

TABLE 12B - Pipeline Mixed-Use Projects 2015

| MACDC MEMBER | PROJECT NAME | YEAR OF OCCUPANCY | DEVELOPMENT STAGE | DEVELOPMENT TYPE | TOTAL DEVELOPMENT COST | CONSTRUCTION TYPE | TOTAL # UNITS | # CONSTRUCTION JOBS | # COMMERCIAL TENANTS | COMMERCIAL SQ. FT. | # JOBS CREATED BY TENANTS | # RENTAL UNITS | # AFFORDABLE UNITS | FINANCING | ENVIRONMENTAL MEASURES |
|---|-----------------------------|-------------------|-------------------|--|------------------------|---------------------|---------------|---------------------|----------------------|---------------------|---------------------------|----------------|--------------------|---|--|
| East Boston CDC | Boston East | 2016 | Construction | Residential (mixed-use) | \$240,000,000 | New Construction | 596 | 959.56 | 5 | 20,000 | 67 | 596 | 426 | Brownfields Funds; | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| Jamaica Plain NDC | Francis Grady Apartments | 2016 | Construction | Residential (mixed-use) | \$14,200,000 | Rehab - Substantial | 31 | 49.91 | 1 | 10,000 | 10 | 31 | 31 | Organization Equity; CEDAC; Life Insurance; Local or Regional HOME; Local Linkage; Neighborhood Housing Trust; State HOME; Housing Innovations Fund (HIF); Affordable Housing Trust Fund; Mass Rental Voucher Program (MRVP); Federal Tax Credits (LIHTC); MHIC; The Life Initiative; Eastern Bank; Other Foundations; Other Private Sources; Hyams, Mifflin, Mulford; Enterprise | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; Solar installation |
| Madison Park CDC | Parcel 10 | 2016 | Predevelopment | Commercial; Residential (mixed-use) | \$18,500,000 | Rehab - Substantial | 30 | 48.30 | 3 | 7,500 | 22 | 30 | 21 | Organization Equity; LISC; Brownfields Funds; Neighborworks America; Local Linkage; MassHousing or MHFA (other than Trust); MassDevelopment; Federal Tax Credits (LIHTC); Section 8 | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; Bike Room |
| Mission Hill NHS | Parcel 25 Phase 1A | 2016 | Predevelopment | Commercial; Office; Retail; Community or Senior Center; Residential (mixed-use); 56 surface parking spaces | \$0 | New Construction | 40 | 64.40 | 4 | 31,500 | 0 | 40 | 40 | Organization Equity; CEDAC; Brownfields Funds; Life Initiative; BCLF; Local or Regional HOME; Local or Regional CDBG; Local Linkage; Local Inclusionary Zoning Funds; Leading the Way (Boston Only); Housing creation linkage; State HOME; Affordable Housing Trust Fund; Brownfields; Mass Rental Voucher Program (MRVP); Commercial Area Transit Node Housing Program (CATNHP); Federal Tax Credits (LIHTC); Boston Community Capital or Loan Fund; The Life Initiative; Other Financial Institutions; Other Private Sources; private lenders; private equity | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| Olde Holyoke Development Corporation | Veteran's Park Apartments | 2016 | Construction | Commercial; Residential (mixed-use) | \$1,500,000 | Rehab - Moderate | 47 | 75.67 | 6 | 153,000 | 0 | 47 | 47 | Organization Equity; Section 202 | Energy Conservation; Non-Hazardous Healthy Materials and Strategies |
| Somerville Community Corporation | 191 Washington Street | 2016 | Construction | Residential (mixed-use) | \$15,005,412 | New Construction | 35 | 56.35 | 1 | 2,400 | 13 | 35 | 35 | CEDAC; Brownfields Funds; Local or Regional HOME; Community Preservation Act Funds; Local Linkage; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Brownfields; Community Based Housing (CBH); State Historic Tax Credit; Federal Tax Credits (LIHTC); Section 8; McKinney; MHP; Other Private Sources; Eastern Bank Construction Funds | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| South Middlesex Opportunity Council, Inc. | Windsor Hotel, Hardwick, MA | 2016 | Construction | | \$850,000 | Rehab - Moderate | 19 | 30.59 | 1 | 3,000 | 1 | 19 | 19 | | |
| Viet-AID | Upper Washington | 2016 | Construction | Residential (mixed-use) | \$15,300,000 | New Construction | 35 | 56.35 | 2 | 3,000 | 4 | 35 | 35 | CEDAC; Brownfields Funds; Local or Regional HOME; Local Linkage; State HOME; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); State Low Income Housing Tax Credits; MassDevelopment; Brownfields; Mass Rental Voucher Program (MRVP); Housing Preservation and Stabilization Trust Fund (HPSTF); Federal Tax Credits (LIHTC); Federal Home Loan Bank; Eastern Bank | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| TOTALS 2016 | | | | | \$305,355,412 | | 833 | 1,341.13 | 23 | 230,400sq ft | 117 | 833 | 654 | | |

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|---|--------------------------------|-------------------|-------------------|---|------------------------|---------------------------------|---------------|---------------------|----------------------|--------------------|---------------------------|----------------|--------------------|---|---|
| Codman Square NDC | Blue Hill Homes/Large Sites | 2017 | Concept | Commercial; Residential (mixed-use) | \$96,314,720 | New Construction | 207 | 333.27 | 1 | 10,640 | 55 | 174 | 189 | Organization Equity; CEDAC; New Market Tax Credits; MHIC | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| Codman Square NDC | Whittier Lyndhurst Washington | 2017 | Construction | Residential (mixed-use) | \$20,353,467 | Combined Rehab/New Construction | 44 | 70.84 | 1 | 1,000 | 3 | 44 | 44 | Organizational Equity; LISC; CEDAC; Brownfields Funds; Local or Regional HOME; Neighborhood Housing Trust; Housing Innovation Fund (HIF); Affordable Housing Trust Fund; Mass Rental Voucher Program (MRVP); Commercial Area Transit Node Housing Program (CATNHP); NFIT; Federal Tax Credits (LIHTC); Federal Historic Tax Credits; MHP | Energy Conservation; Non-Hazardous Healthy Materials and Strategies; Innovative rain garden drainage system |
| HAPHousing | Northampton Lodging / Live 155 | 2017 | Predevelopment | Residential (mixed-use) | \$21,408,507 | New Construction | 70 | 112.70 | 0 | 3,500 | 0 | 70 | 47 | Organization Equity; CEDAC; Local or Regional CDBG; Community Preservation Act Funds; Housing Innovations Fund (HIF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Facilities Consolidation Fund (FCF); Housing Preservation and Stabilization Trust Fund (HPSTF); Federal Tax Credits (LIHTC); Other Financial Institutions; Easthampton Savings Bank | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| Lawrence CommunityWorks Inc. | Duck Mill | 2017 | Construction | Commercial; Office; Retail; Residential (mixed-use) | \$29,000,000 | Rehab - Substantial | 73 | 117.53 | 4 | 10,000 | 50 | 73 | 73 | Organization Equity; LISC; Brownfields Funds; Neighborworks America; Life Initiative; La Raza Development Fund; NeighborWorks Capital; Local or Regional HOME; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Brownfields; Mass Rental Voucher Program (MRVP); Facilities Consolidation Fund (FCF); Community Based Housing (CBH); Commercial Area Transit Node Housing Program (CATNHP); State Historic Tax Credit; Federal Tax Credits (LIHTC); Federal Historic Tax Credits; Section 8; MHP; LISC; Neighborworks America; The Life Initiative; Other Financial Institutions; Community Housing Captial; TD Bank; JP Morgan Chase | Energy Conservation; Non-Hazardous Healthy Materials and Strategies; Innovative rain garden drainage system |
| Neighborhood of Affordable Housing (NOAH) | Coppersmith Village | 2017 | Predevelopment | Commercial; Residential (mixed-use) | \$53,354,558 | New Construction | 110 | 177.10 | 13 | 3,000 | 20 | 95 | 63 | Organization Equity; CEDAC; Neighborworks America; Local Inclusionary Zoning Funds; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Brownfields; Facilities Consolidation Fund (FCF); Commercial Area Transit Node Housing Program (CATNHP); Massworks; Section 8; MHP; Other Financial Institutions; Private lender/s will provide mortgages to the 15 owners. Some may use MAHA. | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and StrategiesOther |
| North Shore CDC | Congress Street Residences | 2017 | Predevelopment | Other Community Facility; Residential (mixed-use) | \$25,049,743 | Rehab - Substantial | 64 | 103.04 | 0 | 2,100 | 1 | 64 | 64 | Organization Equity; LISC; Property-Casualty Initiative; La Raza Development Fund; Local or Regional HOME; Local or Regional CDBG; Community Preservation Act Funds; State HOME; Housing Innovations Fund (HIF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); State Historic Tax Credit; Federal Historic Tax Credits; Section 8; Eastern Bank; Other Private Sources; MassDevelopment | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; Enterprise Green Communities standard |

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| Nuestra Comunidad | Dudley Crossing | 2017 | Predevelopment | Commercial; Other Community Facility; Residential (mixed-use) | \$70,248,000 | Combined Rehab/New Construction | 144 | 231.84 | 11 | 3,290 | 180 | 144 | 109 | LISC; MHP; Neighborworks America; Neighborhood Capital Corporation National Housing Trust; Local Inclusionary Zoning Funds; Neighborhood Housing Trust. We will target local inclusionary zoning funds OBD; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; MassDevelopment; Brownfields; Community Based Housing (CBH); Commercial Area Transit Node Housing Program (CATNHP); State Historic Tax Credit; Federal Tax Credits (LIHTC); Federal Historic Tax Credits; MHP; MHIC; Federal Home Loan Bank; Other Private Sources; CEDAC | |
| South Boston NDC | 206 West | 2017 | Predevelopment | Residential (mixed-use) | \$4,700,000 | New Construction | 16 | 25.76 | 1 | 1,000 | 3 | 16 | 16 | Organization Equity; Brownfields Funds; Local Linkage; Local Inclusionary Zoning Funds; | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| Waterfront Historic Area League (WHALE) | Co-Creative Center: 139/141 Union St. | 2017 | Predevelopment | Retail; Community or Senior Center; Other Community Facility; Residential (mixed-use) | \$2,555,000 | Rehab - Substantial | 4 | 6.44 | 9 | 100,000 | 5 | 4 | 4 | Local or Regional HOME; MassDevelopment; State Historic Tax Credit; Other; Other Foundations; Other Private Sources; 1772 Foundation, Bascom Foundation, Women's Fund; Individuals, CITC Donations | |
| TOTALS 2017 | | | | | \$322,983,995 | | 732 | 1,178.52 | 40 | 133,530sq | 317 | 684 | 609 | | |
| CDC of South Berkshire County | 100 Bridge | 2018 | Predevelopment | Commercial; Office; Retail; Residential (mixed-use) | \$45,000,000 | New Construction | 81 | 130.41 | 12 | 40,000 | 117 | 45 | 45 | CEDAC; Brownfields Funds; Community Preservation Act Funds; Housing Innovations Fund (HIF); State Low Income Housing Tax Credits; Facilities Consolidation Fund (FCF); Federal Tax Credits (LIHTC); Section 8; Other Foundations; Other Private Sources; Bank foundations; private donations | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; solar - pv |
| Coalition for a Better Acre | Gerson Building | 2018 | Predevelopment | Residential (mixed-use) | \$16,900,000 | New Construction | 44 | 70.84 | 6 | 6,000 | 12 | 44 | 44 | CEDAC; Local or Regional HOME; City of Haverhill State HOME; MassHousing or MHFA (other than Trust); Community Based Housing (CBH); Commercial Area Transit Node Housing Program (CATNHP); State Neighborhood Stabilization Program (NSP); Federal Tax Credits (LIHTC); Section 8; Neighborworks America; Other Financial Institutions | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| Coalition for a Better Acre | Lowell House Inc. | 2018 | Planning | Commercial; Residential (mixed-use) | \$25,900,000 | New Construction | 67 | 107.87 | 7 | 10,000 | 12 | 67 | 67 | | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |

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|----------------------------------|--------------------------|-------------------|-------------------|---|------------------------|---------------------|---------------|---------------------|----------------------|--------------------|---------------------------|----------------|--------------------|--|--|
| Dorchester Bay EDC | Dudley Terrace | 2018 | Predevelopment | Retail; Residential (mixed-use) | \$45,377,000 | Rehab - Moderate | 144 | 231.84 | 1 | 800 | 5 | 136 | 110 | Organization Equity; CEDAC; Mass Rental Voucher Program (MRVP); Federal Tax Credits (LIHTC); | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| Homeowners Rehabilitation, Inc. | Memorial Drive | 2018 | Planning | Commercial; Office; Community or Senior Center; Residential (mixed-use) | \$55,000,000 | Rehab - Moderate | 300 | 483.00 | 12 | 38,000 | 75 | 300 | 210 | Organization Equity; Neighborworks America | TBD |
| Housing Corporation of Arlington | 117 Broadway | 2018 | Planning | Mixed Use | \$10,000,000 | New Construction | 24 | 38.64 | 0 | 0 | 0 | 24 | 24 | CITC, Leader Bank LOC for acquisition; Other Financial Institutions; Leader Bank; | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| North Shore CDC | Harbor & Lafayette Homes | 2018 | Predevelopment | Residential (mixed-use) | \$4,859,939 | Rehab - Moderate | 27 | 43.47 | 2 | 2,300 | 0 | 27 | 26 | Organization Equity; CEDAC; Housing Ministries of New England; Local or Regional HOME; Community Preservation Act Funds; State HOME Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); Commercial Area Transit Node Housing Program (CATNHP); Federal Tax Credits (LIHTC); Section 8; Eastern Bank; Other Private Sources; MassDevelopment | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| Nuestra Comunidad | Bartlett Place, Phase 1A | 2018 | Planning | Commercial; Retail; Business Incubator; Residential (mixed-use) | \$24,600,000 | New Construction | 42 | 67.62 | 7 | 40,160 | 30 | 42 | 31 | Organization Equity; LISC; Brownfields Funds; Enterprise; Local Inclusionary Zoning Funds; Neighborhood Housing Trust Funds; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Brownfields; Federal Tax Credits (LIHTC); New Market Tax Credits; EPA; EPA Brownfields; Neighborworks America; MHIC; Federal Home Loan Bank; Other Private Sources; Mass Technology Collaborative | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| NewVue Communities | BF Brown | 2018 | Predevelopment | Residential (mixed-use); Artist Housing, Studio space | \$20,224,018 | Rehab - Substantial | 55 | 88.55 | 0 | 27,000 | 0 | 55 | 39 | Organization Equity; Neighborworks America; TD Charitable Foundation, Re Imagine North of Main, Mass Cultural Council; TD Charitable Foundation | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies; LEED |
| Valley CDC | Northampton Lumber Yard | 2018 | Predevelopment | Residential (mixed-use) | \$20,300,557 | New Construction | 55 | 88.55 | 4 | 69,000 | 11 | 55 | 55 | Organization Equity; CEDAC; Local or Regional CDBG; Community Preservation Act Funds; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); Community Based Housing (CBH); Commercial Area Transit Node Housing Program (CATNHP); Massworks; Federal Tax Credits (LIHTC); Other Private Sources; We will need private construction and permanent loans. | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| TOTALS 2018 | | | | | \$268,161,514 | | 839 | 1,350.79 | 51 | 227,260sq | 262 | 795 | 651 | | |

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|---|------------------------|-------------------|-------------------|---|------------------------|----------------------------------|---------------|---------------------|----------------------|--------------------|---------------------------|----------------|--------------------|---|---|
| Codman Square NDC | Talbot Commons Phase I | 2019 | Predevelopment | Other - Residential with no commercial rental | \$16,063,156 | Combined Rehab/ New Construction | 40 | 64.40 | 0 | 600 | 2 | 40 | 40 | LISC; CEDAC; Brownfields Funds; Neighborworks America; Local or Regional Home; Neighborhood Housing Trust; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; Federal Tax Credits (LIHTC); MHP; MHIC; Bank of America | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| Dorchester Bay EDC | Indigo Block | 2019 | Predevelopment | Commercial; Residential (mixed-use) | \$38,000,000 | New Construction | 88 | 141.68 | 0 | 2,000 | 0 | 80 | 54 | LISC; Urban Agenda grant; Local or Regional HOME; Local Linage; Local Inclusionary Zoning Funds; State HOME; Affordable Housing Trust Fund; MassHousing or MHFA (other than Trust); State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); Commercial Area Transit Node Housing Program (CATNHP); Massworks; Federal Tax Credits (LIHTC); New Market Tax Credits; Other Foundations; TBD | Energy Conservation |
| East Boston CDC | Orient Heights | 2019 | Predevelopment | Residential (mixed-use) | \$160,000,000 | New Construction | 400 | 644.00 | 0 | 0 | 25 | 400 | 400 | | |
| Neighborhood of Affordable Housing (NOAH) | Union Block | 2019 | Planning | Retail; Residential (mixed-use) | \$18,354,558 | Rehab - Substantial | 39 | 62.79 | 12 | 26,820 | 20 | 39 | 22 | Organization Equity; Local or Regional HOME; Local or Regional CDBG; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; State Historic Tax Credit; Federal Tax Credits (LIHTC); Federal Historic Tax Credits | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| North Shore CDC | Harbor Village | 2019 | Predevelopment | Residential (mixed-use) | \$42,528,224 | New Construction | 121 | 194.81 | 5 | 3,500 | 46 | 121 | 120 | Boston Community Capital, Housing Ministries of New England; Community Preservation Act Funds; Local Inclusionary Zoning Funds; State HOME; Housing Stabilization Fund (HSF); Housing Innovations Fund (HIF); Affordable Housing Trust Fund; State Low Income Housing Tax Credits; Mass Rental Voucher Program (MRVP); Federal Tax Credits (LIHTC); | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and StrategiesOther |
| Viet-AID | 191 - 195 Bowdoin | 2019 | Planning | Residential (mixed-use) | \$31,300,000 | New Construction | 70 | 112.70 | 3 | 4,000 | 8 | 70 | 70 | | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and Strategies |
| TOTALS 2019 | | | | | \$306,245,938 | | 758 | 1,220.38 | 20 | 36,920sq ft | 101 | 750 | 706 | | |
| Codman Square NDC | Four Corners Plaza | 2020 | Predevelopment | Commercial; Residential (mixed-use) | \$31,245,504 | New Construction | 71 | 114.31 | 0 | 9,920 | 22 | 71 | 71 | CEDAC; Local or Regional HOME; IDP; State HOME; Housing Stabilization Fund (HSF); Affordable Housing Trust Fund; Commercial Area Transit Node Housing Program (CATNHP); Federal Tax Credits (LIHTC); Section 8; MHP; LISC; Eastern Bank | Energy Conservation; Sustainable Building Materials and Technologies; Non-Hazardous Healthy Materials and StrategiesOther |
| TOTALS 2020 | | | | | \$31,245,504 | | 71 | 114.31 | 0 | 9,920sq ft | 22 | 71 | 71 | | |
| TOTALS | | | | | \$1,233,992,363 | | 3,233 | 5,205.13 | 134 | 645,030 | 819 | 3,133 | 2,691 | | |

ENVIRONMENTAL MEASURES LEGEND

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