



See a Social Security Number? Say Something!
Report Privacy Problems to <https://public.resource.org/privacy>
Or call the IRS Identity Theft Hotline at 1-800-908-4490



Form 990

Department of the Treasury
Internal Revenue Service

CHANGE OF ACCOUNTING PERIOD

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

OMB No 1545-0047

2011

Open to Public
Inspection

► The organization may have to use a copy of this return to satisfy state reporting requirements.

A For the 2011 calendar year, or tax year beginning JUL 1, 2011 and ending DEC 31, 2011

B Check if applicable	C Name of organization DORCHESTER BAY ECON DEVELOPMENT CORP		D Employer identification number 04-2681632
<input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	Doing Business As Number and street (or P.O. box if mail is not delivered to street address) 594 COLUMBIA ROAD		E Room/suite Telephone number 617-825-4200
	City or town, state or country, and ZIP + 4 DORCHESTER, MA 02125		G Gross receipts \$ 2,433,830.
	F Name and address of principal officer: JEANNE DUBOIS 594 COLUMBIA ROAD, DORCHESTER, MA 02125		H(a) Is this a group return for affiliates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c)() (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527			H(b) Are all affiliates included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
J Website: ► WWW.DBEDC.ORG			If "No," attach a list. (see instructions)
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ►			L Year of formation: 1979 M State of legal domicile: MA

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION ACTS TO BUILD A STRONG, THRIVING, AND	
	2 Check this box ► <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.	
	3 Number of voting members of the governing body (Part VI, line 1a)	3 14
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4 14
	5 Total number of individuals employed in calendar year 2011 (Part V, line 2a)	5 25
	6 Total number of volunteers (estimate if necessary)	6 0
	7a Total unrelated business revenue from Part VIII, column (C), line 12	7a <14,044. >
b Net unrelated business taxable income from Form 990-T, line 34	7b <14,044. >	
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year 958,175. Current Year 765,351.
	9 Program service revenue (Part VIII, line 2g)	1,980,341. 811,559.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) RECEIVED	657. 0.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	<113,594. > 154,436.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	2,825,579. 1,731,346.
	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3) OPENED, OUT	581,759. 465,227.
	14 Benefits paid to or for members (Part IX, column (A), line 4) IRS	0. 0.
Expenses	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	1,377,828. 766,590.
	16a Professional fundraising fees (Part IX, column (A), line 11e) IRS	0. 0.
	b Total fundraising expenses (Part IX, column (D), line 25) ► 135,098.	
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	848,499. 1,026,990.
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	2,808,086. 2,258,807.
	19 Revenue less expenses. Subtract line 18 from line 12	17,493. <527,461. >
	20 Total assets (Part X, line 16)	Beginning of Current Year 19,747,031. End of Year 18,825,262.
21 Total liabilities (Part X, line 26)	15,469,958. 15,376,645.	
22 Net assets or fund balances. Subtract line 21 from line 20	4,277,073. 3,448,617.	

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer Jeanne Dubois	Date 11/15/12			
	► JEANNE DUBOIS, EXECUTIVE DIRECTOR				
	Type or print name and title				
Paid Preparer	Print Type preparer's name DAVID J. KELLEHER, CPA	Preparer's signature DAVID J. KELLEHER, CPA	Date 11/15/12	Check <input type="checkbox"/> if self-employed	PTIN P01059560
Use Only	Firm's name ► ALEXANDER, ARONSON, FINNING & CO., P.C.	Firm's EIN ► 04-2571780			
	Firm's address ► 21 EAST MAIN STREET WESTBORO, MA 01581	Phone no. 508-366-9100			

May the IRS discuss this return with the preparer shown above? (see instructions)

132001 01-23-12 LHA For Paperwork Reduction Act Notice, see the separate instructions.

Form 990 (2011)

SEE SCHEDULE O FOR ORGANIZATION MISSION STATEMENT CONTINUATION

3 G16

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response to any question in this Part III

X

1 Briefly describe the organization's mission:

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION ACTS TO BUILD A STRONG, THRIVING, AND DIVERSE COMMUNITY IN BOSTON'S NORTH DORCHESTER NEIGHBORHOODS. WORKING CLOSELY WITH NEIGHBORHOOD RESIDENTS AND PARTNERS, WE ACCESS RESOURCES TO:

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?

Yes No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services?

Yes No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code) (Expenses \$ 1,620,073. including grants of \$) (Revenue \$ 980,039.)
COMMUNITY SERVICES

4b (Code _____) (Expenses \$ _____) including grants of \$ _____) (Revenue \$ _____))
PROJECT DEVELOPMENT

4c (Code _____) (Expenses \$ _____) including grants of \$ _____) (Revenue \$ _____)
LOAN PROGRAMS

4d Other program services (Describe in Schedule O.)

(Expenses \$ **including grants of \$**) (Revenue \$)

4e Total program service expenses ► 1,620,073.

Part IV Checklist of Required Schedules

1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)?
If "Yes," complete Schedule A

2 Is the organization required to complete *Schedule B, Schedule of Contributors*?

3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*

4 **Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*

5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*

6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*

7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*

8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*

9 Did the organization report an amount in Part X, line 21; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*

10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? *If "Yes," complete Schedule D, Part V*

11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.

a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*

b Did the organization report an amount for investments - other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*

c Did the organization report an amount for investments - program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*

d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*

e Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*

f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*

12a Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI, XII, and XIII*

b Was the organization included in consolidated, independent audited financial statements for the tax year?
If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI, XII, and XIII is optional

13 Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*

14a Did the organization maintain an office, employees, or agents outside of the United States?

b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*

15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the United States? *If "Yes," complete Schedule F, Parts II and IV*

16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the United States? *If "Yes," complete Schedule F, Parts III and IV*

17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I*

18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*

19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*

20a Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*

b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?

	Yes	No
1	X	
2	X	
3		X
4		X
5		X
6		X
7		X
8		X
9	X	
10		X
11a	X	
11b		X
11c	X	
11d	X	
11e	X	
11f	X	
12a		X
12b	X	
13		X
14a		X
14b		X
15		X
16		X
17		X
18		X
19		X
20a		X
20b		

Part IV Checklist of Required Schedules (continued)

		Yes	No
21	Did the organization report more than \$5,000 of grants and other assistance to any government or organization in the United States on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II	21	X
22	Did the organization report more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III	22	X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J	23	X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No", go to line 25	24a	X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b	
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c	
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d	
25a	Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I	25a	X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	25b	X
26	Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? If "Yes," complete Schedule L, Part II	26	X
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part III	27	X
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
a	A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28a	X
b	A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28b	X
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV	28c	X
29	Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M	29	X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M	30	X
31	Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I	31	X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II	32	X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I	33	X
34	Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1	34	X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a	X
b	Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2	35b	X
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2	36	X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI	37	X
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19?	38	X

Note. All Form 990 filers are required to complete Schedule O

Part V Statements Regarding Other IRS Filings and Tax ComplianceCheck if Schedule O contains a response to any question in this Part V

		Yes	No
1a	42		
1b	0		
1c			
2a	25		
2b		X	
3a	X		
3b	X		
4a		X	
5a		X	
5b		X	
5c			
6a		X	
6b			
7a		X	
7b			
7c		X	
7d			
7e			
7f			
7g			
7h			
8			
9a			
9b			
10a			
10b			
11a			
11b			
12a			
12b			
13a			
13b			
13c			
14a			X
14b			

1a Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable

1b Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable

c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?

2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return

b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? **Note.** If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)

3a Did the organization have unrelated business gross income of \$1,000 or more during the year?

b If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O

4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?

b If "Yes," enter the name of the foreign country: ► See instructions for filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.

5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?

b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?

c If "Yes," to line 5a or 5b, did the organization file Form 8886-T?

6a Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible?

b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?

7 **Organizations that may receive deductible contributions under section 170(c).**

a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?

b If "Yes," did the organization notify the donor of the value of the goods or services provided?

c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?

d If "Yes," indicate the number of Forms 8282 filed during the year

e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?

f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?

g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?

h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?

8 **Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.** Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?

9 **Sponsoring organizations maintaining donor advised funds.**

a Did the organization make any taxable distributions under section 4966?

b Did the organization make a distribution to a donor, donor advisor, or related person?

10 **Section 501(c)(7) organizations.** Enter:

a Initiation fees and capital contributions included on Part VIII, line 12

b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities

11 **Section 501(c)(12) organizations.** Enter:

a Gross income from members or shareholders

b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)

12a **Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?

b If "Yes," enter the amount of tax-exempt interest received or accrued during the year

13 **Section 501(c)(29) qualified nonprofit health insurance issuers.**

a Is the organization licensed to issue qualified health plans in more than one state? **Note.** See the instructions for additional information the organization must report on Schedule O

b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans

c Enter the amount of reserves on hand

14a Did the organization receive any payments for indoor tanning services during the tax year?

b If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response to any question in this Part VI

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.	1a 14	
1b		1b 14	
2		2	X
3		3	X
4		4	X
5		5	X
6		6	X
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	8a	X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:	8b	X
a	The governing body?		
b	Each committee with authority to act on behalf of the governing body?		
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O	9	X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code)

	Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a X
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990	
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	12a X
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b X
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c X
13	Did the organization have a written whistleblower policy?	13 X
14	Did the organization have a written document retention and destruction policy?	14 X
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?	
a	The organization's CEO, Executive Director, or top management official	15a X
b	Other officers or key employees of the organization If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).	15b X
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b X

Section C. Disclosure

17	List the states with which a copy of this Form 990 is required to be filed ► MA
18	Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply. <input type="checkbox"/> Own website <input checked="" type="checkbox"/> Another's website <input checked="" type="checkbox"/> Upon request
19	Describe in Schedule O whether (and if so, how), the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20	State the name, physical address, and telephone number of the person who possesses the books and records of the organization: ► DORCHESTER BAY E.D.C. - 617-825-4200 594 COLUMBIA ROAD, DORCHESTER, MA 02125

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors
 Check if Schedule O contains a response to any question in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter 0- in columns (D), (E), and (F) if no compensation was paid.

- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee"

- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.

- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.

- List all of the organization's **former** directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons

 Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
(1) PHILIP HILLMAN CLERK	0.30	X		X			0.	0.	0.
(2) MARIA ANDRADE BOARD MEMBER	0.30	X					0.	0.	0.
(3) BRIAN BIGLER VICE PRESIDENT	0.30	X		X			0.	0.	0.
(4) BETSY DRINAN BOARD MEMBER	0.30	X					0.	0.	0.
(5) SHERINA HENDRIX VICE PRESIDENT	0.30	X		X			0.	0.	0.
(6) EILEEN KENNER BOARD MEMBER	0.30	X					0.	0.	0.
(7) ELRETTTE MARION PRESIDENT	0.30	X		X			0.	0.	0.
(8) RICHARD OLSON JR. BOARD MEMBER	0.30	X					0.	0.	0.
(9) DON WALSH TREASURER	0.30	X		X			0.	0.	0.
(10) DARYL WRIGHT VICE PRESIDENT	0.30	X		X			0.	0.	0.
(11) ROSALYN JOHNSON BOARD MEMBER	0.30	X					0.	0.	0.
(12) WARREN BACON BOARD MEMBER	0.30	X					0.	0.	0.
(13) AN DUONG BOARD MEMBER	0.30	X					0.	0.	0.
(14) CHRISTINE GREEN BOARD MEMBER	0.30	X					0.	0.	0.
(15) JEANNE A. DUBOIS EXECUTIVE DIR.	12.60			X			107,184.	0.	8,099.
(16) CHARLES MCVEA DIRECTOR OF FINANCE	12.60			X			88,101.	0.	2,253.

Part VII **Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)**

		Yes	No
3	Did the organization list any former officer, director, or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual	3	X
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual	4	X
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? If "Yes," complete Schedule J for such person	5	X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A)	(B)	(C)
Name and business address	Description of services	Compensation

Part VIII Statement of Revenue

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, Gifts, Grants and Other Similar Amounts						
1 a Federated campaigns	1a	70,775.				
b Membership dues	1b					
c Fundraising events	1c					
d Related organizations	1d					
e Government grants (contributions)	1e	95,692.				
f All other contributions, gifts, grants, and similar amounts not included above	1f	598,884.				
g Noncash contributions included in lines 1a-1f \$						
h Total. Add lines 1a-1f			765,351.			
Program Service Revenue						
2 a PROGRAM SERVICE FEES		Business Code				
b RESIDENT SERVICE FEES	531390	292,490.	292,490.			
c CONTRACTOR SERVICE FEE	531390	242,731.	242,731.			
d PROJECT FEES	531390	177,936.	177,936.			
e						
f All other program service revenue						
g Total. Add lines 2a-2f			811,559.			
Other Revenue						
3 Investment income (including dividends, interest, and other similar amounts)						
4 Income from investment of tax-exempt bond proceeds						
5 Royalties						
6 a Gross rents	(i) Real	(ii) Personal				
b Less: rental expenses	633470.					
c Rental income or (loss)	702484.					
d Net rental income or (loss)	<69014.					
7 a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other				
b Less: cost or other basis and sales expenses						
c Gain or (loss)						
d Net gain or (loss)						
8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	a					
b Less: direct expenses	b					
c Net income or (loss) from fundraising events						
9 a Gross income from gaming activities. See Part IV, line 19	a					
b Less direct expenses	b					
c Net income or (loss) from gaming activities						
10 a Gross sales of inventory, less returns and allowances	a					
b Less: cost of goods sold	b					
c Net income or (loss) from sales of inventory						
Miscellaneous Revenue		Business Code				
11 a RECOVERY OF NOTES RECE	900099	211,493.	211,493.			
b SHARE OF GAIN OF PIERC	900099	11,957.			11,957.	
c						
d All other revenue						
e Total. Add lines 11a-11d		223,450.				
12 Total revenue. See instructions.		1731346.	980,039.	<14,044.	0.	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

Check if Schedule O contains a response to any question in this Part IX

<i>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</i>	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the United States. See Part IV, line 21	465,227.	465,227.		
2 Grants and other assistance to individuals in the United States. See Part IV, line 22				
3 Grants and other assistance to governments, organizations, and individuals outside the United States. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	63,099.	36,597.	20,823.	5,679.
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	541,245.	266,913.	188,362.	85,970.
8 Pension plan accruals and contributions (include section 401(k) and section 403(b) employer contributions)				
9 Other employee benefits	90,043.	36,243.	42,240.	11,560.
10 Payroll taxes	72,203.	33,325.	29,231.	9,647.
11 Fees for services (non-employees):				
a Management				
b Legal	3,235.		3,235.	
c Accounting	25,400.		25,400.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other	303,421.	210,848.	85,016.	7,557.
12 Advertising and promotion	50.		50.	
13 Office expenses	96,107.	21,880.	68,185.	6,042.
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel	1,818.	763.	1,055.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	34,389.	19,481.	6,375.	8,533.
20 Interest	14,570.		14,570.	
21 Payments to affiliates	246,780.	246,780.		
22 Depreciation, depletion, and amortization	1,878.	1,878.		
23 Insurance	41,401.	31,382.	10,019.	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a BAD DEBT	246,419.	246,419.		
b DUES AND SUBSCRIPTIONS	7,905.		7,905.	
c PARKING	3,617.	2,337.	1,170.	110.
d				
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	2,258,807.	1,620,073.	503,636.	135,098.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

Check here ► if following SOP 98-2 (ASC 958-720)

Part X Balance Sheet

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	1,158,721.	1	454,135.
	2 Savings and temporary cash investments		2	261,713.
	3 Pledges and grants receivable, net	1,960,851.	3	
	4 Accounts receivable, net	75,798.	4	888,691.
	5 Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	45,287.	9	6,181.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	14,537,747.		
	b Less: accumulated depreciation	3,478,960.	10c	11,058,787.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related See Part IV, line 11	651,494.	13	1,530,467.
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	4,617,632.	15	4,625,288.
16 Total assets. Add lines 1 through 15 (must equal line 34)	19,747,031.	16	18,825,262.	
Liabilities	17 Accounts payable and accrued expenses	607,117.	17	943,330.
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D	162,869.	21	49,357.
	22 Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties	14,699,972.	23	13,689,842.
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	0.	25	694,116.
	26 Total liabilities. Add lines 17 through 25	15,469,958.	26	15,376,645.
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here ► <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	3,164,579.	27	2,454,088.
	28 Temporarily restricted net assets	1,112,494.	28	994,529.
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117, check here ► <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building, or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
	33 Total net assets or fund balances	4,277,073.	33	3,448,617.
	34 Total liabilities and net assets/fund balances	19,747,031.	34	18,825,262.

Part XI Reconciliation of Net AssetsCheck if Schedule O contains a response to any question in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,731,346.
2	Total expenses (must equal Part IX, column (A), line 25)	2	2,258,807.
3	Revenue less expenses. Subtract line 2 from line 1	3	<527,461.>
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	4,277,073.
5	Other changes in net assets or fund balances (explain in Schedule O)	5	<300,995.>
6	Net assets or fund balances at end of year. Combine lines 3, 4, and 5 (must equal Part X, line 33, column (B))	6	3,448,617.

Part XII Financial Statements and ReportingCheck if Schedule O contains a response to any question in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____		
	If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a	X
b	Were the organization's financial statements audited by an independent accountant?	2b	X
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	X
	If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.		
d	If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a separate basis, consolidated basis, or both:		
	<input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a	X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.	3b	X

Form 990 (2011)

SCHEDULE A
(Form 990 or 990-EZ)

Public Charity Status and Public Support

OMB No 1545-0047

2011

**Open to Public
Inspection**

Department of the Treasury
Internal Revenue Service

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

► Attach to Form 990 or Form 990-EZ. ► See separate instructions.

Name of the organization

DORCHESTER BAY ECON DEVELOPMENT CORP

Employer identification number

04-2681632

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 11, check only one box.)

1	<input type="checkbox"/>	A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i).
2	<input type="checkbox"/>	A school described in section 170(b)(1)(A)(ii). (Attach Schedule E)
3	<input type="checkbox"/>	A hospital or a cooperative hospital service organization described in section 170(b)(1)(A)(iii).
4	<input type="checkbox"/>	A medical research organization operated in conjunction with a hospital described in section 170(b)(1)(A)(iii). Enter the hospital's name, city, and state _____
5	<input type="checkbox"/>	An organization operated for the benefit of a college or university owned or operated by a governmental unit described in section 170(b)(1)(A)(iv). (Complete Part II)
6	<input type="checkbox"/>	A federal, state, or local government or governmental unit described in section 170(b)(1)(A)(v).
7	<input checked="" type="checkbox"/>	An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in section 170(b)(1)(A)(vi). (Complete Part II.)
8	<input type="checkbox"/>	A community trust described in section 170(b)(1)(A)(vi). (Complete Part II.)
9	<input type="checkbox"/>	An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See section 509(a)(2). (Complete Part III.)
10	<input type="checkbox"/>	An organization organized and operated exclusively to test for public safety. See section 509(a)(4).
11	<input type="checkbox"/>	An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See section 509(a)(3). Check the box that describes the type of supporting organization and complete lines 11e through 11h.

	Yes	No
11g(i)		
11g(ii)		
11g(iii)		

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-9 above or IRC section (see instructions))	(iv) Is the organization in col. (i) listed in your governing document?	(v) Did you notify the organization in col. (i) of your support?	(vi) Is the organization in col. (i) organized in the U.S.?	(vii) Amount of support
Total						

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ

Schedule A (Form 990 or 990-EZ) 2011

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	420,384.	2,506,036.	2,113,585.	958,175.	765,351.	6,763,531.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	420,384.	2,506,036.	2,113,585.	958,175.	765,351.	6,763,531.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						1,848,005.
6 Public support. Subtract line 5 from line 4						4,915,526.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
7 Amounts from line 4	420,384.	2,506,036.	2,113,585.	958,175.	765,351.	6,763,531.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	11,680.	7,410.	286.	657.		20,033.
9 Net income from unrelated business activities, whether or not the business is regularly carried on	<193373.><17,291.><74,485.><63,924.><14,044.><363117.>					
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						
11 Total support. Add lines 7 through 10						6,420,447.
12 Gross receipts from related activities, etc. (see instructions)					12	8,182,765.

13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here ► **Section C. Computation of Public Support Percentage**

14 Public support percentage for 2011 (line 6, column (f) divided by line 11, column (f))	14	76.56	%
15 Public support percentage from 2010 Schedule A, Part II, line 14	15	66.96	%
16a 33 1/3% support test - 2011. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		► <input checked="" type="checkbox"/>	
b 33 1/3% support test - 2010. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		► <input type="checkbox"/>	
17a 10% -facts-and-circumstances test - 2011. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization		► <input type="checkbox"/>	
b 10% -facts-and-circumstances test - 2010. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization		► <input type="checkbox"/>	
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		► <input type="checkbox"/>	

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8. Public support (Subtract line 7c from line 6)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						
13 Total support (Add lines 9, 10c, 11, and 12)						

14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ►

Section C. Computation of Public Support Percentage

15 Public support percentage for 2011 (line 8, column (f) divided by line 13, column (f))	15	%
16 Public support percentage from 2010 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2011 (line 10c, column (f) divided by line 13, column (f))	17	%
18 Investment income percentage from 2010 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2011. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ►

b 33 1/3% support tests - 2010. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ►

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ►

SCHEDULE D

(Form 990)

Department of the Treasury
Internal Revenue Service**Supplemental Financial Statements**

► Complete if the organization answered "Yes," to Form 990,
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
► Attach to Form 990. ► See separate instructions.

OMB No 1545-0047

2011Open to Public
Inspection

Name of the organization

DORCHESTER BAY ECON DEVELOPMENT CORP

Employer identification number

04-2681632

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate contributions to (during year)		
3 Aggregate grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?		<input type="checkbox"/> Yes <input type="checkbox"/> No

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).	<input type="checkbox"/> Preservation of land for public use (e.g., recreation or education) <input type="checkbox"/> Preservation of an historically important land area <input type="checkbox"/> Protection of natural habitat <input type="checkbox"/> Preservation of a certified historic structure <input type="checkbox"/> Preservation of open space										
2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.	<table border="1" style="float: right; margin-right: 10px;"> <thead> <tr> <th></th><th>Held at the End of the Tax Year</th></tr> </thead> <tbody> <tr> <td>2a</td><td></td></tr> <tr> <td>2b</td><td></td></tr> <tr> <td>2c</td><td></td></tr> <tr> <td>2d</td><td></td></tr> </tbody> </table>		Held at the End of the Tax Year	2a		2b		2c		2d	
	Held at the End of the Tax Year										
2a											
2b											
2c											
2d											
a Total number of conservation easements											
b Total acreage restricted by conservation easements											
c Number of conservation easements on a certified historic structure included in (a)											
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register											
3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ► _____											
4 Number of states where property subject to conservation easement is located ► _____											
5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?	<input type="checkbox"/> Yes <input type="checkbox"/> No										
6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ► _____											
7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ► \$ _____											
8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?	<input type="checkbox"/> Yes <input type="checkbox"/> No										
9 In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements											

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items.	
b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:	
(i) Revenues included in Form 990, Part VIII, line 1	► \$ _____
(ii) Assets included in Form 990, Part X	► \$ _____
2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:	
a Revenues included in Form 990, Part VIII, line 1	► \$ _____
b Assets included in Form 990, Part X	► \$ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

a <input type="checkbox"/> Public exhibition	d <input type="checkbox"/> Loan or exchange programs
b <input type="checkbox"/> Scholarly research	e <input type="checkbox"/> Other _____
c <input type="checkbox"/> Preservation for future generations	

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets

to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No

b If "Yes," explain the arrangement in Part XIV and complete the following table:

	Amount
1c	
1d	
1e	
1f	

2a Did the organization include an amount on Form 990, Part X, line 21? Yes No

b If "Yes," explain the arrangement in Part XIV.

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ► _____ %

b Permanent endowment ► _____ %

c Temporarily restricted endowment ► _____ %

The percentages in lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization

by:

(i) unrelated organizations

(ii) related organizations

b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIV the intended uses of the organization's endowment funds.

	Yes	No
3a(i)		
3a(ii)		
3b		

Part VI Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		324,735.		324,735.
b Buildings		13,930,944.	3,206,389.	10,724,555.
c Leasehold improvements				
d Equipment				
e Other	282,068.	272,571.		9,497.
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).)			►	11,058,787.

Part VII Investments - Other Securities. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
(I)		
Total. (Col (b) must equal Form 990, Part X, col (B) line 12.) ►		

Part VIII Investments - Program Related. See Form 990, Part X, line 13.

(a) Description of investment type	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) NOTES AND INTEREST		
(2) RECEIVABLE - RELATED		
(3) PARTIES	1,525,467.	COST
(4) NOTES AND INTEREST		
(5) RECEIVABLE	5,000.	COST
(6)		
(7)		
(8)		
(9)		
(10)		
Total. (Col (b) must equal Form 990, Part X, col (B) line 13.) ►	1,530,467.	

Part IX Other Assets. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) DUE FROM AFFILIATES	577,544.
(2) ESCROWS AND RESTRICTED DEPOSITS	49,357.
(3) PROJECTS UNDER DEVELOPMENT	3,998,387.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	

Total. (Column (b) must equal Form 990, Part X, col (B) line 15.) ►**4,625,288.****Part X Other Liabilities.** See Form 990, Part X, line 25.

(a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) DUE TO AFFILIATES	694,116.
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	
(11)	
Total. (Column (b) must equal Form 990, Part X, col (B) line 25.) ►	694,116.

FIN 48 (ASC 740) Footnote: In Part XIV, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under

2. FIN 48 (ASC 740)

132053

01-23-12

Part XI Reconciliation of Change in Net Assets from Form 990 to Audited Financial Statements

1 Total revenue (Form 990, Part VIII, column (A), line 12)	1
2 Total expenses (Form 990, Part IX, column (A), line 25)	2
3 Excess or (deficit) for the year. Subtract line 2 from line 1	3
4 Net unrealized gains (losses) on investments	4
5 Donated services and use of facilities	5
6 Investment expenses	6
7 Prior period adjustments	7
8 Other (Describe in Part XIV.)	8
9 Total adjustments (net). Add lines 4 through 8	9
10 Excess or (deficit) for the year per audited financial statements. Combine lines 3 and 9	10

Part XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1 Total revenue, gains, and other support per audited financial statements	1
2 Amounts included on line 1 but not on Form 990, Part VIII, line 12:	
a Net unrealized gains on investments	2a
b Donated services and use of facilities	2b
c Recoveries of prior year grants	2c
d Other (Describe in Part XIV.)	2d
e Add lines 2a through 2d	2e
3 Subtract line 2e from line 1	3
4 Amounts included on Form 990, Part VIII, line 12, but not on line 1:	
a Investment expenses not included on Form 990, Part VIII, line 7b	4a
b Other (Describe in Part XIV.)	4b
c Add lines 4a and 4b	4c
5 Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)	5

Part XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1 Total expenses and losses per audited financial statements	1
2 Amounts included on line 1 but not on Form 990, Part IX, line 25:	
a Donated services and use of facilities	2a
b Prior year adjustments	2b
c Other losses	2c
d Other (Describe in Part XIV.)	2d
e Add lines 2a through 2d	2e
3 Subtract line 2e from line 1	3
4 Amounts included on Form 990, Part IX, line 25, but not on line 1:	
a Investment expenses not included on Form 990, Part VIII, line 7b	4a
b Other (Describe in Part XIV.)	4b
c Add lines 4a and 4b	4c
5 Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)	5

Part XIV Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, line 8; Part XII, lines 2d and 4b; and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

PART IV, LINE 2B: DBEDC AND AFFILIATES MAINTAIN CASH ACCOUNTS AS A

FISCAL AGENT ON BEHALF OF SEVERAL NEIGHBORHOOD GROUPS. THEY ALSO HOLD

SECURITY DEPOSITS FOR TENANTS AT 65 BAY STREET AND THE PIERCE BUILDING, AS

WELL AS FUNDS AS ESCROW AGENT FOR BORROWERS OF ITS LOAN PROGRAMS.

PART X, LINE 2: DBEDC FOLLOWS THE ACCOUNTING FOR UNCERTAINTY IN INCOME

TAXES STANDARD, WHICH REQUIRES DBEDC TO REPORT UNCERTAIN TAX POSITIONS,

RELATED INTEREST AND PENALTIES, AND TO ADJUST UNRECOGNIZED TAX BENEFITS

Part XIV Supplemental Information (continued)

AND ACCRUED INTEREST AND PENALTIES ACCORDINGLY. AS OF DECEMBER 31, 2011, DBEDC DETERMINED THAT THERE ARE NO MATERIAL UNRECOGNIZED TAX BENEFITS TO REPORT. DBEDC DOES NOT EXPECT THAT THE AMOUNTS OF UNRECOGNIZED TAX BENEFITS WILL CHANGE SIGNIFICANTLY WITHIN THE NEXT TWELVE MONTHS. DBEDC FILES TAX RETURNS IN FEDERAL AND MASSACHUSETTS JURISDICTIONS. THOSE RETURNS ARE GENERALLY SUBJECT TO EXAMINATION FOR THREE YEARS FROM THE DATE FILED.

(a) Type of grant or assistance
 (b) Number of
 (c) Amount of
 (d) Amount of non-cash assistance
 (e) Method of valuation
 (f) Description of non-cash assistance

recipients	cash grant	(book, FMV, appraisal, other)
------------	------------	-------------------------------

卷之三

مکالمہ میں ایک ایسا مسئلہ ہے کہ اسے کیا کہا جائے۔

DORCHESTER BAY EDC ACTS AS THE LEAD AGENT FOR THE FAIRMOUNT COLLABORATIVE, WHICH IS A COLLABORATIVE OF FOUR COMMUNITY DEVELOPMENT CORPORATIONS (CDC'S) ALONG THE FAIRMOUNT COMMUTER RAIL CORRIDOR. THE FOUR CDC'S ARE RAISING FUNDS TOGETHER TO ACQUIRE SITES AND PROMOTE A TRANSIT ORIENTED DEVELOPMENT AGENDA WITH NEW AFFORDABLE HOUSING AND ECONOMIC DEVELOPMENT OPPORTUNITIES. THE CDC'S RAISE FUNDS TOGETHER AND DIVIDE THE FUNDS BASED ON GRANT AGREEMENTS. GRANTS RECEIVED BY DORCHESTER BAY EDC FOR THE COLLABORATIVE ARE PAID TO THE THREE OTHER CDC'S AND REPORTED AS GRANTS AND SIMILAR AMOUNTS PAID.

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.
► Attach to Form 990 or 990-EZ.

OMB No 1545-0047

2011

Open to Public
Inspection

Name of the organization

DORCHESTER BAY ECON DEVELOPMENT CORP

Employer identification number
04-2681632

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

DIVERSE COMMUNITY IN BOSTON'S DORCHESTER NEIGHBORHOODS. WORKING CLOSELY WITH NEIGHBORHOODS, RESIDENTS, BUSINESSES AND PARTNERS, WE ACCESS RESOURCES TO:

- DEVELOP AND PRESERVE HOME OWNERSHIP AND RENTAL HOUSING ACROSS INCOME LEVELS
- CREATE AND SUSTAIN ECONOMIC DEVELOPMENT OPPORTUNITIES FOR BUSINESSES AND INDIVIDUALS
- BUILD COMMUNITY THROUGH ORGANIZING, CIVIC ENGAGEMENTS, AND LEADERSHIP DEVELOPMENT

FORM 990, PART III, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

- DEVELOP AND PRESERVE AFFORDABLE HOME OWNERSHIP AND RENTAL HOUSING,
- CREATE AND SUSTAIN COMMERCIAL AND ECONOMIC DEVELOPMENT OPPORTUNITIES,
- AND
- BUILD COMMUNITY POWER THROUGH ORGANIZING AND LEADERSHIP DEVELOPMENT.

FORM 990, PART III, LINE 4D, OTHER PROGRAM SERVICES:

ASSET MANAGEMENT

FORM 990, PART VI, SECTION B, LINE 11: THE 990 WILL BE DISTRIBUTED TO THE GOVERNING BODY FOR REVIEW AND QUESTIONS.

FORM 990, PART VI, SECTION B, LINE 12C: THE BOARD OF DIRECTORS APPROVED A REVISED CONFLICT OF INTEREST POLICY AT THE JUNE, 2010 BOARD MEETING INCLUDING PROCEDURES TO MONITOR COMPLIANCE WITH THE POLICY.

Name of the organization

DORCHESTER BAY ECON DEVELOPMENT CORP

Employer identification number
04-2681632

FORM 990, PART VI, SECTION B, LINE 15: FORM 990, PART VI, SECTION B, LINE 15: THE BOARD IS CURRENTLY DEVELOPING A PERFORMANCE REVIEW PROCESS THAT WILL INCLUDE A PROCESS FOR DETERMINING COMPENSATION AND ENSURING CONTEMPORANEOUS SUBSTANTIATION OF THE DELIBERATION AND DECISION.

FORM 990, PART VI, SECTION C, LINE 19: THE ORGANIZATION MAKES ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST STATEMENTS AND FINANCIAL STATEMENTS AVAILABLE TO THE PUBLIC UPON REQUEST.

FORM 990, PART XI, LINE 5, CHANGES IN NET ASSETS:

WRITE-OFF OF INVESTMENTS IN AFFILIATES -300,995.

SCHEDULE R
(Form 990)
 Department of the Treasury
 Internal Revenue Service

Related Organizations and Unrelated Partnerships

► Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36, or 37.
 ► Attach to Form 990.
 ► See separate instructions.

Name of the organization	DORCHESTER BAY ECON DEVELOPMENT CORP				
Employer identification number 04-2681632					

Part I Identification of Disregarded Entities (Complete if the organization answered "Yes" to Form 990, Part IV, line 33)

(a) Name, address, and EIN of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
DB 555 DUDLEY STREET, LLC - 26-0558856					
594 COLUMBIA ROAD DORCHESTER, MA 02125	MIXED USE HOUSING PROJECT	MASSACHUSETTS	308,274.	2,689,407.	DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION
65 BAY STREET, LLC - 04-1562858					
594 COLUMBIA ROAD DORCHESTER, MA 02125	COMMERCIAL REAL ESTATE	MASSACHUSETTS	1,586,111.	10,067,156.	DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION
DB NEIGHBORHOOD HOMES, LLC 594 COLUMBIA ROAD DORCHESTER, MA 02125	LOW-INCOME HOUSING DEVELOPMENT	MASSACHUSETTS	67,813.	2,486,692.	DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Part II Identification of Related Tax-Exempt Organizations (Complete if the organization answered "Yes" to Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 2(b)(3) controlled entity?
DORCHESTER BAY NEIGHBORHOOD LOAN FUND, INC. - 04-3473587, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	LENDING SERVICES FOR LOW-INCOME PROJECTS	MASSACHUSETTS	501(C)(3)	7	DORCHESTER BAY ECONOMIC DEVELOPMENT	X
DB HOUSING, INC. - 22-302334	LOW-INCOME HOUSING DEVELOPMENT	MASSACHUSETTS	501(C)(3)	7	DORCHESTER BAY ECONOMIC DEVELOPMENT	X
594 COLUMBIA ROAD DORCHESTER, MA 02125						

Schedule R (Form 990) 2011

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

132-161
01-23-12 LHA
SEE PART VII FOR CONTINUATIONS

Schedule R (Form 990) 2011 DORCHESTER BAY ECON DEVELOPMENT CORP

04-2681632 Page 2

Part III Identification of Related Organizations Taxable as a Partnership (Complete if the organization answered "Yes" to Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.)

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Name, address, and EIN of related organization	Primary activity	Legal domicile (state or foreign country)	Direct controlling entity	Predominant income (related, unrelated, excluded from tax under sections 512-514)	Share of total income	Share of end-of-year assets	Disproportionate allocations? Yes No	Code V-UBI amount in box K-1 (Form 1065) Yes No	General or managing partner? Yes No	
BOWDOIN GENEVA III, LLC - 14-1909192, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DB HOUSING, INC.	RELATED	0.	0.	X	N/A	X	
DUDLEY VILLAGE NORTH COMMERCIAL, LLC - 20-52229416, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	COMMERCIAL REAL ESTATE	MA	N/A	RELATED	77,916.	879,743.	X	N/A	X	
PIERCE PROPERTIES LIMITED PARTNERSHIP - 04-2816598, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	MIXED PROPERTY	MA	DORCHESTER BAY ECONOMIC DEVELOPMENT CORP	RELATED	11,972.	837,602.	X	N/A	X	
GLENDALE ASSOCIATES LIMITED PARTNERSHIP, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	GLENDALE PROPERTIES, INC.	RELATED	0.	0.	X	N/A	X	

Part IV Identification of Related Organizations Taxable as a Corporation or Trust (Complete if the organization answered "Yes" to Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.)

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Name, address, and EIN of related organization	Primary activity	Legal domicile (state or foreign country)	Direct controlling entity	Type of entity (C corp, S corp, or trust)	Share of total income	Share of end-of-year assets	Percentage ownership
GLENDALE PROPERTIES, INC. - 04-2960667 594 COLUMBIA ROAD	PROJECT DEVELOPMENT	MA	DORCHESTER BAY ED C	C CORP	504.	15,690.	100.00%
DORCHESTER, MA 02125							
DBC B HOUSING, INC. - 04-3154374 594 COLUMBIA ROAD	PROJECT DEVELOPMENT	MA	DORCHESTER BAY ED C	C CORP	3,030.	106,155.	100.00%
DORCHESTER, MA 02125							
DB UPHAMS, INC. - 04-3293805 594 COLUMBIA ROAD	PROJECT DEVELOPMENT	MA	DORCHESTER BAY ED C	C CORP	27.	0.	79.00%
DORCHESTER, MA 02125							
CEYLON FIELD, INC. - 04-3334774 594 COLUMBIA ROAD	PROJECT DEVELOPMENT	MA	DORCHESTER BAY ED C	C CORP	0.	143,826.	79.00%
DORCHESTER, MA 02125							
WILDER GARDENS, INC. - 04-3398787 594 COLUMBIA ROAD	PROJECT DEVELOPMENT	MA	DORCHESTER BAY ED C	C CORP	13.	234,572.	79.00%
DORCHESTER, MA 02125							

SEE PART VII FOR CONTINUATIONS

Schedule R (Form 990) 2011

132162 01-23-12

Part III Continuation of Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportion- ate allocations?	(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or Percentage partner?	(k) Yes No
CEYLON FIELD, LP 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	CEYLON FIELD, INC.	RELATED	0.	0.	X	N/A	X	
WILDER GARDENS, LP 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	WILDER GARDENS, INC.	RELATED	0.	0.	X	N/A	X	
DB UPHAMS, LP 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DB UPHAMS, INC.	RELATED	0.	0.	X	N/A	X	
150 MAGNOLIA, LLC 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	150 MAGNOLIA CORP.	RELATED	0.	0.	X	N/A	X	
DUDLEY TERRACE, LP 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DUDLEY TERRACE, INC.	RELATED	0.	0.	X	N/A	X	
BRUNSWICK HOLBORN, LP 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	BRUNSWICK HOLBORN HOUSING, INC.	RELATED	0.	0.	X	N/A	X	
COLUMBIA WOOD, LP 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	COLUMBIA WOOD HOUSING, INC.	RELATED	0.	0.	X	N/A	X	
COTTAGE BROOK HOUSING, LP 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DBC B HOUSING, INC.	RELATED	0.	0.	X	N/A	X	
DUDLEY VILLAGE NORTH, LP 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DV NORTH HOUSING, INC.	RELATED	459, 598.	6,113, 369.	X	N/A	X	99.00%

Part III Continuation of Identification of Related Organizations Taxable as a Partnership

Part IV Continuation of Identification of Related Organizations Taxable as a Corporation or Trust

Part V Transactions With Related Organizations (Complete if the organization answered "Yes" to Form 990, Part IV, line 34, 35, 35a, or 36.)**Note.** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

- a Receipt of (i) interest, (ii) annuities, (iii) royalties or (iv) rent from a controlled entity
- b Gift, grant, or capital contribution to related organization(s)
- c Gift, grant, or capital contribution from related organization(s)
- d Loans or loan guarantees to or for related organization(s)
- e Loans or loan guarantees by related organization(s)
- f Sale of assets to related organization(s)
- g Purchase of assets from related organization(s)
- h Exchange of assets with related organization(s)
- i Lease of facilities, equipment, or other assets to related organization(s)
- j Lease of facilities, equipment, or other assets from related organization(s)
- k Performance of services or membership or fundraising solicitations for related organization(s)
- l Performance of services or membership or fundraising solicitations by related organization(s)
- m Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)
- n Sharing of paid employees with related organization(s)
- o Reimbursement paid to related organization(s) for expenses
- p Reimbursement paid by related organization(s) for expenses
- q Other transfer of cash or property to related organization(s)
- r Other transfer of cash or property from related organization(s)

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

(a) Name of other organization	(b) Transaction type (a-r)	(c) Amount involved	(d) Method of determining amount involved
(1) BRUNSWICK HOLBORN, LP	D	192,528 . FAIR VALUE	
(2) COLUMBIA WOOD, LP	D	578,917 . FAIR VALUE	
(3) GLENDALE ASSOCIATES, LP	K	65,942 . FAIR VALUE	
(4) DUDLEY VILLAGE NORTH LLC	D	456,893 . FAIR VALUE	
(5) DB NEIGHBORHOOD HOMES, LLC	K	382,269 . FAIR VALUE	
(6) QUINCY HEIGHTS LP	K	107,538 . FAIR VALUE	

Part V Continuation of Transactions With Related Organizations (Schedule R (Form 990), Part V, line 2)

(a) Name of other organization	(b) Transaction type (a-f)	(c) Amount involved	(d) Method of determining amount involved
(7)DB 555 DUDLEY STREET, LLC	K	97,670	FAIR VALUE
(8)CEYLON FIELD LP	K	85,002	FAIR VALUE
(9)BOWDOIN GENEVA III, LLC	K	18,773	FAIR VALUE
(10)DORCHESTER BAY NEIGHBORHOOD LOAN FUND	K	177,936	FAIR VALUE
(11)DORCHESTER BAY NEIGHBORHOOD LOAN FUND	D	135,874	FAIR VALUE
(12)			
(13)			
(14)			
(15)			
(16)			
(17)			
(18)			
(19)			
(20)			
(21)			
(22)			
(23)			
(24)			

Part VI **Unrelated Organizations Taxable as a Partnership (Complete if the organization answered "Yes" to Form 990, Part IV, line 37)**

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue)
that was not a related organization. See instructions regarding exclusion for certain investment partnerships

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions).

PART II, IDENTIFICATION OF RELATED TAX-EXEMPT ORGANIZATIONS:

NAME OF RELATED ORGANIZATION:

DORCHESTER BAY NEIGHBORHOOD LOAN FUND, INC.

DIRECT CONTROLLING ENTITY: DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

NAME OF RELATED ORGANIZATION:

DB HOUSING, INC.

DIRECT CONTROLLING ENTITY: DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

PART III, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS PARTNERSHIP:

NAME OF RELATED ORGANIZATION:

PIERCE PROPERTIES LIMITED PARTNERSHIP

DIRECT CONTROLLING ENTITY: DORCHESTER BAY ECONOMIC DEVELOPMENT CORP

NAME OF RELATED ORGANIZATION:

MATTAPAN HOUSING STABILIZATION INITIATIVE, LLC

DIRECT CONTROLLING ENTITY: DORCHESTER BAY ECONOMIC DEVELOPMENT CORP