

TABLE 09 - Completed Housing-Only Projects 2015

MACDC MEMBER	PROJECT NAME	TOTAL DEVELOPMENT COST	CONSTRUCTION TYPE	TOTAL # UNITS	# CONSTRUCTION JOBS (approx.)	# RENTAL UNITS	# AFFORDABLE UNITS	FINANCING	ENVIRONMENTAL MEASURES
<b>TOTALS</b>		<b>\$272,074,089</b>		<b>956</b>	<b>1,539.16</b>	<b>943</b>	<b>950</b>		
Asian CDC	Tremont Village	\$8,600,000	Rehab - Substantial	20	32.20	20	20	CEDAC; Local or Regional HOME; MassDevelopment; Mass Rental Voucher Program (MRVP); DHCD Public Housing Funding; Federal Tax Credits (LIHTC); MHIC; Boston Private Bank & Trust	
<b>Asian CDC TOTAL</b>		<b>\$8,600,000</b>		<b>20</b>	<b>32.20</b>	<b>20</b>	<b>20</b>		
Coalition for a Better Acre	Gorham Street Apartments	\$9,460,000	New Construction	24	38.64	24	24	CEDAC; Housing Innovations Fund (HIF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); Community Based Housing (CBH); Commercial Area Transit Node Housing Program (CATNHP); Federal Tax Credits (LIHTC); Neighborworks America; The Life Initiative; Citibank, N.A. & Enterprise Bank and Trust; Coalition for a Better Acre	
Coalition for a Better Acre	Welcome Home Apartments	\$6,396,000	New Construction	27	43.47	27	27	CEDAC; Local or Regional HOME; State HOME; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); Housing Preservation and Stabilization Trust Fund (HPSTF); Federal Tax Credits (LIHTC); Neighborworks America; MHIC; Pentucket Bank; Coalition for a Better Acre, Veterans Northeast Outreach center	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>Coalition for a Better Acre TOTAL</b>		<b>\$15,856,000</b>		<b>51</b>	<b>82.11</b>	<b>51</b>	<b>51</b>		
Community Teamwork, Inc.	430 Broadway	\$711,000	Conversion of office space	3	4.83	3	3	CEDAC; MHP; MHIC; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); Mass Rental Voucher Program (MRVP); MHP; Lowell Development & Financial Corp; Franklin Square House Foundation, Theodore Edison Parker Foundation	Energy Conservation
<b>Community Teamwork, Inc. TOTAL</b>		<b>\$711,000</b>		<b>3</b>	<b>4.83</b>	<b>3</b>	<b>3</b>		
HAPHousing	Kenwyn/Quadrangle	\$10,370,684	Rehab - Moderate	60	96.60	60	60	Organization Equity; CEDAC; Local or Regional HOME; Local or Regional CDBG; Housing Innovations Fund (HIF); State Low Income Housing Tax Credits; Federal Tax Credits (LIHTC); Federal Historic Tax Credits; MHP	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>HAPHousing TOTAL</b>		<b>\$10,370,684</b>		<b>60</b>	<b>96.60</b>	<b>60</b>	<b>60</b>		
Harborlight Community Partners	Rockport High School Apartments	\$3,099,103	Preservation after an initial LIHTC compliance period with modest rehab	31	49.91	31	31	Organization Equity; Local or Regional HOME; Local or Regional CDBG; Community Preservation Act Funds; United Way; Housing Stabilization Fund (HSF); USDA; Cape Ann Savings Bank	Energy Conservation
<b>Harborlight Community Partners TOTAL</b>		<b>\$3,099,103</b>		<b>31</b>	<b>49.91</b>	<b>31</b>	<b>31</b>		

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Homeowners Rehabilitation, Inc.	Putnam Square Apartments	\$25,300,000	Preservation of Expiring Use	94	151.34	94	94	Organization Equity; CEDAC; Neighborworks America; Local or Regional HOME; Community Preservation Act Funds; Cambridge Affordable Housing Trust; Affordable Housing Trust Fund; MassDevelopment; Capital Improvement Preservation Fund (CIPF); Federal Tax Credits (LIHTC); Section 8; Neighborworks America; MHIC; Charlesbank Homes, Boston Private Bank; CitiBank Foundation	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>Homeowners Rehabilitation, Inc. TOTAL</b>		<b>\$25,300,000</b>		<b>94</b>	<b>151.34</b>	<b>94</b>	<b>94</b>		
Housing Assistance Corporation	Melpet Farms	\$10,500,000	New Construction	27	43.47	27	27	MHP; Low interest loan from Dennis Affordable Housing Committee; 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	
<b>Housing Assistance Corporation TOTAL</b>		<b>\$10,500,000</b>		<b>27</b>	<b>43.47</b>	<b>27</b>	<b>27</b>		
Island Housing Trust	Village Court Rental Housing Project	\$629,000	Rehab - Substantial	6	9.66	6	6	Organization Equity; Local or Regional CDBG; Community Preservation Act Funds; Federal Home Loan Bank; Edgartown National Bank; Island Housing Trust private donors	Energy Conservation; Sustainable Building Materials and Technologies
Island Housing Trust	Sepiessa Rental Housing Project	\$942,114	New Construction	3	4.83	3	3	Organization Equity; Community Preservation Act Funds; Edgartown National Bank; Island Housing Trust private donors	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>Island Housing Trust TOTAL</b>		<b>\$1,571,114</b>		<b>9</b>	<b>14.49</b>	<b>9</b>	<b>9</b>		
Just A Start	2015 Affordable Condo Resales	\$2,129,358	Buy, hold and transfer from one first time buyer to the next	11	17.71	0	11	Organization Equity; Community Preservation Act Funds; Local Linkage; Local Inclusionary Zoning Funds; City of Cambridge General Funds	
Just A Start	Bishop Allen Apartment	\$17,218,925	Preservation of Expiring Use	32	51.52	32	32	CEDAC; MHIC; Local or Regional HOME; Community Preservation Act Funds; Local Inclusionary Zoning Funds; Affordable Housing Trust Fund; Capital Improvement Preservation Fund (CIPF); State Historic Tax Credit; Federal Tax Credits (LIHTC); Section 8; MHIC; Boston Private Bank and Trust	
<b>Just A Start TOTAL</b>		<b>\$19,348,283</b>		<b>43</b>	<b>69.23</b>	<b>32</b>	<b>43</b>		
Lena Park CDC	Brown-Kaplan	\$10,000,000	Refinancing with minimal rehab; work done by manager & subs	60	96.60	60	60	Neighborhood Housing Trust; Housing Innovations Fund (HIF); 223F; Walker & Dunlop	
<b>Lena Park CDC TOTAL</b>		<b>\$10,000,000</b>		<b>60</b>	<b>96.60</b>	<b>60</b>	<b>60</b>		

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Madison Park CDC	St. Botolph Terrace Apartments	\$31,037,000	Rehab - Moderate	52	83.72	52	50	Organization Equity; Neighborworks America; CEDAC acquisition loan; Federal Tax Credits (LIHTC); Citizens Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>Madison Park CDC TOTAL</b>		<b>\$31,037,000</b>		<b>52</b>	<b>83.72</b>	<b>52</b>	<b>50</b>		
Main South CDC	Hathaway Street Homeownership	\$469,000	Rehab - Substantial	3	4.83	2	3	Local or Regional CDBG; State Neighborhood Stabilization Program (NSP)	Energy Conservation; Sustainable Building Materials and Technologies
<b>Main South CDC TOTAL</b>		<b>\$469,000</b>		<b>3</b>	<b>4.83</b>	<b>2</b>	<b>2</b>		
Mission Hill NHS	Roxbury Crossing Senior Building/Maria Sanchez House	\$15,998,422	New Construction	40	64.40	39	39	Organization Equity; CEDAC; Brownfields Funds; HUD DPG; Local or Regional CDBG; Local Inclusionary Zoning Funds; housing creation linkage; State CDBG; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; MassDevelopment; Section 202; PRAC rental subsidy; Citizens Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>Mission Hill NHS TOTAL</b>		<b>\$15,998,422</b>		<b>40</b>	<b>64.40</b>	<b>39</b>	<b>39</b>		
Neighborhood of Affordable Housing (NOAH)	Sitkowski School	\$19,575,000	Rehab - Substantial	66	106.26	66	66	Organization Equity; CEDAC; Neighborworks America; NeighborWorks Capital; Local or Regional HOME; Local or Regional CDBG; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; MassHousing or MHFA (other than Trust); State Low Income Housing Tax Credits; State Historic Tax Credit; Federal Tax Credits (LIHTC); Federal Historic Tax Credits; Section 8; MHP; Neighborworks America; MHIC; Citizens Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>Neighborhood of Affordable Housing (NOAH) TOTAL</b>		<b>\$19,575,000</b>		<b>66</b>	<b>106.26</b>	<b>66</b>	<b>66</b>		
NeighborWorks of Southern Mass	East Howard Veteran's Homes	\$3,800,000	New Construction	12	19.32	12	12	Local or Regional HOME; Affordable Housing Trust; State HOME; Housing Innovations Fund (HIF); Affordable Housing Trust Fund; MassHousing or MHFA (other than Trust); NeighborWorks America; Colonial Federal	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>NeighborWorks of Southern Mass TOTAL</b>		<b>\$3,800,000</b>		<b>12</b>	<b>19.32</b>	<b>12</b>	<b>12</b>		
NewVue Communities	186 Prichard Street, 69 Academy Street	\$1,416,955	Rehab - Moderate	14	22.54	14	12	Organization Equity; Neighborworks America; TD Bank; Local or Regional HOME; Housing Stabilization Fund (HSF); NFIT; Section 8; NSP; Neighborworks America; TD Charitable Foundation	Energy Conservation; Non-Hazardous Healthy Materials and Strategies
<b>NewVue Communities TOTAL</b>		<b>\$1,416,955</b>		<b>14</b>	<b>22.54</b>	<b>14</b>	<b>12</b>		

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North Shore CDC	Salem Point II, LP	\$18,049,345	Rehab - Moderate	77	123.97	77	77	Organization Equity; Local or Regional HOME; Local or Regional CDBG; Community Preservation Act Funds; State Historic Tax Credit; Federal Tax Credits (LIHTC); Federal Historic Tax Credits; Section 8; Eastern Bank; MassDevelopment	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>North Shore CDC TOTAL</b>		<b>\$18,049,345</b>		<b>77</b>	<b>123.97</b>	<b>77</b>	<b>77</b>		
South Middlesex Opportunity Council, Inc.	46 Gordon St., Framingham	\$900,000	Rehab - Moderate	12	19.32	12	12		
South Middlesex Opportunity Council, Inc.	75 Church Ave, Northbridge	\$2,500,000	New Construction	13	20.93	13	13		
South Middlesex Opportunity Council, Inc.	266 Main Street	\$1,600,000	Rehab - Substantial	16	25.76	16	16		
South Middlesex Opportunity Council, Inc.	Cottage Street	\$1,200,000	Rehab - Moderate	15	24.15	15	15		
<b>South Middlesex Opportunity Council, Inc. TOTAL</b>		<b>\$6,200,000</b>		<b>56</b>	<b>90.16</b>	<b>56</b>	<b>56</b>		
The Neighborhood Corporation	10 First St	\$307,000	New Construction	2	3.22	2	2	HOME; Local or Regional HOME; Bristol County Savings Bank	
<b>The Neighborhood Corporation TOTAL</b>		<b>\$307,000</b>		<b>2</b>	<b>3.22</b>	<b>2</b>	<b>2</b>		
The Neighborhood Developers	525 Beach St	\$10,493,355	New Construction	30	48.30	30	30	Organization Equity; Life Initiative; Local or Regional HOME; State HOME; Affordable Housing Trust Fund; MassDevelopment; Community Based Housing (CBH); Federal Tax Credits (LIHTC); MHP; Neighborworks America; Bank of America	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; LEED for Homes Mid-Rise
The Neighborhood Developers	North Bellingham Veterans Home	\$3,289,373	Rehab - Substantial	10	16.10	10	10	Organization Equity; CEDAC is acquisition lender not predevelopment; Life Initiative; Local or Regional HOME; Local or Regional CDBG; State HOME; Housing Innovations Fund (HIF); Affordable Housing Trust Fund; State Historic Tax Credit; Section 8; Federal Home Loan Bank; Eastern Bank; Boston Private; TD Charitable Foundation, Charlesbank Homes	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>The Neighborhood Developers TOTAL</b>		<b>\$13,782,728</b>		<b>40</b>	<b>64.40</b>	<b>40</b>	<b>40</b>		

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Urban Edge Housing Corporation	Walnut Washington Apartments	\$20,780,194	Rehab - Moderate	65	104.65	65	65	CEDAC; Neighborworks America; State Historic Tax Credit; Federal Tax Credits (LIHTC); Section 8; Boston Private, Enterprise; LEAN Energy Retrofit Funds	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Urban Edge Housing Corporation	Cleaves Court/Dimock Bragdon	\$24,000,000	Rehab - Moderate	90	144.90	90	89	Organization Equity; CEDAC; MassHousing or MHFA (other than Trust); State Historic Tax Credit; Federal Tax Credits (LIHTC); Section 8; Enterprise	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>Urban Edge Housing Corporation TOTAL</b>		<b>\$44,780,194</b>		<b>155</b>	<b>249.55</b>	<b>155</b>	<b>154</b>		
Valley CDC	Parsons Village	\$11,139,261	New Construction	38	61.18	38	38	CEDAC; Community Preservation Act Funds; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); Federal Tax Credits (LIHTC); TD Bank's Housing For Everyone Grant	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
<b>Valley CDC TOTAL</b>		<b>\$11,139,261</b>		<b>38</b>	<b>61.18</b>	<b>38</b>	<b>38</b>		
Worcester Common Ground	130 Austin Street	\$163,000	Rehab - Moderate	3	4.83	3	3	Local or Regional CDBG	
<b>Worcester Common Ground TOTAL</b>		<b>\$163,000</b>		<b>3</b>	<b>4.83</b>	<b>3</b>	<b>3</b>		
<b>TOTALS</b>		<b>\$272,074,089</b>		<b>956</b>	<b>1,539.16</b>	<b>943</b>	<b>950</b>		

MEASURES LEGEND

- Energy Conservation (e.g. insulation materials, Energy Star, heat- and light-saving devices, etc)
- Sustainable Building Materials and Technologies (e.g. construction waste management, recycled materials, certified wood, water conservation, etc)
- Non-Hazardous Healthy Materials and Strategies (e.g. selection of varnishes and paints, carpets, piping, energy sources that reduce asthma or environmental toxins, etc)