

Annual Report
Housing Corporation of Arlington

Celebrating Twenty Years Of Creating Homes For Our Community

2006 Contributors

To all of our Members and Donors, HCA would like to extend a special thank you for your generosity and commitment to affordable housing in Arlington.

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The Housing Corporation of Arlington is a community-based non-profit housing organization. Our mission is to work in the town of Arlington to help low- and moderate-income families and individuals to find housing opportunities, which meet their needs affordably and safely.

The pursuit of our mission is crucial to the stability, diversity, and social health of our community.

1986-2006

October, 2006

Dear friends,

This year, the Housing Corporation of Arlington celebrates our 20th year of serving our community. With the purchase of eighteen additional apartments in 2006, increasing HCA's affordable units to 46, we continue our long tradition of providing affordable housing opportunities in Arlington.

Over the last 20 years, as housing costs have increased far faster than household incomes, HCA shifted its focus to address the housing needs of low- and moderate-income Arlington residents. Initially in the late 1980's early 90's, when rents were reasonable and fairly stable, our attention was on affordable homeownership opportunities, providing down payment assistance and first time home buyer classes. As housing costs escalated in the late 1990's and as rental properties began being purchased and converted to condominiums, we shifted our focus to purchasing two-family homes and renting them to families at affordable levels. This year we are thrilled to be able to expand our reach by providing housing to smaller families and individuals through the purchase of eighteen one-bedroom apartments, located in four buildings along Massachusetts Avenue in Arlington.

This past year, in addition to being able to assist 47 households through our Homelessness Prevention Fund, with a generous grant from TDBanknorth HCA initiated a series of budgeting workshops to help residents to become skilled at basic budgeting, as well as how to open and maintain bank accounts, increase long-term savings and improve one's credit.

Throughout the last two decades, the HCA has been able to count on the commitment of town leaders, residents and local financial institutions to preserve Arlington's diversity, by providing affordable housing opportunities.

Whether by being members, participating in the Walk for Affordable Housing, making annual donations or providing funding to purchase housing, the Arlington community generously supports the Housing Corporation of Arlington's efforts to provide a range of affordable housing options in town.

We are proud to have a twenty-year history working with you and look forward to continuing our work together.

Gratefully yours,

David J. Levy
Executive Director

Mary Doyle
Board President

FY 2006 Financial Report

REVENUES

NET RENTAL INCOME	\$345,757
GRANTS	308,506
CONTRIBUTIONS FROM INDIVIDUALS	48,118
DONATIONS - HOMELESS PREVENTION FUND	40,334
IN-KIND DONATIONS	5,166
DEVELOPER & ASSET MANAGEMENT FEES	-
INTEREST & MISCELLANEOUS INCOME	32,286
TOTAL REVENUES	780,168

EXPENSES

GRANTS — HOMELESSNESS PREVENTION FUND	45,918
MANAGEMENT FEES	20,916
SALARIES AND BENEFITS	113,077
ACCOUNTING/AUDIT	25,635
INSURANCE	19,094
CONSULTANTS	41,565
LEGAL AND PROFESSIONAL	18,218
MAINTENANCE & REPAIRS	44,710
REAL ESTATE TAXES	54,120
INTEREST EXPENSE	163,845
UTILITIES	16,131
DEPRECIATION EXPENSE	172,388
OFFICE SUPPLIES/EQUIPMENT	13,699
FUNDRAISING EXPENSE	6,787
IN-KIND SERVICES/DONATIONS	5,166
OTHER	4,227
TRANSFER TO RESERVES	(5,500)
TOTAL EXPENSES	759,996

NET INCOME

20,172

UNAUDITED

The Housing Corporation of Arlington (HCA) is a 501(c)3 non-profit community development organization established in 1986. HCA is committed to supporting social and economic diversity by providing affordable housing programs in Arlington, Massachusetts. HCA acts as advocates and also provides affordable housing opportunities to low- and moderate-income members of the community. The Housing Corp's Board of Directors, committee members, volunteers and small professional staff work closely with Arlington residents, congregations, businesses, tenants, and housing professionals in an effort to keep our community diverse and stable.

Over the past six years, HCA's primary focus has been the expansion of affordable apartments for working families. We accomplished this by purchasing and rehabbing fourteen two-family homes. In the fall of this year, our reach was expanded with the acquisition of four apartment buildings containing eighteen (18) one-bedroom units. The addition of these apartments increases the total number of HCA units to 46 including 18 one-bedroom, 18 two-bedroom, 7 three-bedroom, and 3 four-bedroom units. Tenants are provided clean, safe, affordable apartments with rents below market rate. HCA actively continues to search for opportunities to expand Arlington's stock of affordable housing.

In addition to providing affordable rental housing, HCA works to prevent homelessness among at-risk Arlington households. Through our Homelessness Prevention Fund, targeted grants are provided to families and individuals on the verge of losing their housing. The majority of grants are used to pay back-rent. In some cases, grants are made for security deposits, relocation costs, or mortgage payments. Funding for grants is entirely donated by Arlington residents and businesses. In 2006, HCA has incorporated financial literacy education into our Homelessness Prevention Program. Money management workshops are offered to grant recipients and to the general public. Our goal is to increase the economic self-sufficiency of participants and thereby lead to more stable housing situations.

In 2006, HCA celebrates 20 years of service in the Arlington community. With the help of our supporters, HCA will continue to ensure that affordable housing remains a top priority for Arlington's future.

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