	32		\$10,657,288		39			32
IBA/ETC	Neponset Field-Phase IA (Senior Housing)	20	20	2013	\$10,015,104	New Constr.	24	Section 202, Boston Community Capital or Loan Fund, The Life Initiative, Boston Private Bank	Energy Conservation, Healthy Materials, The four-story, wood framed building utilizes energy efficient and durable materials. , Sustainable Materials	20

Table 9: Housing Projects Completed 2013

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
IBA/ETC Total		20	20		\$10,015,104		24			20
Jamaica Plain NDC	Jamaica Plain Scattered Site Cooperative	18	18	2013	\$6,825,000	Rehab – Moderate	22	Local or Regional HOME, Local Linkage, BRA Mass Development, Brownfields, Section 8, ARRA (Energy Conservation Funds) Hyams Eastern Bank, Enterprise	Energy Conservation, Healthy Materials, Sustainable Materials	16
Jamaica Plain NDC Total		18	18		\$6,825,000		22			16
Just a Start	2013 Affordable Condo Resales	12	0	2013	\$1,950,000	Rehab – Moderate	15	Local or Regional HOME, City of Cambridge CAHT		12
Just a Start Total		12	0		\$1,950,000		15			12
Main South CDC	18 Tainter Street	4	4	2013	\$520,000	Rehab – Substantial	5		Energy Conservation, Sustainable Materials	2
Main South CDC	41 Ripley Street	3	3	2013	\$195,000	Other	4	NSP MHIC Private permanent take out financing	Energy Conservation, Sustainable Materials,	3
Main South CDC Total		7	7		\$715,000		9			5

Table 9: Housing Projects Completed 2013

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Metro West Collaborative Development	St. Joseph Hall	25	25	2013	\$5,500,000	Rehab – Moderate	31	Local or Regional HOME, Local Housing Trust Housing Innovations Fund (HIF), CIPF, Federal Tax Credits (LIHTC), 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, A local foundation provided \$7,000 for furnishings. Watertown Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials	25
Metro West Collaborative Development Total		25	25		\$5,500,000		31			25
Neighbor Works Southern Mass.	Sea Street Veteran's Housing	2	2	2013	\$953,983	New Constr.	2	Local or Regional HOME, Community Preservation Act Funds, Quincy Affordable Housing Trust Colonial Federal	Energy Conservation	2

Table 9: Housing Projects Completed 2013

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
								Savings		
Neighbor Works Southern Mass. Total		2	2		\$953,983		2			2
North Shore CDC	Holcroft Park Homes-Phase 2	29	29	2013	\$10,790,096	New Constr.	35	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Boston Community Capital or Loan Fund, MHIC, The Life Initiative	Energy Conservation, Healthy Materials, project includes solar-thermal heating system, blown-in insulation, triple-pane windows, Sustainable Materials	29
North Shore CDC Total		29	29		\$10,790,096		35			29
Springfield NHS	133 Colton St.	1	0	2013	\$290,404	New Constr.	1		Energy Conservation, Healthy Materials	0
Springfield NHS	22 Burr St	1	0	2013	\$349,713	Rehab – Substantial	1	Charles Bank Homes Foundation	Energy Conservation, Healthy Materials	0

Table 9: Housing Projects Completed 2013

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Springfield NHS Total		2	0		\$640,117		2			0
Urban Edge	LBB-Urban Edge/Len a Park	101	101	2013	\$24,700,000	Rehab – Moderate	123	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), CIPF, Federal Tax Credits (LIHTC), Section 8, MHIC, LEAN Retrofit	Energy Conservation, Healthy Materials, Sustainable Materials	101
Urban Edge Total		101	101		\$24,700,000		123			101
Viet-AID	26 Bradlee Street SF NSP	1	0	2013	\$574,000	Rehab – Moderate	1	MHIC's NSLF	Energy Conservation, Healthy Materials, Sustainable Materials	0
Viet-AID	36-38 Fowler Street NSP	2	1	2013	\$537,000	Rehab – Moderate	2		Energy Conservation, Healthy Materials	1
Viet-AID Total		3	1		\$1,111,000		3			1

Table 9: Housing Projects Completed 2013

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Worcester Common Ground	Austin Corridor II	20	20	2013	\$6,900,000	Rehab - Substantial	24	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 Equity, Deferred developer fee	Energy Conservation, Healthy Materials, All construction debris is recycled with monthly reports All light fixtures are Energy Star Rated with LED bulbs All appliances are Energy Star Rated Foam sprayed insulation as well as batts/blown in are being used Energy conserving wall hung heating syst, Sustainable Materials	20
Worcester Common Ground Total		20	20		\$6,900,000		24			20
Grand Total		325	305		\$90,336,588		396			311

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
Allston Brighton CDC	Brighton Allston Apts	Constr	2014	60	60	\$11,032,097	Rehab - Mod	60	Federal Tax Credits (LIHTC), MHIC,	73
Coalition for a Better Acre	Triangle Rental	Constr	2014	26	26	\$2,496,300	Rehab - Mod	26	Enterprise Bank National Grid funded Weatherization Improvement Program	32
Community Teamwork, Inc.	430 Broadway	Pre Dev	2014	3	3	\$711,000	Other	3		4
Domus, Inc.	Dansereau Homestead	Pre Dev	2014	4	0	\$676,122	Rehab - Mod	4	Local or Regional HOME, Community Preservation Act Funds, *Community Foundation of Western Massachusetts	5
Domus, Inc.	Our House	Pre Dev	2014	11	10	\$1,450,000	Comb Rehab/New Constr	11	Community Preservation Act Funds, H	13
Dorchester Bay EDC	Quincy Heights	Constr	2014	129	129	\$56,000,000	Comb Rehab/New Constr	129	Local or Regional HOME, NHT Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), Section 8, HUD	157

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
									Choice Neighborhood funds, LIISC, Federal Home Bank, Enterprise Community Partners	
East Boston CDC	Dalrymple School Apartments Elderly Housing	Constr	2014	27	27	\$11,500,000	Rehab - Subst	27	Northsuburban consortium Home funds State Low Income Housing Tax Credits, Section 202,	33
East Boston CDC	Lyman School Apartments Rehab	Pre Dev	2014	45	45	\$3,500,000	Preserv of Exp Use	45	MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Federal Historic Tax Credits,	55
HAPHousing	Olympia Oaks	Constr	2014	42	42	\$12,152,272	New Constr	42	Local or Regional CDBG, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood	51

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
									Reinvestment, MHIC, The Life Initiative, Interfaith Housing, Energy Star Rebates	
HAPHousing	Stevens Memorial Senior Housing	Constr	2014	28	28	\$7,476,800	Comb Rehab/New Constr	28	State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 202, Neighborhood Reinvestment,	34
Harborlight Community Partners	Rockport High School Apartments	Planning	2014	31	31	\$2,835,919	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 United Way	38

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
Harborlight Community Partners	Turtle Creek	Constr	2014	109	109	\$18,200,000	Rehab - Mod	109	Local or Regional HOME, Federal Tax Credits (LIHTC), Section 8, Tax Exempt Bond Seller Note, United Way	133
Harborlight Community Partners	We Care About Homes	Constr	2014	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	Haydenville Village Center Apartments	Pre Dev	2014	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, Federal Home Bank,	29
Home City Housing	Center City	Constr	2014	47	47	\$14,000,000	Rehab - Subst	47		57
Housing Assistance Corp.	Breezy Acres	Constr	2014	10	10	\$3,490,495	New Constr	10	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust	12

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
									Fund, Section 8, MHP, The Property and Casualty Initiative,	
Just a Start	2014 Affordable Condo Resales	Constr	2014	12	0	\$1,950,000	Rehab - Mod	12	Local or Regional HOME, City of Cambridge CAHT	15
Just a Start	402 Rindge Ave-Rehab	Planning	2014	273	273	\$19,000,000	Other	273	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
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

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
Lawrence Community Works	108 Newbury Street	Constr	2014	18	18	\$8,950,000	New Constr	18	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, MRVP, MassSaves (rebates), Attorney General's Office Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, The Life Initiative, TD Bank Foundation	22
Lena Park CDC	Brown Kaplan	Pre Dev	2014	60	60	\$9,700,000	Preserv of Exp Use	60	MassHousing or MFHA (other than trust), TBD	73

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
Madison Park DC	Dudley Greenville	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, MassDevelopment, 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
Main South CDC	3 Hathaway Street	Pre Dev	2014	3	3	\$464,000	Rehab - Mod	3	Local or Regional CDBG,	4
NeighborWorks Southern Mass.	East Howard Street Veteran's Housing	Constr	2014	12	12	\$3,765,000	New Constr	12	Local or Regional HOME, Affordable Housing Trust State HOME, Dedham Savings	15

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
NOAH	Benfield Farms	Constr	2014	26	26	\$9,420,000	New Constr	18	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, Fleet Bank/ Bank of America, NeighbWorks Capital pre dev. I think we will get some Energy Star rebates. We have not get finished with LEED and photo voltaic installation and rebates.	32
Nuestra Comunidad DC	109 Mt. Pleasant	Constr	2014	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	10

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
									Reinvestment, Federal Home Bank, Mulford Foundation Eastern 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
Somerville Community Corp.	St. Polycarp Phase III	Constr	2014	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), Section 8, MHP, Bank of New York/Mellon	38

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
The Neighborhood Corporation	Shoe Shop Place	Pre Dev	2014	24	24	\$8,500,000	Rehab - Subst	24	Local or Regional HOME, Community Preservation Act Funds, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP,	29
The Neighborhood Developers	North Bellingham Family Supportive	Pre Dev	2014	7	7	\$2,435,559	Comb Rehab/New Constr	7	Local or Regional CDBG, Urban Development Action Grant Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), HOME funds Section 8, MHP,	9
The Neighborhood Developers	North Bellingham Veterans Home	Pre Dev	2014	10	10	\$3,221,154	Rehab - Subst	10	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Federal Home Bank, Grants from TD Charitable Foundatio Eastern	12

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
									Ban Charlesbank Homes Construction Loan: Boston Private Bank	
Twin Cities CDC	3-5 Johnson Street	Constr	2014	1	0	\$373,000	Comb Rehab/New Constr	1	Local or Regional HOME,	1
Twin Cities CDC	4 Leighton Street	Pre Dev	2014	16	16	\$1,115,000	Rehab - Mod	16	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, McKinney, CCRI from MassHousing	20
Twin Cities CDC	Prichard Academy	Pre Dev	2014	14	14	\$1,131,618	Rehab - Mod	13	Local or Regional HOME, NFIT Section 8,	17
Urban Edge	Brighton Allston Apartments	Constr	2014	60	60	\$10,946,000	Rehab - Mod	60	MassDevelopment, Federal Tax Credits (LIHTC), Section 8, MHIC, Eastern Bank MHIC - Cambridge Savings/Brookline	73

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
									Savings	
Urban Edge	Walnut Washington Apartments	Pre Dev	2014	65	65	\$17,930,000	Rehab - Mod	65	Federal Tax Credits (LIHTC), Section 8, MHIC, Citizens Bank, Boston Private Bank LEAN Energy Retrofit Funds	79
Worcester Community Housing Resources	12B Beach Street, Millbury	Pre Dev	2014	1	0	\$40,000	Rehab - Mod	1	Mass AGO WCHR Community Loan Fund	1
Worcester Community Housing Resources	6-8 King Street, Worcester	Pre Dev	2014	4	4	\$300,000	Preserv of Exp Use	4	State HOME, WCHR Community Loan Fund	5
Worcester East Side CDC	Lower Lincoln Housing Development Project	Pre Dev	2014	12	12	\$1,250,000	New Constr	4		15
2014 Total				1,574	1,555	\$341,780,930		1,552		1,920
Asian CDC	Tremont Village	Pre Dev	2015	20	20	\$8,600,000	Rehab - Subst	20	MassDevelopment, MRVP, DHCD Public Housing Funding Federal Tax Credits (LIHTC), MHIC, Boston Private Bank & Trust	24

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
Caritas Communities	Patriot Homes	Pre Dev	2015	24	24	\$12,050,000	Comb Rehab/New Constr	24	Local or Regional HOME, Local Inclusionary Zoning Funds, Leading the Way (Boston only), Housing Stabilization Fund (HSF), Affordable Housing Trust Fund,	29
CDC of South Berkshire County	Sawmill Brook	Pre Dev	2015	50	0	\$20,000,000	New Constr	22	Community Preservation Act Funds, State HOME, Faith-based loans	61
Coalition for a Better Acre	Haverhill Veterans Housing	Pre Dev	2015	27	27	\$5,768,409	New Constr	27	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP, Federal Tax Credits (LIHTC), North Shore HOME Consortium Funds.	33

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
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, MassDevelopment, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Neighborhood Reinvestment, The Life Initiative, Citizens Bank,	52
Community Teamwork, Inc.	Stony Brook 2	Pre Dev	2015	36	36	\$9,000,000	New Constr	36		44
East Boston CDC	Salesian Properties	Pre Dev	2015	41	41	\$12,000,000	New Constr	41	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, Section 8,	50

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
HAPHousing	Kenwyn & Quadrangle	Pre Dev	2015	60	60	\$9,302,566	Rehab - Mod	60	Local or Regional HOME, Local or Regional CDBG, City Lead Abatement State Low Income Housing Tax Credits, MassDevelopment, Bond 4% Credit Federal Tax Credits (LIHTC), MHP, Neighborhood Reinvestment, MHIC, Fleet Bank/ Bank of America,	73
Hilltown CDC	Chesterfield Senior Housing	Planning	2015	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	Goshen Senior Housing	Pre Dev	2015	11	11	\$2,000,000	New Constr	9	Community Preservation Act Funds, \$80,000 in CPA funds have been awarded to Hilltown CDC for acquisition and permitting and applications for financing.	13

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
Homeowners Rehab	Putnam Square	Pre Dev	2015	94	94	\$23,952,206	Rehab - Mod	94	Community Preservation Act Funds, Affordable Housing Trust Fund, MassDevelopment, CIPF, Federal Tax Credits (LIHTC), Section 8, to be determined	115
Housing Assistance Corp.	Route 134	Pre Dev	2015	27	27	\$9,876,537	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 Assistance Corp.	Sachem's Path Nantucket	Pre Dev	2015	36	0	\$19,606,000	New Constr	12	Community Preservation Act Funds, Regional Planning Grant Affordable Housing Trust Fund, Cape Cod 5 Cooperative bank - construction loan	44

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
Housing Corporation of Arlington	Park Ave Lowell	Planning	2015	30	30	\$7,000,000	New Constr	30	Local or Regional CDBG, State HOME, State CDBG, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, Federal Tax Credits (LIHTC), Section 8, McKinney, MHIC, Institute for Community Economics, Federal Home Bank,	37
Jamaica Plain NDC	461 Walnut Avenue	Pre Dev	2015	31	31	\$13,900,000	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
Madison Park DC	Madison Park III Preservation	Pre Dev	2015	143	143	\$50,000,000	Rehab - Subst	143		174

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
Madison Park DC	St. Botolph Terrace Apartments	Pre Dev	2015	52	52	\$13,400,000	Rehab - Mod	52	CEDAC acquisition loan Eastern Bank acquisition loan	63
Mission Hill NHS	MHNHS Roxbury Crossing Senior Building	Constr	2015	40	40	\$15,998,422	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 (HIF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), Section 202, Citizens Bank,	49
NeighborWorks Southern Mass.	Kendrigan Place	Pre Dev	2015	78	78	\$18,251,476	Preserv of Exp Use	78	Local or Regional HOME, Community Preservation Act Funds, Quincy Affordable HOusing Trust Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low	95

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
									Income Housing Tax Credits, CIPF, MHP,	
NOAH	Sitkowski School	Constr	2015	66	66	\$19,575,000	Rehab - Subst	66	Local or Regional HOME, Local or Regional CDBG, The Town has been great State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), 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 and under funds projects and developer	81

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
									feeMHP, Neighborhood Reinvestment, MHIC, Citizens Bank,	
Somerville Community Corp.	163 Glen	Concept	2015	21	0	\$7,000,000	New Constr	6	Local or Regional HOME, Community Preservation Act Funds, Possibly HOME funds and HUD Community Challenge Grants funds awarded to City. Rockland Trust Construction Funding.	26
South Boston NDC	16 Wendeller Street	Concept	2015	6	6	\$2,000,000	New Constr	6		7

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
South Boston NDC	Patriot Homes	Pre Dev	2015	24	24	\$11,700,000	Comb Rehab/New Constr	24	Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), MHIC, Federal Home Bank, First Trade Union Bank	29
The Neighborhood Developers	525 Beach Street	Constr	2015	30	30	\$10,493,355	New Constr	30	Local or Regional HOME, Affordable Housing Trust Fund, MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, The Life Initiative,	37

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
The Neighborhood Developers	Shawmut Place	Pre Dev	2015	4	4	\$1,353,000	New Constr	4	Local or Regional HOME, Local or Regional CDBG, Affordable Housing Trust Fund, MRVP, Housing Stabilization Trust Fund, All state source requested, not committed.	5
Twin Cities CDC	183 High Street	Pre Dev	2015	2	1	\$375,000	Rehab - Mod	1	Local or Regional HOME, State HOME, Neighborhood Reinvestment,	2
Urban Edge	Cleaves Dimock Bragdon	Planning	2015	90	90	\$24,000,000	Rehab - Mod	90	Local Linkage, Housing Stabilization Fund (HSF), Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8,	110
Valley CDC	Parsons Street, Easthampton	Pre Dev	2015	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 Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
									permanent financing	
2015 Total				1,134	1,026	\$351,244,971		1,063		1,382
Allston Brighton CDC	Commonwealth and Glenville	Pre Dev	2016	235	235	\$30,000,000	Rehab - Mod	224	Federal Tax Credits (LIHTC),	287
CDC of South Berkshire County	Rt. 23 Great Barrington	Planning	2016	11	11	\$2,500,000	New Constr	10	Community Preservation Act Funds,	13
Fenway CDC	57 Hemenway	Concept	2016	13	13	\$0	Rehab - Subst	13		16
Fenway CDC	71 Westland Ave	Concept	2016	20	20	\$0	Rehab - Mod	15		24
HAPHousing	Library Commons	Planning	2016	74	74	\$24,913,199	Comb Rehab/New Constr	55	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Bond 9% Credit Federal Historic Tax Credits, Bank: TBD	90

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
Jamaica Plain NDC	75 Amory Avenue	Pre Dev	2016	39	39	\$15,500,000	New Constr	39	Local or Regional HOME, Local Linkage, State HOME, Affordable Housing Trust Fund, MassDevelopment, Federal Tax Credits (LIHTC), MHP, The Life Initiative, Hyams Foundation, Mifflin Fund	48
Madison Park DC	2451 Washington Street	Pre Dev	2016	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
Madison Park DC	Parcel 10	Pre Dev	2016	30	30	\$15,665,000	Rehab - Subst	12	Brownfields, MassWorks grant program for site infrastructure OCS grant	37

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
NOAH	Shoe Shop Place	Pre Dev	2016	24	24	\$8,593,000	Rehab - Subst	24	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), MHP, Rockland Trust; but no lender or investor chosen yet	29
The Neighborhood Corporation	Walker School	Planning	2016	15	15	\$5,000,000	Rehab - Mod	15		18
The Neighborhood Developers	189 Broadway, Revere	Pre Dev	2016	39	39	\$10,303,526	New Constr	39	Local or Regional HOME, The Life Initiative,	48
Twin Cities CDC	BF Brown Arts Complex	Pre Dev	2016	55	55	\$20,000,000	Rehab - Subst	55	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Neighborhood	67

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
									Reinvestment, MHIC, Federal Home Bank, TD Bank	
Twin Cities CDC	Carter School	Pre Dev	2016	40	40	\$15,000,000	Rehab - Subst	40	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, Neighborhood Reinvestment, MHIC, TD Bank	49
Womens Institute for Housing and Economic Dev.	Prospect Estates	Pre Dev	2016	25	25	\$0	Preserv of Exp Use	25	State HOME, Federal Tax Credits (LIHTC), Section 8, FYI - LIHTC has expired Local bank 1st mortgage	31

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
Worcester Common Ground	Merrick Street	Concept	2016	0	0	\$0	New Constr	0		0
Worcester Community Housing Resources	45 Summer Street, Leominster	Pre Dev	2016	30	30	\$7,900,000	Other	30	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP,	37
2016 Total				687	650	\$170,374,725		606		839
Housing Assistance Corp.	The Community Green	Pre Dev	2017	62	62	\$20,000,000	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,	76
Southwest Boston CDC	0-15 Nott Street	Pre Dev	2017	27	27	\$9,200,000	New Constr	24	Local or Regional HOME, Hyams foundation through Fairmount Indigo Line cDc Collaborative	33

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev't Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr. Jobs
2017 Total				89	89	\$29,200,000		83		109
Grand Total				3,484	3,320	\$892,600,626		3,304		4,250

2014 MACDC GOALS Report

Real Estate 2013: Commercial and Mixed-Use

**Chart 10 - Cumulative CDC Commercial Real Estate
Development
1983 - 2013**

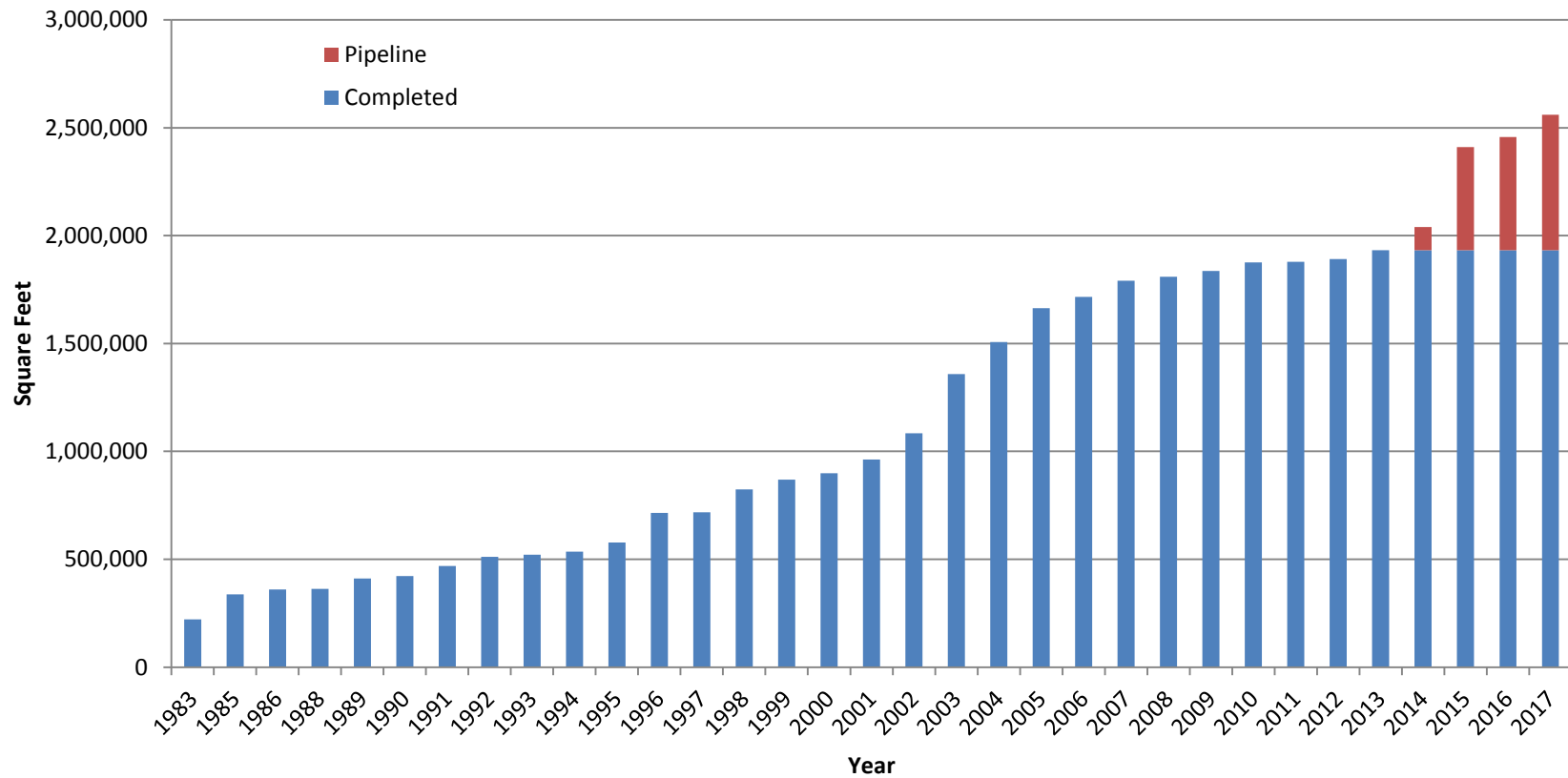


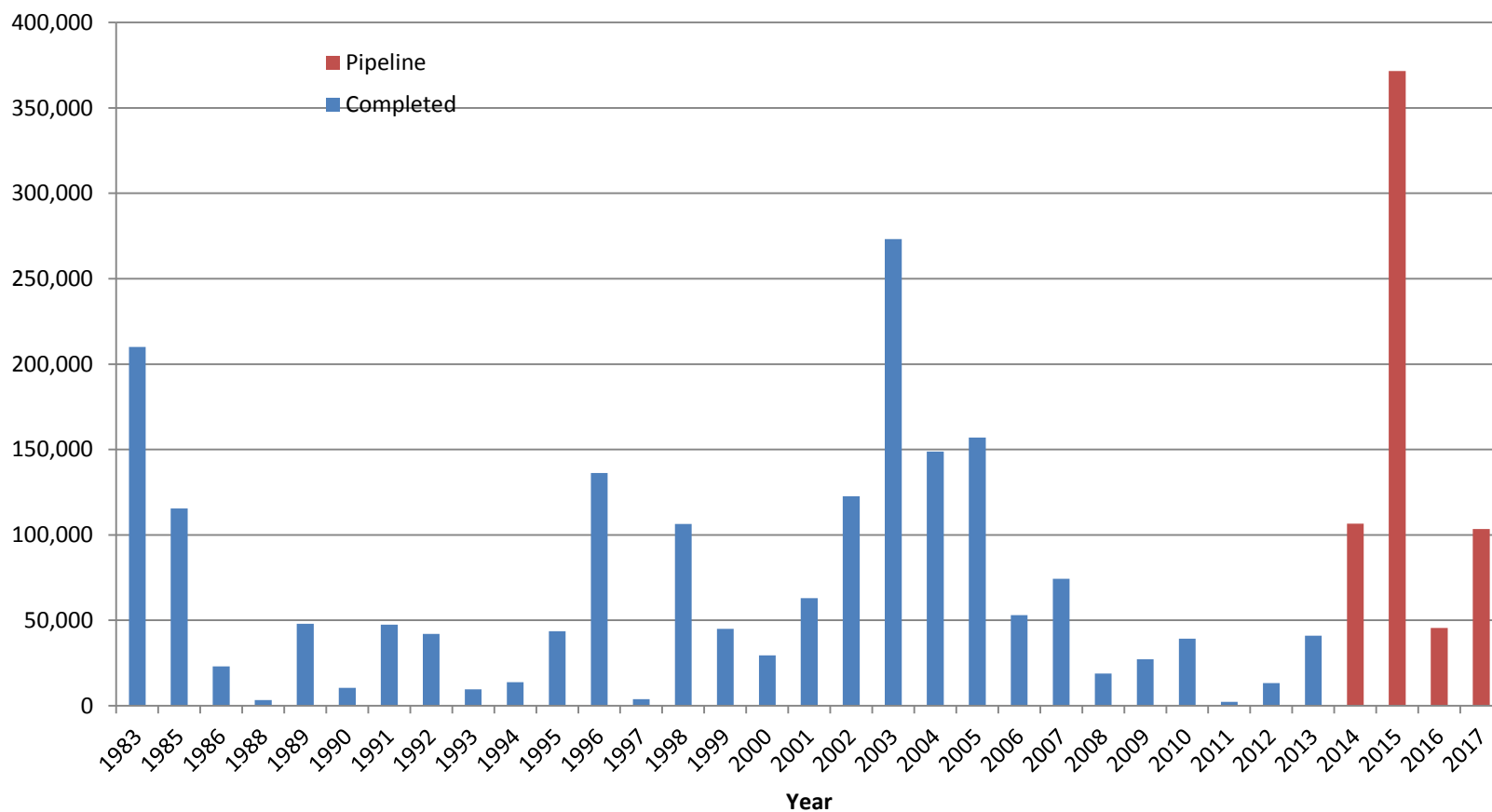
Chart 11 - Total Commercial Square Footage by Year 1983 - 2013

Chart 12 - Number of Commercial/Mixed Use Projects by Year 1983 - 2013

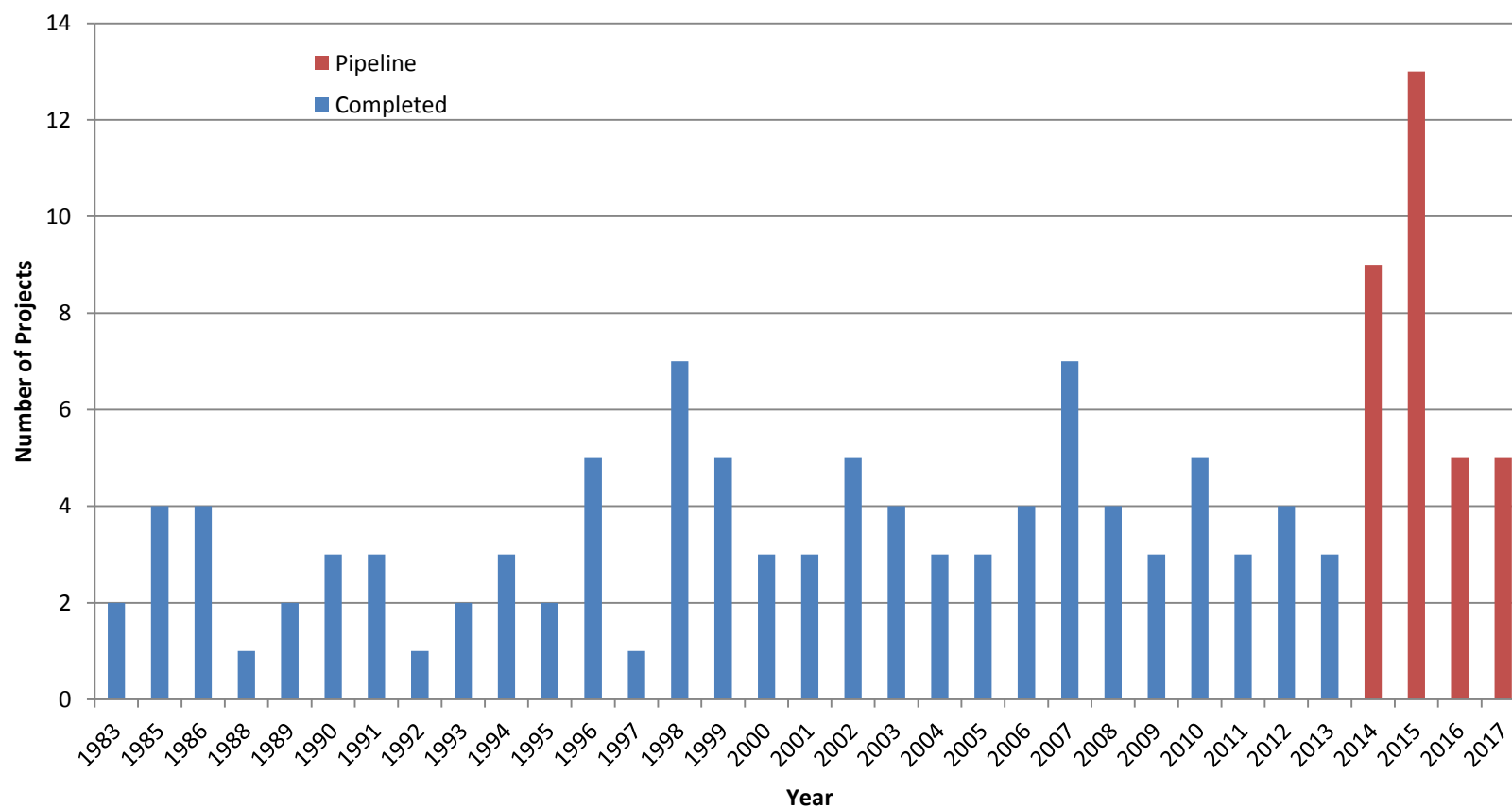


Table 11: Commercial and Mixed-Use Projects Completed in 2013

MACDC Member	Project Name	Dev Type	Residential Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev Cost	Constr. Type	Constr Jobs	Comm Jobs	Financing
Codman Square NDC	Codman Square Apts.	Commercial Retail, Residential (mixed use)	80	80	80	4	3,000	2013	\$21,829,145	Rehab - Subst	98	16	Local or Regional HOME, Local Linkage, State HOME, MassHousing or MFHA (other than trust), MRVP, Federal Historic Tax Credits, Section 8, Neighborhood Reinvestment, Federal Historic Tax Credits, Federal LIHTC, Boston Private Bank
Fenway CDC	Burbank Street Apts.	Offices, Residential (mixed use)	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 11: Commercial and Mixed-Use Projects Completed in 2013

MACDC Member	Project Name	Dev Type	Residential Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev Cost	Constr. Type	Constr Jobs	Comm Jobs	Financing
Lawrence Community Works	Union Crossing Phase I Commercial	Commercial , Offices, Retail,	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
Grand Total			116	116	111	16	41,000		\$34,612,125		253	216	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Dorchester Bay EDC	191-195 Bowdoin	Commercial, Retail,	Planning	0	0	0	3	10,000	2014	\$6,500,000	New Constr	108	15	not yet applied MassDevelopment, Brownfields, MassWorks New Market Tax Credits, Environmental Protection Agency Boston Community Capital or Loan Fund, MHIC, Federal Office of Community Services,
Dorchester Bay EDC	259 Quincy Street	Commercial,	Planning	0	0	0	1	22,000	2014	\$2,500,000	Rehab - Subst	42	10	Have not yet applied for additional funding programs MassDevelopment, Brownfields, Have not yet applied for additional funding programs New Market Tax Credits, Will apply for NMTCs The Life Initiative, Applications in process Have

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														not yet approached private finance sources
Dorchester Bay EDC	Pearl Bornstein	Commercial, Industrial,	Construct	0	0	0	10	36,000	2014	\$14,022,500	Rehab - Subst	234	100	HUD 108 through the City of Boston MassDevelopment, Brownfields, MassWorks via EOHED New Market Tax Credits, CHOICE Neighborhood "critical community improvements" grant LISC, Boston Community Capital or Loan Fund, Federal Office of Community

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Services, The Boston Foundation, Citizens Bank Foundation - Growing Communities, Pierce Charitable Trust PNC Bank, Coastal Enterprises, Inc./Wholesome Wave
Downtown Taunton Foundation	15 School Street	Commercial, Residential (mixed use)	Construct	2	2	2	1	3,100	2014	\$500,000	Rehab - Subst	2	0	Local or Regional CDBG, Attorney General HomeCorps Grant Bristol County Savings Bank

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Homeowners Rehab	Chapman Arms	Commercial, Offices, Residential (mixed use)	Pre Dev	50	50	25	5	9,350	2014	\$19,642,632	Preservation of Exp Use	61	22	City CPA Affordable Housing Trust Fund, CIPF, Section 8, MHP, Neighborhood Reinvestment, MHIC, Federal LIHTC, TBD Bank of NY/Mellon 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	\$15,141,111	Rehab - Mod	94	101	Local or Regional HOME, Local or Regional CDBG, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, Federal Historic Tax Credits, Section 8, LISC, Federal Home Bank, Federal Historic Tax Credits,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Federal LIHTC, Eastern Bank
Nuestra Comunidad DC	Quincy Commons	Commercial, Residential (mixed use)	Construct	40	40	40	4	5,600	2014	\$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

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Urban Edge	Jackson Commons	Offices, Retail, Residential (mixed use)	Construction	37	37	32	2	12,000	2014	\$20,470,000	Comb Rehab /New Constr	45	30	Local or Regional HOME, Local or Regional CDBG, Local Linkage, BRA, IDF, City NHT Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, Federal Historic Tax Credits, Section 8, New Market Tax Credits, EPA Clean Up Grant MHIC, Federal Historic Tax Credits, Federal LIHTC, utility rebates
2014 Total				206	206	176	27	106,550		\$95,776,243		668	298	
CDC of South Berkshire County	RiverSchool	Commercial, Offices, Retail, Residential (mixed)	Pre Dev	40	0	11	15	29,000	2015	\$30,000,000	Rehab - Subst	49	135	State HOME, Affordable Housing Trust Fund, Federal Home Bank, Community Preservation

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
		use)												Act, local bank debt local equity
Coalition for a Better Acre	Gorham Street Apartments		Pre Dev	24	24	24	0	0	2015	\$8,968,738	New Constr	29	0	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Section 8, Neighborhood Reinvestment, The Life Initiative, Federal LIHTC, Construction loan financing and Citi Bank and first Mortgage financing from Enterprise Bank

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Codman Square NDC	Talbot Commons Phase 1	Commercial, Residential (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, MassDevelopment, Brownfields, Federal Historic Tax Credits, MHP, LISC, Neighborhood Reinvestment, Federal Historic Tax Credits, Federal LIHTC,
Codman Square NDC	Talbot Commons Phase II	Commercial, Retail, Residential (mixed use)	Planning	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, MassDevelopment, Brownfields,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														MHP, LISC, Neighborhood Reinvestment, Federal LIHTC,
East Boston CDC	Boston East	Residential (mixed use)	Pre Dev	196	196	26	5	20,000	2015	\$80,000,000	New Constr	239	0	TBD Partnership with Trinity Financial Company
Lawrence Community Works	Union Crossing Phase II	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	73	73	73	4	10,000	2015	\$29,000,000	Rehab - Subst	89	50	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, all funds committed except CATNHP Federal Historic Tax Credits, Section 8, LISC, Neighborhood Reinvestment, MHIC, The Life

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Initiative, Federal Historic Tax Credits, Federal LIHTC, The Hunt Foundation community housing capital; td bank
Mission Hill NHS	One Roxbury Crossing - Parcel 25	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	88	88	91	10	185,500	2015	\$135,000,000	New Constr	107	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, MassDevelopment, New Market Tax Credits, Boston Community Capital or Loan

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Fund, The Life Initiative, Federal LIHTC, Private Lenders Private Equity

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Nuestra Comunidad DC	Dudley Crossing	Commercial, Residential (mixed use)	Pre Dev	42	42	42	3	3,290	2015	\$18,250,000	Comb Rehab /New Constr	51	9	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, 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 Community Economic Development

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Assistance Corporation CEDAC

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Somerville Community Corp.	181 Washington Street	Retail, Residential (mixed use)	Planning	35	35	35	2	2,400	2015	\$1,309,800	New Constr	43	5	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, Section 8, MHP, MHIC, Community Preservation Act, McKinney, Federal LIHTC, Rockland Trust - Construction, Tax Credit Equity Bridge Loan, MHP Permanent Loan.
The Neighborhood Corporation	Winthrop Street	Residential (mixed use)	Concept	3	3	2	0	5,000	2015	\$2,000,000	Rehab - Subst	4	0	AG - Abandoned Housing Initiative Bristol County Saving Bank

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Urban Edge	Jackson Square	Commercial, Offices, Retail, Business Incubator, Residential (mixed use)	Pre Dev	429	270	251	5	63,000	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, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, capital for infrastructure. State capital

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														plan for bond financing. Section 8, New Market Tax Credits, capital for infrastructure MHP, LISC, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, The Property and Casualty Initiative, Federal Home Bank, Community Preservation Act, Federal Office of Community Services, Federal LIHTC, State Facilities Consolidation Fund, Roy A. Hunt Foundation; Hyams Foundation capital

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														campaign.

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Urban Edge	Jackson Square Recreation Center		Pre Dev	0	0	0	1	38,000	2015	\$18,000,000	New Constr	300	5	State budget funds - 2012 New Market Tax Credits, Capital campaign.
Viet-AID	Upper Washington / Four Corners	Residential (mixed use)	Pre Dev	35	35	35	2	2,900	2015	\$14,500,000	New Constr	43	3	City NHT; plus an additional \$1m of city funds that exact source for which is still undefined. State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, MRVP, HPSTF Section 8, Federal Home Bank, Federal LIHTC,
2015 Total				1,024	766	649	50	371,590		\$615,050,538		1,549	1,162	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Asian CDC	Parcel 24	Commercial, Retail, Residential (mixed use)	Construction	363	312	120	2	9,000	2016	\$169,800,000	New Construction	443	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 Housing Trust Fund, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, Section 8, Federal LIHTC, State Facilities Consolidation Fund, Bank of America Urban Strategies Fund (USA) in equity

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Nuestra Comunidad DC	Bartlett Place, Phase I	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	60	60	36	5	14,000	2016	\$27,651,580	New Constr	73	150	Local Inclusionary Zoning Funds, Neighborhood Trust Funds Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, MRVP, These are financial resources we would target. Additional resources include Mass. Works funds for infrastructure work. Section 8, Section 202, New Market Tax Credits, These are financial resources we would target. Neighborhood Reinvestment, MHIC, Federal Home Bank,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Federal Office of Community Services, Federal LIHTC, TBD These are financial resources we would target. Other sources include Mass Technology Collaborative. Construction and permanent lenders banks to be determined. MHIC Health Equity Fund
South Boston NDC	West Broadway Innovation	Commercial, Retail, Residential (mixed use)	Concept	17	17	17	1	2,500	2016	\$6,000,000	New Constr	21	3	
The Neighborhood Corporation	Nu-Brite Property	Commercial, Residential (mixed use)	Pre Dev	10	10	5	4	5,000	2016	\$1,500,000	Other	12	4	Local or Regional HOME, Brownfields, EPA Grant/Loan Bristol County Saving Bank

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Valley CDC	Rental Apartm ents, Northampton	Residential (mixed use)	Pre Dev	60	60	60	0	15,000	2016	\$21,000,000	New Constr	73	0	Community Preservation Act,
2016 Total				510	459	238	12	45,500		\$225,951,580		622	177	
CDC of South Berkshire County	New England Log Homes	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	52	45	45	12	40,000	2017	\$30,000,000	New Constr	63	117	real estate tax abatement State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, US Environ. Protection Agency HUD Appropriation Section 8, HUD appropriation US Environ. Protection Agency Federal Home Bank, Community Preservation Act, Federal LIHTC, State

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														Facilities Consolidation Fund, local / regional banks Private "community investment" loans
Franklin County CDC	Bank Building	Commercial, Retail,	Planning	0	0	0	5	6,500	2017	\$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	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
NOAH	Copper smith Village	Commercial, Retail, Residential (mixed use)	Pre Dev	71	56	36	1	3,000	2017	\$30,000,000	New Constr	87	15	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, Massworks>? Possibly new TOD/LISC funds and/or HNEF from MHIC Section 8, MHP, Neighborhood Reinvestment, Federal LIHTC, East Boston Savings Bank will provide equity y

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
Nuestra Comunidad DC	Bartlett Place, Phase I A	Commercial, Offices, Retail, Residential (mixed use)	Planning	42	42	31	7	39,000	2017	\$25,150,222	New Constr	51	30	Local Inclusionary Zoning Funds, We will be targeting these funds, including Neighborhood Housing Trust Funds. Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, These are funds we would target. New Market Tax Credits, These are funds we would target. Neighborhood Reinvestment, MHIC, Federal Home Bank, Federal LIHTC, TBD These are financial resources we would target. Other sources

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev Type	Dev Stage	Resid Units	Rental Units	Affordable Units	Com Tenants	Comm Sq Ft	Year of Occupancy	Total Dev Cost	Constr Type	Expected Constr Jobs	Expected Comm Jobs	Anticipated Financing
														include Mass Technology Collaborative. Construction and permanent lenders banks to be determined. TBD
The Neighborhood Corporation	Union Block	Commercial, Residential (mixed use)	Pre Dev	30	30	30	7	15,000	2017	\$15,000,000	Rehab - Subst	37	20	
2017 Total				195	173	142	32	103,500		\$102,150,222		271	192	
Grand Total				1,935	1,604	1,205	121	627,140		\$1,038,928,583		3,110	1,829	

2014 MACDC GOALs Report

Real Estate 2013: Open Space

**Chart 13 - Cumulative Open Space Development
1990 - 2013**

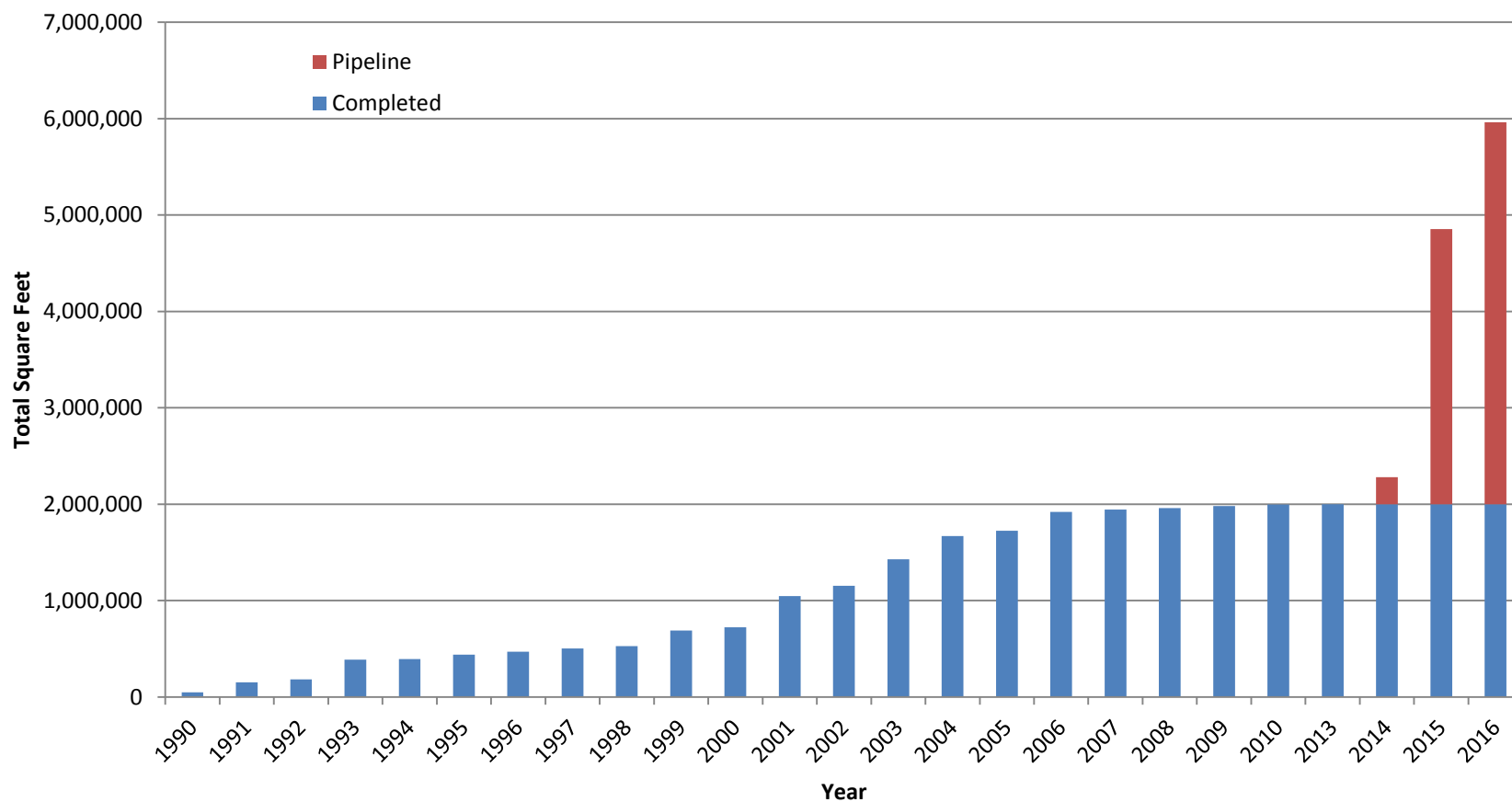
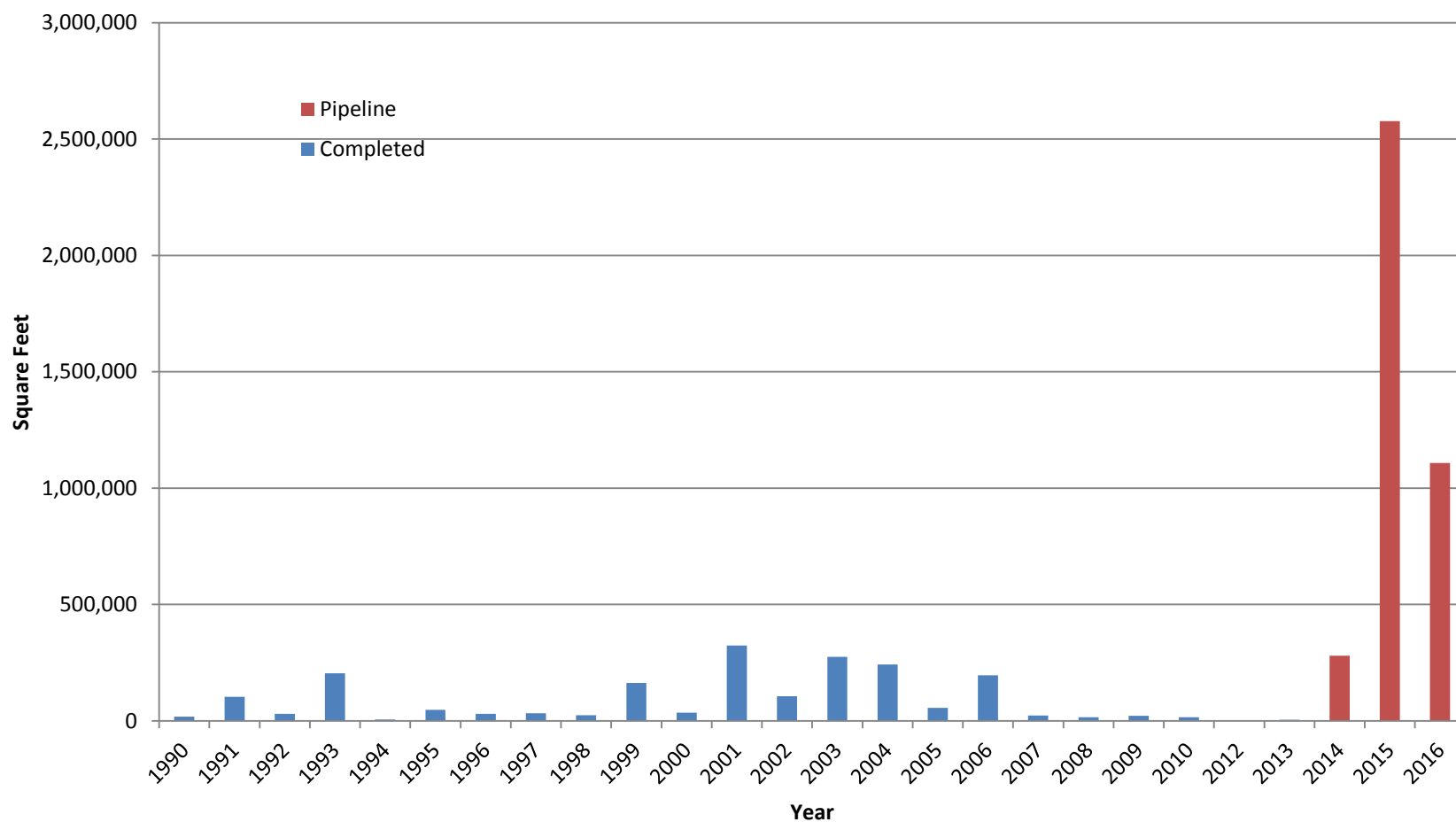


Chart 14 - Open Space Development by Year 1990 - 2013

**Table 13: Open Space Projects Completed
2013**

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
South Boston NDC	Berlandi Garden	Garden	2013	4,000	\$82,000	1	Grassroots, BHA land,
Grand Total				4,000	\$82,000	1	

Table 14: Open Space Pipeline

MACDC Member	Location	Type of Space	Dev't Stage	Expected Year	Total Square Feet	Expected Development Costs	# Construction Jobs	Financing Sources
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.	Construction	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	Park, Garden, Passive space Community Supported Agriculture	Concept	2015	2,526,480	\$1,500,000	25	Mass Parks Grants private donations, private equity
Southwest Boston CDC	Greenway Development	Park, Passive space, Playground Natural playground; urban wild -- walking trail	Planning	2015	50,000	\$0	-	West Street site will be funded by Boston Parks and Rec. and Boston Youth Fund; River St/Ross St site will be owned and funded by MA DCR,
South Boston NDC	West First Garden		Concept	2016	7,500	\$120,000	2	,
Southwest Boston CDC	Sherrin Woods Urban Wild	Passive space Walking trails	Construction	2016	1,100,000	\$200,000	3	Boston Parks and Recreation; Boston Youth Fund Blue Hills Bank; QBE, Inc. ,
Grand Total					3,963,980	\$18,320,000	305	

2014 MACDC GOALS Report

Workforce Development

Table 15: Workforce Development - 2013

MACDC Member	Found Jobs
Community Teamwork, Inc.	60
Dorchester Bay EDC	62
East Boston CDC	120
Father Bill's & Mainspring	178
Fenway CDC	15
Housing Assistance Corp.	130
IBA/ETC	20
Jamaica Plain NDC	56
Just a Start	95
Main South CDC	5
Methuen Arlington Neighborhood Inc.	31
NEBA Works	235
Oak Hill CDC	10
Quaboag Valley CDC	9
Southwest Boston CDC	3
The Neighborhood Developers	522
Grand Total	1,551

2014 MACDC GOALS Report

Small Business Assistance

**Chart 15: Small Business Financing Secured
1997 - 2013**

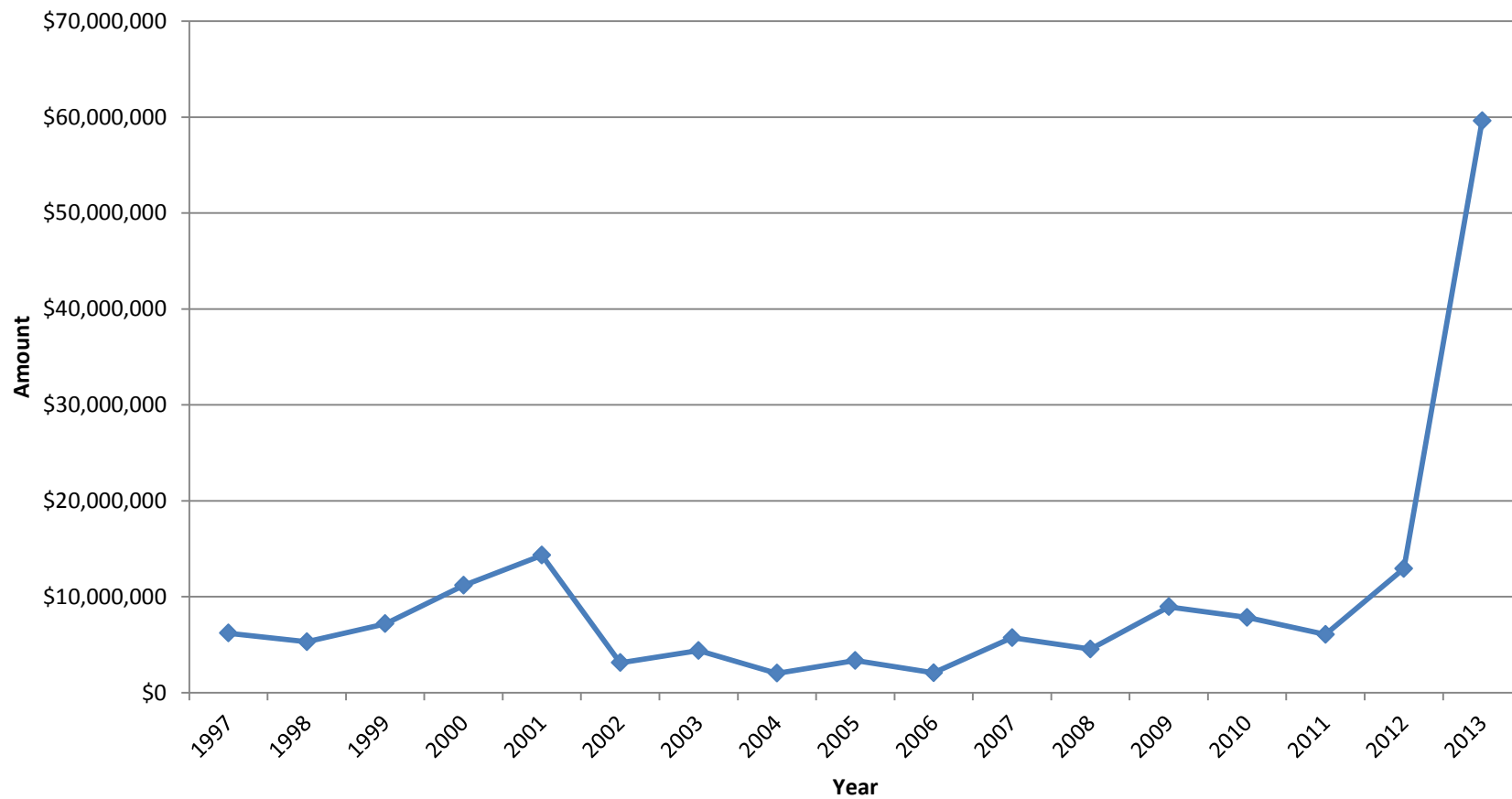


Table 16: Small Business Assistance - 2013

MACDC Member	Entrepreneurs Served	Entrepreneurs Provided TA	Businesses Started	Businesses Stabilized	Businesses Grown	Businesses Other	Jobs Created	Jobs Preserved	Direct # Loaned	Direct Total \$ Loaned	Packages # Loaned	Packaged Total \$ Loaned
ACCION New England	1,820	125	18	18	41	48	79	19	125	\$ 819,624	-	\$ -
CEDC-SM	28	28	7	6	10	5	10	4	-	\$ -	-	\$ -
Coastal Community Capital	1,136	115	21	25	69	-	107	407	28	\$ 6,082,000	32	\$12,859,000
Common Capital	225	89	30	21	16	22	27	68	20	\$ 1,314,571	-	\$ -
Community Development Partnership	229	22	6	8	5	3	13	35	6	\$ 94,195	2	\$ 49,000
Community Teamwork, Inc.	329	82	19	15	30	18	26	68	18	\$ 38,195	-	\$ -
Dorchester Bay EDC	90	83	8	6	12	57	92	104	13	\$ 446,000	1	\$ 334,095
Franklin County CDC	384	55	14	11	15	15	20	17	8	\$ 527,150	4	\$ 845,295
Hilltown CDC	35	35	2	-	3	30	2	14	-	\$ -	-	\$ -
Jamaica Plain NDC	233	70	4	59	5	2	33	18	-	\$ -	8	\$ 889,500
Lowell CLF dba MCCI	67	67	14	-	1	52	18	-	-	\$ -	-	\$ -
Pittsfield Economic Revitalization Corp.	9	9	-	1	8	-	28	104	-	\$ -	-	\$ -
Quaboag Valley CDC	77	32	2	11	11	8	8	4	4	\$ 99,500	1	\$ 40,000
SEED Corp.	1,182	210	63	105	42	-	572	64	42	\$ 2,100,000	61	\$31,200,000
The Neighborhood Developers	32	-	-	-	-	-	-	-	-	\$ -	-	\$ -
Twin Cities CDC	132	132	29	39	47	17	65	287	4	\$ 195,000	16	\$ 674,600

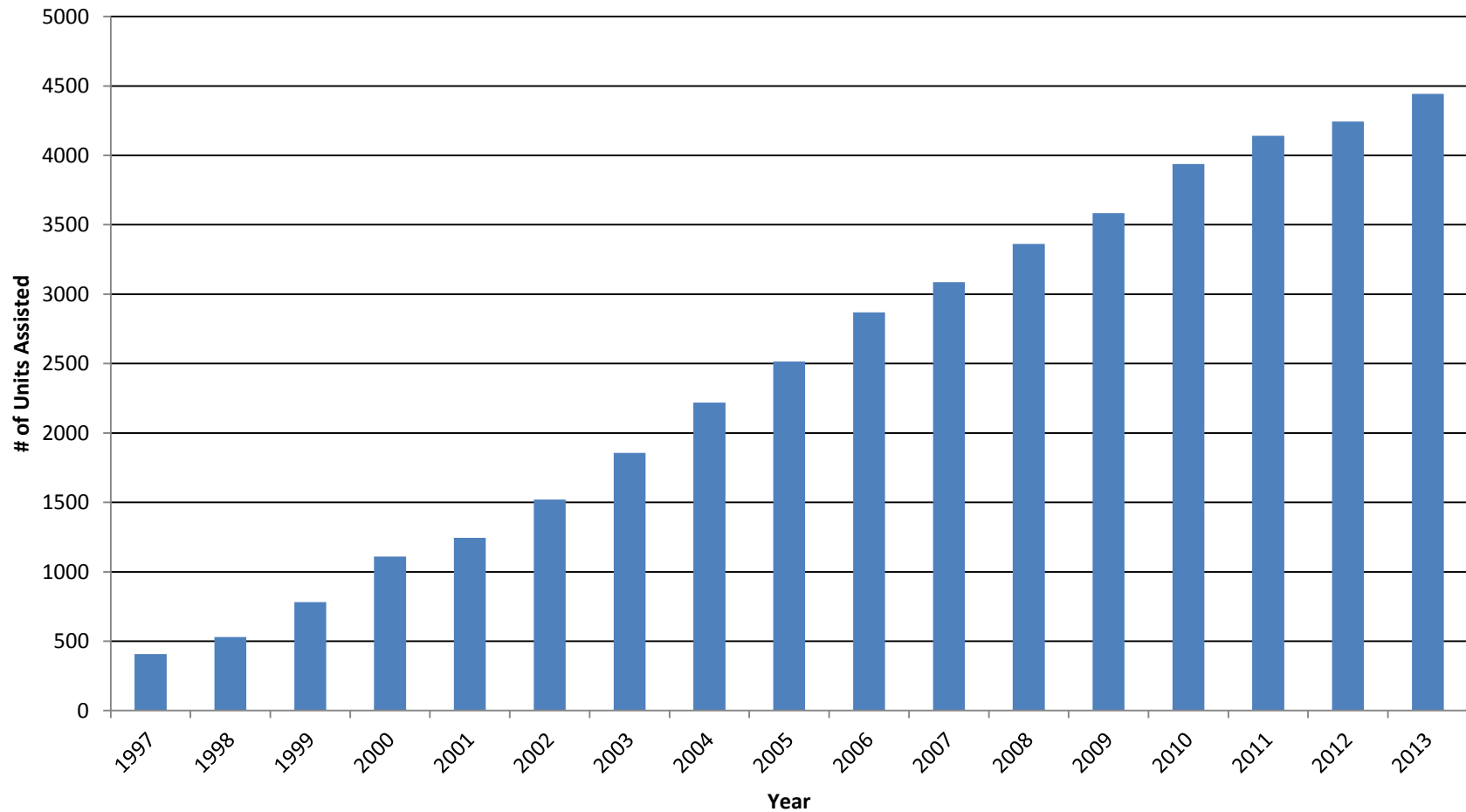
Table 16: Small Business Assistance - 2013

MACDC Member	Entrepreneurs Served	Entrepreneurs Provided TA	Businesses Started	Businesses Stabilized	Businesses Grown	Businesses Other	Jobs Created	Jobs Preserved	Direct # Loaned	Direct Total \$ Loaned	Packaged # Loaned	Packaged Total \$ Loaned
Urban Edge	-	-	-	-	-	-	-	-	2	\$ 10,000	-	\$ -
Valley CDC	30	10	3	2	-	5	3	17	-	\$ -	4	\$ 995,000
Worcester East Side CDC	1	1	1	-	-	-	3	2	1	\$ 15,000	-	\$ -
Grand Total	6,039	1,165	241	327	315	282	1,106	1,232	271	\$ 11,741,235	129	\$47,886,490

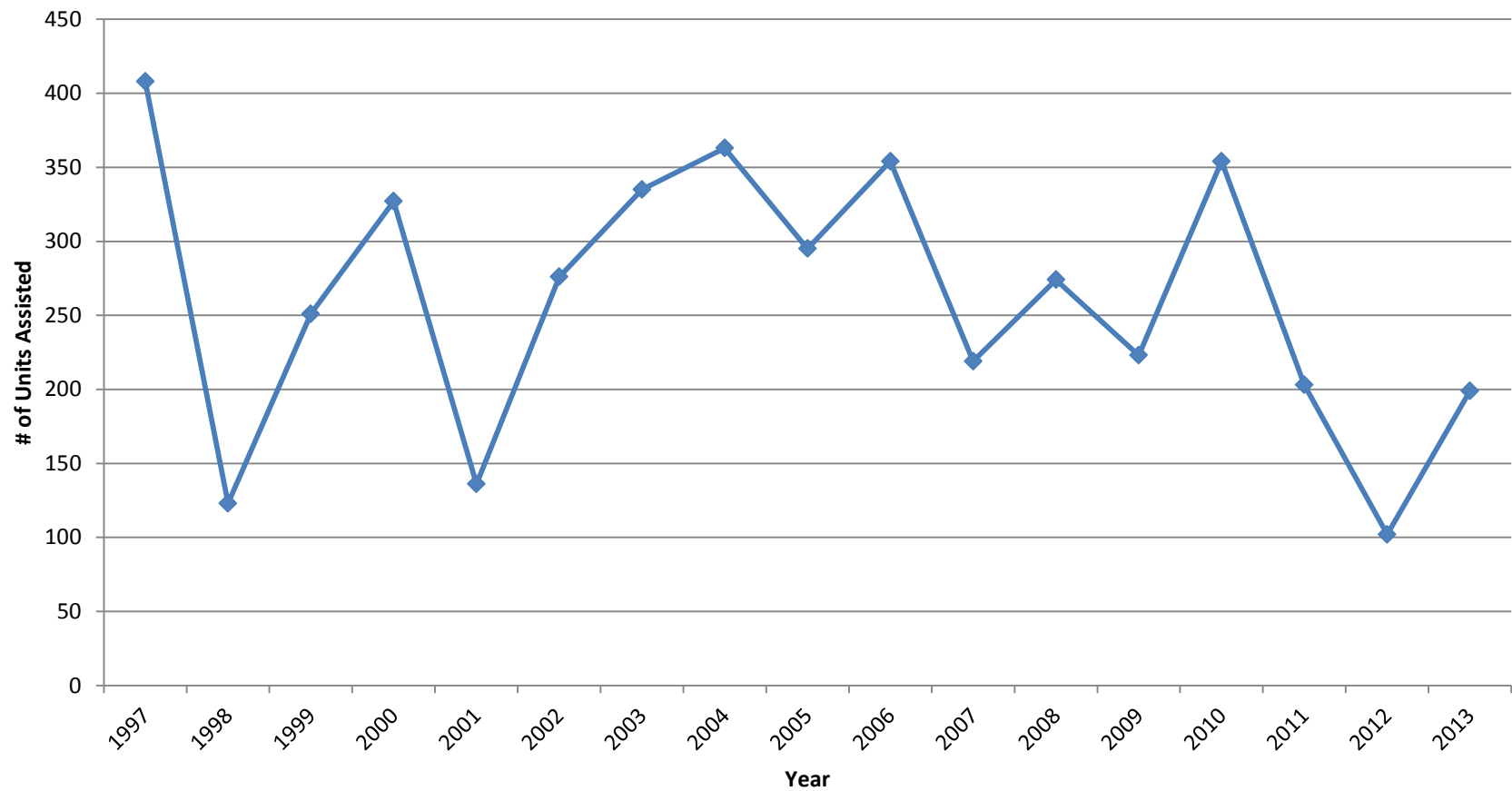
2014 MACDC GOALS Report

Housing Services

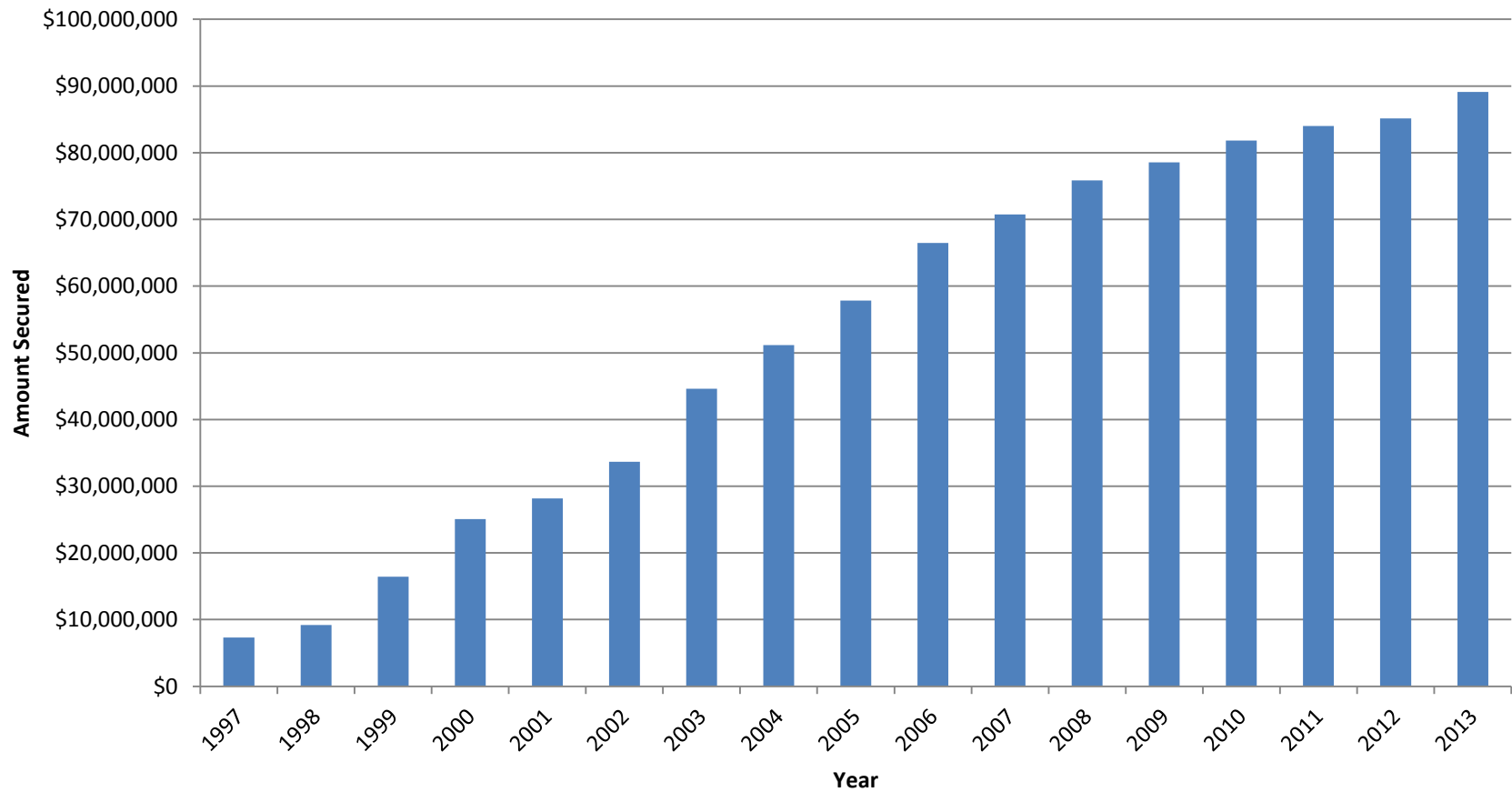
**Chart 16:
Cumulative Home Improvement Assistance
1997 - 2013**



**Chart 17: Home Improvement Assistance by Year
1997 - 2013**



**Chart 18: Cumulative Home Improvement Financing
1997 - 2013**



**Chart 19: Home Improvement Financing by Year
1997 - 2013**

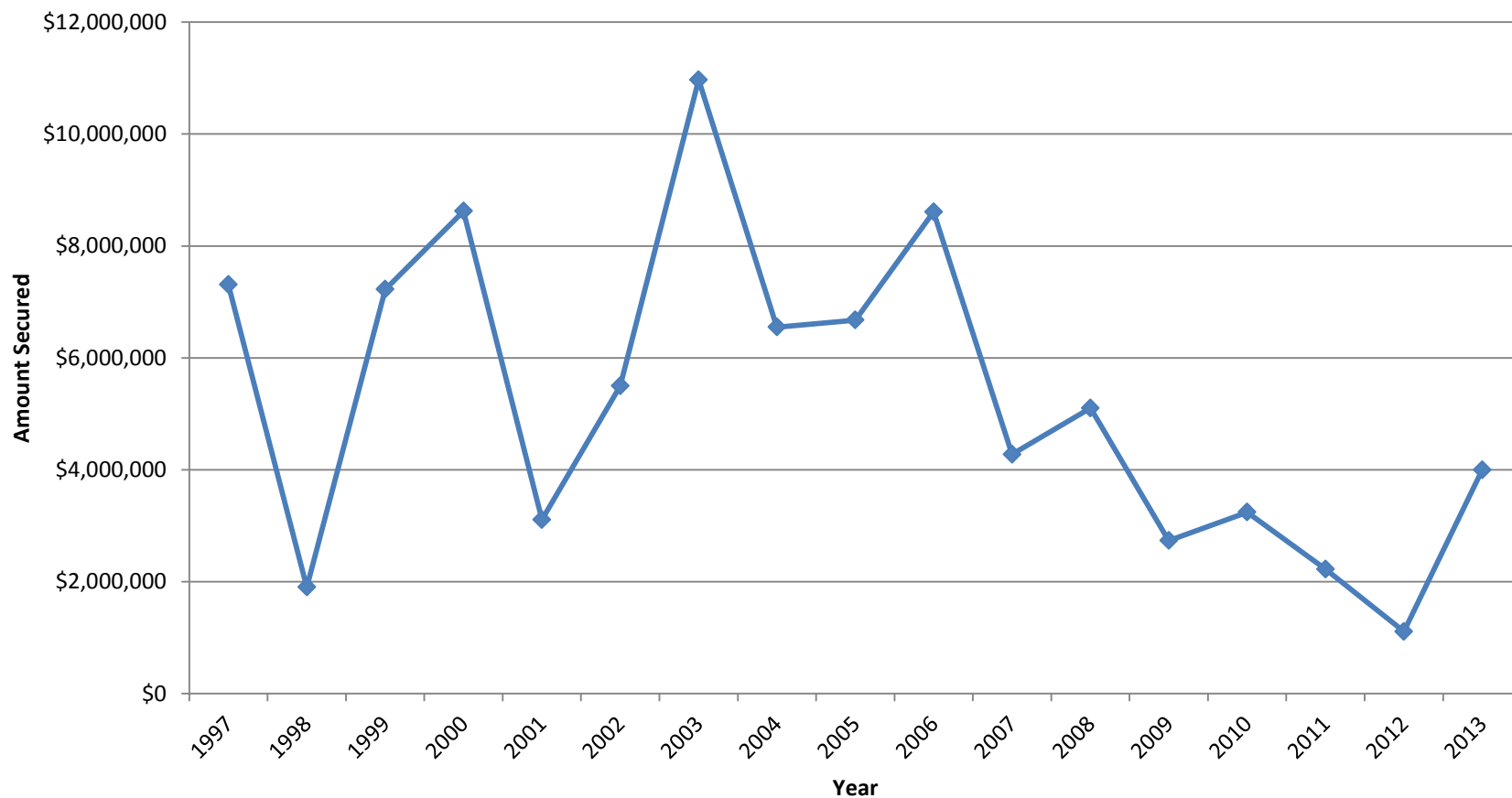


Table 17: Home Improvement - 2013

MACDC Member	# Loans	# Units Improved	Total Value
Community Teamwork, Inc.	20	20	\$484,000
Dorchester Bay EDC	3	6	\$134,761
HAPHousing	41	41	\$1,230,000
Hilltown CDC	14	14	\$319,876
Homeowners Rehab	2	3	\$38,500
Housing Assistance Corp.	10	10	\$100,000
Just a Start	16	24	\$385,000
Lowell CLF dba MCCI	6	6	\$123,000
NeighborWorks Southern Mass.	11	11	\$155,517
Springfield NHS	9	9	\$49,725
Twin Cities CDC	7	11	\$77,650
Worcester Community Housing Resources	34	44	\$895,280
Grand Total	173	199	\$3,993,309

Table 18: First-Time Homebuyer Counseling - 2013

MACDC Member	# of Households Pre-Purchase	# of Households Pre-Purchase Online	# of Households Received Cash Assistance	Down Payment/ Closing Cost Assistance Amt.	# of Households Post-Purchase
Allston Brighton CDC	600	150	0	\$0	0
Arlington Community Trabajando, Inc.	135	0	0	\$0	52
Asian CDC	370	0	23	\$100,000	58
Codman Square NDC	86	0	0	\$0	5
Community Development Partnership	14	0	0	\$0	0
Community Teamwork, Inc.	140	0	8	\$48,000	12
ESAC	0	0	0	\$80,000	0
Greater Gardner CDC	61	0	3	\$45,000	0
HAPHousing	625	2	0	\$0	32
Housing Assistance Corp.	300	5	5	\$100,000	30
Island Housing Trust	89	1	1	\$15,000	0
Lawrence Community Works	439	0	3	\$10,800	21
Lowell CLF dba MCCI	0	0	2	\$38,000	0
Main South CDC	0	0	2	\$4,000	0
NeighborWorks Southern Mass.	1,571	835	38	\$95,000	0
NOAH	384	66	0	\$0	0
Nuestra Comunidad DC	155	0	0	\$0	0
Oak Hill CDC	265	6	0	\$0	18
Somerville Community Corp.	258	0	0	\$0	0
Springfield NHS	373	18	0	\$0	4
Twin Cities CDC	94	0	4	\$50,000	94
Urban Edge	443	0	0	\$0	30
Valley CDC	403	0	4	\$13,500	66
Viet-AID	27	0	0	\$0	20
WATCH	150	0	0	\$0	0
Worcester East Side CDC	834	0	0	\$0	184
Grand Total	7,816	1,083	93	\$599,300	626

Table 19: Foreclosure Prevention Counseling/Assistance - 2013

MACDC Member	Total Number of Households	Total Number of Successes
Arlington Community Trabajando, Inc.	62	39
Asian CDC	40	38
Coalition for a Better Acre	250	165
Codman Square NDC	93	59
Dorchester Bay EDC	22	10
ESAC	205	120
HAPHousing	1,086	651
Homeowners Rehab	40	38
Housing Assistance Corp.	420	213
Island Housing Trust	3	2
Lawrence Community Works	494	67
Lowell CLF dba MCCI	4	4
NeighborWorks Southern Mass.	254	20
NOAH	403	117
Nuestra Comunidad DC	60	31
Oak Hill CDC	289	62
Somerville Community Corp.	12	4
Springfield NHS	134	40
Twin Cities CDC	146	62
Urban Edge	192	111
Valley CDC	46	38
Viet-AID	13	7
Grand Total	4,268	1,898

Table 20: Rental Housing Stabilization Services 2013

MACDC Member	# of Households Maintain Housing	# of Households Obtain New Housing
Allston Brighton CDC	24	39
Asian CDC	55	60
Codman Square NDC	40	121
Community Development Partnership	0	5
Community Teamwork, Inc.	642	120
ESAC	16	5
Father Bill's & Mainspring	484	449
Fenway CDC	15	3
HAPHousing	423	162
Hilltown CDC	0	90
Home City Housing	19	100
Homeowners Rehab	30	0
Housing Assistance Corp.	50	180
Housing Corporation of Arlington	5	10
Just a Start	358	36
Lena Park CDC	185	2
Main South CDC	4	2
Metro West Collaborative Development	75	0
NOAH	46	174
Nuestra Comunidad DC	26	22
Oak Hill CDC	650	0
Somerville Community Corp.	10	0
Urban Edge	348	0
Viet-AID	96	10
WATCH	250	100
Grand Total	3,851	1,690

Table 21: Lead Paint Remediation - 2013

MACDC Member	# Units Deleaded	Total Value
Dorchester Bay EDC	12	\$0
HAPHousing	10	\$30,000
Hilltown CDC	8	\$160,000
Just a Start	4	\$40,000
Lowell CLF dba MCCI	4	\$83,800
Springfield NHS	1	\$27,960
Twin Cities CDC	1	\$25,655
Urban Edge	3	\$70,000
Grand Total	43	\$437,415

Table 22: Units Under Receivership & Construction Management 2013

MACDC Member	Receivership	Construction Management
Codman Square NDC	0	9
Community Development Partnership	0	40
Community Teamwork, Inc.	1	0
Women's Institute for Housing and Economic Dev.	0	116
Grand Total	1	165

Table 23: Energy Improvements: Resident-Owned Homes 2013

MACDC Member	# of Units Improved	Total Value
Community Development Partnership	23	\$500,000
Community Teamwork, Inc.	857	\$2,888,500
Hilltown CDC	54	\$214,000
Housing Assistance Corp.	700	\$3,000,000
Just a Start	2	\$20,000
Worcester Community Housing Resources	3	\$20,069
Grand Total	1,639	\$6,642,569

2014 MACDC GOALS Report

Organizational Information

Table 24: Energy Retrofits: MACDC member's Rental Portfolio 2013

MACDC Member	# of Units Retrofitted	Total Value
Allston Brighton CDC	177	\$475,000
Community Development Partnership	28	\$327,887
Dorchester Bay EDC	214	\$285,511
East Boston CDC	48	\$240,000
Fenway CDC	36	\$83,109
HAPHousing	145	\$361,473
Home City Housing	27	\$270,000
Homeowners Rehab	153	\$389,000
Housing Corporation of Arlington	40	\$70,000
Jamaica Plain NDC	245	\$454,826
Lawrence Community Works	3	\$6,000
Lena Park CDC	101	\$671,000
NeighborWorks Southern Mass.	15	\$11,000
Nuestra Comunidad DC	28	\$231,400
Oak Hill CDC	6	\$5,000
Somerville Community Corp.	18	\$69,703
The Neighborhood Developers	2	\$9,000
Urban Edge	113	\$765,000
Grand Total	1,399	\$4,724,909

Table 25: Organizational Expenses 2013

MACDC Member	Organization Operating Budget	Organization Consolidated Expenses
ACCION New England	\$4,374,276	\$5,146,676
Allston Brighton CDC	\$896,469	\$896,469
Arlington Community Trabajando, Inc.	\$195,000	\$195,000
Asian CDC	\$1,601,322	\$3,487,051
Caritas Communities	\$8,200,000	\$8,800,000
CDC of South Berkshire County	\$122,000	\$122,000
CEDC-SM	\$192,205	\$426,654
Coalition for a Better Acre	\$1,092,953	\$8,773,778
Coastal Community Capital	\$625,000	\$6,707,000
Codman Square NDC	\$1,916,889	\$8,652,771
Common Capital	\$894,720	\$894,720
Community Development Partnership	\$1,645,711	\$1,645,711
Community Teamwork, Inc.	\$84,234,963	\$84,234,963
Domus, Inc.	\$482,135	\$802,391
Dorchester Bay EDC	\$2,414,860	\$3,535,728
Downtown Taunton Foundation	\$60,516	\$369,648
ESAC	\$1,500,000	\$1,500,000
Father Bill's & Mainspring	\$16,218,483	\$16,218,483
Fenway CDC	\$943,779	\$963,463
Franklin County CDC	\$1,096,532	\$1,096,532
Greater Gardner CDC	\$151,372	\$151,372
HAPHousing	\$12,785,034	\$66,525,914
Harborlight Community Partners	\$2,797,000	\$3,388,301
Hilltown CDC	\$1,660,102	\$2,049,159
Home City Housing	\$1,858,000	\$1,858,000
Homeowners Rehab	\$957,726	\$957,726
Housing Assistance Corp.	\$20,611,995	\$22,285,873
Housing Corporation of Arlington	\$447,530	\$1,648,498
IBA/ETC	\$3,480,000	\$3,480,000
Island Housing Trust	\$221,000	\$1,177,000
Jamaica Plain NDC	\$3,362,723	\$5,502,617
Just a Start	\$7,205,444	\$7,361,558
Lawrence Community Works	\$3,260,262	\$3,332,682

Table 25: Organizational Expenses 2013

MACDC Member	Organization Operating Budget	Organization Consolidated Expenses
Lena Park CDC	\$388,000	\$1,791,000
Lowell CLF dba MCCI	\$130,000	\$130,000
Madison Park DC	\$3,700,000	\$17,500,000
Main South CDC	\$2,411,112	\$2,758,820
Methuen Arlington Neighborhood Inc.	\$78,526	\$113,281
Metro West Collaborative Development	\$868,159	\$868,159
Mission Hill NHS	\$275,000	\$276,000
NEBA Works	\$2,434,055	\$2,530,116
NeighborWorks Southern Mass.	\$1,663,616	\$3,116,487
NOAH	\$2,100,000	\$3,850,000
North Shore CDC	\$1,148,000	\$1,148,000
Nuestra Comunidad DC	\$2,326,461	\$14,313,273
Oak Hill CDC	\$1,014,348	\$1,270,247
Pittsfield Economic Revitalization Corp.	\$41,792	\$154,983
Quaboag Valley CDC	\$333,686	\$333,686
SEED Corp.	\$1,969,629	\$1,969,629
Somerville Community Corp.	\$2,101,463	\$2,441,782
South Boston NDC	\$791,456	\$791,456
Southwest Boston CDC	\$277,766	\$349,352
Springfield NHS	\$972,364	\$1,003,690
The Neighborhood Corporation	\$300,000	\$350,000
The Neighborhood Developers	\$2,200,000	\$5,300,000
Twin Cities CDC	\$944,000	\$1,837,553
Urban Edge	\$3,090,000	\$3,100,000
Valley CDC	\$1,117,450	\$1,809,841
Viet-AID	\$1,925,529	\$2,227,084
WATCH	\$228,439	\$228,439
Womens Institute for Housing and Economic Dev.	\$1,444,354	\$4,024,400
Worcester Common Ground	\$1,038,600	\$1,909,783
Worcester Community Housing Resources	\$1,517,400	\$1,517,400
Worcester East Side CDC	\$448,058	\$611,674
Grand Total	\$226,785,264	\$353,813,873

2014 MACDC GOALS Report

Families

Table 26: Youth Programs - 2013

MACDC Member	# Participants	Types of Programs Offered
Allston Brighton CDC	68	Youth jobs; volunteer community cleanups; educational resources; toys for holidays
Arlington Community Trabajando, Inc.	13	Youth Leadership Program
Asian CDC	17	A-VOYCE Summer Youth Program
Coalition for a Better Acre	25	After school homework preparation program.
Codman Square NDC	60	Year Round Civic Engagement/Leadership Development Programing; Leadership and Conflict Resolution Training for boys 10 - 14; Summer Camp; Hosted Youth Employees as part of partnership with BYF
Community Teamwork, Inc.	103	G.E.D preparation; OSHA 10 certification; NCCER certification; Life skills training; Small business training; Leadership training; Mentoring; Community Service/Service Learning, Youth Employment; Youth Social Entrepreneurship programming
Dorchester Bay EDC	339	Youth Force-Youth organizing group, Youth Leadership Institute-Leadership Training program, Team Expedition-Field trip program, Learning Is A Fun Experience- After school drop in center, Arts & Crafts Summer Camp Program
East Boston CDC	200	Zumix Music
ESAC	240	ESAC offers a GED Plus Program for At/High/Proven risk youth ages 16-24 through 7 classes at 5 sites; includes education.
Greater Gardner CDC	29	Homework Program
Home City Housing	200	Summer lunch program; Shannon Youth Employment program; Media Group; Future Works Summer Employment Workshop; Basketball Clinic; Healthy Choice/Healthy Relationships; 6 week Group Therapy with therapists after local shooting; Worforce Youth Employment Act
Homeowners Rehab	23	Youth Council, volunteer programs, Photography class college preparatory program
IBA/ETC	392	Preschool Program; Afterschool and Summer Learning Program (K-2); Year-Round Teen Program (leadership, academic support, arts); At-Risk Youth Program.
Just a Start	173	Career Connection, Summer Employment, Teen Works
Lawrence Community Works	165	performing arts (song & dance); design & technology (fashion design, graphic design, music production, video production); leadership development; civic engagement and collective action; academic support and college preparation; financial literacy

Table 26: Youth Programs - 2013

MACDC Member	# Participants	Types of Programs Offered
Madison Park DC	237	Afterschool employment program; summer youth employment program; My Summer in The City; Madison Park basketball league; VIP Boys & Girls Club Friday night program; College scholarship program; Ellis Memorial Afterschool program
Main South CDC	100	Virtual Library Program
Methuen Arlington Neighborhood Inc.	150	Karate; Afterschool Homework Center; Movies/Crafts Program; Basketball League; Satellite Library, Summer Parks and Recreation Program; Job Training/Resume Writing;
NOAH	162	O'Donnell Schoolyard Summer Program; Community Children's & Youth Soccer Program; Chelsea Creek Action Group Youth Leadership Program
North Shore CDC	32	YouthBuild-North Shore; STAND (Students Take Action for Neighborhood Development-Summer Program)
Nuestra Comunidad DC	52	Youth Peace March
Oak Hill CDC	1,250	Leadership Dev.; Worcester public schools: union hill school; Burncoat School; employment; summer camp; events
Somerville Community Corp.	60	Alternative Dispute Resolution; Peer leadership
Southwest Boston CDC	15	Hyde Park Green team
The Neighborhood Developers	5	During the summer of 2013 The Neighborhood Developers implemented a pilot program to engage Chelsea & Revere youth in community building and neighborhood beautification projects. A team of five young people worked together over a five-week period to plan
Urban Edge	20	Youth jobs and youth leadership
Viet-AID	245	Viet-AID's Afterschool Program; Viet-AID's Summer Program; Viet-AID's Youth Leadership Program; AuCo Pre-school program
Grand Total	4,375	

Table 27: Family Asset Building 2013

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
Arlington Community Trabajando, Inc.							23	23
Asian CDC							184	184
CEDC-SM		41	1,308	\$479,866				1,349
Coalition for a Better Acre							200	200
Codman Square NDC					2	\$3,600	197	199
Community Teamwork, Inc.	189	9	527	\$339,630	14	\$2,207	83	822
Domus, Inc.	98							98
Fenway CDC	1	3	6				4	14
Home City Housing							12	12
Homeowners Rehab					10	\$22,824	30	40
Housing Assistance Corp.							75	75
IBA/ETC	174	65						239
Jamaica Plain NDC							61	61
Lawrence Community Works	156	102	682	\$526,121	82	\$93,600	109	1,131
Main South CDC	48		347	\$236,515			34	429
NOAH		145						145
North Shore CDC		103	54	\$50,000				157
Somerville Community Corp.					8	\$2,700	83	91
The Neighborhood Developers	54	108	1,001	\$589,952			218	1,381
Urban Edge			372	\$218,838			200	572
WATCH	70	70						140
Grand Total	790	646	4,297	\$2,440,922	116	\$124,931	1,513	7,362

Table 28: Elder Programs - 2013

MACDC Member	# Participants	Types of Programs Offered
Community Teamwork, Inc.	305	Foster Grandparent; Senior Companion; RSVP; Bone Builders
Dorchester Bay EDC	29	Rock and Roll Seniors Program; BPD/DBEDC Boat Cruise; Seniors In Action for Columbia.
East Boston CDC	180	Joint Venture with East Boston Health Center; Adult Daycare; Service Referrals
ESAC	450	Senior Minor Repair Program; Senior Homeowner Service Program (Major Repair)
Fenway CDC	255	Advocacy; Wellness; Recreation; Information; Assistance
Harborlight Community Partners	100	Activities, Home Care, Meals, Transportation. We provide the program management but we sub contract and/or partner for all the activities, meals and home care at this point.
Hilltown CDC	143	Hilltown Elder Network; Health Outreach Program for Elders, Westhampton Senior Housing
IBA/ETC	250	Health Workshops (nutrition, exercise, medical services, etc.); Social and Recreational Activities; Benefits Assistance; Eviction Prevention; Referrals; Advocacy.
Jamaica Plain NDC	175	Exercise and other wellness programs; meals programs; social activities and outings; health screenings; social service linkages; transportation
NOAH	110	Senior & Disabled Home Repair Program
Nuestra Comunidad DC	131	• Housing Search and Placemen • Housing Retention/Preservatio • Housing Stabilizatio • Information and Referral (for housing, elder services, legal services, health care programs, transportation • Resident Services provided elder-specific activities incl
Oak Hill CDC	100	Affordable housing; Recreation; Voting; Community Engagement; Crime Watch
Grand Total	2,228	

Table 29: Community Events - 2013

MACDC Member	# Participants in Arts Programs	# Participants in Cultural Programs	# Participants in Community Festivals
Arlington Community Trabajando, Inc.	0	0	295
Asian CDC	0	194	3,000
CEDC-SM	4	100	12,500
Coalition for a Better Acre	0	0	200
Downtown Taunton Foundation	25	0	500
East Boston CDC	320	0	0
Fenway CDC	155	15	150
Franklin County CDC	150	0	0
Hilltown CDC	0	0	1,500
Home City Housing	20	10	80
IBA/ETC	175	1,200	9,000
Madison Park DC	245	435	1,195
Methuen Arlington Neighborhood Inc.	68	35	300
NOAH	0	0	700
Nuestra Comunidad DC	3,000	0	2,000
Oak Hill CDC	50	500	5,000
The Neighborhood Developers	163	0	1,198
Twin Cities CDC	35	10	1,561
Grand Total	4,410	2,499	39,179

2014 MACDC GOALS Report

Historical Real Estate: Housing

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Allston Brighton CDC	Community Condo sales	2	2008	\$208,000	Rehab - Subst	Leading the Way (Boston only), Boston Community Capital or Loan Fund, Citizens Bank,	Energy Conservation, Sustainable Materials,
Allston Brighton CDC	81 Hano	12	2007	\$5,199,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Harvard University	Energy Conservation, Healthy Materials, Sustainable Materials,
Allston Brighton CDC	Glenville Avenue	59	2006	\$16,000,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Hope VIBoston Commun	Energy Conservation,

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, MassDevelopment, Federal Tax Credits (LIHTC), MHP, Boston Community Capital or Loan F	Energy Conservation, Healthy Materials, Bio-Diesel, Sustainable Materials,
Allston Brighton CDC	Commonwealth Apartments	118	1999	\$10,700,000			
Allston Brighton CDC	Glenville Apartments	117	1999	\$9,900,000			
Allston Brighton CDC	Brighton Allston Apartments	60	1997	\$5,020,000			
Allston Brighton CDC	40-42 Ashford St.	11	1993	\$780,000			
Allston Brighton CDC	Carol Ave. Coop	33	1990	\$3,300,000			
Allston Brighton CDC	Hano St. Apts.	20	1987	\$837,000			
Allston Brighton CDC	Oak Sq. Condos	12	1984	\$500,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Allston Brighton CDC Total		494		\$68,250,395			
Arlington Community Trabajando, Inc.	Park Street Houses	4	2013	\$1,100,000	New Constr	Haverhill Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Arlington Community Trabajando, Inc. Total		4		\$1,100,000			
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 constru	Energy Conservation, Healthy Materials, Sustainable Materials,
Asian CDC Total		34		\$11,380,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Back of the Hill CDC	Back of the Hill Apartments	125	2009	\$28,000,000	Rehab - Subst		
Back of the Hill CDC	Bricklayers	165	1990	\$21,000,000	New Constr		
Back of the Hill CDC	Triple Decker	3	1989	\$230,000			
Back of the Hill CDC	Condos	18	1986	\$0	New Constr		
Back of the Hill CDC	Back of the Hill Apts.	125	1980	\$6,000,000	New Constr		
Back of the Hill CDC Total		436		\$55,230,000			
B'nai B'rith Housing	COVENANT COMMONWEALTH NEWTON, INC	57	2009	\$23,000,000	Comb Rehab/New Constr	Community Preservation Act Funds, Affordable Housing Trust Fund, WAINWRIGHT BANK	Energy Conservation, Sustainable Materials,
B'nai B'rith Housing Total		57		\$23,000,000			
Brockton CDC	14 Milton St.	1	1999	\$98,000			
Brockton CDC Total		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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,
Caritas Communities Total		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,
Cascap, Inc. Total		24		\$11,160,570			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
CDC of South Berkshire County	Hillside Avenue	10	2009	\$2,318,000	New Constr	Town-donated lan Town \$96,000 development grant State HOME, Housing Stabilization Fund (HSF), Section 8, Federal Home Bank, TD Banknorth Foundation,	Energy Conservation, Healthy Materials, Sustainable Materials,
CDC of South Berkshire County	Pine Woods	30	2006	\$6,700,000	New Constr	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Community Based Housin Facilities Consolidation Federal Tax Credits (LIHTC), Federal Home Bank, Community contributions	Energy Conservation, Healthy Materials, Sustainable Materials,
CDC of South Berkshire County	Sheffield/Great Barrington Ready Resource Grant	15	2000	\$158,000			
CDC of South Berkshire County Total		55		\$9,176,000			

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 f	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,

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	Saint Joseph's School Apartments (formerly named Riverside Apartments and Community Center)	15	2008	\$4,700,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, Four units Federal Section 8 through DHCD, four units L	Energy Conservation, Healthy Materials, Sustainable Materials,
Coalition for a Better Acre	North Canal Apartments Expiring Use	267	2007	\$30,000,000	Preserv of Exp Use	Federal Tax Credits (LIHTC), Section 8, MHP, TD Banknorth	Energy Conservation, Healthy Materials, Sustainable Materials,
Coalition for a Better Acre	Sufolk Street Joint Venture	10	2004	\$1,500,000	New Constr	Local or Regional HOME, State HOME, Section 8, Construction loan: Enterprise Bank	Energy Conservation,
Coalition for a Better Acre	At Home In Lowell	2	2003	\$300,000	New Constr		
Coalition for a Better Acre	RTC Homeownership Phase I	8	1995	\$1,200,000	New Constr		
Coalition for a Better Acre	North Canal Apts.	265	1991	\$20,300,000			

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	Merrimack St. Housing	12	1990	\$1,600,000			
Coalition for a Better Acre	Triangle Homeownership	38	1986	\$2,500,000			
Coalition for a Better Acre Total		662		\$76,400,000			
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, MassDevelopment, Brownfields, CATNHP (TOD	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

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

Table 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), MassDevelopment, Neighborhood Reinvestment, MHIC, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials, Sustainable Materials,
Codman Square NDC	Home Again: Mt. Bowdoin/Glenway	16	2001	\$2,846,588			
Codman Square NDC	1-4 Family Program	3	2000	\$355,000			
Codman Square NDC	Erie-Ellington Homes	50	2000	\$0	New Constr		

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	(Home for Homeless Seniors)	18	1999	\$2,063,000			
Codman Square NDC	1-4 Family Program	2	1999	\$249,950			
Codman Square NDC	1-4 Family Program	2	1999	\$249,883			
Codman Square NDC	3 Herbert Ave	2	1998	\$249,900			
Codman Square NDC	538 Talbot Ave	14	1998	\$1,603,810			
Codman Square NDC	17 Kenberma	3	1997	\$270,000			
Codman Square NDC	55 Aspinwall Rd.	3	1997	\$270,000			
Codman Square NDC	47 Aspinwall Rd.	3	1996	\$270,000			
Codman Square NDC	766 Washington St.	3	1993	\$270,000			
Codman Square NDC	Wash. Columbia II	175	1993	\$15,000,000			
Codman Square NDC	Lithgow Residential	31	1991	\$4,000,000	New Constr		
Codman Square NDC	Wash. Columbia I	151	1990	\$12,000,000			
Codman Square NDC	Whittier School	14	1990	\$3,000,000			
Codman Square NDC	Codman Sq. Apts - BHP I	80	1986	\$4,400,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	Champlain Circle	20	1984	\$1,500,000	New Constr		
Codman Square NDC	Norfolk Terrace Apts.	17	1984	\$500,000			
Codman Square NDC Total		1,264		\$138,449,592			
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 envelopes and added insulation. Recycling building materials throughout construction and native plantings in the landscaping plan., Sustainable

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Community Development Partnership	Nickerson Condominium, Brewster	1	2006	\$54,000	Rehab - Mod	Community Preservation Act Funds, mortgage for up to \$15,000	
Community Development Partnership	Fire House Road, Truro	1	2004	\$200,000	Other	Town owned land Private home owner donated and paid for moving an existing house and then installed new foundation and septic system.	
Community Development Partnership	Wellfleet Homeownership	4	2004	\$524,000	New Constr	Housing Authority owned land and sold at reduced price. Down payment assistance	Energy Conservation,
Community Development Partnership	White Pines, 58 Harry Kemp Way	4	2004	\$337,750	New Constr	Local or Regional HOME, Local or Regional CDBG, CDBG Program Income County Rental Program Funds Housing Stabilization Fund (HSF), Section 8, Housing Assistance Corp.	Energy Conservation,
Community Development Partnership	Brewster Affordable Housing	2	2001	\$187,200	New Constr		

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Community Development Partnership	Provincetown Duplex	2	2001	\$327,500			
Community Development Partnership	Wellfleet Homeownership	6	2001	\$920,000			
Community Development Partnership	Gull Cottages	5	2000	\$614,823			
Community Development Partnership	Canal House	11	1998	\$343,900			
Community Development Partnership	Eastham Duplexes	8	1998	\$646,000			
Community Development Partnership Total		71		\$10,817,473			
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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,
Domus, Inc. Total		30		\$2,200,188			
Dorchester Bay EDC	17 Ramsey	3	2013	\$796,000	Rehab - Subst		Energy Conservation, Healthy Materials,
Dorchester Bay EDC	77 Coleman	2	2013	\$683,000	Rehab - Subst		Energy Conservation,
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,
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,

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	Foreclosed Homes	3	2009	\$496,000	Rehab - Mod	DND not defined State HOME, NSF Private developer equity	Energy Conservation, as possible within moderate rehab.,
Dorchester Bay EDC	Dudley Village	50	2008	\$15,000,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), State Low Income Housing Tax Credits, Transit Oriented Development grant from Commonwealth Corp. Section 8, New Market Tax Credits, LISC, Boston Commun	Energy Conservation, Healthy Materials, passive solar rainwater collection, Sustainable Materials,
Dorchester Bay EDC	Bowdoin Geneva III - joint venture with Viet-AID	20	2007	\$5,992,000	New Constr	Local or Regional HOME, Local Inclusionary Zoning Funds, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Charlesbank	Energy Conservation,
Dorchester Bay EDC	Brunswick Holborn Apartments	49	2006	\$5,500,000	Rehab - Subst		

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	Columbia Wood Apartments	49	2006	\$5,400,000	Rehab - Subst		
Dorchester Bay EDC	Tebroc/Levant homes	5	2006	\$1,538,000	Rehab - Subst		
Dorchester Bay EDC	BHA Infill	18	2004	\$4,133,000	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MHP, LISC, Boston Community Capital or Loan Fund, Charlesbank Homes	low energy window hardwood flooring ,
Dorchester Bay EDC	Fenwick Gardens	15	2004	\$3,600,000	New Constr	Leading the Way (Boston only), Leading the Way Housing Stabilization Fund (HSF), MHP, LISC, Boston Community Capital or Loan Fund, CEDAC	Energy Conservation, Energy Star Rating, Sustainable Materials,
Dorchester Bay EDC	Sr. Clare Muhamed Coop	25	2003	\$7,000,000	New Constr		
Dorchester Bay EDC	Bird Street Estates	8	2001	\$1,523,263	New Constr		
Dorchester Bay EDC	Dudley Terrace Apartments	56	2001	\$6,800,000			
Dorchester Bay EDC	Wilder Gardens	61	1998	\$7,800,000			
Dorchester Bay	Ceylon Fields	62	1997	\$7,300,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
EDC							
Dorchester Bay EDC	Housing Preservation I	2	1996	\$239,167			
Dorchester Bay EDC	Upham's Corner Apts.	36	1996	\$4,915,211			
Dorchester Bay EDC	16 Everett Ave Condominiums	10	1994	\$250,000			
Dorchester Bay EDC	Alexander Coop	38	1993	\$6,500,000	New Constr		
Dorchester Bay EDC	Cottage Brook	147	1993	\$10,400,000			
Dorchester Bay EDC	Single Family I	12	1992	\$1,080,000	New Constr		
Dorchester Bay EDC	Single Family II	6	1990	\$540,000	New Constr		
Dorchester Bay EDC	BHP II - Granite	134	1989	\$8,700,000			
Dorchester Bay EDC	Abandoned Housing Program	37	1988	\$1,300,000			
Dorchester Bay EDC	BHP I	58	1987	\$2,850,242			
Dorchester Bay EDC	BHP I	94	1987	\$4,000,000			
Dorchester Bay EDC Total		1,047		\$125,055,484			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
East Boston CDC	Condor Havre Apartments LLC	7	2013	\$2,200,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8,	Energy Conservation, Healthy Materials, Sustainable Materials,
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		
East Boston CDC	Carlton Wharf Apartments	30	2005	\$6,000,000	New Constr		Energy Conservation,
East Boston CDC	Maverick Gardens HOPE VI Phase 2	80	2005	\$21,760,000	New Constr		Energy Conservation, Solar Panels ,
East Boston CDC	Maverick Gardens HOPE VI	150	2004	\$35,000,000	New Constr		
East Boston	Meridian House	24	2004	\$2,000,000	Rehab -		

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
CDC					Subst		
East Boston CDC	Sturgis Street	50	2002	\$4,000,000	Rehab - Subst		Energy Conservation,
East Boston CDC	Sturgis Street	45	2002	\$4,500,000	Rehab - Subst	East Boston Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
East Boston CDC	Villa Michelangelo, Inc.	71	2002	\$8,000,000	Rehab - Subst		Energy Conservation,
East Boston CDC	Villa Michelangelo, Inc.	75	2002	\$8,500,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Section 202,	Energy Conservation, Healthy Materials, Sustainable Materials,
East Boston CDC	Landfall Community Associate	111	2001	\$9,500,000			
East Boston CDC	Villa Michelangelo, Inc.	72	2001	\$8,000,000			
East Boston CDC	Winthrop Place	45	2001	\$2,900,000			
East Boston CDC	Chevrus School Apartments	46	1998	\$4,100,000			
East Boston CDC	E. Boston Corp. Rehab	40	1993	\$2,100,000			
East Boston CDC	Lyman School Associates	46	1990	\$2,300,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
East Boston CDC	Woodbury/Cunard	17	1986	\$710,000			
East Boston CDC	Landfall Apts.	18	1982	\$680,000			
East Boston CDC	E. Boston Community Associates	96	1980	\$2,800,000			
East Boston CDC Total		1,304		\$207,150,000			
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,
ETC Total		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,	Energy Conservation, we are in the process of adding solar technology to

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						Citizens Bank,	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			
Falmouth Housing Trust Total		31		\$2,054,816			
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,
Father Bill's & Mainspring		9		\$1,800,105			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Total							
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, MassDevelopment, 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,
Fenway CDC	Morville House Expansion	30	2005	\$32,242,388	New Constr	Federal Tax Credits (LIHTC), Section 8, MHP, MHIC, Fleet Bank/ Bank of America, Keyspan Gran Massachusetts Renewable Energy Trust Grant	Energy Conservation,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Fenway CDC	Westland Avenue Preservation	96	2005	\$21,491,911	Preserv of Exp Use	Local or Regional CDBG, Leading the Way (Boston only), City of Boston - 6A contract Housing Stabilization Fund (HSF), MassHousing or MFHA (other than trust), CIPF, 4% credits with tax exempt bond financing Federal Tax Credits (LIHTC), Section 8, Keyspan	Energy Conservation,
Fenway CDC	Fenway Condo Project	3	2004	\$420,000	Rehab - Mod	Boston Community Capital or Loan Fund,	
Fenway CDC	Fenway Condo Project	3	2004	\$420,000	Rehab - Mod	Boston Community Capital or Loan Fund,	
Fenway CDC	71 Westland Ave. II L.P.	20	2001	\$2,300,000			
Fenway CDC	15-25 Hemenway Street	24	2000	\$2,800,000			
Fenway CDC	64-70 Burbank St.	35	1995	\$4,100,000			
Fenway CDC	Fenway Lodging House	14	1992	\$550,000			
Fenway CDC	Kilmarnock Apts.	55	1990	\$6,000,000	New Constr		
Fenway CDC	West Fenway Apts.	52	1990	\$5,000,000	New Constr		
Fenway CDC	Fensgate	46	1987	\$5,500,000			

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Franklin County CDC	Plum Tree Rd.	4	1992	\$339,000			
Franklin County CDC	Plain Rd.	6	1990	\$0	New Constr		
Franklin County CDC	Ashfield	2	1987	\$0	New Constr		
Franklin County CDC	Community Land Trust	27	1987	\$0			
Franklin County CDC	Family Inn	6	1986	\$165,000			
Franklin County CDC	Miles Hotel	26	1986	\$0			
Franklin County CDC	Turners Falls	12	1986	\$350,000			
Franklin County CDC Total		93		\$854,000			
Greater Gardner CDC	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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Greater Gardner CDC	Winchendon/River Street	2	2008	\$260,000	New Constr	Local or Regional CDBG, GFA Federal Credit Union	Energy Conservation,
Greater Gardner CDC	Winchendon/Monty Tech (Glenallen St.)	1	2007	\$190,000	New Constr	Local or Regional CDBG, Greater Worcester Community Foundation Athol Savings Bank	Energy Conservation,
Greater Gardner CDC	Winchendon/Monty Tech (Maple St.)	1	2007	\$190,000	New Constr	Local or Regional CDBG, Greater Worcester Community Foundation Athol Savings Bank	Energy Conservation,
Greater Gardner CDC	Gardner Pine Street Project	1	2005	\$200,000	Rehab - Subst	Local or Regional CDBG, Colonial Cooperative Bank	Healthy Materials,
Greater Gardner CDC	Winchendon Juniper Street Project	1	2005	\$220,000	Rehab - Mod	Local or Regional CDBG, Fitchburg Savings Bank	
Greater Gardner CDC	Winchendon/Monty Tech Housing Project	2	2005	\$252,942	New Constr	State HOME, GFA Federal Credit Union	
Greater Gardner CDC	Winchendon/Monty Tech Housing Project (Hyde Park Street)	1	2005	\$205,000	New Constr	State HOME, GFA Federal Credit Union	
Greater Gardner CDC	Gardner Wasa Street Project	3	2003	\$333,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Brownfields, GFA Federal Credit Union	
Greater Gardner CDC	Gardner Wasa Street Project	3	2003	\$333,000	New Constr	Local or Regional CDBG, GFA Federal Credit	

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						Union	
Greater Gardner CDC	First Time Home Program	1	2001	\$85,000			
Greater Gardner CDC Total		21		\$3,093,735			
Grove Hall NDC	Affordable Housing Program	3	1998	\$300,000			
Grove Hall NDC	Renaissance Bldg.	12	1990	\$1,200,000			
Grove Hall NDC Total		15		\$1,500,000			
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,
Harborlight Community Partners Total		30		\$5,015,359			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Hilltown CDC	Westhampton Senior Housing - Phase 2	8	2013	\$1,500,000	New Constr	N/A State HOME, Affordable Housing Trust Fund, N/A Section 8, N/A Federal Home Bank, People's United Bank (member bank)	Energy Conservation,
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 national grid; 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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Hilltown CDC	Westhampton Senior Housing	7	2005	\$1,500,000	New Constr	State CDBG, Affordable Housing Trust Fund, MHP, Federal Home Bank,	Energy Conservation,
Hilltown CDC	Chesterfield Hotel	7	2002	\$667,000	Rehab - Subst	State CDBG, MHP, Construction Loan from Florence Savings Bank	
Hilltown CDC	Williamsburg Housing Initiative	6	2000	\$583,500			
Hilltown CDC	Haydenville Housing Initiative	6	1999	\$606,500			
Hilltown CDC	Hilltown Homeownership	2	1998	\$200,000			
Hilltown CDC Total		55		\$9,535,728			
Holyoke Community Land Trust	HOME # 1	2	2001	\$300,000			
Holyoke Community Land Trust	HCLT # 4	3	2000	\$500,000			
Holyoke Community Land Trust	HCLT # 5	4	2000	\$650,000			
Holyoke Community Land Trust	HCLT #3-A	4	1996	\$450,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Holyoke Community Land Trust	HCLT #3	4	1995	\$325,000			
Holyoke Community Land Trust	HCLT #1	3	1994	\$240,000			
Holyoke Community Land Trust	HCLT #2	2	1994	\$175,000	New Constr		
Holyoke Community Land Trust Total		22		\$2,640,000			
Home City Housing	Tapley Court	30	2013	\$3,300,000	Rehab - Mod		
Home City Housing Total		30		\$3,300,000			
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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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, Charlesbank Homes TD BANK Citi Bank Nstar	Energy Conservation, Healthy Materials, solar panels for both hot water and electricit SIPS, landscape features drought tolerant plantings, additional insulation, Sustainable Materials,
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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Homeowners Rehab	58 7th St	6	2008	\$1,157,529	Rehab - Subst	Community Preservation Act Funds, Lead Saf Historical Commission Section 8, Neighborhood Reinvestment, LIS CitiBank Charlesbank Home Enterprise insurance proceeds NSTAR P Energy Star Rebates	Energy Conservation, Healthy Materials, solar panels for both electric and domestic hot water, Sustainable Materials,
Homeowners Rehab	Marcella St	16	2008	\$4,360,624	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, Section 8, East Cambridge Savings Bank Seller thru bargain sale	Energy Conservation, Healthy Materials, Sustainable Materials,
Homeowners Rehab	Fogerty	17	2007	\$3,901,681	Rehab - Mod	Section 8, Neighborhood Reinvestment, Cambridge Savings Bank seller	Energy Conservation, Healthy Materials, Sustainable Materials,
Homeowners Rehab	Howard St	6	2007	\$1,588,943	Rehab - Mod	Local or Regional CDBG, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Section 8, Neighborhood	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
						Reinvestment, East Cambridge Savings Bank	
Homeowners Rehab	CAST	42	2003	\$11,000,000	Preserv of Exp Use	Local or Regional HOME, Community Preservation Act Funds, CIPF, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, MHIC, Fleet Bank/ Bank of America, Energy Star	Energy Conservation, Healthy Materials, re-cycling building materials, Sustainable Materials,
Homeowners Rehab	AUBURN COURT II	60	2000	\$10,500,000	New Constr		
Homeowners Rehab	PROSPECT	6	2000	\$600,000			
Homeowners Rehab	ELM ST	6	1999	\$1,000,000			
Homeowners Rehab	UNION	6	1999	\$705,000			
Homeowners Rehab	Allston	6	1996	\$600,000			
Homeowners Rehab	Auburn Court	77	1996	\$13,000,000	New Constr		
Homeowners	Prospect	6	1996	\$700,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Rehab							
Homeowners Rehab	Swartz	59	1996	\$5,100,000			
Homeowners Rehab	Columbia/Hampshire	16	1995	\$2,000,000	New Constr		
Homeowners Rehab	Richdale Ave.	7	1993	\$750,000			
Homeowners Rehab	Sciarappa St.	6	1993	\$310,000			
Homeowners Rehab	901 Massachusetts Ave	8	1992	\$430,000			
Homeowners Rehab	Columbia Townhouses	6	1991	\$500,000	New Constr		
Homeowners Rehab	Portland Condos	8	1991	\$750,000			
Homeowners Rehab	Portland/Marcella	9	1991	\$775,000			
Homeowners Rehab	Chestnut Coops	10	1990	\$600,000			
Homeowners Rehab	Laurel St.	6	1989	\$400,000			
Homeowners Rehab	Scattered Site Development	85	1988	\$2,500,000			
Homeowners Rehab	Ware St.	56	1988	\$1,200,000			
Homeowners Rehab	Fogerty Bldg.	17	1986	\$1,400,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Homeowners Rehab Total		724		\$117,067,095			
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,
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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Housing Assistance Corp.	Fleet Homes	16	2007	\$3,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials,
Housing Assistance Corp.	Gallagher Way	7	2006	\$1,500,000	New Constr	Local or Regional HOME, Local or Regional CDBG,	Energy Conservation,
Housing Assistance Corp.	Pocasset Assisted Living		2006	\$0			
Housing Assistance Corp.	Wells Court	24	2006	\$3,200,000	New Constr	Section 8, Section 202,	
Housing Assistance Corp.	Southside	14	2003	\$2,200,000	New Constr	Local or Regional HOME, McKinney, MHP, The Life Initiative,	Energy Conservation,
Housing Assistance Corp. Total		174		\$44,900,000			
Housing Corporation of Arlington	Capitol Square Apartments	32	2013	\$10,657,288	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8,	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
						McKinney, LISC, Boston Community Capital	
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	

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Housing Corporation of Arlington	Two family rental Program	10	2003	\$2,625,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Cambridge Savings Bank	Energy Conservation,
Housing Corporation of Arlington Total		84		\$23,742,288			
Hungry Hill CDC	30 Murray Hill Av	2	2004	\$193,090	Rehab - Subst	Local or Regional HOME, Construction Loan - Chicopee Savings	
Hungry Hill CDC	551-553 Carew Street	2	2004	\$177,330	Rehab - Subst	Local or Regional HOME, Construction Loan - Chicopee Savings	
Hungry Hill CDC	128 Santa Barbara	1	1999	\$55,000			
Hungry Hill CDC	104 Ontario St.	1	1998	\$55,000			
Hungry Hill CDC	974-976 Liberty St.	2	1998	\$120,000			
Hungry Hill CDC	145 Mayfair St.	1	1997	\$55,000			
Hungry Hill CDC	55-57 Hamburg St.	2	1996	\$75,000			
Hungry Hill CDC	Grover St.	2	1996	\$52,000			
Hungry Hill CDC	Mooreland St.	3	1996	\$85,000			
Hungry Hill CDC Total		16		\$867,420			
IBA/ETC	Neponset Field-Phase IA (Senior Housing)	20	2013	\$10,015,104	New Constr	Section 202, Boston Community Capital or Loan Fund, The Life Initiative, Boston Private Bank	Energy Conservation, Healthy Materials, The four-story, wood framed building utilizes

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
							energy efficient and durable materials. , Sustainable Materials,
IBA/ETC	Residencia Betances	11	1993	\$600,000			
IBA/ETC	Taino Tower	27	1990	\$4,100,000	New Constr		
IBA/ETC	Victoria Associates	190	1982	\$11,500,000	New Constr		
IBA/ETC	South End Apts.	28	1981	\$300,000			
IBA/ETC	Casas Borinquen	36	1977	\$1,200,000			
IBA/ETC	Viviendas Associates	181	1976	\$5,500,000	New Constr		
IBA/ETC	Torre Unidad	201	1974	\$4,600,000	New Constr		
IBA/ETC	ETC & Associates	71	1972	\$1,200,000			
IBA/ETC	West Newton/Rutland Sts.	150	1972	\$3,250,000			
IBA/ETC Total		915		\$42,265,104			
Jamaica Plain NDC	Jamaica Plain Scattered Site Cooperative	18	2013	\$6,825,000	Rehab - Mod	Local or Regional HOME, Local Linkage, BRA MassDevelopment, Brownfields, Section 8, ARRA (Energy Conservation Funds) Hyams Eastern Bank, Enterprise	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	Sumner Hill House Ownership	20	2012	\$4,200,000	Rehab - Mod	Local or Regional CDBG, NDF Wainwright Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
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	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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Jamaica Plain NDC	Hyde/Jackson Vacant Lots Phase 1	13	2007	\$4,145,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, MHP, Federal Home Bank, Fleet Bank/ Bank of America, Charlesbank Homes, Hyams, State Street	Energy Conservation, Healthy Materials, Sustainable Materials,
Jamaica Plain NDC	80-90 Bickford Street	56	2006	\$11,400,000	New Constr	Local or Regional HOME, Leading the Way (Boston only), Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 202, Farnsworth Trus Weinberg Foundation	Energy Conservation, Healthy Materials, Sustainable Materials,
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	Energy Conservation, Sustainable Materials,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						Boston Financial foundation, Lawrence Model lodging h	
Jamaica Plain NDC	Catherine Gallagher Housing Cooperative	34	2003	\$7,956,872	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Brownfields, Federal Tax Credits (LIHTC), Section 8, LISC, Boston Community Capital or Loan Fund, Fleet Bank/ Bank of America, State Street Founda	Energy Conservation, Sustainable Materials,
Jamaica Plain NDC	BOTH Community Housing Initiative Phase 1	22	2001	\$4,178,735	New Constr		
Jamaica Plain NDC	Pondview Apartments	60	2001	\$9,267,670			
Jamaica Plain	91 Minden St.	2	1998	\$432,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NDC							
Jamaica Plain NDC	Nate Smith House	45	1998	\$4,900,000			
Jamaica Plain NDC	73 Walden St.	2	1997	\$237,000			
Jamaica Plain NDC	85 Chestnut Ave.	3	1997	\$171,000			
Jamaica Plain NDC	9 Walden St.	2	1996	\$291,000			
Jamaica Plain NDC	61 Walden St	2	1995	\$288,000			
Jamaica Plain NDC	26 Danforth St	2	1994	\$219,000			
Jamaica Plain NDC	Hyde Sq. Co-op	41	1993	\$5,600,000	New Constr		
Jamaica Plain NDC	Forest Glen Co-op	13	1990	\$1,500,000			
Jamaica Plain NDC	J.P. Scattered Site Coop	19	1988	\$1,500,000			
Jamaica Plain NDC	Jamaica Plain HS	75	1984	\$6,000,000			
Jamaica Plain NDC	Angela Westover House	11	1983	\$700,000			
Jamaica Plain NDC Total		595		\$118,611,277			
Just a Start	2013 Affordable Condo Resales	12	2013	\$1,950,000	Rehab - Mod	Local or Regional HOME, City of Cambridge CAHT	

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 None	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
Just a Start	Main Street Condos	10	2009	\$4,190,459	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Cambridge Affordable Housing Trust, Permanent and Construction Housing Stabilization Fund (HSF), State Green Affordable Housing Initiative HUD CDBG Cambridge Savings Bank	Energy Conservation, Healthy Materials, PV solar LEED Buildin Platinum Status, Sustainable Materials,
Just a Start	Buyback/Resale Condos	6	2008	\$1,200,000	Rehab - Mod	CAHT	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Teen Parent Shelter	12	2008	\$2,053,400	Rehab - Mod	City of Somerville Lead Abatement Funds Housing Innovations Fund (HIF), Mass. DCF (formerly DSS) from State Capital Budget 9 Foundations East Cambridge Savings Bank and private charitable funds 8 Corporations and Individuals	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	Harvard-Windsor Condominiums	3	2002	\$900,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, HUDBoston Community Capital or Loan Fund,	Energy Conservation,
Just a Start	Harvard-Windsor	3	2001	\$800,000	New Constr		
Just a Start	35 Hovey	17	2000	\$2,350,000			
Just a Start	59 Norfolk	8	2000	\$1,390,000			
Just a Start	Alewife Condos	12	2000	\$2,400,000	New Constr		
Just a Start	Otis	8	2000	\$1,400,000			
Just a Start	409-415 Cardinal Medeiros	6	1998	\$675,000			
Just a Start	54-56 Berkshire	6	1998	\$750,000			
Just a Start	72 Elm	6	1998	\$700,000			
Just a Start	Alewife Apts.	273	1998	\$20,000,000			
Just a Start	Webster-Bristol Apts. II	5	1998	\$723,000			
Just a Start	187 Charles	1	1997	\$160,000			
Just a Start	21-23 7th St.	3	1997	\$370,000			
Just a Start	218 Thorndike	1	1997	\$87,000			
Just a Start	243 Hurley	1	1997	\$158,500			
Just a Start	5-7 Jefferson St.	4	1997	\$450,000			
Just a Start	7 Hardwick St.	1	1997	\$110,000	New Constr		
Just a Start	83-85 Pleasant St.	6	1997	\$516,800			
Just a Start	96 Hampshire	5	1997	\$625,000	New Constr		
Just a Start	Bolton Condos	7	1997	\$1,095,000	New Constr		
Just a Start	Hampshire Homes	1	1997	\$165,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	Hampshire/Columbia Condos	16	1997	\$2,200,000	New Constr		
Just a Start	Webster-Bristol Apts. I	9	1997	\$860,000			
Just a Start	Scattered Site 1st Time Homebuyer Units	4	1996	\$300,000			
Just a Start	Hampshire-Columbia Homes	16	1995	\$2,200,000	New Constr		
Just a Start	Hampshire-Windsor	5	1995	\$470,000	New Constr		
Just a Start	7th St.	3	1994	\$400,000			
Just a Start	Putnam Place	12	1994	\$1,560,000			
Just a Start	St. Patrick's Pl.	32	1992	\$3,600,000			
Just a Start	Pearl St.	3	1991	\$170,000			
Just a Start	122 Berkshire St.	11	1990	\$900,000			
Just a Start	Norfolk Coop	6	1989	\$600,000			
Just a Start	Hardwick/Berkshire	5	1984	\$480,000	New Constr		
Just a Start	Charles St.	1	1980	\$80,000			
Just a Start	George Close Bldg.	61	1975	\$6,000,000			
Just a Start	Linwood Ct.	45	1973	\$5,000,000			
Just a Start Total		753		\$107,248,135			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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, MassDevelopment, Brownfields, MRVP, Tax Credit Assistance Program funds, State energy program funds, s	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,
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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Lawrence Community Works	Farnham Street Homes	11	2007	\$2,390,298	Rehab - Subst	Local or Regional HOME, Get out the lead, lead paint removal funding. Housing Stabilization Fund (HSF), MHP, Neighborhood Reinvestment, The Life Initiative, Riverbank, formerly known as Lawrence Savings Bank	Energy Conservation,
Lawrence Community Works	Scaritos Homes	10	2007	\$2,188,839	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charlesbank Homes	Energy Conservation, Healthy Materials, Solar panels, Sustainable Materials,
Lawrence Community Works	Union & Mechanic Homes (Reviviendo Homeownership II)	5	2006	\$1,402,275	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, MassDevelopment, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charesbank Homes, Wells Fargo Housing Foundation TD	Energy Conservation, Healthy Materials, Integrated landscaping with storm water management plan, and incorporated adjacent community garden

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						Banknorth	into integrated landscaping plan to mitigate runoff., Sustainable Materials,
Lawrence Community Works	Reviviendo Family Housing	17	2003	\$3,321,923	Other	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Neighborhood Reinvestment, The Life Initiative, Federal Home Bank,	Energy Conservation, Healthy Materials, LEED system., Sustainable Materials,
Lawrence Community Works	Reviviendo Summer St. Homeownership	8	2002	\$1,200,000	New Constr	Local or Regional HOME, donated land State HOME, MassDevelopment, Brownfields, Federal Home Bank, Lawrence Savings Bank	Energy Conservation, brownfield remediation of one of the sites.,
Lawrence Community Works	Reviviendo! Summer Street Homeownership	4	2001	\$600,000	New Constr		

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Lawrence Community Works	Bradford St. Apts.	5	1995	\$110,000			
Lawrence Community Works	Berkeley Place Apts.	38	1994	\$400,000			
Lawrence Community Works	Heritage Common	140	1989	\$15,000,000	New Constr		
Lawrence Community Works Total		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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
							Materials,
Lena Park CDC	31 Fessenden	16	1994	\$200,000			
Lena Park CDC	Brown-Kaplan Town Homes	60	1991	\$10,000,000	New Constr		
Lena Park CDC	Granite LP/BHP II	142	1989	\$10,000,000			
Lena Park CDC	BHP I	94	1987	\$4,000,000			
Lena Park CDC Total		482		\$78,200,000			
Madison Park DC	Madison Park IV Rehab	143	2012	\$53,000,000	Preserv of Exp Use	MassDevelopment, Federal Tax Credits (LIHTC), Section 8, MHP, Fleet Bank/ Bank of America, First Sterling, LIHTC investor Seller Financing	Energy Conservation, Healthy Materials, Sustainable Materials,
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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Madison Park DC	School House	128	2009	\$29,000,000	Rehab - Mod	Local or Regional HOME, Local Linkage, State HOME, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, CIPF, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, HUD grant of \$1.8 million Neighborhood Reinvestm	Energy Conservation,
Madison Park DC	Ruggles-Shawmut Housing	43	2006	\$13,409,771	Rehab - Subst	Local or Regional HOME, Local Linkage, State HOME, State Low Income Housing Tax Credits, State historic tax credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Citizens Bank, Home Funders loan through MHP	Energy Conservation, Healthy Materials,

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Madison Park DC	Beryl Gardens	20	1997	\$3,300,000	New Constr		
Madison Park DC	Madison Pk. IV	143	1983	\$5,000,000	New Constr		
Madison Park DC	Madison Pk. III	123	1977	\$7,000,000	New Constr		
Madison Park DC	Haynes Hse.	131	1974	\$7,500,000	New Constr		
Madison Park DC	Smith Hse.	132	1972	\$7,500,000	New Constr		
Madison Park DC Total		1,486		\$293,372,706			
Main South CDC	18 Tainter Street	4	2013	\$520,000	Rehab - Subst		Energy Conservation, Sustainable Materials,
Main South CDC	41 Ripley Street	3	2013	\$195,000	Other	NSP MHIC Private permanent take out financing	Energy Conservation, Sustainable Materials,
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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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	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	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	18 Tainter Street	4	2010	\$58,000	Other	WCHR Receiver's loan	

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
							housing to create the units.,
Main South CDC	Oread Street Rental	29	2003	\$1,200,000	New Constr	Local or Regional HOME, State HOME, The Life Initiative,	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	Oread Street Rental	9	2003	\$1,200,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, The Life Initiative,	Working with Greentech housing,
Main South CDC	105 Woodland Street	2	1999	\$143,000			
Main South CDC	Freland Street Apartments	21	1999	\$1,126,000			
Main South CDC	Shirley Street	3	1999	\$145,000			
Main South CDC	14 Florence St.	3	1996	\$147,000			
Main South CDC	15 Beaver St.	3	1996	\$165,000			
Main South CDC	31 Beaver St.	3	1996	\$165,000			
Main South CDC	33 Beaver St.	3	1996	\$165,000			
Main South	51 Beaver St.	3	1996	\$165,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
CDC							
Main South CDC	Jackson Apts.	32	1995	\$2,600,000			
Main South CDC	10 Wyman St.	2	1994	\$120,000			
Main South CDC	27 Gardner	3	1994	\$140,000			
Main South CDC	71 Gates St.	3	1994	\$150,000			
Main South CDC	36 Gates St.	6	1993	\$235,000			
Main South CDC	974 Main St.	26	1993	\$1,600,000			
Main South CDC	10 Vineyard	1	1991	\$60,000			
Main South CDC	898 Main St.	5	1991	\$165,000			
Main South CDC	10 Oread	24	1990	\$480,000			
Main South CDC	1020 Main South	12	1990	\$860,000			
Main South CDC	866 Main St.	17	1990	\$425,000			
Main South CDC	927 Main St.	6	1988	\$420,000			
Main South CDC Total		340		\$35,925,626			

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			
Mattapan CDC	130-134 Ballou Avenue	12	1999	\$750,000			
Mattapan CDC	8-10 Elizabeth	6	1999	\$465,000			
Mattapan CDC Total		41		\$5,225,264			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Metro West Collaborative Development	St. Joseph Hall	25	2013	\$5,500,000	Rehab - Mod	Local or Regional HOME, Local Housing Trust Housing Innovations Fund (HIF), CIPF, Federal Tax Credits (LIHTC), Section 8, This is an expiring use project. A renewal of the Project Based Voucher contract with the local housing authority is a critical pie	Energy Conservation, Healthy Materials, Sustainable Materials,
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,
Metro West Collaborative Development Total		43		\$11,000,000			
Millers River CDC	Orange Project	7	1994	\$502,000			
Millers River CDC	Brookside Mobile Home Pk.	33	1993	\$420,000			
Millers River CDC	21 Grove St.	5	1992	\$150,000			

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			
Millers River CDC	Liberty Ln.	3	1990	\$210,000	New Constr		
Millers River CDC	Athol Coop	4	1989	\$230,000			
Millers River CDC	Doe Valley	24	1989	\$2,000,000	New Constr		
Millers River CDC	Ox Bow	3	1987	\$152,000	New Constr		
Millers River CDC	CDC Apts.	3	1985	\$62,000			
Millers River CDC Total		86		\$3,926,000			
NeighborWorks Southern Mass.	Sea Street Veteran's Housing	2	2013	\$953,983	New Constr	Local or Regional HOME, Community Preservation Act Funds, Quincy Affordable Housing Trust Colonial Federal Savings	Energy Conservation,
NeighborWorks Southern Mass.	Ash Street	1	2012	\$300,000	Rehab - Mod	Dedham Savings	Energy Conservation,
NeighborWorks Southern Mass.	Cliff Street	1	2012	\$400,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Affordable Housing Trust	Energy Conservation,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NeighborWorks Southern Mass.	Empire Street	1	2012	\$550,000	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, Dedham Savings	Energy Conservation,
NeighborWorks Southern Mass.	Grove Street	3	2012	\$700,000	Rehab - Subst	NSP through MHIC The Life Initiative,	Energy Conservation,
NeighborWorks Southern Mass.	Hodgkinson	1	2012	\$350,000	Rehab - Mod	MassHousing or MFHA (other than trust),	Energy Conservation,
NeighborWorks Southern Mass.	Lake Street	2	2012	\$550,000	Rehab - Subst	Local or Regional HOME, Dedham Savings	
NeighborWorks Southern Mass.	Lexington Street	3	2012	\$336,445	Rehab - Mod		
NeighborWorks Southern Mass.	Quincy Street	3	2012	\$350,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG,	Energy Conservation,
NeighborWorks Southern Mass.	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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NeighborWorks Southern Mass.	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,
NeighborWorks Southern Mass.	Washigton 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,
NeighborWorks Southern Mass.	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	
NeighborWorks Southern Mass.	North St.	2	2005	\$250,000	New Constr	Rockland Trust	

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NeighborWorks Southern Mass. Total		144		\$23,376,830			
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	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	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
						8, MHP, TD Bank c	
NOAH	Border Falcon	14	2007	\$4,800,000	New Constr	City Housing Trust Fund State HOME, Affordable Housing Trust Fund, LISC, Neighborhood Reinvestment, MHIC, Citizens Bank,	Energy Conservation, Healthy Materials,
NOAH	87 Princeton St.	1	2006	\$335,000	Rehab - Subst	The Life Initiative,	Energy Conservation, Energy Star,
NOAH	87 Princeton St.	1	2006	\$335,000	Rehab - Subst	The Life Initiative,	Energy Conservation, Energy Star,
NOAH	Meridian Slope	5	2006	\$1,400,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Charlesbank Homes	Energy Conservation,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NOAH	Meridian Slope	5	2006	\$1,400,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Charlesbank Homes	Energy Conservation,
NOAH	21 Chelsea Street Condominiums	4	2001	\$703,692			
NOAH	157 Marion St.	3	1998	\$325,000			
NOAH	206 Havre St.	3	1998	\$375,000			
NOAH	206 Lexington St.	2	1998	\$275,000			
NOAH	212 Saratoga St.	2	1998	\$275,000			
NOAH	287 Sumner St.	3	1998	\$296,904			
NOAH	82 Brooks St.	2	1998	\$250,000			
NOAH	Shalom Properties	30	1998	\$1,340,000			
NOAH	107 Eutaw St.	2	1997	\$250,000			
NOAH	134 Falcon St.	2	1997	\$240,000			
NOAH	281 Summer St.	3	1997	\$280,000			
NOAH	29 Falcom St.	2	1997	\$240,000			
NOAH	53 Havre St.	2	1997	\$250,000			
NOAH	55 Havre St.	2	1997	\$234,000			
NOAH	82 Havre St.	2	1997	\$239,000			
NOAH	Marion/Saratoga	12	1997	\$300,000			
NOAH	146-148 Putnam St.	4	1996	\$600,000	New Constr		
NOAH	248 Saratoga Ave.	2	1996	\$100,000			
NOAH	38 Paris St.	2	1996	\$243,500			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NOAH	Trenton/Meridian Condos	4	1996	\$178,000			
NOAH	108-110 White St.	6	1995	\$619,500			
NOAH	203 Princeton St.	3	1995	\$264,500			
NOAH	449-451 Saratoga	5	1995	\$471,500			
NOAH	472 Sumner St.	3	1995	\$235,500			
NOAH	48 Putnam St.	2	1995	\$243,000			
NOAH	49-55 Putnam St.	6	1995	\$640,000			
NOAH	149 Putnam St.	2	1994	\$208,500			
NOAH	309 Saratoga St.	2	1994	\$185,500			
NOAH	120 Everett St.	2	1993	\$160,000			
NOAH	151 Putnam St.	2	1993	\$150,000			
NOAH	Trinity Hse.	16	1993	\$1,500,000			
NOAH	440 Meridian St.	5	1992	\$260,000			
NOAH	124 Falcon St.	3	1990	\$200,000			
NOAH	201 Princeton St.	3	1989	\$200,000			
NOAH	29 Havre St.	3	1989	\$150,000			
NOAH Total		249		\$38,853,096			
North County CDC	Apremont Street Project	4	2000	\$150,000	New Constr		
North County CDC	Arnold Place	6	1996	\$360,000			
North County CDC	Freeman's Grove	8	1993	\$480,000			
North County CDC	Heritage View	4	1989	\$270,000			
North County	Louison Hse.	22	1989	\$390,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
CDC							
North County CDC Total		44		\$1,650,000			
North Shore CDC	Holcroft Park Homes-Phase 2	29	2013	\$10,790,096	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Boston Community Capital or Loan Fund, MHIC, The Life Initiative,	Energy Conservation, Healthy Materials, project includes solar-thermal heating system, blown-in insulation, triple-pane windows, Sustainable Materials,
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	Energy Conservation, Healthy Materials, Energy Star Homes, LEED-certifiable, project includes a solar thermal hot water system in all four buildings, Sustainable Materials,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,
North Shore CDC Total		101		\$30,381,499			
Nuestra Comunidad DC	137 Intervale Street	3	2012	\$672,001	Rehab - Mod		Energy Conservation,
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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,	Energy Conservation, Healthy Materials,
Nuestra Comunidad DC	BHA Infill (Collaborative)	10	2004	\$2,117,015	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF), MHP, LISC, Charlesbank	
Nuestra Comunidad DC	Forest Greenville Homes	10	2004	\$2,540,929	Rehab - Subst	Boston housing Authority building conveyed to Nuestra CDC Housing Stabilization Fund (HSF), HUD; HOPE VILISC, Boston Community Capital or Loan Fund,	Energy Conservation,

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		
Nuestra Comunidad DC	1-4 plus healthy home	2	2001	\$300,000			
Nuestra Comunidad DC	One to Four I	6	1999	\$750,000			
Nuestra Comunidad DC	vila nova	16	1999	\$675,000			
Nuestra Comunidad DC	Woodford Street	3	1999	\$150,000			
Nuestra Comunidad DC	35-37 Blue Hill Ave.	4	1998	\$485,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	Roxbury Triangle Homes	9	1998	\$475,000			
Nuestra Comunidad DC	Waverly Home II	9	1998	\$1,550,000	New Constr		
Nuestra Comunidad DC	22 Forest St.	2	1997	\$250,000			
Nuestra Comunidad DC	Waverly Home I	4	1997	\$672,000	New Constr		
Nuestra Comunidad DC	7 Mt. Pleasant St.	3	1996	\$240,000			
Nuestra Comunidad DC	Bohio II	29	1996	\$3,100,000			
Nuestra Comunidad DC	Infill Phase II, 164-169 Martin L. King Blvd.	13	1996	\$1,800,000			
Nuestra Comunidad DC	12 Forest St.	1	1995	\$175,000			
Nuestra Comunidad DC	Sargent/Prince House	33	1995	\$2,000,000			
Nuestra Comunidad DC	Stafford Heights	41	1995	\$6,800,000	New Constr		
Nuestra Comunidad DC	4 Forest St.	6	1994	\$425,000			
Nuestra Comunidad DC	Daly House	19	1993	\$964,000			
Nuestra Comunidad DC	Burton Ct.	7	1990	\$300,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	La Concha	97	1990	\$6,995,597			
Nuestra Comunidad DC	Infill Collaboration	48	1989	\$5,509,000			
Nuestra Comunidad DC	Roxbury Triangle	10	1989	\$1,113,000	New Constr		
Nuestra Comunidad DC	Dudley Enterprises	9	1986	\$262,000			
Nuestra Comunidad DC	Bohio	26	1984	\$400,000			
Nuestra Comunidad DC Total		590		\$82,494,267			
Nueva Esperanza	Nueva Vida	23	1995	\$1,700,000			
Nueva Esperanza	South View	127	1995	\$3,543,912			
Nueva Esperanza	Chapter 705	12	1989	\$1,230,000	New Constr		
Nueva Esperanza	So.City Housing	66	1987	\$9,500,000			
Nueva Esperanza	Land Trust	9	1986	\$9,490,779			
Nueva Esperanza	Rehab Shelter	12	1986	\$340,000			
Nueva Esperanza	So. Holyoke Housing	48	1986	\$2,400,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nueva Esperanza	New Hope Housing	32	1985	\$1,300,000			
Nueva Esperanza	Neighborhood Partnership	15	1984	\$243,962			
Nueva Esperanza Total		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 NSPMHIC,	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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Oak Hill CDC	Homes for Union Hill	6	2007	\$1,764,000	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Energy Star Homes Program	Energy Conservation, Healthy Materials, Sustainable Materials,
Oak Hill CDC	Union Oak Homeownership Initiative	9	2005	\$1,600,000	Other	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative, Bay State Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Oak Hill CDC	Harrison Street Initiative	12	2004	\$1,600,000	New Constr	Local or Regional HOME, State HOME, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Bay State Savings bank	Energy Conservation, Sustainable Materials,
Oak Hill CDC	Homes for the Millennium	10	2003	\$1,400,000	Other	Local or Regional HOME, State HOME, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Bay State Savings Bank Energy Star Homes	Energy Conservation,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Oak Hill CDC	Harrison Street Initiative	12	2000	\$1,226,000			
Oak Hill CDC	18 Clarkson St.	3	1998	\$210,860			
Oak Hill CDC	42 Penn Ave.	3	1998	\$179,395			
Oak Hill CDC	59 Coral	2	1998	\$111,038			
Oak Hill CDC	68 Harrison St.	3	1998	\$175,666			
Oak Hill CDC	Union Hill Norfolk Ltd. Partnership	40	1997	\$3,600,000			
Oak Hill CDC	Union Hill Rental Development	21	1996	\$1,500,000			
Oak Hill CDC	77 Providence St.	3	1994	\$155,000			
Oak Hill CDC	60 Providence St.	6	1992	\$300,000			
Oak Hill CDC	Oak Hill Estates	8	1990	\$640,000	New Constr		
Oak Hill CDC Total		143		\$15,235,750			
Pittsfield Economic Revitalization Corp.	Redfield Hse.	24	1992	\$2,500,000			
Pittsfield Economic Revitalization Corp. Total		24		\$2,500,000			

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	qg1	101	2007	\$56,000,000	Comb Rehab/New Constr	Local or Regional HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, MassDevelopment, MHP, LISC, Boston Community Capital or Loan Fund, MHIC,	Energy Conservation, Sustainable Materials,
Quincy-Geneva New Vision CDC	316 Warren Street.	3	2002	\$450,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund,	Energy Conservation,
Quincy-Geneva New Vision CDC	52 Quincy Street.	3	2002	\$531,500	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund,	Energy Conservation,
Quincy-Geneva New Vision CDC	Savin-Maywood III.	5	2002	\$1,100,000	New Constr	Local Linkage, Citizens Bank,	Energy Conservation,
Quincy-Geneva New Vision CDC	Sister Clara Muhammed Coop.	25	2002	\$7,300,000	Other	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MassDevelopment, Brownfields, Federal Tax Credits (LIHTC),	Energy Conservation, Healthy Materials,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						MHP, MHIC,	
Quincy-Geneva New Vision CDC	3-4 HOLBORN TERRACE	8	2000	\$1,700,000			
Quincy-Geneva New Vision CDC	13 Maywood	3	1999	\$285,000			
Quincy-Geneva New Vision CDC	PHILLIPS BROOKS SCHOOL	56	1999	\$500,000			
Quincy-Geneva New Vision CDC	Phillip Brooks School Co-op	56	1990	\$10,000,000			
Quincy-Geneva New Vision CDC	Quincy-Geneva II (Granites)	94	1989	\$9,900,000			
Quincy-Geneva New Vision CDC	Quincy-Geneva I (BHP 1)	101	1986	\$4,500,000			
Quincy-Geneva New Vision CDC Total		455		\$92,266,500			

Table 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, MassDevelopment, Brownfields, Section 8, MHP, The Life Initiative, Citizens Bank, TD Bank North	Energy Conservation,
Salem Harbor CDC	Whipple School Elderly Housing	10	2007	\$3,000,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Section 8, Federal Home Bank, An Ipswich Charitable Trust North Shore Bank	Energy Conservation, Innovative green roof which is designed to manage water runoff and in doing so protect the adjacent Ipswich River., Sustainable Materials,
Salem Harbor CDC	Salem Point Rental Syndication	61	2005	\$5,000,000	Rehab - Subst	Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8,	Energy Conservation,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						North Shore Bank	
Salem Harbor CDC	Lease-Purchase Program	6	2003	\$900,000	Other	Local or Regional HOME, Local or Regional CDBG, Federal Home Bank, Heritage Cooperative Bank	
Salem Harbor CDC	104 Lafayette St.	10	2001	\$751,565			
Salem Harbor CDC	24 Howard St. Condos	2	2001	\$319,800			
Salem Harbor CDC	6 Prince St.	1	2000	\$125,000			
Salem Harbor CDC	1-3 Salem St.	2	1998	\$173,000			
Salem Harbor CDC	21 Willow Ave.	2	1998	\$201,000			
Salem Harbor CDC	Rental Properties Refinancing/Renovation	62	1997	\$2,160,000			
Salem Harbor CDC	51-53 Dow St.	2	1996	\$200,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Salem Harbor CDC	Rental Properties Refinancing/Renovation	44	1994	\$2,500,000			
Salem Harbor CDC	Salem Point Coop	77	1992	\$5,500,000			
Salem Harbor CDC	51-3 Palmer St.	3	1989	\$190,000			
Salem Harbor CDC	1-16 Prince Pl.	16	1988	\$1,100,000			
Salem Harbor CDC	34 Prince St.	8	1984	\$310,000			
Salem Harbor CDC	8-10, 12, 24 Peabody St.	15	1982	\$590,000			
Salem Harbor CDC Total		336		\$28,420,365			
Somerville Community Corp.	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, Charlesbank Homes Foundation Franklin Square House Foundation Winter Hill Ba	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
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,
Somerville Community Corp.	65 Temple Street	15	2006	\$4,796,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, construction loan through wainwright bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Somerville Community Corp.	110 Walnut Street	12	2004	\$2,155,000	Preserv of Exp Use	Local or Regional HOME, Local Linkage, CIPF, Section 8, LISC, Boston Community Capital or Loan Fund,	Energy Conservation, Healthy Materials,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Somerville Community Corp.	34 Linden Street	42	2003	\$10,000,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Boston Community Capital or Loan Fund, Federal Home Bank, Citizens Bank,	Energy Conservation, Healthy Materials,
Somerville Community Corp.	88-92 Wheatland Street	8	2001	\$1,061,460			
Somerville Community Corp.	Sewall Place	2	2000	\$147,699			
Somerville Community Corp.	33 Bow Street	18	1998	\$2,283,011			
Somerville Community Corp.	47-51 Church St.	3	1998	\$575,000	New Constr		
Somerville Community Corp.	38-40 Glen St.	4	1997	\$393,000			
Somerville Community Corp.	8-12 Giles Park	3	1997	\$486,000			

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
South Boston NDC	Costello Homes	15	2004	\$4,262,379	New Constr	Local or Regional HOME, Local Linkage, Boston Community Capital or Loan Fund, Partnership equity	
South Boston NDC	E Street	3	2004	\$400,000	Rehab - Subst	Mt. Washington Bank	
South Boston NDC	South Boston New Housing	15	2004	\$3,388,012	New Constr	Local or Regional HOME, Citizens Bank,	
South Boston NDC	Andrew Sq. Apts.	10	1998	\$658,000			
South Boston NDC	Taylor's Market/National St.	10	1997	\$1,090,000			
South Boston NDC	Fr. Walter Martin Homes	34	1994	\$6,300,000	New Constr		
South Boston NDC	11 Jenkins St.	3	1992	\$135,000			
South Boston NDC	Msgr. Lyons	1	1990	\$1,150,000	New Constr		
South Boston NDC Total		94		\$17,883,391			
Southwest Boston CDC	foreclosure acquisition	3	2012	\$557,416	Rehab - Subst	NSP private lender	Energy Conservation, Healthy Materials, Sustainable Materials,
Southwest Boston CDC		3		\$557,416			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Total							
Springfield NHS	133 Colton St.	1	2013	\$290,404	New Constr		Energy Conservation, Healthy Materials,
Springfield NHS	22 Burr St	1	2013	\$349,713	Rehab - Subst	Charles Bank Homes Foundation	Energy Conservation, Healthy Materials,
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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
							Hot water on demand, Sustainable Materials,
Springfield NHS	Rehab	4	2009	\$810,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative, Federal Home Bank,	Energy Conservation,
Springfield NHS	Neighborhood Stabilization	3	2008	\$500,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, The Life Initiative, CharlesBank Homes	Energy Conservation,
Springfield NHS	Stabilization II	5	2008	\$990,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, Federal Home Bank,	Energy Conservation,
Springfield NHS	Old Hill Collaborative	3	2007	\$710,000	New Constr	Local or Regional HOME, State HOME, Section 8, The Life Initiative, CharlesBank Homes	Energy Conservation,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Springfield NHS	Phoenix	10	2004	\$1,700,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, The Life Initiative,	Energy Conservation,
Springfield NHS Total		33		\$6,872,396			
Tent City Corporation	St. George Street	29	2001	\$9,000,000	New Constr		
Tent City Corporation	East Springfield/Northampton St.	10	2000	\$1,700,000			
Tent City Corporation	Warren Avenue Apartments	30	1999	\$4,100,000			
Tent City Corporation Total		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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The Neighborhood Corporation	Robertson on the River	64	2005	\$15,000,000	Rehab - Subst	Section 108 State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, SHTC Federal Tax Credits (LIHTC), Federal historic Tax CreditsFleet Bank/ Bank of America,	
The Neighborhood Corporation Total		69		\$16,500,000			
The Neighborhood Developers	148-150 Marlboro	4	2012	\$1,380,705	New Constr		Energy Conservation, Healthy Materials, Sustainable Materials,
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	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
						Credit Union	
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, MassDevelopment, 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,

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 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,
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,

Table 30: Completed Housing Projects

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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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, Charlesbank 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			
The Neighborhood Developers	Essex Street	4	2000	\$546,000			
The Neighborhood Developers	Grove Street Projects	15	2000	\$1,180,976			
The Neighborhood Developers	233 Chestnut St.	3	1998	\$217,500			
The Neighborhood Developers	52-54 Shurtleff St.	6	1998	\$406,475			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The Neighborhood Developers	48-50 Chester Ave.	6	1997	\$459,537			
The Neighborhood Developers	90 Shawmut St.	3	1997	\$221,000			
The Neighborhood Developers	156 Shawmut St.	3	1996	\$207,050			
The Neighborhood Developers	18 Watts St.	2	1996	\$160,000			
The Neighborhood Developers	47 Washington St.	3	1996	\$152,700			
The Neighborhood Developers	12 6th St. & 214 Poplar St.	7	1995	\$523,725			
The Neighborhood Developers	133-139 Shawmut St.	12	1995	\$767,824			
The Neighborhood Developers	149 Congress Ave.	3	1995	\$166,674			
The Neighborhood Developers	151 Congress Ave.	3	1995	\$165,994			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The Neighborhood Developers	62 Blossom St.	3	1995	\$132,435			
The Neighborhood Developers	68-70 Shawmut St.	6	1995	\$197,891			
The Neighborhood Developers	77 Shawmut St.	3	1995	\$166,230			
The Neighborhood Developers	79 Shawmut St.	3	1995	\$166,230			
The Neighborhood Developers	128 Shawmut St & 27, 29 & 31 Chester Ave	12	1993	\$721,173			
The Neighborhood Developers	75 Shawmut St.	3	1993	\$162,681			
The Neighborhood Developers	28 & 38 Suffolk St.	2	1987	\$0	New Constr		
The Neighborhood Developers	70 & 74 Heard St.	2	1987	\$0	New Constr		
The Neighborhood Developers Total		340		\$74,781,068			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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, MassDevelopment, Brownfields, Brownfields Tax Credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, EDINeighborhood Reinvestment	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

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
							Standards,
Twin Cities CDC	45 Johnson Street	1	2010	\$140,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation,
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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Twin Cities CDC	Leighton ST	12	2003	\$120,000	Rehab - Mod	Housing Stabilization Fund (HSF),	Energy Conservation,
Twin Cities CDC	Cleghorn Initiative Phase II	4	1997	\$172,000			
Twin Cities CDC	Cleghorn Initiative Phase I - 42 Clarendon & 128 Fairmount	15	1996	\$380,000			
Twin Cities CDC	Cleghorn Initiative Phase I - TARA	12	1996	\$325,000			
Twin Cities CDC	Homeownership (HOOP/RAPP)	47	1996	\$1,600,000			
Twin Cities CDC	4 Leighton St.	13	1988	\$1,300,000			
Twin Cities CDC Total		176		\$25,897,016			
UDC	Roxbury Corners	54	1991	\$11,442,485			
UDC Total		54		\$11,442,485			
Urban Edge	LBB-Urban Edge/Lena Park	101	2013	\$24,700,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), CIPF, Federal Tax Credits (LIHTC), Section 8,	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
						MHIC, LEAN Retrofit	
Urban Edge	UELP/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 Fou	Energy Conservation, Healthy Materials, MCHP System, Sustainable Materials,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,
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, bios wales and permeable asphalt, 75% construction recycling, Sustainable Materials,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Urban Edge	Amory Street	64	2004	\$15,435,882	New Constr	Local or Regional HOME, Local Linkage, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Neighborhood Reinvestment,	Energy Star rated,
Urban Edge	Theroch Apartments	191	2004	\$20,000,000	Preserv of Exp Use	Section 8, Neighborhood Reinvestment,	Energy Conservation,
Urban Edge	UE/BHA Infill Project	15	2004	\$3,450,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Section 8, LISC, Boston Community Capital or Loan Fund,	Energy Conservation,
Urban Edge	21-27 Westminster Avenue	4	2003	\$1,070,000	Other	Local or Regional HOME, State HOME, MHIC,	
Urban Edge	Dixwell Park Apartments and Self Help	33	2003	\$3,507,497	Rehab - Mod	MHP,	
Urban Edge	Harvard Hill	37	2003	\$2,989,000	Rehab - Mod	Local Linkage, CIPF,	Energy Conservation, No Irrigation,
Urban Edge	Hyde Park Ave	8	2001	\$1,700,000	New Constr		
Urban Edge	Academy Homes I	202	1999	\$22,000,000			
Urban Edge	Westminster Court	77	1998	\$0			
Urban Edge	Bancroft Apts.	23	1996	\$3,500,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Urban Edge	Self Help Apts.	14	1995	\$675,000			
Urban Edge	Stony Brook Gardens Coop	50	1993	\$7,600,000	New Constr		
Urban Edge	Dor./Roxbury	125	1988	\$5,500,000			
Urban Edge	Walnut-Washington BHP II	65	1988	\$4,600,000			
Urban Edge	21-23 Dixwell St.	6	1987	\$380,000			
Urban Edge	62 Montebello Co-op	7	1987	\$500,000			
Urban Edge	UE Ltd BHP I	82	1987	\$3,600,000			
Urban Edge	Cleaves Ct.	36	1985	\$769,000			
Urban Edge	Dimock-Bradon Apts.	54	1983	\$3,600,000			
Urban Edge	Self Help Apts.	13	1983	\$550,000			
Urban Edge	Jamaica Plain Apts.	103	1982	\$600,000			
Urban Edge	Bancroft Apts.	22	1981	\$300,000			
Urban Edge Total		1,530		\$172,592,767			
Valley CDC	46-48 School Street	8	2008	\$2,100,109	Comb Rehab/New Constr	Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), CATNHP Section 8, MHP, Boston Community Capital or Loan Fund, TD Banknorth Smith College	Energy Conservation, Healthy Materials, none, Sustainable Materials,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Valley CDC	Main Street, Amherst	11	2008	\$2,926,889	New Constr	Community Preservation Act Funds, State HOME, State CDBG, Housing Stabilization Fund (HSF), Section 8, MHP, Boston Community Capital or Loan Fund, TD Banknorth	Energy Conservation, Healthy Materials, none, Sustainable Materials,
Valley CDC	Millbank Apartments	24	2004	\$3,492,555	Other	Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, MassDevelopment, Florence Savings Bank grant MHP, MHIC,	Energy Conservation,
Valley CDC	5 Walnut Street	2	2001	\$255,000			
Valley CDC	65-67 North Main Street	2	2001	\$270,000			
Valley CDC	Bridge Street	15	2001	\$367,500			
Valley CDC	New South Apartments	18	1997	\$0			
Valley CDC	Self Help II	19	1997	\$1,994,000	New Constr		
Valley CDC	Outer Commons	8	1994	\$700,000	New Constr		
Valley CDC	School St./Coach Light	5	1994	\$200,000			
Valley CDC	Self Help I	16	1993	\$1,600,000	New Constr		
Valley CDC	Millbank Homes	10	1992	\$600,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Valley CDC	The Maples	11	1992	\$470,000			
Valley CDC	Hampshire Inn	15	1991	\$400,000			
Valley CDC Total		164		\$15,376,053			
Viet-AID	26 Bradlee Street SF NSP	1	2013	\$574,000	Rehab - Mod	MHIC's NSLF	Energy Conservation, Healthy Materials, Sustainable Materials,
Viet-AID	36-38 Fowler Street NSP	2	2013	\$537,000	Rehab - Mod		Energy Conservation, Healthy Materials,
Viet-AID	Bloomfield Gardens Housing	27	2012	\$10,600,000	New Constr	Local or Regional HOME, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, Brownfields, Federal Tax Credits (LIHTC), Section 8, MHP, MH	Energy Conservation, Healthy Materials, Sustainable Materials,
Viet-AID	7 Toledo Street	3	2000	\$380,047			
Viet-AID Total		33		\$12,091,047			

Table 30: Completed Housing Projects

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

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			
Westfield CDC	20 Hancock	1	1998	\$30,000			
Westfield CDC	37 Mechanic St.	2	1998	\$57,000			
Westfield CDC	41 Fowler St.	1	1998	\$30,000			
Westfield CDC	18 East Bartlett	2	1997	\$60,000			
Westfield CDC	55 Jefferson St.	1	1997	\$47,000			
Westfield CDC Total		13		\$1,124,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Womens Institute for Housing and Economic Dev.	Housing Families	15	2012	\$1,900,000	Rehab - Mod	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Charlesbank Home Franklin Square House Foundation	Energy Conservation, Healthy Materials, new heating systems, windows, doors,
Womens Institute for Housing and Economic Dev.	Revere St NSP project	6	2012	\$1,500,000	Rehab - Subst	Local or Regional HOME, Deleading Charlesbank Homes Eagle Bank	Energy Conservation, Healthy Materials,
Womens 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,
Womens Institute for Housing and Economic Dev.	CHOICE	37	2011	\$9,488,000	New Constr	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, MassDevelopment, Section 8, TC-X funds Farnsworth Trust Enterprise Bank construction and	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
						permanent financing (bond) Sponsor equity	
Womens 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,
Womens Institute for Housing and Economic Dev.	Devon/Bellevue NSP project	6	2011	\$1,300,000	Rehab - Mod	Cambridge Trust Developer equity	
Womens Institute for Housing and Economic Dev.	Heading Home	10	2011	\$2,500,000	Other	Earmarked donations for acquisition of a building Cambridge Trust	

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Womens Institute for Housing and Economic Dev.	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,
Womens 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 LIHTCThe Life Initiative, Private equity raised for Sponsor Contribution	Energy Conservation, Healthy Materials, Sustainable Materials,
Womens 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
Womens Institute for Housing and Economic Dev.	Inn Transition	14	2008	\$2,100,000	Rehab - Mod	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), DPH operating contract	Energy Conservation,
Womens Institute for Housing and Economic Dev.	RESPOND	8	2008	\$2,100,000	Rehab - Mod	Local or Regional HOME, Local Inclusionary Zoning Funds, Somerville Housing Trust State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), DSS operating contract	Energy Conservation,
Womens Institute for Housing and Economic Dev. Total		162		\$41,263,000			
Worcester Common Ground	Austin Corridor II	20	2013	\$6,900,000	Rehab - Subst	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	Energy Conservation, Healthy Materials, All construction debris is recycled with monthly reports All light fixtures are Energy Star Rated with

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						Deferred developer fee	LED bulbs All appliances are Energy Star Rated Foam sprayed insulation as well as batts/blown in are being used
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	\$2,200,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, The Life Initiative, Charles Bank Home Webster Five	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester Common Ground	Austin St. Corridor	15	2006	\$1,500,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, The Life Initiative, Charles Bank Homes Webster Five	Energy Conservation, Healthy Materials, energy starr rating of 91, Sustainable Materials,
Worcester Common Ground	6 Florence St.	8	2004	\$600,000	Preserv of Exp Use	Local or Regional HOME, Housing Innovations Fund (HIF),	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester Common Ground	Su Casa Propia 2	15	2004	\$2,400,000	Rehab - Subst	Local or Regional HOME, State HOME, webster 5	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Common Ground	133 Chandler St.	6	2003	\$893,254	Rehab - Subst	Local or Regional HOME, State HOME, Boston Community Capital or Loan Fund, MHIC, The Life Initiative,	Energy Conservation, Healthy Materials, Energy Star rating, Sustainable Materials,
Worcester Common Ground	98-102 Austin St.	9	2003	\$1,300,000		Local or Regional HOME, Affordable Housing Trust Fund, MHP, MHIC,	Energy Star Rated,
Worcester Common Ground	Dewey St. Rental	12	2003	\$750,000		Local or Regional HOME, Housing Stabilization Fund (HSF), Institute for Community Economics,	Energy Star,
Worcester Common Ground	SU CASA PROPIA/YOUR OWN HOME	3	2001	\$231,300			
Worcester Common Ground	Su Casa Propia/Your Own Home	3	2000	\$250,000			
Worcester Common Ground	108 Austin St.	2	1999	\$100,000			
Worcester Common Ground	48 King St.	3	1999	\$208,000			
Worcester Common Ground	Chatham Street	6	1999	\$468,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Common Ground	7 Newbury St.	2	1998	\$135,000			
Worcester Common Ground	9 Quincy St.	2	1998	\$142,000			
Worcester Common Ground	35 Cedar	2	1997	\$40,000			
Worcester Common Ground	97 Bellevue	1	1997	\$67,500			
Worcester Common Ground	99 Bellevue	3	1997	\$202,500			
Worcester Common Ground	55 King St.	3	1996	\$100,000			
Worcester Common Ground	25 King St.	3	1995	\$138,000			
Worcester Common Ground	34 Castle St.	1	1995	\$50,000			
Worcester Common Ground	Dewey St. Co-op	12	1993	\$460,000			

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Common Ground	Providence St. Co-op	6	1993	\$300,000			
Worcester Common Ground	Canterbury St. Co-op	10	1992	\$440,000			
Worcester Common Ground	Florence St. Co-op	8	1991	\$540,000			
Worcester Common Ground Total		219		\$33,882,554			
Worcester Community Housing Resources	Haywood Wakfield	78	2011	\$25,000,000	Rehab - Subst	Tax levy public improvements MassDevelopment, 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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Community Housing Resources	Sigel Street	6	2008	\$360,000	Rehab - Mod	Local or Regional HOME, Webster Five	Energy Conservation,
Worcester Community Housing Resources Total		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,

Table 30: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester East Side CDC	Bell Hill Home Ownership - Phase 3	14	2006	\$3,430,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester East Side CDC	Belmont St. Supportive Housing for Homeless Adults	10	2006	\$1,386,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Facilities Consolidation Fund McKinney,	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester East Side CDC	Bell Hill Home Ownership - Phase 2	9	2003	\$1,370,000	Other	Local or Regional HOME, Donated property from the City of Worcester. State HOME, Federal Home Bank, Fidelity Foundation	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester East Side CDC	21-23 RODNEY ST. RENTAL	2	1999	\$130,000			
Worcester East Side CDC Total		60		\$12,396,000			
Grand Total		18,793		\$2,736,629,896			

2014 MACDC GOALS Report

Historical Real Estate: Commercial

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial 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	
Coalition for a Better Acre Total			48,470	0		\$1,125,000		14	87	
Codman Square NDC	Lithgow Bldg.		22,000		1991	\$2,500,000		9	20	
Codman Square NDC	Ventures on the Square		1,706		1998	\$557,600		1	15	
Codman Square NDC	On the Square, Phase II		20,000		2000	\$1,513,893		6	40	
Codman Square NDC Total			43,706	0		\$4,571,493		16	75	
Dorchester Bay EDC	65 Bay Street	Commercial, Industrial,	78,000		2002	\$15,300,000	New Constr	1	340	108/EDI funds, EDIC MassDevelopment, Tax forgiveness, DOR, MBTA EDA, 108/EDILISC, Boston Community Capital or Loan Fund, The Life Initiative, Federal Office of Community Services, Riley Foundation, Anonymous Foundation Business LOan & Equity Fund, NStar, Mass. Electric, legal settlement with BIW, Spire (tenant)

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial Tenants	Jobs Created	Financing
Dorchester Bay EDC	Hellas Video & Restaurant	Commercial, Retail,	7,500		2002	\$1,300,000	Rehab - Subst	2	16	Restore; Mainstreet facade grants LISC, Boston Community Capital or Loan Fund, The Cooperative Bank CDC Loan and Equity Fund
Dorchester Bay EDC Total			85,500	0		\$16,600,000		3	356	
East Boston CDC	U.S. Shuttle				0	\$0		0	120	
East Boston CDC	Hodge Boiler Works, RDA, Inc		48,000		1996	\$2,400,000		2	78	
East Boston CDC	ZUMIX			25,000	2010	\$4,500,000	Rehab - Subst	1	15	New Market Tax Credits,
East Boston CDC Total			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	
Franklin County CDC Total			39,000	0		\$1,750,000		22	65	
Grove Hall NDC	Renaissance Bldg.		4,000		1990	\$1,200,000		4	60	
Grove Hall NDC	GROVE HALL'S		260,000		2001	\$13,500,000		6	260	

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial Tenants	Jobs Created	Financing
	MECCA MALL									
Grove Hall NDC Total			264,000	0		\$14,700,000		10	320	
Hilltown CDC	Cummington Community House		2,400		1996	\$412,492		0	0	
Hilltown CDC	Powell Road Reconstruction		87,120		1998	\$740,000		0	0	
Hilltown CDC	Goshen Town Hall Elevator				1999	\$146,000		0	0	
Hilltown CDC	Plainfield Public Safety Building			10,000	2007	\$1,400,000	New Constr	1	6	Plainfield Volunteer Firefighter's Association Funds; Town of Plainfield in-kind contributions clearing site and constructing septic system State CDBG, USDA 40 year low-interest loan Bank of Western Mass, for interium financing
Hilltown CDC Total			89,520	10,000		\$2,698,492		1	6	
IBA/ETC	ETC & Associates		4,500		1972	\$150,000		4	12	
IBA/ETC	Viviendas Associates		5,100		1976	\$200,000		5	20	
IBA/ETC	Casas Borinquen		2,300		1977	\$50,000		1	40	
IBA/ETC	J.Hernandez Center		7,000		1986	\$1,200,000		1	6	
IBA/ETC	Plaza Betances		8,100		1986	\$750,000		4	18	

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial Tenants	Jobs Created	Financing
IBA/ETC	Taino Tower		3,600		1993	\$500,000		2	6	
IBA/ETC	Casa de la Cultura	Community Facility, Offices,	4,000		2003	\$1,300,000	New Constr	1	28	Boston Foundation, Hayden, Peabody, Barr Foundation Donors
IBA/ETC Total			34,600	0		\$4,150,000		18	130	
Jamaica Plain NDC	Brewery Small Business Center		160,000		1983	\$4,000,000		32	175	
Jamaica Plain NDC	JP Center Supermarket/Health Center		75,000		1996	\$13,000,000		2	300	
Jamaica Plain NDC	Brewery Main Block	Commercial, Industrial, Offices, Retail,		30,000	2006	\$9,000,000	Rehab - Subst	6	80	Local or Regional CDBG, Brownfields, Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Life Initiative, Federal Office of Community Services, Federal Historic Tax Credits,
Jamaica Plain NDC	Brewery Main Block Phase 2	Commercial, Industrial, Offices, Retail,		10,000	2009	\$5,300,000	Rehab - Subst	5	110	Local or Regional CDBG, Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Life Initiative, Federal Office of Community Services, Federal Historic Tax Credits,
Jamaica Plain NDC Total			235,000	40,000		\$31,300,000		45	665	

Table 31: Completed Commercial Projects

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

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial Tenants	Jobs Created	Financing
Lawrence Community Works	Union Crossing Phase I Commercial	Commercial, Offices, Retail,		36,000	2013	\$6,682,980	Rehab - Subst	10	200	MassDevelopment, 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
Lawrence Community Works Total			0	50,000		\$11,911,658		11	290	
Madison Park DC	2201 Washington		48,000		2001	\$7,000,000		1	240	
Madison Park DC	Hibernian Hall	Commercial, Community Facility, Offices, Retail, Business Incubator,	28,722		2004	\$7,041,127	Rehab - Subst	8	60	Local or Regional CDBG, Mass Historic Commission Rehab grant Federal Historic Tax Credits, New Market Tax Credits, Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Historic Tax Credits, capital campaign contributors individual and corporate capital campaign contributors

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial Tenants	Jobs Created	Financing
Madison Park DC Total			76,722	0		\$14,041,127		9	300	
Main South CDC	Main South Center for Community Revitalization		11,000		2001	\$510,000		2	15	
Main South CDC	Center for Community Revitalization	Community Facility,	12,000		2002	\$775,000	Rehab - Mod	2	13	Local or Regional CDBG, University Partnership fundsThe Life Initiative,
Main South CDC Total			23,000	0		\$1,285,000		4	28	
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	
Millers River CDC Total			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 Bank
Mission Hill NHS Total			190,000	0		\$48,000,000		10	300	
Nuestra Comunidad DC	Bohio		4,650		1985	\$60,000		4	22	
Nuestra Comunidad DC	Dudley Enterprises		1,900		1986	\$58,000		3	6	
Nuestra Comunidad	palladio hall		20,000		1999	\$3,500,000		6	40	

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial Tenants	Jobs Created	Financing
DC										
Nuestra Comunidad DC	La cocina		5,000		2000	\$800,000		2	27	
Nuestra Comunidad DC	swifty auto mall		4,500		2000	\$950,000		4	20	
Nuestra Comunidad DC Total			36,050	0		\$5,368,000		19	115	
Nueva Esperanza	New Hope Aquafarm		7,000		2000	\$250,000		1	2	
Nueva Esperanza Total			7,000	0		\$250,000		1	2	
Oak Hill CDC	Oak Hill CDC Office		1,500		1995	\$70,000		1	6	
Oak Hill CDC Total			1,500	0		\$70,000		1	6	
Pittsfield Economic Revitalization Corp.	Taconic Business Pk.		50,000		1983	\$300,000		6	40	
Pittsfield Economic Revitalization Corp.	Westwood Center		55,000		1985	\$500,000		5	40	
Pittsfield Economic Revitalization Corp. Total			105,000	0		\$800,000		11	80	

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial Tenants	Jobs Created	Financing
Quaboag Valley CDC	23 West Main Street, Ware	Commercial, Offices, Retail,		7,200	2008	\$650,000	Rehab - Mod	3	21	Town of Ware Comm. Dev. fund State CDBG, North Brookfield Savings Bank; Country Bank for Savings; Southbridge Savings Bank; FamilyFirst (formerly Ware Cooperative) Bank
Quaboag Valley CDC Total			0	7,200		\$650,000		3	21	
Quincy-Geneva New Vision CDC	320 Blue Hill Ave		6,000		1998	\$500,000		1	3	
Quincy-Geneva New Vision CDC Total			6,000	0		\$500,000		1	3	
Salem Harbor CDC	Salem Point Childcare		1,000		1988	\$80,000		1	3	
Salem Harbor CDC Total			1,000	0		\$80,000		1	3	
Somerville Community Corp.	Multi-Service Center		13,000		1989	\$200,000		10	40	
Somerville Community Corp.	34 Linden St.		42,000		1992	\$1,500,000		3	41	
Somerville Community Corp. Total			55,000	0		\$1,700,000		13	81	
South Boston NDC	Coneco				1994	\$500,000		1	50	

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial Tenants	Jobs Created	Financing
South Boston NDC Total			0	0		\$500,000		1	50	
The Neighborhood Corporation	Baker Parts		25,000		1999	\$100,000		2	0	
The Neighborhood Corporation Total			25,000	0		\$100,000		2	0	
The Neighborhood Developers	Neighborhood House		9,000		1998			2	0	
The Neighborhood Developers	615 Broadway	Commercial,		22,000	2007	\$3,400,000	Rehab - Mod	5	20	Local or Regional CDBG, New Market Tax Credits,
The Neighborhood Developers Total			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	
UDC Total			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	

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial Tenants	Jobs Created	Financing
Urban Edge	1542 Columbus Avenue	Community Facility, Offices, Residential (mixed use)	4,000		2002	\$4,800,000	Rehab - Mod	3	41	MassDevelopment, Boston Community Capital or Loan Fund, MHIC, Business Loan and Equity Fund, Brownfields Recovery
Urban Edge	3134 Washington Street	Commercial, Community Facility,	21,082		2002	\$3,753,000	Rehab - Subst	3	40	Business Development Grant MassDevelopment, Boston Community Capital or Loan Fund, Yawkey, Anonymous Boston Private Bank Private Funders
Urban Edge	Egleston Station	Commercial,		12,573	2007	\$7,700,000	Rehab - Subst	1	48	MassDevelopment, Mass. Cultural Council Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Property and Casualty Initiative, Federal Historic Tax Credits, Mabel Louise Riley; State Street; Anonymous Foundation; Citizens
Urban Edge Total			61,082	12,573		\$20,988,000		15	305	
Westfield CDC	Piccolo's Restaurant & Movie Theater		7,500		1996	\$400,000		1	10	
Westfield CDC	102-108 Elm St. Elevator Addition	Commercial, Offices, Retail,	8,145		2002	\$250,000	Rehab - Mod	8	10	Local or Regional CDBG, Private contribution by building owner
Westfield			15,645	0		\$650,000		9	20	

Table 31: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Square Feet	Comm Sq Ft	Year of Occupancy	Dev. Cost	Constr Type	Commercial Tenants	Jobs Created	Financing
CDC Total										
Grand Total			1,598,795	166,773		\$199,357,740		273	3,711	

2014 MACDC GOALS Report

Historical Real Estate: Mixed-Use

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr 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		
Asian CDC Total			427	92,775	2,775		\$113,300,000	13		
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	MassDevelopment, MRVP, MHP, Neighborhood Reinvestment, The Life Initiative, Federal LIHTC,
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: BankNorth

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr Type	Financing
Coalition for a Better Acre	Triangle Rental		26			1998	\$4,600,000	3		
Coalition for a Better Acre Total			71	30,061	13,344		\$12,438,661	15		
Codman Square NDC	Codman Square Apartments	Commercial, Retail, Residential (mixed use)	80		3,000	2013	\$21,829,145	4	Rehab - Subst	Local or Regional HOME, Local Linkage, State HOME, MassHousing or MFHA (other than trust), MRVP, Federal Historic Tax Credits, Section 8, Neighborhood Reinvestment, Federal Historic Tax Credits, Federal LIHTC, Boston Private Bank
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,
Codman Square NDC Total			104	0	3,592		\$30,020,145	4		

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr 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
Domus, Inc. Total			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, MassDevelopment, MHP, LISC, Boston Private Bank
Dorchester Bay EDC	Pierce Bldg		9	19,864		1985	\$841,000	10		
Dorchester Bay EDC Total			22	19,864	3,000		\$6,166,000	12		

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr Type	Financing
Fenway CDC	Burbank St. Apts	Offices, Residential (mixed use)	36		2,000	2013	\$6,100,000	2	Preserv of Exp Use	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,
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, Charlesbank Homes
Fenway CDC Total			118	63,000	2,000		\$25,100,000	3		
Fields Corner CDC	One Arcadia Pl.		12	36,000		1985				
Fields Corner CDC Total			12	36,000	0		\$0	0		
Greater Gardner CDC	Central Street Rehab	Offices, Residential (mixed use)	3		2,400	2008	\$750,000	1	Rehab - Subst	Local or Regional CDBG, HDSP TD Banknorth Gardner Redevelopment Authority

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr Type	Financing
Greater Gardner CDC Total			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,
Harborlight Community Partners Total			4	0	706		\$1,217,000	1		
Homeowner s 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, MassDevelopment, Section 8, Neighborhood Reinvestment, MHIC, Community Preservation Act, Federal LIHTC, Enterprise bank. MTC, East Camb Bank Foundation, Camb Savings Bank Found. Energy Star, John Allen Fund, Home Depot Foundation
Homeowner s Rehab	808 Memorial Dr.		300			1999	\$40,000,000	7		
Homeowner s Rehab Total			340	0	1,500		\$55,323,393	8		

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr 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, MassDevelopment, 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
Jamaica Plain NDC Total			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 CharlesBank
Just a Start Total			10	16,207	0		\$3,300,000	0		
LINC	The Caledonia	Residential (mixed use)	8		1,000	2006	\$1,700,000	3	Rehab - Subst	
LINC Total			8	0	1,000		\$1,700,000	3		
Main South	Beaver			6,000		1993	\$1,600,000	5		

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr Type	Financing
CDC	Apts.									
Main South CDC	2 Oread St.			4,000		1990	\$480,000	2		
Main South CDC	927 Main St.			3,200		1988	\$420,000	2		
Main South CDC Total			0	13,200	0		\$2,500,000	9		
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		
Millers River CDC Total			12	2,200	0		\$500,000	3		
NOAH	Eutaw-Meridian Rehab.		9			1998	\$1,110,000	1		
NOAH Total			9	0	0		\$1,110,000	1		
Nuestra Comunidad DC	Edgewood Street (Kasanof Bakery)	Commercial, Residential (mixed use)	48		3,500	2010	\$18,887,315	3	New Constr	Local or Regional HOME, BRA Inclusionary Funds State HOME, MassHousing or MFHA (other than trust), Brownfields, MRVP, TCAP FundsMHP, Neighborhood Reinvestment, Federal LIHTC, Home Depot green funding Bank of America-construction and equity financing; Mass Housing - green funding for photovoltaics;

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr 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		
Nuestra Comunidad DC Total			143	68,750	3,500		\$41,887,315	14		
Quincy-Geneva New Vision CDC	Savin-Creston		26			1999	\$4,400,000	3		
Quincy-Geneva New Vision			26	0	0		\$4,400,000	3		

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr Type	Financing
CDC Total										
Salem Harbor CDC	98-102 Lafayette		15	3,900		1996	\$711,000	2		
Salem Harbor CDC	100 Congress St.		2	1,000		1988	\$160,000	1		
Salem Harbor CDC Total			17	4,900	0		\$871,000	3		
Somerville Community Corp.	St. Polycarp's	Retail, Residential (mixed use)	24		6,200	2009	\$11,419,000	3	New Constr	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	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr Type	Financing
Somerville Community Corp. Total			62	4,900	6,200		\$13,902,011	7		
South Boston NDC	242 West Broadway	Residential (mixed use)	3		900	2007	\$1,100,000	1	New Constr	Local or Regional HOME, Local Linkage, State HOME, Boston Community Capital or Loan Fund,
South Boston NDC	Taylor's Market		7	3,800		1997	\$1,115,000	2		
South Boston NDC Total			10	3,800	900		\$2,215,000	3		
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		
Tent City Corporation Total			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	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr Type	Financing
The Neighborhood Corporation Total			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),
The Neighborhood Developers Total			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), MassDevelopment, 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
Twin Cities CDC Total			31	0	11,000		\$12,000,000	2		

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr 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, MassDevelopment, MHP, MHIC, Federal Home Bank, McKinney, Energy Star Homes; Keyspan
Urban Edge Total			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 insulationCommunity 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 windowsCommunity Preservation Act, local bank permanent loan

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr 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
Valley CDC Total			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	
Viet-AID Total			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, BankNorth
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, BankNorth
Worcester Common Ground	7-11 Bellevue St.		5	11,000		1994	\$365,000	4		
Worcester Common Ground Total			23	11,000	6,000		\$4,065,000	9		

Table 32: Completed Mixed-Use Developments

MACDC Member	Name	Dev. Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Constr 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	
Worcester East Side CDC Total			1	0	2,200		\$375,000	1		
Grand Total			1,991	468,494	103,312		\$455,615,249	148		

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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,0

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	
Allston Brighton CDC Total				117,288	\$1,526,000	54	
Asian CDC	Oak Terrace	Tot Lots	1996	3,250	\$0	0	
Asian CDC	Oak Terrace	Community Garden,	1996	900	\$0	0	
Asian CDC Total				4,150	\$0	0	
Coalition for a Better Acre	Moody Street Playground		2009	10,000	\$200,000	6	CDBG, Individual and corporate donations, fundraising event proceeds.
Coalition for a Better Acre		Community Garden,	2000	10,890	\$0	0	
Coalition for a Better Acre	18 N. Franklin Court	Community Garden,	1996	9,000	\$0	0	
Coalition for a Better Acre	Cross St.	Park,	1992	15,000	\$0	0	

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	North Canal Apts.	Playground,	1991	6,000	\$0	0	
Coalition for a Better Acre	Adams & LaGrange St.	Park,	1990	18,000	\$0	0	
Coalition for a Better Acre Total				68,890	\$200,000	6	
Codman Square NDC	Elmhurst Street Park	Nontraditional park space to support youth and other community programming in collaboration with local nonprofit agencies.	2009	11,000	\$299,570	3	City of Boston Grassroots Program; Browne FundNew England Grassroots Environmental Fund Beedee Ladd, Greater Boston Urban Resources Partnership - tree
Codman Square NDC	102 Columbia Rd	Tot Lots	1993	10,000	\$0	0	
Codman Square NDC	173 Columbia Rd	Tot Lots	1993	8,000	\$0	0	
Codman Square NDC Total				29,000	\$299,570	3	
Dorchester Bay EDC	Dudley Village		2008	5,200	\$1,500,000	25	,
Dorchester Bay EDC	Leyland St Playground	Playground,	2001	300	\$0	0	
Dorchester Bay EDC	Nallie Miranda Playground	Playground,	2000	200	\$0	0	
Dorchester Bay EDC	21 Monadnock	Playground,	1992	9,600	\$0	0	
Dorchester Bay EDC	Dudley Terrace	Park,	1985	9,000	\$0	0	
Dorchester Bay EDC Total				24,300	\$1,500,000	25	
East Boston CDC	Atlantic Works Sculpture Gardens	Artist workspace and Daycare	2006	28,000	\$3,000,000	35	,
East Boston CDC	Atlantic Works Sculpture Gardens	Artist workspace and Daycare	2006	28,000	\$3,000,000	35	,
East Boston CDC Total				56,000	\$6,000,000	70	

Table 33: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Fenway CDC	Edgerly Road	Playground,	1998	5,000	\$0	0	
Fenway CDC	West Fenway	Playground,	1993	1,800	\$0	0	
Fenway CDC	Peterborough St.	Playground,	1991	5,000	\$0	0	
Fenway CDC	Edgerly Road	Playground,	1984	1,000	\$0	0	
Fenway CDC Total				12,800	\$0	0	
Fields Corner CDC	454-458 Geneva Ave	Open Space,	1996	14,000	\$0	0	
Fields Corner CDC Total				14,000	\$0	0	
Franklin County CDC	Millers Falls	ATM machine	2001		\$0	0	
Franklin County CDC	Millers Falls	Playground,	2000		\$0	0	
Franklin County CDC Total				0	\$0	0	
Grove Hall NDC	Trotter School	Playground,	1999		\$0	0	
Grove Hall NDC Total				0	\$0	0	
Hilltown CDC	Pettingill Park	Playground,	1999	87,120	\$0	0	
Hilltown CDC Total				87,120	\$0	0	
Homeowners Rehab	Auburn Park	Park,	2001	22,000	\$0	0	
Homeowners Rehab	Columbia St.	Open Space,	1991	87,120	\$0	0	
Homeowners Rehab Total				109,120	\$0	0	
Housing Assistance Corp.	Homesteads		2007	23,000	\$3,000,000	10	,
Housing Assistance Corp. Total				23,000	\$3,000,000	10	
Hungry Hill CDC	Glenwood School	Playground,	1996		\$0	0	
Hungry Hill CDC Total				0	\$0	0	
IBA/ETC	Villa Victoria-Newland St. & Shawmut Ave. Playgrounds; W. Dedham & Newland Gardens		2002	0	\$0	0	,
IBA/ETC Total				0	\$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
Jamaica Plain NDC	Walden St.	Community Garden,	1997	6,843	\$0	0	
Jamaica Plain NDC Total				6,843	\$0	0	
Just a Start	402 Rindge Ave.	Playground,	1998	10,000	\$0	0	
Just a Start Total				10,000	\$0	0	
Lawrence Community Works	Brook St. Park		2006	117,611	\$2,900,000	0	City of Lawrence CDBG, EPA Brownfields grant, Commonwealth of Massachusetts Urban Self-HElp GrantBrownfields,Bank of America/DBT Corp., Fleet/DBT Corp.,Bank of America (not the foundation-- the bank itself)

Table 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	CDBGWest Parish Church of Andover, Lawrence Earth Day Committee, Second Congregational Church of Boxford, DCT Development, Merrimack Development, Tripoli Bakery, Kristen Harol, Brunos North End Deli, In Kind Contributions: Lawrence Methuen Community Coalition, Hampshire Development, YouthBuild Lawrence, Stillman Restoration Architects, Angelo Petrozelli Architect, Jackson Lumber, Waterflower Ecological Design, DeLoury Construction, Linda & Forrest Bla
Lawrence Community Works	37 Berkeley St.	Playground,	2001	10,000	\$0	0	
Lawrence Community Works	37 Berkeley St.	Playground,	1999	19,000	\$0	0	
Lawrence Community Works Total				156,611	\$3,045,000	0	
Madison Park DC	Haynes House II	Parking lot	1995	12,000	\$0	0	
Madison Park DC	Madison Park III	Tennis Court	1995	7,000	\$0	0	
Madison Park DC	Madison Park Village	Playground,	1995	1,600	\$0	0	
Madison Park DC	Madison Park Village	Playground,	1983	1,600	\$0	0	

Table 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 Total				22,200	\$0	0	
Main South CDC	10 Gardner Street	Open green space and parking.	2006	10,950	\$120,000	6	NRSA,
Main South CDC	10 Gardner Street	Open green space and parking.	2006	10,950	\$120,000	6	NRSA,
Main South CDC	Oread Street Community Garden		2004	600	\$1,500	0	REC funds,
Main South CDC Total				22,500	\$241,500	12	
Marlborough CDC	Main Street Trees	Placement and Replacement of Trees on Roadway	2007	200	\$5,000	0	Public Works Department,Massachusetts Highway Department
Marlborough CDC	Main Street Trees	Placement and Replacement of Trees on Roadway	2007	200	\$5,000	0	Public Works Department,Massachusetts Highway Department
Marlborough CDC	Rail Trail Charette	Rail Trail	2006	0	\$40,000	0	Digital Federal Credit Union,
Marlborough CDC Total				400	\$50,000	0	
Mattapan CDC	RISE Gateway to Bostn		2006	0	\$20,000	2	,
Mattapan CDC	RISE Gateway to Bostn	Two 18 and 1/2 feet tall granite and bronze statues celebrating the cultural diversity and history of the community	2005	165	\$450,000	12	Browne FundSeveral private donors responded to letter sent,
Mattapan CDC Total				165	\$470,000	14	
Mission Hill NHS	Puddingstone Park		2004	240,000	\$500,000	5	Browne Fund,Commerical lenders from One Brigham Circle development
Mission Hill NHS	Puddingstone Park		2003	240,000	\$700,000	20	,Fleet Ban Citizens Bank

Table 33: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Mission Hill NHS Total				480,000	\$1,200,000	25	
NOAH	The Guild Schoolyard (future)		2005	20,000	\$250,000	15	Boston Schoolyard Initiative,
NOAH	Kennedy Schoolyard (03)		2003	20,000	\$350,000	25	Boston Public Schools,
NOAH	Aligherie	Schoolyard,	2001	20,000	\$0	0	
NOAH	McKay School	Schoolyard,	2001	30,000	\$0	0	
NOAH	Clippership Courtyard	Schoolyard,	2000	6,000	\$0	0	
NOAH	Heritage Housing Development-BHA	Courtyard	1999	6,000	\$0	0	
NOAH	Otis Elementary School	Schoolyard,	1999	15,000	\$0	0	
NOAH	O'Donnell School	Schoolyard,	1997	20,000	\$0	0	
NOAH Total				137,000	\$600,000	40	
North County CDC	14 Bracewell Ave. North Adams	Playground,	2001	22,500	\$0	0	
North County CDC Total				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	
Nuestra Comunidad DC Total				36,890	\$0	0	
Oak Hill CDC	Penn Avenue Garden		2005	3,468	\$3,500	0	,Oak Hill CDC capital and unrestricted revenue
Oak Hill CDC	Count On Me Garden	Community Garden,	2001	4,000	\$10,000	1	
Oak Hill CDC	Banis Park	Playground,	1999		\$0	0	
Oak Hill CDC	Jarvis Heights Garden	Community Garden,	1999	2,400	\$6,000	1	
Oak Hill CDC	Community garden project	Community Garden,	1993	5,000	\$10,000	2	

Table 33: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Oak Hill CDC	Union Hill School	Basketball Court	1993	1,800	\$0	0	
Oak Hill CDC	Vacant Lot in Union Hill	Playground,	1992	2,500	\$0	0	
Oak Hill CDC Total				19,168	\$29,500	4	
Quincy-Geneva New Vision CDC	Interval St.	Playground,	2000	3,000	\$0	0	
Quincy-Geneva New Vision CDC	Savin/Maywood	Garden	2000	4,000	\$0	0	
Quincy-Geneva New Vision CDC	Holborn St.	Playground,	1999	3,000	\$0	0	
Quincy-Geneva New Vision CDC	Holborn St.	Playground,	1997	2,000	\$0	0	
Quincy-Geneva New Vision CDC Total				12,000	\$0	0	
Salem Harbor CDC	Mary Jane Lee Park	Park,	1993	21,780	\$0	0	
Salem Harbor CDC Total				21,780	\$0	0	
South Boston NDC	Berlandi Garden		2013	4,000	\$82,000	0	Grassroots, BHA land,
South Boston NDC Total				4,000	\$82,000	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	
Tent City Corporation Total				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	

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 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	
The Neighborhood Corporation Total				453,040	\$375,000	5	
The Neighborhood Developers	212 Poplar St	Community Garden,	1996	829	\$0	0	
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	
The Neighborhood Developers Total				6,864	\$0	0	
Urban Edge	Egleston Square Youth Center grounds and exterior		2005	32,000	\$78,000	0	LISC,LISC
Urban Edge	Walnut Park median beautification		2004	700	\$15,000	0	,
Urban Edge	Harvard Hill stone patio	patio for tenant use	2003	400	\$8,000	0	MIT funds,
Urban Edge	Walnut Park median beautification		2002	2,000	\$2,000	0	Plant & design donations from Boston Parks, individual donors
Urban Edge	Waldren Rd.	Park,	1997	4,000	\$0	0	
Urban Edge	2040 Columbus	Garden & Green Space	1994	6,000	\$0	0	

Table 33: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Urban Edge	15 Dixwell St.	Playground,	1993	3,000	\$0	0	
Urban Edge	Dixwell at Columbus	Park,	1992	2,500	\$0	0	
Urban Edge Total				50,600	\$103,000	0	
Viet-AID	Mural Projects	Open Space,	1996	7	\$0	0	
Viet-AID	South Holyoke Park Project	Playground,	1996	100	\$0	0	
Viet-AID Total				107	\$0	0	
Westfield CDC	Newberry Lot	Farmer's Market, Community Events	1996	15,000	\$0	0	
Westfield CDC Total				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	
Worcester Common Ground Total				10,000	\$0	0	
Worcester East Side CDC	Misc. Community Gardens		2003		\$0	0	
Worcester East Side CDC	Betty Price Neighborhood Park		2002	12,000	\$165,000	20	CDBG Regional Environmental Council, Mass ReLeaf Program
Worcester East Side CDC	Laurel St., Eastern Ave. & Scattered Sites	Playground,	2001	14,000	\$0	0	
Worcester East Side CDC	Scattered Sites	Gardens	2000		\$0	0	
Worcester East Side CDC Total				26,000	\$165,000	20	
Grand Total				2,114,096	\$18,886,570	288	

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

OFFICE OF COMMUNITY SERVICES (OCS): OCS, a division of the federal Department of Health and Human Services, administers a variety of programs including those which provide funding for economic development and housing-related needs. Included among these

programs are the Low Income Home Energy Assistance Program; the Urban and Rural Community Economic Development Program; and the Emergency community Services Homeless Grant Program.

PFD: see Department of Neighborhood Development.

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

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

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

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

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

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

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

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

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

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

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

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.