

COMMUNITY DEVELOPMENT GOES GREEN

HOW MACDC MEMBERS ARE EMBRACING ENVIRONMENTAL SUSTAINABILITY



Executive Summary

The Massachusetts Association of Community Development Corporations (MACDC) and its members have actively encouraged the alignment of the community development and environmental movements. MACDC has pursued this integration through its advocacy for policy changes at the State level, dating back to our efforts in the early 1990s to fight for comprehensive lead poisoning prevention legislation to our present day efforts to secure resources for energy improvements in multifamily buildings. Community development corporations (CDCs) have aggressively sought to green their community development activities in areas as diverse as developing green affordable housing to creating green parks and playgrounds to fostering green jobs.¹

CDCs promote environmental sustainability through a wide variety of means. MACDC has identified fifteen green strategies employed by CDCs through their green projects, programs and initiatives and tallied the number of CDCs employing each of these strategies. We then grouped them into five major categories, as follows:

- Development of green buildings, through new construction or rehabilitation: Thirty-two CDCs have used green building techniques in their new construction or rehabilitation of newly developed projects, including energy efficiency, water conservation measures and indoor air quality controls. Forty-one CDCs in total have utilized rehab in developing affordable housing; regardless of whether or not these projects utilized green building construction, the renovation of existing buildings has inherent environmental benefits. Thirteen CDCs have redeveloped brownfields sites, cleaning up the contamination within the neighborhood while at the same time making the land usable for any number of community needs. Twenty-six CDCs have converted an old building into a completely different use (adaptive reuse), adapting it to the changing needs of the community. Thirteen CDCs have developed transit oriented development projects, and most CDC projects are developed consistent with the State's Sustainable Development Principles.
- Green improvements, including energy efficiency improvements, to existing homes or businesses: Currently, thirteen CDCs are undertaking building retrofit projects to improve the efficiency of energy and water use, and more will do so in the near future

¹ MACDC Members include CDCs & non-CDCs. Recent passage of legislation defining CDCs, Chapter 40H in the Mass General Laws, provides opportunities for organizations not currently classified as CDCs to become CDCs. In this report, the term CDC is used to apply to all MACDC Members, whether currently a CDC or not.

with the recent launch of *the Low Income Multifamily Retrofit Program*. Due to their age, many CDC-owned buildings need infusions of funds to address health and safety issues faced by residents, beyond energy efficiency improvements. To address these concerns and preserve the existing housing stock, sixteen CDCs administer home improvement programs that address the broad range of health and safety issues faced by homeowners and their tenants, and ten CDCs administer programs targeted to controlling lead paint hazards. Three CDCs have developed, and several others are in the process of developing, explicitly green operations and maintenance practices.

- Green space creation and preservation: Ten CDCs have developed new green space in their communities. Many times this includes replacing unused parking lots into park land or bringing new life to barren strips of land. Nine CDCs are involved in organizing community cleanup efforts to clean up their streets, parks and rivers.
- Green job creation: To date, four CDCs have developed programs targeted at green job creation, and two other CDCs have targeted support for buy local efforts. Several other CDCs are exploring entry into this work.
- Green community education and organizing: Eight CDCs run programs targeted to educating residents and community members about the importance of sustainability and how they can take part.

The future of CDCs and sustainable development is promising, and MACDC will continue to play a catalytic role. First, MACDC will strengthen the capacity of CDCs to undertake green energy initiatives, help CDCs retrofit at least one thousand units per year, foster greater utilization of weatherization programs by local residents, and work with CDCs to help neighborhood residents obtain jobs in the energy field. Second, MACDC will also promote broader CDC work in environmental sustainability through advocacy for increased public funding targeted to brownfields redevelopment, lead paint abatement and transit oriented development. Finally, MACDC will support zoning reform to encourage smart growth and public policies that foster sustainable communities, and convene CDC practitioners and green professionals to discuss ways to better ensure that green building improvements perform as promised once development is complete.

Introduction

The community development and the environmental movements were both born in the 1960s and came of age in the 1970s and 80s. For most of this period, the two movements worked in separate places, on different issues and rarely saw their missions aligned. In the 1990s, with the birth of the Environmental Justice movement, the two fields began to converge and today we are seeing an extraordinary alignment that has the potential to not only transform local communities and improve lives but also to help save our planet from climate change and other environmental harm.

For many years, MACDC has worked to support and accelerate this alignment. Starting in the early 1990s, we joined with environmental and public health advocates to fight for comprehensive lead poisoning prevention legislation. In 1998, we played a leadership role in the passage of Brownfields Redevelopment Legislation that provide new tools and money to help CDCs and others reclaim contaminated land and put it back to productive use. In 2002, we took this effort further with the creation of the Green CDC Initiative, a partnership with New Ecology, Inc. (NEI), the Tellus Institute and the Local Initiatives Support Corporation (LISC) to help CDCs pursue environmentally sustainable initiatives. In 2003, we joined the Smart Growth Alliance to advocate for land use policies that would support urban redevelopment and reduce sprawl. In 2005, we joined with Boston Community Capital, LISC, Tellus and NEI to promote energy efficient construction and development through the Green Building Production Network. And in 2009, MACDC led a coalition that succeeded in restoring funding for the Get the Lead Out Program, so that families could abate lead hazards in their homes before their children get lead poisoned, ensuring that Massachusetts does not backtrack on its earlier progress in lead poisoning prevention.

While MACDC has been ramping up our efforts, our members have embraced, and in many cases led, this new model of community development. CDCs across the state are bringing their long standing tenacity, creativity, and entrepreneurial energy to finding ways to “green” their real estate, business development and overall community development agendas.

MACDC undertook this report to better understand how CDCs in Massachusetts are incorporating environmental sustainability into their work and to document the breadth and depth of this change. This report will enable CDCs to learn about new ideas and opportunities and to identify potential partners. We hope it will help other community based organizations and state-wide advocates, including MACDC, identify new policies and programs that can be

developed or expanded to offer better support to these varied efforts. Ultimately MACDC believes this report will provide all readers with a better appreciation of the change that has already occurred and the potential to seize the moment to take these early stage efforts and bring them to further scale and impact.

The report also demonstrates that environmental sustainability can be achieved in a way that expands economic and racial equity, and thereby incorporate “*the three Es:*” environment, economy and equity. CDC projects and initiatives are designed to expand economic opportunities for lower income families and individuals to ensure that they enjoy the benefits of environmental improvements. CDCs are also working to ensure that these benefits flow to everyone – including people of color and immigrants who are too often the victims of environmental injustice.

Appendices

MACDC’s findings are highlighted below, and are detailed in appendices, as follows:

“Appendix A: Summary of Green Activities by CDC” describes specific CDC green activities (programs, projects and initiatives). “Appendix B: Overview of Green Strategies by CDC” identifies the green strategies employed by CDCs through their green activities. Two other appendices are provided for reference. This report’s methodology is explained in Appendix C. “Appendix D: Green Strategies by Category” defines the green strategies and groups them into five major categories.

Report Findings

When examining how CDCs are contributing to environmental sustainability, we note that most CDCs do not have an explicit environmental focus or mission. Currently, of the approximately 80 CDCs statewide involved in community development, only 10 CDCs mention “environment” or “sustainability” in their mission or vision statements. Yet, 65 CDCs identify one or more actions and efforts that encourage preserving and protecting our environment for future generations. Indeed, it is fair to say that community development intrinsically incorporates environmental sustainability because it encourages more efficient uses of land, energy and water, reduces suburban sprawl, reduces reliance on automobiles and helps maximize the use of public transit. Given the level of activity that we found in this report, we expect more and more CDCs to adopt an explicit environmental message in their mission statements and elsewhere in their public communications.

CDCs can promote environmental sustainability through a wide variety of means. These green efforts apply to real estate development, portfolio management, neighborhood infrastructure, education and job creation. Many times the projects CDCs take on incorporate multiple green strategies, further emphasizing just how many options we have in our tool belt. The balance of this report highlights the many ways that CDCs are helping to protect our environment in their community development work.

For purposes of this report, CDC Green Strategies are divided into 5 major categories, with each of the 15 green strategies listed under one of the 5 categories. The major categories are:

1. Development of green buildings, through new construction or rehabilitation;
2. Green improvements, including energy efficiency improvements and water conservation, to existing homes or businesses;
3. Green space creation and preservation;
4. Green job creation; and
5. Green community education and organizing.

Category 1: Development of Green Buildings

CDCs have a long history of providing and securing affordable housing within their communities. Creating this asset for residents comes in two main forms: new construction and renovating/rehabilitating existing buildings. Based on the spatial and resource impact this type of effort has within our communities, there are a number of actions CDCs take to incorporate environmental sensitivity into their development projects.

Rehabilitation is the most common sustainable action CDCs undertake by making an uninhabitable home viable again, as 41 CDCs have utilized rehab in developing affordable housing. Regardless of any specific green construction strategies employed, these projects are inherently environmentally sustainable due to their reuse of land and materials, as well as making the best of what we have around us. *The rehabilitation of 58 7th Street in Cambridge by Homeowners Rehab Inc., is an example of a CDC taking a fire-damaged building and making it habitable again while at the same time incorporating significant energy-saving measures.*

When rehabilitation is not an option, building anew is another green strategy. With the establishment of the U.S. Green Building Council, the ENERGY STAR rating system and the

development of LEED standards, developers and property owners now have measures to build their projects towards. Green building techniques which include energy efficiency, water conservation measures and indoor air quality controls have been utilized by 32 CDCs when developing new projects, both new construction and rehab. *In 2008, Hilltown CDC completed the Laurel Road cluster condominium project in Williamsburg: 11 single-family solar-powered homes on 4 acres of land for first time homebuyer families, preserving 20 acres of forest land.*

Other sustainability strategies include brownfields redevelopment and adaptive reuse of old buildings. Many of the communities CDCs work in are old industrial areas. With the shift of industrial production, these communities have been left with large, empty structures as well as polluted lands. Brownfields redevelopment, utilized by 13 CDCs, cleans up the contamination within the neighborhood while at the same time making the land usable for any number of community needs. *Chelsea Neighborhood Developers has successfully remediated the contamination in the Chelsea Box District and is redeveloping this area into a new, vibrant neighborhood.* In addition, 26 CDCs have converted an old building into a completely different use, adapting it to the changing needs of the community while at the same time reusing the land and the building materials already invested in the original building. *The old Haffenreffer Brewery in Boston was completely overhauled by Jamaica Plain NDC into a highly-popular commercial and business center that now employs more people than it did when it was a Brewery.*

Furthermore, by focusing new developments around existing infrastructure and transportation (“smart growth”), we can limit the amount of sprawl, preserve open space and reduce vehicle miles travelled (VMT) in cars and thereby reduce greenhouse gas emissions. This type of development is achievable in urban, suburban and rural areas all across Massachusetts. While 13 CDCs have identified transit oriented development projects they have developed, almost all CDC projects are developed consistent with the Commonwealth of Massachusetts’ Sustainable Development Principles, which include, in addition to proximity to transit, concentrated and mixed use development, protection of land and ecosystems, expanded housing opportunities for families of all incomes, proximity to jobs and business opportunities, and promotion of clean energy.projects. *With the introduction of new stations along the Fairmount/Indigo commuter line in Boston, four CDCs (Dorchester Bay EDC, Codman Square NDC, Mattapan CDC, and Southwest Boston CDC) are developing a smart growth corridor to ensure that development in this area is sustainable and transit-oriented and equitable for the residents who already live there.*

Category 2: Green Improvements to Existing Homes and Businesses

CDCs manage and own a vast portfolio of buildings both for residential as well as business use, including over 13,000 units of housing and 1.5 million square feet of commercial space in Massachusetts. These portfolios offer a significant opportunity for our members to take immediate and direct action in order to be more environmentally sensitive within their communities. A number of CDCs currently do just that, and by doing so they not only are reducing the energy needs and costs within their portfolio but they are providing a healthier environment for their current residents.

With a large portion of our building stock over 20 years old, there is a very good chance that those structures are “energy hogs.” Retrofit measures can be employed in order to help seal the building to prevent leaks as well as upgrade HVAC and window systems to be more efficient. Currently, 13 CDCs have or currently undertake retrofit projects of their buildings, and many more will do so in the near future with the launch of *the Low Income Multifamily Retrofit Program*. *This Program, modeled on the long-standing energy retrofit program for 1-4 unit properties, provides cost-effective residential energy efficiency improvements that benefit low-income occupants and owners of multifamily buildings owned by nonprofits and public housing authorities. The program, funded by the State’s electric and gas utilities through at least 2012, is in its first year of operation.*

With the growing technology to benchmark and monitor buildings performance, this method will certainly become more popular as potential savings increase. *Boston LISC launched its Green Retrofit Initiative in 2009 to support 11 Boston-area CDCs to analyze their portfolio’s energy use through New Ecology, Inc.’s WegoWise system, identify worst-performing properties, evaluate recommended improvements for cost and payback estimates, seek funding from utility companies and identify other funding sources, and implement improvements. CDCs will also create portfolio-wide retrofit plans as well as green property management and healthy homes policies.*

Due to the age of CDC buildings, many of these buildings need significant infusions of funds to address health and safety issues faced by residents, beyond energy efficiency improvements. These buildings need improvements to building structural and system components and abatement of lead paint hazards. To address these concerns and preserve the existing housing stock, 16 CDCs administer programs that address overall home improvement issues, and 10 CDCs administer programs targeted to addressing lead paint hazards. *Since the early 1980s,*

Neighborhood Housing Services of the South Shore has provided the South Shore community with over \$3 million in home improvement loans.

Buildings also require a regulated and thorough plan to manage the operations and maintenance of their systems. This includes the upkeep of the building's heating, cooling and water systems as well as the general cleaning of the common areas. Three CDCs have developed explicitly green operations and maintenance practices, while others are moving in this direction in their maintenance practices. By doing so, these organizations will ensure that those who maintain the building systems are aware of the proper techniques to ensure the efficiency of the building's systems remain high. These practices also tend to include green cleaning policies which determine which products are least harmful to use in the cleaning of the building. *In 2006, Urban Edge in Boston implemented a Green Cleaning Initiative to focus on the health and safety of their residents.*

Category 3: Green Space Creation

The built environment goes beyond just buildings. These buildings are surrounded by roads, parking lots, and most importantly green space. This green space is another element of the infrastructure that supports our communities. Green space acts as the lungs of a neighborhood, providing an area that supports the local ecosystem as well as an area for residents to get out and enjoy the outdoors.

Many of our communities face numerous vacant and abandoned lots which contribute to blight and crime in our neighborhoods. Ten CDCs actively work in their communities to create new green space. Many times this includes replacing unused parking lots into park land or bringing new life to barren strips of land. *The Allston Brighton CDC in Boston formed the Allston Brighton Green Space Advocates in 2003, and later published the "Green Streets Guide for Allston Brighton." Implementation of this plan is underway, with the conversion of 2,500 feet of asphalt on Everett Street into green space.*

Since 2002, in a partnership with Groundwork Lawrence, Lawrence Community Works has developed almost three acres of passive parks, playgrounds and community gardens in Lawrence's North Common Neighborhood.

Category 4: Green Jobs Creation

Much has been said about the "green economy" and what jobs will be created by both the new sectors created and old jobs that are altered by going "green" (e.g. sustainable landscaping,

manufacturing solar panels, “green” construction). However, how do underserved communities ensure that the actual green work being performed is done by residents? For the individual worker, these jobs have the potential to be well paid and provide them with a career path. For the community the jobs will either make an unhealthy situation better or preserve an already stable environment.

Several CDCs have long been interested in providing workforce training for area residents. However, CDC practitioners lament that there are not sufficient jobs available in the economy for graduates of these programs. A growing strategy among CDCs is to match their workforce training programs with the burgeoning job opportunities in the green economy. To date, four CDCs have developed programs targeted at green job creation, and two other CDCs have targeted support for buy local efforts, but other CDCs are exploring entry into this work.

Nuestra Comunidad in Roxbury is partnering with Youth Build Boston to provide green job training for young people and weatherization services for residents. Viet-Aid is developing a business model for creating green jobs in Boston’s Fields Corner neighborhood related to home energy efficiency services. The CDC has been researching neighborhood demand for such services, and is now assessing the capacity needs of local contractors and the skill requirements needed for these jobs.

CDC efforts to support sustainable jobs for local residents extend into rural areas and support for local agriculture. *In 2001, Franklin County CDC developed the Western Massachusetts Food Processing Center in Greenfield, to provide opportunities for local food production and to promote best practices among food producers.*

Category 5: Green Education and Organizing

CDC green community development efforts go beyond creating green buildings, green spaces, and green jobs. Nine CDCs are involved in organizing community cleanup efforts to clean up their streets, parks and rivers. These efforts serve a dual purpose: to beautify and alleviate pollution in the open spaces around them and to educate the community about the importance of keeping our neighborhoods and green space clear of trash. *As part of the Worcester East Side CDC’s community outreach efforts, they arrange an annual Earth Day cleanup with UMass Memorial Health Care, Inc. and the Worcester Regional Environmental Council.*

A few CDCs also run recycling programs to encourage residents to return trash back into the production stream and away from our landfills. *The Community Economic Development Center of Southeastern Massachusetts ran a successful After School Computer Recycle and Refurbish Program. This program enables students to learn how computers were built by teaching them to disassemble and reassemble donated computers. In addition to the hardware education, the*

students also learned how they could fix the computers to make them usable again - each student received their own refurbished computers at the end of the program.

Finally, from education to organizing, CDCs are spreading the importance of sustainability to residents and in doing so multiplying the effect of their green actions. Educating residents and community members about the importance of sustainability and how they can take part is also achieved through numerous workshops CDCs hold across the Commonwealth. These programs, held by 8 CDCs, have been well-received and are offered regularly throughout the year.

Neighborhood of Affordable Housing in East Boston developed the “Know What’s Up Youth Crew” to educate urban youth in a variety of social and environmental justice issues through the medium of Hip Hop and spoken word.

CDCs and Green: A Promising Future

CDCs have been leaders in promoting environmental sustainability, in word and deed, through their community development efforts. Nevertheless, it is fair to say that they have just scratched the potential for impact in this area. MACDC will support our members through policy advocacy and capacity building initiatives.

With regard to supporting the green energy sector, MACDC has developed the outlines of a work plan for 2011 in supporting CDC’s environmental sustainability work and moving the community development field toward greater action and innovation in energy efficiency. Through discussions with CDCs and others in the field, MACDC will focus on the following areas in the coming year:

1. Strengthen the capacity of CDCs to undertake green energy initiatives through learning and skill-building efforts utilizing peer groups, research reports and formal training.
2. MACDC will help CDCs retrofit 1,000 housing units during the next year through the Low Income Multifamily Retrofit Program, and advocate for additional resources from state and federal sources and the private sector to accelerate and deepen energy retrofits at CDC owned properties.
3. To increase utilization of programs that support energy conservation efforts by low and moderate income homeowners and renters, we are exploring the potential for a multi-CDC collaborative effort to systematically educate local neighborhood residents about the opportunities for and the benefits of making energy efficiency improvements to their homes.
4. MACDC will work with CDCs to help neighborhood residents obtain jobs in the energy efficiency field through three related efforts. First, we will encourage our members to hire local residents to complete the retrofit work on their own buildings. Second, we

will help our members implement job training and business development programs in this sector and link those individuals to CDC retrofit jobs. Third, we will work with the Massachusetts Workforce Alliance to promote legislation that will expand green job opportunities throughout the state.

Concurrent with our support for energy efficiency work, MACDC will be promoting the broader work of CDCs in environmental sustainability through our work on the following issues:

1. Adequate funding of public programs that support brownfields redevelopment, transit oriented development, housing rehabilitation, lead paint abatement, historic preservation and affordable housing overall.
2. Support for zoning reform in Massachusetts that encourages smart growth, including locating homes near transit, jobs and services.
3. Advocacy and coordination with federal efforts on sustainable communities. In particular, we are working with our colleagues in the Smart Growth Alliance to launch the Great Neighborhoods Initiative which will promote local smart growth developments in neighborhoods throughout the region.
4. Convene a dialogue between nonprofit community development practitioners and green professionals on instituting accountability and feedback mechanisms to ensure that the green systems designed and installed perform as promised over time.
5. Ensure that community “green jobs” are going to community residents. Working these jobs provides residents with skills that transfer to other employment and can lead to career advancement.

When it comes to environmentally sustainable community development, CDCs “get it.” Through their development of new affordable housing, maintenance of their properties, building of new parks, and educating their residents, these groups have already established a strong foundation that focuses on the importance of a healthy and vibrant environment. CDCs are leading the way, but there is more work to be done. As communities, government bodies and companies become more invested in the need for sustainable actions, these efforts will become easier and more cost effective. Green needs to go from being a “best” practice to a “common” practice. If we are able to do this, our communities and our planet will be rewarded for years and generations to come.

Acknowledgements

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While MACDC authored the report, CDCs statewide provided the inspiration and content for the report through their innovative approaches to merging community development with environmental sustainability. Additionally, CDC practitioners and others took the time to provide MACDC with in-depth information on their green activities. MACDC appreciates the assistance of all its members in completing this report, but would like to explicitly recognize individuals for going above and beyond reporting on their activities to providing MACDC with additional background, context and analysis of the role of CDCs in environmental sustainability. MACDC would like to especially thank Noah Maslan, Jane Carbone, Beverly Craig, Tamar Kotelchuck, My Lam, Gustavo Quiroga, Emily Loomis, John Fitterer, Kristin Blum and Betsy Glynn.

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The Massachusetts Association of Community Development Corporations

Appendices

Appendix A: Summary of Green Activities by CDC (As of October, 2010)

CDC	PROGRAM/ INITIATIVE	NOTES	SOURCE	STRATEGY
Allston Brighton CDC	Allston Brighton Green Space Advocates	ABCDC established the ABGSA in October 2003 as a way to "enhance and preserve neighborhood parks and urban wilds." This group holds regular monthly meetings and "Sustainable Practices Workshops," and engages in "guerilla gardening" to reclaim underutilized spaces in order to enhance the urban environment of the neighborhood.	http://www.allstonbrightoncdc.org/abgsa.htm#reports	Sustainability Education
Allston Brighton CDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Ashford Street Lodging House	http://www.allstonbrightoncdc.org/abcdhousing.htm	Rehabilitation- Development
Allston Brighton CDC	Real Estate Development	The following projects used adaptive reuse of existing buildings: Oak Square School	http://www.allstonbrightoncdc.org/abcdhousing.htm	Adaptive Reuse
Allston Brighton CDC	Real Estate Development	The following projects were former brownfields: 81 Hano St	http://www.allstonbrightoncdc.org/developments.htm	Brownfields
Allston Brighton CDC	Green Space Creation	<p>The CDC worked with the City and Boston Foundation to renovate 8 public school yards as part of the Boston Schoolyards Initiative from approximately 1995-2003. Those plans included new play structures and green spaces around the schools.</p> <p>In 2009 the CDC worked with the Green Space Advocates and a local artist to rehabilitate a marginalized strip of land in the Allston neighborhood of Boston. The Boston Department of Neighborhood Development and the New England Foundation for the Arts contributed \$200,000 for landscaping work as well as for the artist to create and install ten-foot tall sculptures and eight uniquely formed parterre planters made out of rustic weathering and graffiti-resistant steel. The once over-looked slope has now been transformed into an appealing urban meadow.</p> <p>Over the past two years the CDC worked with the Allston Brighton Green Space Advocates in collaboration with the Charles River Watershed Association to conduct a comprehensive community review process and draft a report titled, The Green Streets Guide for Allston Brighton. Using this implementation guide, the CDC and its project partners were able to plan, design and construct a brand new public green space on a swath of parking lot at the German International School of Boston, in Allston. The Everett Street Community Green Space utilizes sustainable landscaping techniques such as permeable pavement, a rain garden, and a first-in-the-nation tree trench design. These features help to reduce storm water run-off that overflows the sewer system and pollutes the Charles River just half a mile down the street.</p>	<p>Call w/ Gustavo Quiroga</p> <p>http://www.allstonbrightoncdc.org/pdfs/Green%20Streets%20Guide%20for%20Allston%20Brighton.pdf</p> <p>GOALs data</p> <p>Member Survey</p>	Green Space Creation

Allston Brighton CDC	LISC CDC Green Retrofit Initiative	The CDC was awarded a shared technical assistance grant through the LISC CDC Green Retrofit Initiative to conduct energy benchmarking of its entire portfolio of affordable housing (509 units, 54 buildings, 10 properties). Having benchmarked the entire portfolio and entered the data into an interactive tracking software system, the CDC is now applying eligible buildings to the state and utility company funded LEAN program to receive funding for comprehensive energy assessments and energy efficiency upgrades. The CDC is also preparing for a "resident engagement campaign" to organize tenants around issues of energy and sustainable living in their communities.	Call w/ Gustavo Quiroga Member survey	Retrofit
Allston Brighton CDC	Green and Healthy Buildings	Building on the energy efficiency upgrade opportunities presented through the LISC CDC Green Retrofit Initiative, the CDC is planning for more comprehensive "greening" of its affordable housing portfolio by implementing green and healthy operations and maintenance strategies. The CDC is working with its property manager, Maloney Properties, to construct policies and procedures for choosing green building materials for all repair and replacement work done in units and common areas, using natural and non-toxic cleaning supplies, and implementing Integrated Pest Management to reduce chemical applications among other things. These strategies will help create better indoor air quality and healthier living environments.	Member survey	Green Operations & Maintenance
Arlington Community Trabajando, Inc	Lawrence Ambiente Initiative	Free environmental training (asbestos and lead paint removal) is provided to community residents. Program has been running for 2 years and graduated 37 residents now licensed to work in this field.	http://www.actinc.org/aboutus.htm	Green Jobs
Arlington Community Trabajando, Inc	Green Space Creation	The CDC has developed two parks: FEMA Parklands (corners of Daisy and Holly streets) and Spicket River Greenway	http://www.actinc.org/aboutus.htm	Green Space Creation
Arlington Community Trabajando, Inc	Spicket River Cleanup	The CDC holds an annual cleanup of the Spicket River.	http://www.actinc.org/aboutus.htm	Cleanup
Asian CDC	Real Estate Development	Focuses on developing "sustainable, healthy, and high-quality affordable housing, retail, and community space." Its projects are large-scale, transit-oriented, mixed-use and mixed-income and employ Smart Growth and sustainable design.	http://www.asiancdc.org/content/real-estate	Smart Growth / TOD
Asian CDC	Energy Efficiency Program	Began as a pilot program in July 2008 to provide compact fluorescent light bulbs (CFLs) and energy efficiency education to residents of the Chinatown community and also expanding out to surrounding communities. The Energy Efficiency Program provides participants with valuable educational materials on energy efficiency for low-income households and energy-saving compact fluorescent light bulbs that would be delivered to qualified beneficiaries via Energy Workshops given by the Asian Community Development Corporation.	http://www.asiancdc.org/content/energy-efficiency-program	Green Building / Energy Efficiency
Asian CDC	LISC CDC Green Retrofit Initiative	Awarded a shared technical assistance grant through the LISC CDC Green Retrofit Initiative to conduct energy benchmarking of its entire portfolio of affordable housing.	LISC	Retrofit

Berkshire Housing Develop Corporation	Real Estate Development	Redfield House was a school building adapted as a supportive housing complex for young single mothers and their children. Lee Corporate Center was a Kay-Bee warehouse that was converted to office and light industrial space for businesses.	http://www.berkshirehousing.com/bh/development.html	Adaptive Reuse
Beverly Affordable Housing Coalition	Real Estate Development	Cabot Street Homes (under construction) incorporates "green" features to reduce environmental impact, create a healthier and more affordable building for its residents, and set an example for future developments in Beverly and on the North Shore. The project is being submitted for LEED Silver certification. Holcroft Park Homes (under construction) will incorporate "green" building practices where possible.	http://www.beverlyaffordablehousing.org/projects.htm	Green Building / Energy Efficiency
Beverly Affordable Housing Coalition	Real Estate Development	41 Mill Street was rehabilitated for affordable housing. 23 Chase Street was rehabilitated and sold as a first-time homeowner opportunity. 271-275 Rantoul Street was rehabilitated as a mixed-use building.	http://www.beverlyaffordablehousing.org/properties_2.htm http://www.beverlyaffordablehousing.org/properties_7.htm http://www.beverlyaffordablehousing.org/properties_5.htm	Rehabilitation- Development
Beverly Affordable Housing Coalition	Green Learning Center	An education center is being developing in Cabot Street Homes that will include interactive displays to create an education experience for community members, staff, residents, board, etc. about green building from within an actual green building.	Member survey	Sustainability Education
B'nai B'rith Housing	Real Estate Development	The CDC completed Covenant Commonwealth Newton in 2009 which was a combined rehab and new construction project.	GOALs data	Rehabilitation- Development
Caritas Communities	Real Estate Development	Caritas rehabilitates properties for single-room occupancy.	http://www.caritascommunities.org/mission.html	Rehabilitation- Development
Caritas Communities	Real Estate Development	Through its rehabilitation of the 24 Vine St project, Caritas is incorporating green building through energy conservation and non-hazardous materials.	GOALs data	Green Building / Energy Efficiency
CDC of South Berkshire County	Real Estate Development	A number of the CDC's projects follow Smart Growth principles: Hillside Project New England Log Homes Project Pine Woods Project Sawmill Brook Project	http://cdcsb.org/?page_id=9 http://cdcsb.org/?page_id=20 http://cdcsb.org/?page_id=22 http://cdcsb.org/?page_id=17	Smart Growth / TOD
CDC of South Berkshire County	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Sawmill Brook Project Searles Bryant Project	http://cdcsb.org/?page_id=17 http://cdcsb.org/?page_id=99	Green Building / Energy Efficiency
CDC of South Berkshire County	Real Estate Development	The following projects were former brownfields: New England Log Homes	http://cdcsb.org/?page_id=20	Brownfields
CDC of South Berkshire County	Real Estate Development	The following projects used adaptive reuse of existing buildings: Searles Bryant Project	http://cdcsb.org/?page_id=99	Adaptive Reuse

CEDC-SM	After School Computer Recycle and Refurbish Program & The School Vacation Computer Boot Camp	The yearly program teaches kids how to refurbish and recycle old computers. Once completed, the students receive a certificate and can take home a refurbished computer.	http://www.cedc-sm.org/programs.html#School	Recycling
Chelsea Neighborhood Developers	Real Estate Development	The following projects were former brownfields: Chelsea Box District	http://www.chelseand.org/revitalizing.box.php	Brownfields
Chelsea Neighborhood Developers	Real Estate Development	The following projects used adaptive reuse of existing buildings: Chelsea Box District: Atlas Lofts (by partner Mitchell Properties) 579–583 Broadway The CND Office	http://www.chelseand.org/revitalizing.box.php http://www.chelseand.org/realestate.rental.579broadway.php http://www.chelseand.org/realestate.rental.cnd.php	Adaptive Reuse
Chelsea Neighborhood Developers	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Chelsea Homes 1 585-593 Broadway Family Learning Center Neighborhood Stabilization Initiative properties (8 and counting)	http://www.chelseand.org/realestate.rental.chelsea.php http://www.chelseand.org/realestate.rental.585broadway.php http://www.chelseand.org/realestate.rental.family.php	Rehabilitation- Development
Chelsea Neighborhood Developers	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Box Works Homes Highland Terrace Neighborhood Stabilization Initiative Spencer Green Spencer Row	http://www.chelseand.org/realestate.rental.boxworks.php GOALs data	Green Building / Energy Efficiency
Chelsea Neighborhood Developers	LISC CDC Green Retrofit Initiative	Awarded a shared technical assistance grant through the LISC CDC Green Retrofit Initiative to conduct energy benchmarking of its entire portfolio of affordable housing.	LISC	Retrofit
Coalition for a Better Acre	Real Estate Development	The following projects used adaptive reuse of existing buildings: Acre High School	http://www.coalitionforabetteracre.org/main.php?page=whp2&lang=en GOALs data	Adaptive Reuse
Coalition for a Better Acre	Real Estate Development	A number of the CDC's projects are rehabilitated properties: North Canal Apartments Merrimack Street Apartments Liberty Square Housing	http://www.coalitionforabetteracre.org/main.php?page=whp2&lang=en	Rehabilitation- Development

Coalition for a Better Acre	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Acre High School Moody St	GOALs data	Green Building / Energy Efficiency
Coalition for a Better Acre	Green Space Creation	CBA is developing the Moody St Park which is both a park and playground.	GOALs data	Green Space Creation
Codman Square NDC	Real Estate Development	CSNDC is focusing on smart growth and TOD efforts around the Fairmount Commuter Rail Line	http://www.csndc.com/redevelopment.php	Smart Growth / TOD
Codman Square NDC	Real Estate Development	The following projects used adaptive reuse of existing buildings: Girls' Latin Academy	http://www.csndc.com/redevelopment.php	Adaptive Reuse
Codman Square NDC	Real Estate Development	The following projects were former brownfields: Washington-Codman Apts. Levedo (241 Talbot Avenue)	http://www.csndc.com/redevelopment.php	Brownfields
Codman Square NDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Washington-Codman Apts.	http://www.csndc.com/redevelopment.php	Rehabilitation- Development
Codman Square NDC	Real Estate Development	CSNDC is concentrating on "green" and energy saving measures for the rehabilitation of the Washington-Codman Apts and the construction of the A B & W Building. The Levedo Building is LEED "Gold" Certified and currently under construction.	http://www.csndc.com/redevelopment.php	Green Building / Energy Efficiency
Codman Square NDC	Fairmount Fellows Program	The Fairmount Fellows Program is an environmental justice leadership development program. This innovative program trained and worked with tenants in properties owned and developed by Fairmount Community Development Corporation (CDC) Collaborative members. The work of these fellows helped survey and inform over 659 tenants/neighbors about the impact of diesel air quality on their health. Their work also helped inform and lead to green projects within their housing communities.	http://www.csndc.com/commresources.php	Sustainability Education
Codman Square NDC	Dorchester Backyards Project	Convert vacant lots into green spaces to be used by the community.	http://www.csndc.com/commresources.php	Green Space Creation
Codman Square NDC	The Fairmount Greenway	Convert vacant lots into green spaces to be used by the community.	http://www.csndc.com/commresources.php	Green Space Creation
Codman Square NDC	Rehab Loans	The CDC offers low interest rehab loans to eligible owner occupants of 1 to 4 family properties.	http://www.csndc.com/ecdevelopment.php	Rehabilitation- Existing Homes
Codman Square NDC	Deleading Loans	The CDC offers low interest deleading loans to eligible owner occupants of 1 to 4 family properties.	http://www.csndc.com/ecdevelopment.php	Lead Paint Removal
Community Development Partnership	Housing Rehab Program	The Housing Rehab Program is designed to preserve existing housing by assisting low-income property owners with emergency and routine maintenance to ensure the safety and decency of their homes. The CDP has rehabilitated over 200 units of housing, benefiting over 300 local residents.	http://www.capecdp.org/content/programs_and_services/housing_programs/housing-rehab-program/	Rehabilitation- Existing Homes

Community Development Partnership	Real Estate Development	A number of the CDC's projects are rehabilitated properties: The Courtyards The Little Homesteads 17 and 19 Robert Lane Canal House Gull Cottage Colony 1475 State Highway	http://www.capecdp.org/content/programs_and_services/housing_programs/housing_development/completed-housing-developments/	Rehabilitation- Development
Community Development Partnership	Real Estate Development	The following projects used adaptive reuse of existing buildings: The Little Homesteads	http://www.capecdp.org/content/programs_and_services/housing_programs/housing_development/completed-housing-developments/	Adaptive Reuse
Community Development Partnership	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Thankful Chase Pathway Harwich Portuguese Men's Club Project	http://www.capecdp.org/content/housing_development/current-housing-projects/	Green Building / Energy Efficiency
Community Development Partnership	Retrofit Incentive Program	CDP offers an additional \$5,000 in funds (over the \$30,000 cap) to home rehab projects that includes energy saving upgrades like new windows, insulation, energy efficient furnaces, etc. The program runs in the towns of Wellfleet and Provincetown.	Member survey	Retrofit
Community Teamwork, Inc.	Get the Lead Out	CTI offers homeowners in their region the Get the Lead Out program funded by MassHousing and the City of Lowell. It is a low-cost financing program to remove lead paint.	http://www.comteam.org/lead_paint.htm	Lead Paint Removal
Community Teamwork, Inc.	Weatherization Assistance Program	CTI runs the Weatherization Assistance Program (WAP) to help homeowners better insulate their homes, save money, and conserve energy. The program includes insulation, repair work and energy conservation measures. Available to homeowners and renters (with landlord permission).	http://www.comteam.org/weatherization.htm	Green Building / Energy Efficiency
Community Teamwork, Inc.	HEARTWAP	The Home Energy and Retrofit Task Weatherization Assistance Program (HEARTWAP) also known as the Burner Repair and Replacement Program, allows Community Teamwork to make necessary repairs and, in some cases, even replace faulty heating systems. All repairs and replacements are also inspected for efficiency and proper installation.	http://www.comteam.org/burner_repair.htm	Retrofit
Community Teamwork, Inc.	Appliance Management Program	Funded by National Grid and managed by CTI and National Grid, this program provides a CTI Energy Manager to visit your home to determine where savings can be made. If (old) appliances are deemed to be inefficient and energy-hogs, the appliance will be replaced at no cost to owner.	http://www.comteam.org/amp.htm	Green Building / Energy Efficiency
Domus, Inc.	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Prospect Hill Apartments	GOALs data	Rehabilitation- Development
Dorchester Bay EDC	Real Estate Development	A number of the CDC's projects follow Smart Growth principles: Dudley Village	http://www.dbedc.org/affordablehousing/projects/currentprojects.html	Smart Growth / TOD

Dorchester Bay EDC	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Dudley Village 21 Ramsey St (pre-development) 64 Clarkson 230 Quincy St 259 Quincy St (planning) Three Bays Project (pre-development) Morton Street Homes (pre-development)	http://www.dbedc.org/affordablehousing/projects/currentprojects.html GOALs data	Green Building / Energy Efficiency
Dorchester Bay EDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Quincy Heights I & II Ramsey St. Properties 64 Clarkson 230 Quincy St 259 Quincy St (planning) Three Bays Project (pre-development) Pearl Bornstein (planning) Uphams West (pre-development)	http://www.dbedc.org/affordablehousing/projects/currentprojects.html GOALs data	Rehabilitation- Development
Dorchester Bay EDC	Home Rehabilitation Loan	DBEDC provides a Home Rehab Loan service which focuses on keeping low-income homeowners in their own homes by rehabbing the home, decreasing maintenance costs, avoiding foreclosure, increasing the number of apartments available, educating the homeowner in financial literacy and increasing energy conservation.	http://www.dbedc.org/affordablehousing/homeownerservices.html	Rehabilitation- Existing Homes
Dorchester Bay EDC	De-Leading Loans	DBEDC partners with the Boston 2010 Collaborative, ESAC, Urban Edge, Codman Square NDC, and the City's Department of Neighborhood Development to eliminate lead paint in the city of Boston by 2010.	http://www.dbedc.org/affordablehousing/homeownerservices.html	Lead Paint Abatement
Dorchester Bay EDC	"Green Economy" Focus	Through its industrial development projects, DBEDC is promoting businesses to "turn green" as well as bring green employers. 259 Quincy St is being developed as a "green jobs" incubator space.	http://www.dbedc.org/economicdevelopment.html	Green Jobs
Dorchester Bay EDC	Real Estate Development	DBEDC has remediated and redeveloped more than 10 brownfields.	Member survey	Brownfields
Dorchester Bay EDC	Real Estate Development	DBEDC is focusing on smart growth and TOD efforts around the Fairmount Commuter Rail Line	http://www.dbedc.org/fairmount.html	Smart Growth / TOD
Dorchester Bay EDC	LISC CDC Green Retrofit Initiative	Awarded a technical assistance grant through the LISC CDC Green Retrofit Initiative to conduct energy benchmarking of its entire portfolio of affordable housing.	LISC	Retrofit
ETC Development Corp.	Real Estate Development	The following projects used adaptive reuse of existing buildings: Keen Studios Sacred Heart Church	http://www.etcdevelopmentcorp.org/real-estate/keen-studios http://www.etcdevelopmentcorp.org/real-estate/sacred-heart-church	Adaptive Reuse

ETC Development Corp.	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Villa Victoria Robert L. Fortes House	http://www.etcdevelopmentcorp.org/portfolio/villa-victoria http://www.etcdevelopmentcorp.org/portfolio/robert-l-fortes-house	Rehabilitation- Development
Fenway CDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties: 71 Westland Ave Hemenway House 64-70 Burbank Westland Avenue Apartments 15-25 Hemenway Apartments	http://www.fenwaycdc.org/programs/housing-development	Rehabilitation- Development
Fenway CDC	Urban Village	Fenway CDC is developing the Urban Village Plan which provides the vision for the future of the Fenway neighborhood. The core of that vision is a smart-growth, transit-oriented residential neighborhood in the heart of the City of Boston that is welcoming to the broadest spectrum of residents.	http://www.fenwaycdc.org/programs/urban-village	Smart Growth / TOD
Fenway CDC	Real Estate Development	Fenway CDC is in predevelopment to rehabilitate a number of properties which will include a number of green retrofit features such as new roofs, boilers, windows, toilets and other water fixtures, plus light fixtures. This may also include solar thermal in all three. Those properties are: West Fenway 64-70 Burbank 15-25 Hemenway	Member survey	Retrofit
Fields Corner CDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties: 36-38-40 Leroy Street 67-69 Sumner St 12 Arcadia St 164-166 Rossiter Street & 96 Bowdoin Ave 466 - 484 Geneva Avenue 15-15A Bowdoin Avenue 60-68-69 Charles Street 450 - 452 Geneva Ave	http://www.fieldscornercdc.org/property1.html http://www.fieldscornercdc.org/property2.html http://www.fieldscornercdc.org/property3.html http://www.fieldscornercdc.org/property4.html http://www.fieldscornercdc.org/property5.html http://www.fieldscornercdc.org/property6.html	Rehabilitation- Development
Fields Corner CDC	Real Estate Development	The following projects used adaptive reuse of existing buildings: One Arcadia St	http://www.fieldscornercdc.org/property2.html	Adaptive Reuse
Franklin County CDC	Real Estate Development	The following projects used adaptive reuse of existing buildings: The Venture Center First National Bank Building	http://www.fccdc.org/commpropventure.html http://www.fccdc.org/commpropbank.html	Adaptive Reuse

Franklin County CDC	Real Estate Development	The following projects were former brownfields: First National Bank Building	http://www.fccdc.org/commpropbank.html	Brownfields
Franklin County CDC	Real Estate Development	A number of the CDC's projects incorporate green building/energy efficiency measures: The Venture Center First National Bank Building	http://www.fccdc.org/commpropventure.html http://www.fccdc.org/commpropbank.html	Retrofit
Franklin County CDC	Small Business Development	Since its inception in 1979, the FCCDC has promoted local first along with small business development programs to assist local business owners so consumers can buy locally.	Member survey	Local First / Buy Local
Franklin County CDC	Food Processing Center	FCCDC's Western MA Food Processing Center is the largest shared-use commercial kitchen in MA. It allows farmers and food entrepreneurs to add-value to local agricultural products, reduced food miles, promotes better nutrition and allows for more buy local.	Member survey	Local First / Buy Local
Greater Gardner CDC	Real Estate Development	Greater Gardner CDC has an active Housing Rehabilitation Program. The GGDC's Central St office location is an example of a rehab project.	http://www.ggcdc.org/html_pages/programs.html http://www.ggcdc.org/html_pages/whats_new.html	Rehabilitation- Existing Homes
Grove Hall NDC	Real Estate Development	Grove Hall NDC's economic development includes rehabilitation of abandoned and under-utilized commercial and residential buildings.	http://www.grovehallndc.org/economic-development.html	Rehabilitation- Development
HAP, Inc.	Lead-Based Paint Hazard Abatement Program	HAP administers MassHousing's "Get the Lead Out" Program that provides low-cost financing to owners of 1-4 family properties to remove lead-based paint hazards.	http://www.masshousinginfo.org/hap/programs/	Lead Paint Removal
HAP, Inc.	Affordable Housing Development	Many of the projects that HAP undertakes to increase affordable housing are rehabilitation projects.	http://www.masshousinginfo.org/hap/programs/	Rehabilitation- Development
HAP, Inc.	Green Affordable Housing Initiative	The program focuses on promoting and financing alternative energy technology and "green building" techniques in affordable housing projects developed by HAP and other nonprofits throughout western Massachusetts. In addition to installing renewable energy systems on about 90 units of affordable housing, the program will provide training and technical assistance on renewable energy system design, green building and energy efficient construction techniques.	http://www.masshousinginfo.org/hap/programs/	Green Building / Energy Efficiency
Hilltown CDC	Real Estate Development	Laurel Road, an 11-unit newly constructed homeownership condo development completed in 2008, utilizes passive solar design and pv solar panels to conserve energy, and utilized sustainable building materials in its construction	http://www.hilltowncdc.org/programs/hdevelopment.html	Green Building / Energy Efficiency
Hilltown CDC	Housing Rehabilitation Program	The Housing Rehabilitation Program provides eligible homeowners with deferred payment loans in order to address code violations and improve living conditions for low-and moderate-income households.	http://www.hilltowncdc.org/programs/hrehab.html	Rehabilitation- Existing Homes

Homeowners Rehab, Inc.	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Trolley Square (new) Auburn Court Phase II (new) 58 Seventh St (gut rehab) 95-97 Pine Street (gut rehab)	http://www.homeownersrehab.org/green.php	Green Building / Energy Efficiency
Homeowners Rehab, Inc.	Real Estate Development	A number of the CDC's projects are rehabilitated properties: 95-97 Pine Street Seventh St Marcella St Howard St Bedrick Properties Cast 808-812 Memorial Dr	http://www.homeownersrehab.org/development.recent.php	Rehabilitation- Development
Homeowners Rehab, Inc.	Home Improvement Program	In order to aid Cambridge residents in preserving and stabilizing their status as homeowners, HRI operates a Home Improvement Program (HIP). Financial and technical assistance is offered to homeowners who wish to make improvements to their homes.	http://www.homeownersrehab.org/improvement.about.php	Rehabilitation- Existing Homes
Homeowners Rehab, Inc.	Real Estate Development	A number of the CDC's projects are retrofits: Oxford St. Trowbridge St. Magazine/River/Auburn 808-812 Memorial Dr Marcella St	http://www.homeownersrehab.org/improvement.about.php	Retrofit
Homeowners Rehab, Inc.	LISC CDC Green Retrofit Initiative	HRI was awarded a technical assistance grant through the LISC CDC Green Retrofit Initiative to conduct energy benchmarking of its entire portfolio of affordable housing.	Member survey	Retrofit
Housing Assistance Corporation	Energy & Home Repair	HAC's Energy & Home Repair Department offers a number of programs to help homeowners conserve energy: Cape Light Compact Efficiency Program Weatherization Keyspan Gas Program Heartwap	http://www.haconcapecod.org/ViewPage.asp?PageID=49	Green Building / Energy Efficiency
Housing Assistance Corporation	Energy & Home Repair	HAC's Energy & Home Repair Department offers The Barnstable County Homeowner Repair Program to provide rehabilitation services.	http://www.haconcapecod.org/ViewPage.asp?PageID=49	Rehabilitation- Existing Homes
Housing Corporation of Arlington	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Mass. Ave. Preservation Project Forest-Peirce Project	http://www.housingcorporarlinton.org/html/mass_ave_project.html http://www.housingcorporarlinton.org/html/forest-peirce_project.html	Rehabilitation- Development

Jamaica Plain NDC	Real Estate Development	The following projects used adaptive reuse of existing buildings: The Brewery Small Business Center Angela Westover House Sumner Hill House Blessed Sacrament Church and parish properties	http://www.jpndc.org/housing/difference.html	Adaptive Reuse
Jamaica Plain NDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties: JP Scattered Site Cooperative Forest Glen Cooperative Rockvale Circle Cooperative	http://www.jpndc.org/housing/difference.html	Rehabilitation- Development
Just A Start	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Bolton Blair Condos Harvard-Windsor Condos Alewife Condos 138 & 140 Spring St 73 Bolton St 83 & 85 Pleasant 5 & 7 Jefferson 187 Charles 96 & 98 Hampshire 243 Hurley St 21 Seventh St 17 & 19 Fulkerson 7, 9 & 11 Hardwick St 22-26 Seventh Ave 354 Norfolk 69, 71,73 Webster & 51-53 Bristol 402 Rindge Avenue 409-415 Cardinal Medeiros 54-56 Berkshire 75-83 Webster 72 Elm Street 55 & 59 Norfolk Street 200-210 Columbia 40 Market 261-269 Broadway Scouting Way	http://www.justastart.org/homeownership_projects.pdf http://www.justastart.org/rental_projects.pdf	Rehabilitation- Development

Just A Start	Real Estate Development	The following projects used adaptive reuse of existing buildings: 26-50 York Street 12 & 17 Broadway Street 243 Broadway 206-210 Otis Street	http://www.justastart.org/rental_projects.pdf	Adaptive Reuse
Just A Start	Housing Rehab Programs	JAS sponsors and/or promotes a number of housing rehab programs: Home Improvement Program Cambridge Savings Bank Home Improvement Loan Neighborhood Revitalization Strategy Area Massachusetts Housing Finance Agency Home Improvement Loan Second Chance Program	http://www.justastart.org/rehab.shtml	Rehabilitation- Existing Homes
Just A Start	Get the Lead Out Program	JAS provides low interest loans for lead removal using HUD funds.	http://www.justastart.org/rehab.shtml	Lead Paint Abatement
Just A Start	Real Estate Development	A number of the CDC's projects used green building (LEED & ENERGY STAR) design principles and/or received LEED certification:821-825 Main StreetAlewife BrookGateviewColumbia CourtScouting WayElm Place	Member survey	Green Building / Energy Efficiency
Just A Start	LISC CDC Green Retrofit Initiative	Awarded a technical assistance grant through the LISC CDC Green Retrofit Initiative to conduct energy benchmarking of its entire portfolio of affordable housing.	LISC	Retrofit
Lawrence Community Works Inc.	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Reviviendo Family Housing Farnham Court Berkeley Place Bradford Apartments	http://www.lcworks.org/page.aspx?page_id=140 http://www.lcworks.org/page.aspx?page_id=141 http://www.lcworks.org/page.aspx?page_id=142 http://www.lcworks.org/page.aspx?page_id=143	Rehabilitation- Development
Lawrence Community Works Inc.	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Reviviendo Family Housing Union & Mechanic St Homes Scarito Homes	http://www.lcworks.org/page.aspx?page_id=140 http://www.lcworks.org/page.aspx?page_id=138 http://www.lcworks.org/page.aspx?page_id=139	Green Building / Energy Efficiency

Lawrence Community Works Inc.	Real Estate Development	The following projects used adaptive reuse of existing buildings: Union Crossing Our House Campus	http://www.lcworks.org/page.aspx?page_id=146 http://www.lcworks.org/page.aspx?page_id=41	Adaptive Reuse
Lawrence Community Works Inc.	Reviviendo Playground	LCW converted a vacant lot into a new green space/playground for the community to utilize.	http://www.lcworks.org/page.aspx?page_id=149	Green Space Creation
Lawrence Community Works Inc.	Think Green	LCW has developed its Think Green initiative as a method to create a model of healthy and sustainable development. It focuses on measures to ensure energy efficiency and healthy homes in its development projects.	http://www.lcworks.org/page.aspx?page_id=42	Green Building / Energy Efficiency
Lena Park CDC	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Olmsted Green	http://www.lenapark.org/?id=20&name=Olmsted%20Green	Green Building / Energy Efficiency
Madison Park CDC	Real Estate Development	The following projects used adaptive reuse of existing buildings: Schoolhouse Apartments	http://www.madison-park.org/real-estate	Adaptive Reuse
Madison Park CDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Ruggles Shawmut Apartments Interfaith Apartments Roxbury Center for Arts at Hibernian Hall The Woolworth Building	http://www.madison-park.org/real-estate	Rehabilitation- Development
Madison Park CDC	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: 2451 Washington Twenty at Luma	http://www.madison-park.org/real-estate	Green Building / Energy Efficiency
Massachusetts Affordable Housing Alliance (MAHA)	Making Homes Lead-Safe	MAHA works to increase assistance for homeowners and landlords who wish to delead their homes. We encouraged the city of Boston in 1993 to apply for federal funds to establish the city's first-ever grant/loan program to make homes lead-safe.	http://www.mahahome.org/change/leadsafe.html	Lead Paint Removal
MAHA	Real Estate Development	MAHA built their new Homeownership University using green building techniques. It's equipped with energy-saving appliances and information on conservation, recycling and healthy homes.	http://www.mahahome.org/campaign/project.html	Green Building / Energy Efficiency
Main South CDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties: 1 Wyman St 189 Beacon St Beacon-Oread Street Revitalization Project	http://www.mainsouthcdc.org/	Rehabilitation- Development
Main South CDC	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: 189 Beacon St Kilby Gardner Hammond Neighborhood Revitalization Project	http://www.mainsouthcdc.org/	Green Building / Energy Efficiency
Main South CDC	Real Estate Development	The following projects used adaptive reuse of existing buildings: 93 Grand St Loom Works Development Project	http://www.mainsouthcdc.org/	Adaptive Reuse

Main South CDC	Real Estate Development	The following projects were former brownfields: 93 Grand St Loom Works Development Project Kilby Gardner Hammond Neighborhood Revitalization Project	http://www.mainsouthcdc.org/	Brownfields
Main South CDC	Real Estate Development	A number of the CDC's projects follow Smart Growth principles: Kilby Gardner Hammond Neighborhood Revitalization Project	http://www.mainsouthcdc.org/	Smart Growth / TOD
Main South CDC	Home Improvement Loans	The Home Improvement Loan Program contributes to the revitalization of the Main South community. This lending program provides homeowners in Main South with financial assistance for home improvements.	http://www.mainsouthcdc.org/	Rehabilitation- Existing Homes
Main South CDC	National Earth Day	The Main South CDC annually participates in the national Earth Day event which is locally sponsored by the Regional Environmental Council (REC). This past year they had over fifty individuals composed of Main South residents, Clark University students, children from the Boys & Girls Club, and workers from National Grid who volunteered their time and energy to assist in a cleanup effort of the Kilby-Gardner-Hammond area. Volunteers worked together to remove vast amounts of trash and debris, as well as foster a sense of community engagement.	http://www.mainsouthcdc.org/	Cleanup
Mattapan CDC	Mattapan Housing Initiative Neighborhood Stabilization Plan	The plan is an effort to purchase and redevelopment of foreclosed and abandoned homes in Mattapan. The CDC's focus is to turn blighted residential properties into affordable and livable homes, increasing the quality of life for all residents in the affected neighborhood. Projects include: Adams Court on River Street	http://www.mattapancdc.org/current_projects.php http://www.mattapancdc.org/completed_projects.php	Rehabilitation- Development
Mattapan CDC	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Morton Street Homes	http://www.mattapancdc.org/current_projects.php	Green Building / Energy Efficiency
Mattapan CDC	Farmers Market at Mattapan Square	Mattapan CDC supports local farmers and food distribution through the Farmers Market in Mattapan Square held every Saturday (June through October).	http://www.mattapancdc.org/programs_community.php	Farmers Market
Mattapan CDC	Neponset River Reservation	Mattapan CDC seeks to increase Mattapan residents' utilization and understanding of the issues concerning the Neponset River Reservation, a natural resource providing recreational activities and a quiet scenic refuge in an urban setting. In the area regarding the restoration of the Neponset River, Civil War artifacts have been discovered along the river and The Department of Conservation and Recreation (DCR) is expecting to find Native American relics as well. DCR has stated they will communicate and inform the community of the search outcomes and the relics will be sent to a museum, but the report is not open to the public as to exact location of findings thus protecting conversation areas.	http://www.mattapancdc.org/programs_community.php	Sustainability Education
Methuen Arlington Neighborhood Inc.	Annual Spring Cleanup	Residents of the neighborhood participate in the city wide Annual Spring Clean Up. Over 250 residents come together to clean the streets to help beautify the neighborhood. T-shirts and a cookout are provided by the Mayor to all participants to thank the volunteers for their help.	http://www.methuenarlington.com/opportunities.htm	Cleanup

Mission Hill NHS	Revolving Loan Fund Program	The goal of the program is to revitalize and stabilize existing residential housing stock as an attractive and affordable resource for the diverse community of Mission Hill.	http://missionhillnhs.org/our-programs/	Rehabilitation- Existing Homes
Mission Hill NHS	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Frawley Delle Apartments HERE House	http://missionhillnhs.org/our-programs/	Rehabilitation- Development
Mission Hill NHS	Real Estate Development	A number of the CDC's projects follow Smart Growth principles: One Brigham Circle	http://missionhillnhs.org/our-programs/	Smart Growth / TOD
Mission Hill NHS	Kevin W. Fitzgerald Park	As part of the Ledge Site Redevelopment (One Brigham Circle), a 5.5 acre passive park was established for the community.	http://missionhillnhs.org/our-programs/	Green Space Creation
Needham Opportunity, Inc.	Green Needham Collaborative	NOI is a member of the Green Needham Collaborative which focuses on sustainability education for the Needham community as well as providing assistance for greater energy efficiency.	http://www.greenneedham.org/	Green Building / Energy Efficiency
Needham Opportunity, Inc.	Green Needham Collaborative	NOI is a member of the Green Needham Collaborative which focuses on sustainability education for the Needham community as well as providing assistance for greater energy efficiency.	http://www.greenneedham.org/	Sustainability Education
Neighborhood Housing Service of the South Shore	Home Rehab and Improvement Loans	NHS of the South Shore offers rehab and improvement loans for homeowners to eliminate substandard living conditions by focusing on work related to sanitary code violations, energy conservation goals and incipient violations.	http://www.neighborhoodhousing.org/Programs-Home-Repair.asp	Rehabilitation- Existing Homes
Neighborhood Housing Service of the South Shore	Deleading Program	NHS of the South Shore offers lead paint services through MassHousing's "Get the Lead Out" program. Low interest loans are available.	http://www.neighborhoodhousing.org/Programs-Deleading.asp	Lead Paint Removal
Neighborhood of Affordable Housing	Real Estate Development	A number of the CDC's projects follow Smart Growth principles:Cutler HeightsSitkowski School	http://www.noahcdc.org/realestate/index.html	Smart Growth / TOD
Neighborhood of Affordable Housing	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Stevens Corner	http://www.noahcdc.org/realestate/index.html	Rehabilitation- Development
Neighborhood of Affordable Housing	Community Building and Environment Department	The department's goals include working to: -Re-green and protect the environment and communities -Educate communities about key environmental issues -Develop and diversify environmental leadership -Engage youth in leadership roles and environmental responsibility -Build "ownership" and "stewardship" of open space -Support community initiatives that grow from projects and need	http://www.noahcdc.org/cbe/index.html	Sustainability Education
Neighborhood of Affordable Housing	East Boston Schoolyard Initiative	The program revitalizes public schoolyards from barren, cracked asphalt to safe and attractive spaces for learning, recreation, and community use.	http://www.noahcdc.org/cbe/index.html	Green Space Creation

Neighborhood of Affordable Housing	Chelsea Creek Environmental Youth Crew	The crew employs seven East Boston teens to work with the Chelsea Creek Action Group (CCAG) on projects/issues related to environmental justice and Chelsea Creek restoration work. The youth learn how to be local leaders as they participate in the clean up and redevelopment of polluted sites, long-term scientific field studies, and the development of programs related to ecological, environmental, recreational, and health issues associated with the Chelsea Creek and its shorelines.	http://www.noahcdc.org/cbe/index.html	Cleanup
Neighborhood of Affordable Housing	Chelsea Creek Action Group	CCAG seeks to reclaim the neglected, contaminated Chelsea Creek as an environmental, recreational, economic, and educational asset for East Boston, Chelsea, Revere and the region. CCAG is a vehicle for informing and empowering residents, including youth, to build stronger community leadership and healthier, more vibrant neighborhoods, as they learn about how environmental justice issues affect them directly.	http://www.noahcdc.org/cbe/index.html	Cleanup
Neighborhood of Affordable Housing	Know What's Up Youth Crew	The program educates urban young people in a variety of social and environmental justice issues through the medium of Hip Hop and spoken word. Concerts are held six times a year. Various projects and workshops are also held throughout the year, and have included poetry and song writing, photography, web site design and more.	http://www.noahcdc.org/cbe/index.html	Sustainability Education
Nuestra Comunidad	Real Estate Development	A number of the CDC's projects follow Smart Growth principles: Bartlett Yard (in planning)	http://www.nuestracdc.org/red.html	Smart Growth / TOD
Nuestra Comunidad	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Bartlett Yard (in planning) Quincy Commons (in construction) Kasanof Project (in construction)	http://www.nuestracdc.org/red.html	Green Building / Energy Efficiency
Nuestra Comunidad	Real Estate Development	The CDC is focused on employee local residents in local construction projects. These projects incorporate green building techniques which allows the residents to become skilled in this field.	http://www.nuestracdc.org/red.html	Green Jobs
Nuestra Comunidad	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Adams Court 35 West Newton St	http://www.nuestracdc.org/adamscourt.html http://www.nuestracdc.org/currentred.html	Rehabilitation- Development
Nuestra Comunidad	LISC CDC Green Retrofit Initiative	Awarded a technical assistance grant through the LISC CDC Green Retrofit Initiative to conduct energy benchmarking of its entire portfolio of affordable housing.	LISC	Retrofit
Oak Hill CDC	Homeowner/Housing Rehab Programs	The programs provide funding for renovation and rehabilitation of residences.	http://oakhillcdc.org/	Rehabilitation- Existing Homes
Oak Hill CDC	Homeowner/Housing Rehab Programs	The programs provide funding for deleading processes at homes.	http://oakhillcdc.org/	Lead Paint Removal

Pine Street Inn	Service Location	Over the course of its history, Pine Street Inn has adapted old buildings to be the base of its service: -1980 (Boston Fire Department Headquarters on Harrison Avenue in Boston's South End) -1992 (former sewing machine factory adjacent to its main location)	http://www.pinestreetinn.org/about_history.php	Adaptive Reuse
Pine Street Inn	Boston HandyWorks	HandyWorks is a social enterprise program of Pine Street Inn, offering high quality repair and maintenance services at competitive prices. One service they offer is weatherization and improving energy efficiency.	http://www.pinestreetinn.org/social_enterprise_handy_works.php	Green Building / Energy Efficiency
Quaboag Valley CDC	Real Estate Development	The following projects used adaptive reuse of existing buildings: David Prouty Middle School - Spencer	http://www.qvcdc.com/commdev.html	Adaptive Reuse
Quaboag Valley CDC	Real Estate Development	The following projects were former brownfields: South Main Street School - Monson	http://www.qvcdc.com/commdev.html	Brownfields
Quincy-Geneva CDC	Real Estate Development	The CDC has rehabilitated a number of residential sites over the course of its history.	http://www.newvisioncdc.com/our-history	Rehabilitation- Development
RCAP Solutions, Inc.	Home Repair Loan Fund	RCAP provides funding for homeowners who need to make non-cosmetic repairs to their home to ensure the safety and health of the occupants.	http://www.rcapsolutions.org/financial_services.htm	Rehabilitation- Existing Homes
RCAP Solutions, Inc.	Water & Waste Infrastructure	RCAP provides community consulting for the management and resolution of brownfields.	http://www.rcapsolutions.org/community_infrastructure.htm	Brownfields
RCAP Solutions, Inc.	Real Estate Development	RCAP provides property management assistance which includes a specialty in rehabilitation.	http://www.rcapsolutions.org/real_estate.htm	Rehabilitation- Existing Homes
Salem Harbor CDC	Weatherization	The CDC is in the process of securing funds in order to weatherize most all of its rental units and planning to do energy audits.	Member survey	Green Building / Energy Efficiency
Salem Harbor CDC	Green Property Management Toolkit	In the next year, the CDC is planning to create a green property management practices/toolkit for their in-house property management team.	Member survey	Green O&M
Somerville Community Corporation	Real Estate Development	The following projects used adaptive reuse of existing buildings: Sewall Place	http://www.somervillecdc.org/WhatWeDo/development.html	Adaptive Reuse
Somerville Community Corporation	Real Estate Development	The CDC has rehabilitated a number of residential sites over the course of its history.	http://www.somervillecdc.org/WhatWeDo/development.html	Rehabilitation- Development
South Boston NDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Taylor's Market	http://www.sbndc.org/majorachievements	Rehabilitation- Development
South Boston NDC	Beautifying Broadway	SBNDc created the My Boston Tree Association, "M.B. Tree A." which is a group of about a dozen teenagers committed to cleaning and greening the tree beds along Broadway.	http://www.sbndc.org/beautifyingbroadway	Cleanup
South Boston NDC	LISC CDC Green Retrofit Initiative	Awarded a shared technical assistance grant through the LISC CDC Green Retrofit Initiative to conduct energy benchmarking of its entire portfolio of affordable housing.	LISC	Retrofit

South Middlesex Opportunity Council, Inc.	Energy Efficiency & Weatherization Services	SMOC offers energy efficiency services to both commercial and residential properties.	http://www.smoc.org/index.asp?pgid=71 http://www.smoc.org/index.asp?pgid=114	Green Building / Energy Efficiency
South Middlesex Opportunity Council, Inc.	Real Estate Development	As part of SMOC's goal to increase affordable housing, they undertake rehabilitation projects.	http://www.smoc.org/index.asp?pgid=13	Rehabilitation- Development
Southern Worcester County Community Development Corporation	Community Garden	SWCCDC is currently working on developing a community garden in the Town of Dudley	Member survey	Green Space Creation
Southern Worcester County Community Development Corporation	Agricultural Preservation Restriction	In order to maintain viable farmland and open space, SWCCDC is promoting more productive use of Agricultural Preservation Restriction lands in Southern Worcester County.	Member survey	Green Space Creation
Southern Worcester County Community Development Corporation	Energy Saving Tools Talk	SWCCDC hosted a well received talk at a general membership meeting regarding energy saving tools for homes. The presentation was by Worcester Energy Barnraising.	Member survey	Sustainability Education
Southwest Boston CDC	Real Estate Development	SWBCDC is focusing on smart growth and TOD efforts around the Fairmount Commuter Rail Line	http://www.swbccdc.org/Programs/fairmountindigoline.php	Smart Growth / TOD
Southwest Boston CDC	Real Estate Development	The CDC is working with the community to reuse the old Lewis Chemical site, which is currently a brownfield. A current proposal suggests adapting and expanding the current building on the site.	http://www.swbccdc.org/Programs/lewischemical.php	Brownfields
Southwest Boston CDC	Real Estate Development	The CDC is working with the community to reuse the old Lewis Chemical site, which is currently a brownfield. A current proposal suggests adapting and expanding the current building on the site.	http://www.swbccdc.org/Programs/lewischemical.php	Adaptive Reuse
Springfield Neighborhood Housing Services	Rehab/Construction Monitoring	Springfield Neighborhood Housing Services provides rehab monitoring and construction oversight for home improvement projects. Also do acquisition and rehab. Since 2004 all new construction has been all Energy Star rated houses and appliances. Pendleton Ave (2009) was a modular construction with solar panels, on demand hot water, bamboo floor and energy star appliances. For rehabs replace windows with energy star rated windows, improve insulation and install energy star appliances.	http://205100mr.myerswebsites.com/Rehab_2f_Construction_20_Monitoring.html	Rehabilitation- Development
Springfield Neighborhood Housing Services	Lead Paint Inspections	As the Local Rehab Agency for the Massachusetts Get-The-Lead-Out program, Springfield NHS conducts the lead paint inspection, pre-qualifies the homeowner, oversees the rehab and deleading work, and manages disbursements to the contractor.	http://205100mr.myerswebsites.com/Lead_20_Paint_20_Inspactions.html	Lead Paint Abatement
The Neighborhood Corporation	Real Estate Development	The following projects used adaptive reuse of existing buildings:Robertson on the River	http://www.neighborhoodcorp.org/housing.htm	Adaptive Reuse

The Neighborhood Corporation	Real Estate Development	The following projects were former brownfields: former Nu-Brite paint factory	http://www.neighborhoodcorp.org/brownfields.htm	Brownfields
The Neighborhood Corporation	Clean-Up Days	As part of The Neighborhood Corporations part in neighborhood revitalization, it hosts Clean-Up Days throughout the year.	http://www.neighborhoodcorp.org/revitalization.htm	Cleanup
The Technical Assistance Program at Victory (formerly AIDS Housing Corporation)	Real Estate Development	TAP provides housing for people living with HIV/AIDS in the New England area through rehabilitation (as well as new construction) projects.	http://www.vpi.org/TAP/index.htm	Rehabilitation- Development
Twin Cities CDC	Real Estate Development	The following projects used adaptive reuse of existing buildings: 470 Main St	http://www.twincitiescdc.org/index.php?module=pagemaster&PAGE_user_op=view_page&PAGE_id=15&MMN_position=10:10	Adaptive Reuse
Urban Edge Housing Corporation	Residential Loan Program	Urban Edge offers homeowners loans to perform rehabilitation and deleading work on their residence.	http://www.urbanedge.org/housing-comm.php?subcode=resid-loan-prog	Rehabilitation- Existing Homes
Urban Edge Housing Corporation	Residential Loan Program	Urban Edge offers homeowners loans to perform rehabilitation and deleading work on their residence.	http://www.urbanedge.org/housing-comm.php?subcode=resid-delead-prog	Lead Paint Removal
Urban Edge Housing Corporation	Residential Deleading Program	Urban Edge works with Massachusetts Housing Finance Agency "Get the Lead Out" Program and the City of Boston's "Lead Safe Boston Program" provide grants, zero percent and deferred loans to owners of 1 – 4 family properties to remove lead paint from their homes, thereby reducing the risk of lead poisoning in children. Under both of these programs, Urban Edge performs outreach and marketing, takes loan applications, performs underwriting, and assists with closing the loans. During the deleading process, Urban Edge holds the funds in escrow, helps with the deleading contract, and provides technical assistance.	http://www.urbanedge.org/housing-comm.php?subcode=curr-upcoming http://www.urbanedge.org/green-housing.php?subcode=Greening%20Affordable http://www.urbanedge.org/dev-projects.php?subcode=JP%20Apts http://www.urbanedge.org/dev-projects.php?subcode=i-square-redev	Lead Paint Removal
Urban Edge Housing Corporation	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Hyde-Blakemore Condominiums Egleston Crossing JP Apartments Jackson Square	http://www.urbanedge.org/green-housing.php?subcode=Greening%20Affordable http://www.urbanedge.org/dev-projects.php?subcode=i-square-redev	Green Building / Energy Efficiency

Urban Edge Housing Corporation	Real Estate Development	A number of the CDC's projects follow Smart Growth principles: Egleston Crossing Jackson Square	http://www.urbanedge.org/green-housing.php?subcode=Greening%20Affordable	Smart Growth / TOD
Urban Edge Housing Corporation	Real Estate Development	The following projects were former brownfields: Egleson Crossing 1542 Columbus Avenue	http://www.urbanedge.org/green-housing.php?subcode=Greening%20Affordable http://www.urbanedge.org/dev-projects.php?subcode=EPA	Brownfields
Urban Edge Housing Corporation	Real Estate Development	The following projects used adaptive reuse of existing buildings: Egleston Power Station Father Jack Roussin Community Center	http://www.urbanedge.org/housing-comm.php?subcode=egleston-station http://www.urbanedge.org/housing-comm.php?subcode=f-j-roussin	Adaptive Reuse
Urban Edge Housing Corporation	Real Estate Development	A number of the CDC's projects are rehabilitated properties: JP Apartments	http://www.urbanedge.org/dev-projects.php?subcode=JP%20Apts	Rehabilitation- Development
Urban Edge Housing Corporation	LISC CDC Green Retrofit Initiative	Awarded a technical assistance grant through the LISC CDC Green Retrofit Initiative to conduct energy benchmarking of its entire portfolio of affordable housing.	LISC	Retrofit
Urban Edge Housing Corporation	Recycling Programs	Urban Edge promotes recycling programs to both residential and commercial property owners.	http://www.urbanedge.org/green-housing.php?subcode=Residential http://www.urbanedge.org/green-housing.php?subcode=Construction%20Recycli	Recycling
Urban Edge Housing Corporation	Green Housing Activities	One of the activities of Urban Edge's Green Housing program is education of the staff and residents to teach them the importance of green building and the green procedures and policies at their buildings.	http://www.urbanedge.org/green-housing.php?subcode=GH%20Activities	Sustainability Education/ Green O&M
Valley CDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties: "Go West" Florence Project Valley Millbank Apartments, Northampton 5 Walnut St, Northampton	http://www.valleycdc.com/ahdevelop.htm	Rehabilitation- Development
Valley CDC	Real Estate Development	The following projects used adaptive reuse of existing buildings: 65-67 North Main St, Florence	http://www.valleycdc.com/ahdevelop.htm	Adaptive Reuse
Viet-AID	Real Estate Development	A number of the CDC's projects are rehabilitated properties: 7 Toledo Terrace	http://www.vietaid.org/	Rehabilitation- Development
Viet-AID	Real Estate Development	A number of the CDC's projects follow Smart Growth principles: 1460 Dorchester Ave	http://www.vietaid.org/	Smart Growth / TOD

Viet-AID	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: 1460 Dorchester Ave	http://www.vietaid.org/	Green Building / Energy Efficiency
Viet-AID	Green Jobs Initiative	Effort underway to create green jobs in the Fields Corner neighborhood. Over the summer, 250 homeowners were surveyed on their demand for green jobs. Viet Aid is now examining the capacity of small business owners, such as contractors, to expand and/or deepen their green jobs by hiring local residents.	http://www.vietaid.org/	Green jobs
Waltham Alliance to Create Housing	Fernald Working Group	WATCH proposes to apply the principles of sustainable development that is environmentally and economically efficient, and that provides long lasting benefit to the entire community, to direct the future use of the Fernald State School site. The redevelopment of the site could mean: adaptive reuse of historic buildings, remediation of contaminated land, adding green space.	http://watchcdc.org/community-organizing/fwg	Adaptive Reuse
Waltham Alliance to Create Housing	Fernald Working Group	WATCH proposes to apply the principles of sustainable development that is environmentally and economically efficient, and that provides long lasting benefit to the entire community, to direct the future use of the Fernald State School site. The redevelopment of the site could mean: adaptive reuse of historic buildings, remediation of contaminated land, adding green space.	http://watchcdc.org/affordable-housing-development/completed-housing	Brownfields
Waltham Alliance to Create Housing	Fernald Working Group	WATCH proposes to apply the principles of sustainable development that is environmentally and economically efficient, and that provides long lasting benefit to the entire community, to direct the future use of the Fernald State School site. The redevelopment of the site could mean: adaptive reuse of historic buildings, remediation of contaminated land, adding green space.	http://watchcdc.org/affordable-housing-development/completed-housing http://watchcdc.org/affordable-housing-development/current-and-future-housing	Green Space Creation
Waltham Alliance to Create Housing	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Myrtle Street Taylor Street Grant Place Newton Street 56-58 Charles Street 509-527 Moody Street	http://watchcdc.org/affordable-housing-development/completed-housing http://watchcdc.org/affordable-housing-development/current-and-future-housing	Rehabilitation- Development
Waltham Alliance to Create Housing	Real Estate Development	The following projects used adaptive reuse of existing buildings: Fiske Street Banks School (in development) Fernald State School (in development)	http://watchcdc.org/affordable-housing-development/completed-housing http://watchcdc.org/affordable-housing-development/current-and-future-housing	Adaptive Reuse

Waltham Alliance to Create Housing	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: 51-59 Charles Street B Street, Belmont Beacon Valves Factory Site (in development)	http://watchcdc.org/affordable-housing-development/completed-housing http://watchcdc.org/affordable-housing-development/current-and-future-housing	Green Building / Energy Efficiency
Waltham Alliance to Create Housing	Real Estate Development	A number of the CDC's projects follow Smart Growth principles:Beacon Valves Factory Site (in development)	http://watchcdc.org/affordable-housing-development/current-and-future-housing	Smart Growth / TOD
Watertown Community Housing, Inc.	Real Estate Development	A number of the CDC's projects are rehabilitated properties: 1060 Belmont St (to happen in 2010) Marshall Place Apartments	http://www.watertowncommunityhousing.org/id42.html http://www.watertowncommunityhousing.org/id18.html	Rehabilitation- Development
Women's Institute for Housing and Economic Dev.	Real Estate Development	The following projects used adaptive reuse of existing buildings: Ingraham Place (in development) Park City Apartments (in development) Acushnet Commons	http://www.wihed.org/housing_projects.shtml http://www.wihed.org/completed_projects.shtml	Adaptive Reuse
Women's Institute for Housing and Economic Dev.	Real Estate Development	A number of the CDC's projects are rehabilitated properties: Soromundi Commons	http://www.wihed.org/completed_projects.shtml	Rehabilitation- Development
Worcester Comm. Housing Resources, Inc.	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: 2 Quincy St 19 Oxford St	http://www.wchr.org/available-properties/89-2-quincy-st.html http://www.wchr.org/available-properties/80-19-oxford-st.html	Green Building / Energy Efficiency
Worcester Comm. Housing Resources, Inc.	Real Estate Development	A number of the CDC's projects are rehabilitated properties: 454 Pleasant St 8 Townsend St 45 Townsend St 110 Austin St 9 King St	http://www.wchr.org/success-stories.html	Rehabilitation- Development
Worcester Comm. Housing Resources, Inc.	Home Improvement Loan Fund	The NeighborWorks® Home Improvement Loan Program, funded by Worcester Community Housing Resources Loan Fund and Oak Hill CDC, is designed to help make necessary repairs to homes. These repairs include: exterior and interior painting, carpentry, replacement of doors/windows, insulation and other energy saving items, plumbing repairs/updates, electrical repairs/updates, heating system repairs/updates, and roof repairs.	http://www.wchr.org/types-of-loans.html	Rehabilitation- Existing Homes

Worcester Common Ground	Real Estate Development	A number of the CDC's projects are rehabilitated properties: 32 Castle St 6 Florence St 60 Providence St 90-94 Chatham St 124-128 Canterbury St 17-23 Dewey St 300 Pleasant St 25 King St 35 Cedar St 7 Newbury St 11 Jaques Ave 12 West St 19 Bancroft St	http://www.wcg-cdc.com/land_trust.html http://www.wcg-cdc.com/completed.html	Rehabilitation- Development
Worcester Common Ground	Castle Street Community Garden	The lot was donated to WCG in September 1988 based on resident concerns about the preservation of open space. The residents lease the land from WCG and established a garden.	http://www.wcg-cdc.com/land_trust.html	Green Space Creation
Worcester Common Ground	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: 17-23 Dewey St 19 Bancroft St	http://www.wcg-cdc.com/completed.html	Green Building / Energy Efficiency
Worcester Common Ground	Real Estate Development	The following projects used adaptive reuse of existing buildings: 9 May St	http://www.wcg-cdc.com/in_the_works.html	Adaptive Reuse
Worcester East Side CDC	Real Estate Development	A number of the CDC's projects incorporate green building (energy efficiency) elements: Bell Hill Home Ownership - Phase 4 Initiative 78, 80 and 82 Eastern Avenue 123 Eastern Avenue 79 E. Central Street 3 Rockport Road 3 Channing Street	http://eastsidecdc.com/CurrentHousingDevelopment.aspx http://eastsidecdc.com/currhsgproj.aspx	Green Building / Energy Efficiency
Worcester East Side CDC	Home Improvement Program	The CDC offers technical assistance and grant money for homeowners that need to make necessary repairs to their home in order to maintain their use.	http://eastsidecdc.com/HomeImprovementProgram.aspx	Rehabilitation- Existing Homes

Worcester East Side CDC	Real Estate Development	A number of the CDC's projects are rehabilitated properties:78, 80 and 82 Eastern Avenue123 Eastern Avenue79 E. Central Street89 E. Central St3 Rockport Road3 Channing Street142 Belmont Street149 Belmont Street5 Mt. Vernon Street22-24 Northampton Street57 Catharine Street116 Eastern Avenue	http://eastsidecdc.com/currhsgproj.aspx http://eastsidecdc.com/housingdev.aspx	Rehabilitation- Development
Worcester East Side CDC	Earth Day Clean-Up	As part of the CDC's Community Outreach efforts, they arrange an annual Earth Day clean-up with UMass Memorial Health Care, Inc. and the Worcester Regional Environmental Council.	http://eastsidecdc.com/commoutreach.aspx	Cleanup

Appendix B: Overview of Green Strategies by CDC (As of October, 2010)

CDC	Development of Green Buildings					Improvements to Existing Buildings				Green Space Creation		Green Jobs		Community Education		TOTAL
	Green Building / Energy Efficiency	Rehab-Development	Adaptive Reuse	Brown-fields	Smart Growth / TOD	Retro fit	Rehab-Existing Homes	Lead Paint	Green Oper. And Maint.	Green Space Creation	Cleanup or Recycle	Green Jobs	Farmers Market or Local First	Mission/ Vision Statement	Sustainability Education	
Allston Brighton CDC		1	1	1		1			1	1					1	7
Arlington Community Trabajando, Inc										1	1	1				3
Asian CDC	1				1	1										3
Berkshire Housing Development Corporation			1													1
Beverly Affordable Housing Coalition, Inc.	1	1													1	3
B'nai B'rith Housing		1														1
Caritas Communities	1	1														2
CDC of South Berkshire County	1		1	1	1											4
CEDC-SM											1					1
Chelsea Neighborhood Developers	1	1	1	1		1										5
Coalition for a Better Acre	1	1	1							1				1		5
Codman Square NDC	1	1	1	1	1			1		1					1	9
Community Development Partnership	1	1	1			1	1									5
Community Teamwork, Inc.	1					1		1								3
Domus, Inc.		1														1
Dorchester Bay EDC	1	1		1	1	1	1	1				1				8
ETC Development Corp.		1	1													2
Fenway CDC		1			1	1								1		4
Fields Corner CDC		1	1													2
Franklin County CDC			1	1		1							1			4
Greater Gardner CDC								1								1

Grove Hall NDC		1											1		2
HAP, Inc.	1	1					1								3
Hilltown CDC	1						1						1		3
Homeowners Rehab, Inc.	1	1				1	1								4
Housing Assistance Corporation	1						1								2
Housing Corporation of Arlington			1										1		2
Jamaica Plain NDC			1	1											2
Just A Start	1	1	1			1	1	1							6
Lawrence Community Works Inc.	1	1	1							1					4
Lena Park CDC	1														1
Madison Park CDC	1	1	1												3
MAHA	1							1							2
Main South CDC	1	1	1	1	1		1			1					7
Mattapan CDC	1	1										1	1	1	5
Methuen Arlington Neighborhood Inc.										1					1
Mission Hill NHS			1		1		1			1					4
Needham Opportunity, Inc.	1													1	2
Neighborhood Housing Service of the South Shore							1	1							2
Neighborhood of Affordable Housing			1		1					1	1		1	1	6
Nuestra Comunidad	1	1			1	1						1			5
Oak Hill CDC								1	1						2
Pine Street Inn	1			1											2
Quaboag Valley CDC				1	1								1		3
Quincy-Geneva CDC			1												1
RCAP Solutions, Inc.					1			1							2
Salem Harbor CDC	1									1					2
Somerville Community Corporation			1	1											2
South Boston NDC			1									1			2

South Middlesex Opportunity Council, Inc.	1	1															2
Southern Worcester County Community Development Corporation										1				1		1	3
Southwest Boston CDC			1	1	1	1											4
Springfield Neighborhood Housing Services		1						1									2
The Neighborhood Corporation			1	1								1					3
The Technical Assistance Institute		1															1
Twin Cities CDC			1														1
Urban Edge Housing Corporation	1	1	1	1	1	1	1	1	1			1			1	1	12
Valley CDC		1	1														2
Viet-AID	1	1			1							1					4
Waltham Alliance to Create Housing	1	1	1	1	1					1							6
Watertown Community Housing, Inc.		1															1
Women's Institute for Housing and Economic Dev.		1	1														2
Worcester Comm. Housing Resources, Inc.	1	1						1									3
Worcester Common Ground	1	1	1							1							4
Worcester East Side CDC	1	1						1				1					4
TOTAL	32	41	26	13	13	13	16	10	3	10	9	4	2	10	8		

Appendix C: Report Methodology

MACDC completed this report through a multi-faceted research method. This included website research, MACDC GOALS data, phone and in-person interviews with CDC staff, and a survey to each Executive Director. The research was carried out from January to June of 2010 and resulted in a database that can be updated in the future.

To begin the research, an initial review was done of each CDC's actions, programs, and initiatives. This was done in order to put together a complete picture of what CDCs are doing and which of those are environmentally sustainable. Research was done by culling through each CDC's website. These websites are used by our members to promote what they are doing in their communities and provided a perfect starting point for the report. After evaluating the spectrum of work CDCs undertake, we found that there were 15 different environmentally sustainable areas in which CDCs work. We then created the database and tallied the totals for each of the 15 areas.

Websites however do take some time to update which may not be a regular activity of CDCs due to staff and time constraints. Because of this, we reviewed data that had been supplied by CDCs through the MACDC GOALS surveys conducted from January – March 2010. This allowed us to get any new activities CDCs were doing that fell within the 15 categories.

Interviews were done with 8 CDCs to get additional information about some of their environmental work. These interviews were done both in-person as well as by phone or email. Staff members were able to provide greater detail about specific actions taken on projects, problems they encountered, as well as the importance the environment plays within their organization and their work.

The final research method was a survey that was sent out to the Executive Directors at each member organization. This survey introduced each CDC to the report that was under development as well as the assistance we needed from them. We asked the Executive Directors to review the compiled database and let us know if there were any projects their organizations had undertaken that were not accounted for in the database. This survey helped to verify the data that had been pulled together. The survey provided CDCs the opportunity to not respond if the data relating to their organization was up-to-date. In the end, 15 CDCs responded to the survey.

MACDC's research findings are presented in two appendices. The green activities of each CDC are described in Appendix A: "Summary of Green Activities by CDC." Within this Summary, the green activities (the CDC program, project or initiative) are first sorted by CDC, and then categorized according to green strategies (for example, adaptive reuse, green space creation, green jobs, etc.) In Appendix A, the activities of a given CDC are listed once for each green strategy the activity employs. For example, a CDC real estate project that included the adaptive reuse of a former factory into affordable housing, on a former brownfields site, located near transit would be listed 3 times, to correspond to each of the green strategies.

MACDC then tallied the green strategies employed by each CDC, into "Appendix B: Overview of Green Strategies by CDC." Appendix B identifies which of 15 green strategies each CDC employs through its green activities.

Appendix D: Green Strategies by Category

MACDC used the data collected from its research to build a data base of CDC projects, programs and initiatives (collectively, “green activities”) that specifically and intentionally advance environmental sustainability. This data base contains distinct green activities sponsored by 65 MACDC member organizations, with activities then identified by the appropriate green strategies they employ. We then sorted the green strategies into the following 5 major categories:

Green Real Estate Development

1. *Green Building/ Energy Efficiency*: Real estate development (development of housing, commercial or mixed-use space) that prioritizes energy efficiency and/or other green development strategies
2. *Rehab- Development*: Real estate development involving the rehabilitation of existing buildings
3. *Adaptive Reuse*: Real estate development involving the adaptive reuse of buildings.
4. *Brownfields*: Real estate development involving the environmental remediation of brownfields sites.
5. *Smart Growth/Transit-Oriented Development*: Real estate development in locations readily accessible to transit or otherwise in smart growth locations

Green Improvements to Existing Homes or Businesses

1. *Retrofit*: Upgrading existing homes or businesses for more efficient energy/water use
2. *Rehab- Existing Homes*: Rehabilitation of existing homes or businesses
3. *Lead Paint*: Abatement of lead paint in existing homes or businesses
4. *Green Operations and Maintenance*: Maintenance of existing homes and businesses that prioritizes strategies to improve indoor air quality and healthier living environments

Green Space Creation and Preservation

1. *Green Space Creation*: Development of quality parks, open space, recreation opportunities and other opportunities for residents to enjoy outdoor space
2. *Cleanup/Recycling*: Maintain green space in good and clean condition

Green Jobs

1. *Green Job Creation*: Creation and preservation of jobs in green economy
2. *Farmers’ Market/ Buy Local*: Support for farmers’ markets and other buy local initiatives

Green Community Education

1. *Mission/Vision Statement*: Inclusion of environmental sustainability in organization's mission or vision statement
2. *Sustainability Education*: Community education or organizing activities to encourage community environmental sustainability