



Taking steps for affordable housing....

# HCA Housing Corporation of Arlington

20 Academy Street Arlington, MA 02476

www.housingcorporation.org

V.5 • Winter 2007

## Congressman Barney Frank speaks at HCA's 2006 Annual Meeting

By Jennifer Mann, *Arlington Advocate* staff writer



The Housing Corporation of Arlington recently celebrated 20 years of creating affordable housing for the community, looking at past achievements

and the future landscape for affordable housing. "Twenty years, and we have a lot to celebrate," HCA Board President Mary Doyle said at the annual meeting held Oct. 26. "We are truly a community-based organization."

On the heels of the HCA's purchase of 18 one-bedroom apartments, which will catapult its stock of affordable housing to 46 units and create opportunities for a new segment of the population, board members and housing advocates praised the leaders who helped put HCA's wheels in motion in the 1980s.

U.S. Rep. Barney Frank of Newton also laid out his goals for public housing, two weeks before Democrats captured the House, placing him in line for chairmanship of the Committee on Financial Services, which oversees housing programs. "I think history will show Barney Frank was one of the most forceful voices in America to represent those of us who do not have a voice," said HCA Board Member Paul Parravano in introducing the Congressman.

Frank offered a series of intentions for his upcoming year on the committee, including: "marginal increases at least" to public

housing programs, with a 5 to 10 percent increase to the Community Development Block Grant program without restrictions; a crackdown on predatory lending and working with Rep. Charles Rangel of New York, who is expected to take over the House Ways and Means Committee, to strengthen a low-income housing tax credit. "We will get back into the business of family housing," Frank asserted. He spoke firmly on the need to strengthen public and private partnerships in housing, saying "part of the problem we have in this country today is a gross misunderstanding of what the alignment is between the public and private sectors."

Locally, the Congressman urged housing advocates to actively engage environmentalists in the community for common goals, and to convince officials "who might be more susceptible" to opponents of development that it is not always a bad thing to see a building go up next door. "The lack of affordable housing is not only a social problem, but an economic problem," Frank said, because it is harder to recruit students and workers to a state where housing prices are too high.

Prior to Frank's speech, Arlington Housing



*l. to r., David Levy, William Maytum, Deborah Chang, Frank Hurd, Alan McClennen, Laura Wiener and Bob Murray*



*l. to r., Laura Wiener, Bill Shea, Alan McClennen and Elaine Shea*

Director Laura Weiner presented the annual Deacon Frank Mandosa Community Service Award to HCA's 12 founding board members, five of whom were present. "We think of the (high) housing prices as a recent phenomenon, but this group of individuals saw way back in the 1980s that housing prices were getting beyond income," she said.

One of those individuals, founding Board President Robert Murray, credited then-town leaders, Planning and Community Development Director Alan McClennen and Selectman Charlie Lyons, for moving a plan into action, saying the board's efforts "pale in comparison" to that of the two officials.

"Few people would argue with me when I tell you that the one person who deserves the most credit for the success of the Housing Corporation is Charlie Lyons," he added. "Charlie understood in the mid-90s just how important housing was and just how difficult it would be to create housing in a town like Arlington."

Doyle said support from the town's elected officials has held strong. "The Board of Selectmen, their leadership, (continued on page 2....)"

## Arlington Walks for Affordable Housing (Again!)



It is hard to believe, but spring is just around the corner and soon it will be time for HCA's annual Walk for Affordable Housing. Our **sixth annual Walk will be held on Sunday, April 29, 2007.** Proceeds from the walk help support HCA's affordable housing and homelessness prevention programs.

In 2005, thanks to many generous donations, HCA raised over \$31,000 to support affordable housing in Arlington. We

wish to express our sincere thanks and appreciation to those who participated in last year's event. The weather was beautiful, allowing HCA members, friends and supporters to enjoy some sun and raise awareness and funding for HCA's affordable housing programs.

We would especially like to thank our lead corporate sponsor, Cambridge Savings Charitable Foundation for their significant commitment to this event. The members of Calvary Church United Methodist, Pleasant Street Congregational Church, First Parish Unitarian Universalist Church, Church of Our Savior and Highrock Church should also be applauded for providing refreshments and encouragement to walkers along the Walk route.

The following Arlington business once again stepped up to support affordable housing by sponsoring HCA's 2005 Walk: Ammondson Architects, Inc., Arlington Health Foods, B&R Glass, Balich 5&10, Barrington Management Company, Belmont Savings Bank, Blue

Ribbon Bar-B-Q, BOWES GMAC Real Estate, Brigham's Ice Cream, Brookline Bank, Capitol Theatre, Central Bank, Coldwell Banker Cares, East Cambridge Savings Bank, Feinmann, Inc., Fitness First, Home Helpers, Jimmy's Steer House, Lalicata Landscape Products Inc., Paddock & Mola, CPA's, Play Time, Inc., Rush-Kent Insurance, Seven Star Painting, Shaevel & Krems, Shattuck's Hardware, Starbucks Coffee Company, Swanson Jewelers, The Costume Company, Wanamaker Hardware, Watertown Savings Bank and Zocalo Cucina Mexicana.

For more information on our Walk event or to join the 2007 Walk for Affordable Housing planning committee, please contact Kari Wiley at 781-316-3606 or via email at [kwiley@housingcorporation.org](mailto:kwiley@housingcorporation.org).

We look forward to seeing everyone again on Sunday, April 29th at the Sixth Annual Walk for Affordable Housing!

### Helping Neighbors at Risk of Homelessness

Since 2000, HCA's Homelessness Prevention Fund has provided assistance to over 250 Arlington households on the verge of homelessness. Targeted grants have been provided to qualifying families and individuals to pay back rent, security deposits, and relocation costs. Assistance is provided only in cases in which the cause of the housing crisis is due to circumstances beyond the household's control.

This program is funded entirely by the generous support of the Arlington community. Donations to this program provide an accessible safety net for at-risk Arlington residents.

*Please consider helping your neighbors in need and donate to this worthy fund today.*

Donations should be made payable to HCA, and mailed to:  
**Housing Corporation of Arlington, Homelessness Prevention Fund,  
20 Academy St., Arlington, MA 02476**

*(Barney Frank article, continued from page 1....)*

moral support and their financial support has really been unwavering for that 20 years," she said.

Parravano concluded: "Housing is an issue that affects us all. We all have to worry about it—we worry about it for our children, we worry about it for our parents." He said it's been "an honor" to work with others who realize "a community is at its best when it's made up with people from different backgrounds."

*This article appeared in the November 9, 2006 edition of The Arlington Advocate.*

## The Home Depot and Highrock Church Support Affordable Housing in Arlington

HCA was recently awarded a \$2,600 grant from The Home Depot to provide tools and maintenance supplies for the upkeep of our two-family properties. In September, members of the Social Justice Ministry at Highrock Church in Arlington joined HCA staff and tenants for a fall clean up at one of our two-family homes. The Highrock group was led by Nikki Monnell, and thanks to this generous grant from The Home Depot, volunteers had had plenty of rakes, brooms and leaf bags to go around. The group helped weed, rake leaves, and cut back overgrown trees and bushes. We are grateful to Highrock members for their enthusiasm and good will.



Volunteer projects such as this one help HCA lower our expenses and keep our rents affordable. It is with the help of volunteers that we will continue to maintain our two-family homes.

Plans are underway for a spring clean up; we will plant flowers, mulch beds, clear overgrowth and dispose of yard waste. Please contact Kari Wiley, HCA's Outreach Coordinator, at 781-316-3606 or [kwiley@housingcorporation.org](mailto:kwiley@housingcorporation.org) if you would like to lead a clean up crew or be a part of this volunteer effort.

## HCA Adds 18 Units to Arlington's Affordable Housing Inventory

With significant public support, the Housing Corporation of Arlington has purchased eighteen (18) one-bedroom apartments to provide affordable homes for Arlington's smaller households. Plans for this endeavor started more than a year ago, when HCA was awarded a Production Capacity Grant from Massachusetts Housing Partnership (MHP) and the Local Initiatives Support Corporation (LISC). The grant enabled HCA to hire Peter Smith Associates, to help formulate a strategy for creating affordable housing in Arlington on a larger scale.



*l. to r., Peter Feinmann, Rep. Jay Kaufman, Mary Dolye, Rep. Jim Marzilli, Selectwoman Clarissa Rowe, David Levy, Megan Magrane (MHP), David Rockwell (MHP) and Peter Garbati (NSC)*

"HCA is thrilled to make this announcement, and to add these units to Arlington's affordable housing inventory," stated David Levy, HCA's Executive Director. "This project will serve Arlington's smaller households, who often get overlooked when it comes to affordable housing ini-

tiatives. The Housing Corp is dedicated to providing opportunities to all Arlington residents, and this project will help broaden our ability to do so."

Over the years the Town of Arlington has been a vital partner in the success of HCA's affordable housing programs. Thanks to a generous commitment of funds from Arlington's Community Development Block Grant (CDBG) allocation, HCA raised a total of \$3.2 million in funds to support the acquisition and improvement of these properties.

"This is a positive step for Arlington," said Kevin Greeley, Chairman of Arlington's Board of Selectmen. "The Town has made affordable housing a priority, and HCA has run with it. We are true partners; my congratulations to HCA and their supporters"

In addition to substantial support from the Town of Arlington, this project brings together the efforts of several other affordable housing lenders including the Massachusetts Housing Partnership and the North Suburban Consortium.

These apartments are divided among four properties located at 1016 Mass. Ave., 2 Orchard Place, 1166 Mass. Ave. and 6 Burton Street in Arlington. Each building has 4 or 5 units, and was constructed in the 1940's as "worker

housing". Units feature hardwood floors, tiled baths, comfortable layouts and off-street parking.



1166 Massachusetts Avenue, Arlington

HCA has again teamed up with Feinmann, Inc. of Arlington to provide construction and project management services. Feinmann first partnered with the HCA in 2004 by renovating kitchens and bathrooms within two recently acquired two-family homes. Feinmann will again donate a substantial portion of its time and services to this worthwhile endeavor.

HCA will preserve the newly acquired properties as a mixed-income, affordable rental development. With the acquisition of these buildings, HCA's portfolio now totals 46 affordable apartments, including 18 one-bedroom, 18 two-bedroom, 7 three-bedroom and 3 four-bedroom units.

# TD Banknorth Partners with HCA to Provide Financial Literacy Education

HCA has recently expanded its programs to include financial literacy education. *Making Sense of Money Management* is a series of workshops made possible by an \$8,500 grant from the TD Banknorth Charitable Foundation. HCA's workshops provide education around issues such as basic budgeting, opening and maintaining bank accounts and credit repair. Susan Boucher, Business Development and Sales Manager, and other TD Banknorth employees donate their time to teach these valuable workshops. Instructors utilize materials from the FDIC's Money Matters education curriculum as well as drawing upon their experiences to advise participants on financial matters. Recent workshops have included Budgeting Basics and Making Sense of Credit.

Workshops are offered to the general public, as well as recipients of HCA's Homelessness Prevention Fund, as a way to increase individuals' economic self-sufficiency, thereby leading to more stable housing situations. The response from participants has been overwhelmingly positive.

Listed are the dates and locations for two upcoming workshops:

**Budgeting Basics**  
Thursday, February 22, 2007  
7 PM  
TD Banknorth  
880 Mass. Ave., Arlington

**Making Sense of Credit**  
Thursday, April 26, 2007  
7 PM  
TD Banknorth  
880 Mass. Ave., Arlington

Please contact Kari Wiley, HCA's Outreach Coordinator, at 781-316-3606 for more information.



20 Academy Street Arlington, MA 02476 • t: 781-316-3429 • f: 781-641-2103

## Board of Directors

Deborah Lewis  
*President*

Paul Paravanno  
*Vice President*

Marc Dohan  
*Treasurer*

Janet Blodgett  
*Clerk*

Gregory Bowe

Jack Cooper

Mary Doyle

Monique Magliozzi

Neal Mongold

Jeff Rikeman

Mary Lou Vest

Laura Wiener

## Executive Director

David J. Levy

## Outreach Coordinator

Kari A. Wiley

NON-PROFIT  
ORG.  
U.S. POSTAGE PAID  
BOSTON MA  
PERMIT NO. 233