

Form **990**

Return of Organization Exempt From Income Tax
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

OMB No. 1545-0047

2017

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

▶ Do not enter social security numbers on this form as it may be made public.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

A For the 2017 calendar year, or tax year beginning and ending

B Check if applicable:
 Address change
 Name change
 Initial return
 Final return/terminated
 Amended return
 Application pending

C Name of organization
DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION
 Doing business as
 Number and street (or P.O. box if mail is not delivered to street address) Room/suite
594 COLUMBIA ROAD
 City or town, state or province, country, and ZIP or foreign postal code
DORCHESTER, MA 02125

D Employer identification number
04-2681632

E Telephone number
617-825-4200

G Gross receipts \$ **5,407,620.**

H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
 If "No," attach a list. (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status: 501(c)(3) 501(c) () (insert no.) 4947(a)(1) or 527

J Website: ▶ **WWW.DBEDC.ORG**

K Form of organization: Corporation Trust Association Other ▶

L Year of formation: **1979** **M State of legal domicile:** **MA**

Part I Summary		Prior Year	Current Year
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	16
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	16
	5 Total number of individuals employed in calendar year 2017 (Part V, line 2a)	5	29
	6 Total number of volunteers (estimate if necessary)	6	0
	7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	-76,590.
7b Net unrelated business taxable income from Form 990-T, line 34	7b	-76,590.	
Revenue	8 Contributions and grants (Part VIII, line 1h)	1,098,347.	964,520.
	9 Program service revenue (Part VIII, line 2g)	4,159,309.	4,215,572.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	454.	1,485.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	-197,995.	-218,608.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	5,060,115.	4,962,969.
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	323,316.	239,667.
	14 Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	2,138,599.	1,734,623.
	16a Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
	b Total fundraising expenses (Part IX, column (D), line 25) ▶ 291,583.		
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	2,999,811.	2,735,171.
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	5,461,726.	4,709,461.
19 Revenue less expenses. Subtract line 18 from line 12	-401,611.	253,508.	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year 19,326,655.	End of Year 20,792,430.
	21 Total liabilities (Part X, line 26)	14,185,737.	15,287,815.
	22 Net assets or fund balances. Subtract line 21 from line 20	5,140,918.	5,504,615.

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: **CHARLES A. MCVEA III, DIRECTOR OF FINANCE AND ADMIN**
 Date: _____
 Type or print name and title

Paid Preparer Use Only
 Print/Type preparer's name: **DAVID J, KELLEHER, CPA**
 Preparer's signature: **DAVID J, KELLEHER, CP**
 Date: **11/14/18**
 Check if self-employed PTIN: **P01059560**
 Firm's name: **ALEXANDER, ARONSON, FINNING & CO., P.C.**
 Firm's EIN: **04-2571780**
 Firm's address: **50 WASHINGTON STREET WESTBOROUGH, MA 01581**
 Phone no.: **508-366-9100**

May the IRS discuss this return with the preparer shown above? (see instructions) Yes No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line 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 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 [X] No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [] Yes [X] No

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 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 \$ 739,172. including grants of \$) (Revenue \$ 419,638.)

COMMUNITY SERVICES:

OUR COMMUNITY SERVICES INCLUDE TENANT ORGANIZING WHICH BRINGS TOGETHER ACTIVE TENANTS TO PROMOTE LEADERSHIP AND TACKLE CRITICAL ISSUES. WITHIN OUR ORGANIZING EFFORTS, PROGRAMS ENGAGE YOUTH IN EDUCATION, RECREATION, ORGANIZING, LEADERSHIP, AND COMMUNITY SERVICES. "YOUTH FORCE" ORGANIZING TRAINING AND LEADERSHIP DEVELOPMENT, IS RECOGNIZED AS ONE OF THE STRONGEST YOUTH ORGANIZING PROGRAMS IN THE STATE. OUR REENTRY PROGRAM IS THE FIRST CDC-BASED RE-ENTRY PROGRAM IN NEW ENGLAND FOR EX-OFFENDERS RETURNING TO THEIR COMMUNITY. USING OUR ORGANIZING EXPERTISE, WE HAVE PULLED TOGETHER THE A.G.'S OFFICE, POLICE, CORRECTIONS, AND OTHER NON-PROFIT SERVICE PARTNERS IN THIS IMPORTANT COLLABORATIVE. OUR COMPUTER TRAINING PROGRAMS HAVE HELPED TRAIN ADULTS

4b (Code:) (Expenses \$ 2,354,077. including grants of \$ 239,667.) (Revenue \$ 2,521,383.)

PROJECT DEVELOPMENT:

PROJECT DEVELOPMENT ACQUIRES CONSTRUCTS AND REDEVELOPS REAL ESTATE IN OUR SERVICE AREA WITH THE GOAL OF REDUCING BLIGHT, IMPROVING THE NEIGHBORHOOD, CREATING AND PRESERVING AFFORDABLE HOUSING, AS WELL AS COMMERCIAL SPACE THAT PROVIDES JOBS, SERVICES AND PLACES FOR BUSINESSES TO GROW AND THRIVE. IN 2014, WE COMPLETED CONSTRUCTION ON TWO BIG PROJECTS: QUINCY HEIGHTS (129 UNITS OF AFFORDABLE HOUSING) AND THE BORNSTEIN AND PEARL FOOD PRODUCTION CENTER (36,000 SQUARE FEET OF COMMERCIAL SPACE). IN 2017, WE COMPLETED CONSTRUCTION ON COTTAGE BROOK APARTMENTS (147 UNITS OF AFFORDABLE HOUSING). THE PROJECTS WERE ON TIME, ON BUDGET, AND ON MISSION.

4c (Code:) (Expenses \$ 170,576. including grants of \$) (Revenue \$ 1,714.)

LOAN PROGRAMS:

LOAN PROGRAMS PROVIDE ONE-ON-ONE PRE-LOAN AND POST-LOAN TECHNICAL ASSISTANCE TO SMALL BUSINESS ENTREPRENEURS AND BORROWERS. THE BUSINESS LOAN FUND OFFERS DIRECT LOANS FROM \$500 TO \$250,000 (BOTH DB CAPITAL AND SBA LOANS). DBEDC IS THE ONLY BOSTON AREA CDC TO MAKE DIRECT LOANS TO SMALL BUSINESSES. DBEDC'S TWO-PRONGED STRATEGIES OF DEVELOPING COMMERCIAL REAL ESTATE AND LENDING TO BUSINESSES REINFORCE EACH OTHER BY CREATING PHYSICAL SPACES FOR BUSINESS AND ALSO STRENGTHENING INTERNAL BUSINESS CAPACITY. COMMERCIAL REVITALIZATION IS GIVING NEW LIFE TO THE COMMERCIAL DISTRICTS IN OUR AREA. WE HAVE COMPLETED LOANS TO A WIDE ARRAY OF DIFFERENT TYPES OF BUSINESSES.

4d Other program services (Describe in Schedule O.) (Expenses \$ 340,612. including grants of \$) (Revenue \$ 1,134,097.)

4e Total program service expenses 3,604,437.

**DORCHESTER BAY ECONOMIC DEVELOPMENT
CORPORATION**

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ?	X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
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? <i>If "Yes," complete Schedule C, Part II</i>		X
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? <i>If "Yes," complete Schedule C, Part III</i>		X
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? <i>If "Yes," complete Schedule D, Part I</i>		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	X	
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
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? <i>If "Yes," complete Schedule D, Part VI</i>	X	
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? <i>If "Yes," complete Schedule D, Part VII</i>		X
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? <i>If "Yes," complete Schedule D, Part VIII</i>	X	
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? <i>If "Yes," complete Schedule D, Part IX</i>	X	
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	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)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		X
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
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? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
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? <i>If "Yes," complete Schedule G, Part I</i>		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	X	
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X

**DORCHESTER BAY ECONOMIC DEVELOPMENT
CORPORATION**

Part IV Checklist of Required Schedules *(continued)*

	Yes	No
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	X	
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	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? <i>If "Yes," complete Schedule J</i>	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? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
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?		
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		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? <i>If "Yes," complete Schedule L, Part I</i>		X
26 Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II</i>		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? <i>If "Yes," complete Schedule L, Part III</i>		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? <i>If "Yes," complete Schedule L, Part IV</i>		X
b A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>		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? <i>If "Yes," complete Schedule L, Part IV</i>		X
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>		X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>		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? <i>If "Yes," complete Schedule R, Part I</i>	X	
34 Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	X	
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	X	
b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		X
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>		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? <i>If "Yes," complete Schedule R, Part VI</i>		X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19?		
Note. All Form 990 filers are required to complete Schedule O	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

		Yes	No
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		
1c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	
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		
2b	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)	X	
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?	X	
3b	If "Yes," has it filed a Form 990-T for this year? If "No," to line 3b, provide an explanation in Schedule O	X	
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)?		X
4b	If "Yes," enter the name of the foreign country: See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
5b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
5c	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 as charitable contributions?		X
6b	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).		
7a	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?		X
7b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
7c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
7d	If "Yes," indicate the number of Forms 8282 filed during the year		
7e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		
7f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		
7g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		
7h	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. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		
9	Sponsoring organizations maintaining donor advised funds.		
9a	Did the sponsoring organization make any taxable distributions under section 4966?		
9b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
10	Section 501(c)(7) organizations. Enter:		
10a	Initiation fees and capital contributions included on Part VIII, line 12		
10b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
11	Section 501(c)(12) organizations. Enter:		
11a	Gross income from members or shareholders		
11b	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?		
12b	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.		
13a	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.		
13b	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		
13c	Enter the amount of reserves on hand		
14a	Did the organization receive any payments for indoor tanning services during the tax year?		X
14b	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 or note to any line 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 16		
b	Enter the number of voting members included in line 1a, above, who are independent		
	1b 16		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, or trustees, or key employees to a management company or other person?	X	
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		X
6	Did the organization have members or stockholders?		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?		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?		X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	X	
b	Each committee with authority to act on behalf of the governing body?	X	
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		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?		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?		
10b			
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	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	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	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	X	
12c		X	
13	Did the organization have a written whistleblower policy?	X	
14	Did the organization have a written document retention and destruction policy?	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	X	
b	Other officers or key employees of the organization	X	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).		
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?		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			

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.
 Own website Another's website Upon request Other (explain in Schedule O)
- 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, address, and telephone number of the person who possesses the organization's books and records: **THE ORGANIZATION - 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 or note to any line 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 (list any hours for related organizations below line)	(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	Former			
(1) ELRETTE MARION BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(2) DARYL WRIGHT BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(3) MARY WALKER BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(4) MARIA ANDRADE BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(5) EILEEN KENNER BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(6) ROSALYN JOHNSON BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(7) CHRISTINE GREEN BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(8) PAUL BLACK TREASURER	0.50 0.80	X		X				0.	0.	0.
(9) AYOKA DRAKE BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(10) KEITH GREENAWAY BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(11) K. BETH O'DONNELL BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(12) EVELYN DARLING BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(13) PHIL HILLMAN PRESIDENT	0.50 0.80	X		X				0.	0.	0.
(14) LEIGHTON RICHARDSON VICE PRESIDENT	0.50 0.80	X		X				0.	0.	0.
(15) MAX SHAPIRO BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(16) BRIAN WELCH BOARD MEMBER	0.50 0.80	X						0.	0.	0.
(17) DEREK MCCLEARY BOARD MEMBER	0.50 0.80	X						0.	0.	0.

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(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	Former			
(18) CHARLES MCVEA DIRECTOR OF FINANCE	12.50 25.00			X				128,440.	0.	21,943.
(19) PERRY NEWMAN CHIEF EXECUTIVE OFFICER	12.50 25.00			X				178,295.	0.	41,687.
(20) ANDREW WAXMAN DIRECTOR OF REAL ESTATE	12.50 25.00					X		111,847.	0.	40,109.
(21) VINCENT PINA DIRECTOR OF HUMAN RESOURCES	12.50 25.00					X		101,380.	0.	32,139.
(22) JAMES MCSHERRY DIRECTOR OF ECONOMIC DEVELOPMENT	12.50 25.00					X		104,321.	0.	21,591.
1b Sub-total								624,283.	0.	157,469.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								624,283.	0.	157,469.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **5**

	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		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	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		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) Name and business address	(B) Description of services	(C) Compensation
ALEXANDER, ARONSON, FINNING AND CO., P.C 50 WASHINGTON STREET, WESTBOROUGH, MA 01581 CODMAN SQUARE NDC	AUDIT AND ACCOUNTING	132,835.
587 WASHINGTON STREET, DORCHESTER, MA 02124	AFFORDABLE HOUSING PLANNING	118,493.

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **2**

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a Federated campaigns	1a 42,647.				
	b Membership dues	1b				
	c Fundraising events	1c 243,000.				
	d Related organizations	1d 132,859.				
	e Government grants (contributions)	1e 68,606.				
	f All other contributions, gifts, grants, and similar amounts not included above	1f 477,408.				
	g Noncash contributions included in lines 1a-1f: \$					
	h Total. Add lines 1a-1f		964,520.			
	Program Service Revenue	2 a RESIDENT SERVICE FEES	Business Code 531390	1,512,364.	1,512,364.	
b PROJECT FEES		531390	1,330,625.	1,330,625.		
c RENTAL INCOME		531390	983,177.	983,177.		
d INTEREST INCOME ON NOTES RECEIVAB		531390	269,803.	269,803.		
e RECOVERY OF NOTES RECEIVABLE		531390	119,603.	119,603.		
f All other program service revenue						
g Total. Add lines 2a-2f			4,215,572.			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		1,485.		1,485.	
	4 Income from investment of tax-exempt bond proceeds					
	5 Royalties					
	6 a Gross rents	(i) Real	199,000.			
		(ii) Personal				
		b Less: rental expenses	414,330.			
		c Rental income or (loss)	-215,330.			
	d Net rental income or (loss)		-215,330.	-138,740.	-76,590.	
	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 \$ 243,000. of contributions reported on line 1c). See Part IV, line 18	a	27,043.				
	b Less: direct expenses	30,321.				
	c Net income or (loss) from fundraising events		-3,278.		-3,278.	
9 a Gross income from gaming activities. See Part IV, line 19	a					
	b Less: direct expenses					
	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					
	c Net income or (loss) from sales of inventory					
Miscellaneous Revenue		Business Code				
11 a						
	b					
	c					
	d All other revenue					
	e Total. Add lines 11a-11d					
12 Total revenue. See instructions.		4,962,969.	4,076,832.	-76,590.	-1,793.	

**DORCHESTER BAY ECONOMIC DEVELOPMENT
CORPORATION**

Form 990 (2017)

04-2681632 Page **10**

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).

Check if Schedule O contains a response or note to any line in this Part IX X

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	166,687.	166,687.		
2 Grants and other assistance to domestic individuals. See Part IV, line 22	72,980.	72,980.		
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	379,255.	84,105.	272,418.	22,732.
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	1,052,024.	700,406.	178,725.	172,893.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	83,606.	56,198.	18,397.	9,011.
9 Other employee benefits	119,564.	78,347.	22,829.	18,388.
10 Payroll taxes	100,174.	35,944.	49,645.	14,585.
11 Fees for services (non-employees):				
a Management				
b Legal	24,375.	15,660.	8,715.	
c Accounting	132,835.	106,412.	26,423.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch O.)	578,125.	355,331.	222,794.	
12 Advertising and promotion				
13 Office expenses	254,260.	101,626.	131,218.	21,416.
14 Information technology				
15 Royalties				
16 Occupancy	1,485,542.	1,401,112.	77,783.	6,647.
17 Travel	1,063.	581.	482.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	14,534.		14,534.	
21 Payments to affiliates	314,271.	314,271.		
22 Depreciation, depletion, and amortization	38,382.	20,261.	18,121.	
23 Insurance				
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 MISCELLANEOUS	106,980.	28,174.	52,895.	25,911.
b BAD DEBT	66,342.	66,342.		
c G&A ALLOCATION	-281,538.		-281,538.	
d				
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	4,709,461.	3,604,437.	813,441.	291,583.
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)

**DORCHESTER BAY ECONOMIC DEVELOPMENT
CORPORATION**

Form 990 (2017)

04-2681632 Page 11

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year	
Assets	1 Cash - non-interest-bearing	1,668,509.	1	1,395,909.	
	2 Savings and temporary cash investments	71,058.	2	71,131.	
	3 Pledges and grants receivable, net	116,853.	3	0.	
	4 Accounts receivable, net	145,468.	4	143,678.	
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L			5	
	6 Loans and other 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 instr). Complete Part II of Sch L			6	
	7 Notes and loans receivable, net			7	
	8 Inventories for sale or use			8	
	9 Prepaid expenses and deferred charges	29,637.		9	29,916.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	6,165,081.			
	b Less: accumulated depreciation	1,306,505.			
	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	10,090,298.		13	10,103,493.
	14 Intangible assets			14	
	15 Other assets. See Part IV, line 11	2,271,255.		15	4,189,727.
16 Total assets. Add lines 1 through 15 (must equal line 34)	19,326,655.		16	20,792,430.	
Liabilities	17 Accounts payable and accrued expenses	951,200.		17	988,983.
	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	17,196.		21	17,226.
	22 Loans and other 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	12,273,627.		23	13,269,928.
	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	943,714.		25	1,011,678.
	26 Total liabilities. Add lines 17 through 25	14,185,737.		26	15,287,815.
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.				
	27 Unrestricted net assets	4,864,379.		27	5,297,484.
	28 Temporarily restricted net assets	276,539.		28	207,131.
	29 Permanently restricted net assets			29	
	Organizations that do not follow SFAS 117 (ASC 958), 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	5,140,918.		33	5,504,615.	
34 Total liabilities and net assets/fund balances	19,326,655.		34	20,792,430.	

Form 990 (2017)

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	4,962,969.
2	Total expenses (must equal Part IX, column (A), line 25)	2	4,709,461.
3	Revenue less expenses. Subtract line 2 from line 1	3	253,508.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	5,140,918.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	110,189.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	5,504,615.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line 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?		X
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:			
<input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis			
2b	Were the organization's financial statements audited by an independent accountant?	X	
If "Yes," check a box below to indicate whether the financial statements for the year were audited 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			
2c	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?	X	
If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.			
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?	X	
3b	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	X	

DORCHESTER BAY ECONOMIC DEVELOPMENT

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) 2013	(b) 2014	(c) 2015	(d) 2016	(e) 2017	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	5,742,880.	1,351,589.	1,390,092.	1,098,347.	964,520.	10,547,428.
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	5,742,880.	1,351,589.	1,390,092.	1,098,347.	964,520.	10,547,428.
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)						263,919.
6 Public support. Subtract line 5 from line 4.						10,283,509.

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2013	(b) 2014	(c) 2015	(d) 2016	(e) 2017	(f) Total
7 Amounts from line 4	5,742,880.	1,351,589.	1,390,092.	1,098,347.	964,520.	10,547,428.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	425.	542.	410.	454.	1,485.	3,316.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						10,550,744.
12 Gross receipts from related activities, etc. (see instructions)					12	18,582,447.
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						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2017 (line 6, column (f) divided by line 11, column (f))	14	97.47 %
15 Public support percentage from 2016 Schedule A, Part II, line 14	15	97.18 %
16a 33 1/3% support test - 2017. 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 - 2016. 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 - 2017. 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 VI 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 - 2016. 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 VI 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 10 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) 2013	(b) 2014	(c) 2015	(d) 2016	(e) 2017	(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) 2013	(b) 2014	(c) 2015	(d) 2016	(e) 2017	(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 VI.)						
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 2017 (line 8, column (f) divided by line 13, column (f))	15	%
16 Public support percentage from 2016 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2017 (line 10c, column (f) divided by line 13, column (f))	17	%
18 Investment income percentage from 2016 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2017. 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 - 2016. 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

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
b Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
c Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer 10b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

Part IV Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b A family member of a person described in (a) above?		
c A 35% controlled entity of a person described in (a) or (b) above? If "Yes" to a, b, or c, provide detail in Part VI.		
11a		
11b		
11c		

Section B. Type I Supporting Organizations

	Yes	No
1 Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.		
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.		
1		
2		

Section C. Type II Supporting Organizations

	Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).		
1		

Section D. All Type III Supporting Organizations

	Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).		
3 By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.		
1		
2		
3		

Section E. Type III Functionally Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).			
a <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.			
b <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.			
c <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).			
2 Activities Test. Answer (a) and (b) below.		Yes	No
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.			
b Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.			
3 Parent of Supported Organizations. Answer (a) and (b) below.			
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? Provide details in Part VI.			
b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? If "Yes," describe in Part VI the role played by the organization in this regard.			
2a			
2b			
3a			
3b			

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI.) **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions)	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

DORCHESTER BAY ECONOMIC DEVELOPMENT

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations *(continued)*

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI). See instructions.	
7 Total annual distributions. Add lines 1 through 6.	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions.	
9 Distributable amount for 2017 from Section C, line 6	
10 Line 8 amount divided by line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2017	(iii) Distributable Amount for 2017
1 Distributable amount for 2017 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2017 (reasonable cause required- explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2017			
a			
b From 2013			
c From 2014			
d From 2015			
e From 2016			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2017 distributable amount			
i Carryover from 2012 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
4 Distributions for 2017 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2017 distributable amount			
c Remainder. Subtract lines 4a and 4b from 4.			
5 Remaining underdistributions for years prior to 2017, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI . See instructions.			
6 Remaining underdistributions for 2017. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI . See instructions.			
7 Excess distributions carryover to 2018. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2013			
b Excess from 2014			
c Excess from 2015			
d Excess from 2016			
e Excess from 2017			

DORCHESTER BAY ECONOMIC DEVELOPMENT

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

COPY

SCHEDULE D (Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

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

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2017

Open to Public Inspection

Name of the organization DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Employer identification number 04-2681632

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

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include total number at end of year, aggregate values, and yes/no questions about donor property and grant fund usage.

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

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include purpose of easements, total number, acreage, and monitoring details.

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

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

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include reporting requirements for art and historical treasures.

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

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 Public exhibition
- b Scholarly research
- c Preservation for future generations
- d Loan or exchange programs
- e Other _____

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

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" on 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 XIII and complete the following table:

	Amount
c Beginning balance	1c
d Additions during the year	1d
e Distributions during the year	1e
f Ending balance	1f

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

Part V Endowment Funds. Complete if the organization answered "Yes" on 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 on 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:

	Yes	No
(i) unrelated organizations	3a(i)	
(ii) related organizations	3a(ii)	
b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?	3b	

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

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. 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		376,800.		376,800.
b Buildings		5,103,510.	757,827.	4,345,683.
c Leasehold improvements		213,997.	159,417.	54,580.
d Equipment		470,774.	389,261.	81,513.
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				4,858,576.

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. 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)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.) ▶		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) NOTES AND INTEREST		
(2) RECEIVABLE - RELATED		
(3) PARTIES	278,561.	COST
(4) NOTES AND INTEREST		
(5) RECEIVABLE	9,824,932.	COST
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.) ▶	10,103,493.	

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) DUE FROM AFFILIATES	2,488,186.
(2) ESCROWS AND RESTRICTED DEPOSITS	214,390.
(3) PROJECTS UNDER DEVELOPMENT	1,314,423.
(4) DEFERRED RENTAL REVENUE	172,728.
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	4,189,727.

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) DUE TO AFFILIATES	1,011,678.
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	1,011,678.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII

**DORCHESTER BAY ECONOMIC DEVELOPMENT
CORPORATION**

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1 Total revenue, gains, and other support per audited financial statements		1	5,042,837.
2 Amounts included on line 1 but not on Form 990, Part VIII, line 12:			
a Net unrealized gains (losses) on investments	2a		
b Donated services and use of facilities	2b		
c Recoveries of prior year grants	2c		
d Other (Describe in Part XIII.)	2d		
e Add lines 2a through 2d	2e		0.
3 Subtract line 2e from line 1		3	5,042,837.
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 XIII.)	4b		-79,868.
c Add lines 4a and 4b	4c		-79,868.
5 Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)		5	4,962,969.

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1 Total expenses and losses per audited financial statements		1	4,739,782.
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 XIII.)	2d		30,321.
e Add lines 2a through 2d	2e		30,321.
3 Subtract line 2e from line 1		3	4,709,461.
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 XIII.)	4b		
c Add lines 4a and 4b	4c		0.
5 Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)		5	4,709,461.

Part XIII Supplemental Information.

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, lines 2d and 4b; and Part XII, 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 THE PIERCE BUILDING, AS WELL AS FUNDS AS ESCROW AGENT FOR BORROWERS OF ITS LOAN PROGRAMS.

PART X, LINE 2:

DBEDC ACCOUNTS FOR UNCERTAINTY IN INCOME TAXES IN ACCORDANCE WITH ASC TOPIC, INCOME TAXES. THIS STANDARD CLARIFIES THE ACCOUNTING FOR UNCERTAINTY IN TAX POSITIONS AND PRESCRIBES A RECOGNITION THRESHOLD AND MEASUREMENT ATTRIBUTE FOR THE CONSOLIDATING FINANCIAL STATEMENTS REGARDING A TAX POSITION TAKEN OR EXPECTED TO BE TAKEN IN A TAX RETURN. DBEDC HAS

Part XIII Supplemental Information (continued)

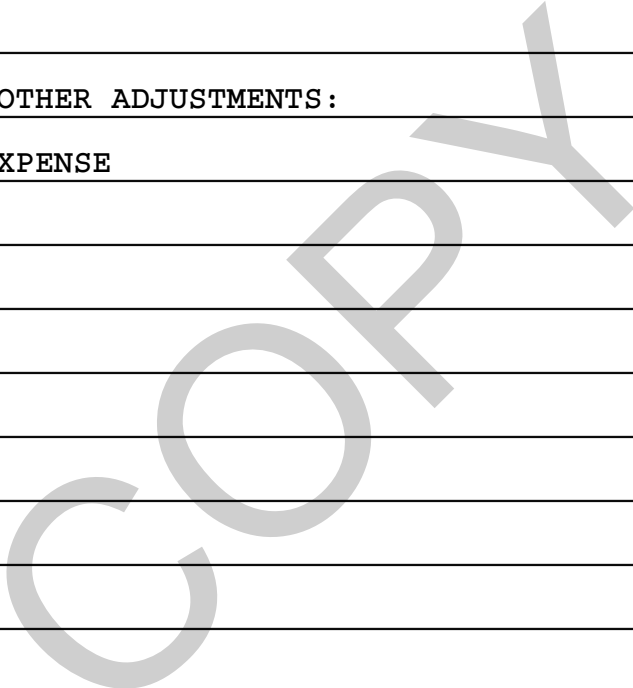
DETERMINED THAT THERE ARE NO UNCERTAIN TAX POSITIONS WHICH QUALIFY FOR EITHER RECOGNITION OR DISCLOSURE IN THE CONSOLIDATING FINANCIAL STATEMENTS AT DECEMBER 31, 2017.

PART XI, LINE 4B - OTHER ADJUSTMENTS:

PIERCE RENTAL INCOME	-110,189.
DIRECT FUNDRAISING EXPENSE	30,321.
TOTAL TO SCHEDULE D, PART XI, LINE 4B	-79,868.

PART XII, LINE 2D - OTHER ADJUSTMENTS:

DIRECT FUNDRAISING EXPENSE	30,321.
----------------------------	---------



SCHEDULE G
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities
Complete if the organization answered "Yes" on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

▶ Attach to Form 990 or Form 990-EZ.
▶ Go to www.irs.gov/Form990 for the latest instructions.

OMB No. 1545-0047

2017

Open to Public Inspection

Name of the organization **DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION**

Employer identification number
04-2681632

Part I Fundraising Activities. Complete if the organization answered "Yes" on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- a** Mail solicitations
- b** Internet and email solicitations
- c** Phone solicitations
- d** In-person solicitations
- e** Solicitation of non-government grants
- f** Solicitation of government grants
- g** Special fundraising events

2 a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? Yes No

b If "Yes," list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
Total						

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

DORCHESTER BAY ECONOMIC DEVELOPMENT

Part II Fundraising Events. Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events (add col. (a) through col. (c))
		ANNUAL EVENT (event type)	(event type)	NONE (total number)	
Revenue	1 Gross receipts	270,043.			270,043.
	2 Less: Contributions	243,000.			243,000.
	3 Gross income (line 1 minus line 2)	27,043.			27,043.
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs	2,267.			2,267.
	7 Food and beverages	15,088.			15,088.
	8 Entertainment	2,000.			2,000.
	9 Other direct expenses	10,966.			10,966.
	10 Direct expense summary. Add lines 4 through 9 in column (d)				30,321.
11 Net income summary. Subtract line 10 from line 3, column (d)				-3,278.	

Part III Gaming. Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
	7 Direct expense summary. Add lines 2 through 5 in column (d)				
	8 Net gaming income summary. Subtract line 7 from line 1, column (d)				

9 Enter the state(s) in which the organization conducts gaming activities: _____
a Is the organization licensed to conduct gaming activities in each of these states? Yes No
b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? Yes No
b If "Yes," explain: _____

DORCHESTER BAY ECONOMIC DEVELOPMENT

Schedule G (Form 990 or 990-EZ) 2017 **CORPORATION**

04-2681632 Page 3

- 11** Does the organization conduct gaming activities with nonmembers? Yes No
- 12** Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? Yes No
- 13** Indicate the percentage of gaming activity conducted in:
- | | | |
|--------------------------------------|------------|---|
| a The organization's facility | 13a | % |
| b An outside facility | 13b | % |
- 14** Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ▶ _____

Address ▶ _____

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? Yes No

- b** If "Yes," enter the amount of gaming revenue received by the organization ▶ \$ _____ and the amount of gaming revenue retained by the third party ▶ \$ _____
- c** If "Yes," enter name and address of the third party:

Name ▶ _____

Address ▶ _____

16 Gaming manager information:

Name ▶ _____

Gaming manager compensation ▶ \$ _____

Description of services provided ▶ _____

Director/officer Employee Independent contractor

17 Mandatory distributions:

- a** Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? Yes No
- b** Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ \$ _____

Part IV **Supplemental Information.** Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Part IV Supplemental Information (continued)

COPY

**SCHEDULE I
(Form 990)**

Department of the Treasury
Internal Revenue Service

**Grants and Other Assistance to Organizations,
Governments, and Individuals in the United States**

Complete if the organization answered "Yes" on Form 990, Part IV, line 21 or 22.

▶ Attach to Form 990.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2017

**Open to Public
Inspection**

Name of the organization **DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION** Employer identification number **04-2681632**

Part I General Information on Grants and Assistance

1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? **Yes** **No**

2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Part II can be duplicated if additional space is needed.

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of noncash assistance	(h) Purpose of grant or assistance
CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION - 587 WASHINGTON STREET - DORCHESTER, MA 02124	04-2752507	501(C)(3)	118,493.	0.			LOW INCOME HOUSING ASSISTANCE
SOUTHWEST BOSTON COMMUNITY DEVELOPMENT CORPORATION - 11 FAIRMOUNT AVE. SUITE #101 - HYDE PARK, MA 02136	04-3562853	501(C)(3)	48,194.	0.			LOW INCOME HOUSING ASSISTANCE

2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table ▶ _____

3 Enter total number of other organizations listed in the line 1 table ▶ _____

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

Schedule I (Form 990) (2017)

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22.
Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
LOW INCOME HOUSING ASSISTANCE	5	72,980.	0.		

Part IV Supplemental Information. Provide the information required in Part I, line 2; Part III, column (b); and any other additional information.

PART I, LINE 2

DORCHESTER BAY EDC ACTS AS THE LEAD AGENT FOR THE FAIRMOUNT COLLABORATIVE, WHICH IS A COLLABORATIVE OF THREE COMMUNITY DEVELOPMENT CORPORATIONS (CDC'S) ALONG THE FAIRMOUNT COMMUTER RAIL CORRIDOR. THE THREE 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 TWO OTHER

Part IV Supplemental Information

CDC'S AND OTHER INDIVIDUALS WORKING ON THE PROJECT AND REPORTED AS GRANTS AND SIMILAR AMOUNTS PAID.

COPY

**SCHEDULE J
(Form 990)**

Compensation Information

OMB No. 1545-0047

2017

Open to Public Inspection

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23.

▶ Attach to Form 990.

▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

Name of the organization **DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION** Employer identification number **04-2681632**

Part I Questions Regarding Compensation

- 1a** Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.
- | | |
|--|---|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (such as, maid, chauffeur, chef) |
- b** If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain
- 2** Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?
- 3** Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.
- | | |
|--|--|
| <input checked="" type="checkbox"/> Compensation committee | <input checked="" type="checkbox"/> Written employment contract |
| <input type="checkbox"/> Independent compensation consultant | <input type="checkbox"/> Compensation survey or study |
| <input type="checkbox"/> Form 990 of other organizations | <input type="checkbox"/> Approval by the board or compensation committee |
- 4** During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:
- a** Receive a severance payment or change-of-control payment?
- b** Participate in, or receive payment from, a supplemental nonqualified retirement plan?
- c** Participate in, or receive payment from, an equity-based compensation arrangement?
- If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.
- Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.**
- 5** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:
- a** The organization?
- b** Any related organization?
- If "Yes" on line 5a or 5b, describe in Part III.
- 6** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:
- a** The organization?
- b** Any related organization?
- If "Yes" on line 6a or 6b, describe in Part III.
- 7** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III
- 8** Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III
- 9** If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

	Yes	No
1b		
2		
4a		X
4b		X
4c		X
5a		X
5b		X
6a		X
6b		X
7		X
8		X
9		

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

Schedule J (Form 990) 2017

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

04-2681632

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

Note: The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) CHARLES MCVEA DIRECTOR OF FINANCE	(i)	128,440.	0.	0.	0.	21,943.	150,383.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(2) PERRY NEWMAN CHIEF EXECUTIVE OFFICER	(i)	178,295.	0.	0.	0.	41,687.	219,982.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
(3) ANDREW WAXMAN DIRECTOR OF REAL ESTATE	(i)	111,847.	0.	0.	0.	40,109.	151,956.	0.
	(ii)	0.	0.	0.	0.	0.	0.	0.
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

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.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2017

Open to Public
Inspection

Name of the organization

DORCHESTER BAY ECONOMIC DEVELOPMENT
CORPORATION

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 4A, PROGRAM SERVICE ACCOMPLISHMENTS:

AND YOUTHS IN COMPUTER SKILLS. BY PLACING RESIDENTS IN JOBS CREATED BY
OUR EFFORTS, AND HELPING BUILD SKILLS FOR EMPLOYMENT, OUR EFFORTS
INCREASE WEALTH AND OPPORTUNITIES.

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

ASSET MANAGEMENT:

ASSET MANAGEMENT FOCUSES ON THE LONG TERM STEWARDSHIP OF THE DBEDC
PROPERTIES BY SEEKING OUT PHYSICAL, SOCIAL, FINANCIAL, ENVIRONMENTAL

Name of the organization	DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION	Employer identification number	04-2681632
--------------------------	---	--------------------------------	------------

AND POLICY OPPORTUNITIES THAT WOULD MAXIMIZE THE VALUE OF THE PORTFOLIO AS WELL AS IMPROVE THE LIVES OF THE RESIDENTS IN THE PROPERTIES. AT LEAST 1.1 MILLION DOLLARS WAS SPENT IN CAPITAL IMPROVEMENTS IN THE PORTFOLIO TO MAKE SURE THE PROPERTIES REMAIN IN GOOD PHYSICAL SHAPE. 100% OF THE PROPERTIES ARE BEING TRACKED ON ENERGY EFFICIENCY SOFTWARE AND ON AVERAGE THE PORTFOLIO HAD A 99% OCCUPANCY RATE. ALL PROPERTIES MET THE DEBT SERVICE REQUIREMENTS. EXPENSES \$ 340,612. INCLUDING GRANTS OF \$ 0. REVENUE \$ 1,134,097.

FORM 990, PART VI, SECTION A, LINE 3:

ONLY 555 DUDLEY IS MANAGED BY A PROPERTY MANAGEMENT COMPANY. THE PROPERTY MANAGEMENT COMPANY PROVIDES DAY TO DAY MANAGEMENT OF 555 DUDLEY AND PROVIDES PROPERTY MAINTENANCE AS WELL. THE TOTAL EXPENSES OF 555 DUDLEY REPRESENT APPROXIMATELY 10% OF THE TOTAL EXPENSES OF DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION.

FORM 990, PART VI, SECTION B, LINE 11B:

THE 990 IS 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. EMPLOYEES AND BOARD MEMBERS ARE REQUIRED ON AN ANNUAL BASIS TO REVIEW THE CONFLICT OF INTEREST POLICY. AFTER THEIR REVIEW, THE EMPLOYEES AND BOARD MEMBERS ARE REQUIRED TO SIGN A FORM THAT NOT ONLY ASSERTS THEY HAVE READ AND UNDERSTAND THE POLICY, BUT THAT THEY AGREE TO COMPLY WITH THE POLICY. ANY POTENTIAL CONFLICTS ARE TO BE NOTED AT THAT TIME.

Name of the organization	DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION	Employer identification number	04-2681632
--------------------------	---	--------------------------------	------------

FORM 990, PART VI, SECTION B, LINE 15:

THE HUMAN RESOURCE DIRECTOR USES MARKET DATA FROM RELEVANT PERSONNEL ALONG WITH INPUTS FROM OTHER COMPENSATION SPECIALISTS.

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 IX, LINE 11G, OTHER FEES:

FAIRMOUNT CONSULTING FEES:

PROGRAM SERVICE EXPENSES	26,727.
MANAGEMENT AND GENERAL EXPENSES	0.
FUNDRAISING EXPENSES	0.
TOTAL EXPENSES	26,727.

PAYROLL PROCESSING FEES:

PROGRAM SERVICE EXPENSES	0.
MANAGEMENT AND GENERAL EXPENSES	100,758.
FUNDRAISING EXPENSES	0.
TOTAL EXPENSES	100,758.

CONSULTING:

PROGRAM SERVICE EXPENSES	163,381.
MANAGEMENT AND GENERAL EXPENSES	84,111.
FUNDRAISING EXPENSES	0.
TOTAL EXPENSES	247,492.

Name of the organization DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION	Employer identification number 04-2681632
---	---

OUTSIDE SERVICES:

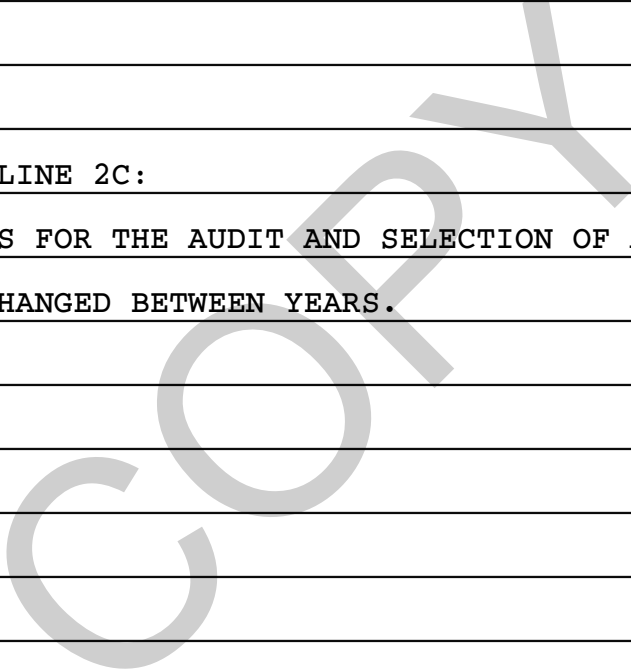
PROGRAM SERVICE EXPENSES	165,223.
MANAGEMENT AND GENERAL EXPENSES	37,925.
FUNDRAISING EXPENSES	0.
TOTAL EXPENSES	203,148.
TOTAL OTHER FEES ON FORM 990, PART IX, LINE 11G, COL A	578,125.

FORM 990, PART XI, LINE 9, CHANGES IN NET ASSETS:

PIERCE RENTAL INCOME	110,189.
-----------------------------	-----------------

FORM 990, PART XII, LINE 2C:

THE OVERSIGHT PROCESS FOR THE AUDIT AND SELECTION OF AN INDEPENDENT ACCOUNTANT HAS NOT CHANGED BETWEEN YEARS.



**SCHEDULE R
(Form 990)**

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
▶ Attach to Form 990.

▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2017

Open to Public
Inspection

Name of the organization **DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION** Employer identification number **04-2681632**

Part I Identification of Disregarded Entities. Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) 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 - 26-0598856 594 COLUMBIA ROAD DORCHESTER, MA 02125	MIXED USE HOUSING PROJECT	MASSACHUSETTS	310,488.	4,996,617.	DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION
DB PEARL MASTER TENANT, LLC - 46-2807273 594 COLUMBIA ROAD DORCHESTER, MA 02125	MASTER TENANT	MASSACHUSETTS	1,079,501.	10,323,906.	DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION
DB DUDLEY TERRACE MM LLC - 81-2511432 594 COLUMBIA ROAD DORCHESTER, MA 02125	MIXED USE HOUSING PROJECT	MASSACHUSETTS	0.	0.	DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION
INDIGO BLOCK QALICB, LLC - 81-0902565 594 COLUMBIA ROAD DORCHESTER, MA 02125	MIXED USE HOUSING PROJECT	MASSACHUSETTS	0.	0.	DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Part II Identification of Related Tax-Exempt Organizations. Complete if the organization answered "Yes" on 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 512(b)(13) controlled entity?	
						Yes	No
DORCHESTER BAY NEIGHBORHOOD LOAN FUND, INC. - 04-3473587, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	LENDING SERVICES FOR LOW-INCOME PROJECTS	MASSACHUSETTS	501(C)(3)	LINE 7	DORCHESTER BAY ECONOMIC DEVELOPMENT	X	
DB HOUSING, INC. - 22-3042334 594 COLUMBIA ROAD DORCHESTER, MA 02125	LOW-INCOME HOUSING DEVELOPMENT	MASSACHUSETTS	501(C)(3)	LINE 7	DORCHESTER BAY ECONOMIC DEVELOPMENT	X	
BOSTON HOMEOWNER SERVICES COLLABORATIVE, INC. - 23-7420526, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	LENDING SERVICES FOR LOW-INCOME PROJECTS	MASSACHUSETTS	501(C)(3)	LINE 10	DORCHESTER BAY ECONOMIC DEVELOPMENT	X	

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

SEE PART VII FOR CONTINUATIONS

Schedule R (Form 990) 2017

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

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

(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) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
DUDLEY VILLAGE NORTH COMMERCIAL, LLC - 20-5229416, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	COMMERCIAL REAL ESTATE	MA	DORCHESTER BAY ECONOMIC DEVELOPMENT CORP	RELATED	5,747.	961,725.		X	N/A	X		51.00%
PIERCE PROPERTIES LIMITED PARTNERSHIP - 04-2816598, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	MIXED RESIDENTIAL-COM PROPERTY	MA	DORCHESTER BAY ECONOMIC DEVELOPMENT CORP	UNRELATED	-110,186.	898,336.		X	N/A	X		99.00%
GLENDALE ASSOCIATES LIMITED PARTNERSHIP - 04-3052070, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	N/A	N/A				X	N/A	X		
CEYLON FIELD, LP - 04-3338410 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DORCHESTER BAY ECONOMIC DEVELOPMENT CORP	N/A	136,025.	4,624,468.		X	N/A	X		99.99%

Part IV Identification of Related Organizations Taxable as a Corporation or Trust. Complete if the organization answered "Yes" on 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) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
GLENDALE PROPERTIES, INC. - 04-2960667 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-1,423.	15,690.	100.00%	X	
DBC B HOUSING, INC. - 04-3154374 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-1,215.	0.	100.00%	X	
DB UPHAMS, INC. - 04-3292805 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-1,085.		79.00%	X	
CEYLON FIELD, INC. - 04-3334774 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-1,104.	143,838.	79.00%	X	
WILDER GARDENS, INC. - 04-3398787 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-1,304.	234,581.	79.00%	X	

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Schedule R (Form 990)

04-2681632

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 managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
WILDER GARDENS, LP - 04-3398950, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DORCHESTER BAY ECONOMIC DEVELOPMENT CORP	RELATED	470,550.	6,193,159.		X	N/A		X	99.00%
DB UPHAMS, LP - 04-3299282 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DORCHESTER BAY ECONOMIC DEVELOPMENT CORP	RELATED	-109,780.	3,157,258.		X	N/A		X	99.00%
150 MAGNOLIA, LP - 04-3484374 594 COLUMBIA ROAD DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	N/A	N/A				X	N/A		X	
DUDLEY TERRACE, LP - 04-3485471, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DORCHESTER BAY ECONOMIC DEVELOPMENT CORP	RELATED	-711,347.	-674,272.		X	N/A		X	99.99%
BRUNSWICK HOLBORN TWO, LP - 20-3067463, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	N/A	N/A				X	N/A		X	
COLUMBIA WOOD TWO, LP - 20-3067354, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	N/A	N/A				X	N/A		X	
COTTAGE BROOK HOUSING, LP - 04-3154165, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DORCHESTER BAY ECONOMIC DEVELOPMENT CORP	RELATED	-93,138.	3,584,907.		X	N/A		X	99.00%
DUDLEY VILLAGE NORTH, LP - 20-5229824, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	N/A	N/A				X	N/A		X	
DUDLEY VILLAGE SOUTH, LP - 20-5229881, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	N/A	N/A				X	N/A		X	

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Schedule R (Form 990)

04-2681632

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 managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
GENEVA APARTMENTS, LLC - 37-1426384, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	N/A	N/A				X		N/A	X	
QUINCY HEIGHTS LIMITED PARTNERSHIP - 26-3912482, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	N/A	N/A				X		N/A	X	
DB PEARL QALICB, LLC - 46-2838749, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	DORCHESTER BAY ECONOMIC DEVELOPMENT CORP	RELATED	-144,632.	12,364,785.		X		N/A	X	95.00%
COTTAGE BROOK APARTMENTS LP - 61-1766201, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	N/A	N/A				X		N/A	X	
INDIGO APARTMENTS MM, LLC - 81-0811662, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	RESIDENTIAL REAL ESTATE	MA	N/A	N/A				X		N/A	X	

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Schedule R (Form 990)

04-2681632

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
BRUNSWICK HOLBORN HOUSING, INC. - 90-0191849 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-725.		51.00%	X	
COLUMBIA WOOD HOUSING, INC. - 90-0191847 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-718.		51.00%	X	
150 MAGNOLIA CORP. - 04-3484373 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-677.		49.00%	X	
DUDLEY TERRACE HOUSING, INC. - 04-3486158 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-1,036.		75.00%	X	
DV NORTH HOUSING, INC. - 20-5229648 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-1,091.		79.00%	X	
DV SOUTH HOUSING, INC. - 20-5229749 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-1,091.		79.00%	X	
QHI HOUSING, INC. - 26-3931153 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-704.	-140.	51.00%	X	
SISTER CLARA MUHAMMED COOPERATIVE CORP. - 51-0444516, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	0.		51.00%	X	
DORCHESTER BAY DEVELOPMENT CORPORATION - 04-2808434, 594 COLUMBIA ROAD, DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-2,769.	0.	100.00%	X	
DB INDUSTRIAL, INC. - 04-3251088 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-1,656.	0.	100.00%	X	
DB COTTAGE BROOK, INC. - 47-4525739 594 COLUMBIA ROAD DORCHESTER, MA 02125	PROJECT DEVELOPMENT	MA	DORCHESTER BAY EDC	C CORP	-760.		55.00%	X	

DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

Part V Transactions With Related Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, 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?

	Yes	No
a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity		X
b Gift, grant, or capital contribution to related organization(s)	X	
c Gift, grant, or capital contribution from related organization(s)		X
d Loans or loan guarantees to or for related organization(s)		X
e Loans or loan guarantees by related organization(s)		X
f Dividends from related organization(s)		X
g Sale of assets to related organization(s)		X
h Purchase of assets from related organization(s)		X
i Exchange of assets with related organization(s)		X
j Lease of facilities, equipment, or other assets to related organization(s)		X
k Lease of facilities, equipment, or other assets from related organization(s)	X	
l Performance of services or membership or fundraising solicitations for related organization(s)	X	
m Performance of services or membership or fundraising solicitations by related organization(s)		X
n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)		X
o Sharing of paid employees with related organization(s)		X
p Reimbursement paid to related organization(s) for expenses		X
q Reimbursement paid by related organization(s) for expenses		X
r Other transfer of cash or property to related organization(s)		X
s Other transfer of cash or property from related organization(s)	X	

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 related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) CEYLON FIELD LP	L	126,051.	FAIR VALUE
(2) WILDER GARDENS LP	L	199,308.	FAIR VALUE
(3) DUDLEY TERRACE LP	L	72,150.	FAIR VALUE
(4) DB HOUSING	B	348,666.	FAIR VALUE
(5)			
(6)			

Part VII Supplemental Information.

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:

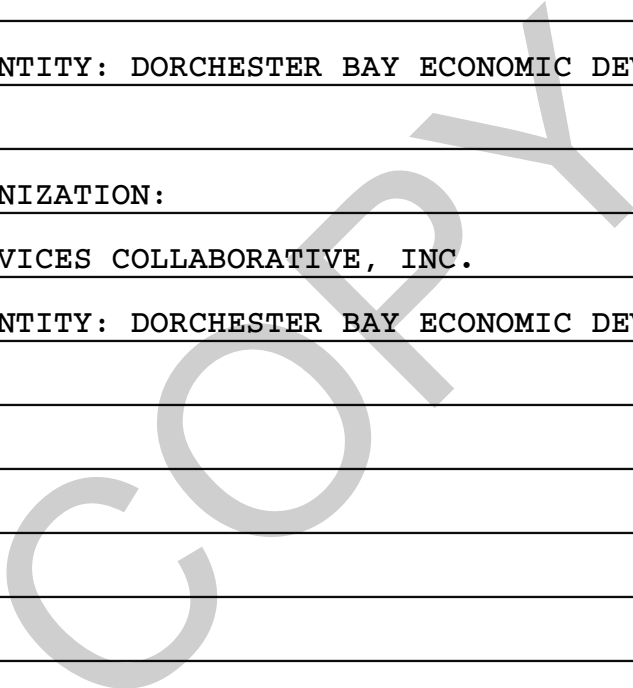
DB HOUSING, INC.

DIRECT CONTROLLING ENTITY: DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION

NAME OF RELATED ORGANIZATION:

BOSTON HOMEOWNER SERVICES COLLABORATIVE, INC.

DIRECT CONTROLLING ENTITY: DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION



Application for Automatic Extension of Time To File an Exempt Organization Return

Department of the Treasury
Internal Revenue Service

▶ **File a separate application for each return.**

▶ **Information about Form 8868 and its instructions is at www.irs.gov/form8868 .**

Electronic filing (e-file). You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit www.irs.gov/efile, click on Charities & Non-Profits, and click on e-file for Charities and Non-Profits.

Automatic 6-Month Extension of Time. Only submit original (no copies needed).

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

		Enter filer's identifying number
File by the due date for filing your return. See instructions.	Name of exempt organization or other filer, see instructions. DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION	Employer identification number (EIN) or 04-2681632
	Number, street, and room or suite no. If a P.O. box, see instructions. 594 COLUMBIA ROAD	Social security number (SSN)
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. DORCHESTER, MA 02125	

Enter the Return Code for the return that this application is for (file a separate application for each return) 0 1

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 990-T (corporation)	07
Form 990-BL	02	Form 1041-A	08
Form 4720 (individual)	03	Form 4720 (other than individual)	09
Form 990-PF	04	Form 5227	10
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12

THE ORGANIZATION

• The books are in the care of ▶ **594 COLUMBIA ROAD - DORCHESTER, MA 02125**
Telephone No. ▶ **617-825-4200** Fax No. ▶ _____

- If the organization does not have an office or place of business in the United States, check this box
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) _____. If this is for the whole group, check this box . If it is for part of the group, check this box and attach a list with the names and EINs of all members the extension is for.

1 I request an automatic 6-month extension of time until **NOVEMBER 15, 2018**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:

- ▶ calendar year **2017** or
- ▶ tax year beginning _____, and ending _____.

2 If the tax year entered in line 1 is for less than 12 months, check reason: Initial return Final return Change in accounting period

3a If this application is for Forms 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$	0.
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$	0.
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$	0.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions.