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FROM THE BEGINNING

SINCE 1987, TRINITY FINANCIAL has pursued a distinctive vision of real estate development based on a few core principles and a collaborative urban spirit. We love the challenge of each new project, but we're also energized by the broader issues of revitalizing neighborhoods, strengthening cities and fostering opportunity. In every case, we start from a clear understanding of how cities work, how we can help and why our work matters. As the project

unfolds, we translate this energy and understanding into structures and relationships that succeed financially, respect every constituency and enhance life for everyone they touch.

Revitalizing
neighborhoods

Strengthening
cities

Fostering
opportunity



Our Projects

60 King - Providence, RI



Total Development Cost: \$22.7 million

Units: 60

Completed: 2018

Trinity's 60 King is an adaptive reuse project which converted a vacant historic mill building in the Olneyville neighborhood of Providence into 60 units of mixed-income rental housing. Originally constructed in 1923, 60 King was the home of the Rochambeau Worsted Wool manufacturing facility until the 1950s when the complex was acquired by the Imperial Knife Company.

The redevelopment of 60 King breathes new life into an architecturally significant structure, remediated a contaminated Brownfields site and helped to reconnect this isolated building to the rest of the Olneyville neighborhood. Trinity undertook 60 King in collaboration with two Providence-based community development corporations: ONE Neighborhood Builders and SWAP, Inc. (Stop Wasting Abandoned Property).

60 King features a total of 60 affordable and market-rate apartments, including studio, one-, two- and three-bedroom units. The rents for the project are targeted to a range of different income levels: 47 units available at 60% of area median income, 7 units with rents set at 30% of area median income, and 6 unrestricted, market-rate units. 60 King

was financed with a blend of low-income housing tax credits, federal historic tax credits, state historic tax credits, soft debt from Rhode Island Housing and the City of Providence, as well as RIDEM Brownfields Remediation grant funding.

60 King is the second project in the multi-phase redevelopment of Olneyville that is contemplated in the Build Olneyville Plan, a community-based planning process that was led by the Providence Housing Authority, ONE Neighborhood Builders and Trinity in 2014, and which was financed through a HUD Choice Neighborhoods Initiative (CNI) planning grant.

The Build Olneyville Plans lays out a holistic vision for the future of Olneyville across several different elements, including housing, education and people. Moving forward, Trinity hopes to leverage the 60 King project and the work of the Build Olneyville Plan into a \$30 million HUD CNI implementation grant, which would help to catalyze the redevelopment of a portion of the adjacent 330-unit Manton Heights public housing development, and the construction of new mixed-income housing on and around the 60 King site.



110 Canal Street - Lowell, MA



Total Development Cost: \$8.5 million - core and shell rehabilitation

Total Commercial: 55,000 SF

Completed: 2013

Historic texture. Downtown convenience. Flexible layouts. Unexpected interior design. It all comes together at 110 Canal Street, an exciting venue for office and commercial tenants of varying sizes. Located at the intersection of three historic waterways, 110 Canal offers five open-plan floors of approximately 11,000 square feet. Visually stunning and intensely practical, it's a perfect setting for technology companies, service firms, research and development organizations or brand-new ventures. Vigorous architecture, stylish amenities and fun details make 110 Canal attractive on its own. But it's even better as part of the Hamilton Canal District, a 13-acre site currently being transformed into a vibrant, mixed-use district. When complete, the District will include up to 425,000 square feet of commercial/office space, 55,000 square feet of retail space, and 725 units of housing. Right next door to 110 Canal is Appleton Mills, whose 130 units of loft-style housing for artists are already fostering a growing creative community.

Just steps away from Lowell's restaurants, entertainment and arts venues, 110 Canal offers superior, energy-efficient office space in a unique urban environment. 110 Canal will be accessible via Lowell's historic trolley system and is just three blocks from the Gallagher Transportation Terminal with access to MBTA commuter rail service.

The building is less than 10 minutes from I-495 and Route 3, 30 minutes from Manchester-Boston Regional Airport in New Hampshire, and just 40 minutes from Boston's Logan International Airport.



66 Summer Street - Stamford, CT



Total Development Cost: \$79 million

Units: 194/Retail - 6,800 SF

Completed: 2015

Centrally located in the heart of downtown Stamford, Trinity's Park Square West – Phase 2, known as 66 Summer Street, is a luxury, high rise mixed-use development consisting of 194 residential units in a 15-story structure with approximately 6,800 square feet of ground floor retail, and a structured parking garage. The property consists of a mix of studios, one, two, and three bedroom units. Building amenities include a main lobby area with a security and concierge desk, and a breakfast bar. The second floor features a fitness center and a community lounge with a kitchen area. Each unit boasts a full appliance package with a washer and dryer, granite counter tops, stainless steel appliances including an electric range/oven, a built-in microwave with vent-hood, and a dishwasher.

The immediate neighborhood has lively retail and active entertainment establishments, including the Palace Theatre, the Rich Forum, the Majestic Bow-Tie Cinema, Stamford's Restaurant Row, Target department store, the Stamford Town Center (an 860,000 sf super-regional mall anchored by Saks Fifth Avenue and Macy's), and the 115-room Courtyard Marriott hotel. The University of Connecticut's Stamford Campus is on an adjacent block to the site, serving approximately 1,200 students seeking various four-year degrees, MBA, and executive MBA (EMBA) degrees. The site is a 10-minute walk from the Stamford Transportation Center, where commuters can easily connect to Manhattan via a 45-minute train ride.



85 Tremont - Meriden, CT



Total Development Cost: \$54.5million

Units: 82

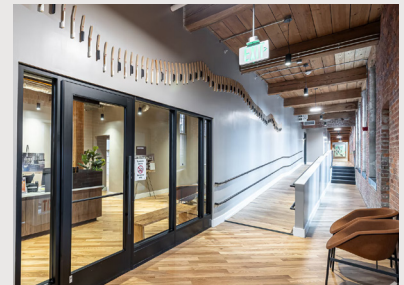
Complete: 2025

Tremont Flats demonstrates how Trinity Financial transforms historic, underutilized properties into vibrant mixed-income communities through adaptive reuse, innovative financing, and public-private partnerships. Completed in just two years after groundbreaking, the \$56-million redevelopment transformed the long-vacant Aeolian Company complex into 82 apartment homes while preserving Connecticut's industrial heritage and revitalizing Meriden's North End. Originally constructed in 1887 as the first purpose-built manufacturing facility for the Aeolian Company, the 123,000-square-foot complex was restored by Trinity as 82 mixed-income apartment homes serving households from 30% of Area Median Income (AMI) to market-rate. Fourteen apartments are supported through the U.S. Department of Housing and Urban Development (HUD) Section 811 program, providing supportive housing for individuals with disabilities. The redevelopment blends historic preservation with modern living. Original brick façades, exposed timber beams, structural columns, and other defining architectural features were preserved, while the former boiler house was converted into resident amenity space. Residents enjoy community gathering areas, fitness center, children's play space, landscaped courtyard, EV charging, and indoor bicycle storage.

Sustainability and environmental stewardship were integral to the redevelopment. Tremont Flats achieved Enterprise Green Communities certification and features high-efficiency building systems, Energy Star appliances, LED lighting, energy-efficient windows, and a 145-kilowatt rooftop solar array. Trinity also remediated the former Brownfield site through asbestos and lead abatement, soil remediation, and installation of a sub-slab ventilation system.

Delivering Tremont Flats required Trinity to assemble a sophisticated financing strategy combining Historic Tax Credits, Low-Income Housing Tax Credits, and financing from the Connecticut Housing Finance Authority (CHFA), Connecticut Department of Housing (DOH), Connecticut Department of Economic and Community Development (DECD), KeyBank, Eversource, Capital for Change, and other public and private partners.

The project reflects the power of collaboration among Trinity Financial, the City of Meriden, state agencies, elected officials, neighborhood leaders, financing partners, and the community. From planning and permitting through financing and construction, these partnerships transformed an underutilized industrial property into a community asset and helped catalyze broader investment in Meriden's North End, including approximately \$2.5 million in City-funded improvements to North End Field and nearby recreational amenities.



150 Centre @ Shawmut Station - Dorchester, MA



Total Development Cost: \$55.3 million

Units: 72

Anticipated Completion: 2028

150 Centre @ Shawmut Station is a 72-unit affordable housing project located immediately adjacent to Shawmut Station on the MBTA's Red Line. The project will serve an incredibly diverse set of households, including units for families earning below 30%, 50%, 60%, 80%, and 120% of the Area Median Income (AMI). This housing is sorely needed in the City, particularly in the St. Mark's/Melville area of Dorchester.

The building is designed to exceed the Commonwealth's climate resiliency and energy efficiency goals. The design incorporates Passive House standards, is "all-electric" with the latest high-efficiency heat pump heating and ventilation equipment, and will feature photovoltaic solar panels on the roof. Climate-sensitive landscaping and open space design, bike-friendly amenities, and the likely use of an innovative mass timber framing structural system will further reduce the building's embodied carbon. Additionally, the project's location adjacent to mass transit and its pedestrian proximity to services and shops will allow the families living there to easily get around without a car. The environmentally sensitive nature of the project will further lower housing costs for the families that will call 150 Centre @ Shawmut Station home.

The project has received BPDA Article 121A approval with construction projected to begin in 2027.

425 Grand Concourse - Bronx, NY



Awards:

- NYS Energy Research & Development Authority (NYSERDA) — Buildings of Excellence Award 2019
- Passive House Institute US (PHIUS) — Award for High-Rise Multifamily and Best Overall Project 2022
- Queens & Bronx Building Association (QBBA) — Bronx Borough President's Award 2022
- The American Council of Engineering Companies of New York (ACEC) — Engineering Excellence Diamond Award 2023
- The American Council of Engineering Companies of New York (ACEC) — National Recognition Awards ACEC New York
- Citizens Housing & Planning Council (CHPC) — Community Impact Award 2023
- National Association of Local Housing Finance Agencies (NALHFA) — Award to HCD for Multifamily, Redevelopment Excellence 2023
- Multifamily Executive (MFE) — Winner in the Affordable category 2023
- The National Affordable Housing Management Association (NAHMA) — Winner Vanguard Award 2023

Total Development Cost: \$178 million

Units: 277/Commercial + Retail - 47,000 SF

Completed: 2022

The 425 Grand Concourse project is a 26-story, mixed-use, and mixed-income building located in the Bronx, N.Y. The project consists of 277 units of housing affordable to households from 30% to 130% of the Area Median Income. In addition to the residential component, the project consist of a Supermarket, a Community Health Clinic, an Educational Facility and a Cultural Center. On-site resident amenities include a fitness center, tenant lounge, community room, a package delivery room, and an accessible roof deck.

The 425 Grand Concourse Project is also designed to meet Passive House Standards - aimed at providing superior energy efficiency within the building and helping to greatly reduce the project's carbon footprint. An award winning site, 425 Grand Concourse is one of the largest Passive House projects in North America and a major example of innovative and energy efficient development.



855 Courtlandt - Bronx, NY



Total Development Cost: \$66 million

Units: 152/Retail - 21,400 SF

Completed: 2016

The 855 Courtlandt (formerly known as 3160 Park Ave.) project is an exciting mixed-use, mixed-income development that has turned a vacant and underutilized parcel in the Bronx into a vibrant and economically impactful addition to the community by providing apartments affordable to households from 40% to 100% of the Area Median Income. The site is located within the Melrose Commons Urban Renewal Area established by the New York City Department of Housing Preservation and Development (HPD) with its community partners. The site was one of the last undeveloped parcels within the Urban Renewal Area and offered a unique opportunity to put the finishing touches on this ambitious planning effort. 855 Courtlandt is a highly energy-efficient building that exceeds Enterprise Green Communities Criteria.

Appleton Mills - Lowell, MA



Total Development Cost: \$64 million

Units: 130

Completed: 2011

Phase One of the Hamilton Canal District commenced with the \$64 million historic restoration of the Appleton Mills complex into 130 units of affordable artist housing. For years, the deteriorated, vacant structure loomed ominously over the gateway to the City, and set a negative tone for visitors to the Downtown and other Lowell venues, including the Lowell National Historic Park. Accordingly, its restoration was a high priority for the City, the local office of the National Park Service, and the Patrick Administration, which designated the Hamilton Canal redevelopment area as a priority Growth District Initiative (GDI).

While the building was significantly deteriorated, the masonry walls were sound and much of the structure was salvageable. In areas where masonry had previously been demolished, new infill walls were designed with clearly contemporary cladding in contrast to historic materials. The restored building includes a five-story, 30-foot wide atrium, to draw sunlight into common areas and create a dynamic architectural feature. The building's green components include a green roof, highly efficient mechanical system components and energy star appliances.

The building was designed and marketed to appeal to artists and other creative professionals, consistent with the City's efforts to attract and retain such individuals as part of its downtown development strategy. A preference for artists was established, subject to Fair Housing guidelines, and units are available to all households meeting income limitations and credit requirements. The loft style units range in size from 500 to 1,400 square feet, and include a mix of unit types and layouts, including studios,



one bedroom flats, one bedroom townhouses, two bedroom flats and two bedroom townhouses. A number of units with ground floor access include artist sell-space. While the units feature high ceilings and considerable light, the unit finishes are simple and durable.

The atrium is designed as a gallery/exhibit space and is conducive to community events such as open studios, film screenings and readings. Common areas in the building include a fitness area, laundry/community lounge, roof deck, artist workshop space and a landscaped mill yard. The elevators, doorways and loading docks are specified to accommodate larger items. The City allocated parking for Appleton Mills residents in the City's new Early Garage, which is across Jackson Street. Today the Appleton Mills is home to a thriving creative arts community and represents the largest affordable artist housing development in the Commonwealth.

Arlington Point - Lawrence, MA



Total Development Cost: \$46 million

Units: 102

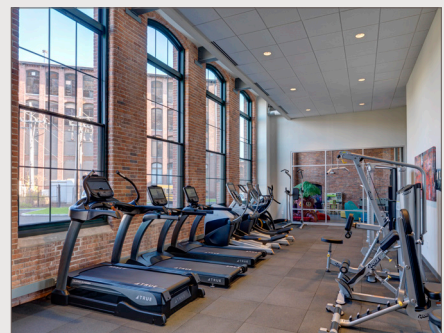
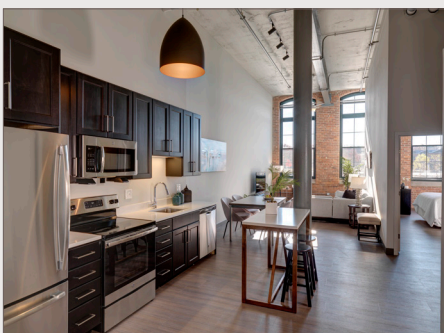
Completed: 2019

Van Brodie Mill is a project within the multi-phase redevelopment effort of Lawrence's 34-acre Arlington Mills Smart Growth Overlay District. This adaptive reuse project, which is also located in the federally designated Arlington Mills Historic District, transformed a vacant mill into 102 units of mixed-income rental housing, while remediating a Brownfields site. Initially constructed in 1919, the Van Brodie Mill was originally home to a facility that manufactured yarn for wool and flannel products. By the 1950s, the Van Brodie Mill was operated by a different company that shifted production to food products, including packaged breakfast cereals and rations for the military. Van Brodie Mill is Trinity's first project in Lawrence.

Van Brodie Mill, now known as Arlington Point, serves residents with a broad range of incomes. Of the property's 102 units, 16 are for very low-income households earning at or below 30% of the area median income (AMI), 67 for low-income families earning at or below 60% of AMI, and 19 for Workforce Housing units for households earning between 61% and 80% of AMI. The completed project contains a mix of studio apartments, one-, two- and three-bedroom apartment homes.

Trinity leveraged a combination of tax credit equity sources – 9% low-income housing tax credits (LIHTCs), 4% LIHTCs, state LIHTCs, federal historic tax credits, and state historic tax credits – to finance the majority of the cost of redeveloping Van Brodie Mill. The balance of the funding package included a permanent mortgage and Workforce Housing funds from MassHousing, as well as Affordable Housing Trust Fund and Housing Stabilization Funds from DHCD. TD Bank provided the project's construction financing.

For more information visit www.arlingtonpoint.net



Boston East - East Boston, MA



Total Development Cost: \$75 million

Units: 200

Completed: 2018

Boston East is a 200-unit luxury multifamily building on the East Boston waterfront. Trinity and its development partner, the East Boston Community Development Corporation, were designated developer of the vacant, city-owned site in December 2006 by the City of Boston's Department of Neighborhood Development. After undertaking a complex permitting process and weathering the financial recession, Boston East commenced construction in 2015.

Formerly a Brownfields waterfront site that was inaccessible to the community, Boston East is now a showcase property with private residences and public amenities available to the East Boston neighborhood. Boston East sits one block away from Central Square which offers commercial and retail uses, and four blocks away from Maverick Square and the MBTA's Blue Line to Downtown and Logan Airport.

The northern portion of the site is designated for housing. With highly designed finishes, striking amenities, and access to the water, Boston East continues the renaissance of the East Boston waterfront with thoughtfully

designed and programmed luxury apartments. Boston East residents enjoy breathtaking views from a building designed to evoke the sense of the historic wharfs of East Boston. With a welcoming entryway and gracious open spaces, the building is aesthetically appealing from both Border Street and the new Harborwalk that runs along the water edge of the site. The building includes a rooftop lounge, fitness center, pup spa, underground parking and outdoor amenities, including a generous landscaped yard that is programmed with outdoor lawn games, grills and a fire pit. A unique amenity of the building is its inclusion of a community art gallery that hosts public events and art shows and six affordable artist live/work/sell units on the ground floor. In 2017, Boston East was voted Boston's Best New Building by Curbed Boston.

The southern portion of the site will be dedicated to meeting the state's Designated Port Area (DPA) requirements. The East Boston Community Development Corporation is marketing the site to potential marine industrial users.

For more information visit www.bostoneast.com



Avenir - Boston, MA



Total Development Cost: \$150 million

Units: 241/Retail - 30,000 SF

Completed: 2009

Located in the heart of Boston's historic Bulfinch Triangle, Trinity developed Avenir as a 10-story mixed-use, transportation-oriented development.

The development is built directly above the North Station Green and Orange lines, and is the subject of a ground lease with the MBTA. The block-long building features retail on the ground floor, a 121-space parking garage on the second and third floors wrapped with housing, and 241 residential units, including 17 affordable units.

Although originally conceived of as a condominium building, Trinity re-positioned the project as luxury rental in the fall of 2006 enabling construction to commence in June 2007. Trinity was responsible for the successful on-schedule completion of the building in July 2009. Originally owned and operated by Archstone Smith REIT, Avenir is now operated by Equity Apartments.

With its stylish interiors and links to public transportation, Avenir Apartments has become one of Boston's most appealing places to live.



Bristol Commons & Lenox Green - Taunton, MA



Total Development Cost: \$65 million

Units: 160

Completed: 2014

In May 2011, the Taunton Housing Authority (THA) and Trinity were successfully awarded a \$22 Million HOPE VI Revitalization grant from the U.S. Department of Housing & Urban Development (HUD). In addition to the HOPE VI Grant, private equity resources and other public funds were used to rehabilitate the distressed 150-unit Fairfax Gardens public housing development.

Fairfax Gardens was built in 1951 as an isolated, 150-unit barracks-style development in the middle of a low density, single-family neighborhood. The units were clustered on a third of the 43-acre site, leaving the remaining acreage open as meadows and wetlands. The development's infrastructure, utilities, and many building components are original to the site and were outdated and in need of complete replacement. The buildings were neither energy-efficient nor accessible; the units cramped and much smaller than current space standards dictated; and mold, pests, and deteriorated finishes were problems throughout. The distressed conditions at Fairfax Gardens not only negatively impacted residents' health and quality of life, but had also brought down the property values of nearby homes. The award of the HOPE VI grant allowed for the complete demolition and reconstruction of the existing Fairfax Gardens.

The new project, renamed Bristol Commons, de-densified the existing site replacing the 150 units across two distinct sites for a newly redeveloped total of 160 units. The redeveloped site contains 80 townhomes and eight duplex units, as well as new site infrastructure, a new community center, community gardens, green space, a basketball court and other community amenities. The 88 units in the Bristol Commons phase include one-, two-, three-, and four-bedroom units and 78 of the units are affordable to households earning between 0-60% of the Taunton area median income. Returning residents were given first priority to return to the newly created



development. The majority of the families are considered to be extremely low income and require operating subsidies from the THA. These operating subsidies allow all residents to pay only 30% of their income as rent. The remaining ten units are market rate units and have no income restriction assigned to them.

The second site developed is located in downtown Taunton in a transit oriented development (TOD) overlay district. The Parcel 6A-2 site is adjacent to public transit and other services. The Parcel 6A-2 site, named Lenox Green, has new site infrastructure, eighteen townhomes, a three story 54-unit mid-rise building with community space/management offices, raised community planting beds, walking paths connecting to local services, a playground and other community amenities. The 72 units in the Lenox Green include one-, two- and three-bedroom units and all 72 of the units are affordable to households earning between 0-60% of the Taunton area median income. The same operating subsidies offered to residents of the Bristol Commons site are also available to the residents of the Lenox Green site.

The project had its financial closing in July of 2012 and was completed in the spring of 2014.

Brookfield Commons - White Plains, NY



Total Development Cost: \$63 million

Units: 129

Phase 2 Completed: 2022

Brookfield Commons consists of the redevelopment of the 9.3 acre Winbrook Houses public housing development located in downtown White Plains, NY. Trinity Financial and co-developer, the White Plains Housing Authority have partnered to undertake the redevelopment of the site. Brookfield Commons consists of high quality, modern apartments with mixed income tiers, including workforce housing units, to promote a diversity of incomes. The project is being constructed in phases to ensure that existing Winbrook Houses residents are not involuntarily displaced or relocated outside of the Brookfield Commons campus. The existing tenants, community stakeholders, and the City of White Plains were all engaged and provided essential feedback during the planning process.

The current phase, The Overture at Brookfield Commons (Brookfield Commons Phase II), consists of the new construction of a 9 story, 147,229 sq ft mixed-use building with 129 units, and 2,074 square feet of community facility space. The project also contains 77 at-grade parking spaces. This multi-family building consists of 40 one bedrooms, 63 two bedrooms, 23 three bedrooms, 2 four bedrooms and 1 superintendent's unit. There is a fitness room, children's playroom and a tenant lounge and terrace. The subject building includes units for existing Winbrook Houses residents, LIHTC units and workforce housing units. There is a vacant, existing Winbrook building which will be demolished clearing the way for the construction of the Phase II building. The project has achieved NYSEERDA Energy Star & Enterprise Green Communities Certification.



Carlton Wharf - East Boston, MA



Total Development Cost: \$7 million

Units: 30

Completed: 2005

Carlton Wharf was developed by Trinity Financial with development partner East Boston Community Development Corporation. This project played a critical role in the revitalization of the East Boston waterfront with 30-units of for-sale workforce housing available to households earning between 80% and 120% of area median income.

The project involved the complex Chapter 91 waterfront permitting process that Trinity completed in less than ten months. The seven story building has elevator access to all units and includes a mix of one-, two- and three-bedroom floorplans with magnificent views of Boston Harbor and the city skyline.

Carlton Wharf site - before



View of Boston skyline from Carlton Wharf



Davenport Commons & Shawmut Estates - Boston, MA



Total Development Cost: \$50 million

Units: 125 student housing, 75 condominium/retail - 2,100 SF

Completed: 2001

In 2001, Trinity and a local community development corporation completed Davenport Commons, a 200-unit, \$50 million housing program in Lower Roxbury.

The project consisted of 125 units of housing that are leased to Northeastern University as student housing and 75 units of homeownership housing, and 2,100 square feet of ground floor commercial space.

The project was sold out nearly eight months ahead of schedule including the market-rate homes that were sold to households with incomes up to 175% of area median income.

The homeownership units are accessed from the street, with the lower duplex units having individual entries complete with stoops reflective of the surrounding South End neighborhood. The first floor duplex units have some backyard space. All of the homeownership units have at-grade parking spaces.



The Carruth - Dorchester, MA



Total Development Cost: \$52.6 million

Units: 74 rental, 42 condominium/Retail - 10,500 SF

Completed: 2008

The Carruth is a transit-oriented development that involves the construction of 116 units of mixed-income housing and approximately 10,000 square feet of neighborhood retail on a site directly adjacent to the MBTA's Ashmont Peabody Square Station in the heart of historic Peabody Square. The development parcel is the subject of a long-term ground lease between Trinity and the MBTA. The building is a six-story structure with one floor of neighborhood retail and five stories of housing. Floors 2-4 include 74 affordable rental units and floors 5 and 6 include 42 market rate condominiums. The first floor retail is occupied by Tavolo, an Italian restaurant, a Chiropractic office, a college preparatory program for urban youth, and an innovative banking concept in which a branch of Eastern Bank is integrated with Ripple Cafe, an independent coffee shop.

Construction was completed in the summer of 2008.



Courthouse Lofts - Worcester, MA



Total Development Cost: \$71.5 million

Units: 118

Completed: 2021

The Worcester Courthouse Project is the certified historic rehabilitation and adaptive re-use of the approximately 214,000 square-foot Old Worcester County Courthouse, originally built in 1845, into a new multifamily mixed income residence, with ancillary amenity space throughout. Upon construction completion, the repurposed building will contain roughly 114 residential units in the form of Studio, 1-, 2-, and 3-bedroom units. Located at 2 Main Street, the redevelopment of the Courthouse is part of a larger revitalization of the Historic Lincoln Square district, which sits just north of Downtown Worcester and the City center.



The primary design approach for Courthouse Lofts is to preserve the character and beauty of the existing building while creating an efficient layout and maximizing the residential square footage within. The design team has created floor plans that contain new comfortable, character-rich apartments while preserving the building's most impressive public spaces. These spaces include two of the most grand historic courtrooms that will be converted into amenity spaces, as well as the main entry hall of the building with its stunning marble columns and curving stone staircases.

The project includes a fitness center, clubhouse lounge, gallery space, and interior bicycle and resident storage. The site will also feature ample parking, landscaping restoration, and outdoor resident gathering spaces. An approximately 2,500 square foot retail/gallery space is also planned.

The income mix of the project is expected to be 50% market-rate (with some units unrestricted and some at a workforce tier of 120% of AMI) and 50% affordable to households below 60% of area median income.



Major Taylor Museum at Courthouse Lofts - Worcester, MA



The Major Taylor Museum is an educational institution, housed within Courthouse Lofts, that honors the legacy of Marshall "Major" Taylor, one of Worcester's most notable athletes. Winning the 1-mile cycling sprint in 1899, Taylor becoming the first African American world champion in a professional sport. Each year, a cycling race occurs nearby on George Street to commemorate this feat. The museum, a collaboration between the Major Taylor Association, Worcester Historical Museum, and Trinity Financial, tells the story of Taylor's life and career as a world-famous athlete, advocate for social and racial equality, and Worcester resident for over three decades. The space serves to educate the public, host communal gatherings on relevant social issues, and add to the social and cultural fabric that exists in Worcester today.



Curtis Apartments - Worcester, MA



Total Development Cost: \$243.3 million

Units 279

Phase 1 Completed: 2026

Phase 2 Projected: 2027

The Curtis Apartments site in the Great Brook Valley neighborhood of Worcester, MA, is undergoing a significant redevelopment to modernize its 372-unit public housing community. This redevelopment, occurring over four phases, includes the complete demolition of outdated 1950s-era buildings and the construction of 527 modern, energy-efficient apartments. The project ensures a one-for-one replacement of the existing units, allowing current residents the right to return, and adds 155 new units for families earning up to 80% of the Area Median Income (AMI). Trinity Financial was selected as the lead developer for the project by the Worcester Housing Authority (WHA) through a competitive RFP process.



The redevelopment also includes the creation of the WHA's Economic Opportunity Center (EOC) and the renovation of the Great Brook Valley Branch of the Worcester Public Library. The EOC will house property management offices and offer self-sufficiency and supportive service programs for Curtis residents and Great Brook Valley neighbors.

The redevelopment plan is committed to an ambitious sustainability agenda. The first phase will meet LEED Gold and Enterprise Green Communities standards, while the second phase will pursue certification under the Phius Passive House program. Site improvements will feature new roadways, walkways, and increased parking capacity. Additionally, the redevelopment includes the creation of a public town green and park with play areas.

The project is funded by multiple entities, including state and federal agencies and private investors. Operating subsidies are provided through Project-Based Section 8 and the Faircloth-to-RAD program. The Curtis Apartments redevelopment aims to create a sustainable and vibrant community, addressing affordable housing needs and enhancing neighborhood stability.

Enterprise Center, Phase I - Brockton, MA



Total Development Cost: \$125 million

Units: 214 rental housing

10,000 square feet of retail, restaurant, and artist exhibition space

47,000 square feet of office space

Completed: 2015 (phase one) and 2023 (phase two)

The Enterprise Center project is a vibrant, mixed-use development re-creating a significant city block and its street edges in downtown Brockton. The transit-oriented development sits within walking distance of the Brockton commuter rail station, and within walking distance of the city's center, making it easily accessible for residents and visitors alike. The new development unfolded in two phases, incorporating both new construction and the restoration of the historic Enterprise Building, to create a mix of retail, artist, office, and housing uses. The block is bounded by Centre Street, Main Street, Montello Street and Petronelli Way and had suffered from considerable blight and physical deterioration.

Trinity's development has proven a catalyst to bring significant reinvestment back to downtown Brockton and reinvigorated what was once a bustling downtown location. The project, designed to comply with the goals of the Downtown Brockton Smart Growth Overlay District (DBSGOD), was permitted using the Commonwealth's 40R Permitting Process. The project consists of two phases of housing, the rehabilitation of the historic Enterprise Building, and the restoration of the Korean and Vietnam Veterans Memorial Park. The project was funded using New Markets Tax Credits, Federal and State Low Income Housing Tax Credits, private tax credit equity and other public and private resources.

Trinity worked with the community to create a multi-phase development program reflective of the goals of the City and its residents. The first phase of development consisted of 113 units of mixed-income housing in new construction along Centre Street. A section of the new construction, named Enso Flats, includes 42 artist live/work units which are affordable to artists earning up to 60% of the Area Median Income (AMI). The remaining 71 units of new construction, named Centre50, include a mix

of affordable and market rate units. In addition to the housing there is space for ground floor retail, artist gallery space, and resident amenities. Enterprise Main (the existing Enterprise Building) has been historically rehabilitated to create 52,000 square feet of new commercial and office space. The site also includes the City's 415-space Mayor Bill Carpenter Garage.

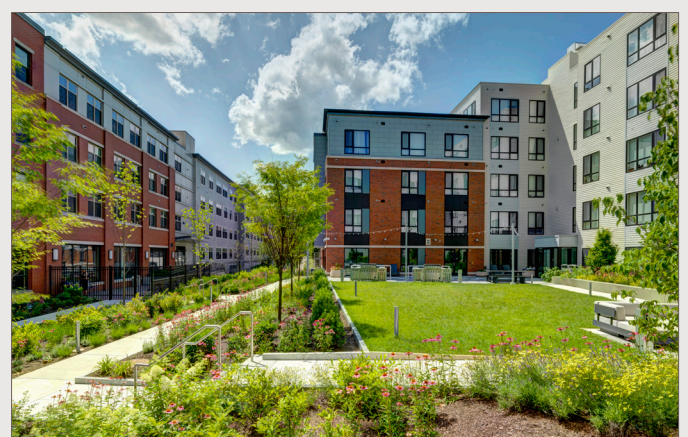


Enterprise Center, Phase 2 - Brockton, MA



The second phase of development, named Empresa, consists of 111 units of housing, again a mix of affordable units at 30%, 50%, 60% and 80% of AMI, and market rate units. This new-construction building adds amenity spaces, shared by residents of both buildings, including fitness rooms, multiple community rooms and seating areas, a children's play room, and a beautifully-landscaped outdoor plaza complete with barbeque grills and a fire pit—creating an urban oasis for the residents.

Now complete, the Enterprise Center project brings 224 units of housing, 10,000 square feet of retail, restaurant, and artist exhibition space, and 47,000 square feet of office space to the heart of downtown Brockton.



Franklin Hill - Dorchester, MA



Total Development Cost: \$95 million

Units: 266

Completed: 2009

Franklin Hill was a 366-unit family public housing development located in Dorchester, MA that was severely physically distressed and, arguably, one of the least safe developments in the Boston Housing Authority portfolio. The BHA applied for, but did not receive, a HOPE VI implementation grant for the redevelopment of this site and decided to move forward in redeveloping Franklin Hill without HOPE VI funds.

Trinity Financial was selected to be the developer for this project in the summer of 2005. The first phase of redevelopment was completed in February 2008 and created 114 units of affordable rental housing. Trinity closed on the second phase of development in April 2008 and completed construction in October 2009. Phase 2 created an additional 152 units of affordable rental housing. The total development program called for the new construction of 157 replacement public housing rental units, 67 Section 8 project-based voucher rental units and 42 low income housing tax credit only units for total of 266 rental units. Funding for this 266-unit public housing redevelopment effort included \$17 million of Replacement Housing Factor funds from the BHA, \$71 million in LIHTC equity and additional funding from the Commonwealth of Massachusetts and the City of Boston. The redevelopment plan reconfigured the site with a new street layout, resulting in more traditional city blocks and better integration with the neighboring community. Additionally, the new development offers a variety of housing types better suited for this diverse population. Residents are now able to choose from larger townhouse style units with individual backyards or the modern convenience of an elevated mid-rise building. The redeveloped property includes offices for on-site property management, community meeting space, and program space for both the Boys and Girls Clubs of Boston and the Greater Boston Food Bank.



Fábrica Lofts - Lawrence, MA



Total Development Cost: \$47 million

Units: 87

Completed: 2023

608 Broadway is Trinity Financial's second project within the Gateway City of Lawrence, which has transformed roughly a quarter of the 450,000 square-foot Marriner Mill into 87 units of mixed-income rental housing. This \$47 million adaptive reuse project has breathed new life into a historic asset, provided rental housing at three income tiers, and built upon the momentum generated by Trinity's 102-unit Arlington Point project, which sits adjacent to 608 Broadway and was completed in 2019.

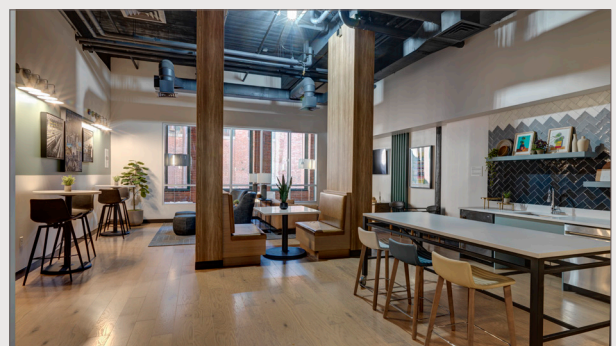
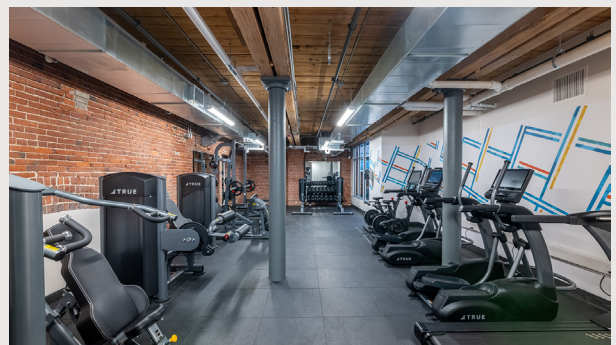
Originally constructed by the Arlington Mills Company in the 1890s for wool processing, the 608 Broadway building was acquired by the Malden Mills Company in the 1950s when it relocated its operations to Lawrence from its namesake of Malden, Massachusetts. Malden Mills was best known for inventing fleece (later trademarked as "Polartec"), a material that was revolutionary at the time of its introduction in 1981 because unlike wool, it is warm, fast-wicking, and lightweight.

The program for 608 Broadway includes one-, two- and three-bedroom units at up to 30%, 60% and 80% of area median income (AMI). Of the 87 units, 17 are restricted to lower-income households earning at or below 30 percent of AMI, 49 units are affordable to households earning at or below 60 percent of AMI, and 21 apartments are Workforce Housing units for households earning up to 80 percent of AMI.

The existing five-story 608 Broadway building was reused in its entirety, allowing the inclusion of elements that highlight the building's original materials and structure. Trinity also installed a roughly 125-kilowatt solar panel system on the building's roof to offset the project's demand on the electrical grid.



Trinity assembled a mosaic of resources – 4% low-income housing tax credits (LIHTC), state LIHTC equity, and federal and state historic tax credits – to finance the bulk of the cost of redeveloping 608 Broadway. The balance of the funding package included a permanent mortgage and Workforce Housing funds from MassHousing, Affordable Housing Trust Fund and Housing Stabilization Funds from DHCD, and HOME funds from the city of Lawrence.



Glenark Mills & Glenark Oaks- Woonsocket, RI



Total Development Cost: \$13 million

Units: 89

Completed: 2013

Glenark Mills and Glenark Oaks are sister properties located approximately a half-mile from one another in the Constitution Hill neighborhood of Woonsocket, Rhode Island. Situated along the banks of the Blackstone River, Glenark Mills was built in 1865 as a textile mill and was later converted to 67 units of residential housing. Glenark Oaks was built in 1990 and contains a total of 22 units.

In 2011, Trinity Financial was selected by Rhode Island Housing as the developer to acquire, renovate and revitalize both Glenark Mills and Glenark Oaks. Working with Rhode-Island-based contractors, Trinity invested \$13 million in redeveloping and modernizing both properties. The buildings' common areas were updated and the apartment interiors were refurbished with new kitchens and bathrooms.

The redevelopment of Glenark Mills and Glenark Oaks were financed through the sale of low-income housing tax credits and historic tax credits. All 89 of the project's units are affordable to households earning up to 60% of area median income. Other financing sources include HOME Funds and state housing resources from Rhode Island Housing.

completed in December of 2013, Glenark Mills and Glenark Oaks represents Trinity's first project in Rhode Island since the completion of Newport Heights HOPE VI in 2006.



Foundry Square - Newburyport, MA



Total Development Cost: \$7.2 million

Units: 20

Completed: 2006

In 2002, the City of Newburyport designated Trinity Financial developer of the former Newburyport Department of Public Works site with the goal of bringing affordable home ownership opportunities to the city. Trinity devised a plan to transform the blighted and vacant site into a vibrant community consistent in design, material and landscaping with the finest neighborhoods in Newburyport.

Foundry Square entailed the development of 20 units of for-sale housing, 13 of which are affordable to first time homebuyers earning below 80% of the area median income. The remaining seven units were sold at market rates. The plan called for one-, two-, and three-bedroom units in four townhouse structures built around a landscaped common. The building on the north side of the square is evocative of the former Albert Russell & Sons Foundry, a landmark building in Newburyport which was once located on the site.



The Mattapan Campus - Mattapan, MA



Total Development Cost: \$100 million

Units: 332

Completion Dates: Phase 1 - 2003/Phase 2 - 2006

Phases 3/4 - 2008/Phase 5A - 2012

Mattapan Heights is a multi-phased comprehensive redevelopment project that is transforming the former 52-acre hospital campus in the Mattapan neighborhood of Boston. Portions of the grand campus were abandoned for more than 20 years and the few remaining campus buildings were in an advanced state of disrepair.

Phase 1 commenced in November 2001 and was completed and occupied in March 2003. This first phase encompassed the rehabilitation of the Foley Building into 98 mixed-income elderly assisted and independent living units, and 18 units for Latina women in recovery and their children in the E Building. Mattapan Heights Phase 2 was completed in late 2006 and consists of the rehabilitation of five historical buildings into 83 affordable family housing units. Mattapan Heights Phases 3 and 4 were completed in February 2008 and created 73 affordable family housing units. Phases 3 and 4 included both new construction and historic restoration.

Phase 5A was completed in late 2012, creating a newly constructed building on the upper portion of the campus. This building, which is designed to be LEED Silver certifiable and Energy Star Multifamily High Rise Certified, contains 60 affordable units.

With the completion of the fifth phase of Mattapan Heights, more than 330 new units of mixed-income housing have been created, eight historic hospital buildings saved from demolition and more than 27 acres of campus landscape reclaimed and restored.

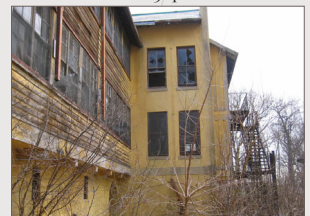
Awards Received: "Massachusetts Historical Commission Preservation Award," 2004; "Charles L. Edson Affordable Housing Tax Credit Excellence Award," 2004; "Boston Preservation Alliance - Significant Rehabilitation/Restoration Award," 2009.



Phase 2 - before & after



Phase 3/4 - before & after



Maverick Landing - East Boston, MA



Total Development Cost: \$109 million

Units: 396

Completed: 2006

Maverick Landing is a mixed income neighborhood located on the East Boston waterfront. In 2001, the Boston Housing Authority was awarded a \$35 million HOPE VI award for the complete renovation of Maverick Gardens, a deteriorated public housing development. Working with development partner, the East Boston Community Development Corporation, Trinity devised a four phase redevelopment plan calling for demolition of all 413 units to be replaced with 396 units in newly constructed buildings including, 20 townhouse buildings and six six-story mid-rise buildings and a community center.

The new development was the first LEEDs certified multi-family housing development in New England and includes energy efficient lighting, appliances, and structural elements including photovoltaic panels. Maverick Landing is a mixed income community with 77% of the units affordable to households earning up to 60% of area median income and the remaining 23% as market rate rentals.

The reconfiguration of the historic street pattern provides a new corridor to Boston Harbor, and reconnects Maverick to the surrounding East Boston community. A new non-profit, Maverick Landing Community Services, Inc. provides on-going supportive services for residents of the development.

Maverick has received national recognition for its focus on energy efficiency and earned the honor of Affordable Housing Magazine's 2006 "Best Affordable Housing Development".



Newport Heights - Newport, RI



Total Development Cost: \$74 million

Units: 299

Completion Dates: Phase 1 - 2004/Phase 2 - 2006/Phase 3 - 2007

Located in the North End neighborhood of Newport, RI, the Tonomy Hill housing development was one of the most distressed public housing projects in the state of Rhode Island. Originally constructed in 1939 as temporary housing for Navy personnel, the property was suffering from major structural deficiencies and outdated and inadequate mechanical systems. Additionally, the site configuration isolated residents from their neighbors and the larger community, exacerbating the already high rates of poverty, crime, substance abuse, domestic abuse and illiteracy prevalent at the site. In 1999, Trinity Financial was selected as the developer for the site and put together a multi-phase mixed finance plan to transform Tonomy Hill into a new, mixed-income community called Newport Heights.

Completed in 2004, Newport Heights Phase 1 replaced 64 units of distressed public housing with 81 newly constructed units of mixed-income rental housing, new public streets and other public infrastructure improvements. The 81 units of housing serve a range of income categories including units subsidized with PB Section 8 or Public Housing subsidies, tax credit units (40%-60% AMI), moderate units (60%-80% AMI) and market rate units (greater than 80% AMI) without income restrictions. The \$16 million Phase 1 project was financed with a mixed-finance package that includes nearly \$7.8 million of equity raised through the sale of low income housing tax credits. Other resources include Housing Authority Capital Grant Program funds, City of Newport contributions and state housing resources from Rhode Island Housing.

Completed in 2006, Phase 2 of Newport Heights replaced 120 units of distressed public housing with 147 newly constructed units of mixed-income rental housing as well as continuing the public infrastructure

improvements begun in Phase 1. Phase 2 also serves a mixed-income population. The \$33 million Phase 2 project was financed with a mixed-finance package that includes nearly \$17 million of equity raised through the sale of low income housing tax credits. Other resources include Housing Authority HOPE VI and/or Capital Grant Program funds, City of Newport contributions, and state housing resources from Rhode Island Housing.

Completed in 2007, phase 3 of Newport Heights replaced 91 units of distressed public housing with 71 units of mixed-income rental housing and continued the public infrastructure improvements of the first two phases. Phase 3 also serves a mixed-income population. Additionally, the Phase 3 project includes residential and program space for the Winslow Place program serving formerly homeless women and their children. The \$24.3 million Phase 3 project was financed with a mixed-finance package that includes nearly \$13 million of equity raised via the sale of low income housing tax credits. Other resources include Housing Authority HOPE VI and/or Capital Grant Program funds, City of Newport contributions, Federal Home Loan Bank AHP funds and state housing resources from Rhode Island Housing.

One Canal Street - Boston, MA



Total Development Cost: \$195 million
Units: 310 rental housing/retail - 21,000 SF
Completed: 2016

Located at the tip of the Rose Kennedy Greenway, the One Canal Project involves the development of surface and air rights on three parcels in the Bulfinch Triangle area of Boston. These parcels are among the development sites in the Bulfinch Triangle created by construction of the Central Artery/Tunnel Project and submersion of the Massachusetts Bay Transportation Authority (MBTA) Green Line. In August 2010, both agencies designated Trinity Financial as the developer for these Parcels: 2A, 2B and 2C.

The removal of the elevated Central Artery and Green Line structures has allowed for new development and pedestrian scaled streets that reconnect the North End to government and entertainment uses at Government Center and the TD Garden, as well as the residential historic mixed uses of the Bulfinch Triangle and residential West End.

Designed to emulate the historic patterning of the historic Bulfinch Triangle, while providing a stunning capstone to the Rose Kennedy Greenway, the One Canal project includes the development of approximately 435,000 square feet of residential and retail space. The lobby entrance on Canal Street includes visual and historic references to the Middlesex Canal and its extension that once flowed through the site. The second and third floors contain state-of-the-art amenities including a fitness center, community room, outdoor plazas, leasing space, and a 147-space parking garage for the residents of the building. The fourth through twelfth floors contain 310 luxury apartment homes, including exceptional penthouse level finishes and designs on the upper two floors. One Canal also provides 20 affordable apartment homes on-site.

One Canal, adjacent to the Avenir building (completed by Trinity Financial in 2009), continues the transformation of the Bulfinch Triangle area into a mixed-use district that complements its surrounding areas and brings vitality to an area once in shadow from the elevated highway and Green Line structures.



Orchard Gardens - Roxbury, MA



Total Development Cost: \$58 million

Units: 331

Completed: 1999

Orchard Gardens consists of the development of 331 units of rental housing on 15 acres of land in the Roxbury neighborhood of Boston. Completed in three phases, the development includes a new park, six new streets, and new offices for the resident association and on-site property management team. The team included Trinity, a local community development corporation and a local resident association.

Selected in May 1996, Trinity Financial and company achieved two closings for a total of \$57.67 million of financing, including \$27.3 million of private equity. With these closings, nine buildings containing 126 rehabilitated housing units were acquired; 162 new townhouses were constructed; and the former Dearborn school building was converted into 42 units of housing using historic tax credits. In December 1999, all 331 units were completed and occupied. Housing units are affordable to households in six different income categories.

Northampton Square - Boston, MA



Total Development Cost: \$91 million

Units: 347

Completed: 2016

The Northampton Square complex is located in the South End/Lower Roxbury neighborhood of Boston, one block away from the Boston Medical Center and the Boston University Medical Campuses. The complex consists of a 29-story residential and commercial building at 35 Northampton Street and a 12-story residential building at 860 Harrison Avenue. The Northampton Square project involved three main components - (1) the renovation of 35 Northampton Street, (2) the renovation of 860 Harrison Avenue, and (3) the new construction of a shared lobby and connector corridor that wrap the existing facade of the building. In total, the project will create or preserve 347 units of housing, 60% of which will be maintained as affordable and below market rent. The complex includes an existing 539-space parking garage with sufficient capacity for the renovated housing as well as the commercial uses also housed in the development.

The original complex was built between 1969 and 1973 to house the Boston City Hospital School of Nursing. The Boston Public Health Commission (BPHC) acquired the site on July 1, 1996 and has managed the property since. In December of 2010, the BPHC selected Trinity Financial to redevelop various components of the site.

Overlook Terrace at Orient Heights - East Boston, MA



Total Development Cost: \$185 million

Units: all phases - 331

Completion Dates: phase one - 2018 phase two - 2020 phase three - 2023

Overlook Terrace transformed a distressed 15-acre state public housing site into a leading-edge, sustainable, 331-unit residential community, informed by several years of resident and community engagement. At the center of this re-connected community is a lushly landscaped open space for residents and community members to gather. The original public housing units were replaced on a one-for-one basis with new, high-performing, energy-efficient, and gracious homes in low-rise and mid-rise buildings, arrayed across this hillside site. Rhythmic stoops along the streetscapes and terraced outdoor meeting spaces create a new image for this visible location in the Orient Heights neighborhood of East Boston.

The total build-out includes three mid-rise buildings, nine townhouse buildings, and seven modernized rowhouse buildings:

- **Phase One** comprises 120 apartments in 5 new buildings, achieving LEED Platinum, completed in 2018.
- **Phase Two** consists of 88 apartments in 3 new buildings, achieving LEED Gold, completed in 2020. This phase at the center of the site includes a community room, food pantry, and play area.
- **Phase Three** creates 123 apartments in a new construction midrise, 3 rowhouse buildings, and the modernization of 42 existing rowhouses in 7 buildings, completed in 2023. The modernization achieved LEED certifiable status for O&M, while the new construction buildings achieved LEED Gold.

All buildings achieved Enterprise Green Communities certification.

Additionally, improvements to public infrastructure across the site created a total of almost 4,000 linear feet of improved public streets, including widened sidewalks, new trees, additional parking, lighting and signage. The new one-acre public park offers a range of open spaces for the community to gather, walking paths, and play spaces.

The transformation of Overlook Terrace at Orient Heights is the result of great collaboration between public and private sectors, and vital input from residents and neighbors who helped shape a vision of what affordable housing can look like. Financing for Overlook Terrace was provided by the Massachusetts Executive Office of Housing and Livable Communities, MassWorks, MassHousing, the City of Boston, Boston Housing Authority, Community Preservation Act Funds, George B. Henderson Foundation Funds, and private lenders and equity providers.



Quinnipiac Terrace - New Haven, CT



Total Development Cost: \$69 million

Units 193

Phase 1 Completed: 2006

Phase 2 Completed: 2008

Phase 3 Completed: 2011

Quinnipiac Terrace, New Haven, Connecticut Trinity was the development partner selected by the Housing Authority of the City of New Haven (HANH) for the HOPE VI redevelopment of Quinnipiac Terrace. In March 2003, HANH was awarded a \$20 million HOPE VI grant for the redevelopment of Quinnipiac Terrace. As part of this effort, Trinity transformed a severely distressed public housing development into a vibrant new mixed-income community that will reconnect to the larger Fair Haven neighborhood and create an exciting new riverfront community in New Haven.

The new Quinnipiac Terrace provides housing that meets the needs and lifestyles of today's families with appropriate kitchens, living areas, and outdoor spaces. The design maximized private, individual entries and created private backyards in almost all units. The redevelopment occurred in three phases and consists of 193 new units of housing with a mix of public housing and rental housing. Financial closing for the first rental phase occurred on April 15, 2005. Phase 1 consisted of the demolition of seven existing public housing buildings and the construction of 81 new family apartments. The total development costs for Phase 1 were approximately \$22 million and were financed through a combination of HOPE VI funds, 9% Low Income Housing Tax Credits and City of New Haven funds. In 2006, Trinity was

awarded \$2.2 million in 9% credits by Connecticut Housing Finance Agency for Phase 2, twice the amount of credits in a single allocation than had been anticipated. Phase 2 construction began in September 2006 and was completed in March 2008. Phase 2 created an additional 79 units of affordable rental housing. The third phase of development, which includes 33 units of mixed income rental housing, closed in July 2010 and was completed in May 2011 for a total development cost of \$15 million.



Rowe Apartments - New Haven, CT



Total Development Cost: \$36 million

Units: 104

Completed: 2011

Completed in 2011, the William T. Rowe (Rowe) redevelopment transformed a blighted property into high-quality housing for residents with a mix of incomes. The existing Rowe property (old Rowe) was physically distressed, required structural repairs, and a complete overhaul of existing building systems. After evaluating the existing structure it became apparent the old Rowe building was not salvageable and had to be demolished. The new Rowe has been repositioned so that it maintains the sense of community established during the old Rowe's 37-year history while still taking advantage of the positive changes occurring in the downtown area of New Haven.

The redevelopment of the Rowe Apartments consisted of the new construction of 104 units of one- and two-bedroom apartments in a nine-story building on land that is adjacent to the existing Rowe building. The adjacent property was acquired via a unique land swap agreement with the Yale-New Haven Hospital. The building also includes off-street parking for 88 vehicles, approximately 2,000 square feet of first floor retail/commercial space, and approximately 2,000 square feet of community and supportive service space. Of the building's 104 units, 78 of them are set aside to households earning at or below 60% of the area median income (AMI). The remaining 26 units are market rate, targeted towards people working in the nearby medical district.

Randolph Houses - Harlem, NY



Total Development Cost: \$164 million

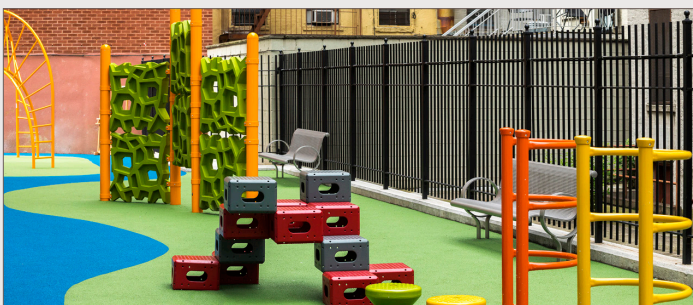
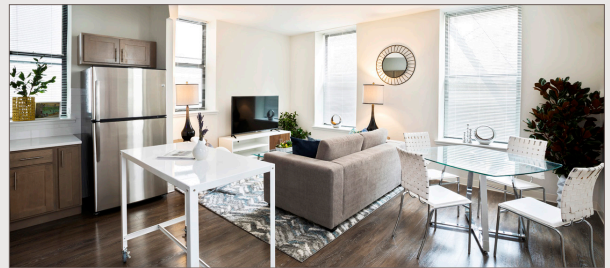
Units: 283

Completed: phase one - 2016; phase two - 2018

The Randolph Houses project is comprised of 36 five-story Old Law tenement buildings, 14 of which are on the north side of the street and 22 on the south side. This exciting project involved the historic rehabilitation and consolidation of the existing structures into three interconnected and fully handicapped accessible buildings. As part of the substantial rehabilitation of Randolph Houses, building facades were restored and the building interiors were completely demolished and rehabilitated.

The redevelopment of Randolph Houses – as a HUD mixed finance and LIHTC project – included the gut-rehabilitation of 452 housing units. The rehabilitated buildings on the south side of the street contain 168 units in what are now two interconnected buildings with central circulation and elevator access. The north side contains 115 units in what is now one interconnected building with central circulation and elevator access.

The newly reconfigured units are a mix of Studio, 1, 2, 3 and 4 bedroom apartments designed to accommodate family living. The rehabilitated buildings contain community spaces, a teaching kitchen, computer lab, fitness room, yoga room after school/arts room and storage units and bicycle storage for residents. There are also site improvements which include two children's play areas for different age groups and active and passive outdoor spaces for residents to enjoy, including barbecue areas, ping pong, chess tables and resident garden plots.



The Regency - New Bedford, MA



Total Development Cost: \$30 million
Units: 129
Completed: 2011

Standing 16 stories tall with commanding harbor views and located steps from the historic downtown district, The Regency is the most prominent building in downtown New Bedford. It was completed in 1988 as a luxury apartment complex. The property suffered from serious façade deterioration and water damage because no major capital investments had been made since its opening.

MassHousing foreclosed on the property in 2005 and in 2009 Trinity Financial was selected to acquire and redevelop the building. Trinity made a total capital investment of \$32 million converting underutilized commercial space into new apartments, increasing the total number of units from 123 to 129. The unit mix includes 33 affordable units, 10 "workforce" units and 86 market-rate units. The façade was replaced on floors 5-16, and additional repairs were made to floors 1-4, including new windows and patio doors. The building's common areas and apartment interiors were renovated with new kitchens, bathrooms and HVAC systems. The building is now fully leased at rents above pro forma levels. This property commands the highest rents in the area and is arguably the best high-rise apartment property in the area.

Soundview Landing - Norwalk, CT



Total Development Cost: \$170 million

Units: 273

Phase 1 Completed: 2018

Phase 2 Completed: 2020

Phase 3 Completed: 2021

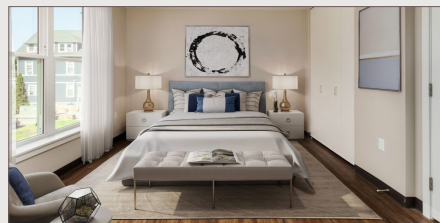
Soundview Landing is a transformative multi-phase redevelopment project in South Norwalk, CT, aimed at revitalizing the Washington Village public housing property. Comprising 273 rental units across five buildings on three adjacent parcels, the development includes 136 new public housing units, 72 workforce units, and 65 unrestricted market-rate units. Completed in three phases (2018, 2020, and 2021), the project is a result of collaboration between the Norwalk Housing Authority, the Norwalk Redevelopment Agency, and Trinity Financial.

Financing for Soundview Landing came from a variety of sources, including HUD, CT Housing Finance Agency, CT Department of Housing, CT Department of Economic and Community Development, the City of Norwalk, the Norwalk Housing Authority, and private lenders/equity providers. Beyond providing housing, the project has acted as a catalyst for additional neighborhood development, including market-rate housing, a hotel, and improved public amenities.



Soundview Landing is part of the HUD Choice Neighborhood Initiative, with a focus on benefiting both the existing Washington Village residents and the broader South Norwalk neighborhood. The project has played a pivotal role in the revitalization of the area and has garnered recognition for its sustainability efforts.

Notably, Soundview Landing has earned the distinction of being the first mixed-income neighborhood in Connecticut to receive Leadership in Energy and Environmental Design (LEED) certification. This recognition underscores the development's commitment to green technology, incorporating flood mitigation measures, energy-efficient appliances, green spaces for families, and other environmentally friendly features. The completion of Soundview Landing marks a significant achievement in creating a sustainable, mixed-income community that serves as a model for future urban redevelopment projects.



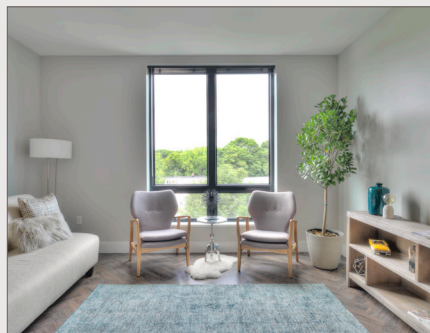
Treadmark - Dorchester, MA



Total Development Cost: \$45 million
Units: 83
Completed: 2018

Treadmark is an 83-unit, six-story building located at the end of the southern end of the MBTA's Red Line, at Ashmont Station. The site was formerly the home to Ashmont Tire shop for the past 40 years and was an underutilized site. The unit mix includes 51 Low Income Housing Tax Credit (LIHTC) rental units, affordable up to 60% of the Area Median Income (AMI) and 32 for sale condominiums. Four of the condominiums meet the requirements of the City of Boston's Inclusionary Development Policy (80-100% of AMI), 16 units are affordable to individuals making up to 110% of AMI (workforce units) and the balance are market rate.

The building also includes 5,000 square feet of ground floor neighborhood retail and 32 spaces for parking (30 garage spaces and 2 surface spaces). The project enhances the streetscape with the addition of street trees and street furniture down the block as well as the creation of 8 on-street parking spaces in front of the building. Following its sister property directly across the street, The Carruth, Treadmark is the second new construction building to be built in and around the Ashmont/Peabody Square area over the past 10 years. The building adds to the vibrancy and growth that is already well underway in the Ashmont/Peabody Square neighborhood. The building is designed by The Architectural Team with interiors by celebrity firm, Taniya Nayak Design.



Trinity Terrace - Dorchester, MA



Total Development Cost: \$17.2 million

Units: 62

Completed: 2004

Trinity Terrace is a 62 unit, affordable housing development in the Four Corners neighborhood of Dorchester. The project began in 2003 with the acquisition of one privately owned parcel of land, and twenty-two parcels owned by the City of Boston. For many years the vacant lots served as dumping grounds for refuse, adversely affecting the surrounding community. The development process entailed construction of twelve townhouse structures and the rehabilitation of a 19th century commercial building that had been vacant for 30 years. The three-story commercial building provides first floor retail space, with eight housing units above. Trinity Terrace also includes a community center that provides space for property management and recreation activities for residents. Key design elements include: front porches, private outdoor space, surface parking, and a new street featuring a linear urban park.



Before Images



Van Dyke III - Brooklyn, NY



Total Development Cost: \$101.3 million

Units: 180

Completed: 2021

Van Dyke III is a 12-story, mixed-use, affordable housing project located in the Brownsville area of Brooklyn, N.Y. on the site of the Van Dyke Houses NYCHA development. The project created 180 units of new housing affordable to households from 30% to 60% of the Area Median Income. In addition to the residential component, an Early Childhood Educational Center, a Community Health Clinic and a Wellness Center enrich the neighborhood with community services and enliven the pedestrian experience. On-site resident amenities will include a playroom, a computer lab, a fitness room, a tenant lounge, a community room, an accessible roof deck, tenant roof gardening plots, a package delivery room, and a ground floor outdoor recreational area. The building is covered with free Wi-Fi to facilitate remote working for everyone.

The new building is sited at a location formerly used as trash compacting area. As part of the project a new compacting area was built off-site on an adjacent block, and the development site was fully remediated under the New York State's Brownfield Cleanup Program by removing and disposing of all encountered regulated contamination. Adjacent parts of NYCHA's Van Dyke campus were also improved with landscaping, barbeque pit and various outdoor games. Finally, a large mural on one of the building's north walls features 17 Brownsville-based celebrities covering policy, sports, community organizing, TV and chess.



VELA on the Park - Stamford, CT



Total Development Cost: \$79 million
Units: 209/Commercial: 3,800 SF
Completed: 2018

As the fourth development phase of Park Square West, Vela on the Park features 209 units and offers residents hotel inspired service and convenience. Amenities include a 19th floor roof deck space, cutting edge health and wellness facilities, pet amenities, and unprecedented park and water views.

Vela is located in downtown Stamford at the top of Restaurant Row, steps away from arts, entertainment, and gourmet food options. The development features studio, one and two-bedroom units located an eight-minute walk from Metro North and Amtrak.



Washington Beech - Roslindale, MA



Total Development Cost: \$100 million

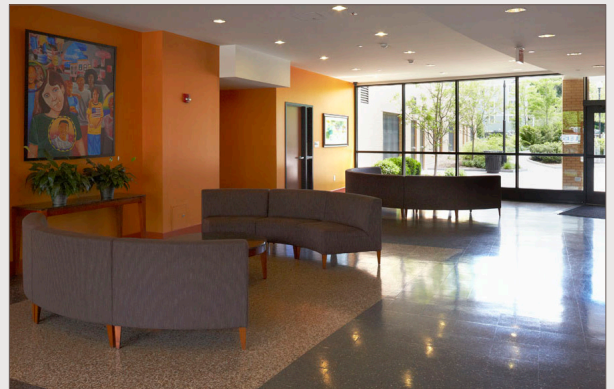
Units: 206

Completion Dates: phase 1 - 2010; phase 2 - 2011

The HOPE VI redevelopment of Washington Beech includes demolition of the existing 266 units and creation of 206 new rental units. The new site design reduces density to be more in keeping with the surrounding neighborhood. A variety of unit types replace the existing institutional walk-ups including a low-rise elevator building, garden apartments, duplexes over flats, and townhouses. New roads were built so that all unit entries front on a street and residents can park nearby. A central green space with play facilities and park benches is provided for young children and adults.

Construction of Washington Beech occurred in two stages to accommodate the relocation and re-housing of existing residents. Residents began relocation of the first phase buildings in the summer of 2008. Lease up of the new buildings was completed in December 2011, three months ahead of schedule.

Redevelopment of Washington Beech cost approximately \$100 million, with \$20 million provided through federal HOPE VI funds and \$10 million through federal American Recovery and Reinvestment Act funding. Other funders include the Commonwealth of Massachusetts through the HOME, HSF and AHT programs, the City of Boston's Neighborhood Housing Trust Program, Department of Public Works, and Department of Neighborhood Development, the Boston Water and Sewer Commission and private equity generated from the syndication of Low Income Housing Tax credits through RBC Capital Markets.



Windsor Locks TOD - Windsor Locks, CT



Total Development Cost (Phase 1 Only): \$45 million

Units: 120

Anticipated Completion Dates: phase 1 - 2027

Located adjacent to the state's newly relocated train station, the Windsor Locks TOD project is the two-phase, mixed-use redevelopment of 255 Main Street in Windsor Locks, Connecticut. This ambitious, \$85-million project will replace an aging 37,000-square-foot commercial/retail strip center with 120 mixed-income apartments over ground-floor commercial space. Anchoring the north end of Main Street, the Windsor Locks TOD project will unlock and activate a long-underutilized 3.2-acre parcel with a design that engages with the new train station and strengthens connections to downtown Windsor Locks.

The Windsor Locks TOD project will be delivered in two phases: a 70-unit first phase and a 50-unit second phase. With units available at 80%, 60%, 50% and 30% of area median income, as well as market-rate apartments, the project will serve a broad mix of income levels. About 50% of the funding for the Windsor Locks TOD project will come from affordable housing tax credit equity provided by the Connecticut Housing Financing Authority (CHFA). The remaining half of the capital stack is financed with state-level soft debt resources from CHFA, the Department of Housing, and the Department of Economic and Community Development (DECD).

The state of Connecticut is currently investing \$65 million to move the Windsor Locks train station from its current location about a mile south of downtown back to the more pedestrian-friendly downtown area where it was located historically. The new station will feature a level-boarding platform and is expected to open in the summer of 2025. The new train station will serve both CTrail and four Amtrak lines, and will offer connecting bus service to Bradley International Airport.

In September of 2023, the Town of Windsor Locks received a \$4.8 million award of Community Investment Funds from DECD, roughly half of which were used by Trinity to acquire the 255 Main Street parcel in the spring of 2024. The balance of the funds will be used by the town to improve and reopen the historic Windsor Locks train station to the public, which was originally constructed in 1875, but has been shuttered since 1971.

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

Project Name Location	Total Project Costs	Equity Raised	Project Type	Housing Units	Financing	Role of Trinity	Year Closed
				SF Commercial			Year Completed
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

Project Name Location	Total Project Costs	Equity Raised	Project Type	Housing Units	Financing	Role of Trinity	Year Closed
				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

Project Name Location	Total Project Costs	Equity Raised	Project Type	Housing Units	Financing	Role of Trinity	Year Closed
				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 LI- HTC, 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

Project Name Location	Total Project Costs	Equity Raised	Project Type	Housing Units SF Commercial	Financing	Role of Trinity	Year Closed Year Completed
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

TRINITY FINANCIAL Current and Completed Projects <i>In order by completion year</i> (P) = Projected							
Project Name Location	Total Project Costs	Equity Raised	Project Type	Housing Units SF Commercial	Financing	Role of Trinity	Year Closed Year Completed
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

Project Name Location	Total Project Costs	Equity Raised	Project Type	Housing Units		Financing	Role of Trinity	Year Closed
				SF	Commercial			Year Completed
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

TRINITY FINANCIAL Current and Completed Projects <i>In order by completion year</i> (P) = Projected							
Project Name Location	Total Project Costs	Equity Raised	Project Type	Housing Units SF Commercial	Financing	Role of Trinity	Year Closed Year Completed
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

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
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

Project Name Location	Total Project Costs	Equity Raised	Project Type	Housing Units SF Commercial	Financing	Role of Trinity	Year Closed Year Completed
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			

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Trinity is a community-driven, diverse team of real estate professionals with a proven track record of developing urban sites from New York to Greater Boston. We have the unique ability to complete complex, mixed-use projects overseeing all aspects of real estate – from finance to development to property management – on urban sites, especially those challenged by politics, infrastructure, environment or market profile.

Our work spans half a dozen residential and commercial specialties, from multi-family housing to transit-oriented development. With over \$3 billion in transformative development work, we have a reputation for delivering high-quality multifamily projects resulting in a stronger urban fabric – with a commitment to people, place and partners. We care about the communities where we invest because we live and work there too.

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