

| Project Name Location Project Sponsor(s) Dates | Project Description | Viva Principal(s) & Role in Project |
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| <p>East Island Square Lawrence CommunityWorks Lawrence, MA 2008 - 2010</p> | <p>Adaptive re-use of a mill complex to create 125 units of housing, 120,000 sq. ft. of commercial and retail space and extensive infrastructure and community amenities. First phase, to start construction in 2010, includes 60 units of affordable housing, a daycare center and 8,000 sq. ft. of commercial space (to be financed with New Markets Tax Credits).</p> | <p>Gould, Finance consultant Elving, Development advisor</p> |
| <p>Holcroft Homes YMCA of the North Shore Beverly Affordable Housing Coalition Beverly, MA 2010</p> | <p>Urban infill new construction of 66 units of affordable housing, following the demolition of blighted buildings. Construction to proceed in two phases, starting in 2010.</p> | <p>Gilbert and Gould, Development and finance consultants</p> |
| <p>Castle Square Apartments Castle Square Tenants Organization Boston, MA 2008 - 2010</p> | <p>Year 15 refinance and rehabilitation of 550-unit apartment complex in Boston's South End. Joint venture between private developer and tenants' organization. Construction anticipated 2010 – 2012.</p> | <p>Gould, Finance consultant</p> |
| <p>JPNDC Retail Jamaica Plain Neighborhood Development Corporation Boston, MA 2009</p> | <p>Adaptive re-use of a mill complex to create 125 units of housing, 120,000 sq. ft. of commercial and retail space and extensive infrastructure and community amenities. First phase, to start construction in 2009, includes 60 units of affordable housing, a daycare center and 8,000 sq. ft. of commercial space.</p> | <p>Gould, Finance consultant Gilbert, Initial Stage development consultant</p> |
| <p>Springfield Housing Authority Springfield, MA 2009 - 2010</p> | <p>Feasibility study to assess options for rehabilitation or demolition and replacement of a 46-unit federal public housing development, in connection with a neighborhood revitalization plan.</p> | <p>Elving and Gould, Development and finance consultants</p> |
| <p>Washington/Codman Apartments Codman Square Neighborhood Development Corporation Boston, MA 2007 – 2009</p> | <p>Refinance of 80-unit scattered-site development in Boston's Dorchester neighborhood, combined with production of 14 new units of affordable housing. Construction to proceed in two phases, starting in 2010.</p> | <p>Gould, Finance consultant</p> |

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| Somerville Mental Health Association/Somerville Cambridge Elder Services Somerville, MA 2009 | Feasibility study for two nonprofit service agencies interested in co-locating an early education center, commercial kitchen preparing 1,200 Meals-on-Wheels meals per day, offices and community café. Feasibility study for mixed-finance redevelopment of an elderly state public housing development. | Gilbert and Gould, Development and finance consultants |
| YWCA of Cambridge Cambridge, MA 2008 | Six-month engagement to reformulate redevelopment plans for the YWCA's 100+ unit SRO, housed in a c.1910 building with significant deferred maintenance; coordinated new CNA, renegotiated purchase agreement for sale of surplus lot and gained mortgagee approvals. | Gilbert and Gould, Development and finance consultants |
| Revere Housing Authority Revere, MA 2008 | Feasibility study for mixed-finance redevelopment of an elderly state public housing development. | Gilbert and Gould, Development and finance consultants |
| VNA Senior Living Community Visiting Nurse Foundation Somerville, MA Completed: 2009 | Mixed-income assisted living community, 99 units, \$26 million budget, located adjacent to a public senior housing development, providing a full continuum of care to residents of both properties. | Gilbert and Gould, Development and finance consultants |
| Distressed Housing Initiative Chelsea Neighborhood Developers Chelsea, MA 2007 - 2008 | Business plan and financial model for addressing foreclosures and disinvestment, using a range of financing tools to spur investment in rental and ownership housing. Assistance to sponsor in acquiring and redeveloping foreclosed properties. | Gould, Finance consultant Elving and Gould, Business and development consultants |
| Sawyer Hill Co-Housing Berlin, MA In construction 2008 | New construction of two adjacent co-housing communities with 68 units. | Gould, Finance consultant |
| Pond View Village Cape Ann Housing Opportunity, Inc. Gloucester, MA 2 phases completed in 2006 | Adaptive re-use of 20-acre former glue factory in multiple phases, including 43 affordable family rental units and 41 mixed-income condominiums, as well as community space. | Elving and Gould, Development project managers |

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| <p>Maverick HOPE VI Boston Housing Authority Boston, MA Completed: 2006</p> | <p>Assistance to housing authority during grant application and early phases of redevelopment of public housing for mixed-income rental housing, using mixed financing. 646 units. New construction.</p> | <p>Gilbert, Program advisor to BHA as consultant to Abt Associates; Gould, Financial advisor</p> |
| <p>Pine Woods Construct, Inc. Stockbridge, MA Completed: 2006</p> | <p>New construction of 30 units of mixed-income rental housing.</p> | <p>Gould, Finance consultant</p> |
| <p>YWCA of Boston-140 Clarendon Street YWCA of Boston, Inc. Boston, MA Completed: 2005</p> | <p>Rehabilitation of the 160,000 square foot historic headquarters of YWCA of Boston into 144 units of affordable and market-rate housing, a 40-room boutique hotel, commercial space, a restaurant, theater and school.</p> | <p>Gilbert, Project director</p> |
| <p>Capitol Square Apartments Berkshire Housing Development Corporation Pittsfield, MA Completed: 2005</p> | <p>Comprehensive rehabilitation of historic building in downtown Pittsfield to create 69 units for elderly residents.</p> | <p>Gould, Finance and development consultant</p> |
| <p>West Broadway Boston Housing Authority Boston, MA Completed: 2005</p> | <p>State public housing demolition and new construction to create 133 affordable rental units at four income tiers, using mixed financing.</p> | <p>Gould, Finance consultant</p> |
| <p>New Hope Apartments House of Hope Lowell, MA Completed: 2005</p> | <p>New construction of service-enriched housing for 11 formerly homeless families. Site is adjacent to House of Hope family shelter, which will provide social services.</p> | <p>Gould, Project manager</p> |
| <p>Preston Taylor Homes Metropolitan Development and Housing Agency Nashville, TN Completed: 2005</p> | <p>Public housing HOPE VI revitalization to create 497 mixed-income rental and ownership homes plus community space. Rehab and new construction.</p> | <p>Gilbert, Developer project manager, Program manager</p> |

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| <p>Coatesville HOPE VI The Community Builders & Housing Authority of Chester County Coatesville, PA Completed: 2004</p> | <p>Public housing revitalization to create mixed-income rental and homeownership opportunities, plus historic rehab of mixed commercial and residential buildings. 260 total units.</p> | <p>Elving, Project director for developer and Program manager</p> |
| <p>Reviviendo Family Housing Lawrence CommunityWorks Lawrence, MA Completed: 2003</p> | <p>Scattered-site family housing with four rehabilitated historic units and one new construction building, totaling 17 units.</p> | <p>Gould, Finance consultant</p> |
| <p>Orchard Park HOPE VI Boston Housing Authority Boston, MA Completed: 2002</p> | <p>Redevelop 500 units of public housing and nearby sites for mixed-income rental housing including both new construction and rehab.</p> | <p>Elving, Program advisor to BHA</p> |
| <p>Elkin Residence Albert Einstein Healthcare Network & 4 local African American Churches Philadelphia, PA Completed: 2002</p> | <p>Adaptive re-use of former office building into 73 affordable rental apartments for elderly people, with community space.</p> | <p>Elving, Development consultant</p> |
| <p>Spring Garden Apartments The Community Builders and Spring Garden CDC Philadelphia, PA Completed: 2002</p> | <p>Rehab of 97 scattered rowhouses as mixed-income family housing.</p> | <p>Gould, Finance consultant</p> |
| <p>Pittsfield YMCA Pittsfield YMCA Pittsfield, MA Completed: 2002</p> | <p>Rehab of YMCA building to create 44 service-enhanced efficiency units.</p> | <p>Gould, Finance consultant</p> |