

GOALs Initiative

Growing Opportunities, Assets, and Leaders across the Commonwealth



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

June 2015



June 30, 2015

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 twelve years of the GOALs Initiative, our members have helped to create or preserve over 15,000 homes and almost 33,000 jobs, and generated over \$3.7 billion in economic investment in our communities.

This report highlights the terrific progress that MACDC Members have made over the past year.

During 2014:

- **2,569** volunteer community leaders were engaged in CDC activities;
- **1,459** homes were built or preserved;
- **6,161** job opportunities were created or preserved;
- **1,304** locally-owned businesses received technical and financial support;
- **72,046** families received housing, jobs, training or other services; and
- **\$615 million** in private and public funding was invested in our communities

This account also describes the impact of the first round of Community Investment Tax Credit (CITC) awards. The CITC awards are intended to support high-impact, community-led economic development initiatives that incorporate private contributions and build local partnerships.

This report is the product of hard work by our members and by the MACDC staff, especially Cassie Mann. 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.

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 Photo:** North Shore Community Development Coalition youth program, YouthBuild North Shore, empowers young adults with the competency and desire to transform their lives and improve their communities through education, employment, and leadership development.

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.

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 2018, 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. In total, 68 MACDC Member Organizations completed the GOALS Survey. For simplicity, we use the term “CDC” in this section to refer to all MACDC Members, although some MACDC Members are not CDCs. Through the survey, MACDC Members provided detailed information on program and projects related to their accomplishments during calendar year 2014 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 rental housing stabilization; and
- Family services, including youth and elder programs, ESOL and adult education programs, Individual Development Accounts, arts and culture programs and community festivals.

In this year’s GOALS Survey, for the first time, we ask CDCs who received Community Investment Tax Credit (CITC) Awards to report on the impact of these awards, and the results are included in this report. CITC is designed to enable local residents and stakeholders to work with

and through CDCs to partner with nonprofit, public, and private entities to improve economic opportunities for low-and moderate-income households and other residents in urban, rural, and suburban communities across the Commonwealth. CDCs accomplish this through adoption of community investment plans to undertake community development programs and activities.

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 2014. 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, 2015. 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 2014. 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 at the end of the Appendix and can be helpful when reading this report.

2015 MACDC GOALS Report

Accomplishments 2003-2014

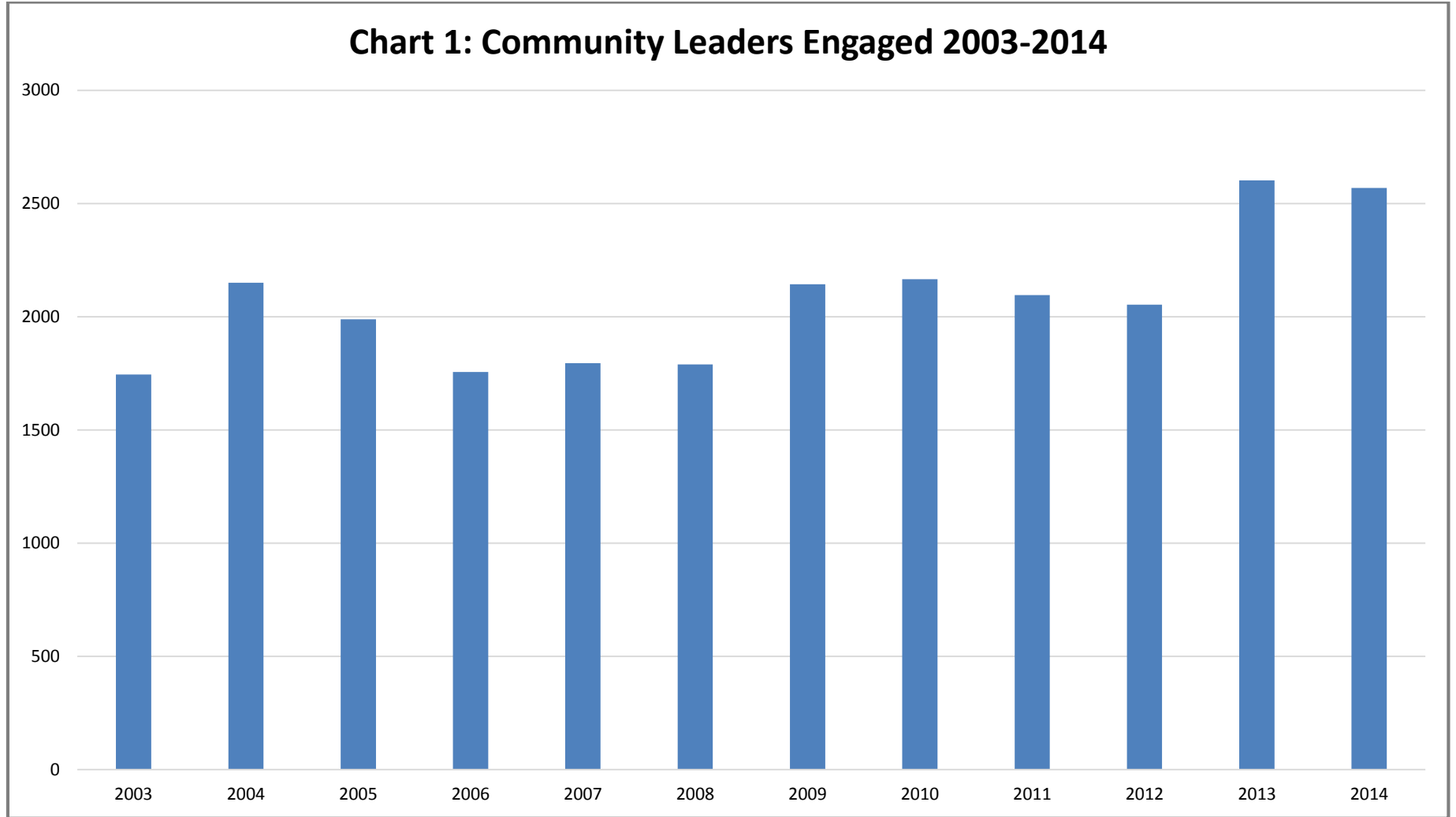


Chart 2: Homes Built or Preserved 2003-2014

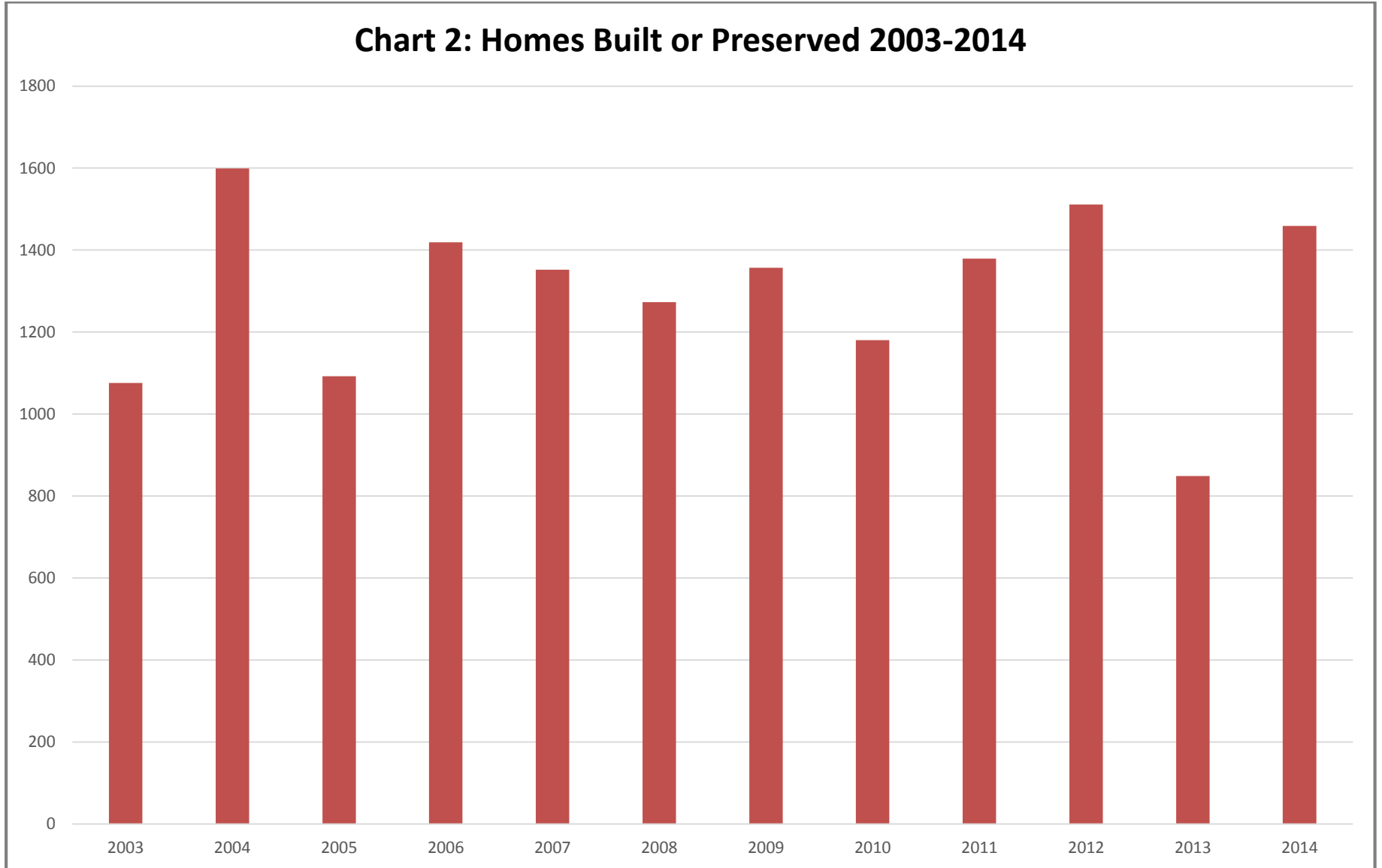
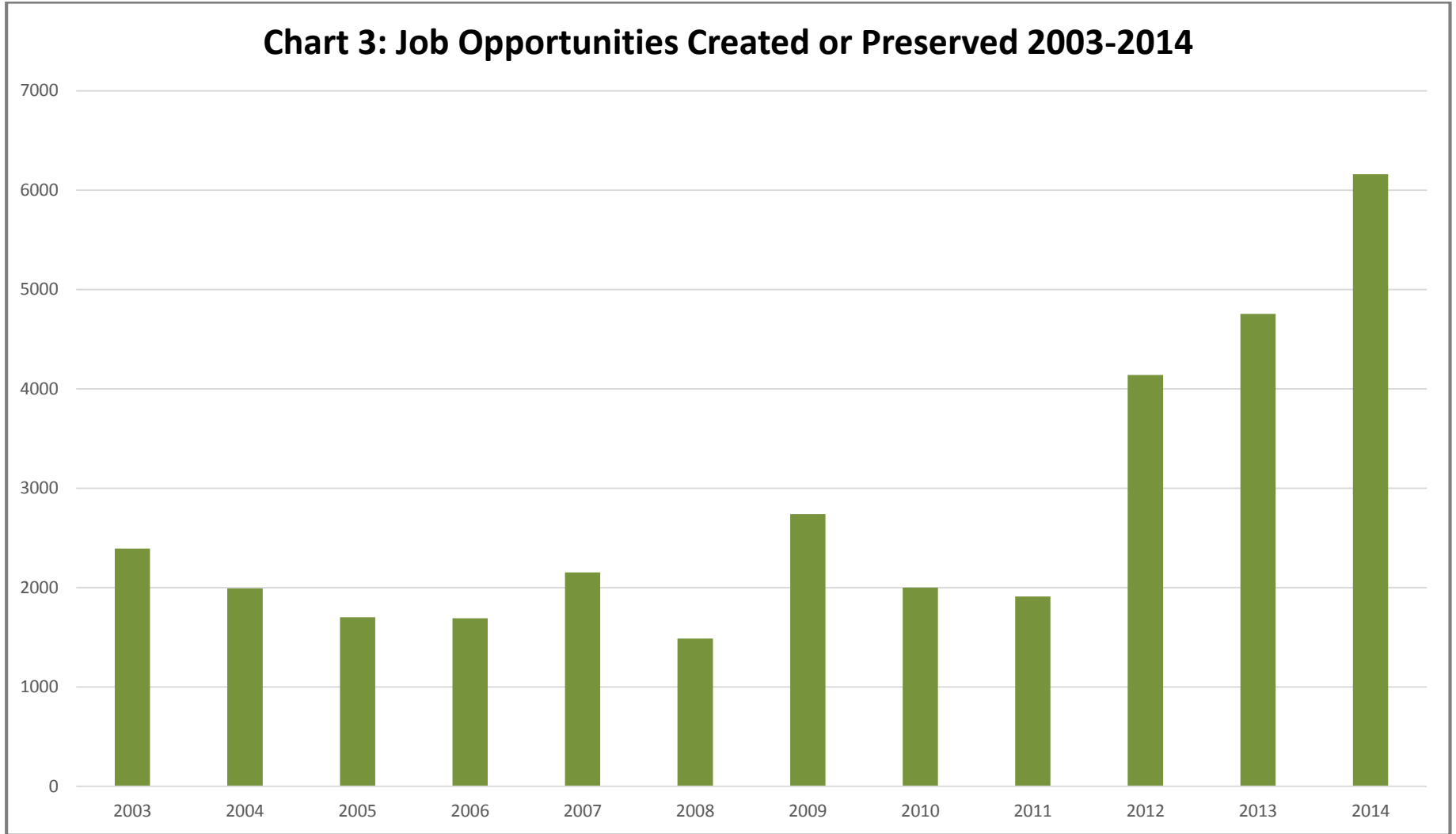
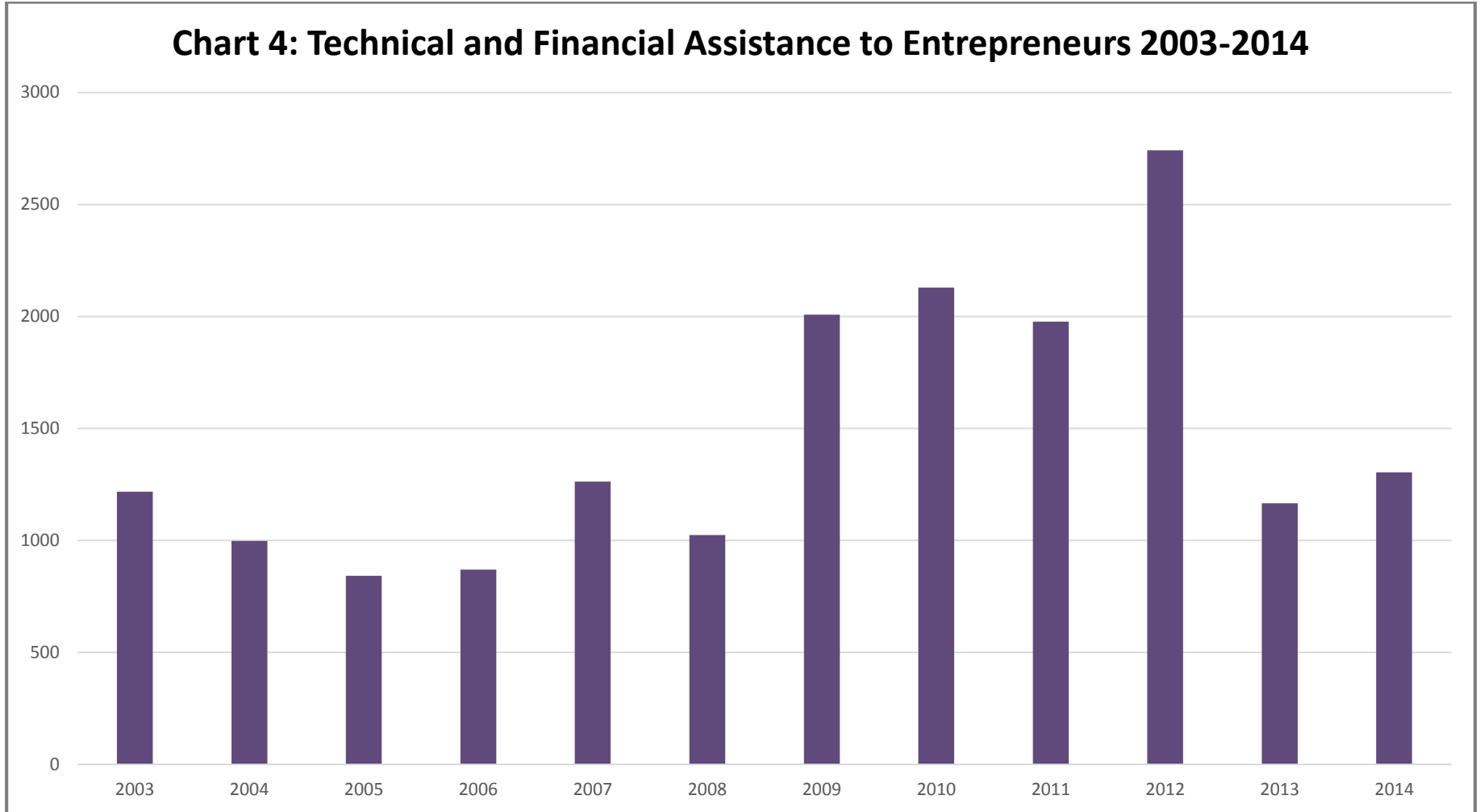
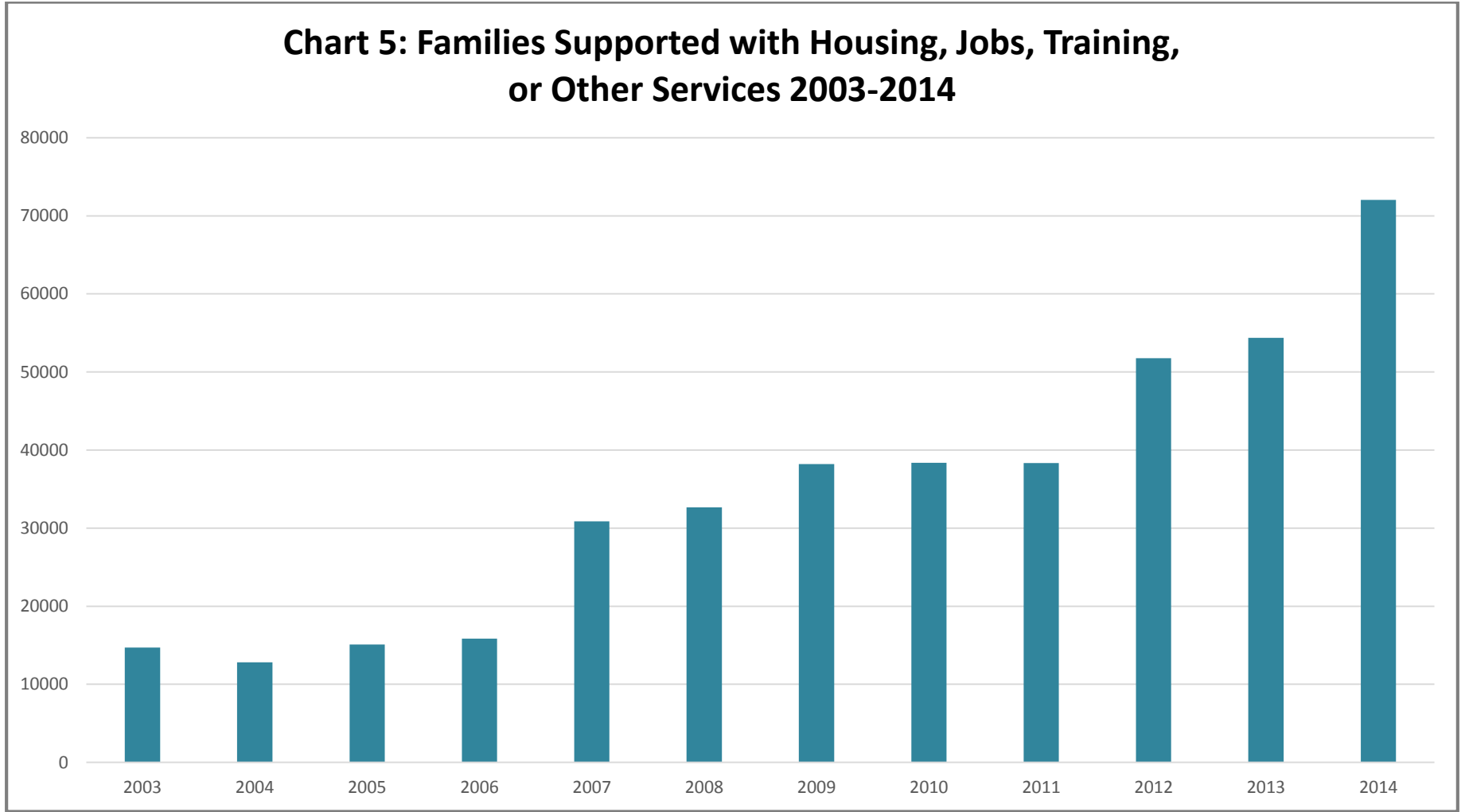


Chart 3: Job Opportunities Created or Preserved 2003-2014

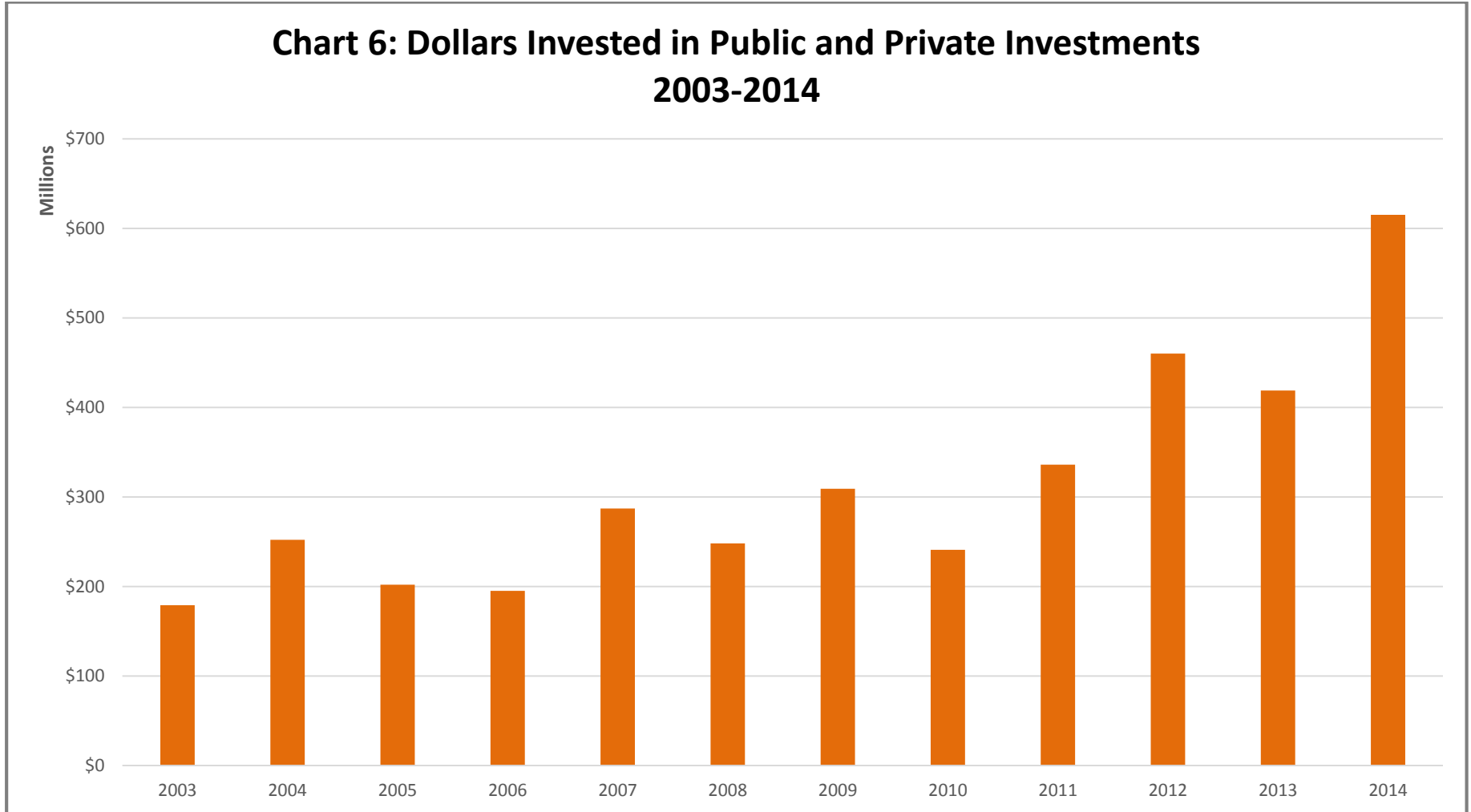




**Chart 5: Families Supported with Housing, Jobs, Training,
or Other Services 2003-2014**



**Chart 6: Dollars Invested in Public and Private Investments
2003-2014**



2015 MACDC GOALS Report

Summary Tables

Table 1: Summary of Accomplishments 2014

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
ACCION New England	50		227	141	368	\$ 6,267,343
Allston Brighton CDC	52	60	73		1,093	\$ 11,894,467
Arlington Community Trabajando, Inc.	14	2	32		661	\$ 558,526
Asian CDC	30				681	\$ 820,973
Caritas Communities					895	
CDC of South Berkshire County	11				10	\$ 120,000
CEDC-SM	49		31	47	1,674	\$ 1,153,222
Coalition for a Better Acre	43	26	32	2	940	\$ 3,578,884
Coastal Community Capital	21		145	58	203	\$ 9,861,000
Codman Square NDC	125		18	23	1,432	\$ 2,238,827
Common Capital	17		198	130	328	\$ 2,909,969
Community Development Partnership	68	64	39	36	258	\$ 1,948,053
Community Teamwork, Inc.	37	18	154	46	9,076	\$ 82,867,019
Domus, Inc.	30	4	5		205	\$ 1,183,434
Dorchester Bay EDC	36	149	659	86	2,020	\$ 74,533,166
Downtown Taunton Foundation	26				2	\$ 52,500
East Boston CDC	19	35	132	4	881	\$ 14,950,000
Father Bill's & Mainspring	22		200		1,491	\$ 17,463,114
Fenway CDC	41		12		292	\$ 891,483
Fields Corner CDC	10				226	\$ 873,038
Franklin County CDC	27		128	100	228	\$ 3,311,332
HAPHousing	36	105	213		2,394	\$ 36,564,512
Harborlight Community Partners	32	109	133		779	\$ 20,626,572
Hilltown CDC	17	25	3	31	232	\$ 3,203,999
Home City Housing	10	94	57		1,125	\$ 16,100,000
Homeowners Rehab	43	13			1,464	\$ 1,508,435

Table 1: Summary of Accomplishments 2014

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
Housing Assistance Corp.	23	11	132		6,236	\$ 28,880,530
Housing Corporation of Arlington	21	2			172	\$ 470,800
IBA/ETC	20		12		1,166	\$ 4,121,322
Island Housing Trust	30	49	11		121	\$ 2,558,622
Jamaica Plain NDC	22		27	72	722	\$ 3,284,386
Just a Start	12	53	192		1,651	\$ 9,948,000
Lawrence Community Works	74	18	26		2,566	\$ 12,189,372
Lena Park CDC	29		38		1,224	\$ 2,369,400
Lowell CLF dba MCCI	13	38	15	19	75	\$ 952,000
Madison Park DC	104	43	52		1,487	\$ 28,256,894
Main South CDC	37	3	8		797	\$ 1,572,357
Methuen Arlington Neighborhood Inc.	15	4	42		232	\$ 180,535
Metro West Collaborative Development	15	4			123	\$ 380,000
Mission Hill NHS	99				129	\$ 252,860
NEBA Works	21		283	61	364	\$ 2,691,811
NeighborWorks Southern Mass.	36	6			1,921	\$ 3,564,862
NOAH	30	41	32		1,715	\$ 10,047,608
North Shore CDC	195				602	\$ 1,765,439
Nuestra Comunidad DC	20	104	127		1,260	\$ 29,083,917
Oak Hill CDC	41				2,432	\$ 1,344,120
Olde Holyoke Development Corp.	11	83	2		396	\$ 3,200,980
Pittsfield Economic Revitalization Corp.	14		57	13	70	\$ 272,617
Quaboag Valley CDC	14		49	37	102	\$ 826,551
Quincy-Geneva New Vision CDC	22		114	7	557	\$ 369,469
Rebuilding Together Springfield	25				30	\$ 617,170
SEED Corp.	54		444	207	651	\$ 23,331,240
Somerville Community Corp.	95	31	102		732	\$ 12,354,820

Table 1: Summary of Accomplishments 2014

MACDC Member	Leaders	Homes	Jobs	Entrepreneurs	Families	Investment
South Boston NDC	14				47	\$ 799,087
South Middlesex Opportunity Council	59	76	721	17	5,564	\$ 83,525,087
Southwest Boston CDC	20				21	\$ 222,867
Springfield NHS	16	25			652	\$ 1,311,497
The Neighborhood Corporation	16				70	\$ 232,000
The Neighborhood Developers	67	7	949	5	2,809	\$ 6,275,863
Twin Cities CDC	52	4	171	118	819	\$ 3,512,506
Urban Edge	74	8			3,009	\$ 3,903,154
Valley CDC	16		38	42	603	\$ 1,345,996
Viet-AID	27		24	2	703	\$ 1,761,235
WATCH	112				643	\$ 243,945
WHALE	32				0	\$ 205,000
Women's Institute for Housing and Economic Dev.	16	82			155	\$ 4,800,000
Worcester Common Ground	37	1			142	\$ 845,475
Worcester Community Housing Resources	53	62	2		318	\$ 6,191,530
Grand Total	2,569	1,459	6,161	1,304	72,046	\$ 615,542,792

Table 2: Summary of Leaders Engaged 2014

MACDC Member	Number of Board Leaders Engaged by MACDC Member	Number of Non-Board Leaders and Committee Members Engaged by MACDC Member	Total Number of Leaders Engaged by MACDC Member
ACCION New England	22	28	50
Allston Brighton CDC	12	40	52
Arlington Community Trabajando, Inc.	9	5	14
Asian CDC	18	12	30
CDC of South Berkshire County	8	3	11
CEDC-SM	9	40	49
Coalition for a Better Acre	13	30	43
Coastal Community Capital	13	8	21
Codman Square NDC	13	112	125
Common Capital	12	5	17
Community Development Partnership	16	52	68
Community Teamwork, Inc.	22	15	37
Domus, Inc.	7	23	30
Dorchester Bay EDC	13	23	36
Downtown Taunton Foundation	11	15	26
East Boston CDC	19	0	19
Father Bill's & Mainspring	20	2	22
Fenway CDC	18	23	41
Fields Corner CDC	8	2	10
Franklin County CDC	12	15	27
HAPHousing	16	20	36
Harborlight Community Partners	20	12	32
Hilltown CDC	12	5	17
Home City Housing	8	2	10
Homeowners Rehab	13	30	43
Housing Assistance Corp.	20	3	23
Housing Corporation of Arlington	12	9	21
IBA/ETC	16	4	20
Island Housing Trust	16	14	30
Jamaica Plain NDC	17	5	22

Table 2: Summary of Leaders Engaged 2014

MACDC Member	Number of Board Leaders Engaged by MACDC Member	Number of Non-Board Leaders and Committee Members Engaged by MACDC Member	Total Number of Leaders Engaged by MACDC Member
Just a Start	12	0	12
Lawrence Community Works	14	60	74
Lena Park CDC	7	22	29
Lowell CLF dba MCCI	11	2	13
Madison Park DC	14	90	104
Main South CDC	12	25	37
Methuen Arlington Neighborhood Inc.	11	4	15
Metro West Collaborative Development	10	5	15
Mission Hill NHS	24	75	99
NEBA Works	9	12	21
NeighborWorks Southern Mass.	21	15	36
NOAH	16	14	30
North Shore CDC	15	180	195
Nuestra Comunidad DC	10	10	20
Oak Hill CDC	16	25	41
Olde Holyoke Development Corp.	11	0	11
Pittsfield Economic Revitalization Corp.	11	3	14
Quaboag Valley CDC	13	1	14
Quincy-Geneva New Vision CDC	15	7	22
Rebuilding Together Springfield	19	6	25
SEED Corp.	35	19	54
Somerville Community Corp.	15	80	95
South Boston NDC	12	2	14
South Middlesex Opportunity Council	24	35	59
Southwest Boston CDC	13	7	20
Springfield NHS	14	2	16
The Neighborhood Corporation	16	0	16
The Neighborhood Developers	12	55	67
Twin Cities CDC	15	37	52
Urban Edge	24	50	74

Table 2: Summary of Leaders Engaged 2014

MACDC Member	Number of Board Leaders Engaged by MACDC Member	Number of Non-Board Leaders and Committee Members Engaged by MACDC Member	Total Number of Leaders Engaged by MACDC Member
Valley CDC	13	3	16
Viet-AID	14	13	27
WATCH	12	100	112
WHALE	17	15	32
Women's Institute for Housing and Economic Dev.	6	10	16
Worcester Common Ground	8	29	37
Worcester Community Housing Resources	18	35	53
Grand Total	964	1,605	2,569

Table 3: Summary of Homes Created or Preserved 2014

MACDC Member	# of Units Created in Housing-Only Projects	# of Units Created in Mixed Use Projects	# of Units Improved by Home Improvement Loans	# of Units Where Lead Paint was Abated	# of Units Provided Development Consulting or Constr. Mgmt. Services, or Under Receivership	Total # of Units Created or Preserved by MACDC Member
Allston Brighton CDC	60					60
Arlington Community Trabajando, Inc.	2					2
Coalition for a Better Acre	26					26
Community Development Partnership					64	64
Community Teamwork, Inc.			18			18
Domus, Inc.	4					4
Dorchester Bay EDC	129		14	6		149
East Boston CDC	35					35
HAPHousing	70		33	2		105
Harborlight Community Partners	109					109
Hilltown CDC			20	5		25
Home City Housing	47			47		94
Homeowners Rehab			9	4		13
Housing Assistance Corp.	10		1			11
Housing Corporation of Arlington				2		2
Island Housing Trust	9				40	49
Just a Start	20		30	3		53
Lawrence Community Works	18					18
Lowell CLF dba MCCI			16	22		38
Madison Park DC	43					43
Main South CDC	3					3
Methuen Arlington Neighborhood Inc.			1	1	2	4
Metro West Collaborative Development					4	4
NeighborWorks Southern Mass.			6			6
NOAH	26		15			41
Nuestra Comunidad DC	104					104
Olde Holyoke Development Corp.	2		71	9	1	83
Somerville Community Corp.	31					31

Table 3: Summary of Homes Created or Preserved 2014

MACDC Member	# of Units Created in Housing-Only Projects	# of Units Created in Mixed Use Projects	# of Units Improved by Home Improvement Loans	# of Units Where Lead Paint was Abated	# of Units Provided Development Consulting or Constr. Mgmt. Services, or Under Receivership	Total # of Units Created or Preserved by MACDC Member
South Middlesex Opportunity Council			62	14		76
Springfield NHS			24	1		25
The Neighborhood Developers	7					7
Twin Cities CDC	1			3		4
Urban Edge *				8		8
Women's Institute for Housing and Economic Dev.					82	82
Worcester Common Ground					1	1
Worcester Community Housing Resources	2		60			62
Grand Total	758	0	380	127	194	1,459

* Urban Edge provided development consulting services for 60-unit project, but because these 60 units are included in Allston-Brighton CDC Housing Only Project totals, they are netted out here to avoid double-counting.

Table 4: Summary of Job Opportunities Created or Preserved 2014

MACDC Member	Number of Construction Jobs Created	Number of Jobs through Development Of Commercial Space	Number of Jobs through Small Business Assistance	Number of Jobs Found through Workforce Development	Total Number of Jobs Created or Preserved by MACDC Member
ACCION New England			227		227
Allston Brighton CDC	73				73
Arlington Community Trabajando, Inc.	2			30	32
CEDC-SM			31		31
Coalition for a Better Acre	32				32
Coastal Community Capital			145		145
Codman Square NDC			3	15	18
Common Capital			198		198
Community Development Partnership			39		39
Community Teamwork, Inc.			29	125	154
Domus, Inc.	5				5
Dorchester Bay EDC	402	100	34	123	659
East Boston CDC	43		24	65	132
Father Bill's & Mainspring				200	200
Fenway CDC				12	12
Franklin County CDC			128		128
HAPHousing	85			128	213
Harborlight Community Partners	133				133
Hilltown CDC			3		3
Home City Housing	57				57
Housing Assistance Corp.	12			120	132
IBA/ETC				12	12
Island Housing Trust	11				11
Jamaica Plain NDC			23	4	27
Just a Start	24			168	192
Lawrence Community Works	22			4	26
Lena Park CDC	33	5			38
Lowell CLF dba MCCI			15		15
Madison Park DC	52				52
Main South CDC	4			4	8

Table 4: Summary of Job Opportunities Created or Preserved 2014

MACDC Member	Number of Construction Jobs Created	Number of Jobs through Development Of Commercial Space	Number of Jobs through Small Business Assistance	Number of Jobs Found through Workforce Development	Total Number of Jobs Created or Preserved by MACDC Member
Methuen Arlington Neighborhood Inc.				42	42
NEBA Works			18	265	283
NOAH	32				32
Nuestra Comunidad DC	127				127
Olde Holyoke Development Corp.	2				2
Pittsfield Economic Revitalization Corp.			57		57
Quaboag Valley CDC			49		49
Quincy-Geneva New Vision CDC			34	80	114
SEED Corp.			444		444
Somerville Community Corp.	38			64	102
South Middlesex Opportunity Council	83	255	32	351	721
The Neighborhood Developers	9			940	949
Twin Cities CDC	1		170		171
Valley CDC			38		38
Viet-AID			24		24
Worcester Community Housing Resources	2				2
Grand Total	1,284	360	1,765	2,752	6,161

Table 5: Summary of Small Businesses Provided One on One Technical Assistance 2014

MACDC Member	Number of Business Owners Provided Direct, One on One TA by MACDC Member
ACCION New England	141
CEDC-SM	47
Coalition for a Better Acre	2
Coastal Community Capital	58
Codman Square NDC	23
Common Capital	130
Community Development Partnership	36
Community Teamwork, Inc.	46
Dorchester Bay EDC	86
East Boston CDC	4
Franklin County CDC	100
Hilltown CDC	31
Jamaica Plain NDC	72
Lowell CLF dba MCCI	19
NEBA Works	61
Pittsfield Economic Revitalization Corp.	13
Quaboag Valley CDC	37
Quincy-Geneva New Vision CDC	7
SEED Corp.	207
South Middlesex Opportunity Council	17
The Neighborhood Developers	5
Twin Cities CDC	118
Valley CDC	42
Viet-AID	2
Grand Total	1,304

Table 6: Summary of Families Assisted 2014

MACDC Member	Homebuyer Education	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units	Small Business Assistance	Households Assisted with Energy Efficiency	Housing Stabilization	Total # of Families Assisted
ACCION New England		227							141			368
Allston Brighton CDC	416	73	60				0	506		0	38	1,093
Arlington Community Trabajando, Inc.	467	32	2	35		52	73			0	0	661
Asian CDC	408		0	16			0	255		0	2	681
Caritas Communities								895				895
CDC of South Berkshire County								10				10
CEDC-SM		31				1,596			47			1,674
Coalition for a Better Acre	0	32	26	50		35	170	425	2	0	200	940
Coastal Community Capital		145							58			203
Codman Square NDC	40	18	0	45	63	210	65	873	23	0	95	1,432
Common Capital		198							130			328
Community Development Partnership	49	39	64				0	67	36	0	3	258
Community Teamwork, Inc.	300	154	18	36	348	819	0	100	46	1,348	5,907	9,076
Domus, Inc.		5	4			91		105				205
Dorchester Bay EDC	0	659	149	327	11		16	772	86	0	0	2,020

Table 6: Summary of Families Assisted 2014

MACDC Member	Homebuyer Education	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units	Small Business Assistance	Households Assisted with Energy Efficiency	Housing Stabilization	Total # of Families Assisted
Downtown Taunton Foundation								2				2
East Boston CDC		132	35		320			390	4			881
Father Bill's & Mainspring	0	200	0				0	360		0	931	1,491
Fenway CDC	0	12	0			10	0	257		0	13	292
Fields Corner CDC								226				226
Franklin County CDC		128							100			228
HAPHousing	522	213	105				218	501		0	835	2,394
Harborlight Community Partners		133	109		219			318				779
Hilltown CDC	0	3	25		120		0	35	31	13	5	232
Home City Housing	0	57	94	150		25	0	499		0	300	1,125
Homeowners Rehab	0		13	65	150	18	28	1,154		0	36	1,464
Housing Assistance Corp.	250	132	11			51	589	54		694	4,455	6,236
Housing Corporation of Arlington	0		2				0	90		0	80	172
IBA/ETC		12		257	267	109		521				1,166
Island Housing Trust	59	11	49				0	2		0	0	121
Jamaica Plain NDC		27			175	47		401	72			722
Just a Start	0	192	53	185			0	598		3	620	1,651

Table 6: Summary of Families Assisted 2014

MACDC Member	Homebuyer Education	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units	Small Business Assistance	Households Assisted with Energy Efficiency	Housing Stabilization	Total # of Families Assisted
Lawrence Community Works	306	26	18	127		1,659	291	139		0	0	2,566
Lena Park CDC	0	38	0				0	500		0	686	1,224
Lowell CLF dba MCCI	0	15	38				3		19	0	0	75
Madison Park DC	0	52	43	223			0	1,169		0	0	1,487
Main South CDC	8	8	3	104		499	0	173		0	2	797
Methuen Arlington Neighborhood Inc.	0	42	4	185			0	1		0	0	232
Metro West Collaborative Development	0		4				0	44		0	75	123
Mission Hill NHS	0		0	12			0	117		0	0	129
NEBA Works		283		20					61			364
NeighborWorks Southern Mass.	1,054		6			486	206	169		0	0	1,921
NOAH	378	32	41	159	65	290	415	173		0	162	1,715
North Shore CDC				25		178		399				602
Nuestra Comunidad DC	61	127	104		222	24	67	615		0	40	1,260
Oak Hill CDC	292		0	1,550	100	150	266	74		0	0	2,432
Olde Holyoke Development Corp.	4	2	83				0	297		10	0	396
Pittsfield Economic		57							13			70

Table 6: Summary of Families Assisted 2014

MACDC Member	Homebuyer Education	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units	Small Business Assistance	Households Assisted with Energy Efficiency	Housing Stabilization	Total # of Families Assisted
Revitalization Corp.												
Quaboag Valley CDC		49				13		3	37			102
Quincy-Geneva New Vision CDC	0	114	0	9	3	5	60	359	7	0	0	557
Rebuilding Together Springfield				30								30
SEED Corp.		444							207			651
Somerville Community Corp.	296	102	31	60		79	11	153		0	0	732
South Boston NDC								47	0			47
South Middlesex Opportunity Council	122	721	76			184	183	1,809	17	557	1,895	5,564
Southwest Boston CDC				21								21
Springfield NHS	442		25	51			133			0	1	652
The Neighborhood Corporation								70				70
The Neighborhood Developers		949	7			1,542		306	5			2,809
Twin Cities CDC	264	171	4				125	137	118	0	0	819
Urban Edge	528		8	20		838	137	1,248		0	230	3,009
Valley CDC	360	38	0				67	96	42	0	0	603

Table 6: Summary of Families Assisted 2014

MACDC Member	Homebuyer Education	Jobs Created or Preserved	Housing Opportunities Created or Preserved	Youth Programs	Elder Programs	Family Asset Building	Foreclosure Counseling	Cumulative Rental Units	Small Business Assistance	Households Assisted with Energy Efficiency	Housing Stabilization	Total # of Families Assisted
Viet-AID	70	24	0	350			13	88	2	0	156	703
WATCH	81		0			180	0	3		0	379	643
WHALE												0
Women's Institute for Housing and Economic Dev.	0		82				0	73		0	0	155
Worcester Common Ground	0		1				0	136		0	5	142
Worcester Community Housing Resources	0	2	62		78		0	168		0	8	318
Grand Total	6,777	6,161	1,459	4,112	2,141	9,190	3,136	17,982	1,304	2,625	17,159	72,046

Table 7: Summary of Community Investment Secured 2014

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 Businesses	Operating Budget	EITC and IDAs	Cash Assistance to Buy a Home, Avoid Foreclosure, or Secure Other Housing After Foreclosure	\$ Invested for Energy Efficiency Improvements to Resident-Owned Homes	Total Amount of Investment Secured by MACDC Member
ACCION New England					\$940,530	\$5,326,813	\$0			\$6,267,343
Allston Brighton CDC	\$10,985,990					\$908,477	\$0			\$11,894,467
Arlington Community Trabajando, Inc.	\$350,000					\$208,526	\$0			\$558,526
Asian CDC						\$820,973	\$0			\$820,973
CDC of South Berkshire County						\$120,000	\$0			\$120,000
CEDC-SM					\$0	\$433,222	\$720,000			\$1,153,222
Coalition for a Better Acre	\$2,496,300				\$0	\$1,082,584	\$0			\$3,578,884
Coastal Community Capital					\$9,131,000	\$730,000	\$0			\$9,861,000
Codman Square NDC					\$5,000	\$2,233,827	\$0			\$2,238,827
Common Capital					\$2,125,928	\$784,041	\$0			\$2,909,969
Community Development Partnership					\$292,125	\$1,655,928	\$0			\$1,948,053
Community Teamwork, Inc.				\$397,502	\$84,000	\$79,383,592	\$338,518	\$22,048	\$2,641,359	\$82,867,019
Domus, Inc.	\$676,122					\$507,312	\$0			\$1,183,434
Dorchester Bay EDC	\$56,000,000	\$14,702,000		\$184,262	\$366,792	\$3,280,112	\$0			\$74,533,166
Downtown Taunton Foundation						\$52,500	\$0			\$52,500
East Boston CDC	\$14,600,000				\$230,000	\$120,000	\$0			\$14,950,000

Table 7: Summary of Community Investment Secured 2014

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 Businesses	Operating Budget	EITC and IDAs	Cash Assistance to Buy a Home, Avoid Foreclosure, or Secure Other Housing After Foreclosure	\$ Invested for Energy Efficiency Improvements to Resident-Owned Homes	Total Amount of Investment Secured by MACDC Member
Father Bill's & Mainspring						\$17,463,114	\$0			\$17,463,114
Fenway CDC						\$891,483	\$0			\$891,483
Fields Corner CDC						\$873,038	\$0			\$873,038
Franklin County CDC					\$2,049,600	\$1,261,732	\$0			\$3,311,332
HAPHousing	\$20,013,631			\$806,356		\$15,673,463	\$0	\$71,062		\$36,564,512
Harborlight Community Partners	\$18,449,577					\$2,176,995	\$0			\$20,626,572
Hilltown CDC				\$639,939	\$0	\$2,464,060	\$0		\$100,000	\$3,203,999
Home City Housing	\$14,000,000					\$2,100,000	\$0			\$16,100,000
Homeowners Rehab				\$274,212		\$1,219,873	\$14,350			\$1,508,435
Housing Assistance Corp.	\$3,490,495			\$4,060		\$22,348,970	\$0	\$64,289	\$2,972,716	\$28,880,530
Housing Corporation of Arlington						\$470,800	\$0			\$470,800
IBA/ETC						\$4,121,322	\$0			\$4,121,322
Island Housing Trust	\$2,233,622					\$325,000	\$0			\$2,558,622
Jamaica Plain NDC					\$95,543	\$3,188,843	\$0			\$3,284,386
Just a Start	\$3,200,000			\$517,000		\$6,210,000	\$0		\$21,000	\$9,948,000
Lawrence Community Works	\$8,950,000					\$2,589,361	\$650,011			\$12,189,372
Lena Park CDC		\$2,000,000				\$369,400	\$0			\$2,369,400
Lowell CLF dba MCCI				\$775,000	\$0	\$132,000	\$0	\$45,000		\$952,000
Madison Park DC	\$17,625,000					\$10,631,894	\$0			\$28,256,894
Main South CDC	\$464,000					\$901,395	\$181,962	\$25,000		\$1,572,357

Table 7: Summary of Community Investment Secured 2014

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 Businesses	Operating Budget	EITC and IDAs	Cash Assistance to Buy a Home, Avoid Foreclosure, or Secure Other Housing After Foreclosure	\$ Invested for Energy Efficiency Improvements to Resident-Owned Homes	Total Amount of Investment Secured by MACDC Member
Methuen Arlington Neighborhood Inc.				\$95,000		\$85,535	\$0			\$180,535
Metro West Collaborative Development						\$380,000	\$0			\$380,000
Mission Hill NHS						\$252,860	\$0			\$252,860
NEBA Works					\$0	\$2,691,811	\$0			\$2,691,811
NeighborWorks Southern Mass.				\$140,476		\$3,077,624	\$265,372	\$81,390		\$3,564,862
NOAH	\$9,420,000			\$98,000		\$460,110	\$0	\$69,498		\$10,047,608
North Shore CDC						\$1,627,126	\$138,313			\$1,765,439
Nuestra Comunidad DC	\$27,107,000					\$1,976,917	\$0			\$29,083,917
Oak Hill CDC						\$1,344,120	\$0			\$1,344,120
Olde Holyoke Development Corp.	\$374,728		\$21,000	\$498,122		\$2,154,578	\$0		\$152,552	\$3,200,980
Pittsfield Economic Revitalization Corp.					\$57,619	\$214,998	\$0			\$272,617
Quaboag Valley CDC					\$285,000	\$541,551	\$0			\$826,551
Quincy-Geneva New Vision CDC					\$30,000	\$339,469	\$0			\$369,469
Rebuilding Together Springfield						\$617,170	\$0			\$617,170
SEED Corp.					\$21,300,000	\$2,031,240	\$0			\$23,331,240
Somerville Community Corp.	\$10,923,200					\$1,416,620	\$15,000			\$12,354,820
South Boston NDC					\$0	\$799,087	\$0			\$799,087

Table 7: Summary of Community Investment Secured 2014

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 Businesses	Operating Budget	EITC and IDAs	Cash Assistance to Buy a Home, Avoid Foreclosure, or Secure Other Housing After Foreclosure	\$ Invested for Energy Efficiency Improvements to Resident-Owned Homes	Total Amount of Investment Secured by MACDC Member
South Middlesex Opportunity Council		\$5,000,000		\$1,600,000	\$850,000	\$74,575,087	\$0		\$1,500,000	\$83,525,087
Southwest Boston CDC						\$222,867	\$0			\$222,867
Springfield NHS				\$159,131		\$972,364	\$0	\$180,002		\$1,311,497
The Neighborhood Corporation						\$232,000	\$0			\$232,000
The Neighborhood Developers	\$2,435,559				\$0	\$3,274,865	\$565,439			\$6,275,863
Twin Cities CDC	\$378,300			\$62,906	\$1,965,500	\$1,055,400	\$0	\$50,400		\$3,512,506
Urban Edge				\$150,000		\$3,413,415	\$339,739			\$3,903,154
Valley CDC					\$872,650	\$462,846	\$0	\$10,500		\$1,345,996
Viet-AID					\$0	\$1,761,235	\$0			\$1,761,235
WATCH						\$231,945	\$0	\$12,000		\$243,945
WHALE						\$205,000	\$0			\$205,000
Women's Institute for Housing and Economic Dev.						\$4,800,000	\$0			\$4,800,000
Worcester Common Ground						\$845,475	\$0			\$845,475
Worcester Community Housing Resources	\$170,000			\$1,814,376		\$4,187,154	\$0	\$20,000		\$6,191,530
Grand Total	\$224,343,524	\$21,702,000	\$21,000	\$8,216,342	\$40,681,287	\$309,311,119	\$3,228,704	\$651,189	\$7,387,627	\$615,542,792

2015 MACDC GOALS Report

Leaders

Table 8: Leaders 2014

MACDC Member	Board Members	Non-Board Leaders/Committee Members	Volunteers
ACCION New England	22	28	120
Allston Brighton CDC	12	40	125
Arlington Community Trabajando, Inc.	9	5	80
Asian CDC	18	12	50
CDC of South Berkshire County	8	3	15
CEDC-SM	9	40	90
Coalition for a Better Acre	13	30	250
Coastal Community Capital	13	8	21
Codman Square NDC	13	112	162
Common Capital	12	5	17
Community Development Partnership	16	52	75
Community Teamwork, Inc.	22	15	520
Domus, Inc.	7	23	30
Dorchester Bay EDC	13	23	72
Downtown Taunton Foundation	11	15	30
East Boston CDC	19	0	52
Father Bill's & Mainspring	20	2	308
Fenway CDC	18	23	57
Fields Corner CDC	8	2	11
Franklin County CDC	12	15	67
HAPHousing	16	20	125
Harborlight Community Partners	20	12	75
Hilltown CDC	12	5	45
Home City Housing	8	2	10
Homeowners Rehab	13	30	45
Housing Assistance Corp.	20	3	807
Housing Corporation of Arlington	12	9	35
IBA/ETC	16	4	70
Island Housing Trust	16	14	52
Jamaica Plain NDC	17	5	20
Just a Start	12	0	100
Lawrence Community Works	14	60	400

Table 8: Leaders 2014

MACDC Member	Board Members	Non-Board Leaders/Committee Members	Volunteers
Lena Park CDC	7	22	34
Lowell CLF dba MCCI	11	2	15
Madison Park DC	14	90	124
Main South CDC	12	25	41
Methuen Arlington Neighborhood Inc.	11	4	26
Metro West Collaborative Development	10	5	25
Mission Hill NHS	24	75	75
NEBA Works	9	12	22
NeighborWorks Southern Mass.	21	15	45
NOAH	16	14	120
North Shore CDC	15	180	527
Nuestra Comunidad DC	10	10	200
Oak Hill CDC	16	25	250
Olde Holyoke Development Corp.	11	0	77
Pittsfield Economic Revitalization Corp.	11	3	14
Quaboag Valley CDC	13	1	23
Quincy-Geneva New Vision CDC	15	7	24
Rebuilding Together Springfield	19	6	2,500
SEED Corp.	35	19	220
Somerville Community Corp.	15	80	300
South Boston NDC	12	2	50
South Middlesex Opportunity Council	24	35	200
Southwest Boston CDC	13	7	20
Springfield NHS	14	2	19
The Neighborhood Corporation	16	0	20
The Neighborhood Developers	12	55	195
Twin Cities CDC	15	37	501
Urban Edge	24	50	50
Valley CDC	13	3	30
Viet-AID	14	13	187
WATCH	12	100	150
WHALE	17	15	150

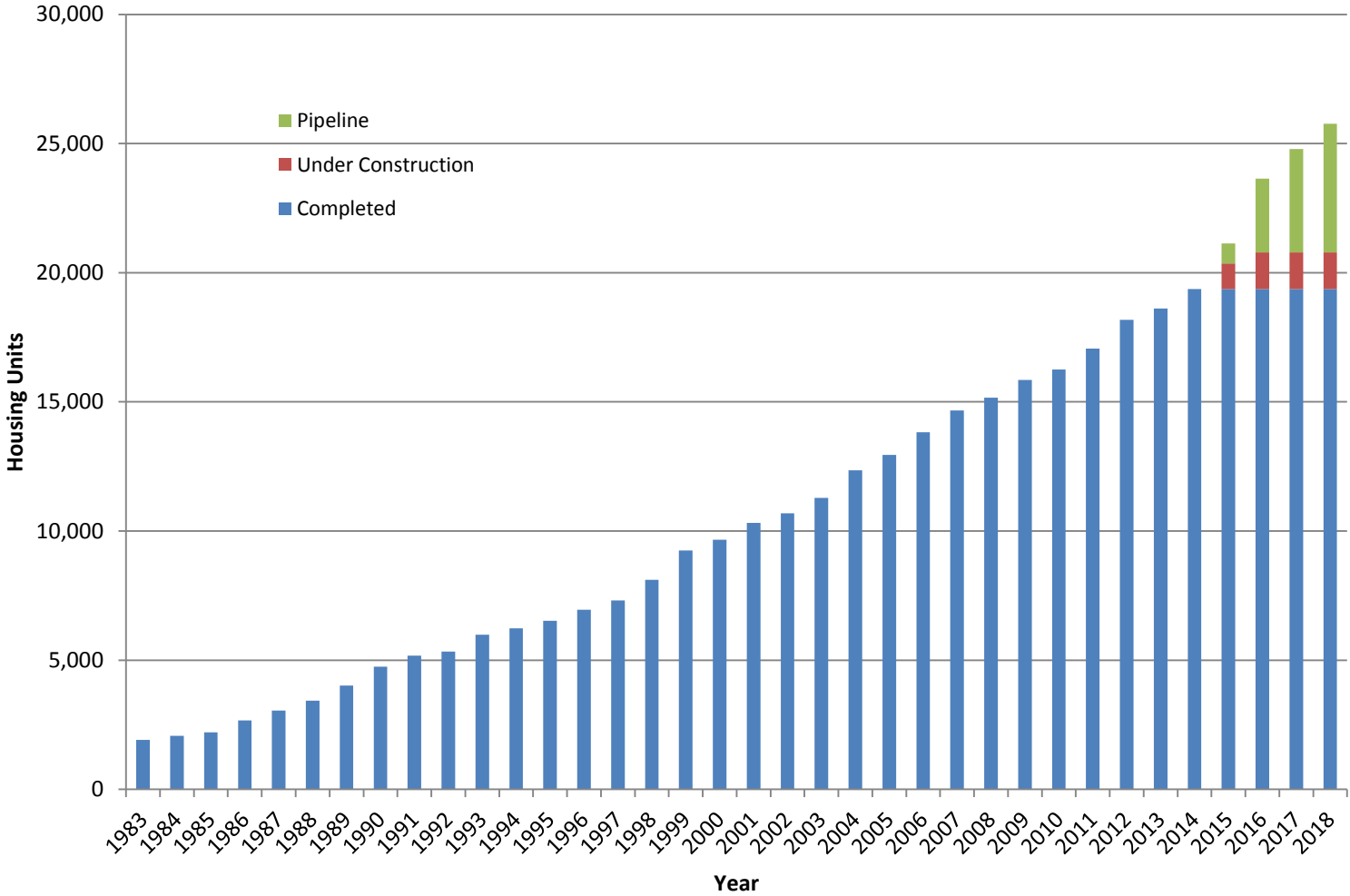
Table 8: Leaders 2014

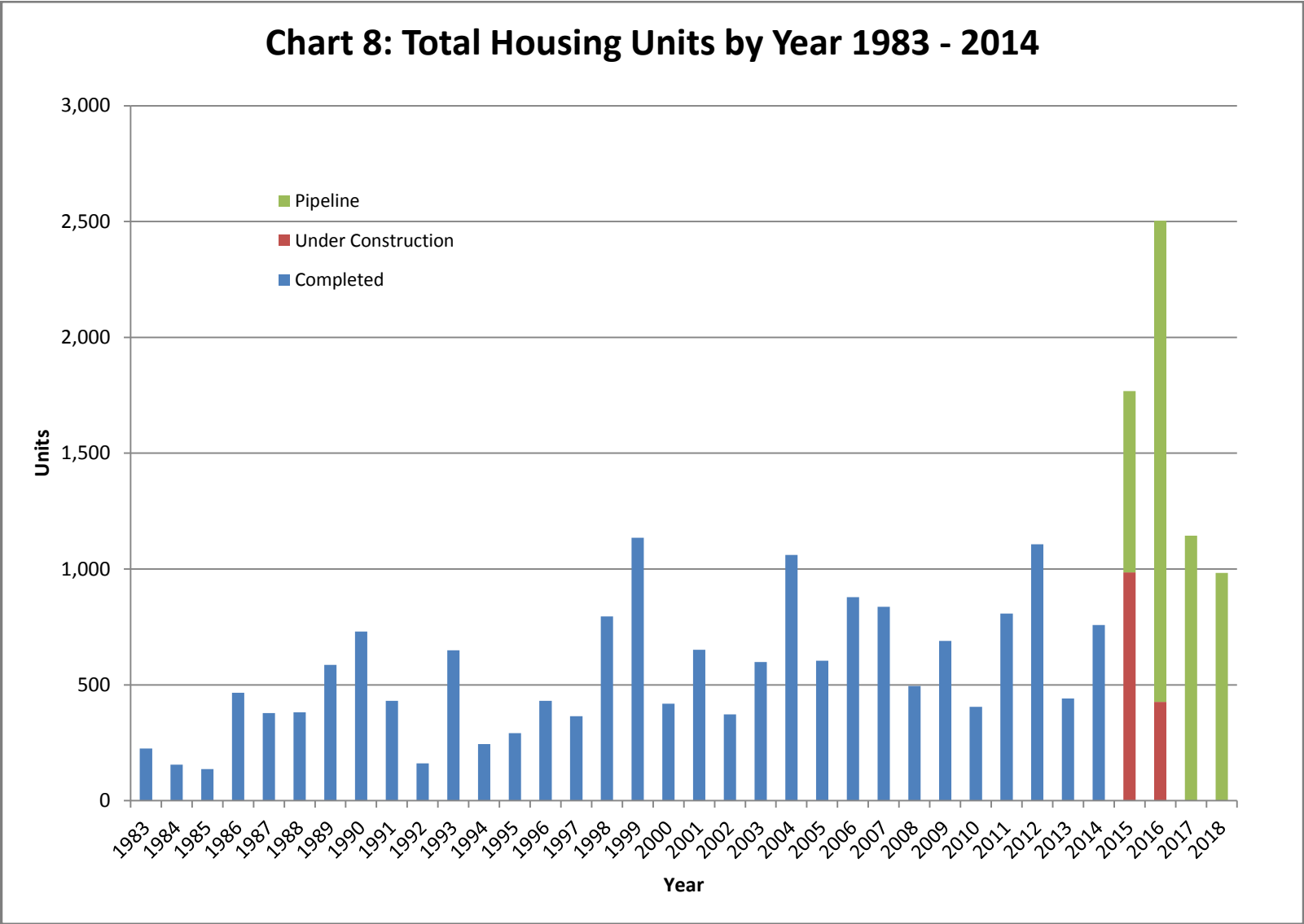
MACDC Member	Board Members	Non-Board Leaders/Committee Members	Volunteers
Women's Institute for Housing and Economic Dev.	6	10	16
Worcester Common Ground	8	29	37
Worcester Community Housing Resources	18	35	53
Grand Total	964	1,605	10,276

2015 MACDC GOALS Report

Real Estate 2014: Housing

Chart 7: Cumulative CDC Housing Production 1983 - 2014





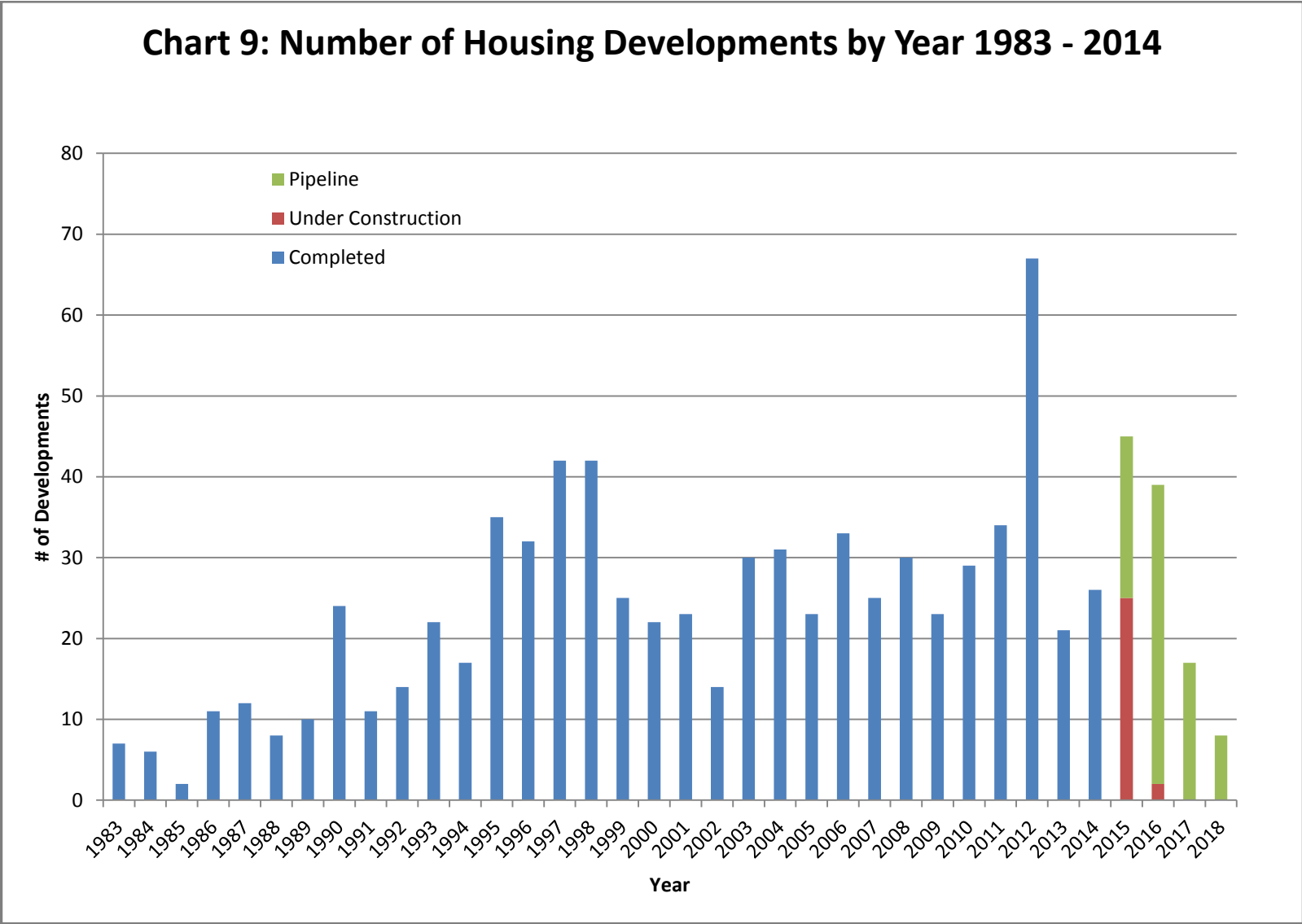


Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Allston Brighton CDC	Brighton Allston Apts	60	60	2014	\$10,985,990	Rehab - Mod	73	Federal Tax Credits (LIHTC)	Energy Conservation	60
Allston Brighton CDC Total		60	60		\$10,985,990		73			60
Arlington Community Trabajando, Inc.	Acton Street Builder's Blitz project	2	0	2014	\$350,000	New Constr	2	Local or Regional CDBG	Energy Conservation	2
Arlington Community Trabajando, Inc. Total		2	0		\$350,000		2			2
Coalition for a Better Acre	Triangle Rental	26	26	2014	\$2,496,300	Rehab - Mod	32	Enterprise Bank National Grid funded Weatherization Improvement Program	Energy Conservation, Healthy Materials, Working with the National Grid funded weatherization improvement program to replace inefficient heating systems with high efficiency systems, Sustainable Materials	26
Coalition for a Better Acre Total		26	26		\$2,496,300		32			26

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Domus, Inc.	Dansereau Homestead	4	4	2014	\$676,122	Rehab - Mod	5	Community Preservation Act Funds, *Community Foundation of Western Massachusetts	Energy Conservation, Healthy Materials, Sustainable Materials	4
Domus, Inc. Total		4	4		\$676,122		5			4
Dorchester Bay EDC	Quincy Heights	129	129	2014	\$56,000,000	Comb Rehab/New Constr	157	Local or Regional HOME, NHT Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), Section 8, HUD Choice Neighborhood funds, refinanced Flex Subsidy funds LISC, Federal Home Bank, Enterprise Community Partners	Energy Conservation, Healthy Materials, Enterprise Green Communities certification, Energy Star for Homes, LEED certifiable, Sustainable Materials	129
Dorchester Bay EDC Total		129	129		\$56,000,000		157			129
East Boston CDC	Condor Havre	8	8	2014	\$3,100,000	New Constr	10		Energy Conservation, Healthy Materials,	8

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
									Sustainable Materials	
East Boston CDC	Dalrymple School Apartments Elderly Housing	27	27	2014	\$11,500,000	Rehab - Subst	33	Northsuburban consortium Home funds State Low Income Housing Tax Credits, Section 202	Energy Conservation, Healthy Materials, Sustainable Materials	27
East Boston CDC Total		35	35		\$14,600,000		43			35
HAPHousing	Olympia Oaks	42	42	2014	\$12,536,831	New Constr	51	Local or Regional CDBG, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, MHIC, The Life Initiative, Interfaith Housing, Energy Star Rebates	Energy Conservation, Healthy Materials, 12" double wall construction, Sustainable Materials	42
HAPHousing	Stevens Memorial Senior Housing	28	28	2014	\$7,476,800	Comb Rehab/New Constr	34	State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 202, Neighborhood Reinvestment	Energy Conservation, Healthy Materials, Heating System is in excess of the building code,	28

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
									Sustainable Materials	
HAP Housing Total		70	70		\$20,013,631		85			70
Harborlight Community Partners	Turtle Creek	109	109	2014	\$18,449,577	Rehab - Mod	133	Local or Regional HOME, MassDevelopment, Federal Tax Credits (LIHTC), Section 8, Seller Note, United Way	Energy Conservation, Healthy Materials, Cogeneration system, Sustainable Materials	109
Harborlight Community Partners Total		109	109		\$18,449,577		133			109
Home City Housing	Center City	47	47	2014	\$14,000,000	Rehab - Subst	57	Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHIC, The Life Initiative	Energy Conservation, Healthy Materials, Sustainable Materials	47

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Home City Housing Total		47	47		\$14,000,000		57			47
Housing Assistance Corp.	Breezy Acres	10	10	2014	\$3,490,495	New Constr	12	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Section 8, MHP, The Property and Casualty Initiative	Energy Conservation, Healthy Materials, Sustainable Materials	10
Housing Assistance Corp. Total		10	10		\$3,490,495		12			10
Island Housing Trust	Sepiessa Rental Housing Project	3	3	2014	\$939,700	New Constr	4	Community Preservation Act Funds, MassSave Federal Home Bank, Edgartown National Bank	Energy Conservation, Healthy Materials, energy recovery ventilator air source heat pumps, Sustainable Materials	3

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Island Housing Trust	Village Court Rental Housing Project	6	6	2014	\$1,293,922	Rehab - Subst	7	Local or Regional CDBG, Community Preservation Act Funds, LEAN - Low-Income Energy Affordability Network Cape Light Compact Federal Home Bank, Edgartown National Bank private donors	Energy Conservation, Healthy Materials, air source heat pumps, Sustainable Materials	6
Island Housing Trust Total		9	9		\$2,233,622		11			9
Just a Start	2014 Affordable Condo Resales	20	0	2014	\$3,200,000	Rehab - Mod	24	Local or Regional CDBG, City of Cambridge CAHT		19
Just a Start Total		20	0		\$3,200,000		24			19

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Lawrence Community Works	108 Newbury Street	18	18	2014	\$8,950,000	New Constr	22	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Brownfields, MassSaves (rebates), Attorney General's Office Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, The Life Initiative, TD Bank Foundation	Energy Conservation, Healthy Materials, Sustainable Materials	18
Lawrence Community Works Total		18	18		\$8,950,000		22			18
Madison Park DC	Dudley Greenville	43	43	2014	\$17,625,000	New Constr	52	Local or Regional HOME, City Neighborhood Housing Trust State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, Federal Tax Credits	Energy Conservation, Healthy Materials, PV Read Community garden Bike rack, Sustainable Materials	43

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
								(LIHTC), Section 8, Fleet Bank/ Bank of America, First Sterling - LIHTC investor Developer Fee Loan		
Madison Park DC Total		43	43		\$17,625,000		52			43
Main South CDC	3 Hathaway Street	3	2	2014	\$464,000	Rehab - Mod	4	Local or Regional CDBG, Webster Credit Union	Energy Conservation, Healthy Materials, Sustainable Materials	2
Main South CDC Total		3	2		\$464,000		4			2

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
NOAH	Benfield Farms	26	26	2014	\$9,420,000	New Constr	32	Community Preservation Act Funds, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, Fleet Bank/ Bank of America, NeighborWorks Capital pre dev. We will get some Energy Star rebates. We have not get finished with photo voltaic installation and rebates.	Energy Conservation, Healthy Materials, LEED Gold for Homes, Sustainable Materials	18
NOAH Total		26	26		\$9,420,000		32			18

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Nuestra Comunidad DC	109 Mt. Pleasant	8	8	2014	\$2,805,000	New Constr	10	Local or Regional HOME, Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, Federal Home Bank, Mulford Foundation Eastern Bank	Energy Conservation, Healthy Materials, white roof, Sustainable Materials	8
Nuestra Comunidad DC	Washington Park Apartments	96	96	2014	\$24,302,000	Rehab - Subst	117	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	Energy Conservation, Healthy Materials, Sustainable Materials	91
Nuestra Comunidad DC Total		104	104		\$27,107,000		127			99

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
Olde Holyoke Development Corp.	294-296 Chestnut Street New Homes	2	2	2014	\$374,728	New Constr	2	Local or Regional HOME, Local or Regional CDBG	Energy Conservation	2
Olde Holyoke Development Corp. Total		2	2		\$374,728		2			2
Somerville Community Corp.	St. Polycarp Phase III	31	31	2014	\$10,923,200	New Constr	38	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Bank of New York/Mellon	Energy Conservation, Healthy Materials, We are aiming to build a super insulated building, Sustainable Materials	31
Somerville Community Corp. Total		31	31		\$10,923,200		38			31
The Neighborhood Developers	North Bellingham Family Supportive	7	7	2014	\$2,435,559	Comb Rehab/New Constr	9	Local or Regional CDBG, Urban Development Action Grant Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), HOME funds, Section 8, MHP	Energy Conservation, Healthy Materials, Sustainable Materials	7

Table 9: Housing Projects Completed 2014

MACDC Member	Project Name	Total Units	Rental Units	Year of Occupancy	Total Development Cost	Constr. Type	Constr. Jobs	Financing	Environmental	Affordable Units
The Neighborhood Developers Total		7	7		\$2,435,559		9			7
Twin Cities CDC	3-5 Johnson Street	1	0	2014	\$378,300	Comb Rehab/New Constr	1	Local or Regional HOME	Energy Conservation	1
Twin Cities CDC Total		1	0		\$378,300		1			1
Worcester Community Housing Resources	12B Beach Street, Millbury	2	0	2014	\$170,000	Rehab - Mod	2	WCHR Community Loan Fund	Energy Conservation, Healthy Materials, High efficiency heating & hot water systems, energy star appliances, insulation, new doors	2
Worcester Community Housing Resources Total		2	0		\$170,000		2			2
Grand Total		758	732		\$224,343,524		923			743

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Arlington Community Trabajando, Inc.	Parker Street Rehab	Constr	2015	1	0	\$15,000	Rehab - Mod	1	ACT private sources	1
Asian CDC	Tremont Village	Pre Dev	2015	20	20	\$8,600,000	Rehab - Subst	20	MassDevelopment, MRVP, DHCD Public Housing Funding Federal Tax Credits (LIHTC), MHIC, Boston Private Bank & Trust	24
CDC of South Berkshire County	Sawmill Brook	Pre Dev	2015	50	0	\$20,000,000	New Constr	22	Community Preservation Act Funds, State HOME, Faith-based loans	61
Coalition for a Better Acre	Gorham Street Apartments	Pre Dev	2015	24	24	\$8,968,738	New Constr	24	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, Neighborhood Reinvestment, The Life Initiative, Construction loan financing and Citi Bank and first Mortgage financing from Enterprise Bank	29

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Coalition for a Better Acre	Haverhill Veterans Housing	Pre Dev	2015	27	27	\$5,768,409	New Constr	27	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP, Federal Tax Credits (LIHTC), North Shore HOME Consortium Funds	33
Community Teamwork, Inc.	430 Broadway	Pre Dev	2015	3	3	\$711,000	Other	3	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MRVP, MHP, Franklin Square House Foundation; Theodore Edison Parker Foundation Lowell Development & Financial Corp	4
Community Teamwork, Inc.	Stony Brook 2	Pre Dev	2015	36	36	\$9,000,000	New Constr	36	Town of Westford Affordable Housing Trust; Town of Westford Community Preservation Committee DHCD-Home Funds, AHT Funds Federal Tax Credits (LIHTC), MHP, Citizens Bank, Boston Financial Investment Management	44

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Domus, Inc.	Our House	Pre Dev	2015	11	11	\$1,450,000	Comb Rehab/ New Constr	11	Local or Regional HOME, Community Preservation Act Funds, Housing Innovations Fund (HIF), HPSTF	13
East Boston CDC	Lyman School Apartments Rehab	Constr	2015	45	45	\$3,500,000	Preserv of Exp Use	45	MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Federal Historic Tax Credits	55
East Boston CDC	Salesian Properties	Pre Dev	2015	41	41	\$12,000,000	New Constr	41	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, Section 8	50
HAPHousing	Kenwyn & Quadrangle	Constr	2015	60	60	\$9,302,566	Other	60	Local or Regional HOME, City Lead Abatement State Low Income Housing Tax Credits, MassDevelopment, MRVP, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP, Neighborhood Reinvestment, MHIC, Fleet Bank/ Bank of America	73

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Harborlight Community Partners	Rockport High School Apartments	Constr	2015	31	31	\$3,113,713	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, USDA Rental Assistance, United Way	38
Harborlight Community Partners	We Care About Homes	Constr	2015	20	20	\$2,560,000	Rehab - Mod	20	Local or Regional HOME, Local or Regional CDBG, Housing Stabilization Fund (HSF), MassDevelopment, Tax Exempt Bond, 12-15 private sources thus far	24
Hilltown CDC	Haydenville Village Center Apartments	Constr	2015	24	24	\$5,064,552	Rehab - Subst	24	Brassworks Loan Fund State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Federal Home Bank, People's United Bank	29
Homeowners Rehab	Putnam Square	Constr	2015	94	94	\$25,330,413	Rehab - Mod	94	Local or Regional HOME, Community Preservation Act Funds, Affordable Housing Trust Fund, MassDevelopment, CIPF, Federal Tax Credits (LIHTC), Section 8,	115

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
									Neighborhood Reinvestment, MHIC, Boston Private	
Island Housing Trust	Richmond Ownership Project	Pre Dev	2015	1	0	\$150,000	Rehab - Mod	1	Local or Regional CDBG, Community Preservation Act Funds, property was part of a bequest	1
Jamaica Plain NDC	461 Walnut Avenue	Constr	2015	31	31	\$14,200,000	Rehab - Subst	31	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	38
Just a Start	Bishop Allen Apartments	Constr	2015	32	32	\$1,650,000	Rehab - Subst	32	Community Preservation Act Funds, Cambridge Affordable Housing Trust Affordable Housing Trust Fund, CIPF, Federal Tax Credits (LIHTC), Boston Private	39
Lena Park CDC	Brown Kaplan	Constr	2015	60	60	\$9,700,000	Preserv of Exp Use	60	MassHousing or MFHA (other than trust), TBD	73

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Madison Park DC	St. Botolph Terrace Apartments	Pre Dev	2015	52	52	\$31,037,000	Rehab - Mod	50	CEDAC acquisition loan Federal Tax Credits (LIHTC), Citizens Bank, Eastern Bank acquisition loan, Tax-exempt bond for permanent senior loan, Developer equity	63
Mission Hill NHS	MHNHS Roxbury Crossing Senior Building	Constr	2015	40	40	\$15,998,422	New Constr	39	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, Housing Creation Linkage, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Section 202, PRAC rental subsidy, Citizens Bank,	49
NeighborWorks Southern Mass.	East Howard Street Veteran's Housing	Constr	2015	12	12	\$3,765,000	New Constr	12	Local or Regional HOME, Affordable Housing Trust Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Colonial Federal Savings	15

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
NOAH	Sitkowski School	Constr	2015	66	66	\$19,575,000	Rehab - Subst	66	Local or Regional HOME, Local or Regional CDBG, The Town has been great, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, We have to fix Mass Historic credit allocation. The process is a mess and under funds projects and developer fee, MHP, Neighborhood Reinvestment, MHIC, Citizens Bank	81
North Shore CDC	Salem Point	Constr	2015	77	77	\$18,027,732	Rehab - Mod	77	Local or Regional HOME, Local or Regional CDBG, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, LISC, Federal Home Bank, Eastern Bank	94

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Olde Holyoke Development Corp.	Dwght & Ivy Street Apartments	Constr	2015	6	6	\$537,077	Rehab - Subst	4	Local or Regional HOME, PeoplesBank	7
Quincy-Geneva New Vision CDC	Philip Brooks School	Planning	2015	58	58	\$3,000,000	Rehab - Subst	0		71
Quincy-Geneva New Vision CDC	Quincy-Geneva 2	Pre Dev	2015			\$12,300,000	Rehab - Mod	0		
South Boston NDC	Patriot Homes	Pre Dev	2015	24	24	\$11,700,000	Comb Rehab/ New Constr	24	Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), HODAG repayment Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, Mass Attorney General, The Life Initiative, Federal Home Bank, Home Depot, TD Bank Radius Bank	29
South Middlesex Opportunity Council	20 Cottage St, Worcester	Constr	2015	15	15	\$1,600,000	Rehab - Mod	15		18
South Middlesex Opportunity Council	46 Gordon St, Framingham	Constr	2015	12	12	\$900,000	Rehab - Mod	12		15
South Middlesex Opportunity Council	75 Church Ave, Northbridge	Constr	2015	13	13	\$2,200,000	New Constr	13		16

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
South Middlesex Opportunity Council	8 Depot St, Palmer	Constr	2015	16	16	\$850,000	Rehab - Subst	16		20
The Neighborhood Corporation	10 First Street	Constr	2015	2	2	\$373,250	New Constr	2	Local or Regional HOME, Bristol County Saving Bank	2
The Neighborhood Corporation	11 Second Street	Pre Dev	2015	2	2	\$410,000	New Constr	2	Local or Regional HOME, Bristol County Saving Bank	2
The Neighborhood Developers	525 Beach Street	Constr	2015	30	30	\$10,493,355	New Constr	30	Local or Regional HOME, Affordable Housing Trust Fund, MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, The Life Initiative	37
The Neighborhood Developers	North Bellingham Veterans Home	Constr	2015	10	10	\$3,301,254	Rehab - Subst	10	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Federal Home Bank, Grants from TD Charitable Foundation, Eastern Bank, Charlesbank Homes Construction Loan: Boston Private Bank	12
Twin Cities CDC	183 High Street	Pre Dev	2015	2	1	\$375,000	Rehab - Mod	1	Local or Regional HOME, State HOME,	2

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
									Neighborhood Reinvestment	
Twin Cities CDC	4 Leighton Street	Pre Dev	2015	16	16	\$1,453,000	Rehab - Mod	16	Local or Regional HOME, Affordable Housing Trust Fund, MRVP, HPSTF McKinney, CCRI from MassHousing	20
Twin Cities CDC	Prichard Academy	Pre Dev	2015	14	14	\$1,416,995	Rehab - Mod	13	Local or Regional HOME, NFIT Section 8	17
Urban Edge	Cleaves Dimock Bragdon	Pre Dev	2015	90	90	\$24,000,000	Rehab - Mod	90	MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8	110
Urban Edge	Walnut Washington Apartments	Constr	2015	65	65	\$20,780,194	Rehab - Mod	65	Federal Tax Credits (LIHTC), Section 8, MHIC, Citizens Bank, Boston Private Bank LEAN Energy Retrofit Funds	79
Urban Edge	Westminster Apartments	Planning	2015	70	70	\$14,000,000	Rehab - Mod	51	Federal Tax Credits (LIHTC), MHP	85

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Valley CDC	Parsons Street, Easthampton	Constr	2015	38	38	\$11,000,000	New Constr	38	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MRVP, Federal Tax Credits (LIHTC), TD Charitable Foundation Housing for Everyone award (\$100,000) local bank for construction and permanent financing	46
WHALE	525 Purchase Street	Planning	2015	2	1	\$300,000	Rehab - Subst	2		2
Worcester Community Housing Resources	6-8 King Street, Worcester	Constr	2015	4	4	\$547,000	Preserv of Exp Use	4	Local or Regional CDBG, Housing Stabilization Fund (HSF), WCHR Community Loan Fund	5
2015 Total				1,347	1,293	\$351,024,670		1,235		1,641
Allston Brighton CDC	Commonwealth and Glenville	Pre Dev	2016	235	235	\$30,000,000	Rehab - Mod	224	Federal Tax Credits (LIHTC)	287
CDC of South Berkshire County	Rt. 23 Great Barrington	Pre Dev	2016	11	11	\$3,000,000	New Constr	11	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8, Federal Home Bank	13

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Codman Square NDC	Whittier Place	Pre Dev	2016	44	44	\$18,040,000	Comb Rehab/ New Constr	44	Local or Regional HOME, Local Linkage, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Neighborhood Reinvestment, The Life Initiative, Citizens Bank	54
Domus, Inc.	Moseley School	Pre Dev	2016	19	19	\$7,336,179	Rehab - Subst	19	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC)	23
Dorchester Bay EDC	Cottage Brook	Pre Dev	2016	147	147	\$48,000,000	Rehab - Mod	147	EURWAP, Mass Development for Tax Exempt Bonds Federal Tax Credits (LIHTC), Section 8, Flex Sub, Eastern Bank, Boston Private Bank, Rockland Trust (each are bond purchasers)	179
Fenway CDC	57 Hemenway	Concept	2016	25	25	\$2,567,000	Comb Rehab/ New Constr	25		31

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Fenway CDC	71 Westland Ave	Concept	2016	20	20	\$1,400,000	Rehab - Mod	15		24
HAPHousing	Library Commons	Planning	2016	65	65	\$24,913,199	Comb Rehab/ New Constr	48	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Bond 9% Credit. items checked above are projected Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP, Bank: TBD	79
Harborlight Community Partners	Harborlight House	Pre Dev	2016	30	30	\$9,100,000	Rehab - Subst	30	Local or Regional CDBG, Community Preservation Act Funds, State HOME, Housing Innovations Fund (HIF), MassDevelopment, MRVP, HPSTF, HSITF Federal Tax Credits (LIHTC), Federal Home Bank, Seller Note	37
Hilltown CDC	Goshen Senior Housing	Pre Dev	2016	11	11	\$2,378,000	New Constr	9	Community Preservation Act Funds, \$80,000 in CPA funds have been awarded to Hilltown CDC for acquisition and permitting and	13

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
									applications for financing.	
Homeowners Rehab	Cambridge St	Pre Dev	2016	10	10	\$3,950,000	Rehab - Mod	10	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8, East Cambridge Savings Bank	12
Housing Assistance Corp.	Route 134	Constr	2016	27	27	\$10,500,000	New Constr	27	Local or Regional HOME, Community Preservation Act Funds, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, The Property and Casualty Initiative	33
Housing Assistance Corp.	Sachem's Path Nantucket	Constr	2016	36	0	\$22,000,000	New Constr	8	Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Boston Community Capital or Loan Fund, Eastern Bank - Construction Loan	44

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Housing Corporation of Arlington	Kimball Famer House	Pre Dev	2016	3	3	\$1,151,000	Rehab - Subst	3	Local or Regional HOME, Local or Regional CDBG, Section 8, -Leader Ban -LOC from TD Ban - Federal Home Loan Bank AHP Program	4
Island Housing Trust	Water Street Rental Housing Project	Pre Dev	2016	6	6	\$1,240,000	New Constr	6	Community Preservation Act Funds, Affordable Housing Trust Fund, Federal Home Bank, private donors	7
Jamaica Plain NDC	75 Amory Avenue	Pre Dev	2016	39	39	\$15,950,000	New Constr	39	Local or Regional HOME, Local Linkage, State HOME, Affordable Housing Trust Fund, MassDevelopment, Brownfields, MRVP, Federal Tax Credits (LIHTC), Section 8, MHP, The Life Initiative, Fleet Bank/ Bank of America, Hyams Foundation, Mifflin Fund, Hudson Capital	48
Just a Start	402 Rindge Ave-Rehab	Pre Dev	2016	273	273	\$44,000,000	Other	273	Community Preservation Act Funds, State Sources not yet confirmed. Federal Tax Credits (LIHTC), 4% TC are planned Bond financing Planned	333

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Just a Start	JAS Properties Restructure	Pre Dev	2016	125	125	\$26,000,000	Rehab - Subst	125	City of Cambridge proposed Federal Tax Credits (LIHTC), 4% TC planned	153
Lawrence Community Works	Union & Milford Homeownership	Pre Dev	2016	5	0	\$1,290,000	New Constr	5	Local or Regional HOME, Affordable Housing Trust Fund, Brownfields, The Life Initiative, CharlesBank Homes, MMBAF People's United	6
Madison Park DC	Parcel 10	Pre Dev	2016	30	30	\$17,492,000	Rehab - Subst	16	Brownfields, MassWorks grant program for site infrastructure Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, 1) Boston Redevelopment Authority: Inclusionary Funding 2) Deferred Developer Fee	37
Madison Park DC	Smith House	Pre Dev	2016	132	132	\$46,109,000	Rehab - Mod	132	Federal Tax Credits (LIHTC), Section 8, 1) Seller note 2) Deferred Developer Fee 3) Operating Revenue at DSC	161
Main South CDC	1 Kilby Street Renovation	Pre Dev	2016	9	9	\$1,455,000	Rehab - Subst	9		11

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
NeighborWorks Southern Mass.	Kendrigan Place	Pre Dev	2016	78	78	\$19,178,000	Preserv of Exp Use	78	Local or Regional HOME, Community Preservation Act Funds, Quincy Affordable Housing Trust Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, CIPF, Boston Private	95
NOAH	Shoe Shop Place	Pre Dev	2016	25	25	\$8,593,000	Rehab - Subst	25	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Fleet Bank/ Bank of America	31
North Shore CDC	Congress, Dow, & Ward	Pre Dev	2016	63	63	\$18,353,880	Other	63	Local or Regional CDBG, Community Preservation Act Funds, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, LISC, The Property and Casualty Initiative	77
North Shore CDC	Harbor-Lafayette Homes	Pre Dev	2016	26	26	\$4,859,939	Other	26	Local or Regional CDBG, MRVP, Federal Tax Credits (LIHTC)	32
Nuestra Comunidad DC	Bartlett Place, Phase E1	Pre Dev	2016	16	0	\$6,083,655	New Constr	0	Boston Community Capital or Loan Fund	20

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Nuestra Comunidad DC	Kasanof Homes	Pre Dev	2016	20	0	\$7,026,751	New Constr	10	Local Inclusionary Zoning Funds, Neighborhood Housing Trust MRVP, NeighborWorks Capital	24
Somerville Community Corp.	163 Glen	Pre Dev	2016	11	0	\$4,120,348	Other	4	Local or Regional HOME, Community Preservation Act Funds, Possibly HOME funds and HUD Community Challenge Grants funds awarded to City. Rockland Trust Construction Funding or East Boston Savings	13
South Middlesex Opportunity Council	201 Middlesex St, Lowell	Pre Dev	2016	49	49	\$6,000,000	Rehab - Subst	49		60
The Neighborhood Corporation	Shoe Shop Place	Pre Dev	2016	25	25	\$9,900,000	Rehab - Subst	25	Local or Regional HOME, Community Preservation Act Funds, Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHP, Fleet Bank/ Bank of America	31
The Neighborhood Developers	189 Broadway, Revere	Pre Dev	2016	39	39	\$12,119,305	New Constr	39	Local or Regional HOME, The Life Initiative	48

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
The Neighborhood Developers	Shawmut Place	Pre Dev	2016	4	4	\$1,466,000	New Constr	4	Local or Regional HOME, Local or Regional CDBG, Affordable Housing Trust Fund, MRVP, Housing Stabilization Trust Fund, All state source requested, not committed.	5
The Neighborhood Developers	TND Homes I	Pre Dev	2016	52	52	\$12,221,562	Rehab - Mod	52		63
Twin Cities CDC	BF Brown Arts Complex	Pre Dev	2016	55	55	\$20,000,000	Rehab - Subst	39	Local or Regional HOME, Local or Regional CDBG, State 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, Neighborhood Reinvestment, MHIC, Federal Home Bank, TD Bank	67

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Twin Cities CDC	Carter School	Pre Dev	2016	38	38	\$15,000,000	Rehab - Subst	38	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, Neighborhood Reinvestment, MHIC, TD Bank	46
WHALE	Howland House	Pre Dev	2016	7	7	\$2,100,000	Rehab - Subst	5	Local or Regional HOME, State HOME, Federal Historic Tax Credits, MHIC	9
Worcester Common Ground	Merrick Street	Concept	2016	0	0	\$0	New Constr	0		
Worcester Community Housing Resources	45 Summer Street, Leominster	Pre Dev	2016	30	30	\$7,900,000	Other	30	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, MHP	37
2016 Total				1,840	1,752	\$492,793,818		1,712		2,247

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Codman Square NDC	New England Heritage Homes	Pre Dev	2017	19	0	\$7,562,000	New Constr	16	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, State HOME, Affordable Housing Trust Fund, MassDevelopment, Brownfields, Zero Net Energy grant HUD FCALF program Not yet committed	23
Harborlight Community Partners	Maple Woods-Phase 1	Planning	2017	30	30	\$12,200,000	New Constr	30	Local or Regional HOME, Community Preservation Act Funds, We will be requesting local HOME, regional HOME, local CPA and local Trust funds. State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, No application yet. Federal Tax Credits (LIHTC), Section 8, No application yet. Federal Home Bank, We will pursue foundations for some of the green features. No applications yet.	37
Hilltown CDC	Chesterfield Senior Housing	Planning	2017	11	11	\$2,300,000	New Constr	11	Town of Chesterfield approved and allocated \$15,000 for site analysis and perc tests.	13

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Home City Housing	E. Henry Twiggs	Pre Dev	2017	136	136	\$20,000,000	Rehab - Subst	136	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, MRVP, CIPF, Federal Tax Credits (LIHTC), Section 8, MHIC	166
Homeowners Rehab	Auburn Court	Planning	2017	77	77	\$23,000,000	Rehab - Mod	39		93
Housing Corporation of Arlington	20 Westminster	Planning	2017	10	10	\$6,000,000	Rehab - Subst	10	Local or Regional CDBG	12
Just a Start	The George Close Building	Planning	2017	61	61	\$16,000,000	Preserv of Exp Use	61	Local or Regional HOME, Local or Regional CDBG, Community Preservation Act Funds, All possibilities. Federal Tax Credits (LIHTC), Section 8, TBD	74
Madison Park DC	Madison Park III Preservation	Pre Dev	2017	120	120	\$56,600,000	Rehab - Subst	120	Federal Tax Credits (LIHTC), Mass Housing - first mortgage debt and decoupling note. 1) seller loan 2) deferred development fee	146
Metro West Collaborative Development	Harvard Rental Project	Concept	2017	32	32	\$12,000,000	New Constr	32	Community Preservation Act Funds	39

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
North Shore CDC	34 Peabody Street	Pre Dev	2017	30	30	\$10,240,000	New Constr	30	Local or Regional CDBG, Boston Community Capital or Loan Fund	37
Somerville Community Corp.	100 Homes	Planning	2017	100	100	\$28,579,424	Other	30	Community Preservation Act Funds, Somerville Affordable Housing Trust Fund, MHIC	122
South Boston NDC	16 Wendeller Street	Concept	2017	6	6	\$4,000,000	Comb Rehab/ New Constr	6		7
South Boston NDC	MEM Sr. Housing	Planning	2017	40	40	\$15,000,000	New Constr	40		49
South Middlesex Opportunity Council	Bixby Rd. Spencer	Pre Dev	2017	42	42	\$12,000,000	New Constr	42		51
Southwest Boston CDC	0-15 Nott Street	Pre Dev	2017	27	27	\$11,500,000	New Constr	27	Local or Regional HOME, Hyams foundation through Fairmount Indigo Line cDc Collaborative	33
Urban Edge	Walker Park Apartments	Pre Dev	2017	41	41	\$12,500,000	New Constr	41	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP	50
Women's Institute for Housing and Economic Dev.	Prospect Estates	Pre Dev	2017	25	25	\$0	Preserv of Exp Use	25	State HOME, Federal Tax Credits (LIHTC), Section 8, FYI - LIHTC has expired Local bank 1st mortgage	31

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
2017 Total				807	788	\$249,481,424		696		983
Codman Square NDC	Cote Ford I (Regis Rd.)	Planning	2018	29	0	\$11,484,000	New Constr	14	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, City RFP is for land and subsidy State HOME, State CDBG, Affordable Housing Trust Fund, MassDevelopment, Brownfields, None yet committed	35
HAPHousing	Hill Homes	Pre Dev	2018	90	90	\$17,264,575	Other	85	Local or Regional CDBG, Housing Stabilization Fund (HSF), CIPF, Federal Tax Credits (LIHTC), Section 8, Not yet known	110
Home City Housing	Hampden Affordable Housing	Planning	2018	104	104	\$20,000,000	Rehab - Mod	80	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, MRVP, CIPF, Federal Tax Credits (LIHTC), MHIC	127

Table 10: Housing Projects Pipeline

MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
Housing Assistance Corp.	The Community Green	Pre Dev	2018	62	62	\$20,000,000	New Constr	59	Local or Regional HOME, Community Preservation Act Funds, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Section 8, Section 202	76
Housing Corporation of Arlington	Park Ave Lowell	Planning	2018	30	30	\$7,000,000	New Constr	30	Local or Regional CDBG, State HOME, State CDBG, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, Federal Tax Credits (LIHTC), Section 8, McKinney, MHIC, Institute for Community Economics, Federal Home Bank	37
Jamaica Plain NDC	General Heath Square	Planning	2018	40	40	\$15,000,000	New Constr	40	Local or Regional HOME, Local Linkage, State HOME, Housing Stabilization Fund (HSF), MRVP, Federal Tax Credits (LIHTC), Section 8, MHP, Hyams, Mifflin	49
Mission Hill NHS	One Roxbury Crossing-Parcel 25 Phase 2	Pre Dev	2018	48	48	\$0	New Constr	48		59

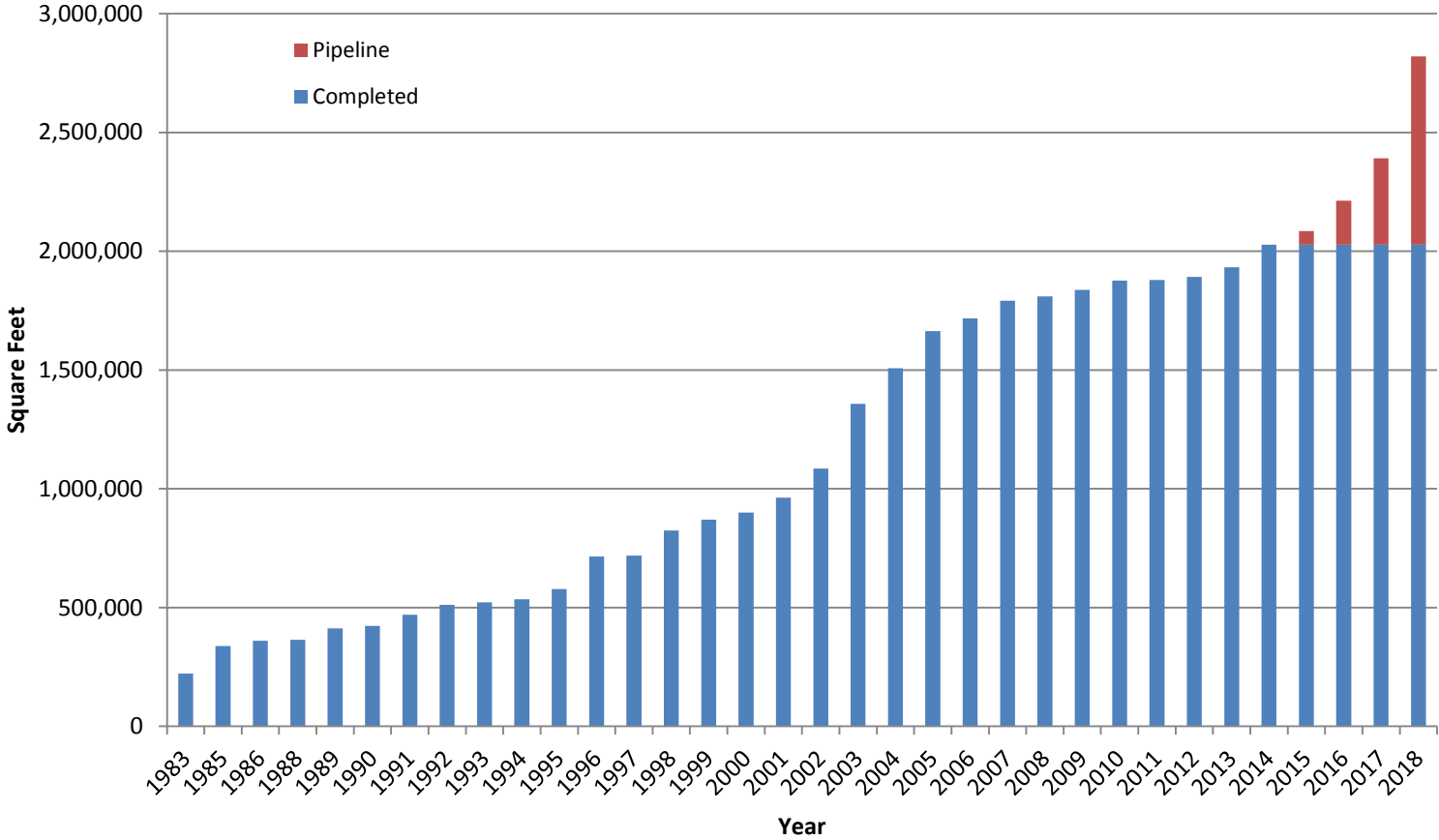
Table 10: Housing Projects Pipeline

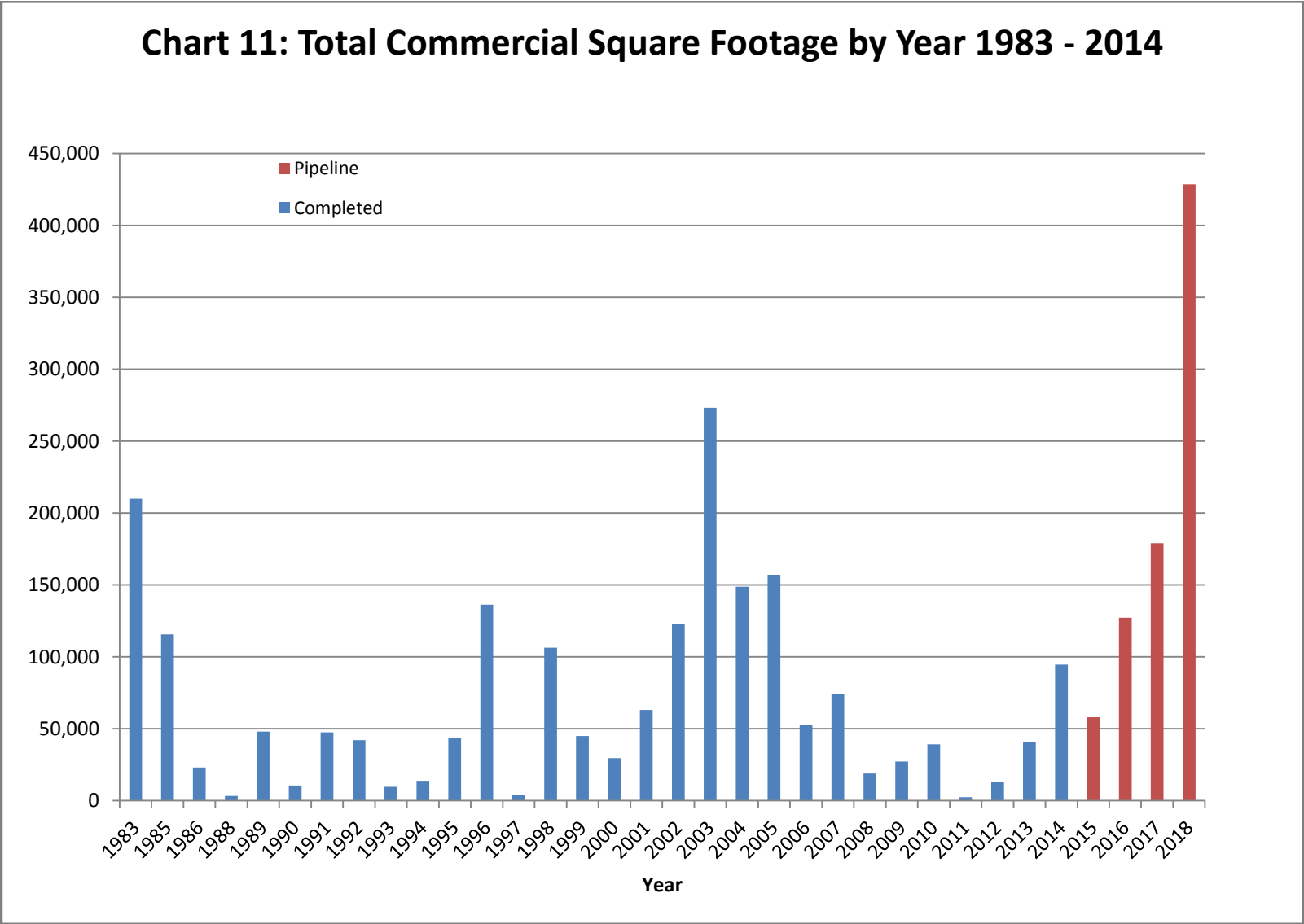
MACDC Member	Project Name	Dev. Stage	Year of Occupancy	Units	Rental Units	Expected Total Development Cost	Constr. Type	Affordable Units	Financing	Estimated Constr. Jobs
The Neighborhood Corporation	Anawan School	Pre Dev	2018	38	38	\$7,990,000	Comb Rehab/ New Constr	38	Community Preservation Act Funds, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP, MHP, Federal Home Bank	46
2018 Total				441	412	\$98,738,575		394		539
Grand Total				4,435	4,245	\$1,192,038,487		4,037		5,410

2015 MACDC GOALS Report

Real Estate 2014: Commercial and Mixed-Use

Chart 10: Cumulative CDC Commercial Real Estate Development 1983 - 2014





**Chart 12: Number of Commercial/Mixed Use Projects by Year
1983 - 2014**

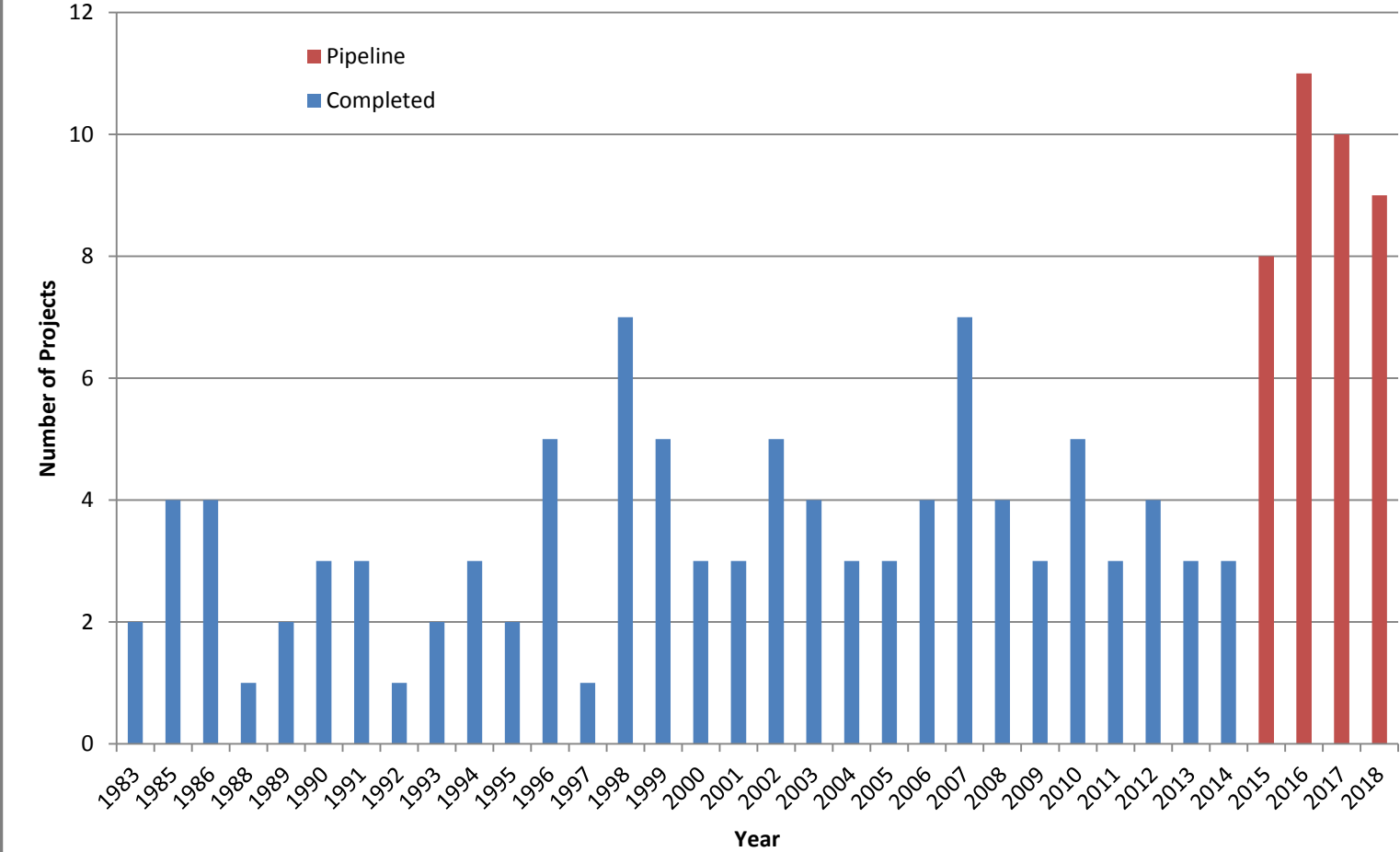


Table 11: Commercial and Mixed-Use Projects Completed in 2014

MACDC Member	Project Name	Dev. Type	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Constr. Jobs	Jobs from Comm. Tenants	Financing
Dorchester Bay EDC	Pearl Bornstein	Commercial, Industrial	0	0	0	10	36,000	2014	\$14,702,000	Rehab - Subst	245	100	HUD 108 through the City of Boston MassDevelopment, Brownfields, MassWorks via EOHEd New Market Tax Credits, CHOICE Neighborhood "critical community improvements" grant, LISC, Boston Community Capital or Loan Fund, Federal Office of Community Services, The Boston Foundation, Citizens Bank Foundation-Growing Communities, Pierce Charitable Trust PNC Bank, Coastal Enterprises, Inc./ Wholesome Wave
Lena Park CDC	150 American Legion Highway	Community or Senior Center	0	0	0	1	8,500	2014	\$2,000,000	Rehab - Subst	33	5	
South Middlesex Opportunity Council	7 Bishop Street, Framingham		0	0	0	1	50,000	2014	\$5,000,000	Rehab - Subst	83	255	
Grand Total			0	0	0	12	94,500		\$21,702,000		361	360	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Downtown Taunton Foundation	15 School Street	Residential (mixed use)	Pre Dev	2	2	2	1	3,100	2015	\$500,000	Rehab - Subst	2	0	Local or Regional CDBG, Attorney General Home-Corps Grant, Bristol County Savings Bank
East Boston CDC	Boston East	Residential (mixed use)	Pre Dev	196	196	26	5	20,000	2015	\$80,000,000	New Constr	239	0	TBD Partnership with Trinity Financial Company
Home-owners Rehab	Chapman Arms	Commercial, Offices, Residential (mixed use)	Constr	50	50	25	5	9,350	2015	\$22,744,829	Preserv of Exp Use	61	22	City CP Cambridge Historical Commission Affordable Housing Trust Fund, MassDevelopment, CIPF, Section 8, MHP, Neighborhood Reinvestment, MHIC, Federal LIHTC, Lean thru ABC Citi Bank of NY/Mello Cambridge Savings Ban Boston Private Bank TBD

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Nuestra Comunidad DC	Dudley Crossing	Commercial, Residential (mixed use)	Pre Dev	42	42	42	3	3,290	2015	\$17,849,994	Comb Rehab /New Constr	51	0	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, These are targeted funding sources Federal Historic Tax Credits, These are targeted funding sources, MHP, Neighborhood Reinvestment, Federal Home Bank, Federal Historic Tax Credits, Federal LIHTC, TBD Community Economic Development Assistance Corporation CEDAC

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Nuestra Comunidad DC	Quincy Commons	Commercial, Residential (mixed use)	Constr	40	40	40	4	5,800	2015	\$15,200,000	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
South Middlesex Opportunity Council	Windsor Hotel, Hardwick		Constr	19	19	19	1	1,500	2015	\$1,100,000	Rehab - Subst	23	0	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Urban Edge	Jackson Commons	Offices, Retail, Residential (mixed use)	Constr	37	37	32	2	12,000	2015	\$20,470,000	Comb Rehab /New Constr	45	30	Local or Regional HOME, Local or Regional CDBG, Local Linkage, BRA, IDF, City NHT Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, MassWorks Federal Historic Tax Credits, Section 8, New Market Tax Credits, EPA Clean Up Grant, MHIC, Federal Historic Tax Credits, Federal LIHTC, utility rebates

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Viet-AID	Upper Washington / Four Corners	Residential (mixed use)	Constr	35	35	35	2	2,900	2015	\$15,300,000	New Constr	43	3	Local or Regional HOME, Local Linkage, City NHT, City HOME, City land State HOME, Housing Innovations Fund (HIF), State Low Income Housing Tax Credits, MassDevelopment, Brownfields, MRVP, HPSTF, HPSTIF Federal Home Bank, Federal LIHTC, RBC Capital Markets syndication proceeds Eastern Bank tax-exempt bonds
2015 Total				421	421	221	23	57,940		\$173,164,823		513	70	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Asian CDC	Parcel 24	Commercial, Retail, Residential (mixed use)	Constr	363	312	120	2	9,000	2016	\$169,800,000	New Constr	443	20	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, 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, Section 8, Federal LIHTC, State Facilities Consolidation Fund, Bank of America Urban Strategies Fund (USA) in equity
CDC of South Berkshire County	River School	Commercial, Offices, Retail, Resid	Planning	11	0	11	15	29,000	2016	\$30,000,000	Rehab - Subst	13	135	State HOME, Affordable Housing Trust Fund, Federal Home Bank, Community Preservation Act,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
		entia (mixed use)												local bank debt local equity
Lawrence Community Works	Union Crossing Phase II	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	73	73	73	4	10,000	2016	\$29,000,000	Rehab - Subst	89	50	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, MRVP, Federal Historic Tax Credits, Section 8, MHP, LISC, Neighborhood Reinvestment, The Life Initiative, Federal Historic Tax Credits, Federal LIHTC, State Facilities Consolidation Fund, The Hunt Foundation Community Housing Capital; TD Bank; JP Morgan Chase

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Afford-able Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occu-pancy	Total Dev. Cost	Constr. Type	Expec-ted Constr. Jobs	Expec-ted Jobs from Comm. Tenants	Anticipated Financing
Mission Hill NHS	One Roxbury Cross-ing-Parcel 25 Phase 1	Comm-ercial, Office s, Retail, Resid-entia l (mixed use)	Pre Dev	40	40	40	4	31,500	2016	\$0	New Constr	49	0	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, MRVP, Boston Community Capital or Loan Fund, The Life Initiative, Federal LIHTC, Private Lenders Private Equity

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Nuestra Comunidad DC	Bartlett Place, Phase I	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	60	60	36	1	14,000	2016	\$27,651,580	New Constr	73	150	Local Inclusionary Zoning Funds, Neighborhood Trust Funds Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, MRVP, These are financial resources we would target. Additional resources include Mass. Works funds for infrastructure work. We were awarded infrastructure funds in 12/14. New Market Tax Credits, EPA Brownfields Neighborhood Reinvestment, MHIC, Federal Home Bank, Federal Office of Community Services, Federal LIHTC, TBD These are financial resources we would target. Other sources include

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Afford-able Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occu-pancy	Total Dev. Cost	Constr. Type	Expec-ted Constr. Jobs	Expecte d Jobs from Comm. Tenants	Anticipated Financing
														Mass Technology Collaborative. Construction and permanent lenders banks to be determined. We were awarded Federal Home Loan Bank funds in 12/14. MHIC Health Equity Fund

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Somerville Community Corp.	181 Washington Street	Retail, Residential (mixed use)	Pre Dev	35	35	35	2	2,400	2016	\$15,005,412	New Constr	43	5	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Brownfields, Section 8, MHP, MHIC, Community Preservation Act, McKinney, Federal LIHTC, Rockland Trust-Construction, Tax Credit Equity Bridge Loan, MHP Permanent Loan.
South Boston NDC	West Broadway Innovation	Commercial, Retail, Residential (mixed use)	Concept	16	16	16	1	1,000	2016	\$4,700,000	New Constr	20	3	Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only)
The Neighborhood Corporation	Nu-Brite Property	Commercial, Residential (mixed use)	Pre Dev	10	10	5	4	5,000	2016	\$1,500,000	Other	12	4	Local or Regional HOME, Brownfields, EPA Grant/Loan Bristol County Saving Bank

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Valley CDC	Northampton Lumber Yard	Residential (mixed use)	Pre Dev	55	55	55	2	5,200	2016	\$21,000,000	New Constr	67	15	Local or Regional CDBG, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MRVP, Section 8, Community Preservation Act, Federal LIHTC
WHALE	First Baptist Church		Planning	0	0	0	2	10,000	2016	\$1,500,000	Rehab - Subst	25	40	
WHALE	Seamen's Bethel/ Mariners Home		Pre Dev	0	0	0	3	10,000	2016	\$2,200,000	Rehab - Subst	37	100	MCC CFF
2016 Total				663	601	391	40	127,100		\$302,356,992		871	522	

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
CDC of South Berkshire County	New England Log Homes	Commercial, Offices, Retail, Residential (mixed use)	Pre Dev	81	45	45	12	40,000	2017	\$45,000,000	New Constr	99	117	Real estate tax abatement State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, US Environ. Protection Agency, HUD Appropriation Section 8, HUD appropriation US Environ. Protection Agency, Federal Home Bank, Community Preservation Act, Federal LIHTC, State Facilities Consolidation Fund, local / regional banks Private "community investment" loans

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Codman Square NDC	4 Corners Plaza	Commercial, Retail, Residential (mixed use)	Pre Dev	31	0	31	3	9,000	2017	\$14,102,000	New Constr	38	0	Local or Regional HOME, Local Linkage, Local Inclusionary Zoning Funds, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MRVP, Federal LIHTC, Not yet committed
Codman Square NDC	Talbot Commons Phase 1	Commercial, Residential (mixed use)	Pre Dev	40	40	40	1	300	2017	\$15,342,000	Comb Rehab/ New Constr	49	0	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassDevelopment, Brownfields, Federal Historic Tax Credits, MHP, LISC, Neighborhood Reinvestment, Federal Historic Tax Credits, Federal LIHTC,

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Dorchester Bay EDC	191-195 Bowdoin	Commercial, Retail,	Planning	0	0	0	3	10,000	2017	\$6,500,000	New Constr	108	15	Not yet applied MassDevelopment, Brownfields, MassWorks New Market Tax Credits, Environmental Protection Agency, Boston Community Capital or Loan Fund, MHIC, Federal Office of Community Services
Dorchester Bay EDC	259 Quincy Street	Commercial,	Planning	0	0	0	1	22,000	2017	\$6,700,000	Rehab - Subst	112	10	Have not yet applied for additional funding programs, MassDevelopment, Brownfields, New Market Tax Credits, Will apply for NMTCs, The Life Initiative, Have not yet approached private finance sources
Franklin County CDC	Bank Building	Commercial,	Planning	0	0	0	0	13,000	2017	\$2,000,000	Rehab - Subst	33	0	
HAP-Housing	Pleasant Street	Retail, Residential (mixed use)	Pre Dev	72	72	48	3	3,500	2017	\$20,000,000	Other	88	12	Local or Regional CDBG, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
														Fund, State Low Income Housing Tax Credits, MRVP, MHP, Community Preservation Act, Federal LIHTC
NOAH	Copper-smith Village	Commercial, Retail, Residential (mixed use)	Pre Dev	71	56	42	1	3,000	2017	\$30,000,000	New Constr	87	15	Local Inclusionary Zoning Funds, A project 200 yards away has swapped its IDP obligations to our project. BRA approved. Makes it work smoothly. State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, Massworks, Possibly new TOD/LISC funds and/or HNEF from MHIC Section 8, MHP, Neighborhood Reinvestment, Federal LIHTC, Private lender(s) will provide mortgages to the 15 owners. Some may use the MAHA One Mortgage.

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Afford-able Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occu-pancy	Total Dev. Cost	Constr. Type	Expec-ted Constr. Jobs	Expec-ted Jobs from Comm. Tenants	Anticipated Financing
Nuestra Comunidad DC	Bartlett Place, Phase I A	Comm-ercial, Office s, Retail, Resid-ential (mixed use)	Planni-ng	42	42	31	7	40,160	2017	\$24,599,421	New Constr	51	30	Local Inclusionary Zoning Funds, We will be targeting these funds, including Neighborhood Housing Trust Funds. Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Brownfields, EPA Brownfields. New Market Tax Credits, These are funds we would target. Neighborhood Reinvestment, MHIC, Federal Home Bank, Federal LIHTC, TBD. These are financial resources we would target. Other sources include Mass Technology Collaborative. Construction and permanent lenders banks to be determined.

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Urban Edge	Jackson Square Recreation Center		Pre Dev	0	0	0	1	38,000	2017	\$18,000,000	New Constr	300	5	State budget funds - 201 MassWorks New Market Tax Credits, EB-5 Visa Program Capital campaign.
2017 Total				337	255	237	32	178,960		\$182,243,421		965	204	
Coalition for a Better Acre	Gerson Building	Commercial, Residential (mixed use)	Concept	40	40	40	6	6,000	2018	\$9,000,000	New Constr	49	0	
Codman Square NDC	Cote Ford II (Cummings Hwy.)	Commercial, Retail, Residential (mixed use)	Planning	108	108	108	4	14,500	2018	\$43,975,000	New Constr	132	0	Local or Regional HOME, Local or Regional CDBG, Local Linkage, Local Inclusionary Zoning Funds, Leading the Way (Boston only), State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, MRVP, New Market Tax Credits, Federal LIHTC, Not yet committed

Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Codman Square NDC	Talbot Commons Phase II	Commercial, Retail, Residential (mixed use)	Planning	40	0	40	3	8,500	2018	\$17,300,000	New Constr	49	15	Local or Regional HOME, Local Linkage, Leading the Way (Boston only), State HOME, State CDBG, Affordable Housing Trust Fund, MassDevelopment, Brownfields, MHP, LISC, Neighborhood Reinvestment, Federal LIHTC
Home City Housing	MCDI Building	Commercial, Industrial, Offices, Business Incubator,	Concept	0	0	0	3	150,000	2018	\$10,000,000	Other	167	15	
Home-owners Rehab	Memorial Drive	Commercial, Offices, Retail, Residential (mixed use)	Planning	300	0	210	12	38,000	2018	\$55,000,000	Rehab - Mod	366	75	

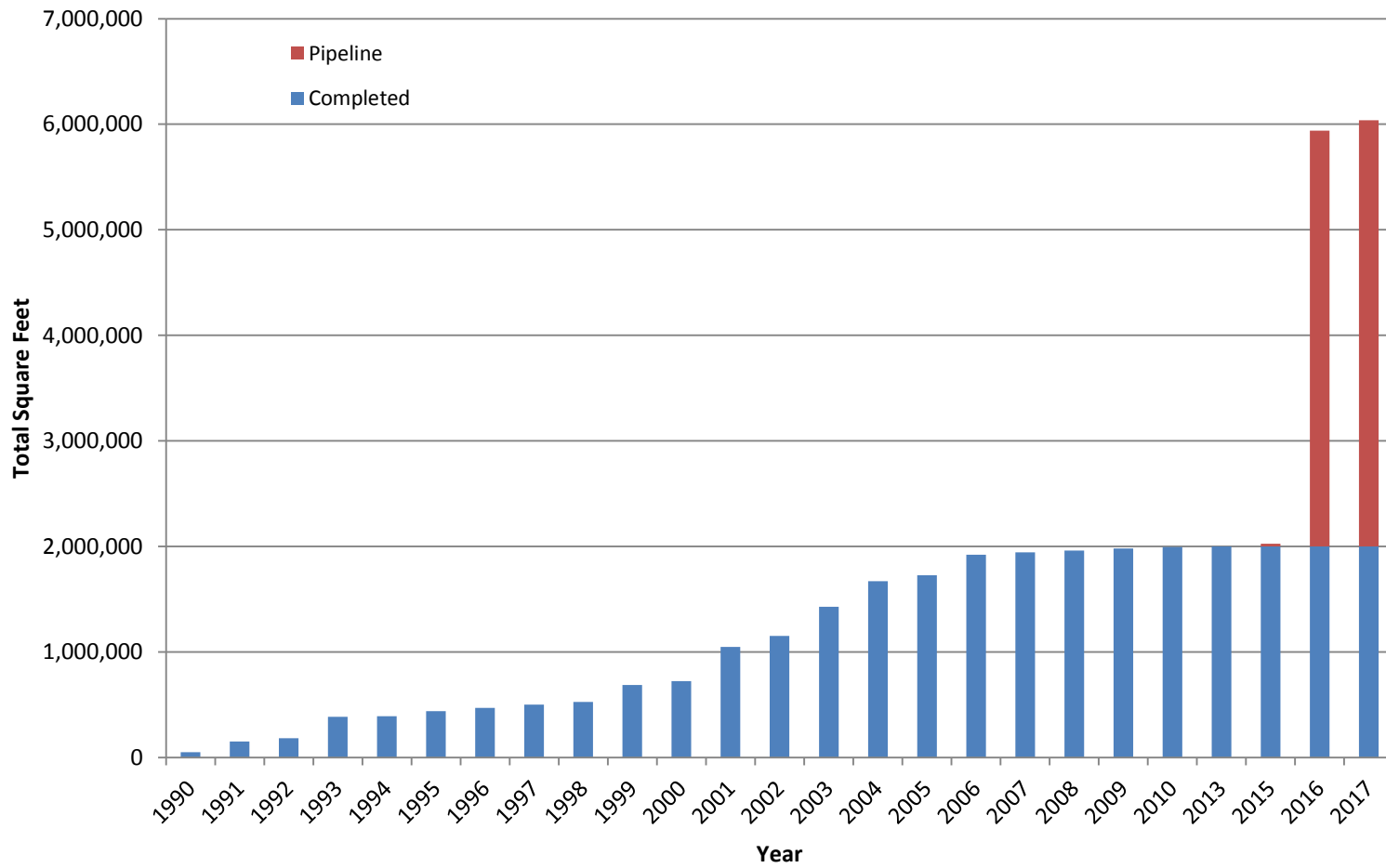
Table 12: Commercial and Mixed-Use Pipeline

MACDC Member	Project Name	Dev. Type	Dev. Stage	Resid. Units	Rental Units	Affordable Units	Comm. Tenants	Comm. Sq. Ft.	Year of Occupancy	Total Dev. Cost	Constr. Type	Expected Constr. Jobs	Expected Jobs from Comm. Tenants	Anticipated Financing
Housing Corporation of Arlington	117 Broadway	Commercial, Residential (mixed use)	Planning	24	24	24	4	15,000	2018	\$11,000,000	New Constr	29	15	Local or Regional HOME, Local or Regional CDBG, State HOME, State CDBG, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), Section 8, Federal LIHTC
Mission Hill NHS	One Roxbury Crossing Parcel 25 Phase 3	Commercial, Offices,	Pre Dev	0	0	0	0	161,500	2018	\$0	New Constr	0	0	
North Shore CDC	47 Leavitt Street	Commercial, Offices, Retail,	Concept	0	0	0	0	20,000	2018	\$7,000,000	New Constr	117	0	Boston Community Capital or Loan Fund
Worcester Common Ground	Youth Housing	Residential (mixed use)	Concept	30	30	30	2	15,000	2018	\$9,000,000	Rehab - Subst	37	30	
2018 Total				542	202	452	34	428,500		\$162,275,000		946	150	
Grand Total				1,963	1,479	1,301	129	792,500		\$820,040,236		3,295	946	

2015 MACDC GOALS Report

Real Estate 2014: Open Space

**Chart 13: Cumulative Open Space Development
1990 - 2014**



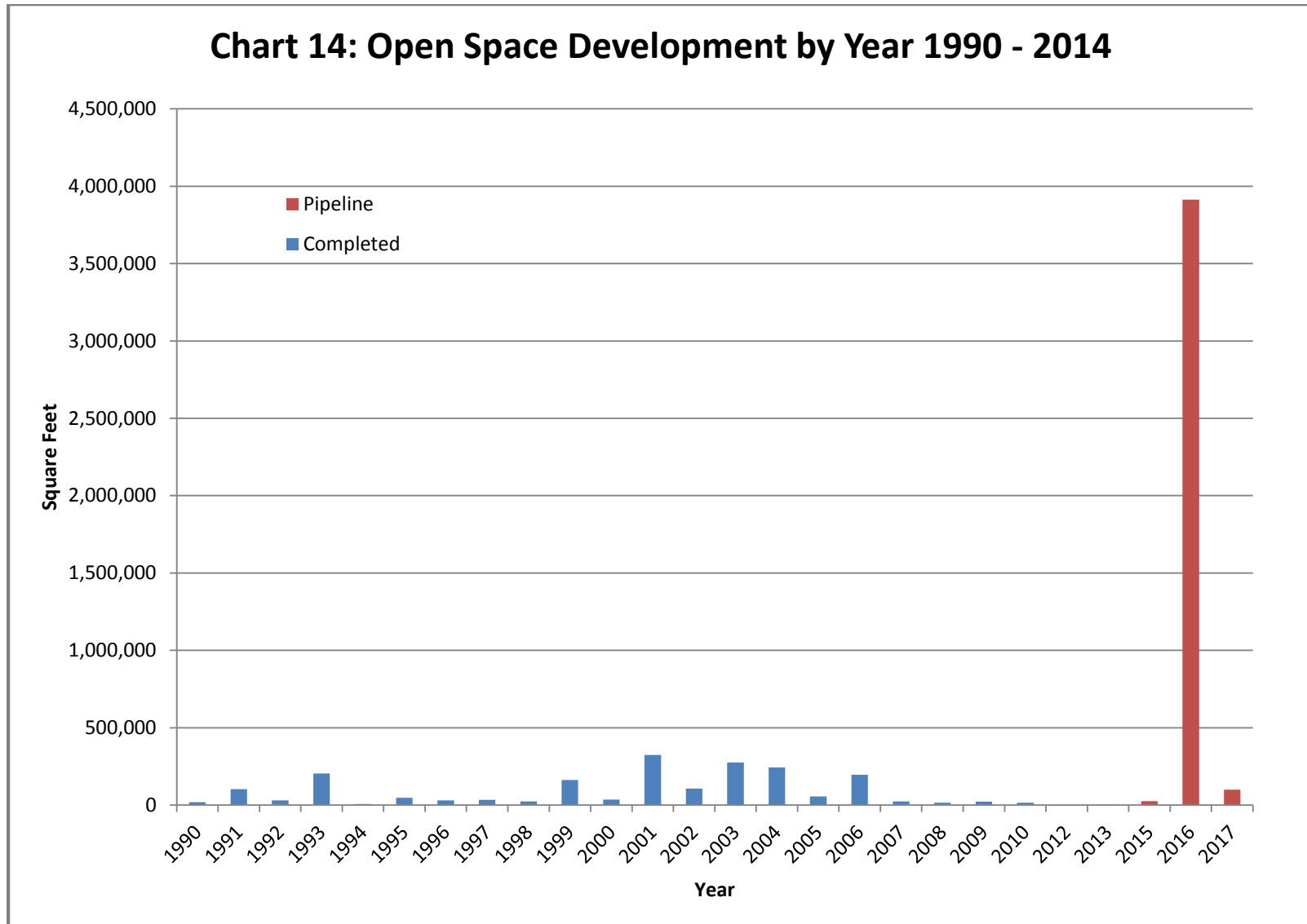


Table 13: Open Space Projects Completed in 2014

MACDC Member	Project Name/Location	Type of Space	Year	Total Square Feet	Total Development Cost	Construction Jobs	Financing
Olde Holyoke Development Corp.	Quality of Life Project (Holyoke)	Park. A ten week program supporting police foot patrols, graffiti and trash mitigation and public park improvement	2014	0	\$21,000	0	CDBG, Donations from eleven business entities in and around Holyoke matched a \$10K CDGB grant
Grand Total				0	\$21,000	0	

Table 14: Open Space Pipeline

MACDC Member	Project Name/ Location	Type of Space	Dev. Stage	Expected Year	Total Square Feet	Expected Development Costs	Expected Construction Jobs	Financing
North Shore CDC	15 Ward Street Pocket Park (Salem)	Park	Constr	2015	21,000	\$188,401	3	1) City of Salem CDB 2) Grant from the Natural Resource Damage Assessment and Restoration Program of the MA Department of Environmental Protection
WHALE	Washington Square Gateway Park (New Bedford)	Park	Planning	2015	4,000	\$60,000	1	New Bedford Cultural Council
CDC of South Berkshire County	Great Barrington Fairgrounds (Great Barrington)	Park, Garden, Passive space Community Supported Agriculture	Pre Dev	2016	2,526,480	\$2,500,000	42	Mass Parks Grants, private donations, private equity
Main South CDC	Site Development KGH (Worcester)	Reclaimed Brownfield site. Used for new Boys & Girls Club and athletic complex for Clark U. Includes neighborhood bikepath.	Constr	2016	280,000	\$2,200,000	37	EPA funding and Federal Earmarks. Transportation Bond bill money. Brownfields.
South Boston NDC	West First garden (Boston)	Garden	Concept	2016	7,500	\$120,000	2	TBD
Southwest Boston CDC	Sherrin Woods urban wild (Boston)	Passive space Walking trails	Constr	2016	1,100,000	\$200,000	3	Boston Parks and Recreation, Boston DYEE, Mass. DCR

Table 14: Open Space Pipeline

MACDC Member	Project Name/ Location	Type of Space	Dev. Stage	Expected Year	Total Square Feet	Expected Development Costs	Expected Construction Jobs	Financing
Southwest Boston CDC	Greenway Development (Boston)	Park, Passive space, Playground Natural playground; urban wild -- walking trail	Pre Dev	2017	100,000	\$900,000	15	West Street site will be funded by Boston Parks and Rec. and Boston DYEE. River St/Ross St site will be owned and funded by MA DCR. Work on West Street being funded by MA DCR.
Grand Total					4,038,980	\$6,168,401	103	

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Workforce Development

Table 15: Workforce Development 2014

MACDC Member	Found Jobs
Arlington Community Trabajando, Inc.	30
Codman Square NDC	15
Community Teamwork, Inc.	125
Dorchester Bay EDC	123
East Boston CDC	65
Father Bill's & Mainspring	200
Fenway CDC	12
HAPHousing	128
Housing Assistance Corp.	120
IBA/ETC	12
Jamaica Plain NDC	4
Just a Start	168
Lawrence Community Works	4
Main South CDC	4
Methuen Arlington Neighborhood Inc.	42
NEBA Works	265
Quincy-Geneva New Vision CDC	80
Somerville Community Corp.	64
South Middlesex Opportunity Council	351
The Neighborhood Developers	940
Grand Total	2,752

2015 MACDC GOALS Report

Small Business Assistance

**Chart 15: Small Business Financing Secured
1997 - 2014**

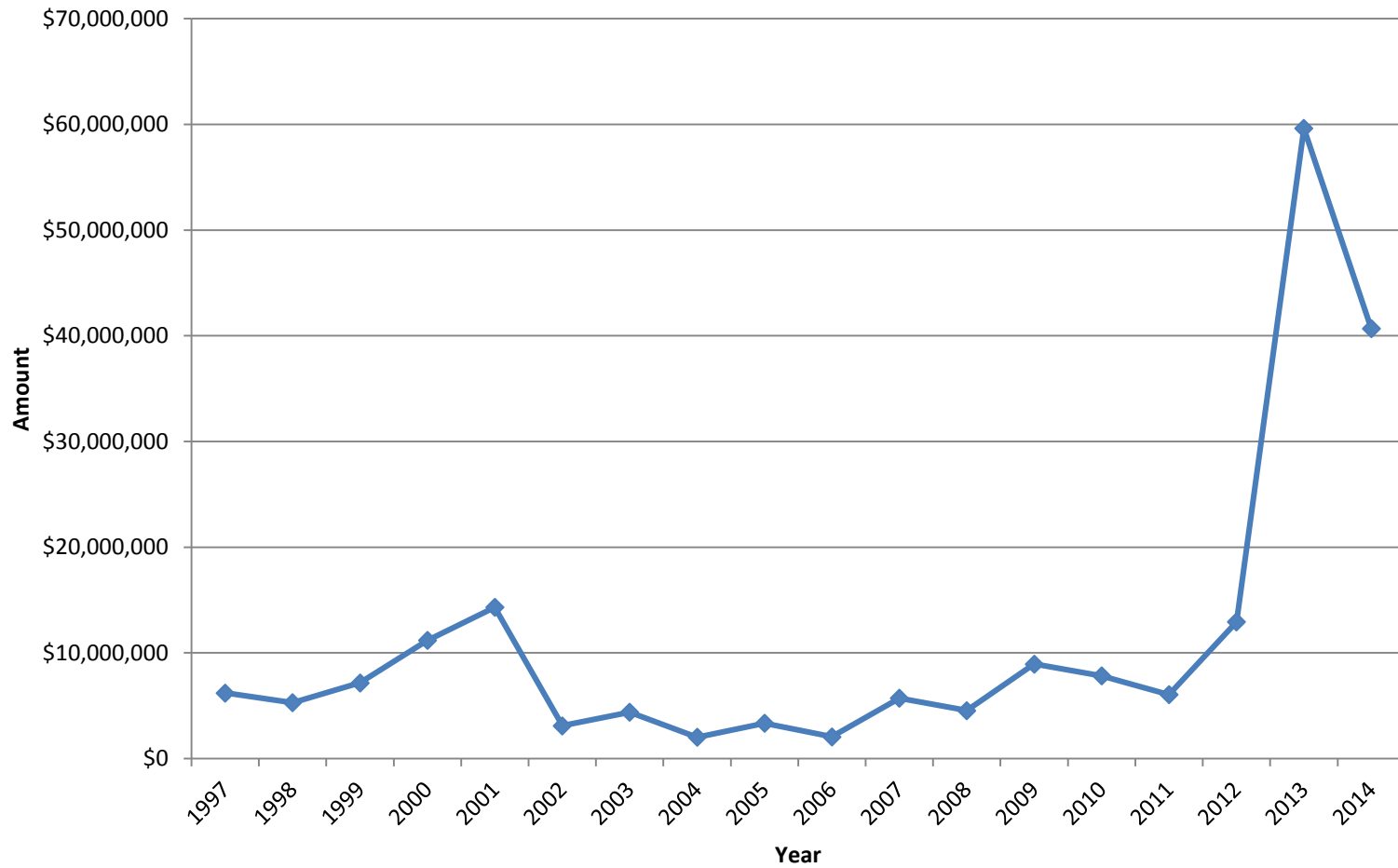


Table 16: Small Business Assistance 2014

MACDC Member	Entrepreneurs Served	Entrepreneurs Provided TA	Businesses Started	Businesses Stabilized	Businesses Grown	Business Other	Jobs Created	Jobs Preserved	Number of Direct Loans	Direct Total \$ Loaned	Number of Packaged Loans	Packaged Total \$ Loaned
ACCION New England	1,200	141	16	38	61	26	65	162	141	\$940,530	0	\$0
CEDC-SM	47	47	14	17	7	9	14	17	0	\$0	0	\$0
Coalition for a Better Acre	12	2	0	0	0	2	0	0	0	\$0	0	\$0
Coastal Community Capital	416	58	19	9	15	15	96	49	28	\$5,821,000	8	\$3,310,000
Codman Square NDC	38	23	0	0	0	23	2	1	10	\$5,000	0	\$0
Common Capital	150	130	13	8	4	105	31	167	21	\$2,125,928	0	\$0
Community Development Partnership	240	36	8	19	7	2	27	12	10	\$178,125	3	\$114,000
Community Teamwork, Inc.	200	46	9	3	1	33	14	15	8	\$64,000	1	\$20,000
Dorchester Bay EDC	106	86	6	2	22	56	12	22	9	\$366,792	0	\$0
East Boston CDC	4	4	2	0	2	0	18	6	0	\$0	4	\$230,000
Franklin County CDC	429	100	37	20	15	28	51	77	14	\$760,600	11	\$1,289,000
Hilltown CDC	31	31	0	0	3	28	3	0	0	\$0	0	\$0
Jamaica Plain NDC	180	72	2	57	3	10	6	17	0	\$0	5	\$95,543
Lowell CLF dba MCCI	19	19	3	8	2	6	3	12	0	\$0	0	\$0
NEBA Works	61	61	25	6	3	27	2	16	0	\$0	0	\$0
Pittsfield Economic Revitalization Corp.	15	13	0	6	7	0	23	34	2	\$57,619	0	\$0

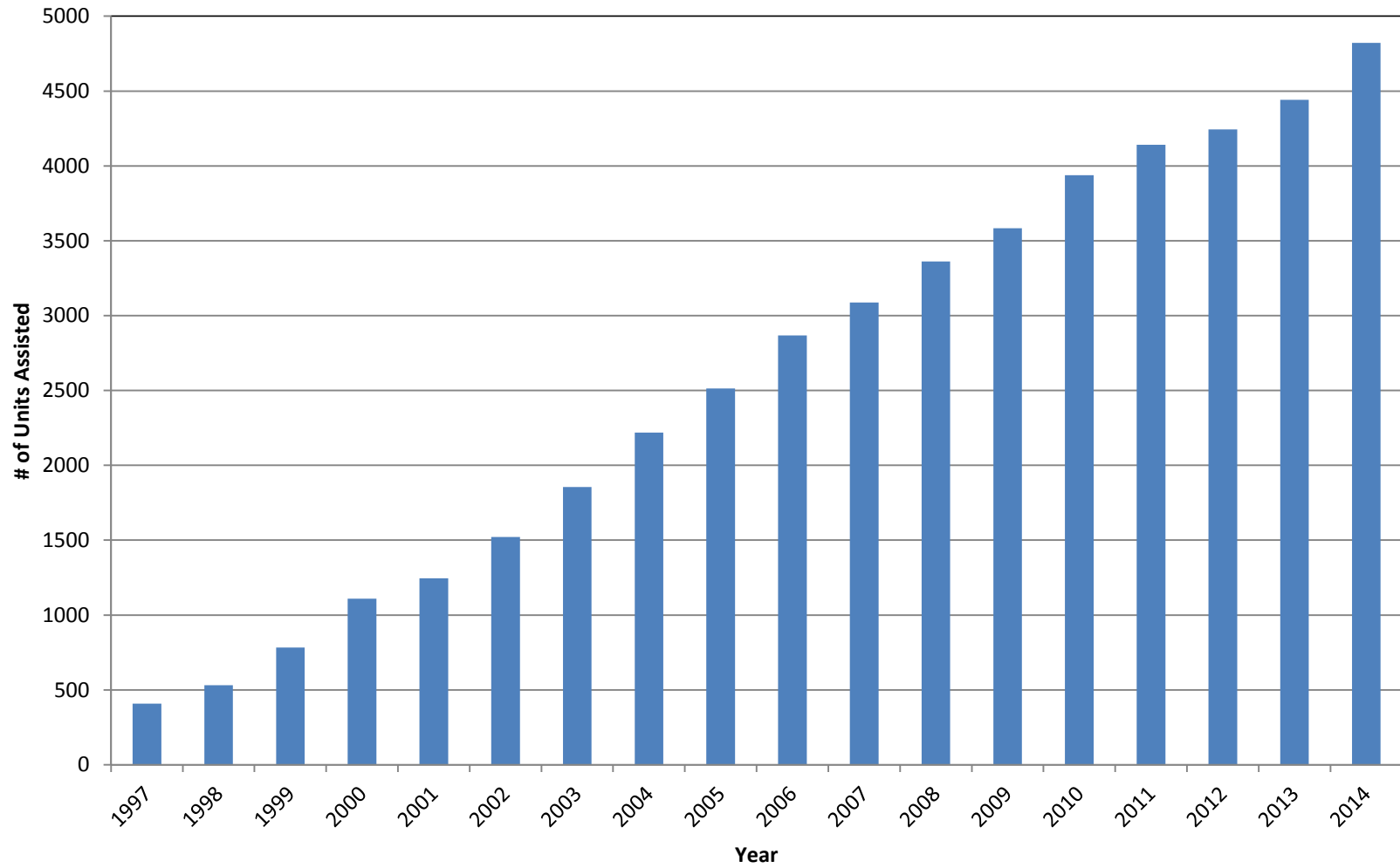
Table 16: Small Business Assistance 2014

MACDC Member	Entrepreneurs Served	Entrepreneurs Provided TA	Businesses Started	Businesses Stabilized	Businesses Grown	Businesses Other	Jobs Created	Jobs Preserved	Number of Direct Loans	Direct Total \$ Loaned	Number of Packaged Loans	Packaged Total \$ Loaned
Quaboag Valley CDC	59	37	3	15	12	7	18	31	6	\$285,000	0	\$0
Quincy-Geneva New Vision CDC	7	7	5	0	0	2	22	12	3	\$30,000	0	\$0
SEED Corp.	712	207	12	15	48	132	370	74	75	\$21,300,000	0	\$0
South Middlesex Opportunity Council	43	17	5	6	6	0	20	12	0	\$0	8	\$850,000
The Neighborhood Developers	23	5	0	0	0	5	0	0	0	\$0	0	\$0
Twin Cities CDC	118	118	59	15	15	29	102	68	0	\$0	21	\$1,965,500
Valley CDC	196	42	23	9	2	8	6	32	0	\$0	5	\$872,650
Viet-AID	11	2	1	6	2	2	0	24	0	\$0	0	\$0
Grand Total	4,317	1,304	262	259	237	555	905	860	327	\$31,934,594	66	\$8,746,693

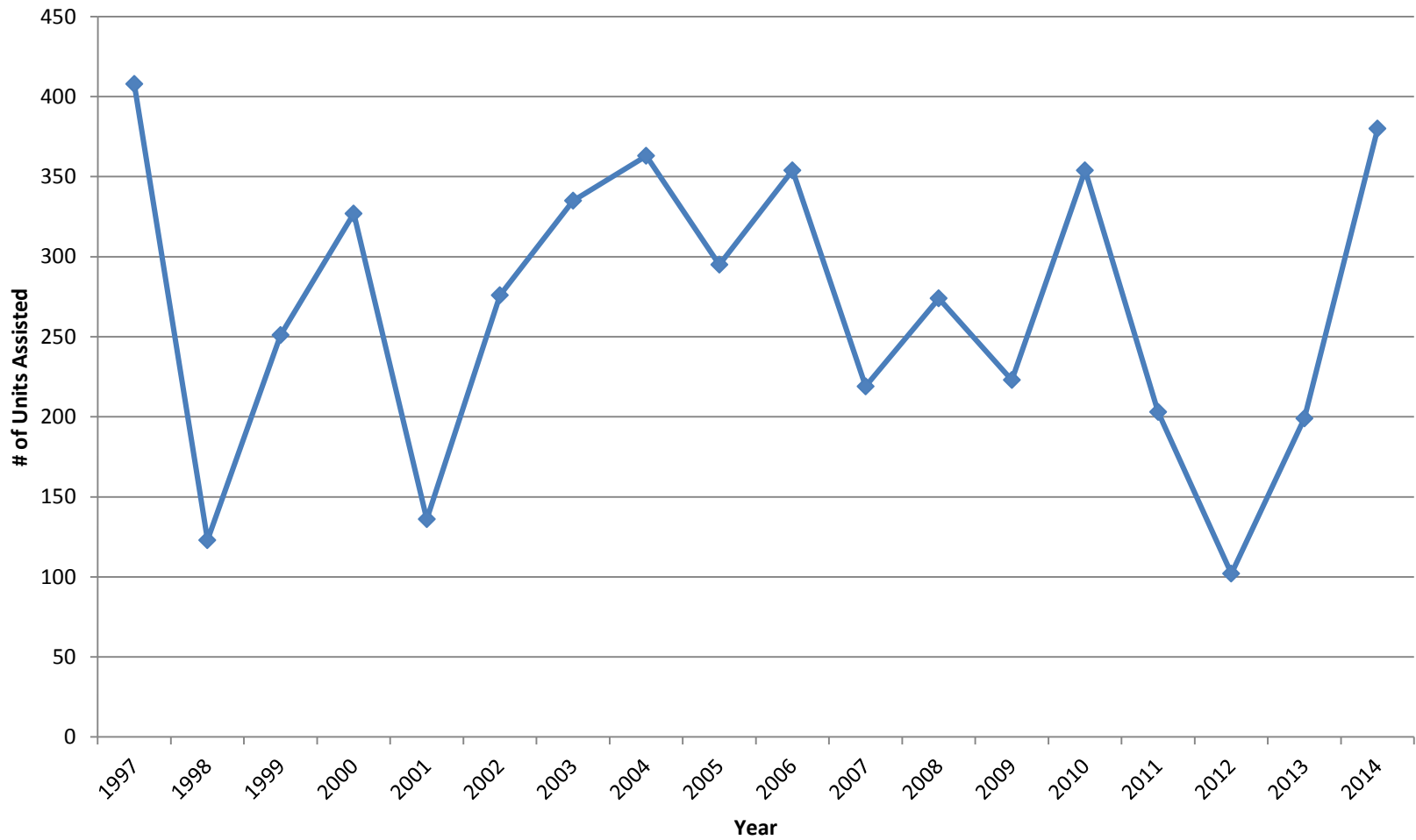
2015 MACDC GOALS Report

Housing Services

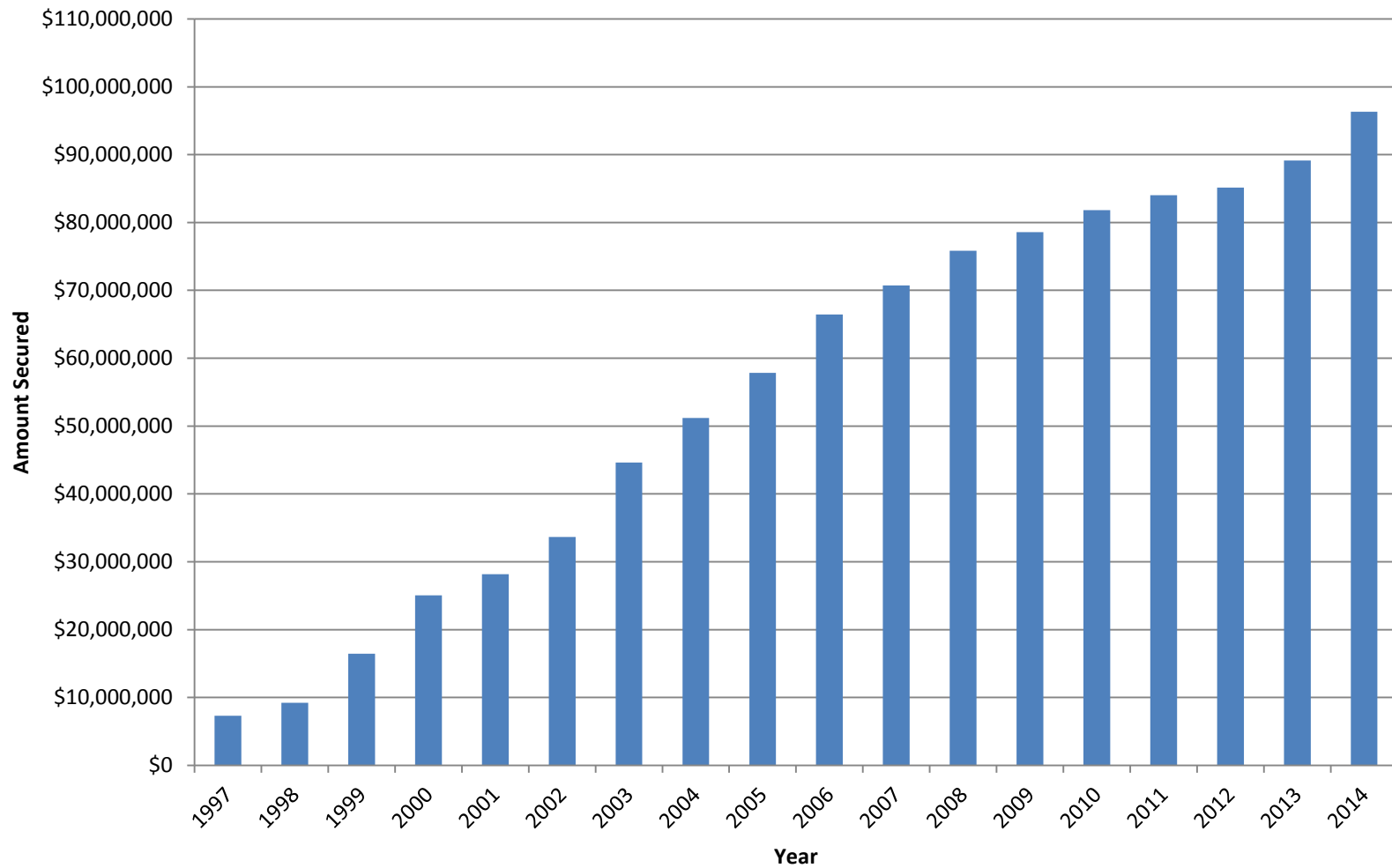
Chart 16: Cumulative Home Improvement Assistance 1997 - 2014



**Chart 17: Home Improvement Assistance by Year
1997 - 2014**



**Chart 18: Cumulative Home Improvement Financing
1997 - 2014**



**Chart 19: Home Improvement Financing by Year
1997 - 2014**

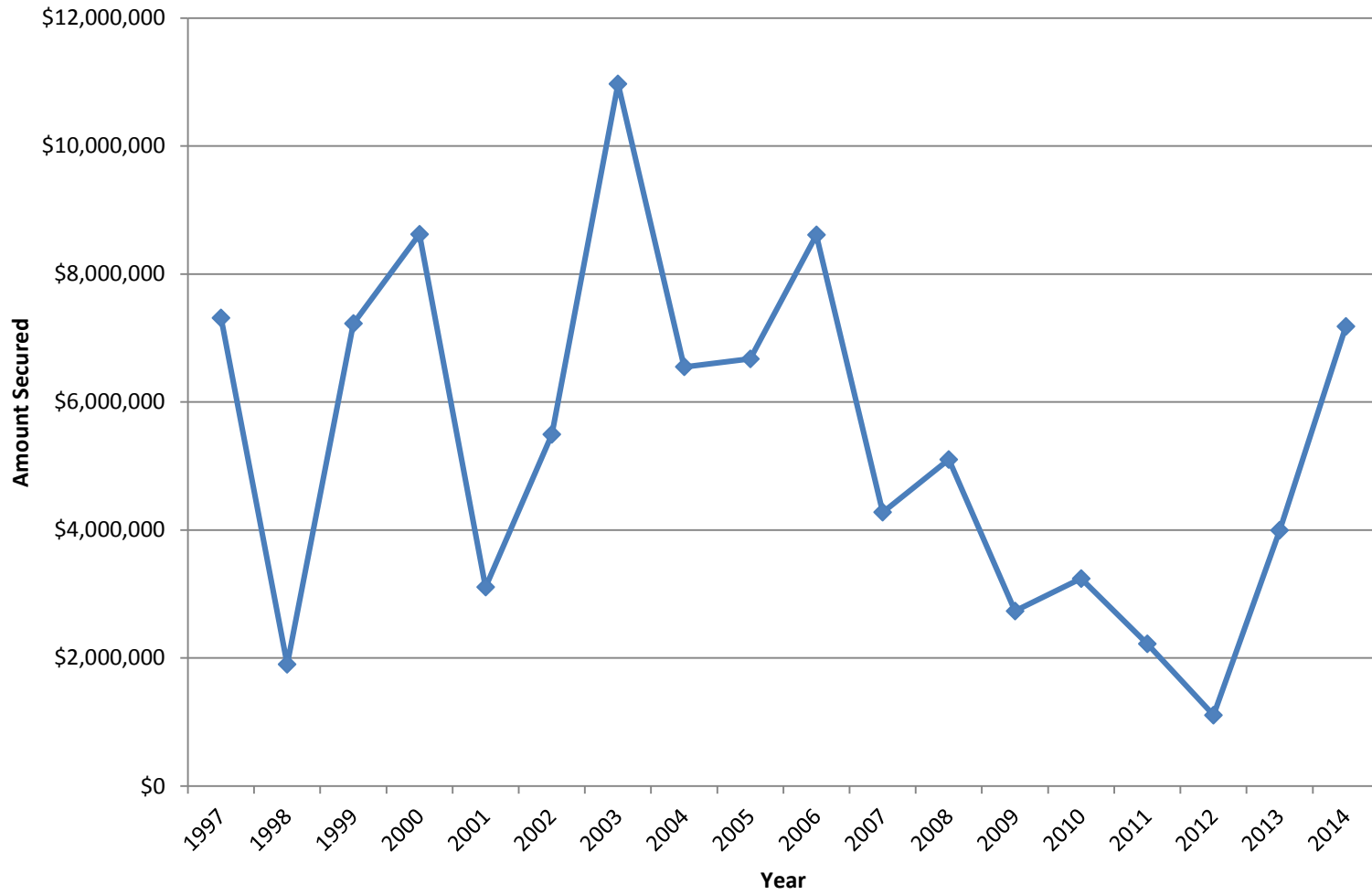


Table 17: Home Improvement 2014

MACDC Member	Number of Loans	Number of Units Improved	Total Value
Community Teamwork, Inc.	18	18	\$397,502
Dorchester Bay EDC	4	14	\$184,262
HAPHousing	29	33	\$788,106
Hilltown CDC	20	20	\$515,126
Homeowners Rehab	5	9	\$238,765
Housing Assistance Corp.	1	1	\$4,060
Just a Start	21	30	\$502,000
Lowell CLF dba MCCI	9	16	\$175,000
Methuen Arlington Neighborhood Inc.	1	1	\$95,000
NeighborWorks Southern Mass.	6	6	\$140,476
NOAH	10	15	\$98,000
Olde Holyoke Development Corp.	40	71	\$467,954
South Middlesex Opportunity Council	62	62	\$1,600,000
Springfield NHS	20	24	\$159,131
Worcester Community Housing Resources	38	60	\$1,814,376
Grand Total	284	380	\$7,179,758

Table 18: First-Time Homebuyer Counseling and Assistance 2014

MACDC Member	Number of Households who Received Direct Cash Assistance*	Amount of Direct Cash Assistance	Number of Households Pre-Purchase	Number of Households Pre-Purchase Online	Number of Households Post-Purchase
Allston Brighton CDC	0	\$0	416	132	0
Arlington Community Trabajando, Inc.	0	\$0	387	48	80
Asian CDC	0	\$0	367	0	41
Codman Square NDC	0	\$0	40	0	0
Community Development Partnership	0	\$0	49	0	0
Community Teamwork, Inc.	6	\$22,048	285	10	15
HAPHousing	10	\$71,062	504	5	18
Housing Assistance Corp.	12	\$64,289	206	51	44
Island Housing Trust	0	\$0	0	0	59
Lawrence Community Works	0	\$0	263	0	43
Lowell CLF dba MCCI	3	\$45,000	0	0	0
Main South CDC	2	\$25,000	4	1	4
NeighborWorks Southern Mass.	25	\$81,390	1,054	500	0
NOAH	18	\$69,498	378	154	0
Nuestra Comunidad DC	0	\$0	61	0	0
Oak Hill CDC	0	\$0	262	25	30
Olde Holyoke Development Corp.	0	\$0	4	0	0
Somerville Community Corp.	0	\$0	296	10	0
South Middlesex Opportunity Council	0	\$0	110	0	12
Springfield NHS	25	\$180,002	442	62	0
Twin Cities CDC	4	\$50,400	132	0	132
Urban Edge	0	\$0	488	19	40
Valley CDC	3	\$10,500	325	0	35
Viet-AID	0	\$0	50	0	20
WATCH	40	\$12,000	81	0	0
Worcester Community Housing Resources	4	\$20,000	0	0	0
Grand Total	152	\$651,189	6,204	1,017	573

*Direct cash assistance can be used to buy a home, avoid foreclosure, or seek other housing after foreclosure.

Table 19: Foreclosure Prevention Counseling/Assistance 2014

MACDC Member	Total Number of Households	Total Number of Successes
Arlington Community Trabajando, Inc.	73	46
Coalition for a Better Acre	170	49
Codman Square NDC	65	37
Dorchester Bay EDC	16	10
HAPHousing	218	85
Homeowners Rehab	28	27
Housing Assistance Corp.	589	100
Lawrence Community Works	291	23
Lowell CLF dba MCCI	3	0
NeighborWorks Southern Mass.	206	46
NOAH	415	211
Nuestra Comunidad DC	67	52
Oak Hill CDC	266	218
Quincy-Geneva New Vision CDC	60	36
Somerville Community Corp.	11	5
South Middlesex Opportunity Council	183	25
Springfield NHS	133	24
Twin Cities CDC	125	45
Urban Edge	137	121
Valley CDC	67	64
Viet-AID	13	7
Grand Total	3,136	1,231

Table 20: Rental Housing Stabilization Services 2014

MACDC Member	Number of Households Maintain Housing	Number of Households Obtain New Housing
Allston Brighton CDC	14	24
Asian CDC	1	1
Coalition for a Better Acre	200	0
Codman Square NDC	69	26
Community Development Partnership	0	3
Community Teamwork, Inc.	5,430	477
Father Bill's & Mainspring	490	441
Fenway CDC	8	5
HAPHousing	612	223
Hilltown CDC	5	0
Home City Housing	200	100
Homeowners Rehab	36	0
Housing Assistance Corp.	3,422	1,033
Housing Corporation of Arlington	37	43
Just a Start	545	75
Lena Park CDC	686	0
Main South CDC	0	2
Metro West Collaborative Development	25	50
NOAH	20	142
Nuestra Comunidad DC	22	18
South Middlesex Opportunity Council	1,785	110
Springfield NHS	1	0
Urban Edge	220	10
Viet-AID	144	12
WATCH	259	120
Worcester Common Ground	5	0
Worcester Community Housing Resources	0	8
Grand Total	14,236	2,923

Table 21: Lead Paint Remediation 2014

MACDC Member	Number of Units Deleaded	Total Value
Dorchester Bay EDC	6	\$0
HAPHousing	2	\$18,250
Hilltown CDC	5	\$124,813
Home City Housing	47	\$0
Homeowners Rehab	4	\$35,447
Housing Corporation of Arlington	2	\$0
Just a Start	3	\$15,000
Lowell CLF dba MCCI	22	\$600,000
Methuen Arlington Neighborhood Inc.	1	\$0
Olde Holyoke Development Corp.	9	\$30,168
South Middlesex Opportunity Council	14	\$0
Springfield NHS	1	\$0
Twin Cities CDC	3	\$62,906
Urban Edge	8	\$150,000
Grand Total	127	\$1,036,584

Table 22: Units Under Receivership & Construction Management 2014

MACDC Member	Units Under Receivership	Units Provided Development Consulting or Construction Management Assistance
Community Development Partnership	0	64
Island Housing Trust	0	40
Methuen Arlington Neighborhood Inc.	2	0
Metro West Collaborative Development	0	4
Olde Holyoke Development Corp.	1	0
Urban Edge *	0	60
Women's Institute for Housing and Economic Dev.	0	82
Worcester Common Ground	0	1
Grand Total	3	251

* Urban Edge provided development consulting services to Allston-Brighton CDC for its 60-unit Brighton Allston Apartments project. This project was completed by Allston Brighton CDC in 2014 and included in the GOALS totals for homes created or preserved. Therefore, to avoid double-counting, in the 2014 GOALS totals, we net out these 60 units, so the number of construction management units we include in our homes number is 191 (251-60).

Table 23: Energy Improvements: Resident-Owned Homes 2014

MACDC Member	Number of Units Improved	Total Value
Community Teamwork, Inc.	1,348	\$2,641,359
Hilltown CDC	13	\$100,000
Housing Assistance Corp.	694	\$2,972,716
Just a Start	3	\$21,000
Olde Holyoke Development Corp.	10	\$152,552
South Middlesex Opportunity Council	557	\$1,500,000
Grand Total	2,625	\$7,387,627

2015 MACDC GOALS Report

Organizational Information

Table 24: Energy Retrofits: MACDC Members' Rental Portfolio 2014

MACDC Member	Number of Units Retrofitted	Total Value
Codman Square NDC	60	\$27,755
Dorchester Bay EDC	195	\$421,801
HAPHousing	69	\$288,628
Harborlight Community Partners	109	\$1,000,000
Home City Housing	47	\$200,000
Homeowners Rehab	94	\$209,400
Housing Corporation of Arlington	2	\$11,000
Jamaica Plain NDC	13	\$47,157
Just a Start	25	\$189,000
Oak Hill CDC	9	\$35,000
Olde Holyoke Development Corp.	1	\$28,000
South Middlesex Opportunity Council	45	\$150,000
The Neighborhood Developers	41	\$100,000
Urban Edge	272	\$439,000
Women's Institute for Housing and Economic Dev.	29	\$3,000
Grand Total	1,011	\$3,149,741

Table 25: Organizational Expenses 2014

MACDC Member	Organizational Operating Budget	Organizational Consolidated Expenses
ACCION New England	\$5,326,813	\$6,627,630
Allston Brighton CDC	\$908,477	\$919,667
Arlington Community Trabajando, Inc.	\$208,526	\$208,526
Asian CDC	\$820,973	\$892,859
CDC of South Berkshire County	\$120,000	\$173,701
CEDC-SM	\$433,222	\$470,786
Coalition for a Better Acre	\$1,082,584	\$8,064,104
Coastal Community Capital	\$730,000	\$730,000
Codman Square NDC	\$2,233,827	\$8,726,829
Common Capital	\$784,041	\$878,426
Community Development Partnership	\$1,655,928	\$1,655,928
Community Teamwork, Inc.	\$79,383,592	\$82,502,221
Domus, Inc.	\$507,312	\$845,844
Dorchester Bay EDC	\$3,280,112	\$3,916,392
Downtown Taunton Foundation	\$52,500	\$75,569
East Boston CDC	\$120,000	\$1,500,000
Father Bill's & Mainspring	\$17,463,114	\$17,463,114
Fenway CDC	\$891,483	\$5,823,442
Fields Corner CDC	\$873,038	\$873,078
Franklin County CDC	\$1,261,732	\$1,381,791
HAPHousing	\$15,673,463	\$66,722,417
Harborlight Community Partners	\$2,176,995	\$5,774,048
Hilltown CDC	\$2,464,060	\$2,646,466
Home City Housing	\$2,100,000	\$10,000,000
Homeowners Rehab	\$1,219,873	\$1,219,873
Housing Assistance Corp.	\$22,348,970	\$22,348,970
Housing Corporation of Arlington	\$470,800	\$1,306,446
IBA/ETC	\$4,121,322	\$4,121,322
Island Housing Trust	\$325,000	\$1,385,525
Jamaica Plain NDC	\$3,188,843	\$5,487,921
Just a Start	\$6,210,000	\$6,539,000
Lawrence Community Works	\$2,589,361	\$2,981,000

Table 25: Organizational Expenses 2014

MACDC Member	Organizational Operating Budget	Organizational Consolidated Expenses
Lena Park CDC	\$369,400	\$369,400
Lowell CLF dba MCCI	\$132,000	\$132,000
Madison Park DC	\$10,631,894	\$12,660,845
Main South CDC	\$901,395	\$7,183,998
Methuen Arlington Neighborhood Inc.	\$85,535	\$101,532
Metro West Collaborative Development	\$380,000	\$1,042,832
Mission Hill NHS	\$252,860	\$299,344
NEBA Works	\$2,691,811	\$2,691,811
NeighborWorks Southern Mass.	\$3,077,624	\$3,077,624
NOAH	\$460,110	\$2,380,115
North Shore CDC	\$1,627,126	\$1,627,126
Nuestra Comunidad DC	\$1,976,917	\$13,848,537
Oak Hill CDC	\$1,344,120	\$1,344,120
Olde Holyoke Development Corp.	\$2,154,578	\$2,154,578
Pittsfield Economic Revitalization Corp.	\$214,998	\$214,998
Quaboag Valley CDC	\$541,551	\$570,976
Quincy-Geneva New Vision CDC	\$339,469	\$536,898
Rebuilding Together Springfield	\$617,170	\$617,170
SEED Corp.	\$2,031,240	\$2,031,240
Somerville Community Corp.	\$1,416,620	\$2,822,027
South Boston NDC	\$799,087	\$799,087
South Middlesex Opportunity Council	\$74,575,087	\$77,878,096
Southwest Boston CDC	\$222,867	\$349,365
Springfield NHS	\$972,364	\$1,369,064
The Neighborhood Corporation	\$232,000	\$350,000
The Neighborhood Developers	\$3,274,865	\$7,667,717
Twin Cities CDC	\$1,055,400	\$2,290,029
Urban Edge	\$3,413,415	\$26,103,211
Valley CDC	\$462,846	\$1,871,330
Viet-AID	\$1,761,235	\$1,761,235
WATCH	\$231,945	\$232,806
WHALE	\$205,000	\$216,289

Table 25: Organizational Expenses 2014

MACDC Member	Organizational Operating Budget	Organizational Consolidated Expenses
Women's Institute for Housing and Economic Dev.	\$4,800,000	\$4,800,000
Worcester Common Ground	\$845,475	\$905,780
Worcester Community Housing Resources	\$4,187,154	\$4,187,154
Grand Total	\$309,311,119	\$460,751,229

2015 MACDC GOALS Report

Families

Table 26: Youth Programs 2014

MACDC Member	Number of Participants	Types of Programs Offered
Arlington Community Trabajando, Inc.	35	Youth Leadership program
Asian CDC	16	A-VOYCE (Asian Voices of Organized Youth for Community Empowerment)
Coalition for a Better Acre	50	Homework help, girl scouts, karate classes, book club, field trips, summer camp
Codman Square NDC	45	Voter Registration/Education/Outreach; Neighborhood Clean-up, National Night Out, Anti-Bullying Video Public Service Announcement and Peer Education; Anti-Drug Video Public Service Announcement; Martin Luther King Day of Service; Youth Jobs Organizing
Community Teamwork, Inc.	36	Youth Build
Dorchester Bay EDC	327	Youth Force- Youth Organizing Program; Your Leadership Institute-Leadership Training Program; Summer Camp- Summer Program; Counselors In Training- Summer Leadership Program; L.I.F.E. After School Program; Dudley Pandemonium- Youth Community Outreach Program
Home City Housing	150	Free lunch; Youth employment; arts and media; tutoring; counseling
Homeowners Rehab	65	Youth IDA, Youth Council, Mentor Program, College Prep workshops, Scholarship Program, YMCA
IBA/ETC	257	Preschool (K1 classrooms), Afterschool and Summer Learning (1st & 2nd graders), Youth Dvlp Program (teens 13-18 yrs old), College and Workforce Dvlp (16-24 yrs old)
Just a Start	185	Career Connection, Summer Employment, Teen Works YouthBuild
Lawrence Community Works	127	Movement City Youth Network - after school program; performing arts; design & technology; music & video production; summer camp - science; sports; performing arts; comic camp
Madison Park DC	223	After school jobs and leadership training program; Summer Jobs and Leadership Training program; Community Service Workshop for Middle School Students (YES curriculum); Friday night drop-in workshops for older teens; Public Internet Center workshops; Youth
Main South CDC	104	Virtual library Summer Reading Program; the Youth Works program
Methuen Arlington Neighborhood Inc.	185	After School Homework Center, Karate Program, Movies and Crafts Program, Summer Basketball League, Satellite Library, Summer Recreation Program
Mission Hill NHS	12	mentoring
NEBA Works	20	11 supported college experience; 12 supported employment
NOAH	159	East Boston Youth Soccer; O'Donnell Schoolyard Summer Program; NOAH CCAG Youth Crew
North Shore CDC	25	YouthBuild; F1rst Jobs
Oak Hill CDC	1,550	summer camp; leadership training; community service; connecting with the arts; financial fitness; how to prepare to buy a home; business model development; playground maintenance; burncoat school; union hill school; connecting to healthy foods
Quincy-Geneva New Vision CDC	9	organizing and outreach; festivals

Table 26: Youth Programs 2014

MACDC Member	Number of Participants	Types of Programs Offered
Rebuilding Together Springfield	30	Youth Build Construction Trade
Somerville Community Corp.	60	Peer leadership; alternative dispute resolution
Southwest Boston CDC	21	Employment in Hyde Park Green Team: environmental education, landscaping, improving and preserving open space and public space in Hyde Park
Springfield NHS	51	Youth Financial Fitness/Literacy Program
Urban Edge	20	Youth Summer Jobs
Viet-AID	350	Au Co Preschool; VSPY Afterschool Program; VSPY Summer Program; VALA Youth Leadership Program; Summer Teen Art Program
Grand Total	4,112	

Table 27: Family Asset Building 2014

MACDC Member	Adult Basic Ed	ESOL	Earned Income Credit Assist	EITC Total Value	IDAs	IDA Total Value	Financial Counseling or Coaching	Total Number of Families Assisted
Arlington Community Trabajando, Inc.							52	52
CEDC-SM	6	60	1,530	\$720,000				1,596
Coalition for a Better Acre		15					20	35
Codman Square NDC	33						177	210
Community Teamwork, Inc.	106	15	480	\$330,018	5	\$8,500	213	819
Domus, Inc.	91							91
Fenway CDC	2	2					6	10
Home City Housing							25	25
Homeowners Rehab					10	\$14,350	8	18
Housing Assistance Corp.							51	51
IBA/ETC	30	79						109
Jamaica Plain NDC							47	47
Lawrence Community Works	117	95	599	\$452,411	83	\$197,600	765	1,659
Main South CDC			474	\$181,962			25	499
NeighborWorks Southern Mass.			479	\$265,372			7	486
NOAH		170					120	290
North Shore CDC		77	101	\$138,313				178
Nuestra Comunidad DC							24	24
Oak Hill CDC							150	150
Quaboag Valley CDC	13							13
Quincy-Geneva New Vision CDC	2	3						5
Somerville Community Corp.					5	\$15,000	74	79
South Middlesex Opportunity Council	34	150						184
The Neighborhood Developers	118	128	1,015	\$565,439			281	1,542
Urban Edge			530	\$339,739			308	838
WATCH	100	80						180
Grand Total	652	874	5,208	\$2,993,254	103	\$235,450	2,353	9,190

Table 28: Elder Programs 2014

MACDC Member	# Participants	Types of Programs Offered
Codman Square NDC	63	Case management services in association with senior buildings developed: The Kit Clark Senior Services/Bay Cove support partnership program
Community Teamwork, Inc.	348	Foster Grandparent; Senior Companion program; Retired Senior companion program
Dorchester Bay EDC	11	Seniors In Action for Columbia- Elder volunteer/organizing group
East Boston CDC	320	Adult daycare in cooperation with East Boston Neighborhood Health Center; Senior Activity Club with ABCD.
Harborlight Community Partners	219	219 is the estimated number. Not everyone was involved in every service. Many of the services are now provided in partnership with other entities. HCP maintains the service coordination in house but partners or subcontracts to deliver the others services:
Hilltown CDC	120	Hilltown Elder Network; Council on Aging support
Homeowners Rehab	150	Health and wellness classes; Senior issues workshops; Exercise classes
IBA/ETC	267	Health workshops, medical services, social and recreational activities, benefits assistance, eviction prevention, referrals, advocacy.
Jamaica Plain NDC	175	exercise and other wellness programs; meals programs social activities and outings health screenings; social
NOAH	65	Senior Homeowner Services (free home safety repairs or rehabs for senior or disabled Boston residents)
Nuestra Comunidad DC	222	Elder Resource Fair; Housing Search and Placement; Eviction Prevention; Homelessness Prevention; Information and Referral; Housing Stabilization
Oak Hill CDC	100	voting; crime watch; affordable housing; community engagement; connecting with service
Quincy-Geneva New Vision CDC	3	Activities, outreach
Worcester Community Housing Resources	78	Ownership/management of a 78 units assisted living facility in Gardner, MA.
Grand Total	2,141	

Table 29: Arts and Cultural Programs and Community Events 2014

MACDC Member	# Participants in Arts Programs	# Participants in Cultural Programs	# Participants in Community Festivals
Arlington Community Trabajando, Inc.	150	0	280
Asian CDC	0	16	250
CEDC-SM	45	70	10,000
Coalition for a Better Acre	0	30	250
Codman Square NDC	1,245	125	5,330
Downtown Taunton Foundation	50	25	1,000
Fenway CDC	0	0	450
Franklin County CDC	150	0	0
IBA/ETC	353	210	5,000
Madison Park DC	70	230	328
Methuen Arlington Neighborhood Inc.	92	55	300
Mission Hill NHS	0	300	300
NOAH	0	0	500
Nuestra Comunidad DC	0	0	3,000
Oak Hill CDC	75	100	7,500
Quincy-Geneva New Vision CDC	5	5	200
South Boston NDC	0	0	5,000
Springfield NHS	0	0	100
The Neighborhood Corporation	0	0	20
The Neighborhood Developers	173	0	911
Twin Cities CDC	185	0	863
Viet-AID	18	0	300
WHALE	0	600	500
Worcester Common Ground	20	0	200
Grand Total	2,631	1,766	42,582

2015 MACDC GOALS Report

Community Investment Tax Credit (CITC) Impact

Table 30: CITC Impact on Organizational Capacity 2014

MACDC Member	Operational Capacity Increased	Program Staffing	Fundraising Staffing	Other Staffing	Staff Training/ Prof Dev	Information Systems	Communication Systems	Space or Equipment	Other
Allston Brighton CDC	Yes	No	No	No	Yes	No	Yes	No	ability to build program capacity and efficacy
Asian CDC	Yes	Yes	No	Yes	Yes	No	No	No	
CDC of South Berkshire County	Yes	Yes	No	No	No	No	No	No	
CEDC-SM	No	No	No	No	No	No	No	No	CITC capacity building grant helped build development capacity to help us launch our CITC fundraising plan
Coalition for a Better Acre	Yes	Yes	Yes	No	No	No	No	No	
Codman Square NDC	Yes	No	Yes	No	No	No	No	No	
Community Development Partnership	Yes	Yes	No	No	No	No	Yes	No	
Community Teamwork, Inc.	Yes	No	Yes	No	No	No	Yes	No	
Dorchester Bay EDC	Yes	Yes	Yes	No	No	No	Yes	No	
Downtown Taunton Foundation	No	No	No	No	No	No	No	No	
Fenway CDC	No	No	No	No	No	No	No	No	The CITC campaign allowed FCDC to a) maintain 2013/14 level of activity with a balanced budget and b) gain confidence, based on our success in meeting our CITC goal, that we can increase capacity in 2015.
Franklin County CDC	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	
Hilltown CDC	Yes	Yes	No	No	No	Yes	Yes	No	
Housing Assistance Corp.	No	No	No	No	No	No	No	No	
Housing Corporation of Arlington	Yes	No	Yes	No	Yes	Yes	Yes	No	
Island Housing Trust	Yes	No	Yes	No	Yes	No	No	No	

Table 30: CITC Impact on Organizational Capacity 2014

MACDC Member	Operational Capacity Increased	Program Staffing	Fundraising Staffing	Other Staffing	Staff Training/ Prof Dev	Information Systems	Communication Systems	Space or Equipment	Other
Jamaica Plain NDC	Yes	Yes	No	No	No	No	Yes	Yes	
Lawrence Community Works	Yes	Yes	No	Yes	No	Yes	No	Yes	
Madison Park DC	Yes	Yes	Yes	No	No	Yes	No	Yes	
Main South CDC	Yes	No	No	Yes	Yes	No	No	No	
NeighborWorks Southern Mass.	Yes	No	Yes	No	Yes	No	No	Yes	It is a little early to answer this question for us but we were able to use the initial CITC grant to help create a fundraising plan and implement donor software as well as improve our website in support of our fundraising efforts and we are about to hire an additional resource development staff person whose position will be partially supported by CITC investments.
NOAH	Yes	Yes	No	No	No	No	No	Yes	NB: Because much of the funding came near the end of the year, we expect to see more positive impact in 2015.
North Shore CDC	Yes	Yes	Yes	No	Yes	Yes	No	No	
Nuestra Comunidad DC	No	No	No	No	No	No	No	No	
Oak Hill CDC	Yes	Yes	No	No	No	No	No	No	
Quaboag Valley CDC	Yes	Yes	No	No	Yes	No	No	Yes	Develop new IDA program.
Somerville Community Corp.	Yes	Yes	Yes	No	No	No	No	No	

Table 30: CITC Impact on Organizational Capacity 2014

MACDC Member	Operational Capacity Increased	Program Staffing	Fundraising Staffing	Other Staffing	Staff Training/ Prof Dev	Information Systems	Communication Systems	Space or Equipment	Other
South Boston NDC	Yes	Yes	No	No	Yes	Yes	Yes	No	
Southwest Boston CDC	Yes	Yes	No	No	No	No	No	No	
Springfield NHS	No	No	No	No	No	No	No	No	
The Neighborhood Developers	Yes	Yes	Yes	Yes	No	Yes	Yes	No	
Twin Cities CDC	Yes	Yes	Yes	No	No	Yes	No	No	
Urban Edge	Yes	Yes	No	Yes	No	No	Yes	No	
Valley CDC	Yes	Yes	No	No	No	Yes	Yes	No	
Viet-AID	Yes	Yes	Yes	No	No	No	No	No	
WATCH	Yes	No	No	No	No	No	No	No	increased financial viability/ security
Yes Answers	30	22	13	6	10	10	12	7	

Table 31: CITC Impact on Organizational Funding 2014

MACDC Member	Leverage non-CITC funding	Expect Operating Budget Increase
Allston Brighton CDC	Yes	Yes
Asian CDC	Yes	Yes
CDC of South Berkshire County	Yes	Yes
CEDC-SM	Yes	Yes
Coalition for a Better Acre	Yes	Yes
Codman Square NDC	Yes	Yes
Community Development Partnership	Yes	Yes
Community Teamwork, Inc.	Yes	Yes
Dorchester Bay EDC	Yes	Yes
Downtown Taunton Foundation	No	Yes
Fenway CDC	Yes	Yes
Franklin County CDC	No	Yes
Hilltown CDC	Yes	Yes
Housing Assistance Corp.	No	Yes
Housing Corporation of Arlington	Yes	Yes
Island Housing Trust	Yes	Yes
Jamaica Plain NDC	No	Yes
Lawrence Community Works	No	Yes
Madison Park DC	Yes	Yes
Main South CDC	Yes	Yes
NeighborWorks Southern Mass.	Yes	Yes
NOAH	Yes	Yes
North Shore CDC	Yes	Yes
Nuestra Comunidad DC	No	No
Oak Hill CDC	Yes	Yes
Quaboag Valley CDC	Yes	Yes
Somerville Community Corp.	Yes	Yes
South Boston NDC	Yes	Yes
Southwest Boston CDC	Yes	No
Springfield NHS	No	No
The Neighborhood Developers	Yes	Yes
Twin Cities CDC	Yes	Yes
Urban Edge	Yes	No

Table 31: CITC Impact on Organizational Funding 2014

MACDC Member	Leverage non-CITC funding	Expect Operating Budget Increase
Valley CDC	No	Yes
Viet-AID	Yes	Yes
WATCH	No	Yes
Yes Answers	27	32

Table 32: CITC Impact on Organizational Goals 2014

MACDC Member	Organization expanded goals	Goal 1	Goal 1 Progress	Goal 2	Goal 2 Progress	Goal 3	Goal 3 Progress	Goal 4	Goal 4 Progress
Allston Brighton CDC	Yes	Neighborhood Stabilization	Some Progress	Resident Engagement	Some Progress	Affordable Housing/Asset Management	Some Progress		
Asian CDC	Yes	Physical Development to Improve Places	Some Progress	Asset Development to Transform Lives	Some Progress	Community Planning to Build Community	Some Progress		
CDC of South Berkshire County	No								
CEDC-SM	No								
Coalition for a Better Acre	Yes	Increase grant revenue	Some Progress						
Codman Square NDC	Yes	Anti-Displacement	Some Progress						
Community Development Partnership	Yes	Strengthen business sectors with a competitive regional advantage in ways that advance the interests of owners and employees -- particularly whose incomes are LMI -- and the community overall.	Some Progress	Create and preserve safe, stable and affordable year-round housing for LMI residents.	Some Progress	Promote green business and housing practices that benefit people and the environment.	Some Progress		
Community Teamwork, Inc.	Yes	increase unrestricted funds	Some Progress						
Dorchester Bay EDC	Yes	Create 92 new units of mixed income, mixed use housing with 20,000 sq ft of commercial space	Some Progress						

Table 32: CITC Impact on Organizational Goals 2014

MACDC Member	Organization expanded goals	Goal 1	Goal 1 Progress	Goal 2	Goal 2 Progress	Goal 3	Goal 3 Progress	Goal 4	Goal 4 Progress
Downtown Taunton Foundation	Yes	Increase awareness of our organization's community efforts	Some Progress						
Fenway CDC	No								
Franklin County CDC	Yes	Food Processing Center Facility	Some Progress	Business Development	Some Progress	Fundraising	Some Progress		
Hilltown CDC	Yes	Keep farming Initiative	Some Progress	Transportation Initiative	Some Progress				
Housing Assistance Corp.	Yes	Angel House Operational	Some Progress						
Housing Corporation of Arlington	No								
Island Housing Trust	Yes	Support - Increase community awareness, understanding of, and support for Island Housing Trust's activities, and for affordable housing on the Island.	Some Progress	Production - Increase the number of ground-leased properties from 60 to 100.	Some Progress	Stewardship - Ensure that affordable housing is well maintained, homeowners and renters are supported, and housing units are kept affordable for current and future generations.	Some Progress		
Jamaica Plain NDC	No								
Lawrence Community Works	No								
Madison Park DC	No								

Table 32: CITC Impact on Organizational Goals 2014

MACDC Member	Organization expanded goals	Goal 1	Goal 1 Progress	Goal 2	Goal 2 Progress	Goal 3	Goal 3 Progress	Goal 4	Goal 4 Progress
Main South CDC	Yes	Create Greater Economic Stability and Opportunity for Main South Residents	Some Progress	Increase Access to Affordable Housing and Preserve Existing Housing Stock	Some Progress	Increase neighborhood accessibility	Some Progress	Reduce incidents of Youth and Gang violence in neighborhood "hot spots" and reclaim public space.	Some Progress
NeighborWorks Southern Mass.	No								
NOAH	No								
North Shore CDC	Yes	Our governance includes committees to address new business lines as well as non-board member committee members to expand our network throughout the North Shore.	Some Progress	We have leveraged individual giving over three years using the Community Investment Credit (CITC).	Some Progress	We have increased the financial return on investment (ROI) by 35% for fundraising events.	Some Progress	We maintain 100% annual board financial participation	Goal Met
Nuestra Comunidad DC	No								
Oak Hill CDC	Yes	Preserve and Develop affordable housing and Commercial Real Estate	Some Progress	Improve Quality of Life for Union Hill residents	Some Progress	Improve Neighborhood Economics	Some Progress		
Quaboag Valley CDC	Yes	6 IDA Participants	Some Progress	Incumbent Workforce Training	Some Progress	Connecting RTAs	Some Progress		
Somerville Community Corp.	No								

Table 32: CITC Impact on Organizational Goals 2014

MACDC Member	Organization expanded goals	Goal 1	Goal 1 Progress	Goal 2	Goal 2 Progress	Goal 3	Goal 3 Progress	Goal 4	Goal 4 Progress
South Boston NDC	Yes	Increase supply of affordable housing	Some Progress	Improve quality of life	Some Progress	Promote economic development	Some Progress		
Southwest Boston CDC	Yes	1. Maintain, sustain and grow the only community development organization that has served the neighborhoods of the southwestern section of the City of Boston	Some Progress	2. Devise and create, refine and implement a new business model that enables SWBCDC to be an active real estate developer in a variety of partnership and collaboration structures	Some Progress	3. Build a community and economic development agenda for Hyde Park around the community's unique environmental and open space resources	Some Progress	4. Advocate for planning processes, development and land use policies public and community services, infrastructure investment that will help this unique majority minority neighborhood with an become and remain a "high-opportunity" community and be recognized as such.	Some Progress
Springfield NHS	No								
The Neighborhood Developers	No								
Twin Cities CDC	Yes	Become a Regional Agency	Some Progress	Innovate and Lead	Some Progress	Build Great Neighborhoods	Some Progress	Sustainability	No Progress

Table 32: CITC Impact on Organizational Goals 2014

MACDC Member	Organization expanded goals	Goal 1	Goal 1 Progress	Goal 2	Goal 2 Progress	Goal 3	Goal 3 Progress	Goal 4	Goal 4 Progress
Urban Edge	Yes	First-Time Homebuyer Workshop Participants	Goal Met	VITA Participants	Goal Met	Student Loan Counseling	Goal Met	CUE Realty FTHB purchases	Some Progress
Valley CDC	Yes	Expand Community Engagement	Some Progress	Exploration of Strategic Alliances	Some Progress	Create Strategic Plan	Some Progress		
Viet-AID	Yes	Rental Housing Counseling	Some Progress	Re-Establish the Fields Corner Civic Association	Goal Met	Link Tenants to VietAID's Youth Services	Some Progress	Provide Afterschool & Summer Programming to Low Income Youth	Goal Met
WATCH	Yes	Current- Stabilize Housing Situations for Tenants	Goal Met	Current- Organize Low Income Tenants to Advocate for Affordable Housing	Some Progress				
Yes Answers	23								

Table 33: CITC Impact on Organizational Activities 2014

MACDC Member	Organization expanded activities	Real Estate Development	Housing Services	Small Business Assistance	Job Training/ Workforce Development	Financial Stability Services	ESOL or Adult Basic Education	Youth or Elder Programs	Arts, Cultural Programs or Community Festivals	Leaders/ Community Organizing	Other Activities	Activity 1	Activity 2	Activity 3
Allston Brighton CDC	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Community Health/Active Transit/Community Planning		
Asian CDC	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	No			
CDC of South Berkshire County	Yes	Yes	No	No	No	No	No	No	No	No	No			
CEDC-SM	Yes	No	No	Yes	No	No	No	No	Yes	Yes	No			
Coalition for a Better Acre	No	No	No	No	No	No	No	No	No	No	No			
Codman Square NDC	Yes	No	No	No	No	No	No	No	No	No	Yes	Sustainability/Eco-Innovation	Men of Color/Alternative Economic Structures	N/A
Community Development Partnership	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes	No			
Community Teamwork, Inc.	Yes	No	No	No	No	Yes	No	No	No	No	Yes	expanded communications & fundraising		

Table 33: CITC Impact on Organizational Activities 2014

MACDC Member	Organization expanded activities	Real Estate Development	Housing Services	Small Business Assistance	Job Training/ Workforce Development	Financial Stability Services	ESOL or Adult Basic Education	Youth or Elder Programs	Arts, Cultural Programs or Community Festivals	Leaders/ Community Organizing	Other Activities	Activity 1	Activity 2	Activity 3
Dorchester Bay EDC	Yes	Yes	No	No	Yes	No	No	No	Yes	Yes	No			
Downtown Taunton Foundation	Yes	Yes	Yes	Yes	No	No	No	No	Yes	No	No			
Fenway CDC	No	No	No	No	No	No	No	No	No	No	No			
Franklin County CDC	Yes	No	No	Yes	No	No	No	No	Yes	No	Yes	Food Processing Center		
Hilltown CDC	Yes	Yes	Yes	No	No	No	No	No	No	Yes	No			
Housing Assistance Corp.	Yes	Yes	Yes	No	Yes	Yes	No	No	No	No	No			
Housing Corporation of Arlington	Yes	Yes	No	No	No	Yes	No	Yes	No	Yes	No			
Island Housing Trust	Yes	Yes	Yes	No	No	No	No	No	No	Yes	No			
Jamaica Plain NDC	Yes	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	Family Childcare		
Lawrence Community Works	Yes	Yes	No	No	Yes	Yes	No	Yes	No	Yes	No			
Madison Park DC	Yes	Yes	No	No	Yes	No	No	Yes	No	No	No			

Table 33: CITC Impact on Organizational Activities 2014

MACDC Member	Organization expanded activities	Real Estate Development	Housing Services	Small Business Assistance	Job Training/ Workforce Development	Financial Stability Services	ESOL or Adult Basic Education	Youth or Elder Programs	Arts, Cultural Programs or Community Festivals	Leaders/ Community Organizing	Other Activities	Activity 1	Activity 2	Activity 3
Main South CDC	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Lead reclamation efforts for the restoration of Castle Park		
Neighbor Works Southern Mass.	No	No	No	No	No	No	No	No	No	No	No			
NOAH	No	No	No	No	No	No	No	No	No	No	No			
North Shore CDC	Yes	No	No	No	No	Yes	No	No	No	No	No			
Nuestra Comunidad DC	No	No	No	No	No	No	No	No	No	No	No			
Oak Hill CDC	Yes	No	Yes	No	No	Yes	No	Yes	Yes	Yes	No			
Quaboag Valley CDC	Yes	No	No	Yes	Yes	Yes	No	No	No	No	No			
Somerville Community Corp.	Yes	Yes	Yes	No	Yes	Yes	No	No	No	No	No			
South Boston NDC	Yes	Yes	No	Yes	No	No	No	No	Yes	Yes	No			
Southwest Boston CDC	Yes	Yes	No	No	Yes	No	No	Yes	No	Yes	Yes	Place-making	Transportation planning,	community planning and

Table 33: CITC Impact on Organizational Activities 2014

MACDC Member	Organization expanded activities	Real Estate Development	Housing Services	Small Business Assistance	Job Training/ Workforce Development	Financial Stability Services	ESOL or Adult Basic Education	Youth or Elder Programs	Arts, Cultural Programs or Community Festivals	Leaders/ Community Organizing	Other Activities	Activity 1	Activity 2	Activity 3
													advocacy and organizing	analyses
Springfield NHS	No	No	No	No	No	No	No	No	No	No	No			
The Neighborhood Developers	Yes	Yes	No	No	No	Yes	No	No	Yes	Yes	Yes	Healthy Homes Programming	CONNECT Family Circles	Community Fellows Program
Twin Cities CDC	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Asset Management		
Urban Edge	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Produce a local vacant lots map	Hold a larger community-wide event in 2015	Increase voter registration
Valley CDC	No	No	No	No	No	No	No	No	No	No	No			
Viet-AID	Yes	No	No	No	No	No	No	Yes	No	No	No			
WATCH	Yes	No	Yes	No	No	No	Yes	No	No	Yes	No			
Yes Answers	29	20	12	8	9	12	2	9	9	18	9			

Table 34: CITC Impact on Organizational Community Engagement 2014

MACDC Member	Organization expanded community engagement	Increased Volunteerism	Increased Board of Directors engagement	Increased Board of Directors diversity	New Committee	Increased Attendance at events	Other	Engagement Strategy 1	Engagement Strategy 2	Engagement Strategy 3
Allston Brighton CDC	Yes	Yes	Yes	No	Yes	Yes	No			
Asian CDC	Yes	Yes	No	No	Yes	Yes	No	Established resident committees in Malden and Quincy	Increased Youth engagement as they volunteer for our events.	Community meetings to update progress on Parcel 24 construction
CDC of South Berkshire County	Yes	Yes	Yes	No	No	Yes	No			
CEDC-SM	Yes	Yes	No	No	Yes	Yes	Yes	More Partnerships in the North End between organizations		
Coalition for a Better Acre	Yes	Yes	No	No	Yes	No	Yes			
Codman Square NDC	Yes	Yes	Yes	No	Yes	No	No	Door to Door outreach through our Keeping Codman Sq. Affordable Campaign	Community Forums and Strategies with Stakeholders on Displacement Issues	Expanding Community Meetings and Committee formation in Real Estate Development projects.
Community Development Partnership	Yes	Yes	Yes	No	No	Yes	No			
Community Teamwork, Inc.	Yes	No	Yes	No	No	No	No			
Dorchester Bay EDC	Yes	Yes	Yes	No	Yes	No	No			

Table 34: CITC Impact on Organizational Community Engagement 2014

MACDC Member	Organization expanded community engagement	Increased Volunteerism	Increased Board of Directors engagement	Increased Board of Directors diversity	New Committee	Increased Attendance at events	Other	Engagement Strategy 1	Engagement Strategy 2	Engagement Strategy 3
Downtown Taunton Foundation	Yes	Yes	Yes	Yes	No	No	No			
Fenway CDC	Yes	No	Yes	Yes	No	No	No			
Franklin County CDC	No	No	No	No	No	No	No			
Hilltown CDC	Yes	Yes	Yes	No	Yes	Yes	Yes	Farming	Transportation	Rural Initiative
Housing Assistance Corp.	Yes	Yes	Yes	Yes	No	Yes	No			
Housing Corporation of Arlington	Yes	No	Yes	No	Yes	Yes	Yes	Enlisted and engaged Churches in support new and existing strategies to deal with households at or below 60% of AMI	Move Food Pantry to better space	Rent space to local preschool and athletic club for public high school students
Island Housing Trust	Yes	Yes	Yes	No	Yes	Yes	No			
Jamaica Plain NDC	Yes	Yes	Yes	No	Yes	Yes	Yes	Membership campaign		
Lawrence Community Works	Yes	No	Yes	No	Yes	No	Yes	Parent Ambassadors		
Madison Park DC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Formation of active board committee	Strengthened Friends of Melnea Cass Boulevard Committee	Broader communications reach for all activities/events.

Table 34: CITC Impact on Organizational Community Engagement 2014

MACDC Member	Organization expanded community engagement	Increased Volunteerism	Increased Board of Directors engagement	Increased Board of Directors diversity	New Committee	Increased Attendance at events	Other	Engagement Strategy 1	Engagement Strategy 2	Engagement Strategy 3
Main South CDC	Yes	No	Yes	Yes	Yes	Yes	No			
NeighborWorks Southern Mass.	Yes	Yes	Yes	No	No	Yes	Yes	The role our Board plays in fundraising has notably increased.	The role of volunteers and attendees at our organizational events has grown as a result of the tax credit. We are increasing the number of events we hold each year and employing new strategies to reach out to new potential donors and partners.	
NOAH	Yes	No	No	No	Yes	Yes	No			
North Shore CDC	Yes	No	No	No	No	No	Yes	Hired 2 FT Community Engagement Coordinators.		
Nuestra Comunidad DC	No	No	No	No	No	No	No			
Oak Hill CDC	Yes	Yes	Yes	Yes	No	Yes	Yes	Increased Social Media	Increased News Coverage	Increased Opportunities for volunteering

Table 34: CITC Impact on Organizational Community Engagement 2014

MACDC Member	Organization expanded community engagement	Increased Volunteerism	Increased Board of Directors engagement	Increased Board of Directors diversity	New Committee	Increased Attendance at events	Other	Engagement Strategy 1	Engagement Strategy 2	Engagement Strategy 3 and engagement
Quaboag Valley CDC	Yes	No	No	No	No	Yes	Yes			
Somerville Community Corp.	No	No	No	No	No	No	No			
South Boston NDC	Yes	Yes	Yes	No	No	Yes	Yes	Chamber of Commerce events		
Southwest Boston CDC	Yes	Yes	No	Yes	Yes	Yes	No			
Springfield NHS	No	No	No	No	No	No	No			
The Neighborhood Developers	Yes	No	Yes	No	No	No	Yes	Community Fellows Program: short term paid community engagement positions for community leaders.		
Twin Cities CDC	Yes	Yes	Yes	No	No	No	No			
Urban Edge	Yes	No	Yes	No	Yes	No	No			
Valley CDC	Yes	No	Yes	No	Yes	Yes	Yes	Held Community Summit		
Viet-AID	Yes	Yes	No	No	No	Yes	Yes	Re-establish the Fields Corner Civic Association		

Table 34: CITC Impact on Organizational Community Engagement 2014

MACDC Member	Organization expanded community engagement	Increased Volunteerism	Increased Board of Directors engagement	Increased Board of Directors diversity	New Committee	Increased Attendance at events	Other	Engagement Strategy 1	Engagement Strategy 2	Engagement Strategy 3
WATCH	Yes	Yes	Yes	No	Yes	Yes	No	Board assisting in setting Strategy for Tenant Organizing	Volunteers involved in organizing support for Rental Voucher proposal	Interns helping members directly with housing needs during work hours (in addition to evening housing clinic)
Yes Answers	32	21	24	7	18	21	15			

2015 MACDC GOALS Report

Historical Real Estate: Housing

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Allston Brighton CDC	Brighton Allston Apts	60	2014	\$10,985,990	Rehab - Mod	Federal Tax Credits (LIHTC)	Energy Conservation
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 VI, Boston Community Capital or Loan Fund, MHIC, The Life Initiative, The Property and Casualty Initiative	Energy Conservation

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 Fund, The Life Initiative, Fleet Bank/ Bank of America, Harvard University, \$2.8 million	Energy Conservation, Healthy Materials, Bio-Diesel, Sustainable Materials
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		554		\$79,236,385			
Arlington Community Trabajando, Inc.	Acton Street Builder's Blitz project	2	2014	\$350,000	New Constr	Local or Regional CDBG	Energy Conservation

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Arlington Community Trabajando, Inc.	Park Street Houses	4	2013	\$1,100,000	New Constr	Haverhill Bank	Energy Conservation, Healthy Materials, Sustainable Materials
Arlington Community Trabajando, Inc. Total		6		\$1,450,000			
Asian CDC	6 Fort Street	34	2012	\$11,380,000	Rehab - Subst	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	Energy Conservation, Healthy Materials, Sustainable Materials
Asian CDC Total		34		\$11,380,000			
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		
Back of the Hill CDC Total		436		\$55,230,000			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Cascap, Inc. Total		24		\$11,160,570			
CDC of South Berkshire County	Hillside Avenue	10	2009	\$2,318,000	New Constr	Town-donated land, 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			
Coalition for a Better Acre	Triangle Rental	26	2014	\$2,496,300	Rehab - Mod	Enterprise Bank National Grid funded Weatherization Improvement Program	Energy Conservation, Healthy Materials, Working with the National Grid funded weatherization improvement program to replace inefficient heating systems with high efficiency systems., Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	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 financing	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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 Lowell Housing Authority subsidized. Neighborhood Reinvestment, Enterprise Bank - construction and permanent financing	Energy Conservation, Healthy Materials, Sustainable Materials
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		688		\$78,896,300			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Codman Square NDC	157 Washington St., Dorchester	24	2012	\$10,236,000	New Constr	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	Energy Conservation, Healthy Materials, Transit Oriented Development (within 1 1/2 blocks of Four Corners Fairmount Line stop), plus adaptive re-use of existing structure., Sustainable Materials
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 35: Completed Housing Projects

MACDC Member	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 Mortgage), approximately \$\$6.2 mill. GMACC (General Motors Assistance Commercial Corp first mortgage for \$1.54 mill MBHP also provided an unsecured loan of \$26,868 required to fund the Partnership contribution.	

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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 Community Capital or Loan Fund, Neighborhood Reinvestment	Energy Conservation

Table 35: Completed Housing Projects

MACDC Member	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, Citizens Bank, Sovereign Bank	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 NDC	3 Herbert Ave	2	1998	\$249,900			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		1,264		\$138,449,592			
Community Development Partnership	Wampum Lane	2	2012	\$401,000	Rehab - Mod	Local or Regional CDBG, Community Preservation Act Funds, Community Preservation Fund	Energy Conservation

Table 35: Completed Housing Projects

MACDC Member	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 35: Completed Housing Projects

MACDC Member	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			
Community Development Partnership Total		71		\$10,817,473			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Domus, Inc.	Dansereau Homestead	4	2014	\$676,122	Rehab - Mod	Community Preservation Act Funds, *Community Foundation of Western Massachusetts	Energy Conservation, Healthy Materials, Sustainable Materials
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		34		\$2,876,310			
Dorchester Bay EDC	Quincy Heights	129	2014	\$56,000,000	Comb Rehab/New Constr	Local or Regional HOME, NHT Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), Section 8, HUD Choice Neighborhood funds, refinanced Flex Subsidy funds, LISC, Federal Home Bank, Enterprise Community Partners	Energy Conservation, Healthy Materials, Enterprise Green Communities certification, Energy Star for Homes, LEED certifiable, Sustainable Materials
Dorchester Bay EDC	17 Ramsey	3	2013	\$796,000	Rehab - Subst		Energy Conservation, Healthy Materials
Dorchester Bay EDC	77 Coleman	2	2013	\$683,000	Rehab - Subst		Energy Conservation
Dorchester Bay EDC	15 Raven	3	2012	\$694,000	Rehab - Subst		Energy Conservation, Healthy Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Dorchester Bay EDC	16 Folsom	1	2012	\$460,000	Rehab - Subst		Energy Conservation
Dorchester Bay EDC	19 Barry	3	2012	\$796,000	Rehab - Subst		Energy Conservation, Healthy Materials
Dorchester Bay EDC	2 Clarkson	2	2012	\$519,196	Rehab - Subst	MHIC	Energy Conservation
Dorchester Bay EDC	25 Rill St	3	2012	\$636,000	Rehab - Subst		Energy Conservation, Healthy Materials
Dorchester Bay EDC	3 Clarkson	2	2012	\$639,000	Rehab - Subst		Energy Conservation, Healthy Materials
Dorchester Bay EDC	31 Hendry	3	2012	\$748,000	Rehab - Mod		Energy Conservation, Healthy Materials
Dorchester Bay EDC	34 Hendry	3	2012	\$748,000	Rehab - Subst		Energy Conservation, Healthy Materials
Dorchester Bay EDC	56 Topliff	3	2012	\$718,000	Rehab - Subst		Energy Conservation
Dorchester Bay EDC	618 Dudley	4	2012	\$742,405	Rehab - Subst	Boston Private Trust	Energy Conservation, Healthy Materials
Dorchester Bay EDC	91 Coleman	3	2012	\$580,000	Rehab - Subst		Energy Conservation, Healthy Materials
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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.
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 Community Capital or Loan Fund, MHIC, Fleet Bank/ Bank of America, Citizens Bank	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		

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 flooring
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		

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		1,176		\$181,055,484			
East Boston CDC	Condor Havre	8	2014	\$3,100,000	New Constr		Energy Conservation, Healthy Materials, Sustainable Materials
East Boston CDC	Dalrymple School Apartments Elderly Housing	27	2014	\$11,500,000	Rehab - Subst	Northsuburban consortium Home funds State Low Income Housing Tax Credits, Section 202	Energy Conservation, Healthy Materials, Sustainable Materials
East Boston CDC	Condor Havre Apartments LLC	7	2013	\$2,200,000	New Constr	Local or Regional HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 8	Energy Conservation, Healthy Materials, Sustainable Materials
East Boston CDC	Greenway Apartments LLC	27	2012	\$11,000,000	New Constr	Local or Regional HOME, State CDBG, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Section 8	Energy Conservation, Healthy Materials, Sustainable Materials
East Boston CDC	EB Savings Apartments	14	2010	\$2,100,000	Rehab - Mod	East Boston Savings Bank	

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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	45	2002	\$4,500,000	Rehab - Subst	East Boston Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials
East Boston CDC	Sturgis Street	50	2002	\$4,000,000	Rehab - Subst		Energy Conservation
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			
East Boston CDC	Chevrus School Apartments	46	1998	\$4,100,000			
East Boston CDC	E. Boston Corp. Rehab	40	1993	\$2,100,000			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		1,339		\$221,750,000			
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.
Falmouth Housing Trust	Esler 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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Father Bill's & Mainspring	Grove Street Family Housing	3	2012	\$336,445	Rehab - Mod	MRVP, MHIC, private foundations and fundraising Harbor One loan	Energy Conservation
Father Bill's & Mainspring	The Anderson House Veterans Housing	6	2012	\$1,463,660	New Constr	Community Preservation Act Funds, Housing Innovations Fund (HIF), MassHousing or MFHA (other than trust), Section 8, 1 VASH - housing subsidy private foundations and fundraising	Energy Conservation
Father Bill's & Mainspring Total		9		\$1,800,105			
Fenway CDC	Hemenway Apts	24	2012	\$1,600,000	Rehab - Mod	MHP	Energy Conservation, Healthy Materials, Sustainable Materials
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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, Keyspan Energy Grant Owners Equit Sponsor's Loan	Energy Conservation
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		710		\$102,271,206			
Fields Corner CDC	63-69 Sumner St.	24	1999	\$400,000			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		
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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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 HOME, Local or Regional CDBG, Brownfields, GFA Federal Credit Union	

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Greater Gardner CDC	Gardner Wasa Street Project	3	2003	\$333,000	New Constr	Local or Regional CDBG, 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 Total		15		\$1,500,000			
HAPHousing	Olympia Oaks	42	2014	\$12,536,831	New Constr	Local or Regional CDBG, Community Preservation Act Funds, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, MHIC, The Life Initiative, Interfaith Housing, Energy Star Rebates	Energy Conservation, Healthy Materials, 12" double wall construction, Sustainable Materials
HAPHousing	Stevens Memorial Senior Housing	28	2014	\$7,476,800	Comb Rehab/New Constr	State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Section 202, Neighborhood Reinvestment	Energy Conservation, Healthy Materials, Heating System is in excess of the building code., Sustainable Materials
HAPHousing Total		70		\$20,013,631			
Harborlight Community Partners	Turtle Creek	109	2014	\$18,449,577	Rehab - Mod	Local or Regional HOME, MassDevelopment, Federal Tax Credits (LIHTC), Section 8, Seller Note, United Way	Energy Conservation, Healthy Materials, Cogeneration system, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Harborlight Community Partners	Pigeon Cove Ledges	30	2012	\$5,015,359	Preserv of Exp Use	Local or Regional HOME, Community Preservation Act Funds, Housing Trust USDA 515, USDA Rental Assistance One foundation and the United Way	Energy Conservation, Healthy Materials, Sustainable Materials
Harborlight Community Partners Total		139		\$23,464,936			
Hilltown CDC	Westhampton Senior Housing - Phase 2	8	2013	\$1,500,000	New Constr	N/A State HOME, Affordable Housing Trust Fund, N/A Section 8, N/A Federal Home Bank, People's United Bank (member bank)	Energy Conservation
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		55		\$9,535,728			
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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Home City Housing	Center City	47	2014	\$14,000,000	Rehab - Subst	Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Federal Historic Tax Credits, Section 8, MHIC, The Life Initiative	Energy Conservation, Healthy Materials, Sustainable Materials
Home City Housing	Tapley Court	30	2013	\$3,300,000	Rehab - Mod		
Home City Housing Total		77		\$17,300,000			
Homeowners Rehab	Inman/CAST	125	2012	\$32,578,318	Preserv of Exp Use	Community Preservation Act Funds, MassHousing or MFHA (other than trust), Federal Tax Credits (LIHTC), Section 8, DOENeighborhood Reinvestment, Tax Credit Equity -WNC	Energy Conservation, Healthy Materials, Energy Star appliances, green turnover practices, low VOC materials, reduced air infiltration, Sustainable Materials,
Homeowners Rehab	Putnam Ave	40	2012	\$14,520,710	New Constr	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 Bank Nstar	Energy Conservation, Healthy Materials, solar panels for both hot water and electricit SIPS, landscape features drought tolerant plantings, additional insulation, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
Homeowners Rehab	58 7th St	6	2008	\$1,157,529	Rehab - Subst	Community Preservation Act Funds, Lead Safe Historical Commission, Section 8, Neighborhood Reinvestment, LIS CitiBank, Charlesbank Home Enterprise insurance proceeds NSTAR P Energy Star Rebates	Energy Conservation, Healthy Materials, solar panels for both electric and domestic hot 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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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		

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		724		\$117,067,095			
Housing Assistance Corp.	Breezy Acres	10	2014	\$3,490,495	New Constr	Local or Regional HOME, Community Preservation Act Funds, State HOME, Affordable Housing Trust Fund, Section 8, MHP, The Property and Casualty Initiative	Energy Conservation, Healthy Materials, Sustainable Materials
Housing Assistance Corp.	Clay Pond Cove	45	2012	\$12,000,000	New Constr	Local or Regional HOME, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP	Energy Conservation, Healthy Materials, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	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 Credits, Citizens 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		184		\$48,390,495			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Housing Corporation of Arlington	Capitol Square Apartments	32	2013	\$10,657,288	Rehab - Mod	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, MHIC, Eastern Bank Foundation Eastern Bank; Brookline Bank - investor; Cambridge Savings Bank - Investor, Leader, Watertown Savings Bank Calvary Methodist Church, First Parish Unitarian	Energy Conservation, Healthy Materials, Sustainable Materials
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 HOME MHP, Cambridge Savings Bank	

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		84		\$23,742,288			
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			
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/ETC	Neponset Field-Phase IA (Senior Housing)	20	2013	\$10,015,104	New Constr	Section 202, Boston Community Capital or Loan Fund, The Life Initiative, Boston Private Bank	Energy Conservation, Healthy Materials, The four-story, wood framed building utilizes energy efficient and durable materials. Sustainable Materials
IBA/ETC	Residencia Betances	11	1993	\$600,000			
IBA/ETC	Taino Tower	27	1990	\$4,100,000	New Constr		
IBA/ETC	Victoria Associates	190	1982	\$11,500,000	New Constr		
IBA/ETC	South End Apts.	28	1981	\$300,000			
IBA/ETC	Casas Borinquen	36	1977	\$1,200,000			
IBA/ETC	Viviendas Associates	181	1976	\$5,500,000	New Constr		

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
IBA/ETC	Torre Unidad	201	1974	\$4,600,000	New Constr		
IBA/ETC	ETC & Associates	71	1972	\$1,200,000			
IBA/ETC	West Newton/Rutland Sts.	150	1972	\$3,250,000			
IBA/ETC Total		915		\$42,265,104			
Island Housing Trust	Sepiessa Rental Housing Project	3	2014	\$939,700	New Constr	Community Preservation Act Funds, MassSave Federal Home Bank, Edgartown National Bank	Energy Conservation, Healthy Materials, energy recovery ventilator air source heat pumps, Sustainable Materials
Island Housing Trust	Village Court Rental Housing Project	6	2014	\$1,293,922	Rehab - Subst	Local or Regional CDBG, Community Preservation Act Funds, LEAN - Low-Income Energy Affordability Networ Cape Light Compact Federal Home Bank, Edgartown National Bank private donors	Energy Conservation, Healthy Materials, air source heat pumps, Sustainable Materials
Island Housing Trust Total		9		\$2,233,622			
Jamaica Plain NDC	Jamaica Plain Scattered Site Cooperative	18	2013	\$6,825,000	Rehab - Mod	Local or Regional HOME, Local Linkage, BRA MassDevelopment, Brownfields, Section 8, ARRA (Energy Conservation Funds) Hyams Eastern Bank, Enterprise	Energy Conservation, Healthy Materials, Sustainable Materials
Jamaica Plain NDC	Sumner Hill House Ownership	20	2012	\$4,200,000	Rehab - Mod	Local or Regional CDBG, NDF, Wainwright Bank	Energy Conservation, Healthy Materials, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 Bank/ Bank of America, Charlesbank Homes, Hyams, Mulford	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
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 houses trust, Mifflin Memorial fund	Energy Conservation, Sustainable Materials
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 Foundation, FleetBank Financial Foundation, Mifflin Trust, Lawrence Model Lodging Houses Trust	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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
Jamaica Plain NDC Total		595		\$118,611,277			
Just a Start	2014 Affordable Condo Resales	20	2014	\$3,200,000	Rehab - Mod	Local or Regional CDBG, City of Cambridge CAHT	
Just a Start	2013 Affordable Condo Resales	12	2013	\$1,950,000	Rehab - Mod	Local or Regional HOME, City of Cambridge CAHT	
Just a Start	2012 Affordable Condo Resales	8	2012	\$1,300,000	Preserv of Exp Use	Community Preservation Act Funds, CAHT	
Just a Start	Windsor Street Condos	14	2012	\$6,000,000	Other	Local or Regional HOME, Community Preservation Act Funds, Cambridge Savings Bank Construction Loan	Energy Conservation, Healthy Materials, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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, Cambridge Savings Bank & Brookline Bank	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 Building Platinum Status, Sustainable Materials
Just a Start	Buyback/Resale Condos	6	2008	\$1,200,000	Rehab - Mod	CAHT	Energy Conservation, Healthy Materials, Sustainable Materials
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 Home LISC, Harvard 20/20	Energy Conservation, Healthy Materials, Sustainable Materials
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 Bank 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, HUDBoston 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	Alewife Condos	12	2000	\$2,400,000	New Constr		
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		

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
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		773		\$110,448,135			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Lawrence Community Works	108 Newbury Street	18	2014	\$8,950,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Brownfields, MassSaves (rebates), Attorney General's Office Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, The Life Initiative, TD Bank Foundation	Energy Conservation, Healthy Materials, Sustainable Materials
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, 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 Capital or Loan Fund, Neighborhood Reinvestment, MHIC, The Life Initiative, Federal Home Bank, Fireman Foundation TD Bank Mainstream Global	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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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,
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 integrated landscaping plan to mitigate runoff, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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		324		\$61,166,310			
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
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	Dudley Greenville	43	2014	\$17,625,000	New Constr	Local or Regional HOME, City Neighborhood Housing Trust, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), Section 8, Fleet Bank/ Bank of America, First Sterling - LIHTC investor Developer Fee Loan.	Energy Conservation, Healthy Materials, PV Read Community garden, Bike rack, Sustainable Materials
Madison Park DC	Madison Park IV Rehab	143	2012	\$53,000,000	Preserv of Exp Use	MassDevelopment, Federal Tax Credits (LIHTC), Section 8, MHP, Fleet Bank/ Bank of America, First Sterling, LIHTC investor Seller Financing	Energy Conservation, Healthy Materials, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 at least 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 millionNeighborhood Reinvestment	Energy Conservation
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		
Madison Park DC	Smith Hse.	132	1972	\$7,500,000	New Constr		
Madison Park DC Total		1,529		\$310,997,706			
Main South CDC	3 Hathaway Street	3	2014	\$464,000	Rehab - Mod	Local or Regional CDBG, Webster Credit Union	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	18 Tainter Street	4	2013	\$520,000	Rehab - Subst		Energy Conservation, Sustainable Materials
Main South CDC	41 Ripley Street	3	2013	\$195,000	Other	NSP MHIC Private permanent take out financing	Energy Conservation, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Main South CDC	19 Hancock Street	3	2012	\$474,000	Rehab - Subst	Lead Paint - CDBG Funds NSP Funds MHIC Spencer Savings Permanent Financing	Energy Conservation, Healthy Materials, Co-Generating heating system, Sustainable Materials
Main South CDC	212 Beacon Street	3	2012	\$440,715	Rehab - Mod	Federal NSP funds through MHIC	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	2-4 Thayer Court	4	2012	\$590,130	Rehab - Subst	City Lead Paint Funding (GDBG) Federal NSP MHIC MHP	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	5 Kilby Street	2	2012	\$503,238	Rehab - Subst	City Lead Paint (CDBG)	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	9 Kilby street	3	2012	\$561,550	Rehab - Subst	City Lead Paint (CDBG) MHP	Energy Conservation, Healthy Materials, Sustainable Materials
Main South CDC	Kilby Gardner Hammond Phase 4	22	2012	\$6,452,000	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, MHIC	Energy Conservation, Healthy Materials, Porous Parking Lots, Sustainable Materials
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 Hammond Phase 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
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		343		\$36,389,626			
Mattapan CDC	Foreclosure Acquisition/Rehab	3	2010	\$600,000	Rehab - Mod	Local or Regional CDBG, State HOME	
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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Metro West Collaborative Development	St. Joseph Hall	25	2013	\$5,500,000	Rehab - Mod	Local or Regional HOME, Local Housing Trust Housing Innovations Fund (HIF), CIPF, Federal Tax Credits (LIHTC), Section 8, This is an expiring use project. A renewal of the Project Based Voucher contract with the local housing authority is a critical piece of the project. Federal Home Bank, A local foundation provided \$7,000 for furnishings. Watertown Savings Bank	Energy Conservation, Healthy Materials, Sustainable Materials
Metro West Collaborative Development	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
Metro West Collaborative Development Total		43		\$11,000,000			
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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Millers River CDC Total		86		\$3,926,000			
NeighborWorks Southern Mass.	Sea Street Veteran's Housing	2	2013	\$953,983	New Constr	Local or Regional HOME, Community Preservation Act Funds, Quincy Affordable Housing Trust, Colonial Federal Savings	Energy Conservation
NeighborWorks Southern Mass.	Ash Street	1	2012	\$300,000	Rehab - Mod	Dedham Savings	Energy Conservation
NeighborWorks Southern Mass.	Cliff Street	1	2012	\$400,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, Affordable Housing Trust	Energy Conservation
NeighborWorks Southern Mass.	Empire Street	1	2012	\$550,000	Rehab - Subst	Local or Regional HOME, Community Preservation Act Funds, Dedham Savings	Energy Conservation
NeighborWorks Southern Mass.	Grove Street	3	2012	\$700,000	Rehab - Subst	NSP through MHIC The Life Initiative	Energy Conservation
NeighborWorks Southern Mass.	Hodgkinson	1	2012	\$350,000	Rehab - Mod	MassHousing or MFHA (other than trust)	Energy Conservation
NeighborWorks Southern Mass.	Lake Street	2	2012	\$550,000	Rehab - Subst	Local or Regional HOME, Dedham Savings	
NeighborWorks Southern Mass.	Lexington Street	3	2012	\$336,445	Rehab - Mod		
NeighborWorks Southern Mass.	Quincy Street	3	2012	\$350,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG	Energy Conservation
NeighborWorks Southern Mass.	Winter Gardens	24	2012	\$8,100,902	New Constr	Local or Regional HOME, City of Quincy Affordable Housing Trust funds, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, MHP	Energy Conservation, Healthy Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NeighborWorks Southern Mass.	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
NeighborWorks Southern Mass.	Washigton 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
NeighborWorks Southern Mass.	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	
NeighborWorks Southern Mass.	North St.	2	2005	\$250,000	New Constr	Rockland Trust	
NeighborWorks Southern Mass.	Weymouth Housing for Disabled	6	2004	\$475,000	Rehab - Subst	Local or Regional HOME, McKinney, Boston Community Capital or Loan Fund	Energy Conservation
NeighborWorks Southern Mass.	Park Ave, Hull	19	2003	\$625,000	Rehab - Mod	State HOME, DND, Neighborhood Reinvestment	
NeighborWorks Southern Mass.	Weymouth Housing for Disabled	6	2003	\$560,000	Rehab - Subst	Local or Regional HOME, McKinney, MHP, Neighborhood Reinvestment	
NeighborWorks Southern Mass.	Grossman St Apartments	2	2001	\$270,000			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
NeighborWorks Southern Mass.	Winter St Apartments	7	2001	\$1,038,000			
NeighborWorks Southern Mass.	DMR, 26 Morton St.	5	1999	\$600,000	New Constr		
NeighborWorks Southern Mass.	Dove Transitional House II	6	1998	\$507,000			
NeighborWorks Southern Mass.	DOVE First-Time Homebuyer	1	1995	\$116,000			
NeighborWorks Southern Mass.	DOVE Transitional House	3	1995	\$251,000			
NeighborWorks Southern Mass.	Habitat for Humanity-Main St	1	1995	\$60,000	New Constr		
NeighborWorks Southern Mass.	The O'Neil House	3	1995	\$128,000			
NeighborWorks Southern Mass. Total		144		\$23,376,830			
NOAH	Benfield Farms	26	2014	\$9,420,000	New Constr	Community Preservation Act Funds, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, State Low Income Housing Tax Credits, Federal Tax Credits (LIHTC), Section 8, MHP, Fleet Bank/ Bank of America, NeighbWorks Capital pre dev. We will get some Energy Star rebates. We have not get finished with photo voltaic installation and rebates.	Energy Conservation, Healthy Materials, LEED Gold for Homes, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	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, 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
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 construction loan Claremont Properties/state credit investor	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 35: Completed Housing Projects

MACDC Member	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			
NOAH	Trenton/Meridian Condos	4	1996	\$178,000			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		275		\$48,273,096			
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 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
North Shore CDC	Holcroft Park Homes-Phase 2	29	2013	\$10,790,096	New Constr	Local or Regional HOME, State HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Boston Community Capital or Loan Fund, MHIC, The Life Initiative	Energy Conservation, Healthy Materials, project includes solar-thermal heating system, blown-in insulation, triple-pane windows, Sustainable Materials
North Shore CDC	Holcroft Park Homes-Phase 1	29	2012	\$10,591,403	New Constr	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	Energy Conservation, Healthy Materials, Energy Star Homes, LEED-certifiable, project includes a solar thermal hot water system in all four buildings, Sustainable Materials
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		101		\$30,381,499			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	109 Mt. Pleasant	8	2014	\$2,805,000	New Constr	Local or Regional HOME, Neighborhood Housing Trust State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Neighborhood Reinvestment, Federal Home Bank, Mulford Foundation Eastern Bank	Energy Conservation, Healthy Materials, white roof, Sustainable Materials
Nuestra Comunidad DC	Washington Park Apartments	96	2014	\$24,302,000	Rehab - Subst	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	Energy Conservation, Healthy Materials, Sustainable Materials
Nuestra Comunidad DC	137 Intervale Street	3	2012	\$672,001	Rehab - Mod		Energy Conservation
Nuestra Comunidad DC	69-71 Fayston Street	2	2012	\$677,335	Rehab - Mod		Energy Conservation
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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 vouchers, MHP, Federal Home Bank, Fleet Bank/ Bank of America, Citizens Bank, Neighborhood reinvestment, the property and casualty initiative, PCI/BCC were acquisition lenders	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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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		

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nuestra Comunidad DC	7 Mt. Pleasant St.	3	1996	\$240,000			
Nuestra Comunidad DC	Bohio II	29	1996	\$3,100,000			
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		694		\$109,601,267			
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		

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Nueva Esperanza	So.City Housing	66	1987	\$9,500,000			
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	58 Ames St.	2	2012	\$371,114	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Lead Abatement funding NSP, MHC	Energy Conservation, Healthy Materials, Sustainable Materials
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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 bank	Energy Conservation, Sustainable Materials
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		143		\$15,235,750			
Olde Holyoke Development Corp.	294-296 Chestnut Street New Homes	2	2014	\$374,728	New Constr	Local or Regional HOME, Local or Regional CDBG	Energy Conservation
Olde Holyoke Development Corp. Total		2		\$374,728			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Pittsfield Economic Revitalization Corp.	Redfield Hse.	24	1992	\$2,500,000			
Pittsfield Economic Revitalization Corp. Total		24		\$2,500,000			
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
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 35: Completed Housing Projects

MACDC Member	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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Salem Harbor CDC	34 Prince St.	8	1984	\$310,000			
Salem Harbor CDC	8-10, 12, 24 Peabody St.	15	1982	\$590,000			
Salem Harbor CDC Total		336		\$28,420,365			
Somerville Community Corp.	St. Polycarp Phase III	31	2014	\$10,923,200	New Constr	Local or Regional HOME, Local Linkage, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), Section 8, MHP, Bank of New York/Mellon	Energy Conservation, Healthy Materials, We are aiming to build a super insulated building, Sustainable Materials
Somerville Community Corp.	75 Cross Street	8	2012	\$2,687,737	New Constr	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 Foundation, Franklin Square House Foundation, Winter Hill Bank	Energy Conservation, Healthy Materials, Sustainable Materials
Somerville Community Corp.	St. Polycarp Phase II	29	2012	\$9,849,475	New Constr	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	Energy Conservation, Healthy Materials, solar thermal panels, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
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		

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		294		\$51,722,582			
South Boston NDC	300 East Eighth	3	2012	\$500,000	Other	Mt. Washington Bank	Healthy Materials
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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		94		\$17,883,391			
Southwest Boston CDC	foreclosure acquisition	3	2012	\$557,416	Rehab - Subst	NSP private lender	Energy Conservation, Healthy Materials, Sustainable Materials
Southwest Boston CDC Total		3		\$557,416			
Springfield NHS	133 Colton St.	1	2013	\$290,404	New Constr		Energy Conservation, Healthy Materials
Springfield NHS	22 Burr St	1	2013	\$349,713	Rehab - Subst	Charles Bank Homes Foundation	Energy Conservation, Healthy Materials
Springfield NHS	140 Pendleton Ave	1	2012	\$301,648	New Constr		Energy Conservation, Healthy Materials, Sustainable Materials
Springfield NHS	23 Quincy Street	1	2012	\$248,031	New Constr	Local or Regional HOME, Charles Bank Home Foundation	Energy Conservation, Healthy Materials, Sustainable Materials
Springfield NHS	75 Tyler St	1	2012	\$288,750	New Constr	Charles Bank Home Foundation	Energy Conservation, Healthy Materials, Sustainable Materials
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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		33		\$6,872,396			
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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Tent City Corporation Total		69		\$14,800,000			
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 Credits, Fleet Bank/Bank of America	
The Neighborhood Corporation Total		69		\$16,500,000			
The Neighborhood Developers	North Bellingham Family Supportive	7	2014	\$2,435,559	Comb Rehab/New Constr	Local or Regional CDBG, Urban Development Action Grant, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), HOME funds, Section 8, MHP	Energy Conservation, Healthy Materials, Sustainable Materials
The Neighborhood Developers	148-150 Marlboro	4	2012	\$1,380,705	New Constr		Energy Conservation, Healthy Materials, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The Neighborhood Developers	56-60 Highland	4	2012	\$1,023,524	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, Community Housing Services Revolving Loan Fund, Neighborhood Reinvestment, Metro Credit Union	Energy Conservation, Healthy Materials, Sustainable Materials
The Neighborhood Developers	620 Beach	2	2012	\$859,821	Rehab - Subst		Energy Conservation, Healthy Materials, Sustainable Materials
The Neighborhood Developers	7 Suffolk	1	2012	\$405,398	Rehab - Subst		Energy Conservation, Healthy Materials, Sustainable Materials
The Neighborhood Developers	Highland Terrace	32	2012	\$10,499,185	New Constr	Local or Regional HOME, Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, MassDevelopment, Brownfields, Federal Tax Credits (LIHTC), Section 8, MHP, Neighborhood Reinvestment, The Life Initiative, Fleet Bank/ Bank of America	Energy Conservation, Healthy Materials, LEED for Homes Certification, Sustainable Materials
The 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
The 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
The 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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The 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
The 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
The 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 Reinvestment	Energy Conservation, Healthy Materials, Photovoltaic Rain water cistern, Sustainable Materials
The 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
The 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
The 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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The 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.
The Neighborhood Developers	38 Bellingham	3	2000	\$0			
The Neighborhood Developers	Essex Street	4	2000	\$546,000			
The Neighborhood Developers	Grove Street Projects	15	2000	\$1,180,976			
The Neighborhood Developers	233 Chestnut St.	3	1998	\$217,500			
The Neighborhood Developers	52-54 Shurtleff St.	6	1998	\$406,475			
The Neighborhood Developers	48-50 Chester Ave.	6	1997	\$459,537			
The Neighborhood Developers	90 Shawmut St.	3	1997	\$221,000			
The Neighborhood Developers	156 Shawmut St.	3	1996	\$207,050			
The Neighborhood Developers	18 Watts St.	2	1996	\$160,000			
The Neighborhood Developers	47 Washington St.	3	1996	\$152,700			
The Neighborhood Developers	12 6th St. & 214 Poplar St.	7	1995	\$523,725			
The Neighborhood Developers	133-139 Shawmut St.	12	1995	\$767,824			
The Neighborhood Developers	149 Congress Ave.	3	1995	\$166,674			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
The Neighborhood Developers	151 Congress Ave.	3	1995	\$165,994			
The Neighborhood Developers	62 Blossom St.	3	1995	\$132,435			
The Neighborhood Developers	68-70 Shawmut St.	6	1995	\$197,891			
The Neighborhood Developers	77 Shawmut St.	3	1995	\$166,230			
The Neighborhood Developers	79 Shawmut St.	3	1995	\$166,230			
The Neighborhood Developers	128 Shawmut St & 27, 29 & 31 Chester Ave	12	1993	\$721,173			
The Neighborhood Developers	75 Shawmut St.	3	1993	\$162,681			
The Neighborhood Developers	28 & 38 Suffolk St.	2	1987	\$0	New Constr		
The Neighborhood Developers	70 & 74 Heard St.	2	1987	\$0	New Constr		
The Neighborhood Developers Total		347		\$77,216,627			
Twin Cities CDC	3-5 Johnson Street	1	2014	\$378,300	Comb Rehab/New Constr	Local or Regional HOME	Energy Conservation
Twin Cities CDC	170 Marshall Street	2	2012	\$295,376	Rehab - Mod		Energy Conservation
Twin Cities CDC	Elm Street	3	2012	\$1,081,000	New Constr	Local or Regional HOME, Local Brownfields Money, Local Financial Institutions	Energy Conservation, Sustainable Materials
Twin Cities CDC	Essex/Marshall	1	2012	\$217,555	Rehab - Mod	MHIC	Energy Conservation
Twin Cities CDC	Prichard Johnson Receivership Project	7	2012	\$1,382,559	Rehab - Subst	Gap filler funding Neighborhood Reinvestment	Energy Conservation

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Twin Cities CDC	Water Mill Apartments	40	2012	\$15,505,663	Rehab - Subst	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	Energy Conservation, Healthy Materials, Sustainable Materials
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
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		177		\$26,275,316			
UDC	Roxbury Corners	54	1991	\$11,442,485			
UDC Total		54		\$11,442,485			
Urban Edge	LBB-Urban Edge/Lena Park	101	2013	\$24,700,000	Rehab - Mod	Local or Regional HOME, Local or Regional CDBG, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), CIPF, Federal Tax Credits (LIHTC), Section 8, MHIC, LEAN Retrofit	Energy Conservation, Healthy Materials, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Urban Edge	UELP/BHP1	82	2012	\$22,600,000	Other	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, tbd MHIC, Kresge Foundation Boston Private Bank & Trust National Grid	Energy Conservation, Healthy Materials, MCHP System, Sustainable Materials
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,

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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	Westminister 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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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		1,530		\$172,592,767			
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, 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		

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Valley CDC	School St./Coach Light	5	1994	\$200,000			
Valley CDC	Self Help I	16	1993	\$1,600,000	New Constr		
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	26 Bradlee Street SF NSP	1	2013	\$574,000	Rehab - Mod	MHIC's NSLF	Energy Conservation, Healthy Materials, Sustainable Materials
Viet-AID	36-38 Fowler Street NSP	2	2013	\$537,000	Rehab - Mod		Energy Conservation, Healthy Materials
Viet-AID	Bloomfield Gardens Housing	27	2012	\$10,600,000	New Constr	Local or Regional HOME, Local Linkage, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), State Low Income Housing Tax Credits, Brownfields, Federal Tax Credits (LIHTC), Section 8, MHP, MHIC	Energy Conservation, Healthy Materials, Sustainable Materials
Viet-AID	7 Toledo Street	3	2000	\$380,047			
Viet-AID Total		33		\$12,091,047			
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
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	

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
Women's Institute for Housing and Economic Dev.	Housing Families	15	2012	\$1,900,000	Rehab - Mod	Local or Regional HOME, State HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Charlesbank Home Franklin Square House Foundation	Energy Conservation, Healthy Materials, new heating systems, windows, doors
Women's Institute for Housing and Economic Dev.	Revere St NSP project	6	2012	\$1,500,000	Rehab - Subst	Local or Regional HOME, Deleading, Charlesbank Homes Eagle Bank	Energy Conservation, Healthy Materials
Women's Institute for Housing and Economic Dev.	Sudbury Duplexes	11	2012	\$3,100,000	New Constr	Community Preservation Act Funds, Housing Stabilization Fund (HSF), public housing MHP Neighborhood Rental Initiative MHP	Energy Conservation, Healthy Materials, Sustainable Materials
Women's 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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Women's 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
Women's Institute for Housing and Economic Dev.	Devon/Bellevue NSP project	6	2011	\$1,300,000	Rehab - Mod	Cambridge Trust Developer equity	
Women's Institute for Housing and Economic Dev.	Heading Home	10	2011	\$2,500,000	Other	Earmarked donations for acquisition of a building Cambridge Trust	
Women's 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
Women's 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 LIHTC, The Life Initiative, Private equity raised for Sponsor Contribution	Energy Conservation, Healthy Materials, Sustainable Materials

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Women's 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
Women's 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
Women's 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
Women's Institute for Housing and Economic Dev. Total		162		\$41,263,000			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Common Ground	Austin Corridor II	20	2013	\$6,900,000	Rehab - Subst	Local or Regional HOME, Local or Regional CDBG, LEAD Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Federal Tax Credits (LIHTC), MHP, MHIC, The Life Initiative, developer Equity Deferred developer fee	Energy Conservation, Healthy Materials, All construction debris is recycled with monthly reports, All light fixtures are Energy Star Rated with LED bulbs, All appliances are Energy Star Rated, Foam sprayed insulation as well as batts/blown in are being used, Energy conserving wall hung heating syst, Sustainable Materials
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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			
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		219		\$33,882,554			

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
Worcester Community Housing Resources	12B Beach Street, Millbury	2	2014	\$170,000	Rehab - Mod	WCHR Community Loan Fund	Energy Conservation, Healthy Materials, High efficiency heating & hot water systems, energy star appliances, insulation, new doors.
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 Resources	Perry Avenue	3	2010	\$25,000	Rehab - Mod	Local or Regional CDBG, HUD Lead Abatement	Energy Conservation
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		97		\$26,055,000			
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

Table 35: Completed Housing Projects

MACDC Member	Name	Units	Year of Occupancy	Total Development Cost	Construction Type	Financing	Environmental
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
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		19,551		\$2,960,973,420			

2015 MACDC GOALS Report

Historical Real Estate: Commercial

Table 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial Tenants	Jobs Created	Financing
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	
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)

Table 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial Tenants	Jobs Created	Financing
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 Bank CDC Loan and Equity Fund
Dorchester Bay EDC	Pearl Bornstein	Commercial, Industrial		36,000	2014	\$14,702,000	Rehab - Subst	10	100	HUD 108 through the City of Boston, MassDevelopment, Brownfields, MassWorks via EOHED New Market Tax Credits, CHOICE Neighborhood "critical community improvements" grant, LISC, Boston Community Capital or Loan Fund, Federal Office of Community Services, The Boston Foundation, Citizens Bank Foundation - Growing Communities, Pierce Charitable Trust PNC Bank, Coastal Enterprises, Inc./Wholesome Wave
Dorchester Bay EDC Total			85,500	36,000		\$31,302,000		13	456	
East Boston CDC	U.S. Shuttle				0	\$0		0	120	
East Boston CDC	Hodge Boiler Works, RDA, Inc		48,000		1996	\$2,400,000		2	78	

Table 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial Tenants	Jobs Created	Financing
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 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial 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 interim financing
Hilltown CDC Total			89,520	10,000		\$2,698,492		1	6	
IBA/ETC	ETC & Associates		4,500		1972	\$150,000		4	12	
IBA/ETC	Viviendas Associates		5,100		1976	\$200,000		5	20	
IBA/ETC	Casas Borinquen		2,300		1977	\$50,000		1	40	
IBA/ETC	J.Hernandez Center		7,000		1986	\$1,200,000		1	6	
IBA/ETC	Plaza Betances		8,100		1986	\$750,000		4	18	
IBA/ETC	Taino Tower		3,600		1993	\$500,000		2	6	
IBA/ETC	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/ETC Total			34,600	0		\$4,150,000		18	130	
Jamaica Plain NDC	Brewery Small Business Center		160,000		1983	\$4,000,000		32	175	
Jamaica Plain NDC	JP Center Supermarket/ Health Center		75,000		1996	\$13,000,000		2	300	

Table 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial Tenants	Jobs Created	Financing
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 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial 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

Table 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial Tenants	Jobs Created	Financing
Lawrence Community Works	Union Crossing Phase I Commercial	Commercial, Offices, Retail,		36,000	2013	\$6,682,980	Rehab - Subst	10	200	MassDevelopment, MORE Jobs funds Federal Historic Tax Credits, New Market Tax Credits, HUD Economic Development Initiative; Small Business Administration Boston Community Capital or Loan Fund, Neighborhood Reinvestment, MHIC, Federal Historic Tax Credits, Fireman Foundation
Lawrence Community Works Total			0	50,000		\$11,911,658		11	290	
Lena Park CDC	150 American Legion Highway			8,500	2014	\$2,000,000	Rehab - Subst	1	5	
Lena Park CDC Total			0	8,500		\$2,000,000		1	5	
Madison Park DC	2201 Washington		48,000		2001	\$7,000,000		1	240	

Table 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial 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 funds, The 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	
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	

Table 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial Tenants	Jobs Created	Financing
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 Bank, 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	
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	Westwood Center		55,000		1985	\$500,000		5	40	

Table 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial Tenants	Jobs Created	Financing
Revitalization Corp.										
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	
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	

Table 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial Tenants	Jobs Created	Financing
South Boston NDC Total			0	0		\$500,000		1	50	
South Middlesex Opportunity Council	7 Bishop Street, Framingham			50,000	2014	\$5,000,000	Rehab - Subst	1	255	
South Middlesex Opportunity Council Total			0	50,000		\$5,000,000		1	255	
The Neighborhood Corporation	Baker Parts		25,000		1999	\$100,000		2	0	
The Neighborhood Corporation Total			25,000	0		\$100,000		2	0	
The Neighborhood Developers	Neighborhood House		9,000		1998			2	0	
The Neighborhood Developers	615 Broadway	Commercial		22,000	2007	\$3,400,000	Rehab - Mod	5	20	Local or Regional CDBG, New Market Tax Credits
The Neighborhood Developers Total			9,000	22,000		\$3,400,000		7	20	
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 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial 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	
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

Table 36: Completed Commercial Projects

MACDC Member	Name	Dev. Type	Total Sq. Ft.	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Constr. Type	Commercial Tenants	Jobs Created	Financing
Westfield CDC Total			15,645	0		\$650,000		9	20	
Grand Total			1,598,795	261,273		\$221,059,740		285	4,071	

2015 MACDC GOALS Report

Historical Real Estate: Mixed-Use

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
Asian CDC	Oak Terrace	Residential (mixed use)	88		2,775	2012	\$13,300,000	3	Other	BRA/DND Energy Retrofit Funding with ARRA, LISC, Home Depot Foundation, Capital Reserves
Asian CDC	Metropolitan	Commercial, Community Facility, Offices, Retail, Residential (mixed use)	251	90,000		2004	\$87,000,000	6	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, State HOME, State CDBG, State Low Income Housing Tax Credits, MassHousing or MFHA (other than trust), Section 8, MHIC, Federal LIHTC
Asian CDC	Oak Terrace		88	2,775		1994	\$13,000,000	4		
Asian CDC Total			427	92,775	2,775		\$113,300,000	13		
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	MassDevelopment, MRVP, MHP, Neighborhood Reinvestment, The Life Initiative, Federal LIHTC
Coalition for a Better Acre	Liberty Square Project	Commercial, Retail, Residential (mixed use)	33	30,061		2004	\$7,100,000	6	Rehab - Subst	Local or Regional HOME, State HOME, Federal Historic Tax Credits, Section 8, Neighborhood Reinvestment, Federal Historic Tax Credits, Federal LIHTC, construction loan: BankNorth

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
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	Codman Square Apartments	Commercial, Retail, Residential (mixed use)	80		3,000	2013	\$21,829,145	4	Rehab - Subst	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
Codman Square NDC	The Levedo Building	Retail, Residential (mixed use)	24		592	2011	\$8,191,000	0	New Constr	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
Codman Square NDC Total			104	0	3,592		\$30,020,145	4		

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
Domus, Inc.	Elm Street Apartments	Commercial, Residential (mixed use)	19		6,795	2010	\$7,100,000	6	Comb Rehab/New Constr	Westfield Home Fund, Westfield CPA Fund, State HOME, Affordable Housing Trust Fund, State Low Income Housing Tax Credits, State Historic Equity, Developer Fee loans, Federal Historic Tax Credits, Community Preservation Act, Federal Historic Tax Credits, Westfield Bank
Domus, Inc. Total			19	0	6,795		\$7,100,000	6		
Dorchester Bay EDC	Uphams West	Commercial, Residential (mixed use)	13		3,000	2012	\$5,325,000	2	Rehab - Subst	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
Dorchester Bay EDC	Pierce Bldg		9	19,864		1985	\$841,000	10		
Dorchester Bay EDC Total			22	19,864	3,000		\$6,166,000	12		

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
Fenway CDC	Burbank St. Apts	Offices, Residential (mixed use)	36		2,000	2013	\$6,100,000	2	Preserv of Exp Use	Local or Regional HOME, Local or Regional CDBG, Leading the Way (Boston only), Neighborhood Housing Trust, State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, MHP, Boston Community Capital or Loan Fund
Fenway CDC	Susan S. Bailis Assisted Living	Retail, Residential (mixed use)	82	63,000		2003	\$19,000,000	1	New Constr	Local Linkage, Leading the Way (Boston only), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MassHousing or MFHA (other than trust), Federal LIHTC, Farnsworth, Charlesbank Homes
Fenway CDC Total			118	63,000	2,000		\$25,100,000	3		
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	Local or Regional CDBG, HDSP, TD Banknorth, Gardner Redevelopment Authority

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
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	Local or Regional HOME, Housing Innovations Fund (HIF), Affordable Housing Trust Fund, Section 8, Community Preservation Act
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	Local or Regional CDBG, State HOME, Affordable Housing Trust Fund, MassDevelopment, Section 8, Neighborhood Reinvestment, MHIC, Community Preservation Act, Federal LIHTC, Enterprise bank. MTC, East Camb. Bank Foundation, Camb. Savings Bank Found., Energy Star, John Allen Fund, Home Depot Foundation
Homeowners Rehab	808 Memorial Dr.		300			1999	\$40,000,000	7		
Homeowners Rehab Total			340	0	1,500		\$55,323,393	8		

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
Jamaica Plain NDC	Centre/Wise/Lamartine	Offices, Retail, Residential (mixed use)	30		5,500	2012	\$14,300,000	3	New Constr	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
Jamaica Plain NDC Total			30	0	5,500		\$14,300,000	3		
Just a Start	Trembridge Condominiums	Community Facility, Residential (mixed use)	10	16,207		2003	\$3,300,000	0	New Constr	Local or Regional HOME, Local or Regional CDBG, Local Linkage, City Affordable Trust, State HOME, Section 8, 18 private donors East Cambridge Savings, MIT, Harvard, CharlesBank
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		

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
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	Local or Regional HOME, BRA Inclusionary Funds, State HOME, MassHousing or MFHA (other than trust), Brownfields, MRVP, TCAP FundsMHP, Neighborhood Reinvestment, Federal LIHTC, Home Depot green funding, Bank of America-construction and equity financing; Mass Housing - green funding for photovoltaics

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
Nuestra Comunidad DC	Dartmouth Hotel	Residential (mixed use)	65	65,000		2005	\$20,000,000	7	Rehab - Subst	Local or Regional HOME, Leading the Way (Boston only), neighborhood housing trust State HOME, Housing Stabilization Fund (HSF), Affordable Housing Trust Fund, Brownfields, Federal Historic Tax Credits, Section 8, MHP, Boston Community Capital or Loan Fund, Neighborhood Reinvestment, The Life Initiative, Federal Home Bank, Federal Historic Tax Credits, Federal LIHTC, State Facilities Consolidation Fund, Charles Bank Henderson Foundation
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		
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		

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
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	Local or Regional HOME, Local Linkage, State HOME, Housing Stabilization Fund (HSF), Brownfields, MassHousing/MTC Solar Electric Grant, Section 8, MHP, LISC, Federal Home Bank, McKinney, Federal LIHTC, State Facilities Consolidation Fund, Bank of America construction loan, additional funding sources for green and sustainable development
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		

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
South Boston NDC	242 West Broadway	Residential (mixed use)	3		900	2007	\$1,100,000	1	New Constr	Local or Regional HOME, Local Linkage, State HOME, Boston Community Capital or Loan Fund
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		
The Neighborhood Corporation	Baron Lofts	Residential (mixed use)	6		2,000	2012	\$1,500,000	2	Rehab - Subst	Local or Regional HOME, Bristol County Saving Bank
The Neighborhood Corporation	Robertson on the River	Commercial, Offices, Residential (mixed use)	64		17,000	2006	\$15,500,000	4	Rehab - Subst	Section 108 Housing Stabilization Fund (HSF), Federal Historic Tax Credits, EPA, Federal Historic Tax Credits, Federal LIHTC, State Facilities Consolidation Fund, Bank of America
The Neighborhood Corporation Total			70	0	19,000		\$17,000,000	6		

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
The Neighborhood Developers	148 Shawmut Street	Offices	2		3,000	2006	\$1,564,535	1	Rehab - Subst	Local or Regional HOME, lead Housing Innovations Fund (HIF)
The Neighborhood Developers Total			2	0	3,000		\$1,564,535	1		
Twin Cities CDC	Main Street Project	Offices, Retail	31		11,000	2009	\$12,000,000	2	Rehab - Subst	Local or Regional HOME, Redevelopment Authority Funds, State HOME, Housing Stabilization Fund (HSF), MassDevelopment, Mass. Historic Credits; TOD Funding, Federal Historic Tax Credits, Section 8, New Market Tax Credits, EDI Funding, Neighborhood Reinvestment, Federal Historic Tax Credits, Charles Bank Homes, TD Bank North
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	Local or Regional HOME, State HOME, MassDevelopment, MHP, MHIC, Federal Home Bank, McKinney, Energy Star Homes; Keyspan

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
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	Smith College, State HOME, Affordable Housing Trust Fund, Section 8, ARRA - windows and insulation, Community Preservation Act, local bank permanent loan
Valley CDC	The Maples, Florence	Commercial, Residential (mixed use)	11		900	2010	\$1,250,000	1	Rehab - Subst	Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Section 8, McKinney Mod Rehab, PB Section 8, ARRA Funds for windows, Community Preservation Act, local bank permanent loan
Valley CDC	Go West	Residential (mixed use)	17	9,000		2005	\$2,623,418	2	Rehab - Subst	Local or Regional HOME, Housing Stabilization Fund (HSF), Housing Innovations Fund (HIF), Affordable Housing Trust Fund, MRVP, Section 8, McKinney, State Facilities Consolidation Fund, Frank Stanley Beveridge Foundation, Florence Savings Bank
Valley CDC Total			38	9,000	1,900		\$6,010,189	4		

Table 37: Completed Mixed-Use Developments

MACDC Member	Name	Development Type	Resid. Units	Sq. Feet	Comm. Sq. Ft.	Year of Occupancy	Development Cost	Commercial Tenants	Construction Type	Financing
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	Local or Regional HOME, Housing Stabilization Fund (HSF), MHP, State Facilities Consolidation Fund, BankNorth
Worcester Common Ground	Eddie's Market	Retail, Residential (mixed use)	6		3,000	2006	\$1,400,000	1	Rehab - Subst	Local or Regional HOME, Affordable Housing Trust Fund, MHP, BankNorth
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			1,991	468,494	103,312		\$455,615,249	148		

2015 MACDC GOALS Report

Historical Real Estate: Open Space

Table 38: 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
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

Table 38: Completed Open Space Development

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

Table 38: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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	
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 Fund, New 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	

Table 38: Completed Open Space Development

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

Table 38: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
IBA/ETC	Villa Victoria-Newland St. & Shawmut Ave. Playgrounds; W. Dedham & Newland Gardens		2002	0	\$0	0	,
IBA/ETC Total				0	\$0	0	
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 Grant, Brownfields, Bank of America/DBT Corp., Fleet/DBT Corp., Bank of America (not the foundation-- the bank itself)

Table 38: 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	CDBG, West 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	
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

Table 38: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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 Boston		2006	0	\$20,000	2	
Mattapan CDC	RISE Gateway to Boston	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 Fund, Several private donors responded to letter sent
Mattapan CDC Total				165	\$470,000	14	
Mission Hill NHS	Puddingstone Park		2004	240,000	\$500,000	5	Browne Fund, Commercial lenders from One Brigham Circle development
Mission Hill NHS	Puddingstone Park		2003	240,000	\$700,000	20	Fleet Bank, Citizens Bank

Table 38: Completed Open Space Development

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

Table 38: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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	
Olde Holyoke Development Corp.	Quality of Life Project	A ten week program supporting police foot patrols, graffiti and trash mitigation and public park improvement	2014	0	\$21,000	0	CDBG, Donations from eleven business entities in and around Holyoke matched a \$10K CDBG grant
Olde Holyoke Development Corp. Total				0	\$21,000	0	
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	
South Boston NDC	Berlandi Garden		2013	4,000	\$82,000	0	Grassroots, BHA land
South Boston NDC Total				4,000	\$82,000	0	
Tent City Corporation	Ramsey Park	Playground	2000		\$0	0	

Table 38: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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	
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	
The Neighborhood Developers	212 Poplar St	Community Garden	1996	829	\$0	0	
The Neighborhood Developers	261 Spruce St	Community Garden	1996	2,000	\$0	0	
The Neighborhood Developers	15, 19, 21, 23 Shawmut	Community Garden	1985	4,035	\$0	0	
The Neighborhood Developers Total				6,864	\$0	0	
Urban Edge	Egleston Square Youth Center grounds and exterior		2005	32,000	\$78,000	0	LISC

Table 38: Completed Open Space Development

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

Table 38: Completed Open Space Development

MACDC Member	Location	Type of Space	Year	Total Square Feet	Total Development Cost	# Construction Jobs	Financing Sources
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				2,114,096	\$18,907,570	288	

Glossary of Programs, Agencies and Classifications
Updated May, 2015

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.

CAPITAL IMPROVEMENT AND PRESERVATION FUND (CIPF): A state bond-funded program that seeks to preserve and improve existing privately owned, state or federally assisted affordable rental developments. Eligible properties include housing at risk of losing affordability restrictions due to the potential for the prepayment of its mortgage or housing in which a project-based rental assistance contract has expired. CIPF funds can be used for the acquisition, refinance and/or rehabilitation of existing rental property. At least half of the total units in the project must be occupied and affordable to households at or below 80% of area median income, and no less than 5% of the total units must be available and affordable to households at or below 50% of area median income. DHCD will award \$40,000 per unit for projects with more than 25 units with a per project maximum of \$2,000,000. DHCD will award \$50,000 per unit for projects with 25 units or less with a per project maximum of \$1,250,000.

COMMERCIAL AREA TRANSIT NODE HOUSING PROGRAM (CATNHP): A state bond-funded program available to municipalities, non-profit and for-profit sponsors to support rental housing production or rehabilitation. DHCD will offer assistance to housing projects, of 24 units or less, within neighborhood commercial areas and in proximity to public transit nodes. In accordance with the enabling

statute, not less than 51% of the units assisted by the program must benefit persons earning not more than 80% of the area median income. The total amount of CATNHP funds requested per eligible project may not exceed \$750,000 or \$50,000 per unit.

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.

CITY OF BOSTON LEADING THE WAY INITIATIVE: In 2000, Boston Mayor Menino announced Leading the Way, a housing strategy to increase the production of new housing. In its third edition – Leading the Way has put forth clear measurable goals, harnessed both public and private resources and made housing a priority within all City agencies. In addition to the production of new housing, the City has focused on the preservation of existing affordable units, minimizing foreclosures and reducing homelessness.

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.

COMMUNITY INVESTMENT TAX CREDIT (CITC): The goal of CITC is to enable local residents and stakeholders to work with and through community development corporations to partner with nonprofit, public and private entities to improve economic opportunities for low- and moderate-income households and other residents in urban, rural and suburban communities across the Commonwealth. Enacted in 2012, CITC authorizes DHCD to allocate, to certified CDC through a competitive process, tax credits ranging from \$50,000 to \$150,000 per year for up to 3 years. Tax credit provides a 50% credit on donations to certified CDCs, to implement Community Investment Plans they created.

COMMUNITY PRESERVATION ACT (CPA): CPA is a smart growth tool that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. CPA allows communities to create a local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation. Community preservation monies are raised locally through the imposition of a surcharge of not more than 3% of the tax levy against real property, and municipalities must adopt CPA by ballot referendum.

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.

FACILITIES CONSOLIDATION FUND (FCF): FCF provides funding for community-based housing for clients of the Department of Mental Health (DMH) and Department of Developmental Services (DDS). Non-profit housing development agencies are eligible to apply for FCF funds. All housing must be pre-approved by DMH or DDS, and residents must be clients of one of these agencies. Maximum of 50% of total project development costs, with a recommended limit of \$500,000 per project.

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.

HOME FUNDERS COLLABORATIVE: A Partnership of private funders to leverage existing housing resources to increase the supply of housing available to the lowest income families in Massachusetts. The funds are loaned at very low interest rates to projects that set aside at least 20% of the units for extremely low income families (incomes less than 30% of area median income).

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.