

## **Project Management: Project Summary Example**

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**About:** This document summarizes The Loft project. The Loft project is an initiative designed to revitalize a key site in Taunton’s Whittenton neighborhood into a community-centered space that promotes cultural, economic, and environmental resilience. This initiative is led by T.R.U.E. Collective and supported by partnerships including MassDevelopment’s Transformative Development Initiative and Beacon Climate Innovations LLC. The project focuses on adaptive reuse of a former commercial space to house programs that support youth empowerment, workforce development, and sustainable community practices.

**Usage Description:** The document elaborates on the strategies and stages of converting the existing site into The Loft, a Clean Energy Community Resilience Hub. It includes detailed plans for community engagement, retrofit and construction, and the integration of clean energy systems. The usage extends to outlining the operational phases, including the establishment of a climate innovation and training lab and a community engagement center. This project plan is crucial for stakeholders to understand the project’s scope, timeline, and the multifaceted approach towards achieving resilience and sustainability in the community.



## 1. About Whittenton, Taunton Neighborhood

- Taunton’s Whittenton neighborhood is a diverse, lower-middle-income community with a population of 38,017, comprising 48% males and 52% females, with a median age of 40. Known for its historical charm, Whittenton houses a significant percentage of families and reflects notable ethnic diversity, with 24.2% of residents born outside the U.S. Economic challenges persist, with 29.3% of children living below the poverty line. Whittenton has deep historical roots in regional industrial growth and includes both Low-Income and Disadvantaged (LIDAC) and Environmental Justice (EJ) communities, positioning it for inclusive development initiatives.

## 2. About T.R.U.E. Diversity

- Led by Executive Director Tanya Lobo, [T.R.U.E. Diversity](#) is a grassroots civic organization focused on youth empowerment and addressing systemic disparities within the Greater Taunton area. Dedicated to BIPOC youth and underserved families, T.R.U.E. provides critical resources, mentorship, and cultural exposure to improve life outcomes. Key projects include evidence-based mentoring, school-based consultations, and the development of an “Urban Room” to foster community interaction and cohesiveness, resilience, reduce carbon emissions, and enhance local quality of life through sustainable practices - and just a place to go to be with the community.

## 3. About the Site

- Located at 321, 323, and 325 Bay Street, [The Loft’s](#) site occupies 6,000 sq. ft. at a prominent Bay and E. Britannia Streets intersection. Previously a laundromat and appliance store, it has been vacant for over six years. The redevelopment, focused on creating a community-centered space, will involve installing heat pumps, a new solar-ready roof, new flooring, upgraded lighting, wall repairs, and façade reconstruction to make it a model of climate resilience and sustainability. The phased development includes spaces for T.R.U.E.’s L.E.E.A.D (Leadership, Entrepreneurship, Energy Advancement & Diversity) and P.U.L.S.E. (Powering Urban Leadership for Sustainable Energy) programs, with the Clean Energy Community Resilience Hub (CCRH) as a flagship feature to support clean energy efforts.

## 4. Goals of The Loft

- So far, \$600,000 has been secured through TDI and UPPs grants and the MassCEC Empower grant, with additional funding from banks and local organizations in progress. The Loft’s mission is to create a community-centered space that fosters cultural, economic, and environmental resilience in Whittenton. This initiative, led by T.R.U.E. Diversity and supported by MassDevelopment’s TDI, [Transformative Development Initiative](#), and [Beacon Climate Innovations \(BCI\)](#) addresses the neighborhood’s need for



a local gathering space, job opportunities, and youth activities following the decline of local mills and underdeveloped retail areas.

- The Loft will feature cultural programs, a dedicated youth space, and workforce training to support economic growth and community connectivity. As a Clean Energy Community Resilience Hub (CCRH), the building will incorporate sustainable design and clean energy technologies for resilience and efficiency, with an approach toward carbon neutrality. This designation will enable resilience during grid outages and leverage incentives and Distributed Energy Resources (DERs) for economic viability. Once completed, the CCRH will serve Taunton and Southeastern Massachusetts as a model for clean energy workforce development, generating lasting community impact.

**5. Project Plan Highlights**

This project plan only applies to facility readiness for full scale operation, performance, monitoring and replicability. Contact TRUE Diversity for curriculum and programming plans.

The project work breakdown structure is as follows:

1. Community Engagement
2. Audit Design & Procurement
3. Finance & Ownership
4. Retrofit & Construction
5. CCRH Systems
6. Operations, Maintenance & Monitoring
7. Training, education, marketing & Reporting

Community engagement has been the hallmark of the project development with several events under TRUE Diversity’s belt. Architectural designs have been completed and approved. The roof has been replaced. Asbestos, mold and structural remediation will be completed in the very near future. The following table represents key milestones for the project.

Milestone	Est. Date	Notes
Community Center Occupancy	Spring 2025	
Climate Innovation & Training Lab Occupancy	Fall 2025	
CCRH System Commissioning	Fall 2025	

**5. Funding Discussion**



There are three facets to funding the project. They are:

**Basic Facility Readiness & Acquisition** - this includes remediation, renovation, remodeling MEP, facade

**Program infrastructure** - this includes furniture, appliances innovation training lab equipment and transportation (e.g. bus)

**Clean Energy Community Resilience Hub** - this includes solar, battery, microgrid, EV Charging expected to reduce utility bills by 80% or more.

	Capital Req'd	Est. Incentives	~ Capital Committed	Examples
Facility & Acquisition*	\$1,400k		\$ 445k	Roofing, remediation, electrical, HVAC, remodeling
Program Infrastructure	\$ 460k	\$ 120k	\$ 60k	Furniture, Appliances, Equipment, Transportation
CCRH	\$ 430k	\$ 170k	\$ 40k	PV, Battery, EV Charge, Microgrid
Total	\$2,290k	\$ 170k	\$ 545k	

\*-Acquisition price set at \$550k. Renovation costs of \$850k come to \$141 per square foot.

- Current funding commitments must be leveraged for the project to meet its budgetary goals and achieve its mission.
- Avenues for funding/support being actively pursued. T.R.U.E. and BCI with support from MassDev TDI Fellowship are building a comprehensive list of funding resources to support the full capital stack. These forms of funding include: grants, donations, in-kind, debt, equity and 3rd party ownership. They are working aggressively to raise sufficient funds to make the endeavor a success.
- There is a creative patchwork of funding vehicles and sources to bridge the gap. That is because the project represents a cornerstone for so many facets of an equitable transition to a resilient, decarbonized energy system. Prospective funding sources should recognize the value that this project can have to their respective missions, whether it be low-income housing, workforce development, local economic development, education,



youth development, technology commercialization, climate adaptation and/or community development.

**6. Contact Information**

The Loft is looking for partners that can help make the holistic vision for the Riverside Apartment Community Center and Clean Energy Resilience Hub a reality and in doing so seed launch pads for widespread adoption of opportunity enabling CCRHs in EJ Communities across the Commonwealth, region, and nation. If you believe that your organization can be of some help to this endeavor and benefit from its success, please reach out to one of the following to start a conversation and exchange more information.

[Redacted contact information]

[Redacted contact information]

[Redacted contact information]