

THE MAGNITUDE OF
THE PROBLEM DOES
NOT RELIEVE US OF
THE OBLIGATION TO
TAKE ACTION.

Residents of Fountain Hill Square Condominiums, an owner-managed, 46-unit mixed-income development in Roxbury, MA, and a BCC borrower since 1997.



TO OUR PARTNERS

WHEN THE GOING GETS TOUGH

As we write, unemployment in the United States is still at its highest level in 25 years — with little relief in sight. Residential mortgage foreclosures continue to undermine the stability of families and neighborhoods and threaten to erode the gains we have all worked so hard to achieve.

Reading a newspaper, watching the evening news or even talking to a neighbor, the message is clear. Times are bad — particularly for the people we serve.

Times may be bad, but you have not wavered. Because of your staunch and ongoing support, Boston Community Capital has been able not only to react to bad times, but also to grow, to build on our past work, and to do more to help sustain our low-income communities.

Last year's annual report described our emerging focus on the foreclosure crisis. This year, we are pleased to invite you to read about our new Stabilizing Urban Neighborhoods (SUN) Initiative. In just the last few months, we have raised over \$30 million and prevented evictions for more than 50 families. Our goal: To raise a \$50 million fund and assisting more than 2,000 families over the next five years.

Last year's annual report described the launch of our solar initiative. This year, we are pleased to report that our Energy Advantage affiliate has become the largest third-party owner of solar panels in the Commonwealth. It provides 1.5 million kilowatt hours of solar electricity annually for affordable housing and municipal facilities. We are also developing mechanisms to finance energy efficiency improvements, and a tracking system to help property owners understand and manage their energy usage.

Our Loan Fund and Venture Fund continue to work with our borrowers and portfolio companies to help them weather the economic downturn with flexible capital, increased leveraging of federal funding, and a focus on the long-term sustainability of projects, businesses and neighborhoods. We also hope you enjoy reading about our staff's remarkable engagement in civic leadership — and the organizational culture that supports their efforts.

For over a quarter century, you have helped Boston Community Capital build healthy communities where low-income people live and work. We are grateful for your partnership and very much look forward to continuing our work together over the next 25 years.



Elyse D. Cherry



DeWitt Jones



Rebecca L. Regan

Three handwritten signatures in black ink, corresponding to the three individuals above: Elyse D. Cherry, DeWitt Jones, and Rebecca L. Regan.

NOT POW



VERILESS



FIGHTING EVICTION TAKES TEAMWORK AND UNCOMMON INGENUITY.

FORECLOSURE IS AN UGLY WORD. EVICTION IS UGLIER. PEOPLE LOSE THEIR HOMES AND THEIR LIFE SAVINGS. FAMILIES FIND THEMSELVES ON THE STREET. AND BLOCKS OF SUDDENLY EMPTY HOUSES THREATEN HARD-WON NEIGHBORHOOD STABILITY. BUT IN MASSACHUSETTS, BCC HAS PARTNERED WITH COMMUNITY ADVOCATES, LEGAL AID ORGANIZATIONS, AND LOW-INCOME RESIDENTS TO KEEP FORECLOSED HOMEOWNERS AND TENANTS IN THEIR HOMES—RIGHT WHERE THEY BELONG.

The statistics are grim. In 2009, there were 27,928 petitions to foreclose in Massachusetts, a 28 percent increase over the previous year. The issue, however, isn't just foreclosure; it is the subsequent evictions. As David Grossman, Director of the Harvard Legal Aid Bureau, explains, "They throw the occupants out, leaving them homeless, then board up the property, creating a blight on the neighborhood, increasing vandalism and lowering property values."

PREVENTING VACANCY IS CRITICAL.

So the Harvard Legal Aid Bureau partnered with grass-roots community organizers City Life/Vida Urbana, forming a sword and shield strategy. Harvard Legal Aid Bureau supplied extensive legal representation, including clinics to educate people on their legal rights. City Life provided media attention.

"For a year and a half we were organizing residents of foreclosed buildings into popular protests," says Steve Meacham, City Life's Director of Organizing. "Our demand was: Stop the evictions and let these residents pay rent."

Grossman continues, "What we were missing for a long time was the end game. We could stop the lenders from evicting the occupants, but the lender still owned the property. We needed to get properties back in hands of — ideally — the homeowners or tenants themselves. BCC's Stabilizing Urban Neighborhoods (SUN) Initiative provides the missing piece, by stepping in to purchase the properties, then providing funding for foreclosed homeowners to buy their own homes back."

Meacham explains that homeowners were willing to repurchase their buildings, "but they couldn't get financing, because they had terrible credit

scores as a result of the foreclosure... then along comes BCC, and says, 'We'll do it.' And the radical thing is that BCC makes those loans without ever lowering its standards. BCC is a tough underwriter, with rigorous requirements and they are not cutting corners."

Buddy Wilson and his grandsons outside their home in East Boston. With financing from BCC, Wilson was able to re-purchase his home with a mortgage he could afford.



@Marilyn Humphries

Grossman explains, "In the neighborhoods where we're working, property values have declined by more than 50% since 2007. BCC is able to provide a mortgage that is aligned with the actual value of the property, not the value assigned to it during the housing bubble. That reduction in principal is something that lenders have adamantly refused, but BCC has managed to change some bankers' minds."

Meacham agrees, "BCC is an aggressive negotiator in their purchase of foreclosed property. They offer the banks the opportunity to get out of the whole situation at the same price that they will get if they evict. As a result, BCC is able to provide a real solution for lots of foreclosed homeowners."

Take Buddy Wilson. Over the last 45 years, his home has sheltered four

generations of his family. A printing company supervisor, he had never missed a mortgage payment — until he had a massive heart attack. "We paid our mortgage, paid our bills, did everything right. Then I lost my job, and within three months the bankers were calling saying they would foreclose on me."

"In the meantime I had another heart attack. I am in the hospital, having open heart surgery and as I am coming out of the recovery room, my friend who owns the store across the street calls me to say, 'Someone is putting a foreclosure sign on your house.' That is when I got involved with City Life, who introduced me to BCC."

"BCC went straight to the mortgage company with an offer to buy the house back. They purchased the home at a discounted price, sold it back to me and provided the mortgage. It only took three weeks before my wife and I were signing the papers. And now I am in a mortgage I can afford."

"Luckily I met the right people. Without them I wouldn't be in my home."

NOT WA





IT'S SUSTAINABLE, AFFORDABLE —AND RIGHT.

MANY PEOPLE THINK GREEN BUILDINGS ARE A LUXURY. BCC DISAGREES—AND WE ARE PROVING THAT LOW-INCOME COMMUNITIES CAN NOT ONLY BE PART OF THE ENVIRONMENTAL MOVEMENT, THEY CAN BE PART OF THE GLOBAL SOLUTION. WE ARE BREAKING DOWN BARRIERS WHILE HELPING COMMUNITY ORGANIZATIONS MAXIMIZE THE ALIGNMENT BETWEEN THEIR SPECIFIC MISSION AND ENVIRONMENTAL INTEGRITY. EACH DRIVER IS UNIQUE, BUT THE OUTCOME IS CONSISTENT: SUSTAINABILITY.

On Cape Cod, Housing for All

Corporation strives to provide homes to everyone who needs one. But Paul Hebert, Founder, President, and Executive Director, is pragmatic about what that takes. “My job is to be holistic in how we care for people. Houses need to be heated and cooled and energized — habitable and sustainable. So we decided to put solar panels on top of the buildings to provide energy. We also wanted to sell energy, but we didn’t know what we were doing.”

“As a nonprofit we can’t take advantage of tax credits or accelerated depreciation. BCC created a solar power purchase agreement that allows

Beacon Communities Development is a well-respected, for-profit developer

of mixed-income housing with a portfolio of 9,000 units. Explains Pamela Goodman, President of Beacon Communities Development, “We’ve worked with BCC on creating renewable energy resources for a number of our properties. Now we are trying to develop a program for deep-energy retrofitting of older, affordable properties. Greater energy efficiency improves operating costs and provides better livability. It makes economic sense. It’s a marketing tool. And it’s also the right thing to do.”

Describing the Cambridge Housing

Authority, Executive Director Greg Russ says, “We have a public mission to provide low-income housing as long as there is a need. From everyone’s perspective — resident, landlord, community — making these buildings consume less energy is a good thing. These investments could add 40 years to the life of the buildings, so they will be available to future families. It fits our mission; it also lowers our operating costs.”

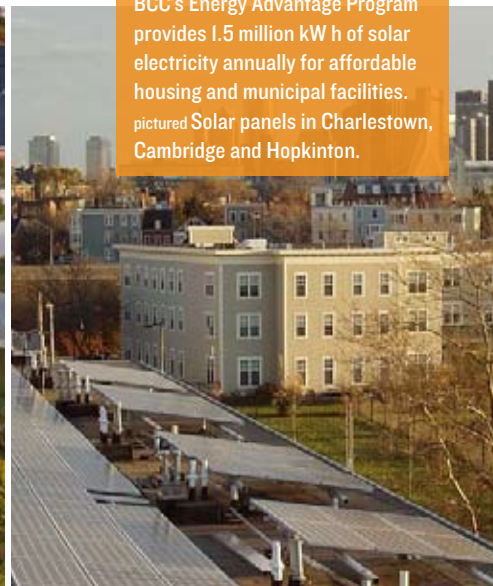
Russ discusses techniques: “No single thing is going to work for all the buildings; it takes a combination of strategies. We are installing photo-

voltatics; we are also changing fuels, improving windows and insulation and other basic structural elements.”

“BCC is a terrific partner - providing knowledge and expertise that lets us do what we do best, and still push the limits to create greater efficiencies. When we applied for stimulus money, partnership with BCC made us competitive. With their assistance, we’re poised to become largest generator of photovoltaic power in Cambridge. That is not usually something a housing authority thinks about, but it is incredibly useful to the families we house, the community, and the environment.

State Street Bank, the investor providing credit enhancement for BCC’s Energy Advantage work, saw the program as “a unique opportunity to make sure low-income communities aren’t left behind as we retool our energy systems for more environmentally sound

alternatives,” says Joe McGrail, Vice President, Community Affairs. “State Street is always looking for creative ways to support low-income communities. BCC came up with a structure that worked. When we get a chance to invest in a deal like this, we jump.”



BCC's Energy Advantage Program provides 1.5 million kWh of solar electricity annually for affordable housing and municipal facilities. pictured Solar panels in Charlestown, Cambridge and Hopkinton.



@Marilyn Humphries

us to reduce the cost of our electricity, reduce our carbon footprint and contribute to the growth of the solar industry in Massachusetts - all without costing our donors a penny.”

“We should all be doing whatever we can to help the earth. And as a nonprofit, we also need to stay focused on our core mission. BCC let us do both.”

Development Director Josh Cohen adds, “BCC has the financial, legal, and development savvy to understand how to align the goals of property owners with the broader goals of green design and energy efficiency. They know how to balance innovation with the financial realities of putting together a real estate development deal.”

A photograph of a construction site viewed through a metal wire fence. The fence is locked with a silver padlock and a chain on the right side. In the background, there are stacks of concrete blocks, a pile of rubble, and a clear blue sky. The text "NOT ABA" is overlaid in large, white, bold letters across the center of the image.

NOT ABA



ABANDONED

“MISSION-DRIVEN” MEANS MORE OPTIONS TO KEEP THINGS GOING.

**IN THESE CHALLENGING TIMES, SOME PROJECTS
FACE SETBACK AFTER SETBACK. FINANCING PARTNERS
MUST TAKE A HARD LOOK AT A PROJECT’S FINANCES
AND PROSPECTS, AND SOME LENDERS HAVE NO
CHOICE BUT TO LIQUIDATE UNDERLYING ASSETS—
BUT BCC HAS THE FLEXIBILITY TO TAKE A LONGER
VIEW, EXTENDING THE TIME AND RESOURCES NEEDED
TO SEE THE PROJECT TO COMPLETION. THAT FREEDOM
CAN CHANGE NOT ONLY THE LIFE OF A PROJECT, BUT
THE LIVES OF HUNDREDS OF PEOPLE.**

As a CDFI, BCC has the flexibility to make practical, creative decisions that other financial institutions cannot. This flexibility can make a big difference in a project's outcome. Bart Mitchell, developer of 700 Harrison, explains:

"700 Harrison is a \$40 million new construction mixed-use project in Boston's South End. It offers truly mixed income housing, with 34 condos at market rate, 23 condos for households making up to 110% of area median income (AMI), and 23 for households making up to 80% of AMI. Because the site was one of the South End's last vacant lots, 700 Harrison represented one of the largest and last opportunities to create a significant amount of new mixed-income homeownership in a neighborhood that has very low-income rental housing, expensive condos, and nothing in between. The ground floor includes neighborhood-oriented retail and a beautiful community garden. Below that lies a two-story, 160-space parking garage for building residents and employees of the adjacent Boston Medical Center."

"From a financing standpoint this sort of project is complex; not many lenders can handle it. They have to be able to underwrite market-rate housing and understand government regulations associated with affordable housing subsidies; they also need to look at the community purpose."

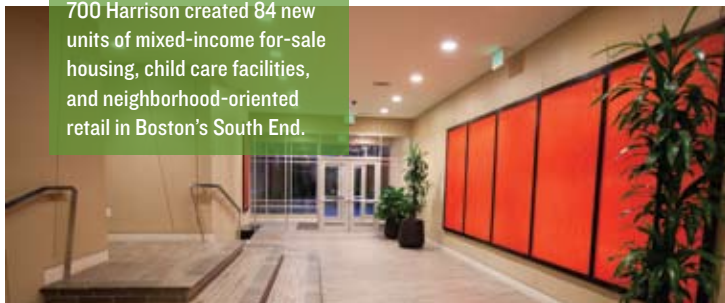
"BCC sees the whole picture. They gave us a preconstruction loan, then during construction they agreed to be a second mortgage construction lender. In both cases, they provided appropriately-priced financing without which we could not proceed."

THEN THE CREDIT CRUNCH CAME.

"When the project was 80% complete, our bonded general contractor declared bankruptcy. The construction

was finished at the original expected quality, but it took about six months longer than anticipated. Condo sales and prices remained solid, but with the change in the economy, the pace of sales was slower than we had projected. Since the extra months meant extra interest, BCC extended and increased our loan to cover our carrying costs. They worked closely with our first mortgage lender who agreed to join BCC in extending their deadlines and offering additional capital. Some of our

700 Harrison created 84 new units of mixed-income for-sale housing, child care facilities, and neighborhood-oriented retail in Boston's South End.



@Marilyn Humphries

public monies were also not available until the last affordable-housing unit sold, so BCC gave us a bridge loan against that."

"Finally, in 2009, BCC became the permanent lender for the retail and parking components, at a time when absolutely no other lenders were available -- even though we were hitting all our commercial rent benchmarks and reaching 100% occupancy of the retail and parking. This part of the project had a large social value-add: it was the first new retail space on this part of Harrison Avenue in 30 years. When you have active ground floor retail it makes a lively, safe neighborhood; that was one of the goals of the project."

"We also wanted to structure the deal to benefit from New Market Tax Credits, which required a much more complicated loan structure. BCC is one of the few organizations with the sophistication to manage it."

"BCC's heroic actions led to very positive results. In early 2010, the last residential condominiums are being sold and the last part of BCC's construction and bridge financing is being repaid. 84 households make

700 Harrison their home; the condominium association is strong and is funding significant reserves. On the ground floor we have a small specialty foods store, a restaurant, and a bilingual child care center. Together they create a vibrant street-front. These kinds of independent retail tenants don't have huge corporate balance sheets, but they are hard-working and successful small businesses able to pay the rent and to bring needed services to the neighborhood.

"BCC used imagination and intelligence to structure financing that made the project initially possible and then ensured it could be completed and stabilized as a huge success for its residents, its neighborhood, and its city."

A person is sitting on a concrete step, with their legs and feet visible in the foreground. They are wearing a black and white striped sock and a black shoe. The background shows a concrete wall and a metal railing. A large, semi-transparent white text 'NOT ISO' is overlaid on the image.

NOT ISO



OLATED

THE FABRIC OF A COMMUNITY IS WOVEN ONE SOUL AT A TIME.

STRONG COMMUNITIES STEM FROM INDIVIDUALS WHOSE HOPES AND DREAMS ARE CHERISHED, NURTURED AND REALIZED. BCC IS COMMITTED TO BUILDING THOSE COMMUNITIES AND TO ENABLING THEIR CITIZENS' DREAMS TO BECOME REALITIES—AND SO WE HAVE DELIBERATELY BUILT AN ORGANIZATION THAT GIVES OF ITS STAFF AS WELL AS ITS MONEY. THAT EXCHANGE FORMS A POWERFUL LINK BETWEEN US AND THE COMMUNITIES WE SERVE.

Human capital is not on the BCC balance sheet. Nonetheless, it is a critical part of the organization—as important to the communities we serve as the financial capital we offer. Thus, from BCC’s inception 25 years ago, we made a conscious decision to create a culture in which employees are encouraged to pursue their own civic participation, furthering BCC’s mission through their personal commitment.

The result empowers both BCC and the community—creating networks among seemingly unrelated disciplines, providing hands-on assistance to the organizations we support, and deepening our own knowledge of the inner-workings of the communities where we work.

Consider BCC Senior Loan Officer Kathryn McHugh. She markets the loan fund to potential borrowers, underwrites loan requests, and conducts ongoing portfolio management. She is also an active volunteer on housing and homelessness issues: serving on the boards of the Somerville Homeless Coalition, the Jamaica Plain Housing Trust, and the Castle Square Tenants Organization Charitable Trust, and consulting to the State and the cities of Somerville, Attleboro and Taunton on policies and programs related to homelessness. In all these efforts, she is able to connect the bankers, contractors and other professionals she knows through her work at BCC with nonprofits that need their expertise. She also brings the intelligence she gathers in the course of her volunteerism to bear on her daily work.

Jess Brooks, BCC’s Director of Development and Communications, is also deeply engaged with several nonprofits in the greater Boston area. Her chief interest is The Food Project, an organization that combines youth development with sustainable farming, bringing together urban and suburban teens to grow healthy, local and affordable food that is distributed via farmer’s markets, CSAs and food pantries.

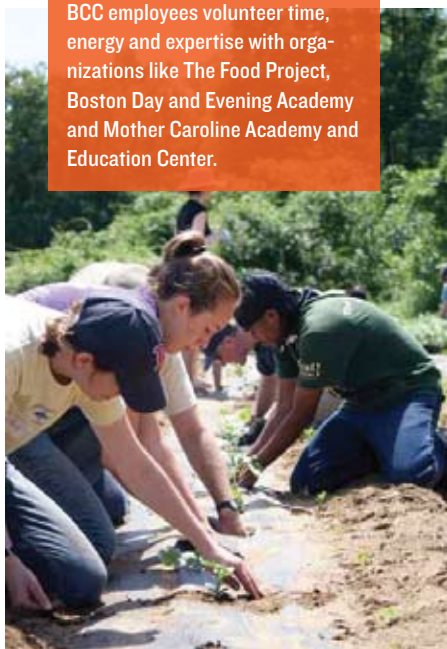
Brooks joined the board because she was “interested in food justice, liked the idea of bringing together disparate

communities, and felt that the organization offered an opportunity to apply the knowledge I’ve gained at BCC.” Five years later, she is the incoming board chair, and Executive Director Margaret Williams is grateful. As Williams notes, “Many people who work in low-income communities perceive it as a hand-out situation; they are not interested in understanding how the community wants to build itself. Jess gets community

empowerment; she completely embodies the BCC values.”

Williams adds, “BCC and The Food Project are sort of mirrors of each other; we are looking at healthy people, healthy land, healthy communities and they are too. We just go about it in very complementary ways.” And that is exactly the point.

BCC employees volunteer time, energy and expertise with organizations like The Food Project, Boston Day and Evening Academy and Mother Caroline Academy and Education Center.



Civic Engagement: A Partial List of Organizations Where BCC Staff Volunteer their Time

Boston Day and Evening Academy
 Castle Square Tenants Organization Charitable Trust
 Central Massachusetts Model T Club
 City of Boston, Renew Boston Advisory Committee
 City Mission Society Investment Committee
 Coalition for Occupied Homes in Foreclosure
 Dudley Pond Association
 Federal Reserve Bank of Boston- Community Development Advisory Committee
 First Parish Unitarian Universalist Church, Lexington
 The Food Project
 The Friends of GLBT Youth
 Jamaica Plain Housing Trust
 John Hopkins University Technology Commercialization Advisory Board
 Kellogg Foundation Mission Driven Investment Committee
 Low Income Investment Fund Community Facilities Loan Committee
 Massachusetts Cultural Council
 Massachusetts Interagency Task Force on Homelessness

MassHousing Home Ownership Advisory Committee
 Mother Caroline Academy and Education Center (Finance Committee)
 New Ecology Inc.
 New England Trade Adjustment Assistance Center
 New England Women in Real Estate
 Nonprofit Finance Fund Loan Committee
 Northeastern University Law School Dean’s Council
 The Philanthropic Initiative
 Social Venture Partners Boston
 City of Somerville, Homeless Assistance Continuum of Care Program
 Somerville Homeless Coalition
 St. John the Evangelist Church, Wellesley - Pastoral Planning Group
 City of Taunton, Ten Year Plan to end Chronic Homelessness
 Tufts University Institute for Global Leadership
 United Way of Greater Attleboro & Taunton, Homeless Assistance Program
 Wall Street Without Walls
 Town of Wayland - Nike Site Reuse Advisory Committee

PARTNERS IN OUR MISSION

BCC and its affiliates provide a wide range of debt and equity products for low-income communities and individuals and for emerging businesses and entrepreneurs. **Boston Community Loan Fund** lends money to nonprofit organizations, community development corporations and local developers that build affordable housing and provide social and community services. **Boston Community Venture Fund** makes equity investments in businesses that create jobs or provide services for low-income communities. **Boston Community Managed Assets** develops new business initiatives and innovative funding vehicles for low-income individuals and communities and administers

the investment of our New Markets Tax Credit allocations.

BCC Solar Energy Advantage works to stabilize and reduce energy and utility costs of existing affordable housing by improving their energy efficiency, conservation and renewable energy use. **NSP Residential** is a real estate company focused on developing and implementing a wide range of innovative and flexible real estate and mortgage loan acquisition strategies aimed at stabilizing communities threatened by the foreclosure crisis. **Aura Mortgage Advisors** is a mortgage brokerage business dedicated to helping people understand the mortgage process and own homes they can afford.

BOARD OF DIRECTORS

Charles Clark, Chair
YouthBuild USA

Sarah Lincoln, Treasurer
Citizens Bank

James Walsh, S. J., Esq., Clerk
Metro Law Center of
James F. Walsh, P.C.

Elyse D. Cherry
Boston Community Capital

Julie Gould
Mercy Housing

Edward Dugger III
UNC Partners, Inc.

DeWitt Jones
Boston Community Capital

Maria Maffei
Independent Consultant

Rebecca L. Regan
Boston Community Capital

Victor Rivera
Bank of America

Mercedes Tompkins
Brookview House

Glenn Morgan
RDW Group IFactory

Jennifer Pinck
Pinck & Company, Inc.

Rebecca L. Regan
Boston Community Capital

Steven J. Tromp
Wainwright Bank & Trust

VENTURE COMMITTEE

Edward Dugger III, Chair
UNC Partners, Inc.

Elyse D. Cherry
Boston Community Capital

Charles Clark
YouthBuild USA

DeWitt Jones
Boston Community Capital

James Walsh, S.J., Esq.
Metro Law Center of
James F. Walsh, P.C.

STAFF

Elyse D. Cherry
CEO, Boston Community Capital
President, Boston Community
Venture Fund

DeWitt Jones
President, BCC Solar Energy
Advantage
President, Boston Community
Managed Assets

Rebecca L. Regan
President, Boston Community
Loan Fund
COO, Boston Community Capital

Patricia D. Hanratty
President, Aura
Mortgage Advisors
President, NSP Residential

Andrew Chen
CFO, Boston Community Capital
Venture Fund Managing
Director

Matt Aliberti
Loan Officer

Gail D. Berlinger
Portfolio Manager

Jessica Brooks
Director of Development and
Communications

Judith Currier
Infrastructure Project Manager

Anna Delgado
Mortgage Counselor

E. Matthew Gautieri
Controller

Jessica Herrmann
Data and Intake Specialist

Ryan Kim
Data and Intake Specialist

Luis Matienzo
Loan Operations Manager

Kathryn McHugh
Senior Loan Officer

Michael Nilles
Senior Loan Officer

Andres Rodriguez
Mortgage Counselor

Kathryn Rugus
Administrative Assistant

Sharon Shepard
Venture Fund Managing
Director

Michelle Volpe
Team Leader/Senior Loan
Officer

PROFESSIONAL SUPPORT

**Alexander, Aronson, Finning
& Company, PC**
Auditor

Clean Energy Solutions
Consultants, Energy
Advantage Program

**Edwards Angell Palmer
& Dodge, LLP**
Legal Counsel

Foley Hoag, LLP
Legal Counsel, Energy
Advantage Program

The Reznick Group
Consultants, New Markets
Tax Credit

Fred Unger
Heartwood Group, Inc.
Consultant, Energy
Advantage Program

Lisa Zappala
Senior Finance Advisor

Tess DeLean
Summer Research Fellow

BOSTON COMMUNITY CAPITAL MAJOR CONTRIBUTORS

**Alexander, Aronson,
Finning & Company**

Anonymous foundation

Anonymous individuals

**Anonymous donation in
memory of Arthur Perry**

The Derek Bok Advised Fund

The Boston Foundation

**Boston Private Bank
& Trust Company**

Louise J. Bowditch

Brookline Savings Bank

Jess Brooks & Russ Neufeld

Janet Buchwald & Joel Moskowitz

Paul & Catherine Buttenwieser

Ann & Bob Buxbaum

**CDFI Fund of the
U.S. Department of Treasury**

LOAN COMMITTEE

Victor Rivera, Chair
Bank of America

Meg Bennett
Deutsche Bank Private
Wealth Management

Eva Clarke
MMA Financial

Laura Hackell
Independent Consultant

DeWitt Jones
Boston Community Capital

Maria Maffei
Independent Consultant

Linnie McLean
Trillium Asset Management

Cheek Family Foundation

Elyse D. Cherry

Anne Covert

Sue & Jim Cunio Salem

Danversbank

Berman DeValerio

Martin & Susana Fantozzi

Newell Flather

James Gamill &
Susan Alexander

Charles & Sara Goldberg
Charitable Trust

Carolyn E. Hannauer

Patricia D. Hanratty &
Cheryl Bancroft

Hecht Design

Hyde Park Savings Bank

Impact Community Capital

J.P. Morgan

DeWitt & Megan Jones

Dick Jones & Viki Bok

Meryl A. Kessler & Scott I. Oran

Sam Knight

Krokidas & Bluestein LLP

Warren Leon &
Cynthia E. Robinson

Rachelle Linner

M. Brinton Lykes

Steven & Robin Lydenberg

Harry Margolis & Susan Phillips

Herman and Frieda
L. Miller Foundation

Peter Munkenbeck

Nehemiah Corporation of America

Greg & Peggy Nilles

Judith & Arthur Obermayer

Arthur Perry Trust

Edward N. Perry &
Cynthia W. Wood

Pitts Family Fund at the
Boston Foundation

Rebecca Regan & Meghan
Regan-Loomis

William & Eleanor Revelle

Robert Treat Paine Association

Parnassus Fund

Reynders, McVeigh
Capital Management, LLC

Hugh & Frances Rogovin

Naomi Rosenfeld

Sara Schnorr

Nina Schwarzschild

John & Claire Simon

Fenwick Smith

Sovereign Bank

Art & Kimberly Stevens
Family Fund of the Community
Foundation for the National
Capital Region

Sudbury United Methodist Church

Robert & Naomi Tuchmann

Trudi Veldman

Lloyd & Ruth Weinreb

We are also deeply grateful for the
contributions of numerous individuals
and organizations—including many
long-time supporters of our work—
who prefer to remain anonymous.

VENTURE FUND PORTFOLIO COMPANIES

Acelero Learning, Harlem, NY

Eating Well, Charlotte, VT

Dynex, Inc., Chantilly, VA

ESA, Inc., Chelmsford, MA

GeoVue, Inc., Woburn, MA

Magellan Biosciences,
Hopkinton, MA

SelecTech, Inc., Avon, MA

TREK Diagnostics Systems,
Cleveland, OH

WorkSource Staffing Partnership,
Brookline, MA

ZipCar, Inc., Cambridge, MA

VENTURE FUND INVESTORS (LLC MEMBERS)

Anonymous foundation

Anonymous individuals

Bank of America Capital
Corporation

TD Banknorth, N.A.

Paul & Catherine Buttenwieser

Citizens Bank

Richard & Priscilla Hunt

The Roy A. Hunt Foundation

The Hyams Foundation, Inc.

Institute for a Civil Society

Jacobs Family Foundation

JPMorgan Chase Community
Development Group

The John D. & Catherine T.
MacArthur Foundation

Opportunity Finance Network

Property & Casualty Initiative

The Rockefeller Foundation

Harvy Simkovits

State Street Bank

Sovereign Bank

Ralph Taylor

LOAN FUND INVESTORS

individuals

Joel Abrams

Nancy Askin

Alma & Mitch Balonon-Rosen

Beate Klein Becker

Norman & Nancy Beecher

Jean Gordon Bell

Susan Berry

Rev. Alden Besse

Alice Boelter†

Carol Brainerd

Robert Brainerd

Larry & Susan Brill^

Jessica Brooks &
Russell Neufeld

Florence Brown

Michael Brown

Janet Buchwald &
Joel Moskowitz

Margaret Bush

James & Susan Butler

Paul & Catherine Buttenwieser

James Campen

Barbara E. Casey†

Dawn Colsia^

Martha Crawford

Marie Crocetti

Francis Cummings

Judy & Bill Currier

Iphigenia Demetriades†

Steven DePaul &
Elisabeth Rendeiro

Laurie Dewey

Carl Dickson

Carol Dickson

John Dickson

Priscilla Dickson

Curtis Engberg

David Ennis & Kathleen Macridis-
Ennis

Katharine Esty

Terry & Kris Finn

Thomas Fitzgerald & Ann Curby

David M. Frieze^

Linda & Michael Frieze^

Lauren & Bill Gabovitch^

Phil Giffee

Judy Goldberg

Bruce & Eva Gordon

Janet & Mark Gottesman^

Happy Green

Laura Hackell†

G. Neil Harper

Francis W. Hatch

Serena Hatch

Lance Hayes

Gail & Thomas Hedges

Bill Himelhoch

Dave & Karen Hinchin

Linda L. Humphrey

Hannah Elizabeth James

Olivia James

Maria & Greg Jobin-Leeds

Dick Jones & Viki Bok

Daniel Kamentsky

Karen Karp

Jonathan Katz & Norah Wylie^

Benjamin Matlaw Kaufman^

Nathan Asher Kaufman^

D. Gail Kearns

Elisabeth W. Keller &
Steven C. Bonsey

Stephen L. Kidder

Judith S. King

W. Scott Klinger

Samuel Knight

Dawn J. Kramer

Mike Lapham

John & Josephine Lavery

Rachelle Linner

John Lippitt

Steve & Robin Lydenberg

Jamie Maguire

Jane R. Matlaw^

Gregory Maul

John J. McCooe

N. Carlile Miller

Richard & Margriet Morris

Eva Moseley

Ted & Caroline Murray

Jessie Myszka

Ines Neu-Polonius

Catharine Nicholson

Ingeborg Nickelsen

Anne & Eric Nordell

Joan & Roderick Nordell

Clients of NorthStar Asset
Management, Inc.

Richard D. Olson, Jr. &
Richard R. Smith

Scott Oran & Meryl Kessler^

Theodore & Dorothy Osgood

Robert & Anita Ouellette

Katherine Perls

Edward N. Perry &
Cynthia Wood

Beatrice Phear

Rebecca Regan &
Meghan Regan-Loomis
John Regier
Elaine Reily & Marilyn Stern
Ronald Riggert
Kathryn Rothermel
Jeremy & Aviva Rothman-Shore
Larry & Nancy Rowe
Kathryn Rugus
Maggie & John Russell
Skip Schiel
Karin Segal
Zoe Sherman
Ken Sinclair & Mary Blagdon
John Stix
David & Suki Stolor
Alice Stowell
John & Nadine Suhrbier
Sandra Sweetnam & David Smith
Joyce Tavon & Richard Caruso
Ralph Taylor
Lewis & Sandra Thompson
Mrs. William Thompson
Joan Tighe
Maynard Tishman
Clients of Trillium Asset
Management
Trudi Veldman
Jonathan Wallach &
Linda Hanson
Douglas & Judith Weinstock
Charles Wibiralske & Kate LaPine
Elizabeth Winship
Margaret Winslow
Howard Wolk[^]
Lee A. Work
Evelyn & Lawrence Zuk

religious organizations

Augustinians of the Assumption
Belmont United Methodist Church
Boston Tzedec Community Fund[^]
Christ Church Episcopal,
Cambridge
Daughters of Charity of St. Vincent
DePaul, Northeast Province, Inc.
Evangelical Lutheran
Church of America
First Church of Christ, Bedford
First Congregational
Church of Winchester
First Congregational Church of
Winchester Women's Association
First Parish in Lincoln
First Parish in Weston
First Parish of Westwood,
United Church
Harvard Epworth United
Methodist Church, Cambridge
Jewish Community
Relations Council[^]

Massachusetts Conference of
the United Church of Christ
Needham Clergy Association
New England Annual
Conference of the United
Methodist Church
Old South Church in Boston
Parish of All Saints Church,
Belmont
Parish of the Epiphany,
Winchester
Presbyterian Church in Sudbury
Presbytery of Boston
Saint Paul's Episcopal Church,
Brookline
School Sisters of Notre Dame,
Wilton, CT
Seeds of Change
Sisters of the Assumption of
the Blessed Virgin
Sisters of Charity of Halifax
Sisters of Charity of Montreal,
Grey Nuns
Sisters of Charity of Saint
Elizabeth, New Jersey
Sisters of St. Francis of
Philadelphia
Society of the Divine Word,
Chicago Province
Society of the Holy Child Jesus
Society of St. John the Evangelist
Sons of Mary, Health of the Sick
St. Anne's-in-the-Fields, Lincoln
Sudbury United Methodist Church
Temple Emanuel of Newton[^]
Temple Israel of Boston[^]
Temple Shalom of Newton[^]
The American Baptist Churches
of Massachusetts
The Micah Fund: The Greater
Boston Jewish Fund for
Community Economic
Development, a CJP/JCRC
Initiative[^]
The Paulist Center Endowment,
Boston, MA
Clients of Trillium Asset
Management
Trinitarian Congregational Church,
Concord
TZEDEC Economic Development
Fund of the Jewish Funds for
Justice[^]
Unitarian Universalist Association
of Congregations
United Parish of Auburndale
United Parish in Brookline
Winchester Unitarian Society
Women of the Epiphany,
Winchester
Women's Association of the Eliot
Church, Newton

foundations & institutions

Banc of America Community
Development Corporation
Bank of New York Mellon*
Belmont Savings Bank*
The Boston Foundation
Boston Private Bank & Trust
Company*
Boston Trust & Investment
Management Company
Brown Brothers Harriman
Calvert Social Investment Fund
Cascap
Central Cooperative Bank*
Citizens Bank*^o
Community Development Financial
Institutions Fund*
Dedham Institution for Savings*
Dorchester Bay Economic
Development Corporation
Eastern Bank*
ENAIID Housing Trust
Fannie Mae Foundation
Fidelity Management Trust
Company^o
Fiduciary Trust Company
Funding Exchange Endowment
Funding Exchange Pooled Fund
Harvard University*
F.B. Heron Foundation*
HSBC Bank USA
Hyde Park Savings Bank*
The Life Initiative^o
Mass Development^o
McAuley Institute^o
Metropolitan Life Foundation
Metropolitan Life Insurance
Company
Miles Properties
National Cooperative Bank
Development Corporation^o
The Obermayer Foundation[^]
Opportunity Finance Network
Parnassus Fund
Property & Casualty Initiative^o
Rosie's Place
Robert Treat Paine Association
Rowe Family Charitable Trust
Rubblestone Foundation
The Erich & Hannah Sachs
Foundation
Salem Five Cents Savings Bank*
State Street Bank*
TD Banknorth, N.A.*
Wainwright Bank & Trust
Company^o
Walpole Co-operative Bank

And the many individuals, institutions,
and religious organizations who wish to
remain anonymous.

* Equity Equivalent Investor

^o Purchaser of loan participations

[^] Investor in The Micah Fund: The Greater
Boston Jewish Fund for Community
Economic Development, a CJP/JCRC
Initiative

† Wellesley Alumnae Investor

LOAN FUND

borrowers

Arch Street Development
Allem Realty Trust
Alliance for Animals
Alliance for Young Families
Allston-Brighton Community
Development Corporation
Architectural Heritage Foundation
Artists Cooperative at
300 Summer Street
Artist Tenants of the South End
Cooperative Corporation
Asian Community
Development Corporation
Beacon Communities
Berkshire Arts & Technology
(BART) Charter Public School
Bethel AME Church
Beverly Affordable Housing
Boston Aging Concerns—
Young & Old United, Inc.
Boston Citywide Land Trust
Boston Film & Video Foundation
Boston Neighborhood
Housing Services
Bridge Housing Corporation
Brookside Artists, LLC
Cambodian Mutual Assistance
Association
Casa Esperanza
Casa Myrna Vazquez, Inc.
Casa Nueva Vida
Cascap
Chelsea Neighborhood
Housing Services
Chestnut Street Cooperative
Citizen Schools
Citizens For Affordable Housing in
Newton Development Organization
(CAN-DO)
City Lights
The City School
Codman Square Neighborhood
Development Corporation
Communities United, Inc.
Community Action Agency
of Somerville
Community Action for Better
Housing (CABH)
Community Servings
Cushing Manor Support Facility
DIAL-SELF Teen Services
Dimock Community Health Center
(Social Justice for Women)
Dorchester Bay Economic
Development Corporation
Dorchester Gardenlands
Dorchester Home & Garden
E.L. Haynes Public Charter School
East Boston Community
Development Corporation
Ecumenical Social Action
Committee (ESAC)

Ellington Street Cooperative Corporation
 Elizabeth Stone House: Transitional Housing Project
 Emmanuel Gospel Center
 ETC Development Corporation
 Fairbanks Development, LLC
 Fairfield Real Estate Development
 Falmouth Housing Corporation
 Fenway Community Development Corporation
 Finex House
 First Night, Inc.
 Forest Glen Cooperative
 Fort Point Arts Community
 Fountain Hill Condo Association
 Franklin Field South Neighborhood Association
 Friends of Shattuck Shelter
 The Garment District
 Gay & Lesbian Advocates & Defenders (GLAD)
 Generations, Inc./Magic Me
 Guidance Center, Inc./Center Inc.
 H R Ross Industries
 Hart Development Associates
 Harvard Community Health Center/Griffin House
 Harwich Ecumenical Council for the Homeless
 HEARTH (formerly Committee to End Elder Homelessness)
 HomeStart, Inc.
 Hope House
 Humphreys Street Studios
 Inquilinos Boricuas en Accion (IBA)
 Island Housing Trust
 Jamaica Plain Neighborhood Development Corporation
 Jamaica Plain Scattered Site Cooperative
 Jewish Community Housing for the Elderly (JCHE)
 Jumpstart for Young Children, Inc.
 Just-A-Start Corporation
 Keen Development Corporation
 Kit Clark Senior Services/ Federated Dorchester Neighborhood Houses
 Lawrence Community Works
 Lifehouse
 Living in Dorchester
 Madison Park Development Corporation
 Mattapan Community Development Corporation
 MD Properties
 Media & Technology Charter High (MATCH) School
 Methunion Manor Cooperative Corporation
 Miles Properties, Inc.

Milton-Fuller Housing Corporation
 Mission SAFE
 Mitchell Properties
 Neighborhood of Affordable Housing (NOAH)
 Neighborhood Development Corporation of Grove Hall
 New Boston Fund
 North Metropolitan Homemakers—Home Health Aide Service
 November Collective Cooperative Corporation

Quincy Geneva Housing Development Corporation
 Rehoboth Bethel Development Corporation
 Roxbury Multi-Service Center
 Ruggles Affordable Assisted Living Center
 Salem Harbor Community Development Corporation
 Salem Mission
 Second Home/United Homes for Children
 Shelter, Inc.

Tuttle House, Inc.
 University Lutheran Association of Greater Boston/Harvard Square Homeless Shelter
 Urban Edge Housing Corporation
 Veterans Benefits Clearinghouse Development Corporation
 Valley Community Development Corporation
 Victory Programs
 VIET-AID
 Visiting Nurses Association (VNA), Somerville

BCC's loan to Arch Street Development will allow the group to rehab 86 units of affordable rental housing in Providence, RI — including 46 apartments for low-income seniors and 40 units of scattered site family housing — and maintain them as affordable.



©Marilyn Humphries

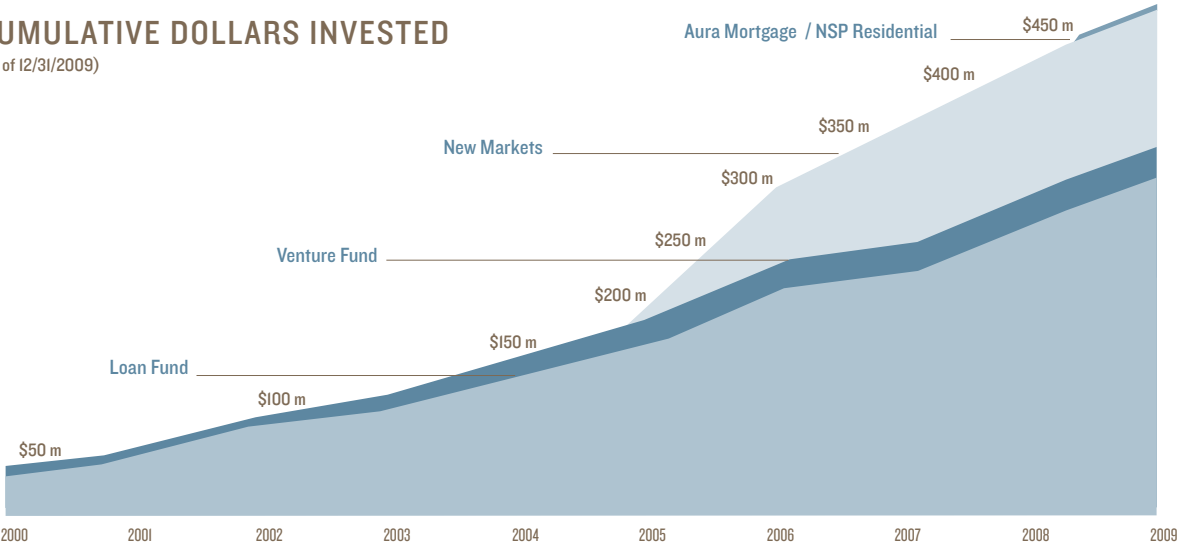
Nuestra Comunidad Development Corporation
 Nu-Life Development Corporation
 Oaktree Development
 Operation Outreach—USA, Inc.
 Otisfield, LLC
 Paige Academy
 Park View Cooperative Corporation
 Paul Sullivan Housing Trust
 Peace at Home
 Penikese Island School
 Peterbridge, Inc.
 Pine Street Inn
 Putnam & Western Cooperative

SMILE Pre-School Inc.
 Sojourner House
 Somerville Community Corporation
 South Boston Neighborhood Development Corporation
 Spontaneous Celebrations
 Michael Stella
 Tent City Corporation
 The Communities Group (TCG) of Massachusetts
 The Leaguers, Inc.
 The Starting Line/MOPPETS
 Frank Thomas/Otisfield, LLC
 Trinity Development/Foley Assisted Living
 Trust on Behalf of Eastern Service Workers Association

VNA Lowell Street Limited Partnership
 Vocational Advancement Center
 Wabash Construction
 WATCH, Inc.
 Watertown Community Housing
 Windale Developers, Inc.
 Women's Educational Center (The Women's Center)
 Women's Housing Initiative (Brookview House)
 Women's Institute for New Growth & Support (WINGS)
 Worcester Common Ground
 Worcester East Side CDC
 YWCA of Boston

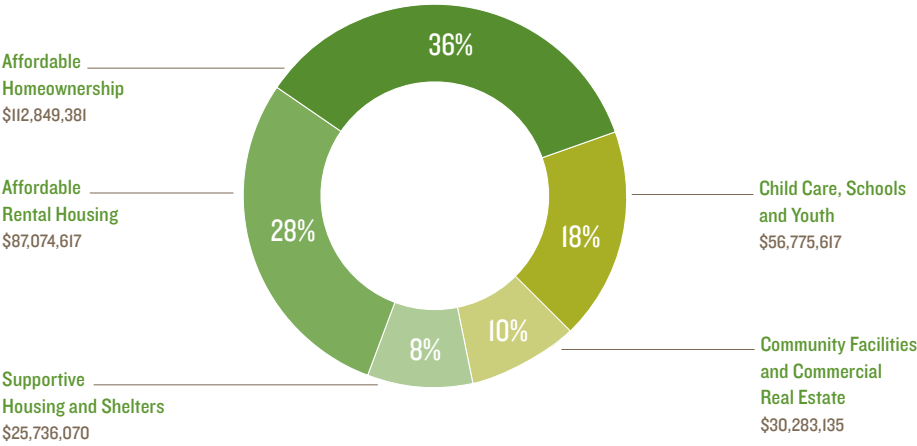
FINANCIAL PERFORMANCE

CUMULATIVE DOLLARS INVESTED
(as of 12/31/2009)

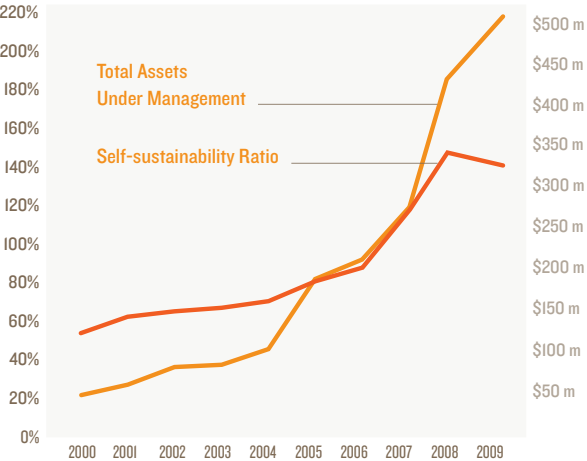


BOSTON COMMUNITY LOAN FUND LOANS
BY TYPE 1985-2009 CUMULATIVE
(as of 12/31/2009)

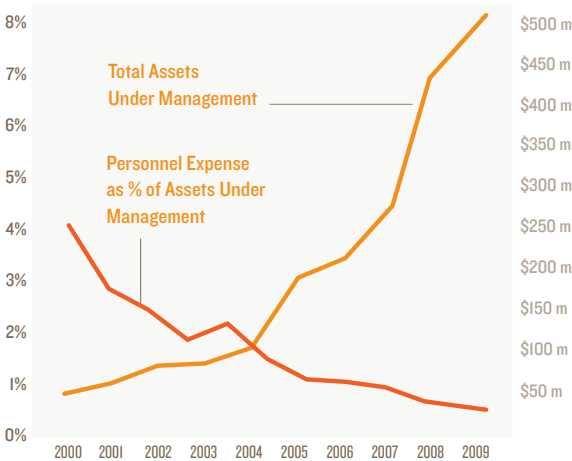
Subtotal Housing	+	\$225,660,068
Subtotal NonHousing		\$87,058,752
Total	=	\$312,718,820



SELF-SUSTAINABILITY RATIO
(as of 12/31/2009)



PERSONNEL EXPENSE AS PERCENTAGE
OF ASSETS UNDER MANAGEMENT
(as of 12/31/2009)





Las Ventas, a specialty grocery store at 700 Harrison, in Boston's South End, provides Spanish foods, including bocadillos, meats, cheeses and imported spices. The location represents the first new retail space on this part of Harrison Avenue in three decades.

25 YI

LEARS

MISSION STATEMENT

Boston Community Capital's mission is to build healthy communities where low-income people live and work. To this end, we finance affordable housing, child care facilities, arts programs, schools, health clinics, youth programs and other community services; invest equity dollars into businesses that create social and financial returns; and develop new financial tools that connect low-income communities to mainstream financial markets. We serve as a vehicle for a wide range of investors, including individuals, institutions and faith-based organizations. Working together, we achieve the cost-effective access to capital that is a key to building healthy communities.

1984

The Housing Concerns Committee of Old South Church asks the Institute for Community Economics (ICE) to initiate and guide the development of a revolving loan fund for low-income housing in the Boston area.

In December, the Boston Community Loan Fund (BCLF) incorporates.

1985

In May, BCLF holds its first annual meeting and elects its first 12-member Board of Directors. Board includes Nikki Flionis, President; David Wiley, Vice President; Jerome Groskind, Treasurer; Elyse Cherry, Clerk/Secretary, and James Walsh, Member.

In July, DeWitt Jones joins as a full-time fund manager.



On August 9, BCLF receives its first loan from Terri Ragot and, in turn, makes a loan to Tent City.





Tent City today

1986

By close of year one, BCLF has 19 investors and a loan pool of over \$440,000; it leverages an additional \$65 million in public and private financing to create or preserve over 360 units of affordable housing. Nine loans have been repaid and all loan payments are on schedule.



BCLF provides first loan over \$100,000 to Casa Myrna Vazquez.

Membership nearly doubles from 35 to 68.

BCLF joins 25 other loan funds around the country to establish the National Association of Community Development Loan Funds (now Opportunity Finance Network).

1987

Initiates bridge lending program with loan to Dimock Community Health Center/Social Justice for Women.



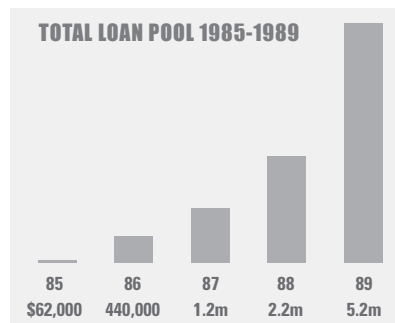
1988



Makes first loan over \$200,000 to Rehoboth Bethel Development Corporation.

1989

Lends \$1.7 million, doubling cumulative lending to date.



Total loan pool grows to over \$5 million from more than 300 investors, which the organization uses to provide or preserve over 1,000 affordable housing units with no loan losses.



Staff expands to five.

Collaborates with Boston Aging Concerns on the "100 Rooms Campaign," renovating 100 lodging house rooms.

1990

In the face of the banking and real estate collapse, BCLF establishes – and meets – goal of restructuring its portfolio without losing a single investor dollar or a single unit of housing.

1991

Grows long-term lending capacity five-fold to \$1 million, by actively seeking five-year loans from investors.

1992

Hosts the National Association of Community Development Loan Funds (NACDLF) Annual Conference.



Expands lending area to Cambridge, Massachusetts with loan to the Cambridge and Somerville Cooperative Apartment Project (now Cascap).



1993

Broadens its mission to include community development lending, and provides working capital to allow a community organization to restructure its finances.

Cooperative Home Care of Boston is BCLF's first business borrower, a pre-cursor of our Venture Funds. Pictured below: Graduation ceremony for Cooperative Home Care's first class of home health aides.



Helps establish the Community Development Venture Capital Alliance (CDVCA).

1994

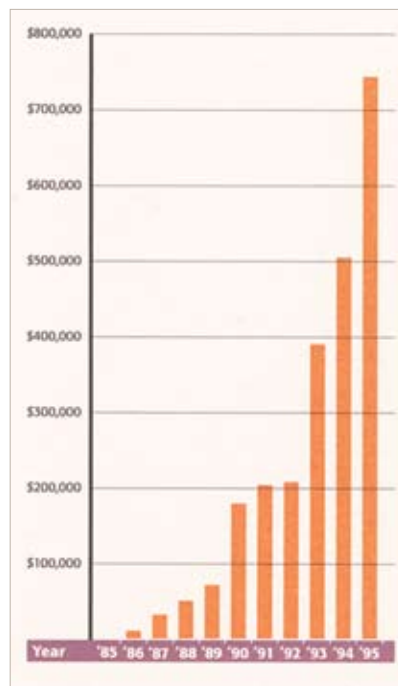
Establishes One-to-Four Family Program to renovates distressed homes in targeted neighborhoods.



Bill Clinton signs legislation to create the Community Development Financial Institutions Fund.



1995



We are growing. Permanent capital increases to nearly \$750,000.

1996

Boston Community Venture Fund initiates a \$5 million private placement offering and invests its first \$50,000 in WorkSource Staffing Partnership. Pictured below: a WorkSource graduate.



Receives an inaugural award from the Community Development Financial Institutions Fund of the U.S. Department of Treasury.

1997

BCLF becomes Boston Community Capital (BCC), an umbrella organization with three affiliated nonprofits: Boston Community Loan Fund, Boston Community Venture Fund, and Boston Community Managed Assets.

1998

Hosts Treasury Secretary Robert Rubin for an event celebrating the launch of our Venture Fund.

Moves to new offices at Palladio Hall in the heart of Dudley Square, Roxbury.

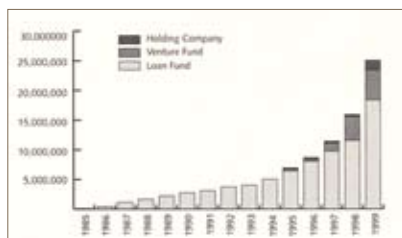


1999

Writes a five year strategic plan to grow to an \$80 million organization.

Broadens geographic reach to encompass the entire state of Massachusetts.

Launches a second \$15 million Venture Fund, focused on lending across the Northeast.



Assets under Management reach \$26 million

2001

Completes "Realizing Return: A Proposal for the Development of an Exit Strategy for the Community Development Venture Capital Industry."



Successfully exits from venture investment City Fresh Foods, which brings a 17% annual return on investment.

2004

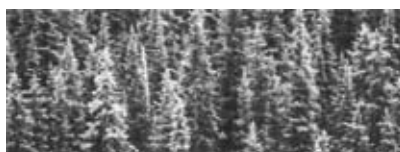
Receives \$70 million New Markets Tax Credit award, one of the largest made to any nonprofit in the nation.



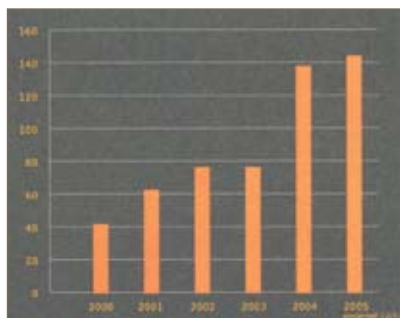
2005

NMTC leverage loan to Media and Technology Charter High (MATCH) School is the first of its kind, paving the way to new expertise in a growing industry.

Funds projects in rural Maine and Washington State, expanding geographic reach nationwide.



Partners with four other organizations to create the Green Building Production Network to provide grants and technical assistance to enable affordable housing projects to have substantial green outcomes.



Assets under Management continue to grow — over \$150 million under management on 12/31/05

2006

Receives second New Markets Tax Credit award.

Receives one of the highest ratings possible from the CDFI Assessment and Rating System (CARS).

Launches Aura Mortgage Advisors to combat predatory lending practices and provide low-income communities with affordable home mortgages.

Develops replicable model for financing affordable housing with renewable energy and green design.

2007

Publishes "Recouping the True Costs of Foreclosure," a white paper describing the destabilizing impact of foreclosures on low-income communities in Massachusetts.

Recognized by the Calvert Foundation as one of five "U.S. leaders in promoting affordable housing/responsible lending solutions to help thwart predatory lending and mortgage foreclosures."

2008

Launches Solar Energy Advantage, to finance renewable energy for affordable housing. SEA becomes the largest third-party owner of solar panels in the Commonwealth of Massachusetts, and a model for the financing of renewable energy.



2009

Launches Stabilizing Urban Neighborhoods (SUN) Initiative to address the foreclosure crisis in low-income communities. SUN helps families facing eviction due to foreclosure remain in their homes by purchasing foreclosed properties at steep discounts and re-conveying them to current occupants with fixed rate mortgages they can afford.

BCC has over \$500 million under management.



Residents of Carleton Court in Providence, RI. Located in a former parochial school off Atwells Avenue, the development provides 46 affordable rental apartments for low-income seniors.



Creighton Condominiums provides 16 affordable homes for first-time homeowners on the former site of Blessed Sacrament Church in Jamaica Plain - including six in the relocated 115-year-old rectory.

BCC provided acquisition and construction financing for affordable housing at 270 Centre Street in Jamaica Plain, including an NMTC leverage loan.



Bilingual child care facilities at 700 Harrison in Boston's South End help create a vibrant street-front and bring valuable services to the neighborhood.



The redevelopment plan for the 3.2 acre historic Blessed Sacrament campus includes 81 new affordable homes, new retail space for small-scale businesses, public green space, and commercial space for non-profit youth organizations.



for more information, contact us at:

BOSTON COMMUNITY CAPITAL
56 Warren Street
Palladio Hall
Boston, MA 02119-3236

p 617.427.8600 f 617.427.9300
www.bostoncommunitycapital.org



MOHAWK windpower 