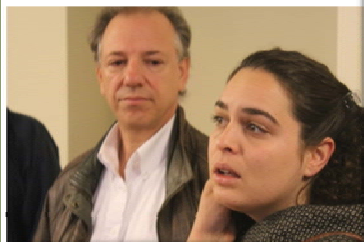


MACDC GOALS Initiative

Growing Opportunities, Assets, and Leaders across the Commonwealth



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

June 2012

June 21, 2012

Dear Friend,

Since 2003, MACDC and its Members have collaborated on a collective effort to revitalize and stabilize communities across the state. The MACDC GOALs Initiative – Growing Opportunities, Assets, and Leaders across the Commonwealth – sets specific numeric targets that MACDC members aim to achieve in six areas of community development and then measures our annual progress toward those goals. Each year, we conduct a detailed online survey of our members to learn precisely what they have accomplished. Over the nine years of the GOALs Initiative, our members have helped to create or preserve almost 12,000 homes and generated \$2.2 billion in economic investment in our communities.

This report supplements a shorter report issued in May, 2012, and contains detailed information on the results of this survey. Furthermore, it highlights the terrific progress that MACDC Members have made over the past year.

During 2011:

- **2,095** volunteer community leaders were engaged in CDC activities;
- **1,379** homes were built or preserved;
- **1,910** job opportunities were created or preserved;
- **1,976** locally-owned businesses received technical and financial support;
- **38,343** families received housing, jobs, training or other services; and
- **\$336 million** in private and public funding was invested in our communities

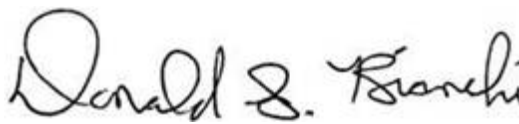
This report is the product of hard work by our members and by the MACDC staff, especially Carsten Snow. MACDC staff worked diligently to assist our members in getting the survey instrument completed, ensuring a timely and complete response from our members, and analyzing and synthesizing the data. We also want to thank the Data Collaborative, our database consultant, who helped to build and refine the web-based data collection system that we used for this survey. We want to particularly thank our members for completing the surveys, but more importantly for doing the hard work every day to make our communities better, house by house, job by job, family by family. Their work, detailed in so many numbers in this report, is helping to transform lives and communities in ways that cannot be quantified but can most certainly be felt and seen. In the face of the challenges posed by the economic downturn that is still impacting so many families, CDC accomplishments are remarkable.

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

Sincerely,



Joseph Kriesberg
President



Don Bianchi
Senior Policy Advocate

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Cover Photos: Photos from the Joint Committee on Community Development and Small Business Community Development Listening Tour in the fall of 2011, and from MACDC's Lobby Day in May 2012

Introduction

The Massachusetts Association of Community Development Corporations (MACDC) is an association of mission-driven community development organizations dedicated to working together and with others to create places of opportunity where people of diverse incomes and backgrounds access housing that is affordable, benefit from economic opportunities and fully participate in the civic life of their community. We achieve this by building and sustaining a high performing and adaptive community development sector that is supported by private and public investment and sound public policies. With over 80 members, MACDC is one of the country's leading CDC trade associations.

In an effort to increase public understanding and support for CDC activities, MACDC surveys its members annually to develop a production and pipeline report. We call this effort the GOALs Initiative – *Growing Opportunities, Assets, and Leaders across the Commonwealth*. It sets specific numeric targets in six areas of community development and measures CDC success in reaching these targets. The six areas are **leaders, homes, jobs, entrepreneurs, families, and investment**. The results of this initiative are included in this report.

This report includes detailed information for each category in tabular and chart form. It also includes pipeline projections for real estate development through 2015, and a comprehensive register of historical real estate projects dating back to 1972. As far as we know, this is the most complete and robust report on statewide CDC productivity ever produced in the United States.

Methodology

The data presented in the report was collected through an online survey of MACDC's members. For simplicity, we use the term "CDC" in this section to refer to all MACDC Members, although some MACDC Members are not CDCs. For additional information on MACDC Membership, refer to MACDC's website at www.macdc.org/members.

Through the survey, MACDC Members provided detailed information on program and projects related to their accomplishments during calendar year 2011 in the areas of:

- Leadership development;
- Housing development, commercial development, mixed-use development and open space development;
- Workforce development;
- Small business development;
- Housing services, including home improvement assistance, homebuyer counseling, foreclosure prevention counseling, lead paint abatement, and landlord/tenant remediation; and
- Family services, including youth and elder programs, ESOL and adult education programs, Individual Development Accounts, arts and culture programs and community festivals.

The GOALs survey is a web-based survey instrument, in which each CDC accesses and enters its information via a password-protected website. Each CDC is assigned a unique username and password, which enables multiple individuals from each organization to access the survey. The survey instrument also enables CDC staff to save information in draft form and return to the website at a later time to complete the questionnaires. Upon initial login, each CDC is asked to confirm basic demographic information about the organization and to identify which areas of program services they provide to their community. Based on these selections, the survey instrument presents a

customized list of survey questionnaires for each CDC in a control panel that serves as the home page after initial login.

For each questionnaire, the CDC is presented with a list of questions about the results accomplished in 2011. Questions critical to the calculation of overall GOALs results are required and the questionnaire cannot be completed until required questions are answered. CDCs are also asked to answer additional informational questions about each program area.

CDCs completed the survey in January and February, 2012. Some survey data was also entered by MACDC staff as a result of phone and/or email responses. MACDC staff carefully review the data to identify errors and omissions and follow up with the relevant CDC to clarify and confirm the data.

The information contained in the following pages is current data on CDC accomplishments during calendar year 2011. Since the survey was self-reporting, questions related to specific projects or programs listed in this report should be directed to the relevant CDC. Contact information for each CDC is available at www.macdc.org. Questions related to the web-based survey instrument or the GOALs Initiative should be directed to MACDC.

A glossary of terms is also included on page 246 and can be helpful when reading this report.

2012 MACDC GOALS Report

Accomplishments 2003-2011

**Chart 1: Volunteer
Community Leaders Engaged 2003-2011**

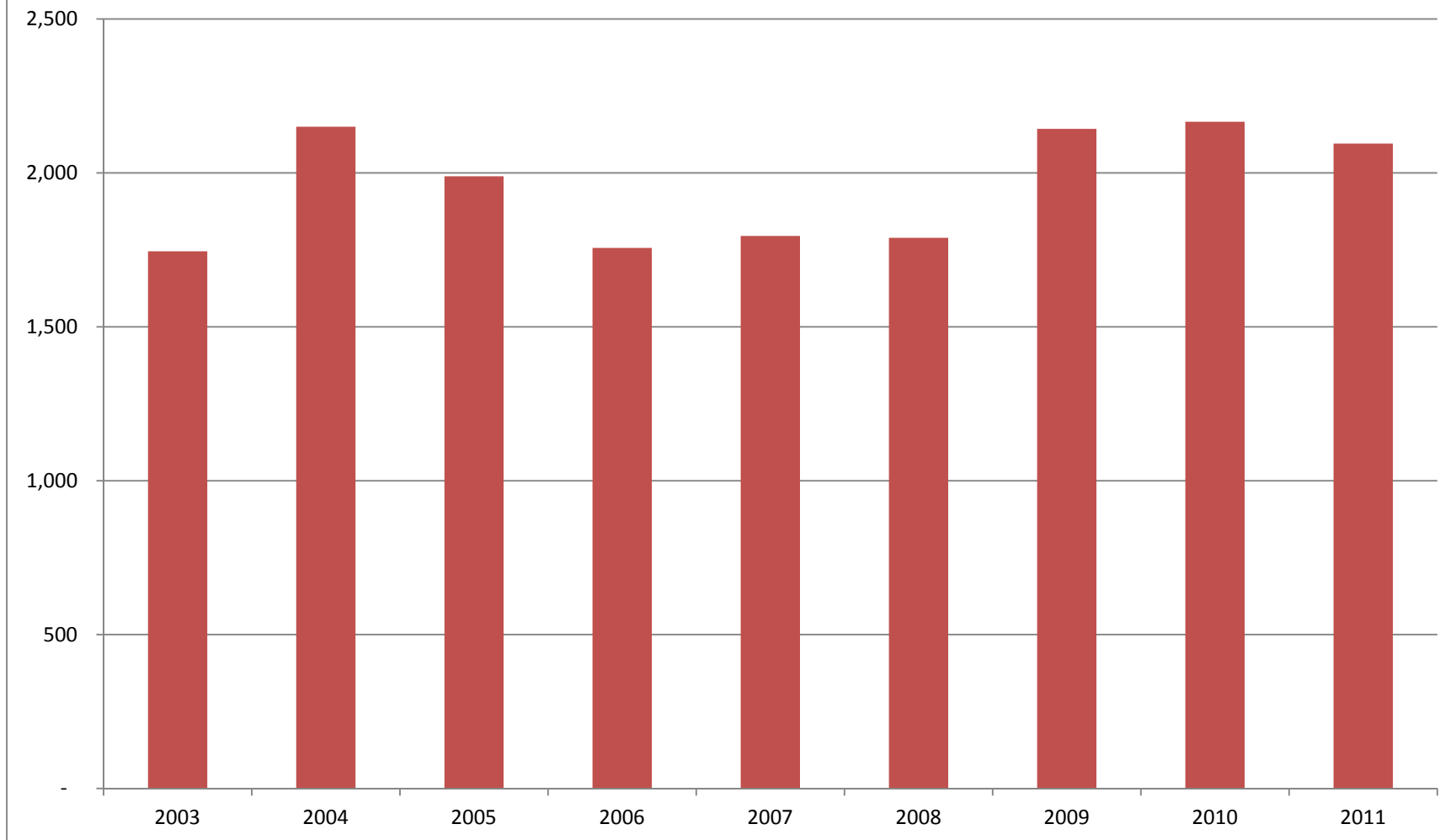


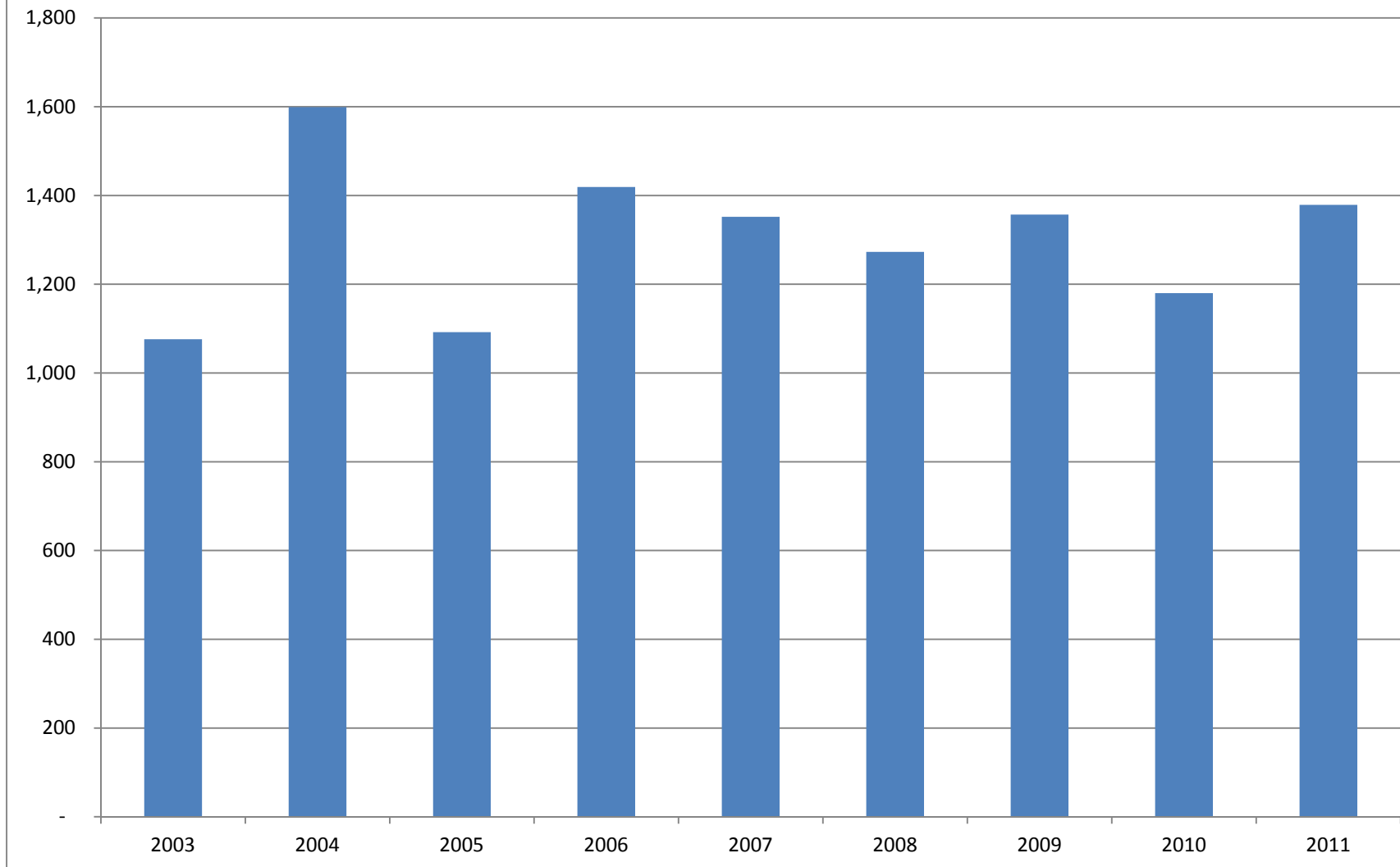
Chart 2 : Homes Built or Preserved 2003-2011

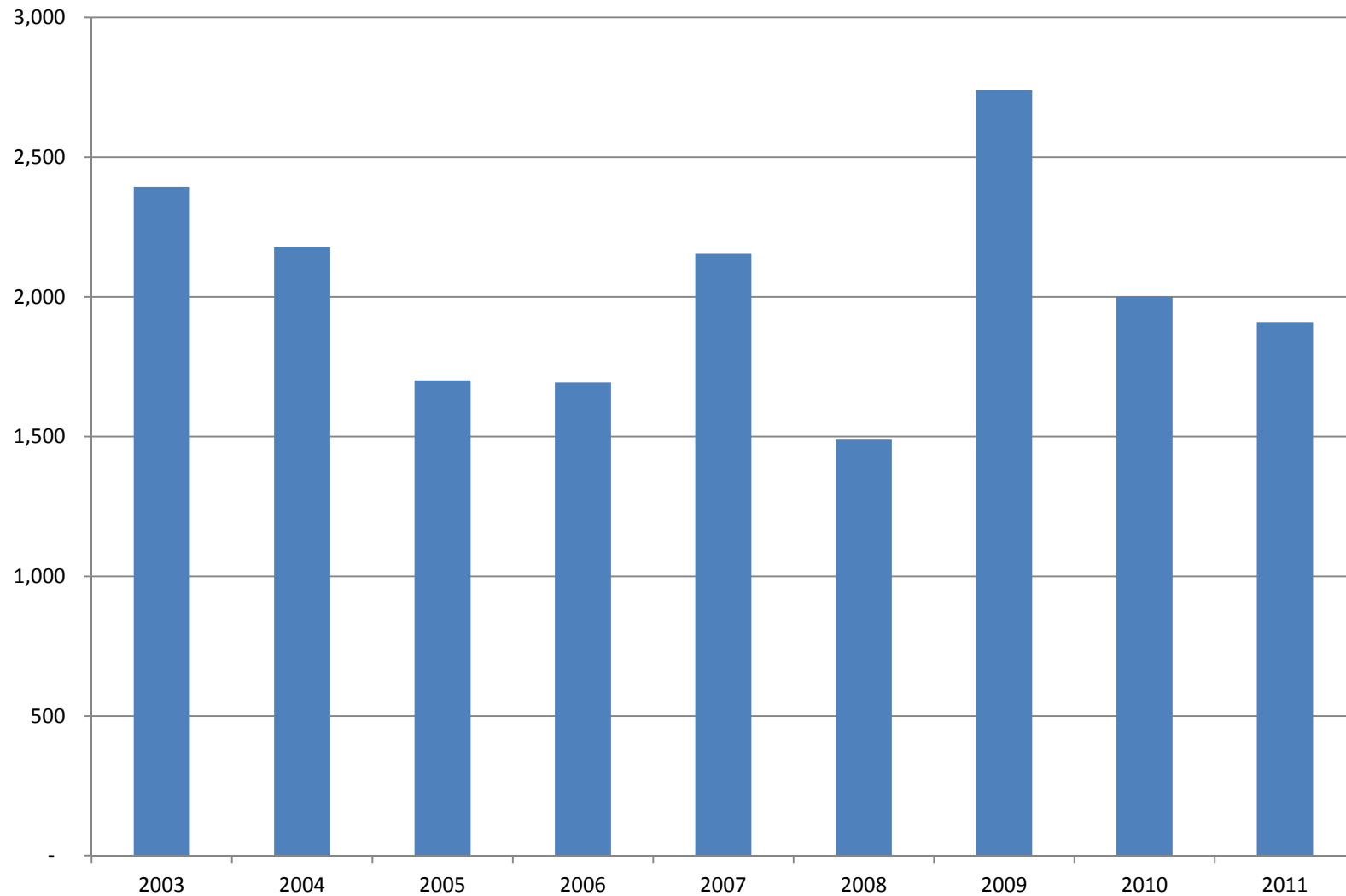
Chart 3: Job Opportunities Created or Preserved 2003-2011

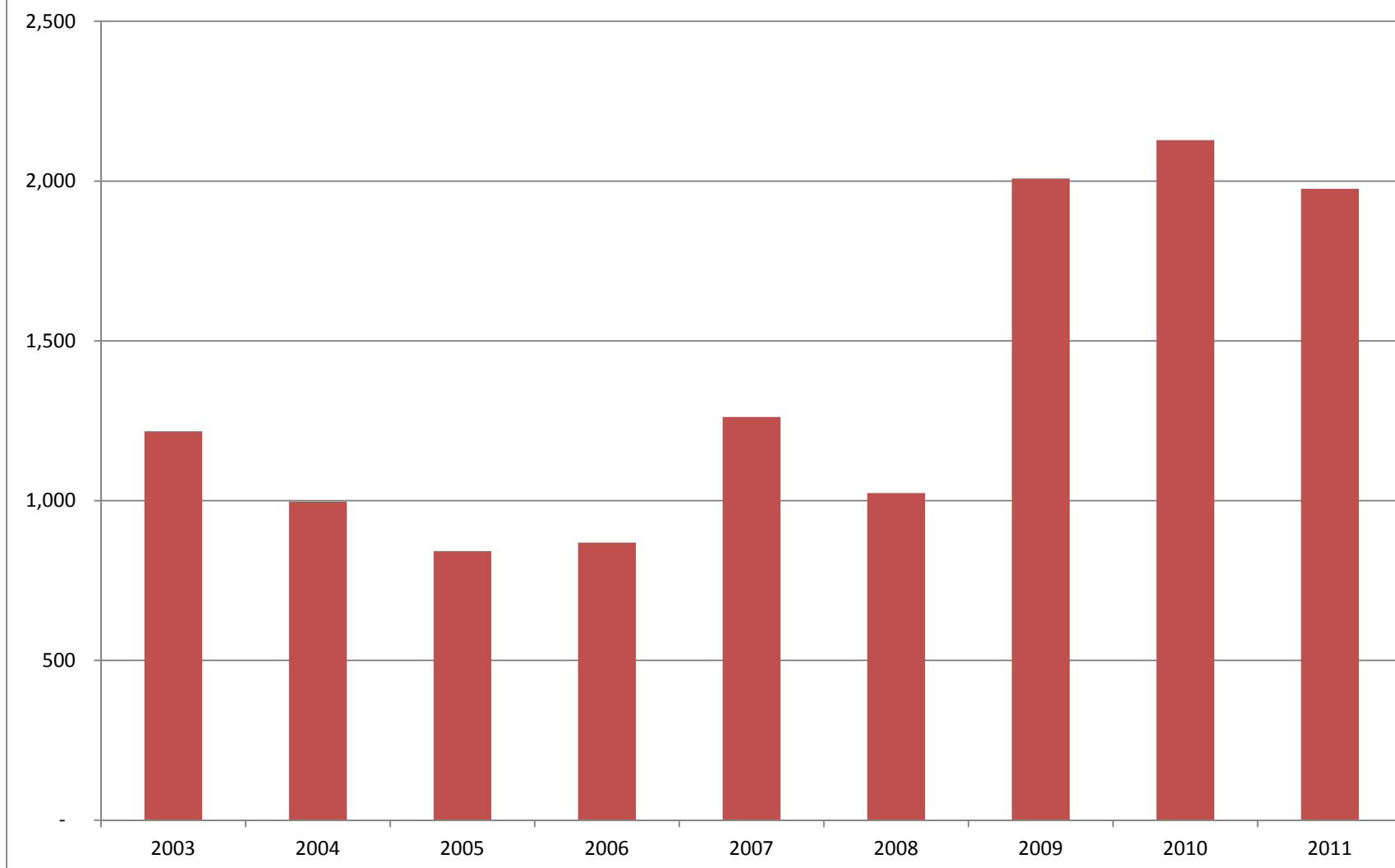
Chart 4: Technical and Financial Support to Entrepreneurs 2003-2011

Chart 5: Families Supported with Housing, Jobs, Training or Other Services 2003-2011

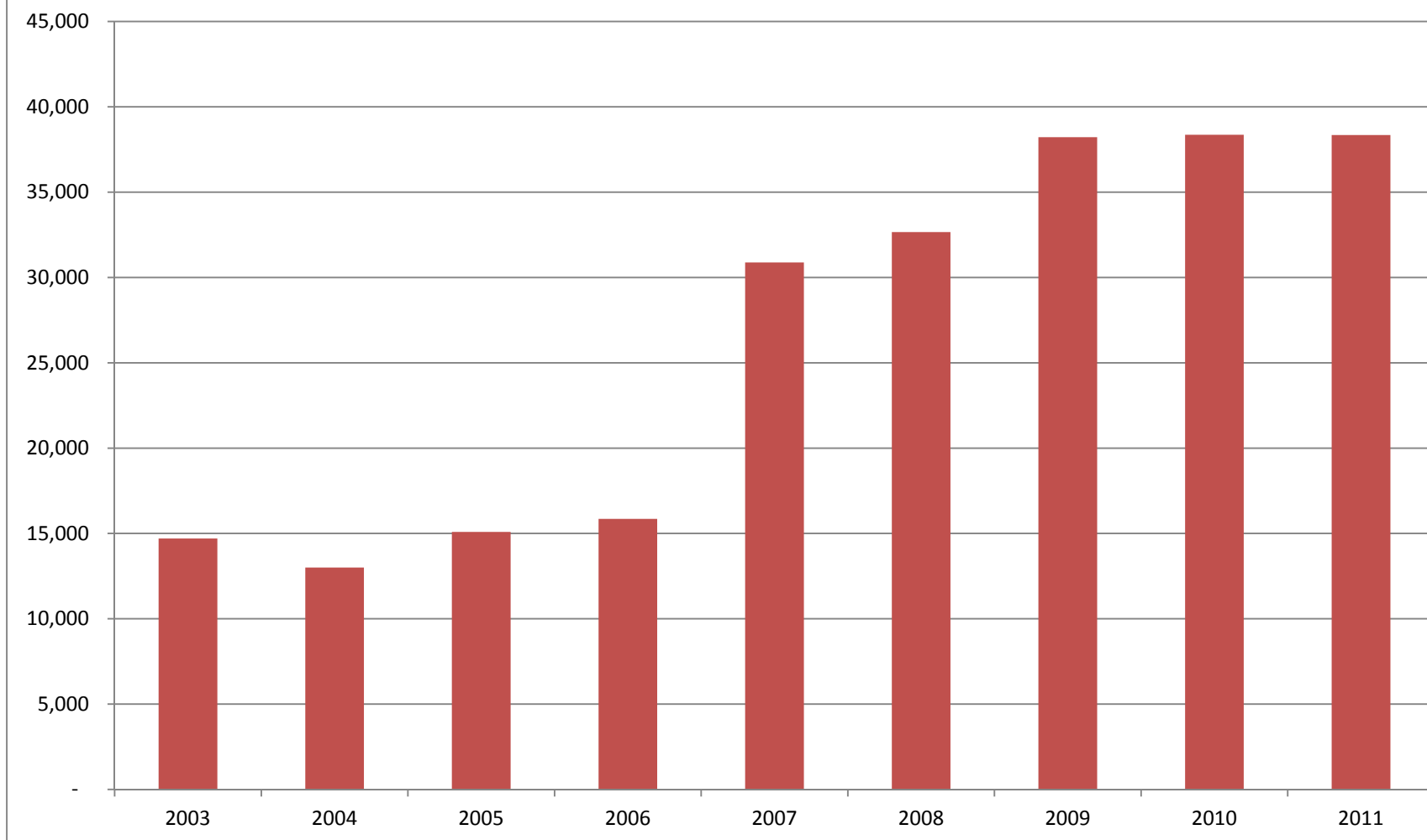
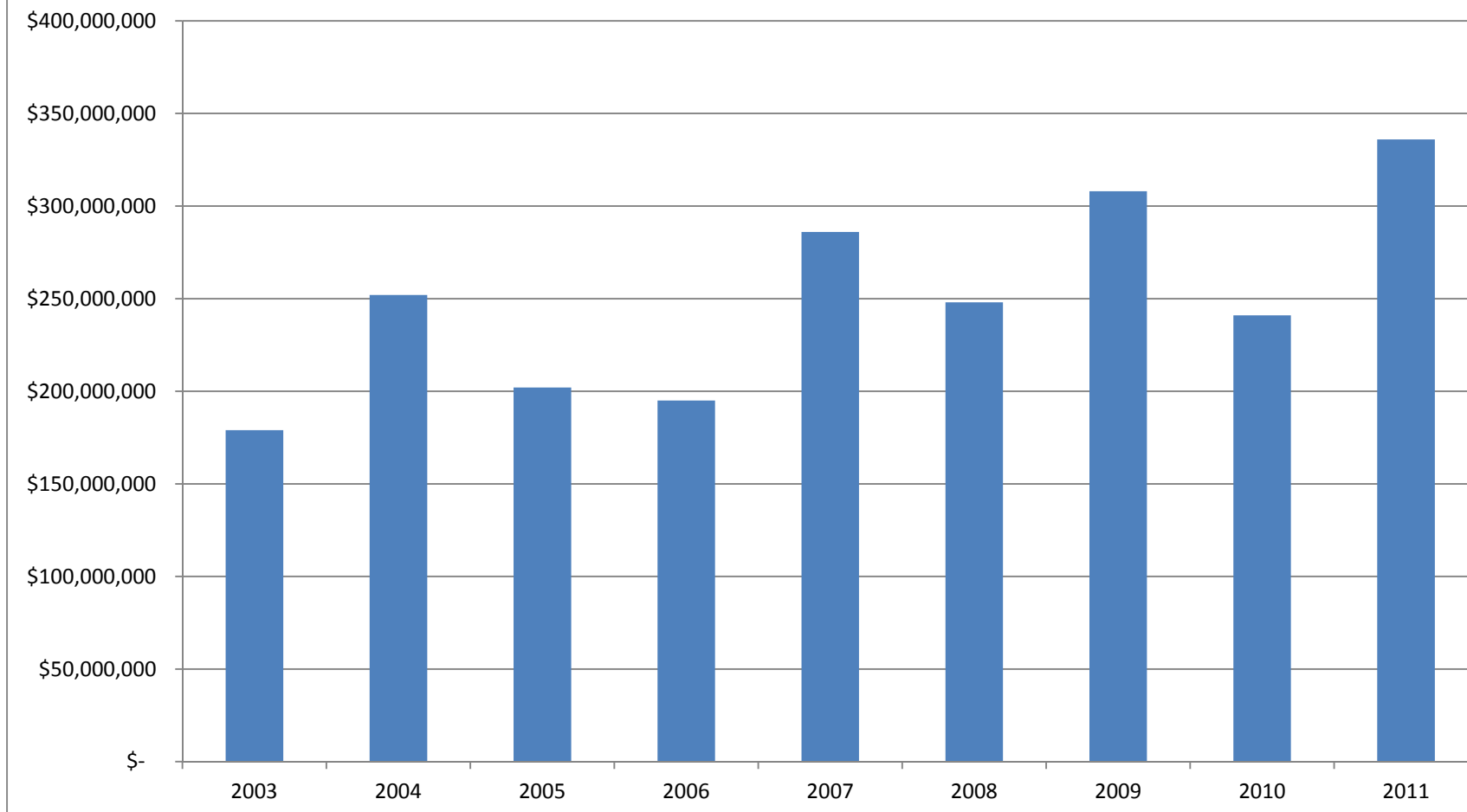


Chart 6: Dollars Attracted in Public and Private Investments 2003-2011



2012 MACDC GOALS Report

Summary Tables

Table 1: Summary of Accomplishments 2011

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Allston Brighton CDC	39	0	0	0	767	\$918,000
Arlington Community Trabajando, Inc.	15	0	0	0	213	\$152,000
Asian CDC	24	0	0	0	336	\$720,000
B'nai B'rith Housing	0	0	0	0	0	\$0
Caritas Communities	18	0	0	0	720	\$3,000,000
Cascap, Inc.	7	0	0	0	260	\$0
CDC of South Berkshire County	9	0	0	0	10	\$136,000
CEDC-SM	33	0	13	68	1,432	\$909,754
Chelsea Neighborhood Developers	109	14	18	0	1158	\$6,239,532
Coalition for a Better Acre	48	45	55	0	784	\$15,449,643
Coastal Community Capital	11		45	158	203	\$1,352,000
Codman Square NDC	70	28	34	0	1,310	\$10,873,068
Common Capital	16	0	15	60	75	\$2,455,490
Community Development Partnership	35	26	23	103	242	\$2,591,837
Domus, Inc.	12	0	2	0	267	\$425,000
Dorchester Bay EDC	17	10	99	97	1,439	\$5,199,000
East Boston CDC	19	0	0	0	949	\$0
ESAC	18	0	0	0	947	\$1,228,269
ETC	13	31	38	0	579	\$11,065,104
Falmouth Housing Trust	23	0	0	0	12	\$116,000
Fenway CDC	42	48	84	0	772	\$12,479,691
Fields Corner CDC	0	0	0	0	210	\$0

Table 1: Summary of Accomplishments 2011

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Franklin County CDC	30	0	4	58	62	\$1,152,000
Greater Gardner CDC	22	0	7	70	357	\$291,270
Harborlight Community Partners	33	4	6		263	\$3,362,000
Hilltown CDC	27	23	7	53	412	\$3,037,418
Home City Housing	8	0	0	0	420	\$1,500,000
Homeowners Rehab	18	5	0	0	997	\$1,457,219
Housing Assistance Corp.	0	0	0	0	150	\$0
Housing Corporation of Arlington	39	0	0	0	58	\$1,386,000
IBA	18	0	28	0	620	\$3,305,408
Jamaica Plain NDC	56	91	192	74	885	\$39,800,000
Just a Start	42	87	202	0	1,840	\$13,578,575
Lawrence Community Works	317	60	73	0	1,462	\$25,379,033
Lena Park CDC	5	50	61	0	528	\$19,120,639
Lowell CLF dba MCCI	15	1	6	3	14	\$360,000
Madison Park DC	56	0	0	0	1,598	\$2,732,273
Main South CDC	25	15	25	0	511	\$2,844,247
Mattapan CDC	9	0	0	0	24	\$1,010,000
Merrimack Valley Small Business Center	20	0	0	0	0	\$0
Methuen Arlington Neighborhood Inc.	19	0	27	0	280	\$123,000
Metrowest Collaborative Development	15	0	0	0	44	\$331,500
Mission Hill NHS	42	0	0	0	117	\$288,000

Table 1: Summary of Accomplishments 2011

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
NEBA Works	17	0	79	0	159	\$2,300,000
NHS of the South Shore	41	62	2	0	1,109	\$1,672,000
NOAH	50	72	88	0	1,465	\$21,000,000
North Shore CDC	46	43	52	0	581	\$9,600,321
Nuestra Comunidad DC	21	5	6	0	1,061	\$5,255,660
Oak Hill CDC	43	184	5	0	1,240	\$3,800,000
Pittsfield Economic Revitalization Corp.	13	0	12	6	18	\$251,209
Quaboag Valley CDC	14	0	12	48	60	\$390,500
Quincy-Geneva New Vision CDC	15	0		0	396	\$0
SEED Corp.	50	0	125	988	1,113	\$3,532,717
Self-Help, Inc.	7	0	0	0	0	
Somerville Community Corp.	62	0	0	0	332	\$1,501,200
South Boston NDC	10	0	0	0	603	\$0
Southern Worcester County CDC	7	0	0	8	28	6000
Southwest Boston CDC	17	0	0	0	24	\$408,036
Springfield NHS	19	2	0	0	302	\$1,173,892
The Neighborhood Corporation	20	0	0	0	64	\$150,000
Twin Cities CDC	30	24	46	76	624	\$1,491,170
Urban Edge	83	110	126	0	2,215	\$21,140,190
Valley CDC	16	26	20	50	353	\$2,707,140
Viet-AID	13		25	56	543	\$2,100,000
WATCH	34		0	0	390	\$373,387

Table 1: Summary of Accomplishments 2011

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Womens Institute for Housing and Economic Dev.	14	108	131	0	418	\$31,984,000
Worcester Common Ground	17	3	5	0	134	\$1,617,000
Worcester Community Housing Resources	27	190	105	0	474	\$26,697,334
Worcester East Side CDC	15	12	7	0	1,310	\$689,455
Grand Total	2,095	1,379	1,910	1,976	38,343	\$336,210,181

Table 2: Summary of Leaders Engaged 2011

MACDC Member	Board Leaders Engaged	Non-Board Leaders and Committee Members Engaged	Total # of Leaders Engaged
Allston Brighton CDC	14	25	39
Arlington Community Trabajando, Inc.	11	4	15
Asian CDC	16	8	24
Caritas Communities	18	0	18
Cascap, Inc.	7	0	7
CDC of South Berkshire County	7	2	9
CEDC-SM	11	22	33
Chelsea Neighborhood Developers	11	98	109
Coalition for a Better Acre	15	33	48
Coastal Community Capital	11	0	11
Codman Square NDC	13	57	70
Common Capital	11	5	16
Community Development Partnership	15	20	35
Domus, Inc.	10	2	12
Dorchester Bay EDC	14	3	17
East Boston CDC	19	0	19
ESAC	13	5	18
ETC	13	0	13
Falmouth Housing Trust	11	12	23
Fenway CDC	17	25	42
Franklin County CDC	12	18	30
Greater Gardner CDC	19	3	22
Harborlight Community Partners	21	12	33
Hilltown CDC	12	15	27
Home City Housing	8	0	8
Homeowners Rehab	12	6	18
Housing Corporation of Arlington	14	25	39
IBA	12	6	18
Jamaica Plain NDC	16	40	56
Just a Start	12	30	42

Table 2: Summary of Leaders Engaged 2011

MACDC Member	Board Leaders Engaged	Non-Board Leaders and Committee Members Engaged	Total # of Leaders Engaged
Lawrence Community Works	17	300	317
Lena Park CDC	5	0	5
Lowell CLF dba MCCI	11	4	15
Madison Park DC	11	45	56
Main South CDC	13	12	25
Mattapan CDC	7	2	9
Merrimack Valley Small Business Center	20		20
Methuen Arlington Neighborhood Inc.	11	8	19
Metrowest Collaborative Development	10	5	15
Mission Hill NHS	27	15	42
NEBA Works	7	10	17
NHS of the South Shore	21	20	41
NOAH	15	35	50
North Shore CDC	17	29	46
Nuestra Comunidad DC	12	9	21
Oak Hill CDC	18	25	43
Pittsfield Economic Revitalization Corp.	11	2	13
Quaboag Valley CDC	13	1	14
Quincy-Geneva New Vision CDC	15		15
SEED Corp.	40	10	50
Self-Help, Inc.	7		7
Somerville Community Corp.	22	40	62
South Boston NDC	10		10
Southern Worcester County CDC	7	0	7
Southwest Boston CDC	12	5	17
Springfield NHS	15	4	19
The Neighborhood Corporation	20	0	20
Twin Cities CDC	15	15	30
Urban Edge	26	57	83

Table 2: Summary of Leaders Engaged 2011

MACDC Member	Board Leaders Engaged	Non-Board Leaders and Committee Members Engaged	Total # of Leaders Engaged
Valley CDC	11	5	16
Viet-AID	13	0	13
WATCH	12	22	34
Womens Institute for Housing and Economic Dev.	9	5	14
Worcester Common Ground	11	6	17
Worcester Community Housing Resources	21	6	27
Worcester East Side CDC	15	0	15
Grand Total	922	1,173	2,095

Table 3: Summary of Homes Created or Preserved 2011

MACDC Member	Units Created in Housing-Only Projects	Units Created in Mixed Use Projects	Units Improved by Home Improvement Loans	Units Where Lead Paint was Abated	Units Provided Cons Mgmt Services	Units Under Receivership	Total # of Units Created or Preserved by MACDC Member
Chelsea Neighborhood Developers	14						14
Coalition for a Better Acre	45						45
Codman Square NDC	4	24					28
Community Development Partnership			16	5	5		26
Dorchester Bay EDC	8			2			10
ETC	31						31
Fenway CDC	48						48
Harborlight Community Partners		4					4
Hilltown CDC			20	3			23
Homeowners Rehab			5				5
Jamaica Plain NDC	81				10		91
Just a Start	26		49	12			87
Lawrence Community Works	60						60
Lena Park CDC	50						50
Lowell CLF dba MCCI			1				1
Main South CDC	11					4	15
NHS of the South Shore			40		22		62
NOAH	72						72
North Shore CDC	43						43
Nuestra Comunidad DC	5						5
Oak Hill CDC				184			184
Springfield NHS			2				2
Twin Cities CDC	3			2		19	24
Urban Edge	103		1	6			110
Valley CDC		10			16		26

Table 3: Summary of Homes Created or Preserved 2011

MACDC Member	Units Created in Housing-Only Projects	Units Created in Mixed Use Projects	Units Improved by Home Improvement Loans	Units Where Lead Paint was Abated	Units Provided Cons Mgmt Services	Units Under Receivership	Total # of Units Created or Preserved by MACDC Member
Womens Institute for Housing and Economic Dev.	108						108
Worcester Common Ground	3						3
Worcester Community Housing Resources	86		64		40		190
Worcester East Side CDC			5			7	12
Grand Total	801	38	203	214	93	30	1,379

Table 4: Summary of Job Opportunities Created or Preserved 2011

MACDC Member	Construction Jobs Created	Jobs through CDC Development of Commercial Space	Jobs through CDC Small Business Assistance	Jobs Found through Workforce Development	Total # of Jobs Created or Preserved
CEDC-SM			13		13
Chelsea Neighborhood Developers	18				18
Coalition for a Better Acre	55				55
Coastal Community Capital			45		45
Codman Square NDC	34	0			34
Common Capital			15		15
Community Development Partnership			23		23
Domus, Inc.				2	2
Dorchester Bay EDC	10		50	39	99
ETC	38				38
Fenway CDC	59			25	84
Franklin County CDC			4		4
Greater Gardner CDC			7	0	7
Harborlight Community Partners	5	1			6
Hilltown CDC			7		7
IBA				28	28
Jamaica Plain NDC	99		38	55	192
Just a Start	32			170	202
Lawrence Community Works	73				73
Lena Park CDC	61				61
Lowell CLF dba MCCI			6		6
Main South CDC	13			12	25
Methuen Arlington Neighborhood Inc.				27	27
NEBA Works				79	79
NHS of the South Shore				2	2
NOAH	88				88
North Shore CDC	52				52
Nuestra Comunidad DC	6				6
Oak Hill CDC			0	5	5

Table 4: Summary of Job Opportunities Created or Preserved 2011

MACDC Member	Construction Jobs Created	Jobs through CDC Development of Commercial Space	Jobs through CDC Small Business Assistance	Jobs Found through Workforce Development	Total # of Jobs Created or Preserved
Pittsfield Economic Revitalization Corp.			12		12
Quaboag Valley CDC			12	0	12
SEED Corp.			125		125
Twin Cities CDC	4		42		46
Urban Edge	126				126
Valley CDC	12	3	5		20
Viet-AID			25		25
Womens Institute for Housing and Economic Dev.	131				131
Worcester Common Ground	4			1	5
Worcester Community Housing Resources	105				105
Worcester East Side CDC				7	7
Grand Total	1,025	4	429	452	1,910

Table 5: Summary of Small Businesses Provided One on One Technical Assistance 2011

MACDC Member	# of Business Owners Provided Direct, One on One TA by MACDC Member
CEDC-SM	68
Coastal Community Capital	158
Common Capital	60
Community Development Partnership	103
Dorchester Bay EDC	97
Franklin County CDC	58
Greater Gardner CDC	70
Hilltown CDC	53
Jamaica Plain NDC	74
Lowell CLF dba MCCI	3
Pittsfield Economic Revitalization Corp.	6
Quaboag Valley CDC	48
SEED Corp.	988
Southern Worcester County CDC	8
Twin Cities CDC	76
Valley CDC	50
Viet-AID	56
Grand Total	1,976

Table 6: Summary of Families Assisted 2011

MACDC Member	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units*	Small Business Assistance	Total # of Families Assisted
Allston Brighton CDC	265		0			5	0	497		767
Arlington Community Trabajando, Inc.	156		0	14		0	43	0		213
Asian CDC	109		0	20		0	5	202		336
Caritas Communities						0		720		720
Cascap, Inc.						0		260		260
CDC of South Berkshire County						0		10		10
CEDC-SM		13		59		1,292		0	68	1,432
Chelsea Neighborhood Developers		18	14			873		253		1,158
Coalition for a Better Acre	5	55	45	50		0	228	401		784
Coastal Community Capital		45				0		0	158	203
Codman Square NDC	0	34	28	287		1	150	810		1,310
Common Capital		15				0		0	60	75
Community Development Partnership	32	23	26			0	0	58	103	242
Domus, Inc.		2				164		101		267
Dorchester Bay EDC	0	99	10	298	40	0	115	780	97	1,439
East Boston CDC						0		949		949
ESAC	0		0	146	223	247	331	0		947
ETC		38	31			0		510		579

Table 6: Summary of Families Assisted 2011

MACDC Member	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units*	Small Business Assistance	Total # of Families Assisted
Falmouth Housing Trust	4	0	0			0	1	7		12
Fenway CDC		84	48		350	0		290		772
Fields Corner CDC						0		210		210
Franklin County CDC		4				0		0	58	62
Greater Gardner CDC	236	7	0	39		0	0	5	70	357
Harborlight Community Partners		6	4			0		253		263
Hilltown CDC	39	7	23		260	0	0	30	53	412
Home City Housing						0		420		420
Homeowners Rehab	0		5			15	39	938		997
Housing Assistance Corp.						0		150		150
Housing Corporation of Arlington						0		58		58
IBA		28		160	334	98		0		620
Jamaica Plain NDC	5	192	91		160	15	2	346	74	885
Just a Start	488	202	87	281	145	89	0	548		1,840
Lawrence Community Works	232	73	60	150		441	427	79		1,462
Lena Park CDC	60	61	50			0	0	357		528
Lowell CLF dba MCCI	0	6	1			0	4	0	3	14
Madison Park DC	126		0	350		5	0	1,117		1,598
Main South CDC	42	25	15	36		228	0	165		511
Mattapan CDC						0		24		24

Table 6: Summary of Families Assisted 2011

MACDC Member	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units*	Small Business Assistance	Total # of Families Assisted
Methuen Arlington Neighborhood Inc.		27		247		6		0		280
Metrowest Collaborative Development	25		0			0	0	19		44
Mission Hill NHS						0		117		117
NEBA Works		79				80		0		159
NHS of the South Shore	492	2	62			0	425	128		1,109
NOAH	257	88	72	285	100	60	500	103		1,465
North Shore CDC		52	43	10		180		296		581
Nuestra Comunidad DC	110	6	5	60	125	0	100	655		1,061
Oak Hill CDC	478	5	184	20	50	0	432	71	0	1,240
Pittsfield Economic Revitalization Corp.		12				0		0	6	18
Quaboag Valley CDC		12				0		0	48	60
Quincy-Geneva New Vision CDC						0		396		396
SEED Corp.		125				0		0	988	1,113
Somerville Community Corp.	100	0	0	60		45	11	116		332
South Boston NDC						0		42		42
Southern Worcester County CDC	20	0	0			0	0	0	8	28
Southwest Boston CDC				24		0		0		24
Springfield NHS	300		2			0	561	0		863
The Neighborhood Corporation						0		64		64

Table 6: Summary of Families Assisted 2011

MACDC Member	Homebuyer Training & LL-Tenant Counseling	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units*	Small Business Assistance	Total # of Families Assisted
Twin Cities CDC	54	46	24			0	351	73	76	624
Urban Edge	467	126	110	42		0	323	1,147		2,215
Valley CDC	88	20	26			0	83	86	50	353
Viet-AID	40	25	0	150	20	120	45	87	56	543
WATCH	291		0			89	0	10		390
Womens Institute for Housing and Economic Dev.		131	108			0		179		418
Worcester Common Ground		5	3			0		126		134
Worcester Community Housing Resources	0	105	190			0	0	179		474
Worcester East Side CDC	617	7	12	207		0	450	17		1,310
Grand Total	5,138	1,910	1,379	2,995	1,807	4,053	4,626	14,459	1,976	38,343

* Rental units completed in 2011 are included in Housing Opportunities and not in Cumulative Rental Units

Table 7: Summary of Community Investment Secured by CDC: Combined 2011

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus.	Operating Budget	EITC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured by CDC
Allston Brighton CDC						\$900,000	\$18,000		\$918,000
Arlington Community Trabajando, Inc.						\$152,000	\$0		\$152,000
Asian CDC						\$680,000	\$0	\$40,000	\$720,000
Caritas Communities						\$3,000,000	\$0		\$3,000,000
CDC of South Berkshire County						\$136,000	\$0		\$136,000
CEDC-SM					\$1,800	\$357,954	\$550,000		\$909,754
Chelsea Neighborhood Developers	\$4,047,359					\$1,659,929	\$532,244		\$6,239,532
Coalition for a Better Acre	\$14,300,000					\$1,149,643	\$0		\$15,449,643
Coastal Community Capital					\$752,000	\$600,000	\$0		\$1,352,000
Codman Square NDC	\$728,193	\$8,191,000				\$1,949,556	\$4,319		\$10,873,068
Common Capital					\$1,113,788	\$1,341,702	\$0		\$2,455,490
Community Development Partnership				\$671,162	\$25,000	\$1,895,675	\$0		\$2,591,837
Domus, Inc.						\$425,000	\$0		\$425,000
Dorchester Bay EDC	\$1,766,000			\$50,000	\$383,000	\$3,000,000	\$0		\$5,199,000
ESAC						\$1,228,269	\$0		\$1,228,269
ETC	\$10,515,104					\$550,000	\$0		\$11,065,104

Table 7: Summary of Community Investment Secured by CDC: Combined 2011

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus.	Operating Budget	EITC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured by CDC
Falmouth Housing Trust						\$116,000	\$0		\$116,000
Fenway CDC	\$11,544,900					\$934,791	\$0		\$12,479,691
Franklin County CDC					\$402,000	\$750,000	\$0		\$1,152,000
Greater Gardner CDC					\$0	\$291,270	\$0		\$291,270
Harborlight Community Partners		\$1,217,000				\$2,145,000	\$0		\$3,362,000
Hilltown CDC				\$545,234	\$0	\$2,240,684	\$0	\$251,500	\$3,037,418
Home City Housing						\$1,500,000	\$0		\$1,500,000
Homeowners Rehab				\$147,500		\$1,292,749	\$16,970		\$1,457,219
Housing Corporation of Arlington						\$1,386,000	\$0		\$1,386,000
IBA						\$3,305,408	\$0		\$3,305,408
Jamaica Plain NDC	\$35,000,000				\$1,567,000	\$3,233,000	\$0		\$39,800,000
Just a Start	\$8,507,861			\$625,297		\$4,445,417	\$0		\$13,578,575
Lawrence Community Works	\$22,564,077					\$2,500,000	\$296,056	\$18,900	\$25,379,033
Lena Park CDC	\$18,000,000					\$1,120,639	\$0		\$19,120,639
Lowell CLF dba MCCI				\$20,000	\$0	\$120,000	\$0	\$220,000	\$360,000
Madison Park DC						\$2,700,000	\$29,273	\$3,000	\$2,732,273
Main South CDC	\$1,828,243					\$840,000	\$131,004	\$45,000	\$2,844,247

Table 7: Summary of Community Investment Secured by CDC: Combined 2011

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus.	Operating Budget	EITC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured by CDC
Mattapan CDC						\$1,010,000	\$0		\$1,010,000
Methuen Arlington Neighborhood Inc.						\$111,000	\$12,000		\$123,000
Metrowest Collaborative Development						\$331,500	\$0		\$331,500
Mission Hill NHS						\$288,000	\$0		\$288,000
NEBA Works						\$2,300,000	\$0		\$2,300,000
NHS of the South Shore				\$200,000		\$1,400,000	\$0	\$72,000	\$1,672,000
NOAH	\$18,100,000					\$2,500,000	\$0	\$400,000	\$21,000,000
North Shore CDC	\$9,000,000					\$600,321	\$0		\$9,600,321
Nuestra Comunidad DC	\$1,203,000					\$4,052,660	\$0		\$5,255,660
Oak Hill CDC				\$2,500,000	\$0	\$1,300,000	\$0		\$3,800,000
Pittsfield Economic Revitalization Corp.					\$40,000	\$211,209	\$0		\$251,209
Quaboag Valley CDC					\$79,500	\$311,000	\$0		\$390,500
SEED Corp.					\$1,373,000	\$2,159,717	\$0		\$3,532,717
Somerville Community Corp.						\$1,500,000	\$1,200		\$1,501,200
Southern Worcester County CDC					\$0	\$6,000	\$0		\$6,000
Southwest Boston CDC						\$408,036	\$0		\$408,036

Table 7: Summary of Community Investment Secured by CDC: Combined 2011

MACDC Member	\$ Invested in Housing-Only Projects	\$ Invested in Mixed Use or Commercial Projects	\$ Invested in Open Space Projects	\$ Invested in Home Improvement and Lead Paint Assistance	\$ Invested in Financing for Local Small Bus.	Operating Budget	EITC AND IDAs	Cash Assistance for Home Purchase	Total Amount of Investment Secured by CDC
Springfield NHS				\$25,650		\$991,058	\$0	\$157,184	\$1,173,892
The Neighborhood Corporation						\$150,000	\$0		\$150,000
Twin Cities CDC	\$350,000			\$81,220	\$286,500	\$768,000	\$0	\$5,450	\$1,491,170
Urban Edge	\$18,696,127					\$2,444,063	\$0		\$21,140,190
Valley CDC		\$2,136,771			\$35,000	\$516,369	\$0	\$19,000	\$2,707,140
Viet-AID					\$0	\$2,000,000	\$0	\$100,000	\$2,100,000
WATCH						\$373,387	\$0		\$373,387
Womens Institute for Housing and Economic Dev.	\$30,563,000					\$1,421,000	\$0		\$31,984,000
Worcester Common Ground	\$467,000					\$1,150,000	\$0		\$1,617,000
Worcester Community Housing Resources	\$25,500,000			\$283,133		\$860,750	\$0	\$53,451	\$26,697,334
Worcester East Side CDC				\$19,996		\$589,459	\$0	\$80,000	\$689,455
Grand Total	\$232,680,864	\$11,544,771	\$0	\$5,169,192	\$6,058,588	\$77,700,215	\$1,591,066	\$1,465,485	\$336,210,181

2012 MACDC GOALs Report

Leaders

Table 8: Leaders in 2011

MACDC Member	Board Members	Non-Board leaders/ Committee Members	Volunteers	Membership
Allston Brighton CDC	14	25	50	50
Arlington Community Trabajando, Inc.	11	4	40	1,500
Asian CDC	16	8	24	200
Caritas Communities	18	0	50	0
Cascap, Inc.	7			
CDC of South Berkshire County	7	2	2	30
CEDC-SM	11	22	44	75
Chelsea Neighborhood Developers	11	98	37	376
Coalition for a Better Acre	15	33	48	573
Coastal Community Capital	11	0	0	0
Codman Square NDC	13	57	60	1,500
Common Capital	11	5	0	0
Community Development Partnership	15	20	20	300
Domus, Inc.	10	2	6	0
Dorchester Bay EDC	14	3	75	576
East Boston CDC	19			
ESAC	13	5	21	0
ETC	13	0	0	13
Falmouth Housing Trust	11	12	28	200
Fenway CDC	17	25	10	180
Franklin County CDC	12	18	7	360
Greater Gardner CDC	19	3	8	150
Harborlight Community Partners	21	12	25	0
Hilltown CDC	12	15	6	135
Home City Housing	8	0	25	0

Table 8: Leaders in 2011

MACDC Member	Board Members	Non-Board leaders/ Committee Members	Volunteers	Membership
Homeowners Rehab	12	6	5	18
Housing Corporation of Arlington	14	25	50	344
IBA	12	6	75	0
Jamaica Plain NDC	16	40	100	700
Just a Start	12	30	110	12
Lawrence Community Works	17	300	71	7,500
Lena Park CDC	5	0	0	1,071
Lowell CLF dba MCCI	11	4	6	31
Merrimack Valley Small Business Center	20			
Madison Park DC	11	45	30	60
Main South CDC	13	12	8	110
Mattapan CDC	7	2	2	237
Methuen Arlington Neighborhood Inc.	11	8	46	211
Metrowest Collaborative Development	10	5	2	50
Mission Hill NHS	27	15	93	500
NEBA Works	7	10	5	85
NHS of the South Shore	21	20	30	700
NOAH	15	35	125	325
North Shore CDC	17	29	98	0
Nuestra Comunidad DC	12	9	300	12
Oak Hill CDC	18	25	250	20
Pittsfield Economic Revitalization Corp.	11	2	0	38
Quaboag Valley CDC	13	1	11	20
Quincy-Geneva New Vision CDC	15			
SEED Corp.	40	10	0	200
Self-Help, Inc.	7			

Table 8: Leaders in 2011

MACDC Member	Board Members	Non-Board leaders/ Committee Members	Volunteers	Membership
Somerville Community Corp.	22	40	150	350
South Boston NDC	10			
Southern Worcester County CDC	7	0	0	45
Southwest Boston CDC	12	5	25	45
Springfield NHS	15	4	2	0
The Neighborhood Corporation	20	0	12	125
Twin Cities CDC	15	15	585	660
Urban Edge	26	57	30	4,399
Valley CDC	11	5	5	83
Viet-AID	13	0	15	120
WATCH	12	22	154	222
Womens Institute for Housing and Economic Dev.	9	5	7	0
Worcester Common Ground	11	6	35	140
Worcester Community Housing Resources	21	6	5	0
Worcester East Side CDC	15	0	0	2,556
Grand Total	922	1,173	3,028	27,207

2012 MACDC GOALS Report

Real Estate 2011: Housing

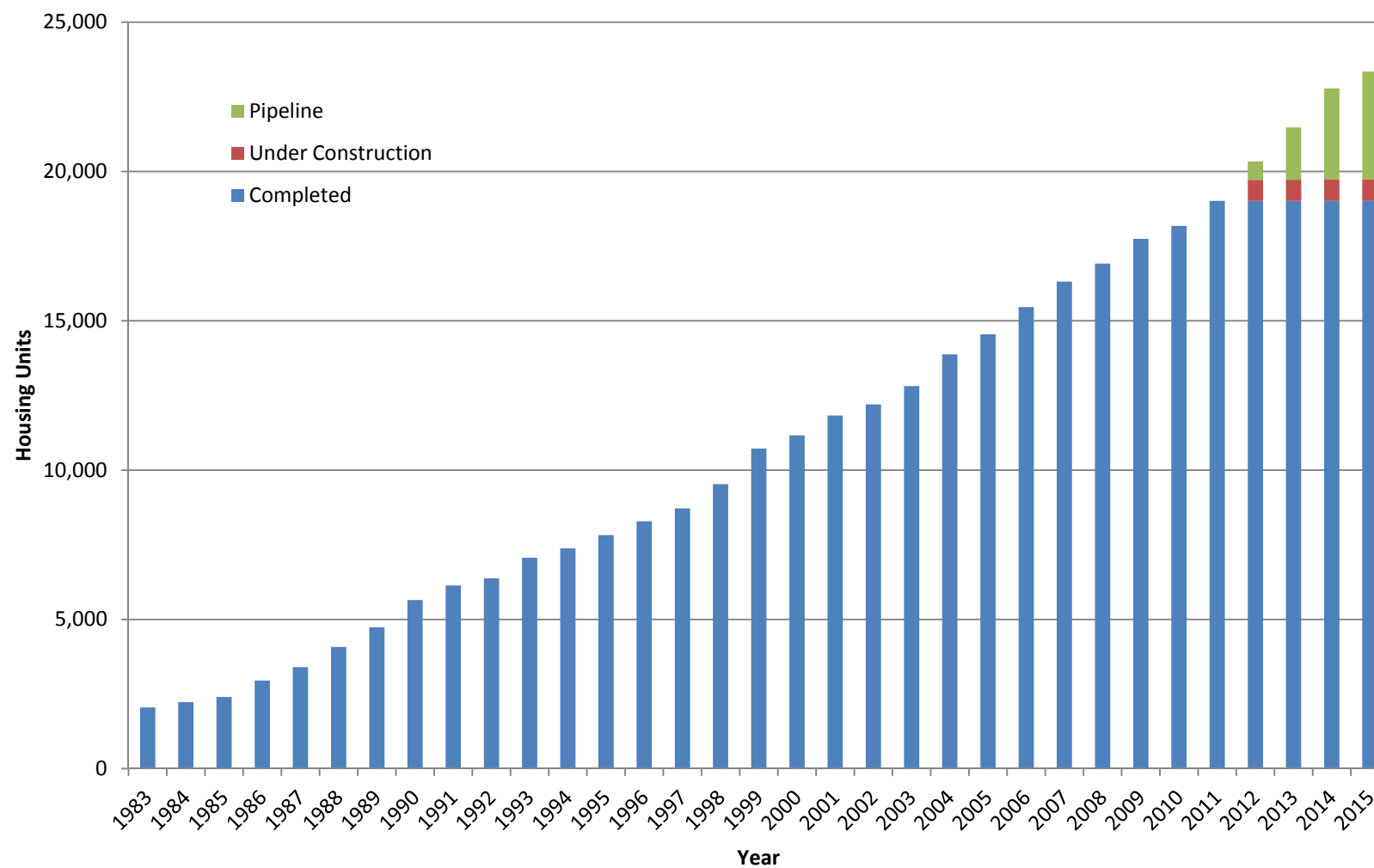
Chart 7 - Cumulative CDC Housing Production 1983 - 2011

Chart 8 - Total Housing Units by Year 1983 - 2011

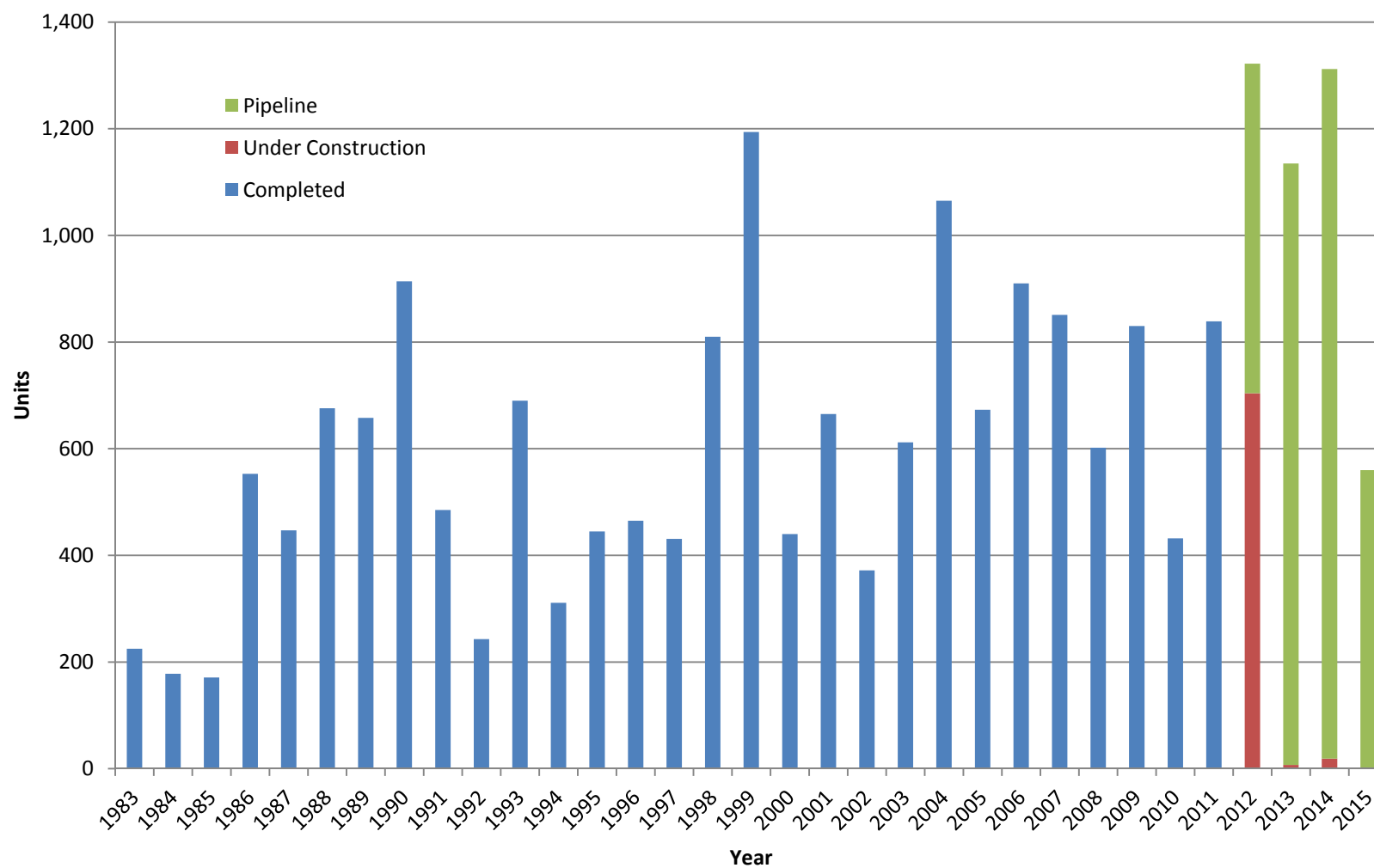


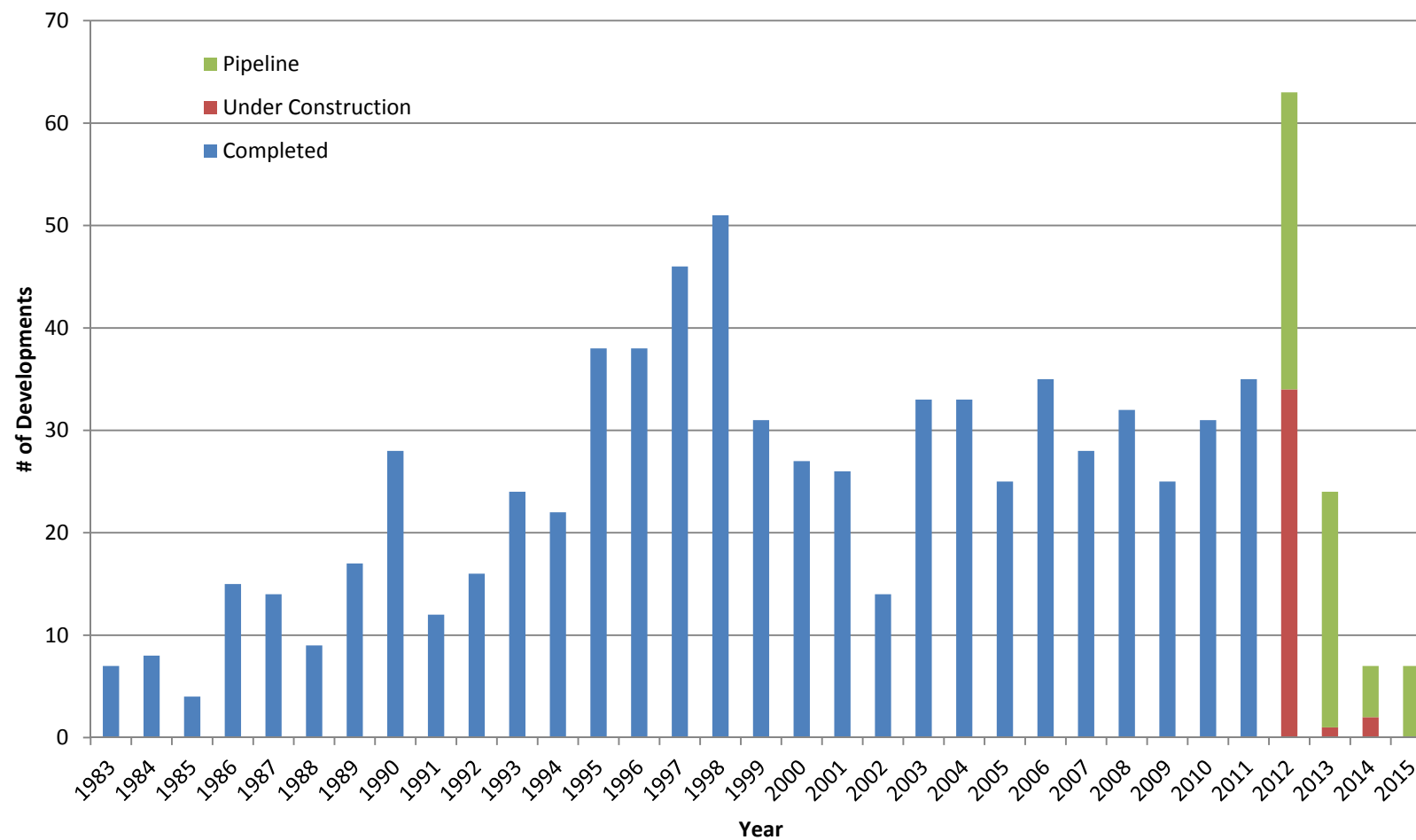
Chart 9 - Number of Housing Developments by Year 1983 - 2011

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Chelsea Neighborhood Developers	Foreclosed Properties Ongoing	7	3	2011	\$1,687,359	Rehab - Mod	9	Local or Regional HOME, Local or Regional CDBG, Neighborhood Reinvestment,	Energy Conservation, Healthy Materials, Sustainable Materials,	3
Chelsea Neighborhood Developers	Walden Street Fire Station	7	7	2011	\$2,360,000	Rehab - Subst	9	Local or Regional HOME, Local or Regional CDBG, Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials, Sustainable Materials,	7
Chelsea Neighborhood Developers Total		14	10		\$4,047,359		18			10
Coalition for a Better Acre	Acre High School	22	22	2011	\$7,500,000	Rehab - Subst	27	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, Neighborhood Reinvestment, Enterprise Bank construction/permanent financing	Energy Conservation, Healthy Materials, Sustainable Materials,	22

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Coalition for a Better Acre	Unity Place Apartments	23	23	2011	\$6,800,000	New Constr	28	Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, Enterprise Bank Construction Loan	Energy Conservation, Healthy Materials, Sustainable Materials,	23
Coalition for a Better Acre Total		45	45		\$14,300,000		55			45
Codman Square NDC	412 Talbot Avenue	4	3	2011	\$728,193	Rehab - Subst	5	Leading the Way (Boston only), Housing Stabilization Fund (HSF),	Energy Conservation, Healthy Materials,	4
Codman Square NDC Total		4	3		\$728,193		5			4
Dorchester Bay EDC	25 Nelson St	2	1	2011	\$546,000	Rehab - Mod	2		Energy Conservation, Healthy Materials,	1

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Dorchester Bay EDC	458 Quincy	3	2	2011	\$634,000	Rehab - Subst	4		Energy Conservation, Healthy Materials,	2
Dorchester Bay EDC	9 Burrell	3	2	2011	\$586,000	Rehab - Subst	4		Energy Conservation,	2
Dorchester Bay EDC Total		8	5		\$1,766,000		10			5
ETC	Neponset Field - Phase IB (Senior Housing)	31	30	2011	\$10,515,104	New Constr	38	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 202, HUD - DPG	Energy Conservation, Healthy Materials, Sustainable Materials,	31
ETC Total		31	30		\$10,515,104		38			31
Fenway CDC	West Fenway Elderly	48	48	2011	\$11,544,900	Rehab - Mod	59	Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), State Low Income Housing Tax Credits, MassDevelopment, Section 202, MHP,	Energy Conservation, Healthy Materials, Solar Thermal, Sustainable Materials,	48
Fenway CDC Total		48	48		\$11,544,900		59			48

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Jamaica Plain NDC	Blessed Sacrament	81	29	2011	\$35,000,000	Rehab - Subst	99	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP, Federal Tax Credits (LIHTC), New Market Tax Credits, MHP, LISC, Boston Community Capital or Loan Fund, Fleet Bank/ Bank of America, Charlesbank Homes, Hyams, Mulford	Energy Conservation, Healthy Materials, Sustainable Materials,	81
Jamaica Plain NDC Total		81	29		\$35,000,000		99			81
Just a Start	2010-Affordable Condo Resales (6units)	7	0	2011	\$1,400,000	Rehab - Mod	9	City of Cambridge State HOME,		5

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Just a Start	Elm Place	19	19	2011	\$7,107,861	New Constr	23	Local or Regional CDBG, Community Preservation Act Funds, Local Linkage, Housing Stabilization Fund (HSF), Federal Tax Credits (LIHTC), Section 8, LISC, None Cambridge Savings Bank & Brookline Bank	Energy Conservation, Healthy Materials, PV solar Targeting LEED certification, Sustainable Materials,	19
Just a Start Total		26	19		\$8,507,861		32			24

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Lawrence Community Works	Union Crossing Residential	60	60	2011	\$22,564,077	Rehab - Subst	73	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, MRVP, Tax Credit Assistance Program funds, State energy program funds, state CDAG funds Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, HUD Economic Development Initiative; Small Business Administration; Tax Credit Assistance Program Boston Community	Energy Conservation, Healthy Materials, On-site recycling, community gardens, data management system for tracking real-time information on tenant energy use tied to incentives for conservation, Sustainable Materials,	60

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
								Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Home Bank, Fireman Foundation TD Bank Mainstream Global		
Lawrence Community Works Total		60	60		\$22,564,077		73			60
Lena Park CDC	Olmsted Green Phase III	50	50	2011	\$18,000,000	New Constr	61	DND DHCD	Energy Conservation, Healthy Materials, Sustainable Materials,	50

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Lena Park CDC Total		50	50		\$18,000,000		61			50
Main South CDC	1 Wyman Street	6	0	2011	\$850,000	Rehab - Subst	7	Local or Regional HOME, Lead paint CDBG Bay State Savings Bank and WCHR	Energy Conservation, Healthy Materials, Energy-efficient wood windows; hardi plank siding; laminate and ceramic flooring, Sustainable Materials,	2
Main South CDC	23 Hollis Street	3	3	2011	\$468,000	Rehab - Subst	4	City lead paint (CDBG Federal NSP MHIC Webster Five Cents Savings Bank	Energy Conservation, Healthy Materials, Co-Generating Heating System, Sustainable Materials,	1
Main South CDC	71 Hollis Street	2	1	2011	\$510,243	Rehab - Subst	2	City Lead Paint (CDBG)	Energy Conservation, Healthy Materials, Sustainable Materials,	1
Main South CDC Total		11	4		\$1,828,243		13			4

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
NOAH	Cutler Heights	30	30	2011	\$7,900,000	New Constr	37	Community Preservation Act Funds, Town departments swapped land to make deal happen Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8's Section 8, TCAPMHP, Neighborhood Reinvestment, Middlesex Savings construction loan. NOAH/NW provided 115K in equity two individuals had to purchase 115K in tax credits	Energy Conservation, Healthy Materials,	30

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
NOAH	Stevens Corner	42	42	2011	\$10,200,000	Comb Rehab/New Constr	51	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, CPA @ \$1.2M Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, TD Bank construction loan Claremont Properties/state credit investor	Energy Conservation, Healthy Materials, Sustainable Materials,	42
NOAH Total		72	72		\$18,100,000		88			72
North Shore CDC	Cabot Street Homes	43	43	2011	\$9,000,000	New Constr	52	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), TCAPMHP,	Energy Conservation, Healthy Materials, Energy Star Homes, LEED-for-Homes, Enterprise Green Communities	43

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
								North Shore Bank	grant recipient, Sustainable Materials,	
North Shore CDC Total		43	43		\$9,000,000		52			43
Nuestra Comunidad DC	37 Maywood	3	2	2011	\$617,000	Rehab - Mod	4		Energy Conservation, Healthy Materials,	0
Nuestra Comunidad DC	46 Woodbine	2	1	2011	\$586,000	Rehab - Mod	2		Energy Conservation, Healthy Materials,	0
Nuestra Comunidad DC Total		5	3		\$1,203,000		6			0
Twin Cities CDC	30 Summer Street, Fitchburg	3	3	2011	\$350,000	Rehab - Mod	4	Local or Regional HOME,	Energy Conservation, Healthy Materials, Energy Star Standards,	3
Twin Cities CDC Total		3	3		\$350,000		4			3

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Urban Edge	JP Apartments	103	103	2011	\$18,696,127	Rehab - Mod	126	Local or Regional HOME, Neighborhood Housing Trust- Boston State HOME, Section 8, Tax Credit Exchange Federal Home Bank, Home Depot Foundation, Enterprise Foundation - Green Communities Program Permanent Lender TBD Deferred developer fee, Energy rebates	Energy Conservation, Healthy Materials, Solar Thermal Hot Water System at Stoughton/Summer St Building. , Sustainable Materials,	103
Urban Edge Total		103	103		\$18,696,127		126			103
Womens Institute for Housing and Economic Dev.	CHOICE	37	37	2011	\$9,488,000	New Constr	45	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, MassDevelopment, Section 8, TC-X funds	Energy Conservation, Healthy Materials, PV panels, Sustainable Materials,	37

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
								Farnsworth Trust Enterprise Bank construction and permanent financing (bond) Sponsor equity		
Womens Institute for Housing and Economic Dev.	Community Care Services	17	17	2011	\$3,200,000	Rehab - Mod	21	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Weatherization and deleading funds Federal Home Bank, Sponsor equity	Energy Conservation,	17
Womens Institute for Housing and Economic Dev.	Devon/Bellevue NSP project	6	6	2011	\$1,300,000	Rehab - Mod	7	Cambridge Trust Developer equity		6
Womens Institute for Housing and Economic Dev.	Heading Home	10	10	2011	\$2,500,000	Other	12	Earmarked donations for acquisition of a building Cambridge Trust		10

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Womens Institute for Housing and Economic Dev.	Highland Avenue, Chelmsford	5	5	2011	\$1,500,000	New Constr	6	Community Preservation Act Funds, Housing Innovations Fund (HIF), MHP Neighborhood Rental Initiative MHP, Enterprise bank construction loan, MHP NRI program Developer equity	Energy Conservation, Healthy Materials,	5
Womens Institute for Housing and Economic Dev.	Ingraham Place	19	19	2011	\$8,700,000	Rehab - Subst	23	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Federal Historic Tax Credits, Section 8, McKinney, TCAP replaced LIHTC The Life Initiative, Private equity raised for Sponsor Contribution	Energy Conservation, Healthy Materials, Sustainable Materials,	19

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Womens Institute for Housing and Economic Dev.	Nueva Esperanza	14	14	2011	\$3,875,000	New Constr	17	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP,	Energy Conservation, Healthy Materials, PV panels, Sustainable Materials,	14
Womens Institute for Housing and Economic Dev. Total		108	108		\$30,563,000		131			108
Worcester Common Ground	161 Austin Street	3	2	2011	\$467,000	Rehab - Subst	4	Lead paint Webster Five Cents Bank	Energy Conservation, Sustainable Materials,	3
Worcester Common Ground Total		3	2		\$467,000		4			3
Worcester Community Housing Resources	Haywood Wakfield	78	78	2011	\$25,000,000	Rehab - Subst	95	Tax levy public improvements MassDevelopment, TCAD Federal Historic Tax Credits, HUD Assisted Living Conversion Demonstration, ARRA	Energy Conservation, Healthy Materials,	78

Table 9: Housing Projects Completed in 2011

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Construction Type	Construction Jobs	Financing	Environmental	Afford. Units
Worcester Community Housing Resources	Lagrange Street	8	8	2011	\$500,000	Rehab - Mod	10	Local or Regional HOME, MHIC, Webster Five Cent Savings Bank	Energy Conservation, Sustainable Materials,	8
Worcester Community Housing Resources Total		86	86		\$25,500,000		105			86
Grand Total		801	723		\$232,680,864		979			780

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Asian CDC	6 Fort Street	Constr	2012	34	34	\$11,380,000	Other	34	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, The Life Initiative, Wainwright Bank & Trust providing the construction loan (along with Life Initiative) ACDC equity contribution of \$20,000	41
Chelsea Neighborhood Developers	Highland Terrace	Constr	2012	32	32	\$10,200,000	New Constr	32	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8,	39
Coalition for a Better Acre	Triangle Rental	Pre Dev	2012	26	26	\$2,496,300	Rehab - Mod	26	Dept of Energy grant funds Enterprise Bank	32

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Codman Square NDC	157 Washington St., Dorchester	Constr	2012	24	0	\$10,236,000	New Constr	24	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, CATNHP (TOD funds) Federal Tax Credits (LIHTC), New Market Tax Credits, Dept. of HHS, Office of Community Services (job creation)MHP, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, Fleet Bank/ Bank of America,	29
Dorchester Bay EDC	15 Raven	Pre Dev	2012	3	2	\$694,000	Rehab - Subst	2		4
Dorchester Bay EDC	16 Folsom	Pre Dev	2012	1	0	\$460,000	Rehab - Subst	0		1
Dorchester Bay EDC	17 Ramsey	Pre Dev	2012	3	2	\$796,000	Rehab - Subst	1		4

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Dorchester Bay EDC	19 Barry	Pre Dev	2012	3	2	\$796,000	Rehab - Subst	1		4
Dorchester Bay EDC	2 Clarkson	Pre Dev	2012	2	1	\$519,196	Rehab - Subst	1	NSP	2
Dorchester Bay EDC	25 Rill St	Pre Dev	2012	3	2	\$636,000	Rehab - Subst	1		4
Dorchester Bay EDC	3 Clarkson	Constr	2012	2	1	\$639,000	Rehab - Subst	1		2
Dorchester Bay EDC	31 Hendry	Constr	2012	3	2	\$748,000	Rehab - Mod	2	NSP	4
Dorchester Bay EDC	34 Hendry	Constr	2012	3	2	\$654,000	Rehab - Subst	3		4
Dorchester Bay EDC	56 Topliff	Constr	2012	3	2	\$665,000	Rehab - Subst	2		4
Dorchester Bay EDC	77 Coleman	Pre Dev	2012	2	1	\$525,000	Rehab - Subst	0		2
Dorchester Bay EDC	91 Coleman	Constr	2012	3	2	\$510,000	Rehab - Subst	2	NSP	4
Greater Gardner CDC	143 Logan Street	Pre Dev	2012	1	0	\$73,000	Rehab - Mod	1	Local or Regional CDBG, Enterprise Bank	1
Greater Gardner CDC	West Street	Constr	2012	1	0	\$215,000	New Constr	0	Enterprise Bank	1
Harborlight Community Partners	Pigeon Cove Ledges	Constr	2012	30	30	\$5,000,000	Preserv of Exp Use	30	Community Preservation Act Funds, USDA 515 One foundation and the United Way	37

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Harborlight Community Partners	We Care About Homes	Constr	2012	20	20	\$1,800,000	Rehab - Mod	20	Local or Regional HOME, State CDBG, Housing Stabilization Fund (HSF), Tax Exempt Bond 12 private sources thus far	24
Hilltown CDC	Westhampton Senior Housing - Phase 2	Pre Dev	2012	8	8	\$1,400,000	New Constr	8	N/A N/A N/A N/A	10
Home City Housing	Tapley Court	Pre Dev	2012	30	30	\$3,300,000	Rehab - Mod	30		37
Homeowners Rehab	Inman/CAST	Constr	2012	125	125	\$32,578,318	Preserv of Exp Use	125	Community Preservation Act Funds, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Section 8, DOENeighborhood Reinvestment, Tax Credit Equity -WNC	152
Homeowners Rehab	Putnam Ave	Constr	2012	40	40	\$14,520,710	New Constr	40	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, MHIC, Charlesbank Homes TD BANK Citi Ban Nstar	49

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Jamaica Plain NDC	Jamaica Plain Scattered Site Cooperative	Pre Dev	2012	18	0	\$2,900,000	Rehab - Mod	16	Local or Regional HOME, Local Linkage, MassDevelopment, Brownfields, Section 8, MHP, The Property and Casualty Initiative, Hyams	22
Jamaica Plain NDC	Sumner Hill House Ownership	Constr	2012	20	0	\$4,200,000	Rehab - Mod	15	Local or Regional CDBG, NDF Wainwright Bank	24
Just a Start	Windsor Street Condos	Constr	2012	14	0	\$6,000,000	Rehab - Subst	9	Local or Regional HOME, Community Preservation Act Funds, Cambridge Savings Bank Construction Loan	17
Main South CDC	19 Hancock Street	Constr	2012	3	3	\$474,000	Rehab - Subst	3	Lead Paint - CDBG Funds NSP Funds MHIC Spencer Savings Permanent Financing	4
Main South CDC	212 Beacon Street	Pre Dev	2012	3	3	\$435,715	Rehab - Mod	2	City Lead Paint (CDBG) Federal NSP funds through MHICMHP,	4
Main South CDC	2-4 Thayer Court	Planning	2012	4	4	\$559,000	Rehab - Subst	4	City Lead Paint Funding (GDBG) Federal NSP MHICMHP,	5
Main South CDC	5 Kilby Street	Constr	2012	2	1	\$459,238	Rehab - Subst	2	City Lead Paint (CDBG)	2
Main South CDC	9 Kilby street	Constr	2012	3	3	\$561,550	Rehab - Subst	3	City Lead Paint (CDBG) MHP,	4

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Main South CDC	Kilby Gardner Hammond Phase 4	Constr	2012	22	22	\$6,452,000	New Constr	22	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, MHIC,	27
Mattapan CDC	Portfolio Rehab	Pre Dev	2012	24	24	\$3,500,000	Rehab - Subst	24	Local or Regional CDBG, State CDBG,	29
NHS of the South Shore	Winter Gardens	Constr	2012	24	24	\$8,100,902	New Constr	24	Local or Regional HOME, City of Quincy Affordable Housing Trust funds State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MHP,	29
NOAH	Benfield Farms	Pre Dev	2012	26	26	\$8,100,000	New Constr	18	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, Citizens Bank, NeighbWorks Capital pre dev	32

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
NOAH	Sitkowski School	Pre Dev	2012	66	66	\$19,100,000	Rehab - Subst	66	Local or Regional CDBG, The Town has been great Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Citizens Bank,	81
North Shore CDC	Holcroft Park Homes-Phase 1	Pre Dev	2012	29	29	\$10,591,403	New Constr	29	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Danvers State Hospital Fund Federal Tax Credits (LIHTC), MHP, Boston Community Capital or Loan Fund, The Life Initiative, North Shore Bank	35
Nuestra Comunidad DC	137 Intervale Street	Pre Dev	2012	3	2	\$672,001	Rehab - Mod	2		4
Nuestra Comunidad DC	69-71 Fayston Street	Pre Dev	2012	2	1	\$677,335	Rehab - Mod	1		2

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Oak Hill CDC	58 Ames St.	Constr	2012	2	1	\$371,114	Rehab - Subst	2	Local or Regional HOME, Local or Regional CDBG, Lead Abatement funding	2
Oak Hill CDC	Foreclosure Initiative 2	Constr	2012	2	1	\$291,500	Rehab - Subst	2	Local or Regional CDBG,	2
Somerville Community Corp.	75 Cross Street	Pre Dev	2012	8	8	\$2,700,000	New Constr	8	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, McKinney, Federal Home Bank, Charlesbank Homes Foundatio Franklin Square House Foundation Winter Hill Bank	10
Somerville Community Corp.	St. Polycarp Phase II	Constr	2012	29	29	\$9,849,475	New Constr	29	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, McKinney, MHP, Fleet Bank/ Bank of America,	35
South Boston NDC	300 East Eighth	Pre Dev	2012	3	3	\$489,000	Other	3	Mt. Washington Bank	4
Southwest Boston CDC	foreclosure acquisition	Constr	2012	3	2	\$557,416	Rehab - Mod	2	NSP private lender	4

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Springfield NHS	140 Pendleton Ave	Constr	2012	1	0	\$301,648	New Constr	0		1
Springfield NHS	22 Burr St	Constr	2012	1	0	\$181,199	Rehab - Subst	0	Charles Bank Homes Foundation	1
Springfield NHS	23 Quincy Street	Constr	2012	1	0	\$248,031	New Constr	1	Local or Regional HOME, Neighborhood Reinvestment, Charles Bank Home Foundation	1
Springfield NHS	75 Tyler St	Constr	2012	1	0	\$288,750	New Constr	0	Charles Bank Home Foundation	1
The Neighborhood Corporation	Shoe Shop Place	Pre Dev	2012	24	24	\$12,500,000	Rehab - Subst	24	Local or Regional HOME, State Low Income Housing Tax Credits, Federal Historic Tax Credits,	29
Twin Cities CDC	170 Marshall Street	Pre Dev	2012	2	1	\$240,000	Rehab - Mod	1		2
Twin Cities CDC	183 High Street	Pre Dev	2012	2	1	\$250,000	Rehab - Mod	1	Local or Regional HOME, Neighborhood Reinvestment,	2
Twin Cities CDC	Elm Street	Constr	2012	3	0	\$1,081,000	New Constr	3	Local or Regional HOME, Local Brownfields Money Local Financial Institutions	4
Twin Cities CDC	Essex/Marshall	Pre Dev	2012	1	0	\$200,000	Rehab - Mod	0	MHIC,	1
Twin Cities CDC	Prichard Johnson Receivership Project	Constr	2012	7	7	\$1,382,559	Rehab - Subst	3	Neighborhood Reinvestment,	9

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Twin Cities CDC	Whitney	Constr	2012	40	40	\$15,505,663	Rehab - Subst	40	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, Brownfields Tax Credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, EDINeighborhood Reinvestment, MHIC, TD Bank	49
Urban Edge	UELP/BHP1	Constr	2012	82	82	\$22,441,000	Other	82	Local or Regional HOME, City of Boston Neighborhood Housing Trust State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MRVP, tbd Federal Tax Credits (LIHTC), Section 8, tbdMHIC, Kresge Foundation Boston Private Bank & Trust National Grid	100
Urban Edge	Walnut Washington Apartments	Pre Dev	2012	65	65	\$13,059,310	Rehab - Mod	59	Section 8,	79

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Watertown Community Housing (aka Metrowest Collaborative Development)	St. Joseph Hall	Pre Dev	2012	25	25	\$25	Rehab - Mod	25	Local or Regional HOME, Watertown Savings Bank	30
Womens Institute for Housing and Economic Dev.	Housing Families	Constr	2012	15	15	\$1,900,000	Rehab - Mod	15	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund,	18
Womens Institute for Housing and Economic Dev.	Revere St NSP project	Constr	2012	6	6	\$1,500,000	Rehab - Subst	6	Local or Regional HOME, Deleading Charlesbank Homes Eagle Bank	7
Worcester Common Ground	Austin Corridor II	Pre Dev	2012	20	20	\$6,900,000	Rehab - Subst	20	Local or Regional HOME, LEAD Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MHP, MHIC, developer Equit Deferred developer fee	24
2012 Total				1,008	902	\$265,862,358		952		1,227
Asian CDC	Tremont Village	Pre Dev	2013	20	20	\$3,200,000	Rehab - Subst	30	MRVP, DHCD Public Housing Funding Federal Historic Tax Credits, MHP,	24
Chelsea Neighborhood Developers	525 Beach Street	Pre Dev	2013	30	30	\$9,800,000	New Constr	30		37

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Dorchester Bay EDC	Quincy Heights	Pre Dev	2013	129	129	\$53,000,000	Rehab - Subst	129	Local or Regional HOME, NHT Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Choice Neighborhood fundsLISC, Federal Home Bank,	157
Fenway CDC	Hemenway Apts	Planning	2013	24	24	\$2,269,188	Rehab - Mod	17	Local or Regional HOME, Local or Regional CDBG, Neighborhood Housing Trust (Boston) State HOME, State CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MHP, Boston Community Capital or Loan Fund,	29
Harborlight Community Partners	Rockport High School Apartments	Planning	2013	31	0	\$2,700,000	Preserv of Exp Use	31	Local or Regional HOME, Community Preservation Act Funds, Housing Innovations Fund (HIF), Federal Tax Credits (LIHTC), Section 8, USDA 515	38
Hilltown CDC	Chesterfield Senior Housing	Planning	2013	10	10	\$1,900,000	New Constr	10		12

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Hilltown CDC	Haydenville Village Center Apartments	Pre Dev	2013	24	24	\$4,141,594	Rehab - Subst	24	State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Federal Home Bank,	29
Housing Corporation of Arlington	Capitol Square Apartments	Pre Dev	2013	32	32	\$9,000,000	Rehab - Mod	32	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, McKinney, LISC, Boston Community Capital or Loan Fund, Eastern Bank	39
Housing Corporation of Arlington	West Medford Apartments	Planning	2013	3	3	\$560,000	Rehab - Subst	3	Local or Regional HOME, Local or Regional CDBG, Section 8, TBD	4

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Jamaica Plain NDC	461 Walnut Avenue	Pre Dev	2013	30	30	\$10,400,000	Rehab - Subst	30	Local or Regional HOME, Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHIC, The Life Initiative, Hyams, Mifflin, Mulford	37
Just a Start	2011 Affordable Condo Resales	Constr	2013	7	0	\$1,200,000	Rehab - Mod	6	Local or Regional HOME, City of Cambridge	9
Just a Start	Bishop Allen Apartments	Pre Dev	2013	32	32	\$13,000,000	Preserv of Exp Use	32	Community Preservation Act Funds, Cambridge Affordable Housing Trust TBD Federal Tax Credits (LIHTC), TBD	39
Lena Park CDC	LBB	Pre Dev	2013	103	103	\$20,000,000	Rehab - Mod	103	State HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MRVP, CIPF, Federal Tax Credits (LIHTC), Section 8, Section 202,	126

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Madison Park DC	Dudley Greenville	Pre Dev	2013	43	43	\$17,000,000	New Constr	43	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, Fleet Bank/ Bank of America,	52
Madison Park DC	Madison Park IV Rehab	Pre Dev	2013	143	143	\$50,000,000	Preserv of Exp Use	100	Federal Tax Credits (LIHTC), Section 8, MHP, Seller Financing	174
Madison Park DC	Parcel 10	Pre Dev	2013	66	66	\$44,000,000	New Constr	48	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, New Market Tax Credits, MHP, Neighborhood Reinvestment,	81

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
North Shore CDC	Holcroft Park Homes-Phase 2	Pre Dev	2013	29	29	\$10,790,096	New Constr	29	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), MHP, Boston Community Capital or Loan Fund, MHIC, The Life Initiative,	35
Nuestra Comunidad DC	109 Mt. Pleasant	Pre Dev	2013	8	8	\$2,805,000	New Constr	8	Local or Regional HOME, Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, Mulford Foundation Eastern Bank	10
Somerville Community Corp.	St. Polycarp Phase III	Pre Dev	2013	31	31	\$10,701,725	New Constr	31	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Fleet Bank/ Bank of America,	38

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
South Boston NDC	Patriot Homes	Pre Dev	2013	24	24	\$9,850,000	Comb Rehab/New Constr	24		29
Womens Institute for Housing and Economic Dev.	Cambridge YWCA	Pre Dev	2013	103	103	\$11,800,000	Rehab - Mod	103	Cambridge Affordable Housing Trust State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Weatherization Assistance Program Federal Historic Tax Credits, Franklin Square Housing Foundation Eastern Bank construction loan Sponsor equity	126
Womens Institute for Housing and Economic Dev.	Manahan St/Carlisle Rd, Chelmsford/We stford	Pre Dev	2013	13	13	\$3,606,000	Comb Rehab/New Constr	13	Community Preservation Act Funds, Local Linkage, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Sale of state public housing units in a private condo development. replacement units Section 8, Federal Home Bank, FHLB awarded for Manahan	16

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
									site, Enterprise Bank construction and perm loans on both sites	
Womens Institute for Housing and Economic Dev.	Sudbury Duplexes	Pre Dev	2013	10	10	\$3,100,000	Comb Rehab/New Constr	10	Community Preservation Act Funds, Housing Stabilization Fund (HSF), public housing MHP Neighborhood Rental Initiative MHP,	12
Worcester East Side CDC	Westminster-Forbes Ownership	Pre Dev	2013	10	5	\$312,500	New Constr	10	Local or Regional HOME, HOME is anticipated but not yet committed Awaiting state round for homeownership.	12
2013 Total				955	912	\$295,136,103		896		1,165
Dorchester Bay EDC	618 Dudley	Constr	2014	4	4	\$742,405	Rehab - Subst	4	Boston Private Trust	5

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Falmouth Housing Trust	St. Mark's Road	Planning	2014	3	0	\$625,000	New Constr	3	Community Preservation Act Funds, fundraising possibly LIP / DHCD local Cape Cod foundations will be approached to make donations major gifts from private donors	4
Home City Housing	Center City	Pre Dev	2014	47	47	\$12,600,000	Rehab - Subst	47		57
Mission Hill NHS	MHNHS Roxbury Crossing Senior Building	Pre Dev	2014	40	40	\$12,420,000	New Constr	39	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, Section 202,	49
Nuestra Comunidad DC	Washington Park Apartments	Pre Dev	2014	96	96	\$24,302,000	Rehab - Subst	91	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Federal Historic Tax Credits,	117
The Neighborhood Corporation	FB Rogers River Lofts	Constr	2014	15	15	\$10,000,000	Rehab - Mod	15	Local or Regional HOME, State HOME, Federal Historic Tax Credits, MHP,	18

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Valley CDC	Parsons Street, Easthampton	Planning	2014	38	38	\$9,000,000	New Constr	38	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, local bank	46
2014 Total				243	240	\$69,689,405		237		296
CDC of South Berkshire County	Sawmill Brook	Pre Dev	2015	50	0	\$20,000,000	New Constr	22	Community Preservation Act Funds, Faith-based loans	61
Codman Square NDC	Whittier Place	Pre Dev	2015	29	29	\$11,143,000	Comb Rehab/New Constr	29	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP,	35
ETC	Neponset Field-Phase IA (Senior Housing)	Pre Dev	2015	20	20	\$10,015,104	New Constr	20		24

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Madison Park DC	2451 Washington Street	Pre Dev	2015	37	0	\$15,000,000	New Constr	10	Local Linkage, Local Inclusionary Zoning Funds, Housing Stabilization Fund (HSF), Brownfields, State Transist Oriented Development Funding LISC, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, CDC Green Initiative	45
Southwest Boston CDC	0-15 Nott Street	Concept	2015	24	24	\$9,200,000	New Constr	20		29
Womens Institute for Housing and Economic Dev.	CHOICE Senior Housing	Concept	2015	32	32	\$8,470,000	New Constr	32	State HOME, Affordable Housing Trust Fund, MassDevelopment, Section 8, 4% credits Enterprise Bank	39
Womens Institute for Housing and Economic Dev.	Dartmouth Housing Authority	Pre Dev	2015	9	9	\$1,500,000	Rehab - Subst	9	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), we are in the zoning process so no funding applications have been submitted yet Section 8,	11
2015 Total				201	114	\$75,328,104		142		244

Table 10: Housing Pipeline

MACDC Member	Project Name	Dev't Stage	Yr of Occup.	Units	Rental Units	Expected Total Development Cost	Construction Type	Affordable Units	Financing	Estimated Constr Jobs
Grand Total				2,407	2,168	\$706,015,970		2,227		2,932

2012 MACDC GOALS Report

Real Estate 2011: Commercial and Mixed-Use

**Chart 10 - Cumulative CDC Commercial Real Estate Development
1983 - 2011**

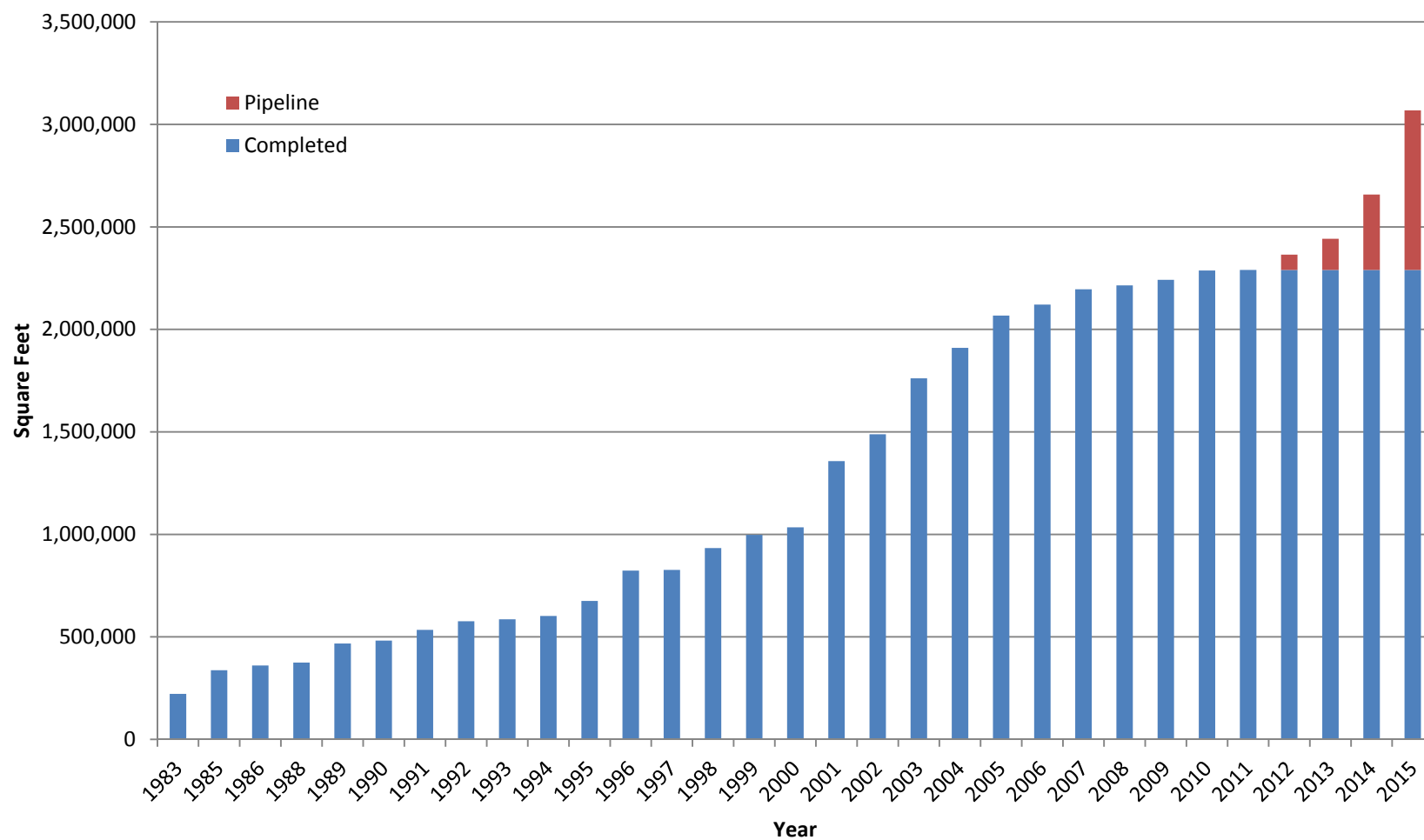


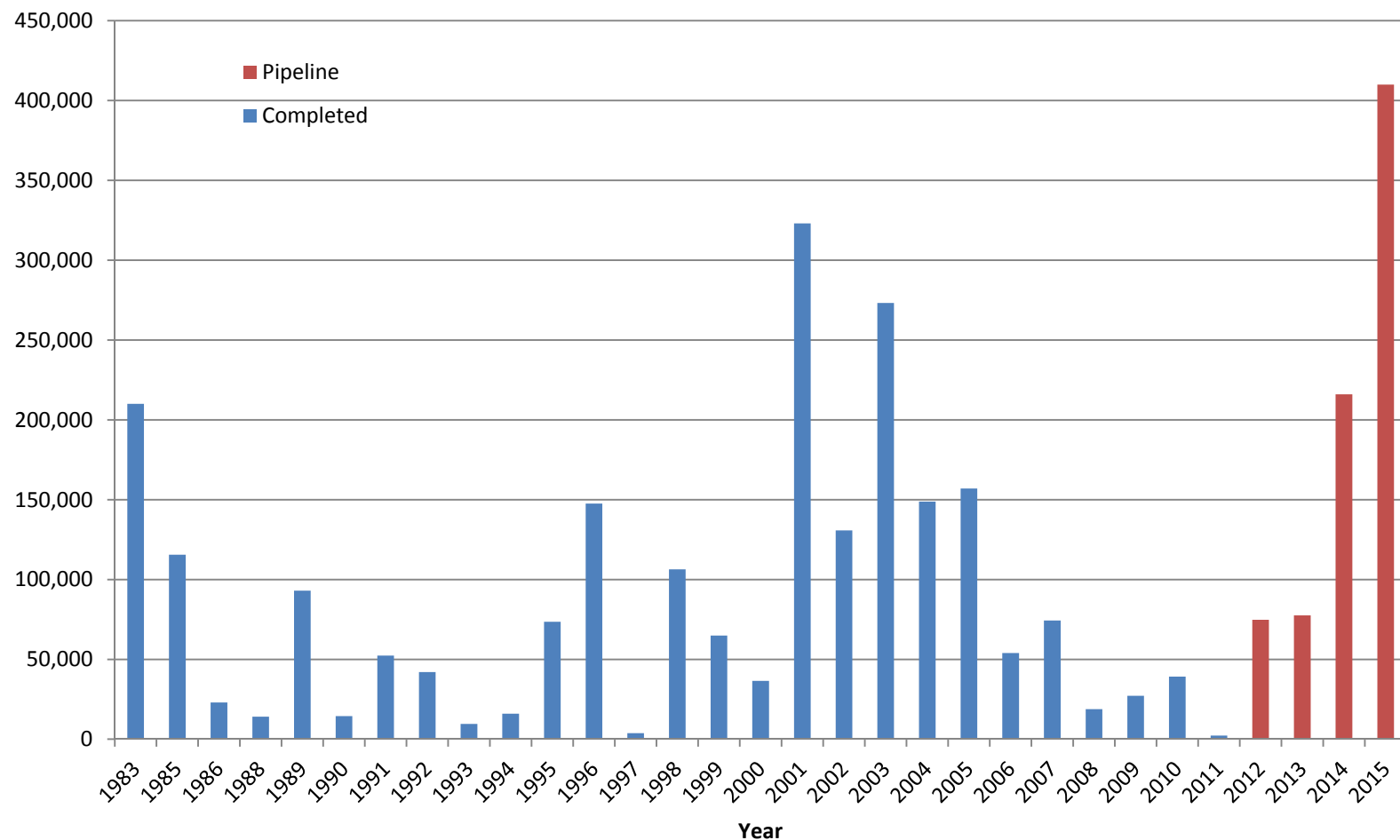
Chart 11 - Total Commercial Square Footage by Year 1983 - 2011

Chart 12 - Number of Commercial/Mixed Use Projects by Year 1983 - 2011

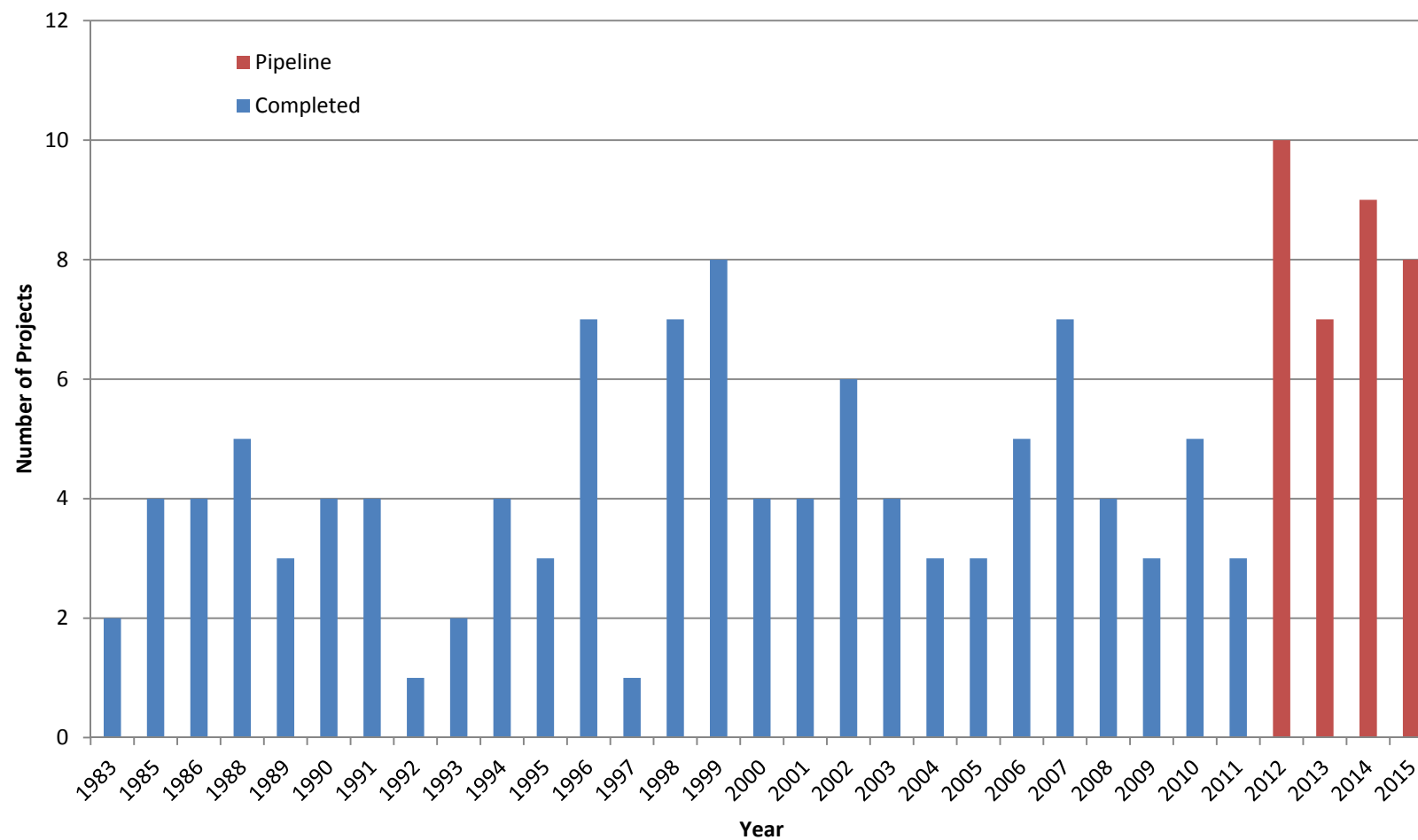


Table 11: Commercial and Mixed-Use Projects Completed in 2011

MACDC Member	Project Name	Dev't Type	Resid Units	Rental Units	Affordable Units	Comm Tenants	Comm Sq Ft	Yr. of Occup	Total Dev. Cost	Constr Type	Constr Jobs	Comm Jobs	Financing
Codman Square NDC	The Levedo Building	Retail, Residential (mixed use)	24	24	24	0	592	2011	\$8,191,000	New Constr	29	0	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Brownfields, Mass Clean Energy Center MHP, LISC, Neighborhood Reinvestment, Federal LIHTC, State Facilities Consolidation Fund,
Harborlight Community Partners	Firehouse Place	Commercial, Residential (mixed use)	4	4	4	1	706	2011	\$1,217,000	Comb Rehab/ New Constr	5	1	Local or Regional HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Community Preservation Act,
Valley CDC	King Street, Northampton	Commercial	10	10	10	1	1,000	2011	\$2,136,771	Rehab - Subst	12	3	Smith College State HOME, Affordable Housing Trust Fund, Section 8, ARRA - windows and insulationCommunity Preservation Act, local bank permanent loan

**Table 11: Commercial and Mixed-Use Projects
Completed in 2011**

MACDC Member	Project Name	Dev't Type	Resid Units	Rental Units	Affordable Units	Comm Tenants	Comm Sq Ft	Yr. of Occup	Total Dev. Cost	Constr Type	Constr Jobs	Comm Jobs	Financing
Grand Total			38	38	38	2	2,298		\$11,544,771		46	4	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Asian CDC	Oak Terrace	Residential (mixed use)	Planning	88	88	60	4	2,775	2012	\$6,300,000	Rehab - Mod	107	1	BRA/DND Energy Retrofit Funding MassHousing or MFHA (other than trust), Federal LIHTC,
Codman Square NDC	Washington Codman Apts. (includes what was previously	Commercial, Retail, Residential (mixed use)	Pre Dev	80	80	80	4	3,000	2012	\$2,200,000	Comb Rehab/New Constr	98	16	Local or Regional HOME, Local Linkage, State HOME, MassHousing or MFHA (other than trust), MRVP, Federal Historic Tax Credits, Section 8, Neighborhood Reinvestment, Federal Historic Tax Credits, Federal LIHTC, Boston Private Bank
Dorchester Bay EDC	Uphams West	Commercial, Residential (mixed use)	Pre Dev	13	13	13	2	3,000	2012	\$5,300,000	Rehab - Subst	16	10	BRA, Leading the Way, NHT, Project based vouchers through the BHA State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, MHP, LISC, Boston Private Bank

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Fenway CDC	Burbank St. Apts	Offices, Residential (mixed use)	Constr	36	36	31	2	2,500	2012	\$5,143,952	Preserv of Exp Use	44	15	Local or Regional HOME, Local or Regional CDBG, Leading the Way (Boston only), Neighborhood Housing Trust Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MHP, Boston Community Capital or Loan Fund,
Jamaica Plain NDC	Centre/Wise/La martine	Offices, Retail, Residential (mixed use)	Constr	30	30	30	3	5,500	2012	\$14,300,000	New Constr	37	30	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassDevelopment, TOD New Market Tax Credits, MHP, LISC, Boston Community Capital or Loan Fund, McKinney, Federal LIHTC, State Facilities Consolidation Fund, Barr, Hyams, Enterprise National Equity Fund

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Lawrence Community Works	Union Crossing	Commercial, Offices, Retail,	Constr	0	0	0	10	36,000	2012	\$6,682,980	Rehab - Subst	111	200	MassDevelopment, Tax Credit Assistance Program funds, State energy program funds, MORE Jobs funds Federal Historic Tax Credits, New Market Tax Credits, HUD Economic Development Initiative; Small Business AdministrationBoston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Historic Tax Credits, Fireman Foundation MassDevelopment Mainstream Global
The Neighborhood Corporation	Baron Lofts	Residential (mixed use)	Constr	6	6	3	2	2,000	2012	\$1,500,000	Rehab - Subst	7	2	Local or Regional HOME, Bristol County Saving Bank
The Neighborhood Corporation	Nu-Brite Property	Residential (mixed use)	Constr	4	4	4	4	5,000	2012	\$1,500,000	New Constr	5	4	Brownfields, EPA Grant/Loan
The Neighborhood Corporation	Union Block	Commercial, Residential (mixed use)	Concept	30	30	30	7	15,000	2012	\$15,000,000	Preserv of Exp Use	37	20	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Viet-AID	Bloomfield Gardens		Constr	27	27	27	0	0	2012	\$10,600,000	New Constr	33	0	Local or Regional HOME, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), Brownfields, Section 8, MHP, MHIC, Federal LIHTC,
2012 Total				314	314	278	38	74,775		\$68,526,932		495	298	
Coalition for a Better Acre	Gorham Street Apartments		Pre Dev	48	48	48	0	0	2013	\$16,000,000	New Constr	59	0	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Section 8, Neighborhood Reinvestment, Federal LIHTC, Construction Loan Financing and First Mortgage Financing from Enterprise Bank

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Dorchester Bay EDC	259 Quincy Street		Planning	0	0	0	1	22,000	2013	\$9,000,000	Rehab - Subst	150	10	No funds awarded MassDevelopment, Brownfields, No funds awarded New Market Tax Credits, The Life Initiative, Applications in process
Dorchester Bay EDC	Pearl Bornstein	Commercial, Industrial,	Pre Dev	0	0	0	10	34,000	2013	\$9,000,000	Rehab - Subst	150	75	applied for HUD 108 and CHOICE funding for "critical community improvements" MassDevelopment, Brownfields, New Market Tax Credits, Boston Community Capital or Loan Fund,
Homeowner s Rehab	Chapman Arms	Offices, Residential (mixed use)	Pre Dev	50	50	25	5	9,350	2013	\$19,642,632	Preserv of Exp Use	61	22	City CPA CIPF, Section 8, Neighborhood Reinvestment, MHIC, Federal LIHTC, TBD CEDA TBD TBD
Lawrence Community Works	IACA	Residential (mixed use)	Pre Dev	18	18	18	0	0	2013	\$6,413,057	New Constr	22	0	Local or Regional HOME, Neighborhood Reinvestment, The Life Initiative, TD Bank Foundation

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Mattapan CDC	Morton Street Homes	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	24	24	24	7	7,200	2013	\$12,190,000	New Constr	29	25	All applicable municipal financing sources will be sought. All applicable state financing sources will be sought. All applicable federal financing sources will be sought. TBD TBD
Nuestra Comunidad DC	Quincy Commercial	Commercial, Residential (mixed use)	Pre Dev	40	40	40	4	5,000	2013	\$15,000,000	New Constr	49	15	Local or Regional HOME, OBD; Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, Section 8, Section 202, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, Federal Office of Community Services, Farnsworth Trust Enterprise Communities
2013 Total				180	180	155	27	77,550		\$87,245,689		520	147	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Asian CDC	Parcel 24	Commercial, Retail, Residential (mixed use)	Pre Dev	345	295	120	2	11,500	2014	\$130,000,000	New Constr	421	20	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), Federal Historic Tax Credits, Section 8, Federal Historic Tax Credits, Federal LIHTC, State Facilities Consolidation Fund, Urban Strategies Fund (USA) in equity

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
CDC of South Berkshire County	New England Log Homes	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	80	40	70	8	30,000	2014	\$30,000,000	New Constr	98	87	Local or Regional HOME, tax abatement State HOME, Affordable Housing Trust Fund, MassDevelopment, Brownfields, Section 202, HUD appropriationFederal I Home Bank, Community Preservation Act, Federal LIHTC, State Facilities Consolidation Fund, local / regional banks
Dorchester Bay EDC	191-195 Bowdoin	Commercial, Retail,	Planning	0	0	0	3	9,000	2014	\$6,000,000	New Constr	100	10	MassDevelopment, Brownfields, MHIC,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Lawrence Community Works	Union Crossing Phase II	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	71	71	71	4	20,000	2014	\$29,000,000	Rehab - Subst	87	50	Local or Regional HOME, funds projected but not yet committed State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, funds projected but not yet committed Federal Historic Tax Credits, Section 8, New Market Tax Credits, funds projected but not yet committed LISC, Neighborhood Reinvestment, MHIC, Federal Home Bank, Federal Historic Tax Credits, Federal LIHTC,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
North Shore CDC	Salem Point	Residential (mixed use)	Pre Dev	77	77	77	0	0	2014	\$0	Rehab - Mod	94	0	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, Federal Historic Tax Credits, Section 8, LISC, Federal Historic Tax Credits, Federal LIHTC,
Urban Edge	Jackson Commons	Offices, Retail, Residential (mixed use)	Pre Dev	37	37	29	3	12,000	2014	\$18,991,000	Comb Rehab/New Constr	45	3	Local or Regional HOME, Local or Regional CDBG, BRA, IDF, City NHT State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Historic Tax Credits, Section 8, New Market Tax Credits, MHP, MHIC, Federal Historic Tax Credits, Federal LIHTC, Enterprise utility rebates

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
		Commercial, Offices					96							Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), capital for infrastructure State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, capital for infrastructure. State capital plan for bond financing. Section 8, New Market Tax Credits, capital for infrastructureMHP, LISC, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, The Property and Casualty Initiative, Federal Home Bank, Community Preservation Act, Federal Office of Community Services, Federal LIHTC, State Facilities

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Urban Edge	Jackson Square Recreation Center		Pre Dev	0	0	0	1	25,500	2014	\$13,059,310	New Constr	218	5	State budget funds - 2012 New Market Tax Credits, Capital campaign.
Womens Institute for Housing and Economic Dev.	Elizabeth Stone House	Residential (mixed use)	Planning	30	30	30	1	45,000	2014	\$11,000,000	New Constr	37	25	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Federal LIHTC,
2014 Total				1,069	820	648	27	216,000		\$488,050,310		1,623	300	
CDC of South Berkshire County	RiverSchool	Commercial, Offices, Retail,	Pre Dev	40	0	10	15	29,000	2015	\$25,000,000	Rehab - Subst	49	135	State HOME, Affordable Housing Trust Fund, Federal Historic Tax Credits, Federal Home Bank, Federal Historic Tax Credits, local bank debt local equit
Codman Square NDC	Talbot Commons Phase 1	Commercial, Residential (mixed use)	Pre Dev	26	26	26	0	4,000	2015	\$10,722,000	Comb Rehab/New Constr	32	0	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, MHP, Federal LIHTC,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Jamaica Plain NDC	Jackson Square	Residential (mixed use)	Planning	35	35	35	0	0	2015	\$14,000,000	New Constr	43	0	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, State CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, MRVP, Section 8, EDA, MHP, LISC, Boston Community Capital or Loan Fund, MHIC, The Life Initiative, Federal LIHTC, Boston Foundation, Hyams Foundation
Mission Hill NHS	One Roxbury Crossing - Parcel 25	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	68	0	68	10	198,000	2015	\$100,000,000	New Constr	83	770	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Nuestra Comunidad DC	Bartlett Place, Phase I	Commercial, Offices, Retail, Residential (mixed use)	Planning	100	60	80	6	65,000	2015	\$60,000,000	New Constr	122	150	Local or Regional HOME, Local or Regional CDBG, Local Inclusionary Zoning Funds, Leading the Way (Boston only), These are financial resources we would target. Additional sources include Neighborhood Trust Funds, and Leading the Way State HOME, Housing Stabilization Fund (HSF), MassDevelopment, Brownfields, These are financial resources we would target. Additional resources include Mass. Works funds for infrastructure work. Section 8, Section 202, New Market Tax Credits, These are financial resources we would target. LISC, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, Federal Home Bank, Federal Office of Community Services, Federal LIHTC, These are financial resources we would target. Other sources include Mass Collaborative Technology and

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Nuestra Comunidad DC	Dudley Crossing	Commercial, Residential (mixed use)	Pre Dev	50	50	60	3	6,000	2015	\$2,468,001	Comb Rehab/New Constr	61	15	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, These are targeted funding sources New Market Tax Credits, These are targeted funding sources LISC, Neighborhood Reinvestment, Federal Office of Community Services, Federal LIHTC, Neighborhood Capital Corporation NCC Community Economic Development Assistance Corporation CEDAC
Quaboag Valley CDC	Hardwick Mill Project	Commercial, Offices, Retail, Residential (mixed use)	Concept	0	0	0	0	100,000	2015	\$15,000,000	Rehab - Subst	250	0	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev't Type	Dev Stage	Resid Units	Rental Units	Afford. Units	Comm Tenants	Comm Sq Ft	Yr. of Occup.	Total Dev't Cost	Constr Type	Expect Constr Jobs	Expect Comm Jobs	Anticipated Financing
Somerville Community Corp.	181 Washington Street	Retail, Residential (mixed use)	Planning	40	40	40	0	8,000	2015	\$15,000,000	New Constr	49	0	Local or Regional HOME, Local Linkage, Sustainable Communities Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, MHP, McKinney, Federal LIHTC,
2015 Total				359	211	319	34	410,000		\$242,190,001		689	1,070	
Grand Total				1,922	1,525	1,400	126	778,325		\$886,012,932		3,327	1,815	

2012 MACDC GOALS Report

Real Estate 2011: Open Space

**Chart 13 - Cumulative Open Space Development
1990 - 2011**

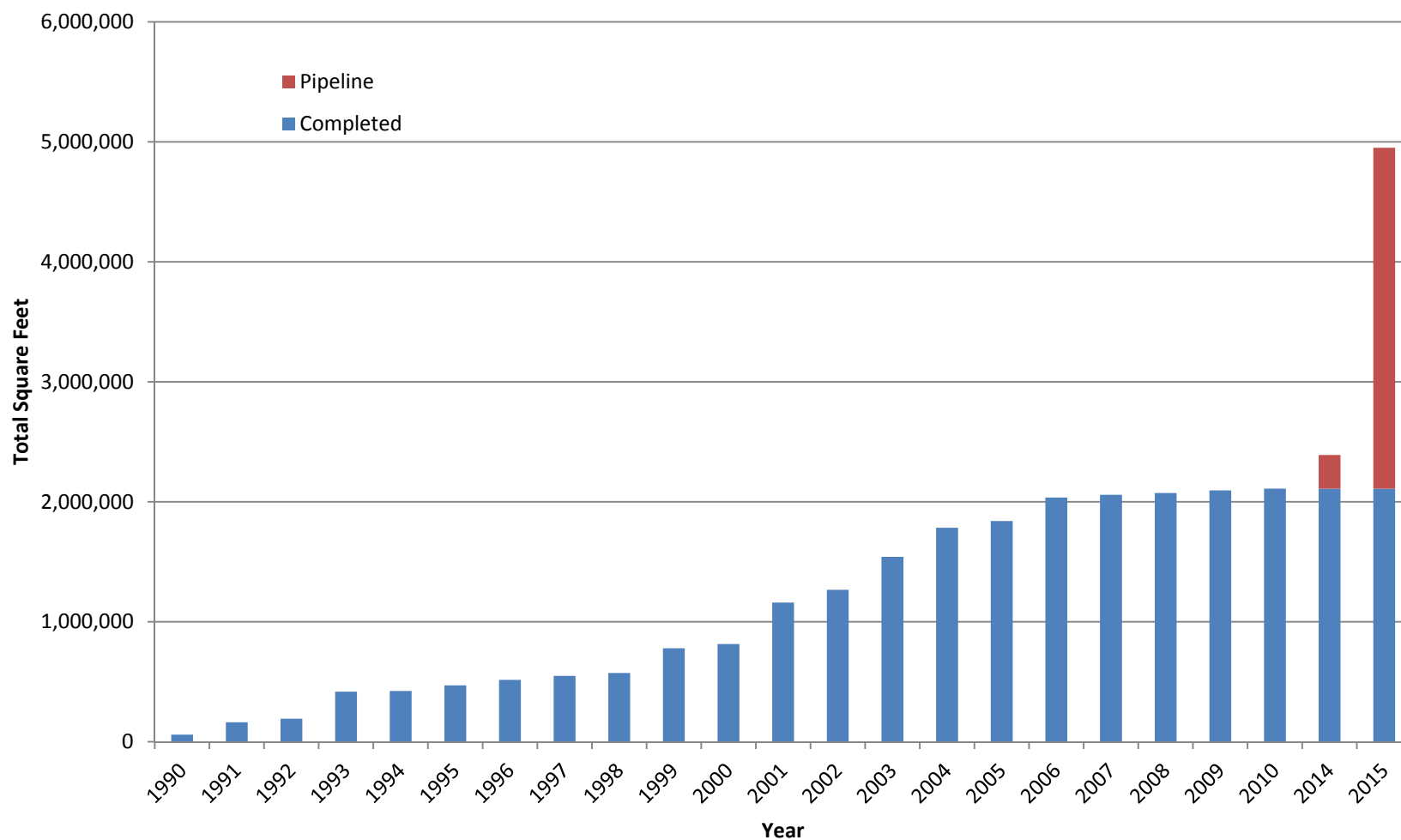


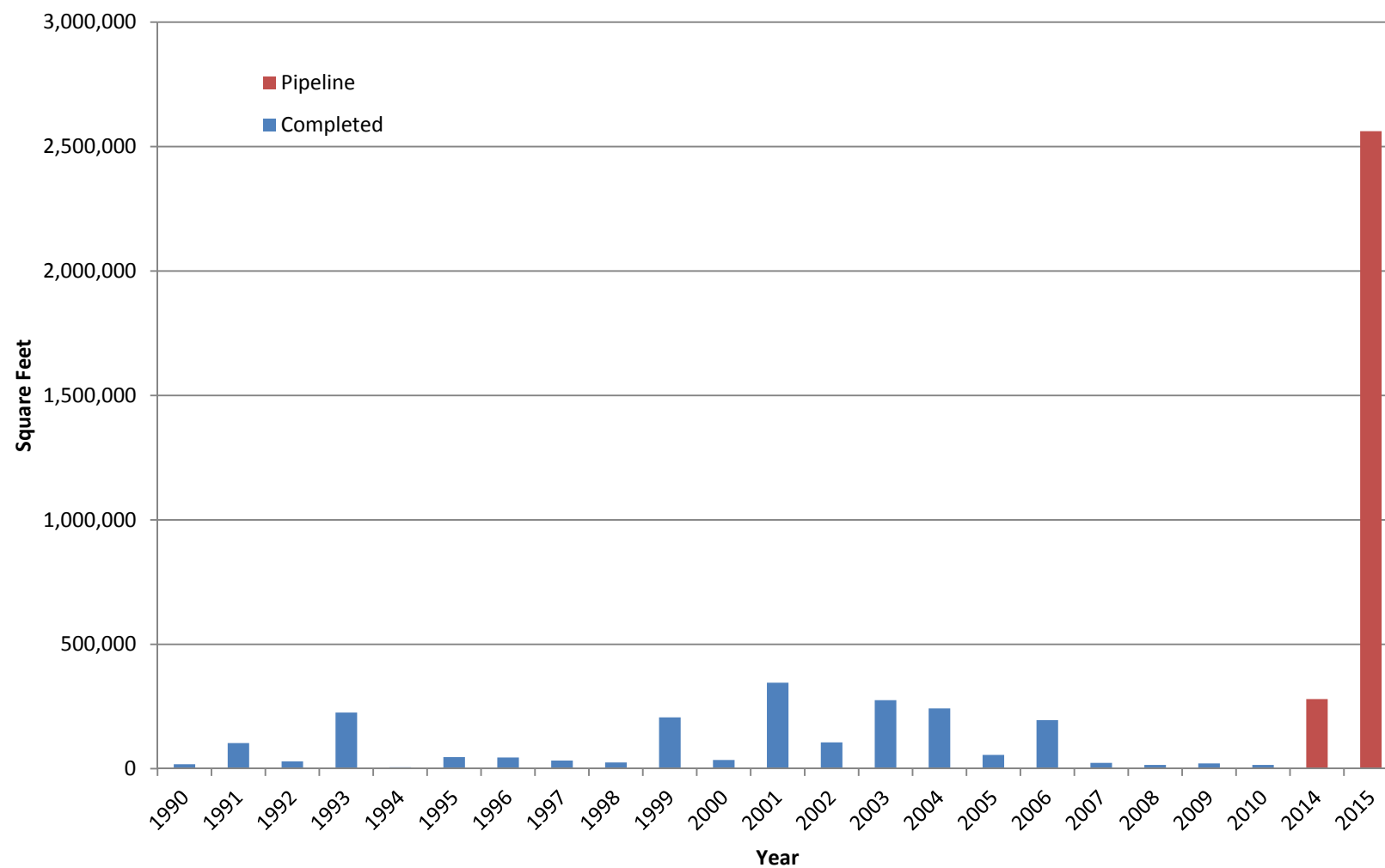
Chart 14 - Open Space Development by Year 1990 - 2011

Table 13: Open Space Projects Completed in 2011

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Grand Total				0	\$0	0	

NO OPEN SPACE PROJECTS COMPLETED IN 2011

Table 14: Open Space Pipeline

MACDC Member	Location	Type of Space	Dev't Stage	Expected Year	Total Square Feet	Expected Development Costs	# Construction Jobs	Financing Sources
Main South CDC	Site Development KGH	Reclaimed Brownfield site. Used for new Boys & Girls Club and athletic complex for Clark U.	Constr	2014	280,000	\$16,500,000	275	EPA funding and Federal Earmarks. Transportation Bond bill money.Brownfields,,
Southwest Boston CDC	Greenway Development		Planning	2014	0	\$0	0	,
CDC of South Berkshire County	Great Barrington Fairgrounds	Community Supported Agriculture	Concept	2015	2,526,480	\$1,500,000	25	Mass Parks Grantsprivate donations,private equity
Codman Square NDC	Spencer Whitfield Park	Nontraditional park space to support youth and other community programming in collaboration with local nonprofit agencies.	Pre Dev	2015	15,000	\$394,790	7	City of Boston Grassroots Fund; Browne FundNew England Grassroots Environmental Fund Beedee Ladd, Greater Boston Urban Resources Partnership
Southwest Boston CDC	Fairmount Court		Concept	2015	20,000	\$0	0	,
Grand Total					2,841,480	\$18,394,790	307	

2012 MACDC GOALS Report

Workforce Development

Table 15: Workforce Development - 2011

MACDC Member	Job Placements
Domus, Inc.	2
Dorchester Bay EDC	39
Fenway CDC	25
IBA	28
Jamaica Plain NDC	55
Just a Start	170
Main South CDC	12
Methuen Arlington Neighborhood Inc.	27
NEBA Works	79
NHS of the South Shore	2
Oak Hill CDC	5
Worcester Common Ground	1
Worcester East Side CDC	7
Grand Total	452

2012 MACDC GOALS Report

Small Business Development

Chart 15:
Small Business Financing Secured
1997 - 2011

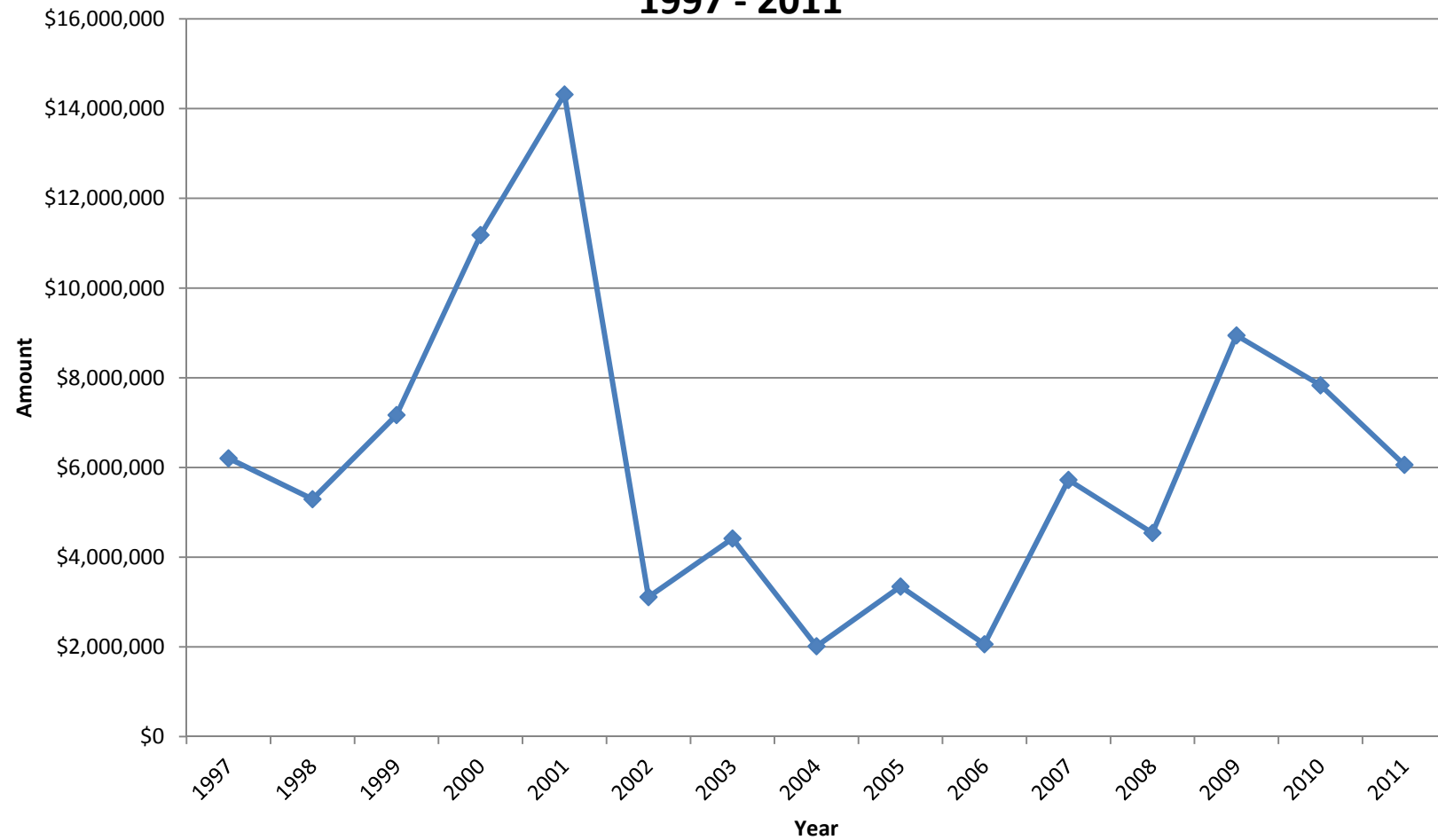


Table 16: Small Business Development - 2011

MACDC Member	# Businesses that received Training	# Businesses that received TA	Direct Loans				Packaged Loans				Number of Jobs Created
			# Loaned	Total \$ Loaned	# of Loans to LMI Borrowers	# Loans to Women/ Minorities	# Loaned	Total \$ Loaned	# of Loans to LMI Borrowers	# Loans to Women/ Minorities	
CEDC-SM	0	68	2	\$1,800	2	2	0	\$0	0	0	13
Coastal Community Capital	292	158	15	\$752,000	0	0	0	\$0	0	0	45
Common Capital	10	60	21	\$1,113,788	4	9	0	\$0	0	0	15
Community Development Partnership	78	103	3	\$25,000	3	1	0	\$0	0	0	23
Dorchester Bay EDC	11	97	15	\$358,000	8	7	1	\$25,000	1	0	50
Franklin County CDC	61	58	8	\$402,000	3	1	0	\$0	0	0	4
Greater Gardner CDC	25	70	0	\$0	0	0	0	\$0	0	0	7
Hilltown CDC	30	53	0	\$0	0	0	0	\$0	0	0	7
Jamaica Plain NDC	220	74	0	\$0	0	0	11	\$1,567,000	8	9	38
Lowell CLF dba MCCI	26	3	0	\$0	0	0	0	\$0	0	0	6
Pittsfield Economic Revitalization Corp.	0	6	2	\$40,000	0	1	0	\$0	0	0	12
Quaboag Valley CDC	16	48	3	\$79,500	2	1	0	\$0	0	0	12
SEED Corp.	698	988	30	\$1,373,000	0	0	0	\$0	0	0	125
Southern Worcester County CDC	3	8	0	\$0	0	0	0	\$0	0	0	0
Twin Cities	34	76	0	\$0	0	0	9	\$286,500	0	0	42

Table 16: Small Business Development - 2011

MACDC Member	# Businesses that received Training	# Businesses that received TA	Direct Loans				Packaged Loans				Number of Jobs Created
			# Loaned	Total \$ Loaned	# of Loans to LMI Borrowers	# Loans to Women/ Minorities	# Loaned	Total \$ Loaned	# of Loans to LMI Borrowers	# Loans to Women/ Minorities	
CDC											
Valley CDC	110	50	0	\$0	0	0	2	\$35,000	2	0	5
Viet-AID	50	56	0	\$0	0	0	0	\$0	0	0	25
Grand Total	1664	1976	99	\$4,145,088	22	22	23	\$1,913,500	11	9	429

2012 MACDC GOALS Report

Housing Services

Chart 16:
Cumulative Home Improvement Assistance
1997 - 2011

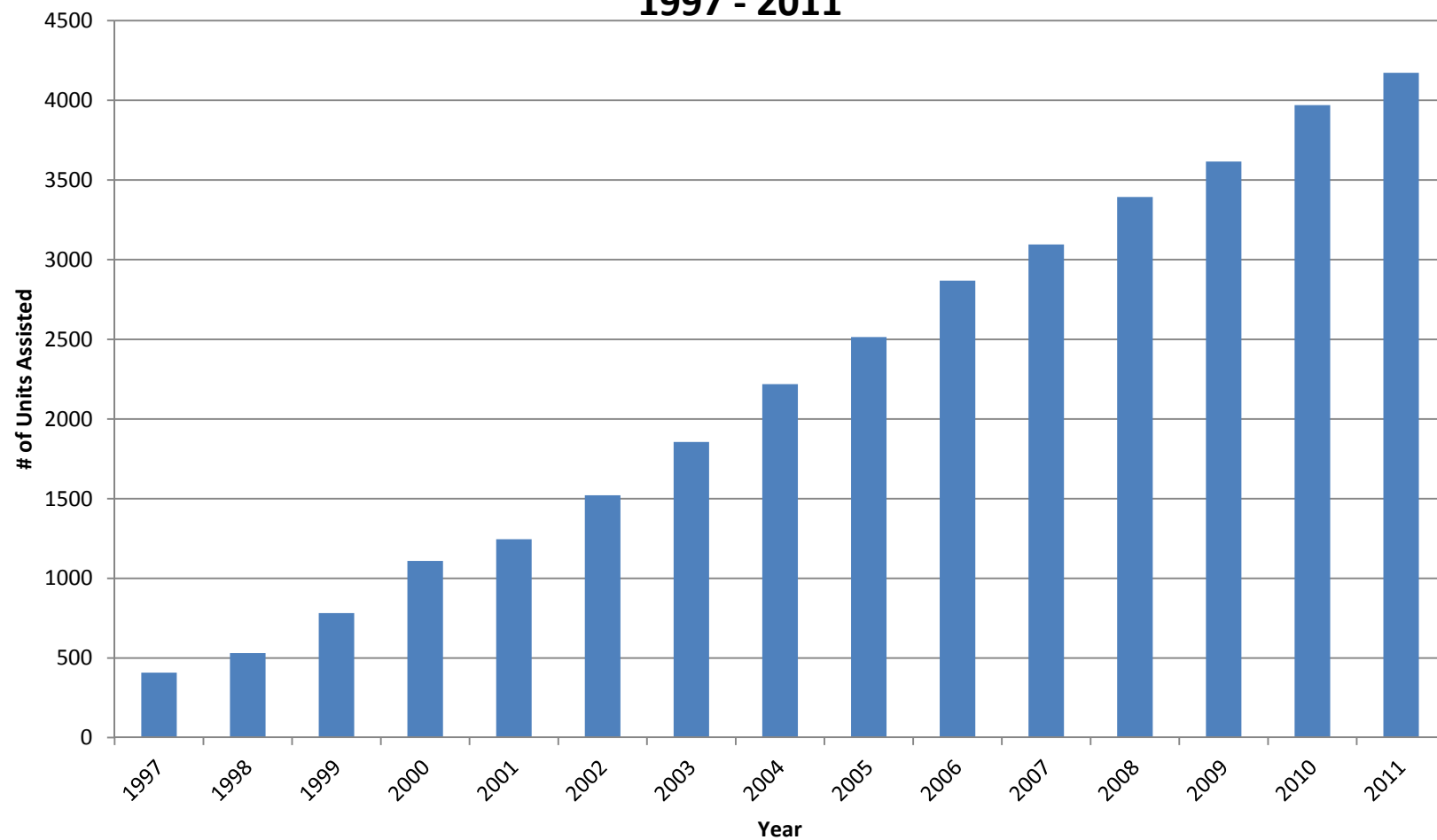


Chart 17:
Home Improvement Assistance by Year
1997 - 2011

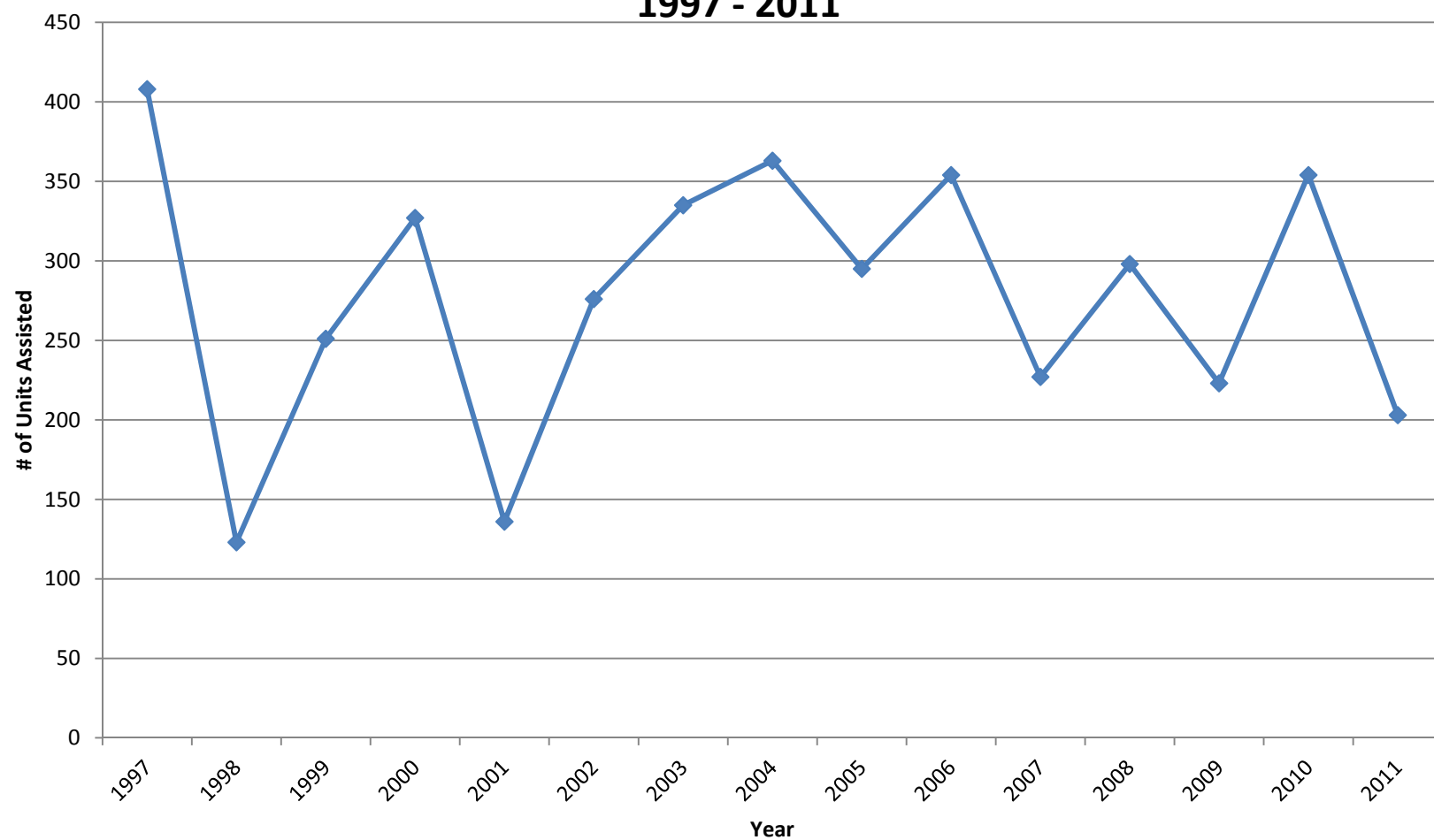


Chart 18:
Cumulative Home Improvement Financing
1997 - 2011

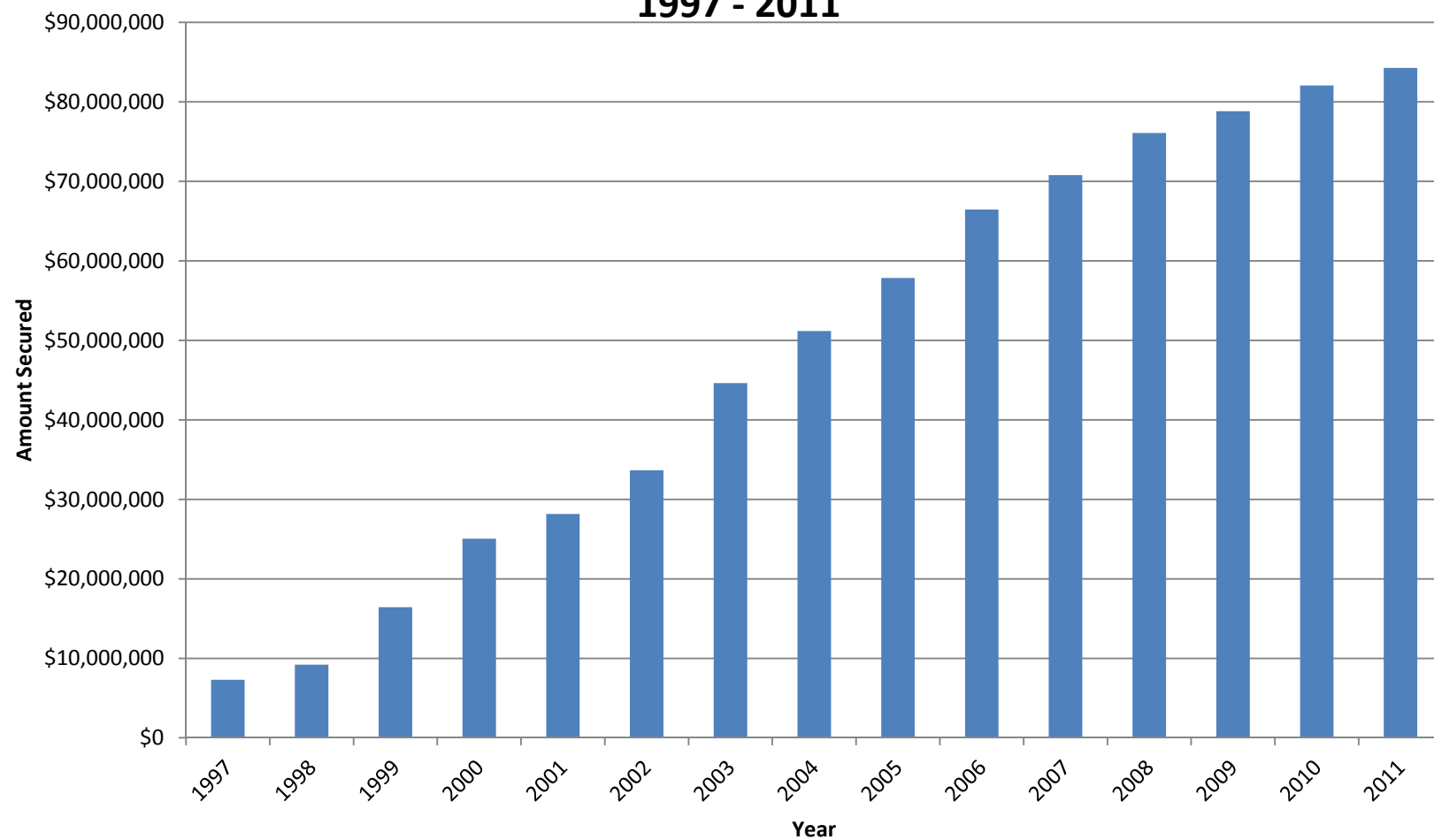


Chart 19:
Home Improvement Financing by Year
1997 - 2011

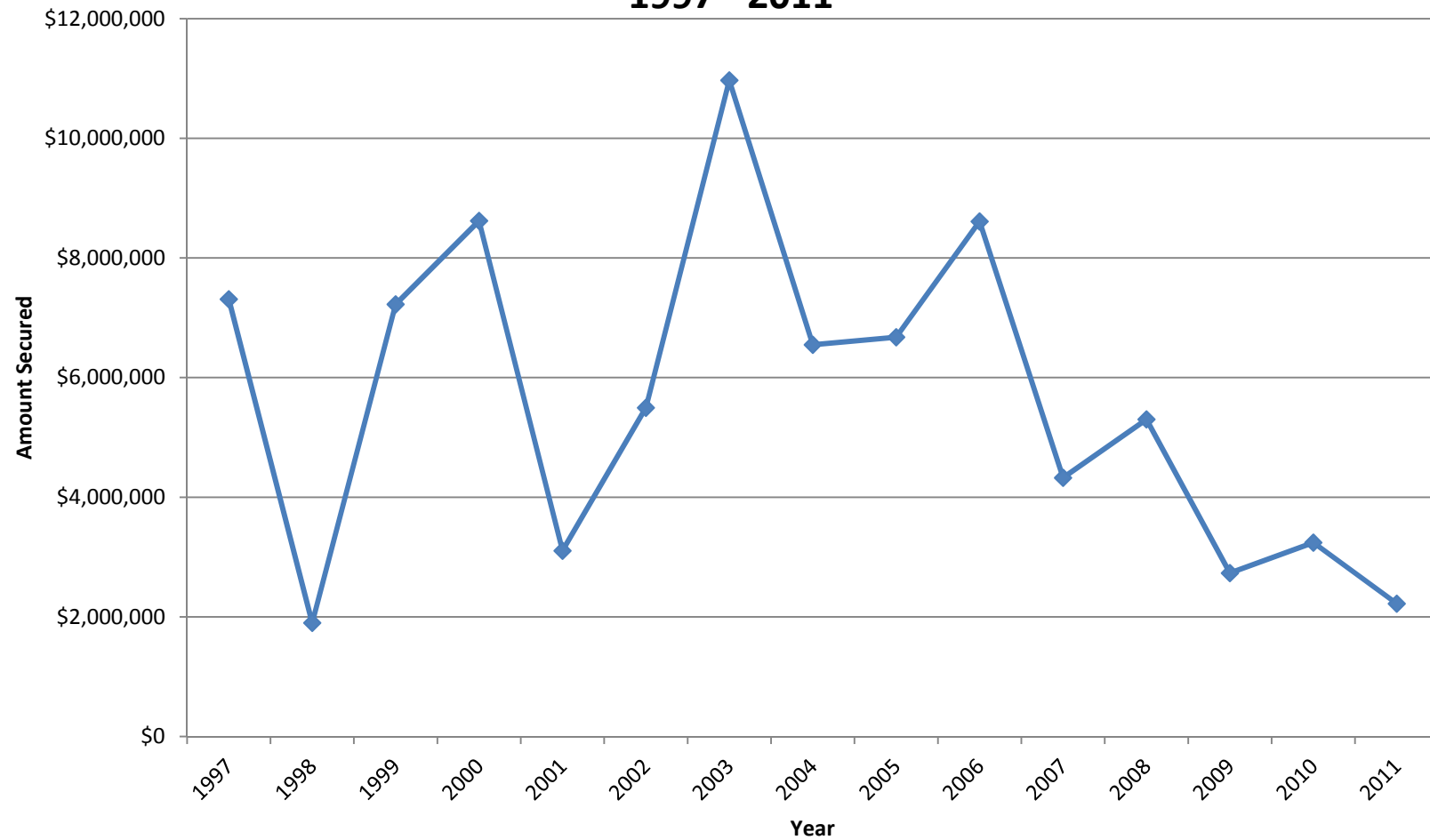


Table 17: Home Improvement Assistance- 2011

MACDC Member	# Loans	# Units Improved	Total Value
Community Development Partnership	16	16	\$507,996
Hilltown CDC	20	20	\$471,336
Homeowners Rehab	3	5	\$147,500
Just a Start	23	49	\$545,297
Lowell CLF dba MCCI	1	1	\$20,000
NHS of the South Shore	40	40	\$200,000
Springfield NHS	2	2	\$25,650
Urban Edge	1	1	\$0
Worcester Community Housing Resources	23	64	\$283,133
Worcester East Side CDC	2	5	\$19,996
Grand Total	131	203	\$2,220,908

Table 18: First-Time Homebuyer Counseling - 2011

MACDC Member	# of Households Pre-Purchase	DP/Closing Cost Assistance	Direct Mortgage Assistance	# of Households Post-Purchase
Allston Brighton CDC	200	\$0	\$0	15
Arlington Community Trabajando, Inc.	131	\$0	\$0	25
Asian CDC	100	\$40,000	\$0	8
Coalition for a Better Acre				5
Community Development Partnership	32	\$0	\$0	0
Falmouth Housing Trust	3	\$0	\$0	1
Greater Gardner CDC	236	\$0	\$0	0
Hilltown CDC	37	\$31,500	\$220,000	0
Jamaica Plain NDC	0	\$0	\$0	5
Lawrence Community Works	182	\$18,900	\$0	50
Lowell CLF dba MCCI	0	\$220,000	\$0	0
Madison Park DC	114	\$3,000	\$0	12
Main South CDC	42	\$45,000	\$0	0
NHS of the South Shore	482	\$72,000	\$0	10
NOAH	204	\$400,000	\$0	50
Nuestra Comunidad DC	110	\$0	\$0	0
Oak Hill CDC	217	\$0	\$0	261
Southern Worcester County CDC	20	\$0	\$0	0
Springfield NHS	204	\$23,379	\$133,805	96
Twin Cities CDC	54	\$5,450	\$0	0
Urban Edge	229	\$0	\$0	15
Valley CDC	59	\$19,000	\$0	29
Viet-AID	40	\$100,000	\$0	0
WATCH	64	\$0	\$0	0
Worcester Community Housing Resources	0	\$53,451	\$0	0
Worcester East Side CDC	302	\$80,000	\$0	315
Grand Total	3062	\$1,111,680	\$353,805	897

Table 19: Foreclosure Prevention Counseling/Assistance - 2011

MACDC Member	Total Number of Households	Total Number of Successes
Arlington Community Trabajando, Inc.	43	3
Asian CDC	5	2
Coalition for a Better Acre	228	92
Codman Square NDC	150	70
Dorchester Bay EDC	115	16
ESAC	331	165
Falmouth Housing Trust	1	1
Homeowners Rehab	39	10
Jamaica Plain NDC	2	0
Lawrence Community Works	427	49
Lowell CLF dba MCCI	4	1
NHS of the South Shore	425	50
NOAH	500	80
Nuestra Comunidad DC	100	70
Oak Hill CDC	432	91
Somerville Community Corp.	11	11
Springfield NHS	561	54
Twin Cities CDC	351	66
Urban Edge	323	106
Valley CDC	83	43
Viet-AID	45	26
Worcester East Side CDC	450	230
Grand Total	4,626	1,236

Table 20: Landlord-Tenant Mediation - 2011

MACDC Member	# of Households
Allston Brighton CDC	50
Asian CDC	1
Hilltown CDC	2
Just a Start	488
Lena Park CDC	60
Metrowest Collaborative Development	25
NOAH	3
Somerville Community Corp.	100
Urban Edge	223
WATCH	227
Grand Total	1,179

Table 21: Lead Paint Remediation - 2011

MACDC Member	# Units Dealed	Total Value
Community Development Partnership	5	\$163,166
Dorchester Bay EDC	2	\$50,000
Hilltown CDC	3	\$73,898
Just a Start	12	\$80,000
Oak Hill CDC	184	\$2,500,000
Twin Cities CDC	2	\$81,220
Urban Edge	6	\$0
Grand Total	214	\$2,948,284

Table 22: Units Under Receivership 2011

MACDC Member	Units
Main South CDC	4
Twin Cities CDC	19
Worcester East Side CDC	7
Grand Total	30

Table 23: Units Provided Construction Management Services - 2011

MACDC Member	Units
Community Development Partnership	5
Jamaica Plain NDC	10
NHS of the South Shore	22
Valley CDC	16
Worcester Community Housing Resources	40
Grand Total	93

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Families

Table 24: Youth Programs - 2011

MACDC Member	# Participants	Types of programs offered
Arlington Community Trabajando, Inc.	14	Youth leadership
Asian CDC	20	Leadership; Civic Engagement; Organizing
CEDC-SM	59	after school Web design; after school computer recycling, youth leadership/workplace health and safety Something Fishy summer camp
Coalition for a Better Acre	50	The Learning Zone, an afterschool homework club for 5th-8th grade students
Codman Square NDC	287	after school and out of school programs; academic support; leadership development; gender-specific programs; summer camp; summer employment.
Dorchester Bay EDC	298	Youth Force; LIFE After-School Program; Youth Leadership Institute; Summer Camp
ESAC	146	GED Plus for youth ages 16 to 24
Greater Gardner CDC	39	KidsFirst Homework Center at Olde English Village
IBA	160	Cacique Youth Learning Center: a holistic arts, education and youth development program that develops the leaders of tomorrow by unlocking their full potential today.
Just a Start	281	YouthBuild; Teen Living Program; Futures for Young Parents; Summer Work and Remedial Education; Career Connection After School Hours; TeenWork

Table 24: Youth Programs - 2011

MACDC Member	# Participants	Types of programs offered
Lawrence Community Works	150	Graphic Design; Fashion Design; Dance; Vocal; Music Production; Video production; Homework Assistance & Tutoring; College Preparation; Mentoring; Leadership Development; Civic Engagement
Madison Park DC	350	Structured educational computer instruction; school-aged after-school & summer day camp programs; College prep workshops and college campus visits; College scholarships; Enrichment and recreational opportunities; Arts Programs
Main South CDC	36	Summer employment programs; youth build construction
Methuen Arlington Neighborhood Inc.	247	Karate; Movies/arts Crafts; Satellite Library; After School Homework Center; Summer Basketball League; Summer Parks and Recreation Program;
NOAH	285	Environmental 'E3C'
North Shore CDC	10	Students Take Action for Neighborhood Development (STAND) was a summer jobs program focused on leadership development for low-income young people in 2011. We hired 10 young people to work on housing and neighborhood revitalization projects in Salem and B
Nuestra Comunidad DC	60	Martial Arts; YouthBuild; Peace Rally
Oak Hill CDC	20	civics, recreation, leadership development
Somerville Community Corp.	60	Mediation; Mediation training
Southwest Boston CDC	24	The Hyde Park Green Team is a youth jobs and environmental education program that provides 4-6 jobs in the spring; 14 in the summer; and 4-6 in the fall
Urban Edge	42	Urban Edge Youth Leadership Academy

Table 24: Youth Programs - 2011

MACDC Member	# Participants	Types of programs offered
Viet-AID	150	After School, Summer camps
Worcester East Side CDC	207	Winter Basketball League; Teen Talk Program; Clothing Donation Program; Book Drive; Focus on Teens Program
Grand Total	2,995	

Table 25: Family Asset Building 2011

MACDC Member	Adult Basic Ed	ESOL	Earned Income Credit Assist	EITC Total Value	IDAs	IDA Total Value	Total # of Families Assisted
Allston Brighton CDC					5	\$18,000	5
CEDC-SM		15	1,277	\$550,000			1,292
Chelsea Neighborhood Developers	186		682	\$387,460	5	\$144,784	873
Codman Square NDC					1	\$4,319	1
Domus, Inc.	164						164
ESAC	247						247
Homeowners Rehab					15	\$16,970	15
IBA	70	28					98
Jamaica Plain NDC		15					15
Just a Start	89						89
Lawrence Community Works	173	100	154	\$279,094	14	\$16,962	441
Madison Park DC					5	\$29,273	5
Main South CDC			228	\$131,004			228
Methuen Arlington Neighborhood Inc.					6	\$12,000	6
NEBA Works	80						80
NOAH		60					60
North Shore CDC		180					180
Somerville Community Corp.		40			5	\$1,200	45
Viet-AID		120					120
WATCH		89					89
Grand Total	1,009	647	2,341	\$1,347,558	56	\$243,508	4,053

Table 26: Elder Programs - 2011

MACDC Member	# Participants
Dorchester Bay EDC	40
ESAC	223
Fenway CDC	350
Hilltown CDC	260
IBA	334
Jamaica Plain NDC	160
Just a Start	145
NOAH	100
Nuestra Comunidad DC	125
Oak Hill CDC	50
Viet-AID	20
Grand Total	1,807

Table 27: Community Events - 2011

MACDC Member	# Participants in Arts Programs	# Participants in Cultural Programs	# Participants in Community Festivals
Arlington Community Trabajando, Inc.	0	0	220
CEDC-SM	0	360	17,000
Chelsea Neighborhood Developers	40	0	728
Coalition for a Better Acre	0	225	380
Codman Square NDC	0	15	460
Fenway CDC	65	175	200
Hilltown CDC	0	0	2,000
IBA	334	90	12,220
Madison Park DC	456	1,620	1,080
Methuen Arlington Neighborhood Inc.	110	110	0
NOAH	125	125	1,000
North Shore CDC	50	0	85
The Neighborhood Corporation	0	0	6,000
Viet-AID	80	40	2,000
Worcester East Side CDC	230	0	1,200
Grand Total	1,490	2,760	44,573

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Historical Real Estate: Housing

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Allston Brighton CDC	Community Condo sales	2	2008	\$208,000	Rehab - Subst	Leading the Way (Boston only), Boston Community Capital or Loan Fund, Citizens Bank,	Energy Conservation, Sustainable Materials,
Allston Brighton CDC	81 Hano	12	2007	\$5,199,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Harvard University	Energy Conservation, Healthy Materials, Sustainable Materials,
Allston Brighton CDC	Glenville Avenue	59	2006	\$16,000,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, State HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Hope VIBoston Commun	Energy Conservation,
Allston Brighton CDC	33 Everett Street, (Legal Sea Foods)	50	2005	\$15,806,395	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Inclusionary Zoning Funds, Leading the Way (Boston only), State HOME, State CDBG, Affordable Housing Trust Fund, MassDevelopment, Federal Tax Credits (LIHTC), MHP, Boston Community Capital or Loan	Energy Conservation, Healthy Materials, Bio-Diesel, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						F	
Allston Brighton CDC	Commonwealth Apartments	118	1999	\$10,700,000			
Allston Brighton CDC	Glenville Apartments	117	1999	\$9,900,000			
Allston Brighton CDC	Brighton Allston Apartments	60	1997	\$5,020,000			
Allston Brighton CDC	40-42 Ashford St.	11	1993	\$780,000			
Allston Brighton CDC	Carol Ave. Coop	33	1990	\$3,300,000			
Allston Brighton CDC	Hano St. Apts.	20	1987	\$837,000			
Allston Brighton CDC	Oak Sq. Condos	12	1984	\$500,000			
Allston Brighton CDC Total		494		\$68,250,395			
Back of the Hill CDC	Back of the Hill Apartments	125	2009	\$28,000,000	Rehab - Subst		
Back of the Hill CDC	Bricklayers	165	1990	\$21,000,000	New Constr		
Back of the Hill CDC	Triple Decker	3	1989	\$230,000			
Back of the Hill CDC	Condos	18	1986	\$0	New Constr		
Back of the Hill CDC	Back of the Hill Apts.	125	1980	\$6,000,000	New Constr		

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Back of the Hill CDC Total		436		\$55,230,000			
B'nai B'rith Housing	COVENANT COMMONWEALTH NEWTON, INC	57	2009	\$23,000,000	Comb Rehab/New Constr	Community Preservation Act Funds, Affordable Housing Trust Fund, WAINWRIGHT BANK	Energy Conservation, Sustainable Materials,
B'nai B'rith Housing Total		57		\$23,000,000			
Brockton CDC	14 Milton St.	1	1999	\$98,000			
Brockton CDC Total		1		\$98,000			
Caritas Communities	Alaska Street	17	2010	\$3,500,000	Rehab - Subst	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), The Property and Casualty Initiative, anonymous foundation	Energy Conservation, Healthy Materials,
Caritas Communities	Sean Brook House	19	2010	\$5,200,000	Comb Rehab/New Constr	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Historic Tax Credits, Federal Home Bank, Citizens Bank,	Energy Conservation, Healthy Materials,
Caritas Communities	Melrose	14	2009	\$3,750,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), permanent loan from a local savings bank	Energy Conservation, Healthy Materials,
Caritas Communities Total		50		\$12,450,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Cascap, Inc.	The Print Shop	24	2010	\$11,160,570	New Constr	Cambridge Affordable Housing trust State HOME, Affordable Housing Trust Fund, Energy Star Rebate	Energy Conservation, Healthy Materials, Sustainable Materials,
Cascap, Inc. Total		24		\$11,160,570			
CDC of South Berkshire County	Hillside Avenue	10	2009	\$2,318,000	New Constr	Town-donated Ian Town \$96,000 development grant State HOME, Housing Stabilization Fund (HSF), Section 8, Federal Home Bank, TD Banknorth Foundation,	Energy Conservation, Healthy Materials, Sustainable Materials,
CDC of South Berkshire County	Pine Woods	30	2006	\$6,700,000	New Constr	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Community Based Housin Facilities Consolidation Federal Tax Credits (LIHTC), Federal Home Bank, Community contributions	Energy Conservation, Healthy Materials, Sustainable Materials,
CDC of South Berkshire County	Sheffield/Great Barrington Ready Resource Grant	15	2000	\$158,000			
CDC of South Berkshire County Total		55		\$9,176,000			
Chelsea Neighborhood Developers	Foreclosed Properties Ongoing	7	2011	\$1,687,359	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Neighborhood Reinvestment,	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Chelsea Neighborhood Developers	Walden Street Fire Station	7	2011	\$2,360,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials, Sustainable Materials,
Chelsea Neighborhood Developers	Foreclosed Properties 2010	15	2010	\$3,842,430	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Neighborhood Reinvestment,	Energy Conservation, Healthy Materials, Sustainable Materials,
Chelsea Neighborhood Developers	Spencer Row	32	2010	\$10,182,965	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), MHP, Neighborhood Reinvestment,	Energy Conservation, Healthy Materials, Sustainable Materials,
Chelsea Neighborhood Developers	Neighborhood Stabilization Initiative	6	2009	\$1,508,000	Other	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), NSPMHP, Neighborhood Reinvestment,	Energy Conservation, Healthy Materials,
Chelsea Neighborhood Developers	Spencer Green	48	2009	\$14,200,000	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), CBH Federal Tax Credits (LIHTC), Section 8, Neighborhood	Energy Conservation, Healthy Materials, Photovoltaic Rain water cistern, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						Reinvestment,	
Chelsea Neighborhood Developers	Box Work Condos	26	2008	\$7,500,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Brownfields, Citizens Bank,	Energy Conservation, Healthy Materials, TOD development, Sustainable Materials,
Chelsea Neighborhood Developers	Janus Highland Apts formerly known as Atlas Rental	41	2008	\$10,773,586	New Constr	Local or Regional HOME, State HOME, TOD Federal Tax Credits (LIHTC), Citizens Bank,	Energy Conservation, Healthy Materials, Sustainable Materials,
Chelsea Neighborhood Developers	583 Broadway	5	2006	\$1,236,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, HDSP (CDBG) metro credit union	Energy Conservation, Sustainable Materials,
Chelsea Neighborhood Developers	61 Library Street	3	2002	\$600,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Neighborhood Reinvestment, Charlesbank Homes (please keep anonymous) NHSA	Energy Conservation, Energy Star is providing technical assistance and some funds to make this building virtually airtight.,
Chelsea Neighborhood Developers	38 Bellingham	3	2000	\$0			
Chelsea Neighborhood	Essex Street	4	2000	\$546,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Developers							
Chelsea Neighborhood Developers	Grove Street Projects	15	2000	\$1,180,976			
Chelsea Neighborhood Developers	233 Chestnut St.	3	1998	\$217,500			
Chelsea Neighborhood Developers	52-54 Shurtleff St.	6	1998	\$406,475			
Chelsea Neighborhood Developers	48-50 Chester Ave.	6	1997	\$459,537			
Chelsea Neighborhood Developers	90 Shawmut St.	3	1997	\$221,000			
Chelsea Neighborhood Developers	156 Shawmut St.	3	1996	\$207,050			
Chelsea Neighborhood Developers	18 Watts St.	2	1996	\$160,000			
Chelsea Neighborhood Developers	47 Washington St.	3	1996	\$152,700			
Chelsea Neighborhood Developers	12 6th St. & 214 Poplar St.	7	1995	\$523,725			
Chelsea Neighborhood Developers	133-139 Shawmut St.	12	1995	\$767,824			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Chelsea Neighborhood Developers	149 Congress Ave.	3	1995	\$166,674			
Chelsea Neighborhood Developers	151 Congress Ave.	3	1995	\$165,994			
Chelsea Neighborhood Developers	62 Blossom St.	3	1995	\$132,435			
Chelsea Neighborhood Developers	68-70 Shawmut St.	6	1995	\$197,891			
Chelsea Neighborhood Developers	77 Shawmut St.	3	1995	\$166,230			
Chelsea Neighborhood Developers	79 Shawmut St.	3	1995	\$166,230			
Chelsea Neighborhood Developers	128 Shawmut St & 27, 29 & 31 Chester Ave	12	1993	\$721,173			
Chelsea Neighborhood Developers	75 Shawmut St.	3	1993	\$162,681			
Chelsea Neighborhood Developers	28 & 38 Suffolk St.	2	1987	\$0	New Constr		
Chelsea Neighborhood Developers	70 & 74 Heard St.	2	1987	\$0	New Constr		
Chelsea Neighborhood Developers Total		297		\$60,612,435			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Coalition for a Better Acre	Acre High School	22	2011	\$7,500,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, Neighborhood Reinvestment, Enterprise Bank construction/permanent f	Energy Conservation, Healthy Materials, Sustainable Materials,
Coalition for a Better Acre	Unity Place Apartments	23	2011	\$6,800,000	New Constr	Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, Enterprise Bank Construction Loan	Energy Conservation, Healthy Materials, Sustainable Materials,
Coalition for a Better Acre	Saint Joseph's School Apartments (formerly named Riverside Apartments and Community Center)	15	2008	\$4,700,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, Four units Federal Section 8 through DHCD, four units L	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Coalition for a Better Acre	North Canal Apartments Expiring Use	267	2007	\$30,000,000	Preserv of Exp Use	Federal Tax Credits (LIHTC), Section 8, MHP, TD Banknorth	Energy Conservation, Healthy Materials, Sustainable Materials,
Coalition for a Better Acre	Sufolk Street Joint Venture	10	2004	\$1,500,000	New Constr	Local or Regional HOME, State HOME, Section 8, Construction loan: Enterprise Bank	Energy Conservation,
Coalition for a Better Acre	At Home In Lowell	2	2003	\$300,000	New Constr		
Coalition for a Better Acre	RTC Homeownership Phase I	8	1995	\$1,200,000	New Constr		
Coalition for a Better Acre	North Canal Apts.	265	1991	\$20,300,000			
Coalition for a Better Acre	Merrimack St. Housing	12	1990	\$1,600,000			
Coalition for a Better Acre	Triangle Homeownership	38	1986	\$2,500,000			
Coalition for a Better Acre Total		662		\$76,400,000			
Codman Square NDC	412 Talbot Avenue	4	2011	\$728,193	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF),	Energy Conservation, Healthy Materials,
Codman Square NDC	New Lithgow Residential LLC Rehab and Refinancing	31	2009	\$7,460,000	Rehab - Subst		
Codman Square NDC	Washington Columbia II Rehab and Refinancing	175	2009	\$10,980,000	Rehab - Mod		

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	Latin Academy (Phase II)	35	2008	\$12,237,000	Other	Local Linkage, State HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Neighborhood Reinvestment,	Energy Conservation,
Codman Square NDC	Latin Academy (Existing)	58	2007	\$2,000,000	Rehab - Mod	DND Housing Stabilization Fund (HSF), Proceeds from sale of gym and auditorium	Energy Conservation,
Codman Square NDC	Norwell Whitfield Homes	18	2006	\$5,750,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials, Sustainable Materials,
Codman Square NDC	Washington Columbia 1 Restructuring	151	2006	\$7,810,603	Preserv of Exp Use	Local or Regional HOME, The City forgave a \$118K past note, in exchange for an extended Affordable Housing Use Restriction agreement. Section 8 project based project. Went through Mark to Market process in Fall 2005. Hud deferred (via a 2nd and 3rd Mo	
Codman Square NDC	Franklin Field South Home Again Phase II	23	2005	\$5,710,525	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials,

Table 28: Completed Housing Projects

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

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	Talbot Bernard Senior Housing	31	2003	\$5,700,000	New Constr	Local Linkage, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, Section 202, LISC, Neighborhood Reinvestment, Fleet Bank/ Bank of America, Developer Equity	Energy Conservation, Energy Star,
Codman Square NDC	Latin Academy (Existing)	58	2002	\$8,600,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MassDevelopment, Neighborhood Reinvestment, MHIC, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials, Sustainable Materials,
Codman Square NDC	Home Again: Mt. Bowdoin/Glenway	16	2001	\$2,846,588			
Codman Square NDC	1-4 Family Program	3	2000	\$355,000			
Codman Square NDC	Erie-Ellington Homes	50	2000	\$0	New Constr		
Codman Square NDC	(Home for Homeless Seniors)	18	1999	\$2,063,000			
Codman Square NDC	1-4 Family Program	2	1999	\$249,883			
Codman Square NDC	1-4 Family Program	2	1999	\$249,950			
Codman Square	3 Herbert Ave	2	1998	\$249,900			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NDC							
Codman Square NDC	538 Talbot Ave	14	1998	\$1,603,810			
Codman Square NDC	17 Kenberma	3	1997	\$270,000			
Codman Square NDC	55 Aspinwall Rd.	3	1997	\$270,000			
Codman Square NDC	47 Aspinwall Rd.	3	1996	\$270,000			
Codman Square NDC	766 Washington St.	3	1993	\$270,000			
Codman Square NDC	Wash. Columbia II	175	1993	\$15,000,000			
Codman Square NDC	Lithgow Residential	31	1991	\$4,000,000	New Constr		
Codman Square NDC	Wash. Columbia I	151	1990	\$12,000,000			
Codman Square NDC	Whittier School	14	1990	\$3,000,000			
Codman Square NDC	Codman Sq. Apts - BHP I	80	1986	\$4,400,000			
Codman Square NDC	Champlain Circle	20	1984	\$1,500,000	New Constr		
Codman Square NDC	Norfolk Terrace Apts.	17	1984	\$500,000			
Codman Square NDC Total		1,240		\$128,213,592			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Community Development Partnership	35 Main Street Extension	12	2010	\$3,661,300	New Constr	Local or Regional HOME, Community Preservation Act Funds, Harwich Special Revenue Funds State HOME, Affordable Housing Trust Fund, Section 8, MHP, Green affordable homes through Mass Technology	Energy Conservation, Photovoltaic panels will generate electricity. Tighter building envelop and added insulation. Recycling building materials throughout construction and native plantings in the landscaping plan., Sustainable Materials,
Community Development Partnership	The Courtyards, Chatham	4	2008	\$1,250,000	Rehab - Subst	Community Preservation Act Funds, donations from local real estate developers	Energy Conservation, reuse of existing building in a neighborhood center,
Community Development Partnership	Little Homesteads, Harwich	8	2006	\$1,100,000	Rehab - Mod	Local or Regional HOME, Affordable Housing Trust Fund, Keyspan provided money to convert to gas heat from electric and for energy conservation upgrades	Energy Conservation,
Community Development Partnership	Martha Street	1	2006	\$250,000	Rehab - Subst	State CDBG, TYown rec'd HDSP grant for the move and the rehab house was donated to Town	Energy Conservation,
Community Development Partnership	Nickerson Condominium, Brewster	1	2006	\$54,000	Rehab - Mod	Community Preservation Act Funds, mortgage for up to \$15,000	
Community Development Partnership	Fire House Road, Truro	1	2004	\$200,000	Other	Town owned land Private home owner donated and paid for moving an existing house and then installed new foundation and septic system.	

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Community Development Partnership	Wellfleet Homeownership	4	2004	\$524,000	New Constr	Housing Authority owned land and sold at reduced price. Down payment assistance	Energy Conservation,
Community Development Partnership	White Pines, 58 Harry Kemp Way	4	2004	\$337,750	New Constr	Local or Regional HOME, Local or Regional CDBG, CDBG Program Income County Rental Program Funds Housing Stabilization Fund (HSF), Section 8, Housing Assistance Corp.	Energy Conservation,
Community Development Partnership	Brewster Affordable Housing	2	2001	\$187,200	New Constr		
Community Development Partnership	Provincetown Duplex	2	2001	\$327,500			
Community Development Partnership	Wellfleet Homeownership	6	2001	\$920,000			
Community Development Partnership	Gull Cottages	5	2000	\$614,823			
Community Development Partnership	Canal House	11	1998	\$343,900			
Community Development Partnership	Eastham Duplexes	8	1998	\$646,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Community Development Partnership Total		69		\$10,416,473			
Domus, Inc.	Reed Annex	9	2010	\$1,700,000	New Constr	Community Preservation Act Funds, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), CCRI Federal Home Bank, Westfield Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Domus, Inc.	Sanford Apartments	21	2010	\$500,188	Comb Rehab/New Constr	State HOME, Housing Innovations Fund (HIF), Community Based Housing MHIC,	Energy Conservation, Healthy Materials,
Domus, Inc. Total		30		\$2,200,188			
Dorchester Bay EDC	25 Nelson St	2	2011	\$546,000	Rehab - Mod		Energy Conservation, Healthy Materials,
Dorchester Bay EDC	458 Quincy	3	2011	\$634,000	Rehab - Subst		Energy Conservation, Healthy Materials,
Dorchester Bay EDC	9 Burrell	3	2011	\$586,000	Rehab - Subst		Energy Conservation,
Dorchester Bay EDC	8 Clarkson	3	2010	\$579,000	Rehab - Subst	Local Linkage,	Energy Conservation,
Dorchester Bay EDC	94 Topliff	3	2010	\$564,000	Rehab - Mod	NSP	Energy Conservation,
Dorchester Bay EDC	64 Clarkson	3	2009	\$530,000	Rehab - Mod	Local or Regional HOME, State HOME, MHIC,	Energy Conservation,
Dorchester Bay EDC	Foreclosed Homes	3	2009	\$496,000	Rehab - Mod	DND not defined State HOME, NSF Private developer equity	Energy Conservation, as possible within moderate rehab.,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	Dudley Village	50	2008	\$15,000,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), State Low Income Housing Tax Credits, Transit Oriented Development grant from Commonwealth Corp. Section 8, New Market Tax Credits, LISC, Boston Commun	Energy Conservation, Healthy Materials, passive solar rainwater collection, Sustainable Materials,
Dorchester Bay EDC	Bowdoin Geneva III - joint venture with Viet-AID	20	2007	\$5,992,000	New Constr	Local or Regional HOME, Local Inclusionary Zoning Funds, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Charlesbank	Energy Conservation,
Dorchester Bay EDC	Brunswick Holborn Apartments	49	2006	\$5,500,000	Rehab - Subst		
Dorchester Bay EDC	Columbia Wood Apartments	49	2006	\$5,400,000	Rehab - Subst		
Dorchester Bay EDC	Tebroc/Levant homes	5	2006	\$1,538,000	Rehab - Subst		
Dorchester Bay EDC	BHA Infill	18	2004	\$4,133,000	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MHP, LISC, Boston Community Capital or Loan Fund, Charlesbank Homes	low energy window hardwood floorin ,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	Fenwick Gardens	15	2004	\$3,600,000	New Constr	Leading the Way (Boston only), Leading the Way Housing Stabilization Fund (HSF), MHP, LISC, Boston Community Capital or Loan Fund, CEDAC	Energy Conservation, Energy Star Rating, Sustainable Materials,
Dorchester Bay EDC	Sr. Clare Muhamed Coop	25	2003	\$7,000,000	New Constr		
Dorchester Bay EDC	Bird Street Estates	8	2001	\$1,523,263	New Constr		
Dorchester Bay EDC	Dudley Terrace Apartments	56	2001	\$6,800,000			
Dorchester Bay EDC	Wilder Gardens	61	1998	\$7,800,000			
Dorchester Bay EDC	Ceylon Fields	62	1997	\$7,300,000			
Dorchester Bay EDC	Housing Preservation I	2	1996	\$239,167			
Dorchester Bay EDC	Upham's Corner Apts.	36	1996	\$4,915,211			
Dorchester Bay EDC	16 Everett Ave Condominiums	10	1994	\$250,000			
Dorchester Bay EDC	Alexander Coop	38	1993	\$6,500,000	New Constr		
Dorchester Bay EDC	Cottage Brook	147	1993	\$10,400,000			
Dorchester Bay EDC	Single Family I	12	1992	\$1,080,000	New Constr		
Dorchester Bay EDC	Single Family II	6	1990	\$540,000	New Constr		
Dorchester Bay EDC	BHP II - Granite	134	1989	\$8,700,000			
Dorchester Bay EDC	Abandoned Housing Program	37	1988	\$1,300,000			
Dorchester Bay EDC	BHP I	58	1987	\$2,850,242			
Dorchester Bay EDC	BHP I	94	1987	\$4,000,000			
Dorchester Bay EDC Total		1,012		\$116,295,883			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
East Boston CDC	EB Savings Apartments	14	2010	\$2,100,000	Rehab - Mod	East Boston Savings Bank	
East Boston CDC	Barnes School Apartments	74	2007	\$20,000,000	Rehab - Subst		Energy Conservation,
East Boston CDC	Maverick Gardens, Phase 3 and 4	166	2006	\$49,000,000	New Constr		
East Boston CDC	Carlton Wharf Apartments	30	2005	\$6,000,000	New Constr		Energy Conservation,
East Boston CDC	Maverick Gardens HOPE VI Phase 2	80	2005	\$21,760,000	New Constr		Energy Conservation, Solar Panels ,
East Boston CDC	Maverick Gardens HOPE VI	150	2004	\$35,000,000	New Constr		
East Boston CDC	Meridian House	24	2004	\$2,000,000	Rehab - Subst		
East Boston CDC	Sturgis Street	50	2002	\$4,000,000	Rehab - Subst		Energy Conservation,
East Boston CDC	Sturgis Street	45	2002	\$4,500,000	Rehab - Subst	East Boston Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
East Boston CDC	Villa Michelangelo, Inc.	75	2002	\$8,500,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Section 202,	Energy Conservation, Healthy Materials, Sustainable Materials,
East Boston CDC	Villa Michelangelo, Inc.	71	2002	\$8,000,000	Rehab - Subst		Energy Conservation,
East Boston CDC	Landfall Community Associate	111	2001	\$9,500,000			
East Boston CDC	Villa Michelangelo, Inc.	72	2001	\$8,000,000			
East Boston CDC	Winthrop Place	45	2001	\$2,900,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
East Boston CDC	Chevrus School Apartments	46	1998	\$4,100,000			
East Boston CDC	E. Boston Corp. Rehab	40	1993	\$2,100,000			
East Boston CDC	Lyman School Associates	46	1990	\$2,300,000			
East Boston CDC	Woodbury/Cunard	17	1986	\$710,000			
East Boston CDC	Landfall Apts.	18	1982	\$680,000			
East Boston CDC	E. Boston Community Associates	96	1980	\$2,800,000			
East Boston CDC Total		1,270		\$193,950,000			
ETC	Neponset Field - Phase IB (Senior Housing)	31	2011	\$10,515,104	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 202, HUD - DPG	Energy Conservation, Healthy Materials, Sustainable Materials,
ETC	700 Harrison Avenue	84	2008	\$23,000,000	New Constr	State HOME, City HOME/ NH State AHTF Sovereign Bank,	Healthy Materials,
ETC	Keen Studios	23	2008	\$6,600,000	Rehab - Subst	Local or Regional HOME, Boston Community Capital or Loan Fund,	Energy Conservation, Healthy Materials,
ETC Total		138		\$40,115,104			
Falmouth Housing Trust	East Ridge Road	6	2006	\$1,200,000	New Constr	municipal technical support MassHousing or MFHA (other than trust), MHP, Fleet Bank/ Bank of America, Citizens Bank,	Energy Conservation, we are in the process of adding solar technology to lessen the cost for the new homeowners.,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Falmouth Housing Trust	Esker Place	18	2006	\$600,000	New Constr		Energy Conservation,
Falmouth Housing Trust	170 Palmer Ave	7	1994	\$254,816			
Falmouth Housing Trust Total		31		\$2,054,816			
Fenway CDC	West Fenway Elderly	48	2011	\$11,544,900	Rehab - Mod	Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), State Low Income Housing Tax Credits, MassDevelopment, Section 202, MHP,	Energy Conservation, Healthy Materials, Solar Thermal, Sustainable Materials,
Fenway CDC	Fenway Views	3	2006	\$450,000	Rehab - Mod	MHP, MHIC, Wainwright Ban CEDAC	Energy Conservation, Solar panels (PV), Sustainable Materials,
Fenway CDC	Morville House Expansion	30	2005	\$32,242,388	New Constr	Federal Tax Credits (LIHTC), Section 8, MHP, MHIC, Fleet Bank/ Bank of America, Keyspan Gran Massachusetts Renewable Energy Trust Grant	Energy Conservation,
Fenway CDC	Westland Avenue Preservation	96	2005	\$21,491,911	Preserv of Exp Use	Local or Regional CDBG, Leading the Way (Boston only), City of Boston - 6A contract Housing Stabilization Fund (HSF), MassHousing or MFHA (other than trust), CIPF, 4% credits with tax exempt bond financing Federal Tax Credits (LIHTC), Section 8, Keyspa	Energy Conservation,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Fenway CDC	Fenway Condo Project	3	2004	\$420,000	Rehab - Mod	Boston Community Capital or Loan Fund,	
Fenway CDC	Fenway Condo Project	3	2004	\$420,000	Rehab - Mod	Boston Community Capital or Loan Fund,	
Fenway CDC	71 Westland Ave. II L.P.	20	2001	\$2,300,000			
Fenway CDC	15-25 Hemenway Street	24	2000	\$2,800,000			
Fenway CDC	64-70 Burbank St.	35	1995	\$4,100,000			
Fenway CDC	Fenway Lodging House	14	1992	\$550,000			
Fenway CDC	Kilmarnock Apts.	55	1990	\$6,000,000	New Constr		
Fenway CDC	West Fenway Apts.	52	1990	\$5,000,000	New Constr		
Fenway CDC	Fensgate	46	1987	\$5,500,000			
Fenway CDC	71 Westland BHP I	20	1986	\$1,160,107			
Fenway CDC	Peterborough	140	1986	\$0			
Fenway CDC	Westland Ave Apts.	97	1981	\$6,691,900			
Fenway CDC Total		686		\$100,671,206			
Fields Corner CDC	63-69 Sumner St.	24	1999	\$400,000			
Fields Corner CDC	26 Leroy St.	2	1998	\$80,000			
Fields Corner CDC	Ditson St. Senior Housing	40	1998	\$3,200,000	New Constr		
Fields Corner CDC	Fields Corner Granite	67	1990	\$0			
Fields Corner CDC	Mt. Bowdoin St.	2	1990	\$0	New Constr		
Fields Corner CDC	Fields Corner housing	79	1985	\$0			
Fields Corner CDC	59 Linden	1	1983	\$0	New Constr		
Fields Corner CDC	61 Linden	1	1983	\$0	New Constr		
Fields Corner CDC	Greenwich St.	2	1983	\$0	New Constr		

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Fields Corner CDC Total		218		\$3,680,000			
Franklin County CDC	Pinewood Circle	10	1992	\$0	New Constr		
Franklin County CDC	Plum Tree Rd.	4	1992	\$339,000			
Franklin County CDC	Plain Rd.	6	1990	\$0	New Constr		
Franklin County CDC	Ashfield	2	1987	\$0	New Constr		
Franklin County CDC	Community Land Trust	27	1987	\$0			
Franklin County CDC	Family Inn	6	1986	\$165,000			
Franklin County CDC	Miles Hotel	26	1986	\$0			
Franklin County CDC	Turners Falls	12	1986	\$350,000			
Franklin County CDC Total		93		\$854,000			
Greater Gardner CDC	18 Guild Road	1	2010	\$175,000	New Constr	Enterprise Bank	Energy Conservation,
Greater Gardner CDC	Baldwinville Road, Templeton	1	2009	\$183,770	New Constr	GFA Federal Credit Union	Energy Conservation,
Greater Gardner CDC	Cleveland Street, Gardner	2	2009	\$336,023	New Constr	Colonial Co-operative Bank	Energy Conservation,
Greater Gardner CDC	Gardner/Monty Tech (Clairmont St.)	1	2008	\$130,000	New Constr	Local or Regional CDBG, Colonial Co-operative Bank	Energy Conservation,
Greater Gardner CDC	Winchendon/River Street	2	2008	\$260,000	New Constr	Local or Regional CDBG, GFA Federal Credit Union	Energy Conservation,

Table 28: Completed Housing Projects

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

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Total							
Hilltown CDC	6 Blandford Hill Road, Huntington (4-unit rental housing)	4	2008	\$439,443	Rehab - Subst	State CDBG, Florence Savings Bank	Energy Conservation,
Hilltown CDC	Laurel Road, Williamsburg (11-unit cluster condo - homeownership)	11	2008	\$3,145,466	New Constr	State HOME, Affordable Housing Trust Fund, Massachusetts Technology Collaborative Foundation of Western Massachusetts Florence Savings Bank Western Massachusetts Enterprise Fund nationalgrid; pro bono legal from Bulkley, Richardson, & Gelinas, LLP	Energy Conservation, Healthy Materials, passive solar design and construction; PV solar panels on each unit produce electricity for each unit; 17 acres of forestland preserved, Sustainable Materials,
Hilltown CDC	New Homes Program 1	4	2005	\$893,819	New Constr	State HOME, State CDBG,	Energy Conservation,
Hilltown CDC	Westhampton Senior Housing	7	2005	\$1,500,000	New Constr	State CDBG, Affordable Housing Trust Fund, MHP, Federal Home Bank,	Energy Conservation,
Hilltown CDC	Chesterfield Hotel	7	2002	\$667,000	Rehab - Subst	State CDBG, MHP, Construction Loan from Florence Savings Bank	
Hilltown CDC	Williamsburg Housing Initiative	6	2000	\$583,500			
Hilltown CDC	Haydenville Housing Initiative	6	1999	\$606,500			
Hilltown CDC	Hilltown Homeownership	2	1998	\$200,000			
Hilltown CDC Total		47		\$8,035,728			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Holyoke Community Land Trust	HOME # 1	2	2001	\$300,000			
Holyoke Community Land Trust	HCLT # 4	3	2000	\$500,000			
Holyoke Community Land Trust	HCLT # 5	4	2000	\$650,000			
Holyoke Community Land Trust	HCLT #3-A	4	1996	\$450,000			
Holyoke Community Land Trust	HCLT #3	4	1995	\$325,000			
Holyoke Community Land Trust	HCLT #1	3	1994	\$240,000			
Holyoke Community Land Trust	HCLT #2	2	1994	\$175,000	New Constr		
Holyoke Community Land Trust Total		22		\$2,640,000			
Homeowners Rehab	Pine St	12	2010	\$4,139,290	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, Historical Commission Housing Stabilization Fund (HSF), Section 8, Neighborhood Reinvestment, Citibank Foundation East Cambridge Savings Bank Cambridge Savings Bank Mass Clean energy Center	Energy Conservation, Healthy Materials, LEED for Homes - Platinum Solar Electric and Hot Water, Sustainable Materials,

Table 28: Completed Housing Projects

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

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Homeowners Rehab	AUBURN COURT II	60	2000	\$10,500,000	New Constr		
Homeowners Rehab	PROSPECT	6	2000	\$600,000			
Homeowners Rehab	ELM ST	6	1999	\$1,000,000			
Homeowners Rehab	UNION	6	1999	\$705,000			
Homeowners Rehab	Allston	6	1996	\$600,000			
Homeowners Rehab	Auburn Court	77	1996	\$13,000,000	New Constr		
Homeowners Rehab	Prospect	6	1996	\$700,000			
Homeowners Rehab	Swartz	59	1996	\$5,100,000			
Homeowners Rehab	Columbia/Hampshire	16	1995	\$2,000,000	New Constr		
Homeowners Rehab	Richdale Ave.	7	1993	\$750,000			
Homeowners Rehab	Sciarappa St.	6	1993	\$310,000			
Homeowners Rehab	901 Massachusetts Ave	8	1992	\$430,000			
Homeowners Rehab	Columbia Townhouses	6	1991	\$500,000	New Constr		
Homeowners Rehab	Portland Condos	8	1991	\$750,000			
Homeowners Rehab	Portland/Marcella	9	1991	\$775,000			
Homeowners Rehab	Chestnut Coops	10	1990	\$600,000			
Homeowners Rehab	Laurel St.	6	1989	\$400,000			
Homeowners Rehab	Scattered Site Development	85	1988	\$2,500,000			
Homeowners Rehab	Ware St.	56	1988	\$1,200,000			
Homeowners Rehab	Fogerty Bldg.	17	1986	\$1,400,000			
Homeowners Rehab Total		559		\$69,968,067			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Housing Assistance Corp.	Barnstable RFP	40	2009	\$11,000,000	New Constr	Local or Regional HOME, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, Applying for Tax CreditsCitizens Bank,	Energy Conservation, Healthy Materials, waste water treatment plant, Sustainable Materials,
Housing Assistance Corp.	Residences at Canal Bluffs	28	2009	\$12,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Citizens Bank,	Energy Conservation, Healthy Materials, waste water treatment plant, Sustainable Materials,
Housing Assistance Corp.	Fleet Homes	16	2007	\$3,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials,
Housing Assistance Corp.	Gallagher Way	7	2006	\$1,500,000	New Constr	Local or Regional HOME, Local or Regional CDBG,	Energy Conservation,
Housing Assistance Corp.	Pocasset Assisted Living		2006	\$0			
Housing Assistance Corp.	Wells Court	24	2006	\$3,200,000	New Constr	Section 8, Section 202,	
Housing Assistance Corp.	Southside	14	2003	\$2,200,000	New Constr	Local or Regional HOME, McKinney, MHP, The Life Initiative,	Energy Conservation,
Housing Assistance Corp. Total		129		\$32,900,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Housing Corporation of Arlington	Forest/Peirce Apartments	10	2009	\$2,816,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, MHP, Cambridge Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Housing Corporation of Arlington	104 Rawson Road	2	2008	\$644,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Winchester Savings Bank Cambridge Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Housing Corporation of Arlington	Mass Ave Preservation	18	2007	\$3,200,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, MHP Perm Plus MHP,	
Housing Corporation of Arlington	Two family rental Program	12	2005	\$3,800,000	Other	Local or Regional HOME, Local or Regional CDBG, MHP Perm Plus CDB HOMEMHP, Cambridge Savings Bank	
Housing Corporation of Arlington	Two family rental Program	10	2003	\$2,625,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Cambridge Savings Bank	Energy Conservation,
Housing Corporation of Arlington Total		52		\$13,085,000			
Hungry Hill CDC	30 Murray Hill Av	2	2004	\$193,090	Rehab - Subst	Local or Regional HOME, Construction Loan - Chicopee Savings	
Hungry Hill CDC	551-553 Carew Street	2	2004	\$177,330	Rehab - Subst	Local or Regional HOME, Construction Loan - Chicopee Savings	
Hungry Hill CDC	128 Santa Barbara	1	1999	\$55,000			
Hungry Hill CDC	104 Ontario St.	1	1998	\$55,000			
Hungry Hill CDC	974-976 Liberty St.	2	1998	\$120,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Hungry Hill CDC	145 Mayfair St.	1	1997	\$55,000			
Hungry Hill CDC	55-57 Hamburg St.	2	1996	\$75,000			
Hungry Hill CDC	Grover St.	2	1996	\$52,000			
Hungry Hill CDC	Mooreland St.	3	1996	\$85,000			
Hungry Hill CDC Total		16		\$867,420			
IBA	Residencia Betances	11	1993	\$600,000			
IBA	Taino Tower	27	1990	\$4,100,000	New Constr		
IBA	Victoria Associates	190	1982	\$11,500,000	New Constr		
IBA	South End Apts.	28	1981	\$300,000			
IBA	Casas Borinquen	36	1977	\$1,200,000			
IBA	Viviendas Associates	181	1976	\$5,500,000	New Constr		
IBA	Torre Unidad	201	1974	\$4,600,000	New Constr		
IBA	ETC & Associates	71	1972	\$1,200,000			
IBA	West Newton/Rutland Sts.	150	1972	\$3,250,000			
IBA Total		895		\$32,250,000			
Jamaica Plain NDC	Blessed Sacrament	81	2011	\$35,000,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP, Federal Tax Credits (LIHTC), New Market Tax Credits, MHP, LISC, Boston Community Capital or Loan Fund, Fleet	Energy Conservation, Healthy Materials, Sustainable Materials,
Jamaica Plain NDC	Sumner Hill House	50	2008	\$8,400,000	Rehab - Mod	Local or Regional CDBG, NDF Wainwright Bank	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Jamaica Plain NDC	Hyde/Jackson Vacant Lots Phase 1	13	2007	\$4,145,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, MHP, Federal Home Bank, Fleet Bank/ Bank of America, Charlesbank Homes, Hyams, State Street	Energy Conservation, Healthy Materials, Sustainable Materials,
Jamaica Plain NDC	80-90 Bickford Street	56	2006	\$11,400,000	New Constr	Local or Regional HOME, Leading the Way (Boston only), Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 202, Farnsworth Trus Weinberg Foundation	Energy Conservation, Healthy Materials, Sustainable Materials,
Jamaica Plain NDC	BOTH Community Housing Initiative Phase 3	24	2004	\$5,400,000	New Constr	Local or Regional HOME, Local Linkage, Children's Hospital Creation Money State HOME, Affordable Housing Trust Fund, Fleet Bank/ Bank of America, State Street foundation, Home depot Foundation Fleet Boston Financial foundation, Lawrence Model lodging h	Energy Conservation, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Jamaica Plain NDC	Catherine Gallagher Housing Cooperative	34	2003	\$7,956,872	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Brownfields, Federal Tax Credits (LIHTC), Section 8, LISC, Boston Community Capital or Loan Fund, Fleet Bank/ Bank of America, State Street Founda	Energy Conservation, Sustainable Materials,
Jamaica Plain NDC	BOTH Community Housing Initiative Phase 1	22	2001	\$4,178,735	New Constr		
Jamaica Plain NDC	Pondview Apartments	60	2001	\$9,267,670			
Jamaica Plain NDC	91 Minden St.	2	1998	\$432,000			
Jamaica Plain NDC	Nate Smith House	45	1998	\$4,900,000			
Jamaica Plain NDC	73 Walden St.	2	1997	\$237,000			
Jamaica Plain NDC	85 Chestnut Ave.	3	1997	\$171,000			
Jamaica Plain NDC	9 Walden St.	2	1996	\$291,000			
Jamaica Plain NDC	61 Walden St	2	1995	\$288,000			
Jamaica Plain NDC	26 Danforth St	2	1994	\$219,000			
Jamaica Plain NDC	Hyde Sq. Co-op	41	1993	\$5,600,000	New Constr		
Jamaica Plain NDC	Forest Glen Co-op	13	1990	\$1,500,000			
Jamaica Plain NDC	J.P. Scattered Site Coop	19	1988	\$1,500,000			
Jamaica Plain NDC	Jamaica Plain HS	75	1984	\$6,000,000			
Jamaica Plain NDC	Angela Westover House	11	1983	\$700,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Jamaica Plain NDC Total		557		\$107,586,277			
Just a Start	2010-Affordable Condo Resales (6units)	7	2011	\$1,400,000	Rehab - Mod	City of Cambridge State HOME,	
Just a Start	Elm Place	19	2011	\$7,107,861	New Constr	Local or Regional CDBG, Community Preservation Act Funds, Local Linkage, Housing Stabilization Fund (HSF), Federal Tax Credits (LIHTC), Section 8, LISC, None Cambridge Savings Bank & Brookline Bank None	Energy Conservation, Healthy Materials, PV solar Targeting LEED certification, Sustainable Materials,
Just a Start	Main Street Condos	10	2009	\$4,190,459	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Cambridge Affordable Housing Trust, Permanent and Construction Housing Stabilization Fund (HSF), State Green Affordable Housing Initiative HUD CDBG Cambridge Savings Bank	Energy Conservation, Healthy Materials, PV solar LEED Buildin Platinum Status, Sustainable Materials,
Just a Start	Buyback/Resale Condos	6	2008	\$1,200,000	Rehab - Mod	CAHT	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	Teen Parent Shelter	12	2008	\$2,053,400	Rehab - Mod	City of Somerville Lead Abatement Funds Housing Innovations Fund (HIF), Mass. DCF (formerly DSS) from State Capital Budget 9 Foundations East Cambridge Savings Bank and private charitable funds 8 Corporations and Individuals	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	2495 Mass Ave	13	2007	\$5,084,000	Other	Local Linkage, Cambridge Affordable Housing Trust Affordable Housing Trust Fund, Mass. Affordable Housing Trust HUD/CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Columbia Court	13	2007	\$5,200,000	Other	Cambridge Affordable Housing Trust and Historical Commission Affordable Housing Trust Fund, HUD CDBG Cambridge Trust Company Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Alewife Condos II	8	2006	\$3,057,000	Other	Cambridge Affordable Housing Trust State HOME, Housing Stabilization Fund (HSF), State Soft Second Subsidies HUD CDBG Operation HUD HomeLISC, Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	Bolton South Condos	6	2005	\$2,187,775	Other	Local or Regional HOME, Cambridge Affordable Housing Trust State HOME, HUD CHOD HUD Lead Safe	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Next Step House Apartments	6	2005	\$1,592,340	Other	Somerville Affordable Housing Trust Housing Innovations Fund (HIF), Brownfields, Section 8, Federal CDBG Federal Home Loan Bank Board. Winter Hill Bank Private charitable donors. Energy Star	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Scouting Way Apartments	13	2005	\$4,280,000	Other	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, Local Linkage, Cambridge Historical Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8, HUD Lead Safe Cambridge Savings Ban Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials,
Just a Start	Harvard-Windsor Condominiums	3	2002	\$900,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, HUD Boston Community Capital or Loan Fund,	Energy Conservation,
Just a Start	Harvard-Windsor	3	2001	\$800,000	New Constr		
Just a Start	35 Hovey	17	2000	\$2,350,000			
Just a Start	59 Norfolk	8	2000	\$1,390,000			
Just a Start	Alewifw Condos	12	2000	\$2,400,000	New Constr		

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	Otis	8	2000	\$1,400,000			
Just a Start	409-415 Cardinal Medeiros	6	1998	\$675,000			
Just a Start	54-56 Berkshire	6	1998	\$750,000			
Just a Start	72 Elm	6	1998	\$700,000			
Just a Start	Alewife Apts.	273	1998	\$20,000,000			
Just a Start	Webster-Bristol Apts. II	5	1998	\$723,000			
Just a Start	187 Charles	1	1997	\$160,000			
Just a Start	21-23 7th St.	3	1997	\$370,000			
Just a Start	218 Thorndike	1	1997	\$87,000			
Just a Start	243 Hurley	1	1997	\$158,500			
Just a Start	5-7 Jefferson St.	4	1997	\$450,000			
Just a Start	7 Hardwick St.	1	1997	\$110,000	New Constr		
Just a Start	83-85 Pleasant St.	6	1997	\$516,800			
Just a Start	96 Hampshire	5	1997	\$625,000	New Constr		
Just a Start	Bolton Condos	7	1997	\$1,095,000	New Constr		
Just a Start	Hampshire Homes	1	1997	\$165,000			
Just a Start	Hampshire/Columbia Condos	16	1997	\$2,200,000	New Constr		
Just a Start	Webster-Bristol Apts. I	9	1997	\$860,000			
Just a Start	Scattered Site 1st Time Homebuyer Units	4	1996	\$300,000			
Just a Start	Hampshire-Columbia Homes	16	1995	\$2,200,000	New Constr		
Just a Start	Hampshire-Windsor	5	1995	\$470,000	New Constr		
Just a Start	7th St.	3	1994	\$400,000			
Just a Start	Putnam Place	12	1994	\$1,560,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Just a Start	St. Patrick's Pl.	32	1992	\$3,600,000			
Just a Start	Pearl St.	3	1991	\$170,000			
Just a Start	122 Berkshire St.	11	1990	\$900,000			
Just a Start	Norfolk Coop	6	1989	\$600,000			
Just a Start	Hardwick/Berkshire	5	1984	\$480,000	New Constr		
Just a Start	Charles St.	1	1980	\$80,000			
Just a Start	George Close Bldg.	61	1975	\$6,000,000			
Just a Start	Linwood Ct.	45	1973	\$5,000,000			
Just a Start Total		719		\$97,998,135			
Lawrence Community Works	Union Crossing Residential	60	2011	\$22,564,077	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, MRVP, Tax Credit Assistance Program funds, State energy program funds, s	Energy Conservation, Healthy Materials, On-site recycling, community gardens, data management system for tracking real-time information on tenant energy use tied to incentives for conservation, Sustainable Materials,
Lawrence Community Works	REO Redevelopment	8	2010	\$3,038,898	Rehab - Subst	Local or Regional HOME, Lead removal funds. Housing Stabilization Fund (HSF), Neighborhood Reinvestment, MHIC, The Life Initiative, Enterprise Bank	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Lawrence Community Works	Farnham Street Homes	11	2007	\$2,390,298	Rehab - Subst	Local or Regional HOME, Get out the lead, lead paint removal funding. Housing Stabilization Fund (HSF), MHP, Neighborhood Reinvestment, The Life Initiative, Riverbank, formerly known as Lawrence Savings Bank	Energy Conservation,
Lawrence Community Works	Scaritos Homes	10	2007	\$2,188,839	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charlesbank Homes	Energy Conservation, Healthy Materials, Solar panels, Sustainable Materials,
Lawrence Community Works	Union & Mechanic Homes (Reviviendo Homeownership II)	5	2006	\$1,402,275	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, MassDevelopment, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Charesbank Homes, Wells Fargo Housing Foundation TD Banknorth	Energy Conservation, Healthy Materials, Integrated landscaping with stormwater management plan, and incorporated adjacent community garden into integreated landscaping plan to mitigate runoff., Sustainable Materials,
Lawrence Community Works	Reviviendo Family Housing	17	2003	\$3,321,923	Other	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Neighborhood Reinvestment, The Life Initiative, Federal Home Bank,	Energy Conservation, Healthy Materials, LEED system., Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Lawrence Community Works	Reviviendo Summer St. Homeownership	8	2002	\$1,200,000	New Constr	Local or Regional HOME, donated land State HOME, MassDevelopment, Brownfields, Federal Home Bank, Lawrence Savings Bank	Energy Conservation, brownfield remediation of one of the sites.,
Lawrence Community Works	Reviviendo! Summer Street Homeownership	4	2001	\$600,000	New Constr		
Lawrence Community Works	Bradford St. Apts.	5	1995	\$110,000			
Lawrence Community Works	Berkeley Place Apts.	38	1994	\$400,000			
Lawrence Community Works	Heritage Common	140	1989	\$15,000,000	New Constr		
Lawrence Community Works Total		306		\$52,216,310			
Lena Park CDC	Olmsted Green Phase III	50	2011	\$18,000,000	New Constr	DND DHCD	Energy Conservation, Healthy Materials, Sustainable Materials,
Lena Park CDC	Olmsted Green Phase II	50	2010	\$18,000,000	New Constr	DND State HOME, State CDBG, Housing Stabilization Fund (HSF), DHCD Federal Tax Credits (LIHTC), Section 8, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials, Sustainable Materials,
Lena Park CDC	Olmsted Green Phase I	70	2008	\$18,000,000	New Constr	DND DHCD	Energy Conservation, Healthy Materials, Sustainable Materials,
Lena Park CDC	31 Fessenden	16	1994	\$200,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Lena Park CDC	Brown-Kaplan Town Homes	60	1991	\$10,000,000	New Constr		
Lena Park CDC	Granite LP/BHP II	142	1989	\$10,000,000			
Lena Park CDC	BHP I	94	1987	\$4,000,000			
Lena Park CDC Total		482		\$78,200,000			
Madison Park DC	Orchard Homeownership Initiative	20	2010	\$7,726,000	New Constr	Local or Regional HOME, Local Linkage, Boston Housing Authority HOPE VI grant State HOME, Affordable Housing Trust Fund, Brownfields, Mass Technology Collaborative HOPE VI grant Neighborhood Reinvestment, Federal Home Bank,	Energy Conservation, Healthy Materials, photovoltaic panels on roof of atleast 10 of 20 homes, Sustainable Materials,
Madison Park DC	School House	128	2009	\$29,000,000	Rehab - Mod	Local or Regional HOME, Local Linkage, State HOME, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, CIPF, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, HUD grant of \$1.8 million Neighborhood Reinvestm	Energy Conservation,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Madison Park DC	Ruggles-Shawmut Housing	43	2006	\$13,409,771	Rehab - Subst	Local or Regional HOME, Local Linkage, State HOME, State Low Income Housing Tax Credits, State historic tax credits Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Citizens Bank, Home Funders loan through MHP	Energy Conservation, Healthy Materials,
Madison Park DC	Highland Homes at Fort Hill I	18	2004	\$6,707,498	New Constr	Leading the Way (Boston only), Affordable Housing Trust Fund, Brownfields, The Property and Casualty Initiative, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials,
Madison Park DC	Interfaith Apartments	69	2004	\$18,161,196	Rehab - Subst	Local or Regional HOME, State HOME, Brownfields, CIPF,) Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Neighborhood Reinvestment,	Healthy Materials, In order to reduce the risk of asthma due to dust and mold, all carpeting will be removed. Hardwood floors will be preserved where feasible, and new hard-surface flooring installed elsewhere.,
Madison Park DC	Davenport Commons	185	2001	\$48,000,000	New Constr		
Madison Park DC	Orchard Gardens III	151	2000	\$22,468,241			
Madison Park DC	Orchard Gardens I	90	1999	\$32,300,000			
Madison Park DC	Orchard Gardens II	90	1999	\$32,300,000	New Constr		
Madison Park DC	Beryl Gardens	20	1997	\$3,300,000	New Constr		
Madison Park DC	Madison Pk. IV	143	1983	\$5,000,000	New Constr		
Madison Park DC	Madison Pk. III	123	1977	\$7,000,000	New Constr		
Madison Park DC	Haynes Hse.	131	1974	\$7,500,000	New Constr		

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Madison Park DC	Smith Hse.	132	1972	\$7,500,000	New Constr		
Madison Park DC Total		1,343		\$240,372,706			
Main South CDC	1 Wyman Street	6	2011	\$850,000	Rehab - Subst	Local or Regional HOME, Lead paint CDBG Bay State Savings Bank and WCHR	Energy Conservation, Healthy Materials, Energy-efficient wood windows; hardi plank siding; laminate and ceramic flooring, Sustainable Materials,
Main South CDC	23 Hollis Street	3	2011	\$468,000	Rehab - Subst	City lead paint (CDBG Federal NSP MHIC Webster Five Cents Savings Bank	Energy Conservation, Healthy Materials, Co-Generating Heating System, Sustainable Materials,
Main South CDC	71 Hollis Street	2	2011	\$510,243	Rehab - Subst	City Lead Paint (CDBG)	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	15 Kilby Street	3	2010	\$520,000	Rehab - Subst	Lead paint funding Housing Stabilization Fund (HSF), The Life Initiative, Spencer Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	18 Tainter Street	4	2010	\$58,000	Other	WCHR Receiver's loan	
Main South CDC	189 Beacon Street	1	2010	\$267,000	Rehab - Subst	Housing Stabilization Fund (HSF), NSP Funding NSLF Funds MHIC	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	Kilby Gardner HammondPhase 3B	10	2010	\$2,600,000	New Constr	Local or Regional HOME, State HOME, The Life Initiative,	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	5 Vineyard Street	1	2008	\$50,000	Rehab - Mod	Commonwealth National Bank	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Main South CDC	Kilby-Gardner-Hammond Phase 3A	10	2008	\$2,413,750	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, The Life Initiative,	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	10 Ripley Street	2	2007	\$480,000	Rehab - Mod	Local or Regional HOME, NRSA The Life Initiative,	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	5 Benefit Street	4	2007	\$630,000	Rehab - Subst	Local or Regional HOME, NRSA	Energy Conservation, Healthy Materials, Will be Energy-Star rated building., Sustainable Materials,
Main South CDC	41 Ripley	3	2006	\$375,000	Rehab - Subst		Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	9 Gardner Street	1	2006	\$191,000	Rehab - Mod		Energy Conservation,
Main South CDC	Beacon Homeownership Phase 2	8	2005	\$1,800,000	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, The Life Initiative,	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	Hollis Street Development	14	2004	\$1,600,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, The Life Initiative,	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	Beacon Homeownership Phase1	8	2003	\$1,500,000	New Constr	Local or Regional HOME, State HOME, The Life Initiative,	Using "Greentech Housing Inc." an ecologically aware builder of modular housing to create the units.,
Main South CDC	Oread Street Rental	9	2003	\$1,200,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, The Life Initiative,	Working with Greentech housing,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Main South CDC	Oread Street Rental	29	2003	\$1,200,000	New Constr	Local or Regional HOME, State HOME, The Life Initiative,	Energy Conservation, Healthy Materials, Sustainable Materials,
Main South CDC	105 Woodland Street	2	1999	\$143,000			
Main South CDC	Freland Street Apartments	21	1999	\$1,126,000			
Main South CDC	Shirley Street	3	1999	\$145,000			
Main South CDC	14 Florence St.	3	1996	\$147,000			
Main South CDC	15 Beaver St.	3	1996	\$165,000			
Main South CDC	31 Beaver St.	3	1996	\$165,000			
Main South CDC	33 Beaver St.	3	1996	\$165,000			
Main South CDC	51 Beaver St.	3	1996	\$165,000			
Main South CDC	Jackson Apts.	32	1995	\$2,600,000			
Main South CDC	10 Wyman St.	2	1994	\$120,000			
Main South CDC	27 Gardner	3	1994	\$140,000			
Main South CDC	71 Gates St.	3	1994	\$150,000			
Main South CDC	36 Gates St.	6	1993	\$235,000			
Main South CDC	974 Main St.	26	1993	\$1,600,000			
Main South CDC	10 Vineyard	1	1991	\$60,000			
Main South CDC	898 Main St.	5	1991	\$165,000			
Main South CDC	10 Oread	24	1990	\$480,000			
Main South CDC	1020 Main South	12	1990	\$860,000			
Main South CDC	866 Main St.	17	1990	\$425,000			
Main South CDC	927 Main St.	6	1988	\$420,000			
Main South CDC Total		296		\$26,188,993			
Mattapan CDC	Foreclosure Acquisition/Rehab	3	2010	\$600,000	Rehab - Mod	Local or Regional CDBG, State HOME,	

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Mattapan CDC	Astoria Street	3	2007	\$375,000	New Constr	Local or Regional HOME, Leading the Way (Boston only),	Energy Conservation, Healthy Materials, Sustainable Materials,
Mattapan CDC	Wellington Hill	8	2005	\$1,987,000	New Constr	Local or Regional HOME, Leading the Way (Boston only), Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials, native plants,, Sustainable Materials,
Mattapan CDC	Astoria Street	3	2003	\$677,264	New Constr	Local or Regional HOME, State HOME, Boston Community Capital or Loan Fund,	Energy Conservation, Healthy Materials, Sustainable Materials,
Mattapan CDC	10 Verrill St.	6	1999	\$371,000			
Mattapan CDC	130-134 Ballou Avenue	12	1999	\$750,000			
Mattapan CDC	8-10 Elizabeth	6	1999	\$465,000			
Mattapan CDC Total		41		\$5,225,264			
Millers River CDC	Orange Project	7	1994	\$502,000			
Millers River CDC	Brookside Mobile Home Pk.	33	1993	\$420,000			
Millers River CDC	21 Grove St.	5	1992	\$150,000			
Millers River CDC	Highland Coop	4	1990	\$200,000			
Millers River CDC	Liberty Ln.	3	1990	\$210,000	New Constr		
Millers River CDC	Athol Coop	4	1989	\$230,000			
Millers River CDC	Doe Valley	24	1989	\$2,000,000	New Constr		
Millers River CDC	Ox Bow	3	1987	\$152,000	New Constr		
Millers River CDC	CDC Apts.	3	1985	\$62,000			
Millers River CDC Total		86		\$3,926,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NHS of the South Shore	Main Street Weymouth	12	2010	\$3,200,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, McKinney, Neighborhood Reinvestment, Federal Home Bank, South Shore Savings Bank	Energy Conservation,
NHS of the South Shore	Washington st Housing first	11	2008	\$1,535,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), McKinney, Neighborhood Reinvestment, Rockland trust	Energy Conservation,
NHS of the South Shore	McCarthy House	19	2006	\$1,170,500	Preserv of Exp Use	Local or Regional HOME, Department of Neighborhood Development State HOME, Center for Community Recovery Innovations Neighborhood Reinvestment, South Shore Savings Bank	
NHS of the South Shore	North St.	2	2005	\$250,000	New Constr	Rockland Trust	
NHS of the South Shore	Weymouth Housing for Disabled	6	2004	\$475,000	Rehab - Subst	Local or Regional HOME, McKinney, Boston Community Capital or Loan Fund,	Energy Conservation,
NHS of the South Shore	Park Ave, Hull	19	2003	\$625,000	Rehab - Mod	State HOME, DNDNeighborhood Reinvestment,	

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NHS of the South Shore	Weymouth Housing for Disabled	6	2003	\$560,000	Rehab - Subst	Local or Regional HOME, McKinney, MHP, Neighborhood Reinvestment,	
NHS of the South Shore	Grossman St Apartments	2	2001	\$270,000			
NHS of the South Shore	Winter St Apartments	7	2001	\$1,038,000			
NHS of the South Shore	DMR, 26 Morton St.	5	1999	\$600,000	New Constr		
NHS of the South Shore	Dove Transitional House II	6	1998	\$507,000			
NHS of the South Shore	DOVE First-Time Homebuyer	1	1995	\$116,000			
NHS of the South Shore	DOVE Transitional House	3	1995	\$251,000			
NHS of the South Shore	Habitat for Humanity-Main St	1	1995	\$60,000	New Constr		
NHS of the South Shore	The O'Neil House	3	1995	\$128,000			
NHS of the South Shore Total		103		\$10,785,500			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NOAH	Cutler Heights	30	2011	\$7,900,000	New Constr	Community Preservation Act Funds, Town departments swapped land to make deal happen Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8's Section 8, TCAPMHP, Neighborhood Reinvestment, Middlesex Savings construction loan. NOAH/NW	Energy Conservation, Healthy Materials,
NOAH	Stevens Corner	42	2011	\$10,200,000	Comb Rehab/New Constr	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, CPA @ \$1.2M Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, TD Bank c	Energy Conservation, Healthy Materials, Sustainable Materials,
NOAH	Border Falcon	14	2007	\$4,800,000	New Constr	City Housing Trust Fund State HOME, Affordable Housing Trust Fund, LISC, Neighborhood Reinvestment, MHIC, Citizens Bank,	Energy Conservation, Healthy Materials,
NOAH	87 Princeton St.	1	2006	\$335,000	Rehab - Subst	The Life Initiative,	Energy Conservation, Energy Star,
NOAH	87 Princeton St.	1	2006	\$335,000	Rehab - Subst	The Life Initiative,	Energy Conservation, Energy Star,

Table 28: Completed Housing Projects

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

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NOAH	Trenton/Meridian Condos	4	1996	\$178,000			
NOAH	108-110 White St.	6	1995	\$619,500			
NOAH	203 Princeton St.	3	1995	\$264,500			
NOAH	449-451 Saratoga	5	1995	\$471,500			
NOAH	472 Sumner St.	3	1995	\$235,500			
NOAH	48 Putnam St.	2	1995	\$243,000			
NOAH	49-55 Putnam St.	6	1995	\$640,000			
NOAH	149 Putnam St.	2	1994	\$208,500			
NOAH	309 Saratoga St.	2	1994	\$185,500			
NOAH	120 Everett St.	2	1993	\$160,000			
NOAH	151 Putnam St.	2	1993	\$150,000			
NOAH	Trinity Hse.	16	1993	\$1,500,000			
NOAH	440 Meridian St.	5	1992	\$260,000			
NOAH	124 Falcon St.	3	1990	\$200,000			
NOAH	201 Princeton St.	3	1989	\$200,000			
NOAH	29 Havre St.	3	1989	\$150,000			
NOAH Total		249		\$38,853,096			
North County CDC	Apremont Street Project	4	2000	\$150,000	New Constr		
North County CDC	Arnold Place	6	1996	\$360,000			
North County CDC	Freeman's Grove	8	1993	\$480,000			
North County CDC	Heritage View	4	1989	\$270,000			
North County CDC	Louison Hse.	22	1989	\$390,000			
North County CDC Total		44		\$1,650,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
North Shore CDC	Cabot Street Homes	43	2011	\$9,000,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), TCAPMHP, North Shore Bank	Energy Conservation, Healthy Materials, Energy Star Homes, LEED-for-Homes, Enterprise Green Communities grant recipient, Sustainable Materials,
North Shore CDC Total		43		\$9,000,000			
Nuestra Comunidad DC	37 Maywood	3	2011	\$617,000	Rehab - Mod		Energy Conservation, Healthy Materials,
Nuestra Comunidad DC	46 Woodbine	2	2011	\$586,000	Rehab - Mod		Energy Conservation, Healthy Materials,
Nuestra Comunidad DC	11 Mt. Pleasant	15	2010	\$2,786,799	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Neighborhood Housing Trust Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Wainwright Bank for construction and permanent financing	Energy Conservation, Healthy Materials, White roof, Sustainable Materials,
Nuestra Comunidad DC	179 Howard Avenue	3	2010	\$627,830	Rehab - Mod		Energy Conservation, Sustainable Materials,
Nuestra Comunidad DC	42-44 Woodbine	2	2010	\$948,761	Rehab - Subst	Leading the Way (Boston only),	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	REO properties	4	2009	\$930,000	Rehab - Subst	City Leading the Way Housing Stabilization Fund (HSF), NSP funds through City Boston Community Capital or Loan Fund, MHIC,	Energy Conservation,
Nuestra Comunidad DC	Adams Court	95	2007	\$25,000,000	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Facilities consolidations funds Federal Tax Credits (LIHTC), Shelter Plus Cares & Sponser based vouchersMHP, Federal Home Bank, Fleet Bank/ Bank of America,	Energy Conservation, Healthy Materials,
Nuestra Comunidad DC	BHA Infill (Collaborative)	10	2004	\$2,117,015	Rehab - Subst	Leading the Way (Boston only), Housing Stabilization Fund (HSF), MHP, LISC, Charlesbank	
Nuestra Comunidad DC	Forest Greenville Homes	10	2004	\$2,540,929	Rehab - Subst	Boston housing Authority building conveyed to Nuestra CDC Housing Stabilization Fund (HSF), HUD; HOPE VILISC, Boston Community Capital or Loan Fund,	Energy Conservation,
Nuestra Comunidad DC	3 Murray Avenue	2	2003	\$300,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund, Anderson Insulation	Energy Conservation,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	Howard Dacia Homes	26	2003	\$6,200,000	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, LISC, Neighborhood Reinvestment, MHIC,	Energy Conservation,
Nuestra Comunidad DC	Sargent Street Homes	16	2002	\$3,100,000	New Constr		
Nuestra Comunidad DC	1-4 plus healthy home	2	2001	\$300,000			
Nuestra Comunidad DC	One to Four I	6	1999	\$750,000			
Nuestra Comunidad DC	vila nova	16	1999	\$675,000			
Nuestra Comunidad DC	Woodford Street	3	1999	\$150,000			
Nuestra Comunidad DC	35-37 Blue Hill Ave.	4	1998	\$485,000			
Nuestra Comunidad DC	Roxbury Triangle Homes	9	1998	\$475,000			
Nuestra Comunidad DC	Waverly Home II	9	1998	\$1,550,000	New Constr		
Nuestra Comunidad DC	22 Forest St.	2	1997	\$250,000			
Nuestra Comunidad DC	Waverly Home I	4	1997	\$672,000	New Constr		
Nuestra Comunidad DC	7 Mt. Pleasant St.	3	1996	\$240,000			
Nuestra Comunidad	Bohio II	29	1996	\$3,100,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
DC							
Nuestra Comunidad DC	Infill Phase II, 164-169 Martin L. King Blvd.	13	1996	\$1,800,000			
Nuestra Comunidad DC	12 Forest St.	1	1995	\$175,000			
Nuestra Comunidad DC	Sargent/Prince House	33	1995	\$2,000,000			
Nuestra Comunidad DC	Stafford Heights	41	1995	\$6,800,000	New Constr		
Nuestra Comunidad DC	4 Forest St.	6	1994	\$425,000			
Nuestra Comunidad DC	Daly House	19	1993	\$964,000			
Nuestra Comunidad DC	Burton Ct.	7	1990	\$300,000			
Nuestra Comunidad DC	La Concha	97	1990	\$6,995,597			
Nuestra Comunidad DC	Infill Collaboration	48	1989	\$5,509,000			
Nuestra Comunidad DC	Roxbury Triangle	10	1989	\$1,113,000	New Constr		
Nuestra Comunidad DC	Dudley Enterprises	9	1986	\$262,000			
Nuestra Comunidad DC	Bohio	26	1984	\$400,000			
Nuestra Comunidad DC Total		585		\$81,144,931			
Nueva Esperanza	Nueva Vida	23	1995	\$1,700,000			
Nueva Esperanza	South View	127	1995	\$3,543,912			
Nueva Esperanza	Chapter 705	12	1989	\$1,230,000	New Constr		
Nueva Esperanza	So.City Housing	66	1987	\$9,500,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nueva Esperanza	Land Trust	9	1986	\$9,490,779			
Nueva Esperanza	Rehab Shelter	12	1986	\$340,000			
Nueva Esperanza	So. Holyoke Housing	48	1986	\$2,400,000			
Nueva Esperanza	New Hope Housing	32	1985	\$1,300,000			
Nueva Esperanza	Neighborhood Partnership	15	1984	\$243,962			
Nueva Esperanza Total		344		\$29,748,653			
Oak Hill CDC	Foreclosure Initiative	3	2010	\$402,677	Rehab - Subst	Local or Regional CDBG,	Energy Conservation, Healthy Materials, Free-Watt System installed at 65 Providence Street at a value of \$40,000, Sustainable Materials,
Oak Hill CDC	Homes for Union Hill	6	2007	\$1,764,000	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Neighborhood Reinvestment, The Life Initiative, Energy Star Homes Program	Energy Conservation, Healthy Materials, Sustainable Materials,
Oak Hill CDC	Union Oak Homeownership Initiative	9	2005	\$1,600,000	Other	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative, Bay State Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Oak Hill CDC	Harrison Street Initiative	12	2004	\$1,600,000	New Constr	Local or Regional HOME, State HOME, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Bay State Savings	Energy Conservation, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
						bank	
Oak Hill CDC	Homes for the Millennium	10	2003	\$1,400,000	Other	Local or Regional HOME, State HOME, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Bay State Savings Bank Energy Star Homes	Energy Conservation,
Oak Hill CDC	Harrison Street Initiative	12	2000	\$1,226,000			
Oak Hill CDC	18 Clarkson St.	3	1998	\$210,860			
Oak Hill CDC	42 Penn Ave.	3	1998	\$179,395			
Oak Hill CDC	59 Coral	2	1998	\$111,038			
Oak Hill CDC	68 Harrison St.	3	1998	\$175,666			
Oak Hill CDC	Union Hill Norfolk Ltd. Partnership	40	1997	\$3,600,000			
Oak Hill CDC	Union Hill Rental Development	21	1996	\$1,500,000			
Oak Hill CDC	77 Providence St.	3	1994	\$155,000			
Oak Hill CDC	60 Providence St.	6	1992	\$300,000			
Oak Hill CDC	Oak Hill Estates	8	1990	\$640,000	New Constr		
Oak Hill CDC Total		141		\$14,864,636			
Pittsfield Economic Revitalization Corp.	Redfield Hse.	24	1992	\$2,500,000			
Pittsfield Economic Revitalization Corp. Total		24		\$2,500,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Quincy-Geneva New Vision CDC	qg1	101	2007	\$56,000,000	Comb Rehab/New Constr	Local or Regional HOME, Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, MassDevelopment, MHP, LISC, Boston Community Capital or Loan Fund, MHIC,	Energy Conservation, Sustainable Materials,
Quincy-Geneva New Vision CDC	316 Warren Street.	3	2002	\$450,000	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund,	Energy Conservation,
Quincy-Geneva New Vision CDC	52 Quincy Street.	3	2002	\$531,500	Rehab - Subst	Local or Regional HOME, State HOME, LISC, Boston Community Capital or Loan Fund,	Energy Conservation,
Quincy-Geneva New Vision CDC	Savin-Maywood III.	5	2002	\$1,100,000	New Constr	Local Linkage, Citizens Bank,	Energy Conservation,
Quincy-Geneva New Vision CDC	Sister Clara Muhammed Coop.	25	2002	\$7,300,000	Other	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), MHP, MHIC,	Energy Conservation, Healthy Materials,
Quincy-Geneva New Vision CDC	3-4 HOLBORN TERRACE	8	2000	\$1,700,000			
Quincy-Geneva New Vision CDC	13 Maywood	3	1999	\$285,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Quincy-Geneva New Vision CDC	PHILLIPS BROOKS SCHOOL	56	1999	\$500,000			
Quincy-Geneva New Vision CDC	Phillip Brooks School Co-op	56	1990	\$10,000,000			
Quincy-Geneva New Vision CDC	Quincy-Geneva II (Granites)	94	1989	\$9,900,000			
Quincy-Geneva New Vision CDC	Quincy-Geneva I (BHP 1)	101	1986	\$4,500,000			
Quincy-Geneva New Vision CDC Total		455		\$92,266,500			
Salem Harbor CDC	50 Palmer Street	15	2009	\$5,400,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, Section 8, MHP, The Life Initiative, Citizens Bank, TD Bank North	Energy Conservation,
Salem Harbor CDC	Whipple School Elderly Housing	10	2007	\$3,000,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Section 8, Federal Home Bank, An Ipswich Charitable Trust North Shore Bank	Energy Conservation, Innovative green roof which is designed to manage water runoff and in doing so protect the adjacent Ipswich River., Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Salem Harbor CDC	Salem Point Rental Syndication	61	2005	\$5,000,000	Rehab - Subst	Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, North Shore Bank	Energy Conservation,
Salem Harbor CDC	Lease-Purchase Program	6	2003	\$900,000	Other	Local or Regional HOME, Local or Regional CDBG, Federal Home Bank, Heritage Cooperative Bank	
Salem Harbor CDC	104 Lafayette St.	10	2001	\$751,565			
Salem Harbor CDC	24 Howard St. Condos	2	2001	\$319,800			
Salem Harbor CDC	6 Prince St.	1	2000	\$125,000			
Salem Harbor CDC	1-3 Salem St.	2	1998	\$173,000			
Salem Harbor CDC	21 Willow Ave.	2	1998	\$201,000			
Salem Harbor CDC	Rental Properties Refinancing/Renovati on	62	1997	\$2,160,000			
Salem Harbor CDC	51-53 Dow St.	2	1996	\$200,000			
Salem Harbor CDC	Rental Properties Refinancing/Renovati on	44	1994	\$2,500,000			
Salem Harbor CDC	Salem Point Coop	77	1992	\$5,500,000			
Salem Harbor CDC	51-3 Palmer St.	3	1989	\$190,000			
Salem Harbor CDC	1-16 Prince Pl.	16	1988	\$1,100,000			
Salem Harbor CDC	34 Prince St.	8	1984	\$310,000			
Salem Harbor CDC	8-10, 12, 24 Peabody St.	15	1982	\$590,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Salem Harbor CDC Total		336		\$28,420,365			
Somerville Community Corp.	109 Gilman Street	6	2007	\$1,867,000	Rehab - Mod	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), McKinney, local bank (Central Bank)	Energy Conservation, Healthy Materials,
Somerville Community Corp.	65 Temple Street	15	2006	\$4,796,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, construction loan through wainwright bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Somerville Community Corp.	110 Walnut Street	12	2004	\$2,155,000	Preserv of Exp Use	Local or Regional HOME, Local Linkage, CIPF, Section 8, LISC, Boston Community Capital or Loan Fund,	Energy Conservation, Healthy Materials,
Somerville Community Corp.	34 Linden Street	42	2003	\$10,000,000	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Boston Community Capital or Loan Fund, Federal Home Bank, Citizens Bank,	Energy Conservation, Healthy Materials,
Somerville Community Corp.	88-92 Wheatland Street	8	2001	\$1,061,460			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Somerville Community Corp.	Sewall Place	2	2000	\$147,699			
Somerville Community Corp.	33 Bow Street	18	1998	\$2,283,011			
Somerville Community Corp.	47-51 Church St.	3	1998	\$575,000	New Constr		
Somerville Community Corp.	38-40 Glen St.	4	1997	\$393,000			
Somerville Community Corp.	8-12 Giles Park	3	1997	\$486,000			
Somerville Community Corp.	34 Flint St.	3	1996	\$340,000			
Somerville Community Corp.	166 Pearl St.	2	1995	\$205,000			
Somerville Community Corp.	210 Highland Ave.	2	1995	\$190,000			
Somerville Community Corp.	24-26 Pitman St.	2	1995	\$163,000			
Somerville Community Corp.	Sewall Pl.	12	1992	\$400,000			
Somerville Community Corp.	Royal Furniture Bldg.	60	1988	\$0	New Constr		
Somerville Community Corp.	Northeastern Townhouses	32	1987	\$3,200,000			
Somerville Community Corp. Total		226		\$28,262,170			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
South Boston NDC	Costello Homes	15	2004	\$4,262,379	New Constr	Local or Regional HOME, Local Linkage, Boston Community Capital or Loan Fund, Partership equity	
South Boston NDC	E Street	3	2004	\$400,000	Rehab - Subst	Mt. Washington Bank	
South Boston NDC	South Boston New Housing	15	2004	\$3,388,012	New Constr	Local or Regional HOME, Citizens Bank,	
South Boston NDC	Andrew Sq. Apts.	10	1998	\$658,000			
South Boston NDC	Taylor's Market/National St.	10	1997	\$1,090,000			
South Boston NDC	Fr. Walter Martin Homes	34	1994	\$6,300,000	New Constr		
South Boston NDC	11 Jenkins St.	3	1992	\$135,000			
South Boston NDC	Msgr. Lyons	1	1990	\$1,150,000	New Constr		
South Boston NDC Total		91		\$17,383,391			
Springfield NHS	3 Pendleton Avenue	3	2009	\$683,850	New Constr	Local or Regional HOME, Charles Bank	Energy Conservation, Healthy Materials, Bamboo Hardwood Floors, Hot water on demand, Sustainable Materials,
Springfield NHS	Rehab	4	2009	\$810,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, The Life Initiative, Federal Home Bank,	Energy Conservation,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Springfield NHS	Neighborhood Stabilization	3	2008	\$500,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, The Life Initiative, CharlesBank Homes	Energy Conservation,
Springfield NHS	Stabilization II	5	2008	\$990,000	New Constr	Local or Regional HOME, Affordable Housing Trust Fund, Federal Home Bank,	Energy Conservation,
Springfield NHS	Old Hill Collaborative	3	2007	\$710,000	New Constr	Local or Regional HOME, State HOME, Section 8, The Life Initiative, CharlesBank Homes	Energy Conservation,
Springfield NHS	Phoenix	10	2004	\$1,700,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, The Life Initiative,	Energy Conservation,
Springfield NHS Total		28		\$5,393,850			
Tent City Corporation	St. George Street	29	2001	\$9,000,000	New Constr		
Tent City Corporation	East Springfield/Northampton St.	10	2000	\$1,700,000			
Tent City Corporation	Warren Avenue Apartments	30	1999	\$4,100,000			
Tent City Corporation Total		69		\$14,800,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The Neighborhood Corporation	117 Ingell Street	5	2008	\$1,500,000	Comb Rehab/New Constr	Local or Regional HOME, EP HOME Taunton Affordable Housing Trust Bristol County Savings Bank	Energy Conservation,
The Neighborhood Corporation	Robertson on the River	64	2005	\$15,000,000	Rehab - Subst	Section 108 State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, SHTC Federal Tax Credits (LIHTC), Federal historic Tax CreditsFleet Bank/ Bank of America,	
The Neighborhood Corporation Total		69		\$16,500,000			
Twin Cities CDC	30 Summer Street, Fitchburg	3	2011	\$350,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation, Healthy Materials, Energy Star Standards,
Twin Cities CDC	45 Johnson Street	1	2010	\$140,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation,
Twin Cities CDC	48 Plymouth Street, Fitchburg	1	2010	\$163,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation,
Twin Cities CDC	143 Marshal Street	3	2009	\$150,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation,
Twin Cities CDC	45 Johnson Street, Fitchburg	1	2009	\$145,000	Rehab - Mod	Local or Regional HOME,	Energy Conservation,
Twin Cities CDC	Tisdale Street	1	2007	\$295,000	Rehab - Mod	Local or Regional HOME, ADDI, Gap Filler V Deleading Funding Workers' Credit Union	Energy Conservation,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Twin Cities CDC	Myrtle/Highland	2	2005	\$608,029	New Constr	Local or Regional HOME, Leominster Credit Union UNITIL Service Corp for energy efficiency	Energy Conservation,
Twin Cities CDC	Plymouth St. Initiative Phase II	8	2004	\$1,666,834	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Developer, Energy Star (Unitil)	Energy Conservation, Healthy Materials, Energy Star appliances and lighting, , Sustainable Materials,
Twin Cities CDC	Leighton ST	12	2003	\$120,000	Rehab - Mod	Housing Stabilization Fund (HSF),	Energy Conservation,
Twin Cities CDC	Cleghorn Initiative Phase II	4	1997	\$172,000			
Twin Cities CDC	Cleghorn Initiative Phase I - 42 Clarendon & 128 Fairmount	15	1996	\$380,000			
Twin Cities CDC	Cleghorn Initiative Phase I - TARA	12	1996	\$325,000			
Twin Cities CDC	Homeownership (HOOP/RAPP)	47	1996	\$1,600,000			
Twin Cities CDC	4 Leighton St.	13	1988	\$1,300,000			
Twin Cities CDC Total		123		\$7,414,863			
UDC	Roxbury Corners	54	1991	\$11,442,485			
UDC Total		54		\$11,442,485			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Urban Edge	JP Apartments	103	2011	\$18,696,127	Rehab - Mod	Local or Regional HOME, Neighborhood Housing Trust-Boston State HOME, Section 8, Tax Credit Exchange Federal Home Bank, Home Depot Foundation, Enterprise Foundation - Green Communities Program Permanent Lender TBD Deferred developer fee, Energy rebates	Energy Conservation, Healthy Materials, Solar Thermal Hot Water System at Stoughton/Sumner St Building. , Sustainable Materials,
Urban Edge	Hyde-Blakemore	13	2008	\$4,270,261	New Constr	Local Inclusionary Zoning Funds, NHT Affordable Housing Trust Fund, Brownfields, Massachusetts Technology Collaborative Citizens Bank,	Energy Conservation, Healthy Materials, ground water retention system, bioswales and permeable asphalt, 75% construction recycling, Sustainable Materials,
Urban Edge	Amory Street	64	2004	\$15,435,882	New Constr	Local or Regional HOME, Local Linkage, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Neighborhood Reinvestment,	Energy Star rated,
Urban Edge	Theroch Apartments	191	2004	\$20,000,000	Preserv of Exp Use	Section 8, Neighborhood Reinvestment,	Energy Conservation,
Urban Edge	UE/BHA Infill Project	15	2004	\$3,450,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Section 8, LISC, Boston Community Capital or Loan Fund,	Energy Conservation,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Urban Edge	21-27 Westminster Avenue	4	2003	\$1,070,000	Other	Local or Regional HOME, State HOME, MHIC,	
Urban Edge	Dixwell Park Apartments and Self Help	33	2003	\$3,507,497	Rehab - Mod	MHP,	
Urban Edge	Harvard Hill	37	2003	\$2,989,000	Rehab - Mod	Local Linkage, CIPF,	Energy Conservation, No Irrigation,
Urban Edge	Hyde Park Ave	8	2001	\$1,700,000	New Constr		
Urban Edge	Academy Homes I	202	1999	\$22,000,000			
Urban Edge	Westminster Court	77	1998	\$0			
Urban Edge	Bancroft Apts.	23	1996	\$3,500,000			
Urban Edge	Self Help Apts.	14	1995	\$675,000			
Urban Edge	Stony Brook Gardens Coop	50	1993	\$7,600,000	New Constr		
Urban Edge	Dor./Roxbury	125	1988	\$5,500,000			
Urban Edge	Walnut-Washington BHP II	65	1988	\$4,600,000			
Urban Edge	21-23 Dixwell St.	6	1987	\$380,000			
Urban Edge	62 Montebello Co-op	7	1987	\$500,000			
Urban Edge	UE Ltd BHP I	82	1987	\$3,600,000			
Urban Edge	Cleaves Ct.	36	1985	\$769,000			
Urban Edge	Dimock-Bradon Apts.	54	1983	\$3,600,000			
Urban Edge	Self Help Apts.	13	1983	\$550,000			
Urban Edge	Jamaica Plain Apts.	103	1982	\$600,000			
Urban Edge	Bancroft Apts.	22	1981	\$300,000			
Urban Edge Total		1,347		\$125,292,767			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Valley CDC	46-48 School Street	8	2008	\$2,100,109	Comb Rehab/New Constr	Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), CATNHP Section 8, MHP, Boston Community Capital or Loan Fund, TD Banknorth Smith College	Energy Conservation, Healthy Materials, none, Sustainable Materials,
Valley CDC	Main Street, Amherst	11	2008	\$2,926,889	New Constr	Community Preservation Act Funds, State HOME, State CDBG, Housing Stabilization Fund (HSF), Section 8, MHP, Boston Community Capital or Loan Fund, TD Banknorth	Energy Conservation, Healthy Materials, none, Sustainable Materials,
Valley CDC	Millbank Apartments	24	2004	\$3,492,555	Other	Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, MassDevelopment, Florence Savings Bank grant MHP, MHIC,	Energy Conservation,
Valley CDC	5 Walnut Street	2	2001	\$255,000			
Valley CDC	65-67 North Main Street	2	2001	\$270,000			
Valley CDC	Bridge Street	15	2001	\$367,500			
Valley CDC	New South Apartments	18	1997	\$0			
Valley CDC	Self Help II	19	1997	\$1,994,000	New Constr		
Valley CDC	Outer Commons	8	1994	\$700,000	New Constr		
Valley CDC	School St./Coach Light	5	1994	\$200,000			
Valley CDC	Self Help I	16	1993	\$1,600,000	New Constr		

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Valley CDC	Millbank Homes	10	1992	\$600,000			
Valley CDC	The Maples	11	1992	\$470,000			
Valley CDC	Hampshire Inn	15	1991	\$400,000			
Valley CDC Total		164		\$15,376,053			
Viet-AID	7 Toledo Street	3	2000	\$380,047			
Viet-AID Total		3		\$380,047			
WATCH	B Street, Belmont	4	2005	\$1,300,000	New Constr	Local or Regional HOME, DHCD Boston Community Capital or Loan Fund,	Energy Conservation, Healthy Materials, Sustainable Materials,
WATCH	Moody Street	7	2005	\$1,280,000	Rehab - Subst	Local or Regional HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Charlesbank Foundation Unitarian Universalist Church	Energy Conservation,
WATCH	Charles Street	6	2003	\$1,033,304	New Constr	Local or Regional HOME, Boston Community Capital or Loan Fund, Chart Bank Citizens Bank helped negotiate the sale of the lot to WATCH.	Energy Conservation,
WATCH	52-54 Charles St.	3	2000	\$246,025			
WATCH	16 Grant Pl.	2	1998	\$223,300			
WATCH	315 Newton St.	2	1998	\$247,600			
WATCH	56 Charles St.	4	1998	\$223,600			
WATCH	13-17 Taylor St.	4	1997	\$264,900			
WATCH	9 Fiske St.	2	1996	\$187,652			
WATCH	18 Myrtle St.	2	1994	\$208,000			
WATCH Total		36		\$5,214,381			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Watertown Community Housing	1060 Belmont Street	18	2010	\$5,500,000	Rehab - Mod	Local or Regional HOME, Local Inclusionary Zoning Funds, Tax Credit Exchange Funds Watertown Savings Bank	Energy Conservation, Sustainable Materials,
Watertown Community Housing Total		18		\$5,500,000			
Westfield CDC	15 Hampden Street	1	2007	\$130,000	Rehab - Subst	This property was taken by the City of Westfield through a tax taking. The City then sold the property to the CDC for \$4451, with \$4450 being deferred until the CDC sells the property. Westfield Bank and the Berkshire Bank Charitable Foundation.	Energy Conservation,
Westfield CDC	Jefferson Street Homeownership Initiative	4	2003	\$735,000	New Constr	Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, Woronoco Savings Bank	
Westfield CDC	117 Franklin St.	1	1998	\$35,000			
Westfield CDC	20 Hancock	1	1998	\$30,000			
Westfield CDC	37 Mechanic St.	2	1998	\$57,000			
Westfield CDC	41 Fowler St.	1	1998	\$30,000			
Westfield CDC	18 East Bartlett	2	1997	\$60,000			
Westfield CDC	55 Jefferson St.	1	1997	\$47,000			
Westfield CDC Total		13		\$1,124,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Womens Institute for Housing and Economic Dev.	CHOICE	37	2011	\$9,488,000	New Constr	Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, MassDevelopment, Section 8, TC-X funds Farnsworth Trust Enterprise Bank construction and permanent financing (bond) Sponsor equity	Energy Conservation, Healthy Materials, PV panels, Sustainable Materials,
Womens Institute for Housing and Economic Dev.	Community Care Services	17	2011	\$3,200,000	Rehab - Mod	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Weatherization and deleading funds Federal Home Bank, Sponsor equity	Energy Conservation,
Womens Institute for Housing and Economic Dev.	Devon/Bellevue NSP project	6	2011	\$1,300,000	Rehab - Mod	Cambridge Trust Developer equity	
Womens Institute for Housing and Economic Dev.	Heading Home	10	2011	\$2,500,000	Other	Earmarked donations for acquisition of a building Cambridge Trust	
Womens Institute for Housing and Economic Dev.	Highland Avenue, Chelmsford	5	2011	\$1,500,000	New Constr	Community Preservation Act Funds, Housing Innovations Fund (HIF), MHP Neighborhood Rental Initiative MHP, Enterprise bank construction loan, MHP NRI program Developer equity	Energy Conservation, Healthy Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Womens Institute for Housing and Economic Dev.	Ingraham Place	19	2011	\$8,700,000	Rehab - Subst	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Federal Historic Tax Credits, Section 8, McKinney, TCAP replaced LIHTCThe Life Initiative, Private equity raised for Sponsor Contribution	Energy Conservation, Healthy Materials, Sustainable Materials,
Womens Institute for Housing and Economic Dev.	Nueva Esperanza	14	2011	\$3,875,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP,	Energy Conservation, Healthy Materials, PV panels, Sustainable Materials,
Womens Institute for Housing and Economic Dev.	Inn Transition	14	2008	\$2,100,000	Rehab - Mod	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), DPH operating contract	Energy Conservation,
Womens Institute for Housing and Economic Dev.	RESPOND	8	2008	\$2,100,000	Rehab - Mod	Local or Regional HOME, Local Inclusionary Zoning Funds, Somerville Housing Trust State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), DSS operating contract	Energy Conservation,
Womens Institute for Housing and Economic Dev. Total		130		\$34,763,000			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Common Ground	161 Austin Street	3	2011	\$467,000	Rehab - Subst	Lead paint Webster Five Cents Bank	Energy Conservation, Sustainable Materials,
Worcester Common Ground	9 May Street-Hammond Organ Factory	46	2009	\$13,000,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP, Wainwright Bank	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester Common Ground	Austin St. Corridor	15	2006	\$2,200,000	Rehab - Subst	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, The Life Initiative, Charles Bank Home Webster Five	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester Common Ground	Austin St. Corridor	15	2006	\$1,500,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, The Life Initiative, Charles Bank Homes Webster Five	Energy Conservation, Healthy Materials, energy starr rating of 91, Sustainable Materials,
Worcester Common Ground	6 Florence St.	8	2004	\$600,000	Preserv of Exp Use	Local or Regional HOME, Housing Innovations Fund (HIF),	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester Common Ground	Su Casa Propia 2	15	2004	\$2,400,000	Rehab - Subst	Local or Regional HOME, State HOME, webster 5	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Common Ground	133 Chandler St.	6	2003	\$893,254	Rehab - Subst	Local or Regional HOME, State HOME, Boston Community Capital or Loan Fund, MHIC, The Life Initiative,	Energy Conservation, Healthy Materials, Energy Star rating, Sustainable Materials,
Worcester Common Ground	98-102 Austin St.	9	2003	\$1,300,000		Local or Regional HOME, Affordable Housing Trust Fund, MHP, MHIC,	Energy Star Rated,
Worcester Common Ground	Dewey St. Rental	12	2003	\$750,000		Local or Regional HOME, Housing Stabilization Fund (HSF), Institute for Community Economics,	Energy Star,
Worcester Common Ground	SU CASA PROPIA/YOUR OWN HOME	3	2001	\$231,300			
Worcester Common Ground	Su Casa Propia/Your Own Home	3	2000	\$250,000			
Worcester Common Ground	108 Austin St.	2	1999	\$100,000			
Worcester Common Ground	48 King St.	3	1999	\$208,000			
Worcester Common Ground	Chatham Street	6	1999	\$468,000			
Worcester Common Ground	7 Newbury St.	2	1998	\$135,000			
Worcester Common Ground	9 Quincy St.	2	1998	\$142,000			
Worcester Common Ground	35 Cedar	2	1997	\$40,000			
Worcester Common Ground	97 Bellevue	1	1997	\$67,500			

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Common Ground	99 Bellevue	3	1997	\$202,500			
Worcester Common Ground	55 King St.	3	1996	\$100,000			
Worcester Common Ground	25 King St.	3	1995	\$138,000			
Worcester Common Ground	34 Castle St.	1	1995	\$50,000			
Worcester Common Ground	Dewey St. Co-op	12	1993	\$460,000			
Worcester Common Ground	Providence St. Co-op	6	1993	\$300,000			
Worcester Common Ground	Canterbury St. Co-op	10	1992	\$440,000			
Worcester Common Ground	Florence St. Co-op	8	1991	\$540,000			
Worcester Common Ground Total		199		\$26,982,554			
Worcester Community Housing Resources	Haywood Wakfield	78	2011	\$25,000,000	Rehab - Subst	Tax levy public improvements MassDevelopment, TCAD Federal Historic Tax Credits, HUD Assisted Living Conversion Demonstration, ARRA	Energy Conservation, Healthy Materials,
Worcester Community Housing Resources	Lagrange Street	8	2011	\$500,000	Rehab - Mod	Local or Regional HOME, MHIC, Webster Five Cent Savings Bank	Energy Conservation, Sustainable Materials,
Worcester Community Housing	Perry Avenue	3	2010	\$25,000	Rehab - Mod	Local or Regional CDBG, HUD Lead Abatement	Energy Conservation,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Resources							
Worcester Community Housing Resources	Sigel Street	6	2008	\$360,000	Rehab - Mod	Local or Regional HOME, Webster Five	Energy Conservation,
Worcester Community Housing Resources Total		95		\$25,885,000			
Worcester East Side CDC	67 Catharine St.	3	2010	\$540,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Webster 5 Savings Bank	Energy Conservation, Healthy Materials,
Worcester East Side CDC	Bell Hill Home Ownership	8	2009	\$2,110,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Webster 5 Savings Bank	Energy Conservation, Healthy Materials, All homes are Energy-Star certified, Sustainable Materials,
Worcester East Side CDC	Bell Hill 3	14	2006	\$3,430,000	Comb Rehab/New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Webster 5 construction loan of \$1.2 million.	Energy Conservation, Healthy Materials, Energy Star Rated/ Certified, Sustainable Materials,
Worcester East Side CDC	Bell Hill Home Ownership - Phase 3	14	2006	\$3,430,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund,	Energy Conservation, Healthy Materials, Sustainable Materials,

Table 28: Completed Housing Projects

MACDC Member	Project Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester East Side CDC	Belmont St. Supportive Housing for Homeless Adults	10	2006	\$1,386,000	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Facilities Consolidation Fund McKinney,	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester East Side CDC	Bell Hill Home Ownership - Phase 2	9	2003	\$1,370,000	Other	Local or Regional HOME, Donated property from the City of Worcester. State HOME, Federal Home Bank, Fidelity Foundation	Energy Conservation, Healthy Materials, Sustainable Materials,
Worcester East Side CDC	21-23 RODNEY ST. RENTAL	2	1999	\$130,000			
Worcester East Side CDC Total		60		\$12,396,000			
Grand Total		17,498		\$2,354,226,539			

2012 MACDC GOALS Report

Historical Real Estate: Commercial

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Chelsea Neighborhood Developers	Neighborhood House		9,000		1998			2	0	
Chelsea Neighborhood Developers	615 Broadway	Commercial,		22,000	2007	\$3,400,000	Rehab - Mod	5	20	Local or Regional CDBG, New Market Tax Credits,
Chelsea Neighborhood Developers Total			9,000	22,000		\$3,400,000		7	20	
Coalition for a Better Acre	Elias Bldg.		6,470		1990	\$650,000		6	32	
Coalition for a Better Acre	95 Rock St.		42,000		1995	\$475,000		8	55	
Coalition for a Better Acre Total			48,470	0		\$1,125,000		14	87	
Codman Square NDC	Lithgow Bldg.		22,000		1991	\$2,500,000		9	20	
Codman Square NDC	Ventures on the Square		1,706		1998	\$557,600		1	15	
Codman Square NDC	On the Square, Phase II		20,000		2000	\$1,513,893		6	40	
Codman Square NDC Total			43,706	0		\$4,571,493		16	75	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Dorchester Bay EDC	65 Bay Street	Commercial, Industrial,	78,000		2002	\$15,300,000	New Constr	1	340	108/EDI funds, EDIC MassDevelopment, Tax forgiveness, DOR, MBTA EDA, 108/EDILISC, Boston Community Capital or Loan Fund, The Life Initiative, Federal Office of Community Services, Riley Foundation, Anonymous Foundation Business LOan & Equity Fund, NStar, Mass. Electric, legal settlement with BIW, Spire (tenant)
Dorchester Bay EDC	Hellas Video & Restaurant	Commercial, Retail,	7,500		2002	\$1,300,000	Rehab - Subst	2	16	Restore; Mainstreet facade grants LISC, Boston Community Capital or Loan Fund, The Cooperative Ban CDC Loan and Equity Fund
Dorchester Bay EDC Total			85,500	0		\$16,600,000		3	356	
East Boston CDC	U.S. Shuttle				0	\$0		0	120	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
East Boston CDC	Hodge Boiler Works, RDA, Inc		48,000		1996	\$2,400,000		2	78	
East Boston CDC	ZUMIX			25,000	2010	\$4,500,000	Rehab - Subst	1	15	New Market Tax Credits,
East Boston CDC Total			48,000	25,000		\$6,900,000		3	213	
Franklin County CDC	Venture Center		35,000		1989	\$1,000,000		12	65	
Franklin County CDC	Commercial Facade Program				1990			10	0	
Franklin County CDC	Western MA Food Processing Center		4,000		2001	\$750,000		0	0	
Franklin County CDC Total			39,000	0		\$1,750,000		22	65	
Grove Hall NDC	Renaissance Bldg.		4,000		1990	\$1,200,000		4	60	
Grove Hall NDC	GROVE HALL'S MECCA MALL		260,000		2001	\$13,500,000		6	260	
Grove Hall NDC Total			264,000	0		\$14,700,000		10	320	
Hilltown CDC	Cummington Community House		2,400		1996	\$412,492		0	0	
Hilltown CDC	Powell Road Reconstruction		87,120		1998	\$740,000		0	0	
Hilltown CDC	Goshen Town Hall Elevator				1999	\$146,000		0	0	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Hilltown CDC	Plainfield Public Safety Building			10,000	2007	\$1,400,000	New Constr	1	6	Plainfield Volunteer Firefighter's Association Funds; Town of Plainfield in-kind contributions clearing site and constructing septic system State CDBG, USDA 40 year low-interest loan Bank of Western Mass, for interium financing
Hilltown CDC Total			89,520	10,000		\$2,698,492		1	6	
IBA	ETC & Associates		4,500		1972	\$150,000		4	12	
IBA	Viviendas Associates		5,100		1976	\$200,000		5	20	
IBA	Casas Borinquen		2,300		1977	\$50,000		1	40	
IBA	J.Hernandez Center		7,000		1986	\$1,200,000		1	6	
IBA	Plaza Betances		8,100		1986	\$750,000		4	18	
IBA	Taino Tower		3,600		1993	\$500,000		2	6	
IBA	Casa de la Cultura	Community Facility, Offices,	4,000		2003	\$1,300,000	New Constr	1	28	Boston Foundation, Hayden, Peabody, Barr Foundation Donors
IBA Total			34,600	0		\$4,150,000		18	130	
Jamaica Plain NDC	Brewery Small Business Center		160,000		1983	\$4,000,000		32	175	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Jamaica Plain NDC	JP Center Supermarket/Health Center		75,000		1996	\$13,000,000		2	300	
Jamaica Plain NDC	Brewery Main Block	Commercial, Industrial, Offices, Retail,		30,000	2006	\$9,000,000	Rehab - Subst	6	80	Local or Regional CDBG, Brownfields, Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Life Initiative, Federal Office of Community Services, Federal Historic Tax Credits,
Jamaica Plain NDC	Brewery Main Block Phase 2	Commercial, Industrial, Offices, Retail,		10,000	2009	\$5,300,000	Rehab - Subst	5	110	Local or Regional CDBG, Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Life Initiative, Federal Office of Community Services, Federal Historic Tax Credits,
Jamaica Plain NDC Total			235,000	40,000		\$31,300,000		45	665	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Lawrence Community Works	Our House Center			14,000	2007	\$5,228,678	Rehab - Subst	1	90	Local or Regional CDBG, City/EPA funds for brownfields cleanup; CDBG set aside to match city funds; city donation of land Brownfields, earmark Federal Historic Tax Credits, New Market Tax Credits, earmark Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Historic Tax Credits, anonymous (2); stevens foundation, herman miller foundations, new balance foundation Lawrence Savings Bank, now known as Riverbank Mass Technology Collaborative
Lawrence Community Works Total			0	14,000		\$5,228,678		1	90	
Madison Park DC	2201 Washington		48,000		2001	\$7,000,000		1	240	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Madison Park DC	Hibernian Hall	Commercial, Community Facility, Offices, Retail, Business Incubator,	28,722		2004	\$7,041,127	Rehab - Subst	8	60	Local or Regional CDBG, Mass Historic Commission Rehab grant Federal Historic Tax Credits, New Market Tax Credits, Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Historic Tax Credits, capital campaign contributors individual and corporate capital campaign contributors
Madison Park DC Total			76,722	0		\$14,041,127		9	300	
Main South CDC	Main South Center for Community Revitalization		11,000		2001	\$510,000		2	15	
Main South CDC	Center for Community Revitalization	Community Facility,	12,000		2002	\$775,000	Rehab - Mod	2	13	Local or Regional CDBG, University Partnership fundsThe Life Initiative,
Main South CDC Total			23,000	0		\$1,285,000		4	28	
Millers River CDC	Orange Trading Company		30,000		1995	\$50,000		1	3	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Millers River CDC	North Quabbin Computer Bldg.		8,000		1999	\$110,000		1	5	
Millers River CDC	True Value Cinema Conversion		11,000		1999	\$625,000		1	15	
Millers River CDC Total			49,000	0		\$785,000		3	23	
Mission Hill NHS	One Brigham Circle	Commercial, Offices, Retail,	190,000		2003	\$48,000,000	New Constr	10	300	Federal Office of Community Services, Fleet Ban Citizens Bank
Mission Hill NHS Total			190,000	0		\$48,000,000		10	300	
Nuestra Comunidad DC	Bohio		4,650		1985	\$60,000		4	22	
Nuestra Comunidad DC	Dudley Enterprises		1,900		1986	\$58,000		3	6	
Nuestra Comunidad DC	palladio hall		20,000		1999	\$3,500,000		6	40	
Nuestra Comunidad DC	La cocina		5,000		2000	\$800,000		2	27	
Nuestra Comunidad DC	swifty auto mall		4,500		2000	\$950,000		4	20	
Nuestra Comunidad DC Total			36,050	0		\$5,368,000		19	115	
Nueva Esperanza	New Hope Aquafarm		7,000		2000	\$250,000		1	2	
Nueva Esperanza Total			7,000	0		\$250,000		1	2	
Oak Hill CDC	Oak Hill CDC Office		1,500		1995	\$70,000		1	6	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Oak Hill CDC Total			1,500	0		\$70,000		1	6	
Pittsfield Economic Revitalization Corp.	Taconic Business Pk.		50,000		1983	\$300,000		6	40	
Pittsfield Economic Revitalization Corp.	Westwood Center		55,000		1985	\$500,000		5	40	
Pittsfield Economic Revitalization Corp. Total			105,000	0		\$800,000		11	80	
Quaboag Valley CDC	23 West Main Street, Ware	Commercial, Offices, Retail,		7,200	2008	\$650,000	Rehab - Mod	3	21	Town of Ware Comm. Dev. fund State CDBG, North Brookfield Savings Bank; Country Bank for Savings; Southbridge Savings Bank; FamilyFirst (formerly Ware Cooperative) Bank
Quaboag Valley CDC Total			0	7,200		\$650,000		3	21	
Quincy-Geneva New Vision CDC	320 Blue Hill Ave		6,000		1998	\$500,000		1	3	
Quincy-Geneva New Vision CDC Total			6,000	0		\$500,000		1	3	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Salem Harbor CDC	Salem Point Childcare		1,000		1988	\$80,000		1	3	
Salem Harbor CDC Total			1,000	0		\$80,000		1	3	
Somerville Community Corp.	Multi-Service Center		13,000		1989	\$200,000		10	40	
Somerville Community Corp.	34 Linden St.		42,000		1992	\$1,500,000		3	41	
Somerville Community Corp. Total			55,000	0		\$1,700,000		13	81	
South Boston NDC	Coneco				1994	\$500,000		1	50	
South Boston NDC Total			0	0		\$500,000		1	50	
The Neighborhood Corporation	Baker Parts		25,000		1999	\$100,000		2	0	
The Neighborhood Corporation Total			25,000	0		\$100,000		2	0	
UDC	MASS. Square		45,000		1989	\$4,188,274		15	131	
UDC	Roxbury Corners		5,000		1991	\$295,696		5	16	
UDC Total			50,000	0		\$4,483,970		20	147	
Urban Edge	2010 Columbus		6,000		1986	\$335,000		1	35	
Urban Edge	3134 Washington St.		23,000		1991	\$1,400,000		4	41	
Urban Edge	Egleston Center		7,000		1996	\$3,000,000		3	100	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Urban Edge	1542 Columbus Avenue	Community Facility, Offices, Residential (mixed use)	4,000		2002	\$4,800,000	Rehab - Mod	3	41	MassDevelopment, Boston Community Capital or Loan Fund, MHIC, Business Loan and Equity Fund, Brownfields Recovery
Urban Edge	3134 Washington Street	Commercial, Community Facility,	21,082		2002	\$3,753,000	Rehab - Subst	3	40	Business Development Grant MassDevelopment, Boston Community Capital or Loan Fund, Yawkey, Anonymous Boston Private Bank Private Funders
Urban Edge	Egleston Station	Commercial,		12,573	2007	\$7,700,000	Rehab - Subst	1	48	MassDevelopment, Mass. Cultural Council Federal Historic Tax Credits, New Market Tax Credits, MHIC, The Property and Casualty Initiative, Federal Historic Tax Credits, Mabel Louise Riley; State Street; Anonymous Foundation; Citizens
Urban Edge Total			61,082	12,573		\$20,988,000		15	305	

Table 29: Completed Commercial Projects

MACDC Member	Project Name	Development Type	Total Square Feet	Comm Sq Ft	Yr. of Occup	Dev't Cost	Constr Type	Comm. Tenants	Jobs Created	Financing
Westfield CDC	Piccolo's Restaurant & Movie Theater		7,500		1996	\$400,000		1	10	
Westfield CDC	102-108 Elm St. Elevator Addition	Commercial, Offices, Retail,	8,145		2002	\$250,000	Rehab - Mod	8	10	Local or Regional CDBG, Private contribution by building owner
Westfield CDC Total			15,645	0		\$650,000		9	20	
Grand Total			1,598,795	130,773		\$192,674,760		263	3,511	

2012 MACDC GOALS Report

Historical Real Estate: Mixed-Use

Table 30: Completed Mixed-Use Developments

MACDC Member	Project Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
Asian CDC	Metropolitan	Commercial, Community Facility, Offices, Retail, Residential (mixed use)	251	90,000		2004	\$87,000,000	6	New Constr
Asian CDC	Oak Terrace		88	2,775		1994	\$13,000,000	4	
Asian CDC Total			339	92,775	0		\$100,000,000	10	
Chelsea Neighborhood Developers	148 Shawmut Street	Offices,	2		3,000	2006	\$1,564,535	1	Rehab - Subst
Chelsea Neighborhood Developers Total			2	0	3,000		\$1,564,535	1	
Coalition for a Better Acre	Merrimack Street Apartments Expiring Use	Commercial, Residential (mixed use)	12		13,344	2007	\$738,661	6	Preserv of Exp Use
Coalition for a Better Acre	Liberty Square Project	Commercial, Retail, Residential (mixed use)	33	30,061		2004	\$7,100,000	6	Rehab - Subst
Coalition for a Better Acre	Triangle Rental		26			1998	\$4,600,000	3	
Coalition for a Better Acre Total			71	30,061	13,344		\$12,438,661	15	
Codman Square NDC	The Levedo Building	Retail, Residential (mixed use)	24		592	2011	\$8,191,000	0	New Constr
Codman Square NDC Total			24	0	592		\$8,191,000	0	
Domus, Inc.	Elm Street Apartments	Commercial, Residential (mixed use)	19		6,795	2010	\$7,100,000	6	Comb Rehab/New Constr

Table 30: Completed Mixed-Use Developments

MACDC Member	Project Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
Domus, Inc. Total			19	0	6,795		\$7,100,000	6	
Dorchester Bay EDC	Pierce Bldg		9	19,864		1985	\$841,000	10	
Dorchester Bay EDC Total			9	19,864	0		\$841,000	10	
Fenway CDC	Susan S. Bailis Assisted Living	Retail, Residential (mixed use)	82	63,000		2003	\$19,000,000	1	New Constr
Fenway CDC Total			82	63,000	0		\$19,000,000	1	
Fields Corner CDC	One Arcadia Pl.		12	36,000		1985			
Fields Corner CDC Total			12	36,000	0		\$0	0	
Greater Gardner CDC	Central Street Rehab	Offices, Residential (mixed use)	3		2,400	2008	\$750,000	1	Rehab - Subst
Greater Gardner CDC Total			3	0	2,400		\$750,000	1	
Harborlight Community Partners	Firehouse Place	Commercial, Residential (mixed use)	4		706	2011	\$1,217,000	1	Comb Rehab/New Constr
Harborlight Community Partners Total			4	0	706		\$1,217,000	1	
Homeowners Rehab	Trolley Sq.	Retail, Residential (mixed use)	40		1,500	2007	\$15,323,393	1	New Constr
Homeowners Rehab	808 Memorial Dr.		300			1999	\$40,000,000	7	
Homeowners Rehab Total			340	0	1,500		\$55,323,393	8	

Table 30: Completed Mixed-Use Developments

MACDC Member	Project Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
Just a Start	Trembridge Condominiums	Community Facility, Residential (mixed use)	10	16,207		2003	\$3,300,000	0	New Constr
Just a Start Total			10	16,207	0		\$3,300,000	0	
LINC	The Caledonia	Residential (mixed use)	8		1,000	2006	\$1,700,000	3	Rehab - Subst
LINC Total			8	0	1,000		\$1,700,000	3	
Main South CDC	Beaver Apts.			6,000		1993	\$1,600,000	5	
Main South CDC	2 Oread St.			4,000		1990	\$480,000	2	
Main South CDC	927 Main St.			3,200		1988	\$420,000	2	
Main South CDC Total			0	13,200	0		\$2,500,000	9	
Millers River CDC	599 Main St.		4	2,200		1994	\$50,000	2	
Millers River CDC	Delta Block, 479 Main St.		8			1988	\$450,000	1	
Millers River CDC Total			12	2,200	0		\$500,000	3	
NOAH	Eutaw-Meridian Rehab.		9			1998	\$1,110,000	1	
NOAH Total			9	0	0		\$1,110,000	1	
Nuestra Comunidad DC	Edgewood Street (Kasanof Bakery)	Commercial, Residential (mixed use)	48		3,500	2010	\$18,887,315	3	New Constr
Nuestra Comunidad DC	Dartmouth Hotel	Residential (mixed use)	65	65,000		2005	\$20,000,000	7	Rehab - Subst
Nuestra Comunidad DC	Sargent Prince House		30	3,750		1996	\$3,000,000	4	
Nuestra Comunidad DC Total			143	68,750	3,500		\$41,887,315	14	

Table 30: Completed Mixed-Use Developments

MACDC Member	Project Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
Quincy-Geneva New Vision CDC	Savin-Creston		26			1999	\$4,400,000	3	
Quincy-Geneva New Vision CDC Total			26	0	0		\$4,400,000	3	
Salem Harbor CDC	98-102 Lafayette		15	3,900		1996	\$711,000	2	
Salem Harbor CDC	100 Congress St.		2	1,000		1988	\$160,000	1	
Salem Harbor CDC Total			17	4,900	0		\$871,000	3	
Somerville Community Corp.	St. Polycarp's	Retail, Residential (mixed use)	24		6,200	2009	\$11,419,000	3	New Constr
Somerville Community Corp.	33 Bow Street		18	2,500		1998	\$2,283,011	0	
Somerville Community Corp.	88 Broadway		20	2,400		1991	\$200,000	4	
Somerville Community Corp. Total			62	4,900	6,200		\$13,902,011	7	
South Boston NDC	242 West Broadway	Residential (mixed use)	3		900	2007	\$1,100,000	1	New Constr
South Boston NDC	Taylor's Market		7	3,800		1997	\$1,115,000	2	
South Boston NDC Total			10	3,800	900		\$2,215,000	3	
Tent City Corporation	802 Tremont Street		3	937		1999	\$500,000	1	
Tent City Corporation	Tent City		269	8,900		1988	\$41,000,000	5	
Tent City Corporation Total			272	9,837	0		\$41,500,000	6	

Table 30: Completed Mixed-Use Developments

MACDC Member	Project Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
The Neighborhood Corporation	Robertson on the River	Commercial, Offices, Residential (mixed use)	64		17,000	2006	\$15,500,000	4	Rehab - Subst
The Neighborhood Corporation Total			64	0	17,000		\$15,500,000	4	
Twin Cities CDC	Main Street Project	Offices, Retail,	31		11,000	2009	\$12,000,000	2	Rehab - Subst
Twin Cities CDC Total			31	0	11,000		\$12,000,000	2	
Urban Edge	Egleston Crossing	Commercial, Residential (mixed use)	64	83,000		2005	\$21,000,000	2	Rehab - Mod
Urban Edge Total			64	83,000	0		\$21,000,000	2	
Valley CDC	King Street, Northampton	Commercial,	10		1,000	2011	\$2,136,771	1	Rehab - Subst
Valley CDC	The Maples, Florence	Commercial, Residential (mixed use)	11		900	2010	\$1,250,000	1	Rehab - Subst
Valley CDC	Go West	Residential (mixed use)	17	9,000		2005	\$2,623,418	2	Rehab - Subst
Valley CDC Total			38	9,000	1,900		\$6,010,189	4	
Viet-AID	1460 Dorchester Ave.	Commercial, Retail,	43		7,000	2008	\$14,000,000	5	New Constr
Viet-AID Total			43	0	7,000		\$14,000,000	5	
Worcester Common Ground	1-7 Piedmont	Offices, Retail, Residential (mixed use)	12		3,000	2010	\$2,300,000	4	New Constr
Worcester Common Ground	Eddie's Market	Retail, Residential (mixed use)	6		3,000	2006	\$1,400,000	1	Rehab - Subst

Table 30: Completed Mixed-Use Developments

MACDC Member	Project Name	Development Type	Resid Units	Sq Feet	Comm Sq Ft	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type
Worcester Common Ground	7-11 Bellevue St.		5	11,000		1994	\$365,000	4	
Worcester Common Ground Total			23	11,000	6,000		\$4,065,000	9	
Worcester East Side CDC	413 Shrewsbury St.	Commercial, Offices, Retail, Business Incubator, Residential (mixed use)	1		2,200	2008	\$375,000	1	Rehab - Mod
Worcester East Side CDC Total			1	0	2,200		\$375,000	1	
Grand Total			1,738	468,494	85,037		\$393,261,104	132	

2012 MACDC GOALS Report

Historical Real Estate: Open Space

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Allston Brighton CDC	Everette Street Greening Project	Street redesign, implementing street greening practices, sustainable design for a street scape	2010	10,000	\$250,000	0	Department of Conservation and Recreation. Harvard-Allston Partnership Fund, The Boston College community Fund,
Allston Brighton CDC	Lincoln Street Green Strip	Public art project	2010	5,000	\$222,000	0	Department of Neighborhood Development Grassroots Environment Planning Grant; DND/Grassroots Construction Grant,
Allston Brighton CDC	Lincoln Street Green Strip	Public art project	2008	5,000	\$222,000	3	Department of Neighborhood Development Grassroots Environment Planning Grant; DND/Grassroots Construction Grant,
Allston Brighton CDC	Lincoln Street Green Strip	Public art project	2008	5,000	\$222,000	3	Department of Neighborhood Development Grassroots Environment Planning Grant; DND/Grassroots Construction Grant,
Allston Brighton CDC	Mass Turnpike Beautification	Historical murals	2006	0	\$10,000	0	state earmark,
Allston Brighton CDC	Brighton High School	Outdoor Classroom	2003	15,000	\$200,000	20	Henderson Foundation,

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Allston Brighton CDC	Baldwin Elementary School		2002	10,000	\$200,000	14	Boston Schoolyard Initiative & City of Boston Funds dedicated in loving memory of Esther Taft Quinn,0
Allston Brighton CDC	Hamilton Elementary School	Outdoor Classroom	2002	12,000	\$200,000	14	
Allston Brighton CDC	Mary Lyons School & Collins Square	Schoolyard,	2000	11,000	\$0	0	
Allston Brighton CDC	Garfield Elem	Schoolyard,	1999	10,000	\$0	0	
Allston Brighton CDC	Hamilton Elementary School	Schoolyard,	1999	10,000	\$0	0	
Allston Brighton CDC	Jackson Mann	Schoolyard,	1999	10,000	\$0	0	
Allston Brighton CDC	Winship Elementary School II	Schoolyard,	1998	8,700	\$0	0	
Allston Brighton CDC	Hamilton Elementary School	Schoolyard,	1995	300	\$0	0	
Allston Brighton CDC	Winship Elementary School (Phase I)	Schoolyard,	1993	288	\$0	0	
Allston Brighton CDC	Aberdeen Overlook	Open Space,	1988	1,000	\$0	0	
Allston Brighton CDC	Peniman Road Community Garden	Community Garden,	1986	4,000	\$0	0	
Allston Brighton CDC Total				117,288	\$1,526,000	54	
Asian CDC	Oak Terrace	Tot Lots	1996	3,250	\$0	0	
Asian CDC	Oak Terrace	Community Garden,	1996	900	\$0	0	
Asian CDC Total				4,150	\$0	0	
Chelsea Neighborhood Developers	212 Poplar St	Community Garden,	1996	829	\$0	0	

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Chelsea Neighborhood Developers	261 Spruce St	Community Garden,	1996	2,000	\$0	0	
Chelsea Neighborhood Developers	15, 19, 21, 23 Shawmut	Community Garden,	1985	4,035	\$0	0	
Chelsea Neighborhood Developers Total				6,864	\$0	0	
Coalition for a Better Acre	Moody Street Playground		2009	10,000	\$200,000	6	CDBG, Individual and corporate donations, fundraising event proceeds.
Coalition for a Better Acre		Community Garden,	2000	10,890	\$0	0	
Coalition for a Better Acre	18 N. Franklin Court	Community Garden,	1996	9,000	\$0	0	
Coalition for a Better Acre	Cross St.	Park,	1992	15,000	\$0	0	
Coalition for a Better Acre	North Canal Apts.	Playground,	1991	6,000	\$0	0	
Coalition for a Better Acre	Adams & LaGrange St.	Park,	1990	18,000	\$0	0	
Coalition for a Better Acre Total				68,890	\$200,000	6	

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Codman Square NDC	Elmhurst Street Park	Nontraditional park space to support youth and other community programming in collaboration with local nonprofit agencies.	2009	11,000	\$299,570	3	City of Boston Grassroots Program; Browne FundNew England Grassroots Environmental Fund Beedee Ladd, Greater Boston Urban Resources Partnership - tree
Codman Square NDC	102 Columbia Rd	Tot Lots	1993	10,000	\$0	0	
Codman Square NDC	173 Columbia Rd	Tot Lots	1993	8,000	\$0	0	
Codman Square NDC Total				29,000	\$299,570	3	
Dorchester Bay EDC	Dudley Village		2008	5,200	\$1,500,000	25	,
Dorchester Bay EDC	Leyland St Playground	Playground,	2001	300	\$0	0	
Dorchester Bay EDC	Nallie Miranda Playground	Playground,	2000	200	\$0	0	
Dorchester Bay EDC	21 Monadnock	Playground,	1992	9,600	\$0	0	
Dorchester Bay EDC	Dudley Terrace	Park,	1985	9,000	\$0	0	
Dorchester Bay EDC Total				24,300	\$1,500,000	25	
East Boston CDC	Atlantic Works Sculpture Gardens	Artist workspace and Daycare	2006	28,000	\$3,000,000	35	,
East Boston CDC	Atlantic Works Sculpture Gardens	Artist workspace and Daycare	2006	28,000	\$3,000,000	35	,
East Boston CDC Total				56,000	\$6,000,000	70	
Fenway CDC	Edgerly Road	Playground,	1998	5,000	\$0	0	
Fenway CDC	West Fenway	Playground,	1993	1,800	\$0	0	
Fenway CDC	Peterborough St.	Playground,	1991	5,000	\$0	0	

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Fenway CDC	Edgerly Road	Playground,	1984	1,000	\$0	0	
Fenway CDC Total				12,800	\$0	0	
Fields Corner CDC	454-458 Geneva Ave	Open Space,	1996	14,000	\$0	0	
Fields Corner CDC Total				14,000	\$0	0	
Franklin County CDC	Millers Falls	ATM machine	2001		\$0	0	
Franklin County CDC	Millers Falls	Playground,	2000		\$0	0	
Franklin County CDC Total				0	\$0	0	
Grove Hall NDC	Trotter School	Playground,	1999		\$0	0	
Grove Hall NDC Total				0	\$0	0	
Hilltown CDC	Pettingill Park	Playground,	1999	87,120	\$0	0	
Hilltown CDC Total				87,120	\$0	0	
Homeowners Rehab	Auburn Park	Park,	2001	22,000	\$0	0	
Homeowners Rehab	Columbia St.	Open Space,	1991	87,120	\$0	0	
Homeowners Rehab Total				109,120	\$0	0	
Housing Assistance Corp.	Homesteads		2007	23,000	\$3,000,000	10	,
Housing Assistance Corp. Total				23,000	\$3,000,000	10	
Hungry Hill CDC	Glenwood School	Playground,	1996		\$0	0	
Hungry Hill CDC Total				0	\$0	0	
IBA	Villa Victoria-Newland St. & Shawmut Ave. Playgrounds; W. Dedham & Newland Gardens		2002	0	\$0	0	,
IBA Total				0	\$0	0	

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Jamaica Plain NDC	Walden St.	Community Garden,	1997	6,843	\$0	0	
Jamaica Plain NDC Total				6,843	\$0	0	
Just a Start	402 Rindge Ave.	Playground,	1998	10,000	\$0	0	
Just a Start Total				10,000	\$0	0	
Lawrence Community Works	Brook St. Park		2006	117,611	\$2,900,000	0	City of Lawrence CDBG, EPA Brownfields grant, Commonwealth of Massachusetts Urban Self-HElp GrantBrownfields,Bank of America/DBT Corp., Fleet/DBT Corp.,Bank of America (not the foundation-- the bank itself)

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Lawrence Community Works	Reviviendo -Summer & Newbury Playground		2002	10,000	\$145,000	0	CDBGWest Parish Church of Andover, Lawrence Earth Day Committee, Second Congregational Church of Boxford, DCT Development, Merrimack Development, Tripoli Bakery, Kristen Harol, Brunos North End Deli, In Kind Contributions: Lawrence Methuen Community Coalition, Hampshire Development, YouthBuild Lawrence, Stillman Restoration Architects, Angelo Petrozelli Architect, Jackson Lumber, Waterflower Ecological Design, DeLoury Construction, Linda & Forrest Bla
Lawrence Community Works	37 Berkeley St.	Playground,	2001	10,000	\$0	0	
Lawrence Community Works	37 Berkeley St.	Playground,	1999	19,000	\$0	0	
Lawrence Community Works Total				156,611	\$3,045,000	0	
Madison Park DC	Haynes House II	Parking lot	1995	12,000	\$0	0	
Madison Park DC	Madison Park III	Tennis Court	1995	7,000	\$0	0	
Madison Park DC	Madison Park Village	Playground,	1995	1,600	\$0	0	
Madison Park DC	Madison Park Village	Playground,	1983	1,600	\$0	0	

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Madison Park DC Total				22,200	\$0	0	
Main South CDC	10 Gardner Street	Open green space and parking.	2006	10,950	\$120,000	6	NRSA,
Main South CDC	10 Gardner Street	Open green space and parking.	2006	10,950	\$120,000	6	NRSA,
Main South CDC	Oread Street Community Garden		2004	600	\$1,500	0	REC funds,
Main South CDC Total				22,500	\$241,500	12	
Marlborough CDC	Main Street Trees	Placement and Replacement of Trees on Roadway	2007	200	\$5,000	0	Public Works Department,Massachusetts Highway Department
Marlborough CDC	Main Street Trees	Placement and Replacement of Trees on Roadway	2007	200	\$5,000	0	Public Works Department,Massachusetts Highway Department
Marlborough CDC	Rail Trail Charette	Rail Trail	2006	0	\$40,000	0	Digital Federal Credit Union,
Marlborough CDC Total				400	\$50,000	0	
Mattapan CDC	RISE Gateway to Bostn		2006	0	\$20,000	2	,
Mattapan CDC	RISE Gateway to Bostn	Two 18 and 1/2 feet tall granite and bronze statues celebrating the cultural diversity and history of the community	2005	165	\$450,000	12	Browne FundSeveral private donors responded to letter sent,
Mattapan CDC Total				165	\$470,000	14	

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Mission Hill NHS	Puddingstone Park		2004	240,000	\$500,000	5	Browne Fund, Commerical lenders from One Brigham Circle development
Mission Hill NHS	Puddingstone Park		2003	240,000	\$700,000	20	,Fleet Ban Citizens Bank
Mission Hill NHS Total				480,000	\$1,200,000	25	
NOAH	The Guild Schoolyard (future)		2005	20,000	\$250,000	15	Boston Schoolyard Initiative,
NOAH	Kennedy Schoolyard (03)		2003	20,000	\$350,000	25	Boston Public Schools,
NOAH	Aligherie	Schoolyard,	2001	20,000	\$0	0	
NOAH	McKay School	Schoolyard,	2001	30,000	\$0	0	
NOAH	Clippership Courtyard	Schoolyard,	2000	6,000	\$0	0	
NOAH	Heritage Housing Development-BHA	Courtyard	1999	6,000	\$0	0	
NOAH	Otis Elementary School	Schoolyard,	1999	15,000	\$0	0	
NOAH	O'Donnell School	Schoolyard,	1997	20,000	\$0	0	
NOAH Total				137,000	\$600,000	40	
North County CDC	14 Bracewell Ave. North Adams	Playground,	2001	22,500	\$0	0	
North County CDC Total				22,500	\$0	0	
Nuestra Comunidad DC	Dudley Town Common	Park,	1995	26,000	\$0	0	
Nuestra Comunidad DC	Dudley St. (between Nuestra & La Alianza bldgs.)	Community Garden,	1988	10,890	\$0	0	
Nuestra Comunidad DC Total				36,890	\$0	0	

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Oak Hill CDC	Penn Avenue Garden		2005	3,468	\$3,500	0	,Oak Hill CDC capital and unrestricted revenue
Oak Hill CDC	Count On Me Garden	Community Garden,	2001	4,000	\$10,000	1	
Oak Hill CDC	Banis Park	Playground,	1999		\$0	0	
Oak Hill CDC	Jarvis Heights Garden	Community Garden,	1999	2,400	\$6,000	1	
Oak Hill CDC	Community garden project	Community Garden,	1993	5,000	\$10,000	2	
Oak Hill CDC	Union Hill School	Basketball Court	1993	1,800	\$0	0	
Oak Hill CDC	Vacant Lot in Union Hill	Playground,	1992	2,500	\$0	0	
Oak Hill CDC Total				19,168	\$29,500	4	
Quincy-Geneva New Vision CDC	Interval St.	Playground,	2000	3,000	\$0	0	
Quincy-Geneva New Vision CDC	Savin/Maywood	Garden	2000	4,000	\$0	0	
Quincy-Geneva New Vision CDC	Holborn St.	Playground,	1999	3,000	\$0	0	
Quincy-Geneva New Vision CDC	Holborn St.	Playground,	1997	2,000	\$0	0	
Quincy-Geneva New Vision CDC Total				12,000	\$0	0	
Salem Harbor CDC	Mary Jane Lee Park	Park,	1993	21,780	\$0	0	
Salem Harbor CDC Total				21,780	\$0	0	
Tent City Corporation	Ramsey Park	Playground,	2000		\$0	0	
Tent City Corporation	Carter Field	Football Field	1999	43,560	\$0	0	
Tent City Corporation	130 Dartmouth St.	Tot Lots	1998	1,200	\$0	0	
Tent City Corporation	Tent City Housing	Open Space,	1988	10,000	\$0	0	

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Tent City Corporation Total				54,760	\$0	0	
The Neighborhood Corporation	Interpretive Viewing Area		2004	1,000	\$25,000	2	Heritage River Grant,
The Neighborhood Corporation	Weir Riverfront Park, Phase III	educational viewing area	2003	0	\$50,000	0	
The Neighborhood Corporation	Weir Riverfront Park, Phase II	interpretive trail	2002	20,000	\$100,000	0	Bristol County Savings Bank, Taunton Heritage River Grant
The Neighborhood Corporation	Weir Riverfront Park, Phase III		2002	40,000	\$200,000	3	EOEA Urban Self-Help Grant,
The Neighborhood Corporation	Riverfront Park	Park,	2001	217,800	\$0	0	
The Neighborhood Corporation	East Water St	Playground,	1993	174,240	\$0	0	
The Neighborhood Corporation Total				453,040	\$375,000	5	
Urban Edge	Egleston Square Youth Center grounds and exterior		2005	32,000	\$78,000	0	LISC, LISC
Urban Edge	Walnut Park median beautification		2004	700	\$15,000	0	,
Urban Edge	Harvard Hill stone patio	patio for tenant use	2003	400	\$8,000	0	MIT funds,
Urban Edge	Walnut Park median beautification		2002	2,000	\$2,000	0	Plant & design donations from Boston Parks, individual donors
Urban Edge	Waldren Rd.	Park,	1997	4,000	\$0	0	
Urban Edge	2040 Columbus	Garden & Green Space	1994	6,000	\$0	0	

Table 31: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
Urban Edge	15 Dixwell St.	Playground,	1993	3,000	\$0	0	
Urban Edge	Dixwell at Columbus	Park,	1992	2,500	\$0	0	
Urban Edge Total				50,600	\$103,000	0	
Viet-AID	Mural Projects	Open Space,	1996	7	\$0	0	
Viet-AID	South Holyoke Park Project	Playground,	1996	100	\$0	0	
Viet-AID Total				107	\$0	0	
Westfield CDC	Newberry Lot	Farmer's Market, Community Events	1996	15,000	\$0	0	
Westfield CDC Total				15,000	\$0	0	
Worcester Common Ground	122 Austin St	Playground,	2001	5,000	\$0	0	
Worcester Common Ground	Castle St.	Community Garden,	1991	5,000	\$0	0	
Worcester Common Ground Total				10,000	\$0	0	
Worcester East Side CDC	Misc. Community Gardens		2003		\$0	0	
Worcester East Side CDC	Betty Price Neighborhood Park		2002	12,000	\$165,000	20	CDBG Regional Environmental Council, Mass ReLeaf Program
Worcester East Side CDC	Laurel St., Eastern Ave. & Scattered Sites	Playground,	2001	14,000	\$0	0	
Worcester East Side CDC	Scattered Sites	Gardens	2000		\$0	0	
Worcester East Side CDC Total				26,000	\$165,000	20	
Grand Total				2,110,096	\$18,804,570	288	

Glossary of Programs, Agencies and Classifications

Updated June 2012

AFFORDABLE HOUSING PROGRAM (AHP): AHP of the Federal Home Loan Bank provides developers of affordable housing grants for projects through local banks.

AFFORDABLE HOUSING TRUST FUND: A state funding program administered by the Massachusetts Housing Finance Agency (MassHousing or MHFA) that finances the development of affordable housing. The Trust was created in 2000.

BOSTON COMMUNITY CAPITAL/BOSTON COMMUNITY LOAN FUND (BCC/BCLF): A community development financial intermediary that offers loans and equity for affordable housing development, community facilities, community services, and emerging businesses.

BOSTON HOUSING AUTHORITY (BHA): A public agency that provides subsidized housing to low and moderate income individuals and families in Boston through units owned and managed by the BHA and through programs such as Section 8.

BOSTON REDEVELOPMENT AUTHORITY (BRA): A public agency of the City of Boston's that conducts planning and redevelopment on behalf of the city.

BROWNFIELDS: Term for land with environmental contaminants, typically in older urban areas. MassDevelopment operates a fund for brownfields remediation.

CDC EQUITY: Capital invested by a CDC. CDCs can build their capital through previous activities including developer fees and other sources. It often functions as the seed money for new projects as well as helps to fill gaps left by other financing.

CHAPTER 40B: Chapter 40B is a state statute, which enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions, and provides project sponsors the opportunity to appeal an adverse local decision to the State in communities where less than 10% of the housing stock is affordable.

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

CHAPTER 40R: State legislation enacted in 2004 that provides financial incentives to communities to create dense residential or mixed use smart growth districts.

CHAPTER 40S: State legislation enacted to provide reimbursement to cities and towns for the additional school costs of educating new school-aged children in smart growth districts established under Chapter 40R.

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

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

COMMUNITY DEVELOPMENT ACTION GRANTS (CDAG): Provided by the state's Department of Housing and Community Development, CDAGs fund the construction of public roadways, water and sewer lines, and similar public improvements.

COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG): CDBG FUNDS are made available from HUD and are administered at the state level (by DHCD) and at the local level (by municipalities), for eligible community revitalization efforts designed to benefit primarily low and moderate income residents. CDBG funds are used for, among other efforts, land and building acquisition, site improvements, as well as rehabilitation of residential property.

COMMUNITY ECONOMIC DEVELOPMENT ASSISTANCE CORPORATION (CEDAC): CEDAC is a quasi-public agency which offers support to CDCs and other non-profits during the early stages of project development. Among other responsibilities, the agency provides site control loans, equity financing guarantees, and short-term technical assistance. CEDAC was created by the state Legislature in 1975.

COMMUNITY IMPROVEMENT PROGRAM (CIP): CIP funded by the Federal Home Loan Bank that provides loans and grants to develop commercial and community facilities through local banks.

DEPARTMENT OF HEALTH AND HUMAN SERVICES (HHS): HHS administers federal human service programs.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD): DHCD oversees all housing and community development activities and provides state funds through loans and grants for the development of affordable housing and community development.

DEPARTMENT OF MENTAL HEALTH (DMH): The Commonwealth of Massachusetts DMH, a division of the Executive Office of Human Services, is responsible for providing and overseeing services to mentally ill citizens.

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT (DND): DND is the City of Boston's central agency for neighborhood development, formerly the Public Facilities Department (PFD). DND supports home improvement, and housing and commercial development through a variety of programs and services.

ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION (EDIC): A City of Boston agency, the principal purpose of the EDIC is to foster industrial development and job growth in the city's neighborhoods.

FANNIE MAE (FNMA): The Federal National Mortgage Association, a shareholder corporation, provides a variety of services and financial products that are designed to increase the availability of affordable housing for low and moderate income residents. Fannie Mae concentrates its activities in the area of single and multi-family homeownership. In addition, Fannie Mae purchases and retains home mortgages from banks, thus providing a secondary market for these financial products.

FEDERAL DEPOSIT INSURANCE CORPORATION/RESOLUTION TRUST CORPORATION (FDIC/RTC): FDIC is responsible for the disposition of property from failed commercial banks; RTC used to sell off property once owned by savings and loan institutions no longer in business. RTC is no longer in business.

FEDERAL HOME LOAN BANK (FHLB): FLHB of Boston, one of 12 regional banks, is a central bank for housing finance in New England. Through its Affordable Housing Program (AHP) and Community Investment Program (CIP) the FHLB has supported numerous CDC projects.

FINANCING ADJUSTMENT FACTOR (FAF): FAF is applied under Section 8 (see below) contracts. It allows rents to be increased in accordance with debt service provisions of the applicable note and/or bond investment.

HISTORIC TAX CREDITS: Provide tax credits for the development of historic buildings.

HOME: A HUD program administered at both the state level (through DHCD) and local or regional level (through municipalities) that provides funding for the development of low-income housing. HOME funding may be used for new construction as well as rehabilitation of existing developments.

HOUSING DEVELOPMENT ACT GRANT (HODAG): HODAGs are federal funds provided to localities for rental housing projects in which at least 20% of the units will be occupied by low-income households.

HOUSING FOR PEOPLE EVERYWHERE (HOPE): HOPE is a HUD program that seeks to encourage low and moderate homeownership through the sale of public housing, privately-owned and publicly subsidized housing, and FHA-foreclosed housing.

HOUSING INNOVATIONS FUND (HIF): HIF is a state-administered program which supports alternative forms of housing, including limited equity cooperatives, single-room-occupancy (SRO) projects, as well as special needs housing. HIF provides loans, loan guarantees, and letters of credit for projects in which at least half of the units are for low-income families. It is funded through housing bond bills passed periodically by the state Legislature.

HOUSING STABILIZATION FUND (HSF): HSF, a DHCD program that funds affordable housing. It is funded through housing bond bills passed periodically by the Legislature.

HUD: The Department of Housing and Urban Development is the federal agency involved most extensively with housing and community revitalization programs.

INCOME TARGETS: Measures used by HUD to signify the percentage of area median income earned by a household including four members. Extremely low income is considered below 30% of area median income (AMI), very low income is considered below 50% of area median income, low income is considered below 60% AMI, moderate income is considered below 80% AMI, median income is considered below 100% AMI and upper is considered above 100% AMI.

LIFE INITIATIVE: Investment fund capitalized by life insurance companies, established under state legislation. It makes community development investments in affordable housing, economic development and community services.

LINKAGE: The Linkage Program is a City of Boston initiative that requires developers of large commercial projects either to build affordable housing or to contribute money to build such housing.

LOCAL INITIATIVES SUPPORT CORPORATION (LISC): LISC is a national, non-profit intermediary organization which provides financial and technical assistance to community development corporations and other neighborhood-based entities which operate in the public interest.

LOW INCOME HOUSING TAX CREDIT (LIHTC): LIHTC is provided by the federal government to support the development of low-income housing. Administered by DHCD (see above), it is currently the single largest tool utilized to create affordable rental housing.

MASS DEVELOPMENT: Mass Development, a merger of the Massachusetts Government Land Bank and the Massachusetts Industrial Finance Agency, provides financing for commercial real estate developments that create jobs and reduce blight. The Land Bank used to finance housing projects, as well.

MASS HOUSING (MASSACHUSETTS HOUSING FINANCE AGENCY): Mass Housing is a quasi-public agency which provides construction or permanent financing, or both, to private developers for mixed-income rental housing and limited equity cooperatives. In addition, Mass Housing provides low-interest loans to purchasers of new or existing homes and condominiums and administers the Get the Lead Out program which provides funds to delead homes.

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

MASSACHUSETTS HOUSING INVESTMENT CORPORATION (MHIC): MHIC is a tax-exempt, non-profit corporation which pools resources of banks in the Commonwealth to improve and

expand the financing of affordable housing throughout the state. MHIC currently manages a construction loan program, a bridge loan program, and an equity pool, the Massachusetts Equity Fund (MEF).

MASSACHUSETTS HOUSING PARTNERSHIP (MHP): MHP is a quasi-public agency which administers a Permanent Financing Fund, the Soft Second Program, and promotes the formation of local housing partnerships among private, public, civic and non-profit organizations to foster solutions tailored to the needs of individual communities.

MASSACHUSETTS RENTAL VOUCHER PROGRAM (MRVP): MRVP, formerly the 707 Program, is administered by DHCD, and guarantees rent levels that enable private owners to amortize the costs of making improvements to existing apartments. Rent subsidies are tied to the units for up to ten years, during which time they must be occupied by low-income tenants. There is also a mobile MRVP voucher program that provides tenant based subsidies.

McKINNEY: A HUD program that provides a range of services to homeless people, including the Continuum of Care Programs: the Supportive Housing Program, the Shelter Plus Care Program, and the Single Room Occupancy Program, as well as the Emergency Shelter Grant Program.

METRO-BOSTON HOUSING PARTNERSHIP (MBHP): Provides rental assistance, a scattered site family emergency shelter, housing counseling sessions, economic literacy workshops, and social service referrals, as well as a comprehensive Housing Consumer Education Center. MBHP is the successor agency to the Boston Housing Partnership which sponsored a major CDC housing production effort in the 1980s called BHP I and BHP II.

NATIONAL EQUITY FUND (NEF): Created by LISC to support its mission of developing affordable rental housing, the NEF provides equity capital for CDC projects LISC identifies as viable.

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

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

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

NEIGHBORWORKS AMERICA (formerly Neighborhood Reinvestment Corporation): A Congressionally created organization that provides technical assistance, grants and loans for its affiliate organizations.

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

OFFICE OF COMMUNITY SERVICES (OCS): OCS, a division of the federal Department of Health and Human Services, administers a variety of programs including those which provide funding for economic development and housing-related needs. Included among these programs are the Low Income Home Energy Assistance Program; the Urban and Rural Community Economic Development Program; and the Emergency community Services Homeless Grant Program.

PFD: see Department of Neighborhood Development.

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

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

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

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

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

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

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

SECTION 811: A HUD program that allows persons with disabilities to live as independently as possible in the community by increasing the supply of rental housing with the availability of supportive

services. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent.

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

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

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

TRANSIT ORIENTED DEVELOPMENT (TOD) Bond Program: The TOD Bond Program is intended to increase compact, mixed-use, walkable development close to transit stations. To accomplish this objective, the Program authorizes financing for pedestrian improvements, bicycle facilities, housing projects, and parking facilities within .25 (1/4) miles of a commuter rail station, subway station, bus station, bus rapid transit station, or ferry terminal.

TURNKEY: Turnkey projects are those in which all elements are coordinated and developed by one entity and then sold to another for a lump-sum price. At that point the developer "turns the key over" to the purchaser in exchange for payment. This practice has been used extensively with public housing where developments are purchased by a local housing authority from a developer.

U.S. DEPARTMENT OF TRANSPORTATION (USDOT): USDOT is the principal federal coordinating and regulatory agency for all transportation matters.