

TRINITY FINANCIAL Current and Completed Projects In order by completion year (P) = Projected							
Project Name Location	Total Project Costs	Equity Raised	Project Type	Housing Units SF Commercial	Financing	Role of Trinity	Year Closed Year Completed
Windsor Locks TOD Phase 1 Windsor Locks, CT	\$56.1m (P)		Mixed Income Rental Housing	120	Federal LIHTC, DOH Funds, CHFA Opportunity Funds, DECD Brownfield & CIF Funds, Solar/ITC	Owner Developer	2026
							2027 (P)
Curtis Apartments Phase 2 Worcester, MA	\$146.7m (P)	\$76.2m (P)	Mixed Income Rental Housing	150	Bonds, LIHTC, Federal and State HTC; DOH, DECD and CHFA Funds	Owner Developer	2026
				26,866 SF			2028 (P)
85 Tremont/ Aeolian Mills Meriden, CT	\$56.1m (P)	\$36.5m (P)	Mixed Income Rental Housing	82	Bonds, LIHTC, Federal and State HTC; DOH, DECD and CHFA Funds	Owner Developer	2024
							2025
Curtis Apartments Phase 1 Worcester, MA	\$96.9m (P)	\$36.9m (P)	Mixed Income Rental Housing	129	Bonds, LIHTC, Federal and State HTC; DOH, DECD and CHFA Funds	Owner Developer	2024
							2026
Enterprise Center Phase 2 Brockton, MA	\$48m	30.5m	Mixed Income Rental Housing	111	LIHTC, Tax Exempt Bonds	Owner Developer	2021
							2023
Fábrica Lofts Lawrence, MA	\$47.1m	\$36.9m	Mixed Income Rental Housing	87	Bonds, LIHTC, DHCD, HSF, Federal HTC, State HTC, AHT, MassHousing Workforce Housing Fund	Owner Developer	2021
							2023
Orient Heights Phase 3 East Boston, MA	\$63.5m	\$22.7m	Public Housing, Mixed Income	123	Tax Exempt Bonds, LIHTC, City of Boston, BHA, DND, DHCD	Owner Developer	2021
							2022
The Overture/ Brookfield Commons Phase 2 White Plains, NY	\$63.8m	\$30.5m	Public Housing, Mixed Income	129	Tax Exempt Bonds, Private Debt, LIHTC, HCR, HFA, Westchester County Funding	Developer	2019
							2022
425 Grand Concourse Bronx, NY	\$178m	\$45m	Mixed Income Rental Housing, Commercial	277	Tax Exempt Bonds, HDC, HPD, LIHTC	Owner Developer	2019
				47,000 SF			2022

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Washington Village CNI Phase 3 Norwalk, CT	\$66.1m	33m	Mixed Income Rental Housing	108	LIHTC, Tax Exempt Bonds, HUD CNI Funds, NRA CTDOH	Owner Developer	2019
							2021
Van Dyke III Brooklyn, NY	\$101.6m	\$38.8m	Mixed Income Rental Housing	180	Tax Exempt Bonds, HDC, HPD, LIHTC	Developer	2018
				24,000 SF			2021
Courthouse Lofts Worcester, MA	\$71.5m	\$42.2m	Mixed Income Rental Housing	118	LIHTC, Historic Tax Credits, Tax Exempt Bonds, AHT, HOME, Workforce Funds	Owner Developer	2018
							2021
Orient Heights Phase 2 East Boston, MA	\$52.4m	\$19.6m	Public Housing, Mixed Income	88	Tax Exempt Bonds, LIHTC, City of Boston, BHA, DND, DHCD	Owner Developer	2018
							2020
Washington Village CNI Phase 2 Norwalk, CT	\$51.6m	25.4m	Mixed Income Rental Housing	85	LIHTC, Tax Exempt Bonds, HUD CNI Funds, DECD, CHFA, CTDOH	Owner Developer	2018
							2020
Arlington Point Lawrence, MA	\$45.8m	\$37.6m	Mixed Income Rental Housing	102	LIHTC, Federal HTC, State HTC, AHT, HSF, MassHousing Work Force Housing Fund	Owner Developer	2017
							2019
60 King Street Providence, RI	\$22.7m	\$19m	Mixed Income Rental Housing	60	LIHTC, Federal HTC, State HTC, HOME, HPP, RIDEM, Brownfields	Owner Developer	2017
							2018
Washington Village CNI Phase 1 Norwalk, CT	\$44m	20.6m	Mixed Income Rental Housing	80	LIHTC, Tax Exempt Bonds, HUD CNI Funds, DECD, CHFA, CTDOH	Owner Developer	2016
							2018
Treadmark Dorchester, MA	\$45m	\$22.4m	Mixed In- come Rental, Homeownership, Commercial	83	LIHTC, State LIHTC, Private Debt & Equity, Tax Exempt Bonds, DHCD, DND	Owner Developer	2016
				5,000 SF			2018

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				SF Commercial			Year Completed
Orient Heights Phase 1 East Boston, MA	\$52m	\$18m	Public Housing, Mixed Income	120	Tax Exempt Bonds, LIHTC, City of Boston, BHA, DND, DHCD	Owner Developer	2016
							2018
Randolph Houses Phase 2 Harlem, NY	\$64.2m	\$44m	Affordable Rental Housing	115	LIHTC, Tax Exempt Bonds, HPD, HDC, His- toric Tax Credits	Owner Developer	2016
							2018
VELA on the Park Stamford, CT	\$79m	\$21m	Mixed Use Market Rate Rental, Commercial	209	Private Debt and Equity	Owner Developer	2016
				3,699 SF			2018
Boston East East Boston, MA	\$71.4m	\$23.1m (P)	Market Rate Rental, Marine Related Commercial	200	Private Debt & Equity	Owner Developer	2015
				50,000 SF			2017
3160 Park Avenue Bronx, NY	\$66m	\$31m	Mixed Income Rental, Commercial	152	LIHTC, Tax Exempt Bonds, HDC, HPD, NMTC	Owner Developer	2014
				21,000 SF			2016
35@Eight Sixty Phase 2 Boston, MA	\$35m	\$18m	Mixed Income Rental Housing	102	Federal and State LIHTC, City of Boston, DHCD	Owner Developer	2014
							2016
Randolph Houses Phase 1 Harlem, NY	\$99m (P)	\$57m (P)	Affordable Rental Housing	168	LIHTC, Tax Exempt Bonds, NYCHA Capital Funds, HPD, HDC, Historic Tax Credits	Owner Developer	2013
							2016
One Canal Boston, MA	\$196m	N/A	Market Rate Rental, Mixed Use	310	Private Equity/ Debt	Developer	2013
				21,000 SF			2016
66 Summer Street Stamford, CT	\$73m	\$7m	Mixed Use, Market Rate Rental Housing	209	Private Debt and Equity	Owner Developer	2013
				6,600 SF			2015

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				SF Commercial			Year Completed
Enterprise Center Phase 1: Enso Flats and Centre50 Brockton, MA	\$62m	\$34m	Mixed Use, Mixed Income Rental Housing, Commercial, Office, & Retail	113	LIHTC, TEB, NMTC, State LIHTC, MassWorks DHCD	Owner Developer	2013
				62,000 SF			2015
35@Eight Sixty Phase 1 Boston, MA	\$56m	\$28m	Mixed Income, Rental Housing	245	Federal and State LIHTC, City of Boston, DHCD	Owner Developer	2013
							2014
Bristol Commons and Lenox Green HOPE VI Taunton, MA	\$69m	\$52m	HOPE VI Mixed Income Housing	160	Federal and State LIHTC, HOPE VI, Construction Bridge Loan, Section 108 Loan, HUD BEDI Grant	Owner Developer	2012
							2014
Glenark Mills/ Glenark Oaks Woonsocket, RI	\$14m	\$5m	Affordable Rental	89	LIHTC, Tax Exempt Bonds, HOME, Rhode Island Housing	Owner Developer	2012
							2013
Mattapan Heights Phase 5-A Mattapan, MA	\$24m	\$15m	Affordable Rental	60	LIHTC, Tax Exempt Bonds, HSF, HOME, NHT, AHT	Owner Developer	2012
							2012
Lucerne Gardens Dorchester, MA	\$11.9m	\$5m	Mixed Income	45	LIHTC, Tax Exempt Bonds, Exempt HSF, AHT, CBH, HOME, NHT	Owner Developer	2011
							2012
Quinnipiac Terrace Phase 3 New Haven, CT	\$15m	\$4.5m	Affordable Rental Housing	33	LIHTC, Tax Exempt Bonds, City of New Haven, HANH, State, HUD	Owner Developer	2010
							2011
Rowe Apartments New Haven, CT	\$36m	\$7.7m	Mixed Income Rental Housing	104	LIHTC, Tax Exempt Bonds, City of New Haven, HANH, State, HUD	Owner Developer	2010
				2,300 SF			2011
The Regency New Bedford, MA	\$30m	\$11m	Mixed Income Rental Housing	129	LIHTC, MassHousing, MHP, City of New Bedford	Owner Developer	2010
							2011

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110 Canal Lowell, MA	\$15m	\$11m	Commercial		HTC, NMTC, Massworks	Owner Developer	2009
				55,000 SF			2012
Appleton Mills Lowell, MA	\$64m	\$42m	Affordable Rental	130	LIHTC, HOME, Tax Exempt Bonds, PDF, MassHousing, HTC, AHT	Owner Developer	2009
							2011
Washington Beech HOPE VI Roslindale, MA	\$90m	\$45m	Affordable Rental, Affordable Home Ownership	206	LIHTC, Tax Exempt Bonds, BHA, City of Boston, State	Owner Developer	2009
							2011
Avenir Boston, MA	\$150m	\$148.4m	Market Rate Rental, Transit Oriented Development, Commercial	241	Private Equity	Developer	2007
				29,000 SF			2009
Franklin Hill Dorchester, MA	\$106m	\$71m	Affordable Rental	266	LIHTC, Tax Exempt Bonds, BHA, City of Boston, State	Owner Developer	2007
							2009
The Carruth Dorchester, MA	\$52m	\$28.2m	Transit Oriented Development, Mixed Income Rental and Home Ownership Hous- ing, Commercial	116	State LIHTC, LIHTC, HOME, NHT, PDF, TOD, Tax Exempt Bonds	Owner Developer	2006
				10,000 SF			2008
Mattapan Heights III Mattapan, MA	\$27.7m	\$16m	Mixed Income, Limited Equity Cooperative and Home Ownership	73	HTC, LIHTC, HSF, HOME, NHT, PDF, AHT, Tax Exempt Bonds, State LIHTC	Owner Developer	2006
							2008
Foundry Square Newburyport, MA	\$7.2m	N/A	Mixed Income, Home Ownership	20	HSF, AHT, HOME, North Shore - HOME, City of Newbury- port	Developer	2005
							2006
The Riverway Dorchester, MA	\$7.92m	N/A	Commercial		Private Financing	Owner Developer	2005
				61,000 SF			2006

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Quinnipiac Terrace HOPE VI New Haven, CT	\$62m	\$19.2m	Mixed Income Rental	160	HOPE VI, LIHTC, City of New Haven	Owner Developer	2004
							2008
Mattapan Heights II Mattapan, MA	\$28.9m	\$21.3m	Mixed Income Rental	83	Tax Exempt Bonds, HTC, LIHTC, CDBG, NHT, AHT, State LIHTC	Owner Developer	2004
							2005
Maverick Landing HOPE VI East Boston, MA	\$105m	\$50m	Mixed Income Rental	396	LIHTC, Tax Exempt Bonds, BHA, City of Boston, State	Owner Developer	2003
							2006
Carlton Wharf East Boston, MA	\$7m	\$12m	Workforce Home Ownership	30	HOME, HSF, AHT, NHT, CDBG, MTC, Construction Loan Linkage Sources	Developer	2003
							2005
Trinity Terrace Dorchester, MA	\$17m	\$11m	Mixed Income Rental	62	LIHTC, HOME, CDBG, HTC	Owner Developer	2003
							2004
Newport Heights HOPE VI Newport, RI	\$73m	\$37.8m	Mixed Income Rental	299	HOPE VI, LIHTC, HOME, FHLB, Tax Ex- empt Bonds	Owner Developer	2002
							2007
The Foley Mattapan, MA	\$20m		Affordable, Assisted & Inde- pendent Living, Supportive Housing	116	LIHTC, HTC, HOME, CDBG, FHLB	Owner Developer	2001
							2003
Winchester Park Ipswich, MA	N/A	N/A	Open Space Subdivision		Private Financing	Owner Developer	2001
				20 Lots			2002
Shaw's Supermarket Lower Mills Dorchester, MA	\$24m	N/A	Commercial Supermarket		Private Financ- ing, HTC	Owner Developer	2001
				59,800 SF			2003

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Harborlight House Beverly, MA	\$3.5m	\$1.8m	Assisted Living	35	LIHTC, HTC, HOME, CDBG, FHLB	Development Manager	2000
Mass Pike Towers Boston, MA	\$19.7m	\$4.7m	Mixed Income Rental	200	Tax Exempt Bonds, LIHTC 4%, HOME, Sec. 236	Owner Developer	2000
				10,000 SF			2000
Davenport Commons Boston, MA	\$50m	\$0	Mixed Income Home Ownership and Student Residences, Neighborhood Retail	200	Tax Exempt Bonds, HOME, Taxable Bonds, FHLB Linkage, HOPE VI	Developer	1999
				2,100 SF			2001
Countryside Village Marlborough, MA	\$6.9m	\$2.9m	Mixed Income Rental	118	LIHTC, HOME, Sec. 236	Owner Developer	1999
							1999
Southwark Plaza Philadelphia, PA	\$57m	\$18m	Mixed Income Rental	470	Tax Exempt Bonds, LIHTC 4%, HOME, CDBG, HUD Mixed Finance	Development Manager	1998
							2000
Orchard Gardens HOPE VI Roxbury, MA	\$58m	\$27.3m	Mixed Income Rental	331	HOPE VI, LIHTC, CGP, HTC	Owner Developer	1998
							1999
Beverly YMCA Cabot Street House Beverly, MA	\$3.8m	\$2m	SRO/Efficiency	45	LIHTC, HTC, HOME, CDBG, FHLB	Development Manager	1998
							1998
Camfield Gardens Roxbury, MA	\$16m	N/A	Mixed Income Rental	131	HUD Demo Disposition	Development Consultant	1998
							1998
Beryl Gardens Roxbury, MA	\$3.3m	\$1.4m	Mixed Income Rental	20	LIHTC, HOME, CDBG, FHLB	Development Manager	1997
							1998

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Sonoma, Maple, Schuyler Dorchester, MA	\$9.8m	N/A	Mixed Income Rental	102	HUD Demo Disposition	Development Consultant	1997
							1998
Springfield YMCA Chestnut Street Residence Springfield, MA	\$3.8m	\$1.9m	SRO/Efficiency	104	LIHTC, HOME CDBG	Development Manager	1997
							1998
Madison Park IV Roxbury, MA	\$12.4m	\$2.6m	Mixed Income Rental	143	LIHTC, HOME, CDBG, FHLB	Development Manager	1996
							1997
Boston YMCA Boston, MA	\$7.8m	\$5.4m	SRO/Efficiency	88	HTC, HOME, CDBG, FHLB	Development Manager	1995
							1996
Haynes House Roxbury, MA	\$9.6m	\$2m	Mixed Income Rental	136	LIHTC, HOME, CDBG, FHLB	Development Manager	1995
							1996
Smith House Roxbury, MA	\$5.9m	\$2.3m	Mixed Income Rental	132	LIHTC, HOME, CDBG, FHLB	Development Manager	1995
							1996
Abyssinian Development Corporation New York, NY	\$2.7m	N/A	Mixed Income	30	FHLB	Development Consultant	1994
			Commercial	5,250 SF			1995
Cape Ann YMCA Cape Ann, MA	\$2.2m	\$1.2m	SRO	52	LIHTC, HTC, HOME, CDBG, FHLB	Development Manager	1994
			Commercial	8,099 SF			1995
Joslin Court Syracuse, NY	\$3.1m	\$1.2m	Mixed Income Rental	22	LIHTC, NYHTE, NYHDF, HOME	Development Manager	1994
							1995

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Mason Square Springfield, MA	\$3.6m	N/A	Commercial		CDBG, Private Financing	Development Consultant	1994
				30,000 SF			1995
Orchard Hill Estates Oxford, MA	\$19.5m	\$5.4m	Mixed Income Rental	215	LIHTC, HOME, Flex Sub, Sec. 236	Development Manager	1994
							1995
Cambridge YMCA Cambridge, MA	\$4.2m	\$2.2m	SRO/Special Needs	134	LIHTC, HTC, CDBG, HOME, FHLB	Developer	1993
							1994
Lucerne Gardens Dorchester, MA	\$5.4m	\$3.4m	Mixed Income Rental	45	LIHTC, HOME, CDBG, FHLB	Owner Developer	1993
							1994
Trinity House East Boston, MA	\$1.5m	\$700k	SRO	15	LIHTC, HTC, CDBG, FHLB	Development Manager	1992
							1993
Lithgow Block Dorchester, MA	\$3.5m	\$1.5m	Mixed Income Rental	33	CDBG, Private Financing	Development Manager	1991
			Commercial	33,000 SF			1992
Egleston Center Boston, MA	\$2.2m	N/A	Commercial		CDBG, Private Financing	Development Consultant	1991
				10,000 SF			1992
Bowditch School Boston, MA	\$5.2m	\$2.9m	Apartments/SRO	45	LIHTC, HTC, CDBG	Development Manager	1990
			Commercial	4,000 SF			1991
1734 Washington Boston, MA	\$2.2m	\$1.1m	SRO	24	LIHTC, HTC, CDBG	Development Manager	1990
							1991

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398 Park Street Boston, MA	\$1.3m	\$550k	SRO/Special Needs	18	LIHTC, CDBG	Development Manager	1989
							1990
300 Shawmut Avenue Boston, MA	\$2m	\$650k	SRO	20	LIHTC, CDBG	Development Manager	1989
							1990
438 Warren Street Boston, MA	\$1.1m	\$500k	SRO/Special Needs	15	LIHTC, HTC, CDBG	Development Manager	1988
							1989
Totals	\$3.5b	\$1.4 b		9,480 units			
				517,848 SF			