

TABLE 10 - Pipeline Housing-Only Projects 2015

MACDC MEMBER	PROJECT NAME	YEAR OF OCCUPANCY	STAGE	TOTAL DEVELOPMENT COST	CONSTRUCTION TYPE	# CONSTRUCTION JOBS (approx.)	TOTAL UNITS	# RENTAL UNITS	# AFFORDABLE UNITS	FINANCING	ENVIRONMENTAL MEASURES
TOTALS				\$1,127,396,770		6,604.22	4,102	3,733	3,407		
ACT Lawrence	Parker Street Rehab	2016	Construction	\$15,000	Rehab - Moderate	1.61	1	0	1	ACT Lawrence private sources	Energy Conservation
Allston Brighton CDC	ComGlen Apartments	2016	Construction	\$25,000,000	Rehab - Substantial	378.35	235	235	217	MassDevelopment; State Historic Tax Credit; Section 8; LISC; MHIC; Boston Private Bank & Trust, Rockland Trust	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Community Development Partnership	26 Alden Street	2016	Construction	\$450,000	Combined Rehab/New Construction	4.83	3	3	3	Organization Equity; Town reduced purchase price of the building by \$345K in exchange for affordable deed restrictions on 3 units; Local donors utilizing CITC	Energy Conservation
Community Teamwork, Inc.	Stony Brook 2	2016	Construction	\$9,000,000	New Construction	57.96	36	36	36	Town of Westford Affordable Housing Trust, Town of Westford Community Preservation Committee; Department of Housing & Community Development Home Funds, AHT Funds; Federal Tax Credits (LIHTC); MHP; Citizens Bank; Boston Financial Investment	Energy Conservation
Domus, Inc.	Moseley School	2016	Predevelopment	\$7,336,179	Rehab - Substantial	30.59	19	19	19	CEDAC; Local or Regional HOME; Community Preservation Act Funds; State HOME; Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Federal Tax Credits (LIHTC)	
Domus, Inc.	Our House	2016	Construction	\$1,674,549	Rehab - Substantial	17.71	11	11	11	CEDAC; Local or Regional HOME; Community Preservation Act Funds; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); Housing Preservation and Stabilization Trust Fund (HPSTF)	
Dudley Neighbors Inc.	16 North Avenue	2016	Construction	\$458,000	New Construction	1.61	1	0	0	Local or Regional HOME; Boston Private Bank and Trust	Energy Conservation
East Boston CDC	Lyman School Apartments Rehab	2016	Construction	\$3,500,000	Preservation of Expiring Use	72.45	45	45	45	Organization Equity; MassHousing or MHFA (other than Trust); State Historic Tax Credit; Federal Tax Credits (LIHTC); Federal Historic Tax Credits	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
East Boston CDC	Salesian Properties	2016	Predevelopment	\$12,000,000	New Construction	66.01	41	41	41	Organization Equity; Local or Regional HOME; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); MassHousing or MHFA (other than Trust); State Low Income Housing Tax Credits; Section 8	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies

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Harborlight Community Partners	Harborlight House	2016	Construction	\$8,142,682	Rehab - Substantial	48.30	30	30	30	CEDAC; Local or Regional HOME; Community Preservation Act Funds; State HOME; Housing Innovations Fund (HIF); MassDevelopment; Mass Rental Voucher Program (MRVP); Housing Preservation and Stabilization Trust Fund (HPSTF); HSITF; Federal Tax Credits (LIHTC); MHIC; Federal Home Loan Bank; Eastern Bank; East Boston Savings Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Hilltown CDC	Village Center Apartments	2016	Construction	\$5,096,454	Rehab - Substantial	38.64	24	24	24	CEDAC; Brassworks redevelopment fund; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); Affordable Housing Trust Fund; Section 8; Federal Home Loan Bank; MHP	
Homeowners Rehabilitation, Inc.	455-463 Cambridge St.	2016	Construction	\$4,300,017	Preservation of Expiring Use	16.10	10	10	10	Organization Equity; East Cambridge Savings Bank; Cambridge Affordable Housing Trust; Affordable Housing Trust Fund; Section 8; LISC; Neighborworks America; Eastern Bank; Capital One Bank	Energy Conservation; Non-Hazardous Healthy Materials and Strategies
Housing Corporation of Arlington	Kimball Farmer House	2016	Construction	\$1,437,144	Rehab - Substantial	4.83	3	3	3	Local or Regional HOME; Local or Regional CDBG; TD Bank provided LOC to purchase and hold for development funds; CITC; HCA equity; State Historic Tax Credit; Federal Home Loan Bank; Brookline Bank purchased Tax Credits; Leader Bank provided Perm Mortgage	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Island Housing Trust	Richmond Ownership Project	2016	Construction	\$183,300	Rehab - Substantial	1.61	1	0	1	Organization Equity; Local or Regional CDBG; Community Preservation Act Funds; Island Housing Trust private donors	Energy Conservation; Sustainable Building Materials and Technologies; Deep Energy Retrofit
Island Housing Trust	Water Street Rental Housing Project	2016	Construction	\$1,345,750	New Construction	9.66	6	6	6	Organization Equity; Community Preservation Act Funds; Federal Home Loan Bank; Edgartown National Bank; Charlesbank Homes Foundation; Island Housing Trust private donor	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies

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Jamaica Plain NDC	75 Amory Avenue	2016	Construction	\$16,000,000	New Construction	62.79	39	39	39	Organization Equity; CEDAC; MHP; Brownfields Funds; Life Initiative; Local or Regional HOME; Local Linkage; Affordable Housing Trust Fund; MassDevelopment; Brownfields; Mass Rental Voucher Program (MRVP); State Neighborhood Stabilization Program (NSP); Federal Tax Credits (LIHTC); Section 8: MHP; The Life Initiative; Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Lawrence CommunityWorks Inc.	Housing - Union & Milford Homeownership	2016	Predevelopment	\$1,889,721	New Construction	8.05	5	0	5	Brownfields Funds; Life Initiative; Local or Regional HOME; Affordable Housing Trust Fund; Brownfields; The Life Initiative; Peoples United Bank; CharlesBank Homes; MMBAF	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Main South CDC	1 Kilby Street	2016	Predevelopment	\$1,950,000	Rehab - Substantial	14.49	9	9	9	CEDAC; Housing Stabilization Fund (HSF); Housing Preservation and Stabilization Trust Fund (HPSTF); The Life Initiative; TD Bank Foundation	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Main South CDC	Nuestras Casas Tax Exempt Bond and LIHTC Refinance	2016	Predevelopment	\$9,600,000	Rehab - Moderate	128.80	80	80	78	Local or Regional HOME; State Low Income Housing Tax Credits; MassDevelopment; MHIC; TD Bank Bond Financing	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Neighborhood of Affordable Housing (NOAH)	Benfield Farms	2016	Predevelopment	\$9,964,981	Rehab - Moderate	41.86	26	26	18	TD 'Housing for Everyone' \$100k Award	Energy Conservation; This project involves the installation of a solar system on the roof of this LEED Gold all affordable project.
Neighborhood of Affordable Housing (NOAH)	Shoe Shop Place	2016	Construction	\$10,011,686	Rehab - Substantial	40.25	25	25	25	Organization Equity; CEDAC; NOAH; Local or Regional HOME; Community Preservation Act Funds; State HOME; Affordable Housing Trust Fund; State Low Income Housing Tax Credits; State Historic Tax Credit; Federal Tax Credits (LIHTC); Section 8: MHP; Bank of	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
NeighborWorks of Southern Mass	Kendrigan Place	2016	Construction	\$18,250,000	Preservation of Expiring Use	125.58	78	78	78	CEDAC; Local or Regional HOME; Community Preservation Act Funds; Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Capital Improvement Preservation Fund (CIPF); Community Based Housing (CBH); NeighborWorks America; Boston Private Bank	Energy Conservation; Non-Hazardous Healthy Materials and Strategies
NeighborWorks of Southern Mass	Weymouth Veterans Home	2016	Construction	\$1,500,000	New Construction	9.66	6	6	6	Local or Regional HOME; NeighborWorks America; Blue Hills Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies

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NewVue Communities	4 Leighton Street	2016	Predevelopment	\$1,978,550	Rehab - Moderate	25.76	16	16	15	Organization Equity; Local or Regional HOME; Local or Regional CDBG; Mass Rental Voucher Program (MRVP); Housing Preservation and Stabilization Trust Fund (HPSTF); MassHousing CCRI; McKinnery; Neighborworks America; Charles Bank Homes	Energy Conservation; Non-Hazardous Healthy Materials and Strategies
Olde Holyoke Development Corporation	DUPLEX HOUSING - 230 - 232 BEECH ST.- NEW HOMES	2016	Construction	\$427,898	New Construction	3.22	2	1	2	Organization Equity; Local or Regional HOME; Local or Regional CDBG	Energy Conservation
Olde Holyoke Development Corporation	Dwight and Ivy Street Apartments	2016	Construction	\$537,077	Rehab - Substantial	9.66	6	6	4	Organization Equity; Local or Regional HOME; Peoples United Bank	Energy Conservation; Sustainable Building Materials and Technologies
South Boston NDC	Patriot Homes	2016	Construction	\$11,700,000	Combined Rehab/New Construction	38.64	24	24	24	Organization Equity; CEDAC; Brownfields Funds; Local Linkage; Local Inclusionary Zoning Funds; HODAG repayment; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); Affordable Housing Trust Fund; MassDevelopment; Brownfields; Mass. Attorney General; Federal Tax Credits (LIHTC); The Life Initiative; Federal Home	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
South Middlesex Opportunity Council, Inc.	8 Depot St., Palmer	2016	Construction	\$1,200,000	Rehab - Substantial	25.76	16	16	16		
The Neighborhood Developers	Lewis Latimer Place	2016	Construction	\$1,661,617	New Construction	6.44	4	4	4	Organization Equity; Local or Regional HOME; Local or Regional CDBG; Housing Innovations Fund (HIF); Affordable Housing Trust Fund; Mass Rental Voucher Program (MRVP); Housing Preservation and Stabilization Trust Fund (HPSTF); MHIC; Boston Private Bank & Trust; Charlesbank Homes. TD Charitable	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
The Neighborhood Developers	One Beach, Revere	2016	Construction	\$12,294,555	New Construction	62.79	39	39	39	Organization Equity; Life Initiative; Local or Regional CDBG; State HOME; Affordable Housing Trust Fund; Federal Tax Credits (LIHTC); MHP; Bank of America	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; TND anticipates that 189 Broadway will be certified under the LEED for Homes Mid-Rise program.
The Neighborhood Developers	TND Homes I	2016	Construction	\$7,246,502	Rehab - Moderate	83.72	52	52	52		
Urban Edge Housing Corporation	Westminster Apartments	2016	Planning	\$14,000,000	Rehab - Moderate	112.70	70	70	51	CEDAC; Federal Tax Credits (LIHTC)	Energy Conservation

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Waterfront Historic Area League (WHALE)	Howland House	2016	Predevelopment	\$2,100,000	Rehab - Substantial	11.27	7	7	5	Organization Equity; Local or Regional HOME; State HOME; State Historic Tax Credit; State Neighborhood Stabilization Program (NSP); State Neighborhood Stabilization Loan Fund (NSLF); Federal Tax Credits (LIHTC); MHIC	Energy Conservation
Waterfront Historic Area League (WHALE)	Revolving Loan Fund Project: 149 Allen St.	2016	Predevelopment	\$390,000	Rehab - Substantial	3.22	2	1	2	1772 Foundation; Individuals, CITC Donations	
Worcester Community Housing Resources, Inc.	6-8 King Street	2016	Construction	\$627,000	Preservation of Expiring Use	6.44	4	4	4	Organization Equity; Local or Regional CDBG; Non-Federal Investment Trust (NFIT); Owner's Equity	Energy Conservation; Non-Hazardous Healthy Materials and Strategies
Worcester Community Housing Resources, Inc.	Pilgrim Avenue Receivership	2016	Construction	\$150,000	AGO Abandoned Housing Initiative	1.61	1	0	1	Organization Equity; Massachusetts Attorney General's Office Abandoned Housing Initiative	
2016 TOTAL				\$203,418,662		1,572.97	977	966	924		
CDC of South Berkshire County	Forest Springs	2017	Predevelopment	\$3,000,000	New Construction	17.71	11	11	11	Owner Equity; Community Preservation Act Funds; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; Facilities Consolidation Fund (FCF);	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; solar - PV
Codman Square NDC	New England Heritage Homes	2017	Predevelopment	\$7,111,097	New Construction	25.76	16	0	0	Organization Equity; CEDAC; Brownfield Funds; Zero Net Energy Grant/FCALF; Leading the Way (Boston Only); IDP; Bank of America; Eastern Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Dorchester Bay EDC	Cottage Brook	2017	Construction	\$61,244,612	Rehab - Moderate	236.67	147	147	147	Organization Equity; LISC; CEDAC; Mass Development; Federal Tax Credits (LIHTC); Section 8; MHIC; Eastern Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
HAPHousing	Carlos Vega	2017	Predevelopment	\$1,000,000	Rehab - Moderate	28.98	18	18	18	DCF; USDA	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Harborlight Community Partners	Boston Street Crossing	2017	Predevelopment	\$6,341,567		41.86	26	26	26	CEDAC; Local or Regional HOME; Community Preservation Act Funds - Applications in but not approved yet; Housing Innovations Fund (HIF); State Low Income Housing Tax Credits; MassDevelopment; Mass Rental Voucher Program (MRVP); Housing Preservation and Stabilization Trust Fund (HPSTF); Federal Tax Credits (LIHTC) - Applications in but not approved yet; MHIC	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies

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Harborlight Community Partners	We Care About Homes	2017	Construction	\$4,000,000	Rehab - Moderate	32.20	20	20	20	Local or Regional HOME; Local or Regional CDBG; Housing Innovations Fund (HIF); MassDevelopment; Eastern Bank; See partners above. The largest were Charlesbank Homes and Amelia Peabody Charitable Fund.	Energy Conservation
Hilltown CDC	Goshen Senior Housing	2017	Predevelopment	\$2,400,000	New Construction	16.10	10	10	10	LISC; CEDAC; Community Preservation Act Funds; Private Foundation; Section 8; Federal Home Loan Bank	
Home City Housing Development LLC	E. Henry Twiggs Phase 1	2017	Predevelopment	\$23,000,000	Rehab - Substantial	120.75	75	75	75	CEDAC; Local or Regional HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Capital Improvement Preservation Fund (CIPF); Facilities Consolidation Fund (FCF); Housing Preservation and Stabilization Trust Fund (HPSTF); Federal Tax Credits (LIHTC); Federal Home Loan Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Homeowners Rehabilitation, Inc.	Auburn Court	2017	Planning	\$23,000,000	Rehab - Moderate	123.97	77	77	39	Organization Equity; Neighborworks America	TBD
Homeowners Rehabilitation, Inc.	Lot C	2017	Planning	\$2,932,000	New Construction	14.49	9	9	9	Organization Equity; Neighborworks America	TBD
Housing Assistance Corporation	Sachem's Path	2017	Construction	\$20,000,000	New Construction	59.57	37	0	10	Community Preservation Act Funds; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; Boston Community Capital or Loan Fund; Eastern Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Housing Corporation of Arlington	20 Westminster	2017	Predevelopment	\$3,560,000	Rehab - Substantial	14.49	9	9	9	Local or Regional HOME; Local or Regional CDBG; CITC; Community Preservation Act Funds; State Historic Tax Credit; McKinney; Brookline Bank	Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Just A Start	402 Rindge Ave	2017	Construction	\$56,000,000	Rehab - Moderate	439.53	273	273	231	Organization Equity; LISC; MassHousing or MHFA (other than Trust); Federal Tax Credits (LIHTC); Stratford Capital	
Just A Start	JAS Properties Consolidation	2017	Predevelopment	\$30,000,000	Rehab - Moderate	201.25	125	125	125	Organization Equity; LISC; Community Preservation Act Funds; Local Linkage; State Historic Tax Credit; Federal Tax Credits (LIHTC); Federal Historic Tax Credits; Section 8; Other TBD Financial Institutions and Private Sources	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Madison Park CDC	2451 Washington Street	2017	Planning	\$11,000,000	New Construction	24.15	15	0	8		

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Madison Park CDC	Madison Melnea Cass Apartments/MPV Infill Properties	2017	Predevelopment	\$38,000,000	New Construction	122.36	76	76	76	Local Inclusionary Zoning Funds; State HOME; Affordable Housing Trust Fund; MassHousing or MHFA (other than Trust); State Low Income Housing Tax Credits; Commercial Area Transit Node Housing Program (CATNHP); Federal Tax Credits (LIHTC); Potential Choice Neighborhood Grant	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Madison Park CDC	Madison Park III Preservation	2017	Construction	\$56,660,000	Rehab - Substantial	193.20	120	120	120	Organization Equity; Neighborworks America; Federal Tax Credits (LIHTC); MassHousing	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Madison Park CDC	Smith House Refinance Renovation	2017	Planning	\$45,700,000	Rehab - Moderate	212.52	132	132	132	Organization Equity; Federal Tax Credits (LIHTC)	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
NeighborWorks of Southern Mass	Braintree Veterans Home	2017	Concept	\$11,603,838	New Construction	67.62	42	42	42	Local or Regional HOME	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
NeighborWorks of Southern Mass	The Watson	2017	Predevelopment	\$50,000,000	New Construction	225.40	140	140	28	TBD, Other funding sources will include Bond Financing and MassHousing Workforce Housing but these are not secured yet.	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
NewVue Communities	181-183 High Street	2017	Predevelopment	\$377,500	Rehab - Moderate	3.22	2	1	2	Organization Equity; MHIC; Neighborworks America	
Nuestra Comunidad	20 Alaska	2017	Predevelopment	\$1,000,000	New Construction	3.22	2	0	0	Organization Equity; Other TBD	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; Passive House
Nuestra Comunidad	Bartlett Place Building E1	2017	Planning	\$6,000,000	New Construction	25.76	16	0	0	Organization Equity; Eastern Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; Passive House
Nuestra Comunidad	Howard-Harlow	2017	Predevelopment	\$1,500,000	New Construction	6.44	4	0	0	Organization Equity; Enterprise; Other TBD	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; Passive House
Nuestra Comunidad	Kasanof Homes	2017	Predevelopment	\$7,027,000	New Construction	25.76	16	0	8	Organization Equity; Lines of credit from MHIC; Local Inclusionary Zoning Funds; Neighborhood Housing Trust; Other Private Sources; NeighborWorks Capital	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies

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Somerville Community Corporation	163 Glen Street	2017	Predevelopment	\$5,000,000	Adaptive Reuse	17.71	11	0	4	CEDAC; Local or Regional HOME; Community Preservation Act Funds; Local Linkage; Somerville Housing Trust Funds; Community Challenge Grant Loan; East Boston Savings Bank	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
South Middlesex Opportunity Council, Inc.	Bixby Road	2017	Construction	\$14,000,000	New Construction	67.62	42	42	42	Housing Innovations Fund (HIF); Affordable Housing Trust Fund; MassHousing or MHFA (other than Trust); State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); Housing Preservation and Stabilization Trust Fund (HPSTF); Federal Tax Credits (LIHTC); The Life Initiative; Federal Home Loan Bank	Energy Conservation
Urban Edge Housing Corporation	Walker Park Apartments	2017	Predevelopment	\$12,500,000	New Construction	78.89	49	49	49	CEDAC; MHP; Enterprise Community Partners; Local or Regional HOME; Local Linkage; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; Mass Rental Voucher Program (MRVP); Community Based Housing (CBH); Federal Tax Credits (LIHTC); MHP: MHIC	Energy Conservation
Worcester Common Ground	21 Jaques Ave.	2017	Planning	\$975,687	Rehab - Substantial	6.44	4	4	4	CEDAC; Local or Regional HOME; Local or Regional CDBG; Facilities Consolidation Fund (FCF)	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Worcester East Side CDC	East Side Revitalization	2017	Predevelopment	\$2,300,000		12.88	8	8	8	Organization Equity; CEDAC; Local or Regional HOME; Housing Stabilization Fund (HSF); Facilities Consolidation Fund (FCF); Federal Home Loan Bank	Energy Conservation
2017 TOTAL				\$507,233,301		2,466.52	1,532	1,414	1,253		
Allston Brighton CDC	Carol Avenue Apartments	2018	Predevelopment	\$5,000,000	Rehab - Moderate	53.13	33	33	21	LISC; CEDAC; Brookline Bank, Others to be identified	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
CDC of South Berkshire County	Sawmill Brook	2018	Predevelopment	\$20,000,000	New Construction	80.50	50	0	22	Organization Equity; CEDAC; 2 Faithbased Institutions, Town of Lenox CPA; Community Preservation Act Funds; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; 2 Faith-based Institutions	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; solar - PV

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HAPHousing	Library Commons	2018	Predevelopment	\$18,884,784	Combined Rehab/New Construction	75.67	47	47	39	CEDAC; Neighborworks America; DCF; Local or Regional CDBG; Housing Innovations Fund (HIF); State Low Income Housing Tax Credits; Facilities Consolidation Fund (FCF); Housing Preservation and Stabilization Trust Fund Organization Equity; CEDAC; Local or	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Home City Housing Development LLC	Chestnut Crossing	2018	Planning	\$21,000,000	Rehab - Substantial	167.44	104	104	104	Regional HOME; Local or Regional CDBG; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); Capital Improvement Preservation Fund (CIPF); Facilities Consolidation Fund (FCF); Commercial Area Transit Node Housing Program (CATNHP); Transit Oriented Development (TOD) Program; Housing Preservation and Stabilization Trust Fund (HPSTF); Federal Tax Credits (LIHTC);	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Housing Assistance Corporation	Community Green	2018	Predevelopment	\$20,000,000	New Construction	99.82	62	62	59	Life Initiative; Local or Regional HOME; Housing Assistance Corporation funds; Community Preservation Act Funds; State HOME; Housing Innovations Fund (HIF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Section 8; Section 202	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Island Housing Trust	Kuehns Way Rental Project	2018	Predevelopment	\$8,122,651	New Construction	35.42	22	22	22	Organization Equity; Community Preservation Act Funds	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Jamaica Plain NDC	General Heath Square	2018	Predevelopment	\$17,500,000	New Construction	75.67	47	47	47	Organization Equity; LISC; CEDAC; Brownfields Funds; Life Initiative; Local or Regional HOME; Local Linkage; Local Inclusionary Zoning Funds; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Brownfields; Facilities Consolidation Fund (FCF); Federal Tax Credits (LIHTC); Section 8; LISC; The Life Initiative; Hyams	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies

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Just A Start	The George Close Building	2018	Planning	\$20,000,000	Preservation of Expiring Use	98.21	61	61	61	Organization Equity; City of Cambridge; Community Preservation Act Funds; Local Linkage; Capital Improvement Preservation Fund (CIPF); State Historic Tax Credit; Federal Tax Credits (LIHTC); Section 8; Other TBD Private Sources	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Metro West Collaborative Development	Waltham Scattered Site	2018	Predevelopment	\$10,500,000	Rehab - Moderate	41.86	26	26	26	Community Preservation Act Funds	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Mission Hill NHS	Parcel 25 Phase 2	2018	Predevelopment	\$0		77.28	48	48	48	Organization Equity; CEDAC; Brownfields Funds; Life Initiative; BCLF	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
NewVue Communities	Carter School	2018	Predevelopment	\$14,652,339	Rehab - Substantial	62.79	39	39	39	Organization Equity; CEDAC; Neighborworks America; Peoples United Bank; Waiver of fees; State Historic Tax Credit	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; LEED
Olde Holyoke Development Corporation	207 Elm Street	2018	Predevelopment	\$1,400,000	New Construction	12.88	8	0	8	CEDAC; Other TBD	Energy Conservation; Non-Hazardous Healthy Materials and Strategies
South Boston NDC	16 Wendeller Street	2018	Concept	\$4,000,000	New Construction	12.88	8	8	8	None	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
South Boston NDC	O'Connor Way	2018	Predevelopment	\$15,000,000	New Construction	75.67	47	47	46	Organization Equity	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
South Middlesex Opportunity Council, Inc.	201 Middlesex St., Lowell	2018	Predevelopment	\$5,000,000	Rehab - Substantial	78.89	49	49	49		
Southwest Boston CDC	Residences at Fairmount Station	2018	Predevelopment	\$1,263,063	New Construction	43.47	27	27	27	Organization Equity; LISC; CEDAC; Local or Regional HOME; Local or Regional CDBG; Local Inclusionary Zoning Funds; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; Brownfields; Commercial Area Transit Node Housing Program (CATNHP); Federal Tax Credits (LIHTC); Other TBD	Energy Conservation; Non-Hazardous Healthy Materials and Strategies
The Neighborhood Developers	242 Spencer St	2018	Predevelopment	\$13,309,235	New Construction	54.74	34	34	34		Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Urban Edge Housing Corporation	125 Amory-Urban Edge	2018	Planning	\$15,000,000	Combined Rehab/New Construction	77.28	48	48	48		Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
2018 TOTAL				\$210,632,072		1,223.60	760	702	708		

TABLE 10 - Pipeline Housing-Only Projects 2015

MACDC MEMBER	PROJECT NAME	YEAR OF OCCUPANCY	STAGE	TOTAL DEVELOPMENT COST	CONSTRUCTION TYPE	# CONSTRUCTION JOBS (approx.)	TOTAL UNITS	# RENTAL UNITS	# AFFORDABLE UNITS	FINANCING	ENVIRONMENTAL MEASURES
HAPHousing	188 Fuller Street	2019	Predevelopment	\$12,512,890	New Construction	67.62	42	42	42	Life Initiative; DCF and NeighborWorks America Capital; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Federal Tax Credits (LIHTC)	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Harborlight Community Partners	Granite Street Homes	2019	Concept	\$7,740,000	New Construction	37.03	23	23	23	Life Initiative; Federal Tax Credits (LIHTC); The Life Initiative; Too early	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Home City Housing Development LLC	E. Henry Twiggs Phase 2	2019	Predevelopment	\$21,181,000	Rehab - Substantial	98.21	61	61	61	Organization Equity; CEDAC; Local or Regional HOME; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); Facilities Consolidation Fund (FCF); Federal Tax Credits (LIHTC)	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Housing Corporation of Arlington	Downing Square	2019	Concept	\$9,700,000	New Construction	43.47	27	27	27	Local or Regional HOME; Local or Regional CDBG; State CDBG; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; Mass Development; Brownfields; Federal Tax Credits (LIHTC);	Energy Conservation; Sustainable Building Materials and Technologies; Brownfields cleanup
Neighborhood of Affordable Housing (NOAH)	Bradford Landing & Public Park	2019	Planning	\$28,106,057	New Construction	181.93	113	113	47	Organization Equity; Local or Regional HOME; Local or Regional CDBG; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Brownfields; Commercial Area Transit Node Housing Program (CATNHP); Transit Oriented Development (TOD) Program; Massworks; Federal Tax Credits (LIHTC); MHP; North Shore Consortium; Gateway	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
NeighborWorks of Southern Mass	185 East Howard Street	2019	Concept	\$30,000,000	Combined Rehab/New Construction	128.80	80	80	48	Brownfields Funds; Mass Development	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Somerville Community Corporation	100 Homes	2019	Construction	\$35,000,000	Acquisition/light rehab	161.00	100	100	30	Community Preservation Act Funds; MHIC	
2019 TOTAL				\$144,239,947		718.06	446	446	278		
HAPHousing	Agawam	2020	Concept	\$16,472,788	New Construction	161.00	100	62	56	CEDAC; DCF and LIF; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Federal Tax Credits	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies

TABLE 10 - Pipeline Housing-Only Projects 2015

MACDC MEMBER	PROJECT NAME	YEAR OF OCCUPANCY	STAGE	TOTAL DEVELOPMENT COST	CONSTRUCTION TYPE	# CONSTRUCTION JOBS (approx.)	TOTAL UNITS	# RENTAL UNITS	# AFFORDABLE UNITS	FINANCING	ENVIRONMENTAL MEASURES
HAPHousing	Amherst	2020	Concept	\$0	New Construction	128.80	80	0	0		Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
HAPHousing	Dwight and Clinton	2020	Concept	\$0	Rehab - Substantial	30.59	19	0	0	Federal Historic Tax Credits	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
HAPHousing	New Court	2020	Predevelopment	\$6,500,000	Rehab - Moderate	72.45	45	45	90	Local or Regional HOME; Affordable Housing Trust Fund; Federal Tax Credits (LIHTC); Federal Historic Tax Credits; MHP	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
HAPHousing	Phase II Library Commons	2020	Concept	\$0	New Construction	72.45	45	0	0		Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Jamaica Plain NDC	25 Amory Street	2020	Predevelopment	\$17,500,000	New Construction	70.84	44	44	44	Organization Equity; CEDAC; Brownfield Funds; Life Initiative; Local or Regional HOME; Local Linkage; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; Facilities Consolidation Fund (FCF); Commercial Area Transit Node Housing Program (CATNHP); Federal Tax Credits (LIHTC); Section 8; MHP; Eastern Bank; Hvams	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
2020 TOTAL				\$40,472,788		536.13	333	151	190		
Harborlight Community Partners	Maple Woods Phase 1	2021	Predevelopment	\$13,000,000	New Construction	48.30	30	30	30	Life Initiative; New England Housing Ministiries, Philanthropy; Too early	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
Harborlight Community Partners	Miles River Village Phase 1	2021	Concept	\$8,400,000	New Construction	38.64	24	24	24	Life Initiative; Federal Tax Credits (LIHTC); Too early	Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies
2021 TOTAL				\$21,400,000		86.94	54	54	54		
TOTALS				\$1,127,396,770		6,604.22	4,102	3,733	3,407		

ENVIRONMENTAL 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)