

HCA Plans Historic Restoration of 32 Newly-Acquired Units

Last fall, Housing Corporation of Arlington announced plans to purchase and renovate three early 20th century apartment buildings in East Arlington to benefit low-income residents. Named Capitol Square Apartments for its vicinity to the historic Capitol Theater, this \$9 million initiative will significantly renovate all 32 existing apartments, common areas and exteriors, while restoring the historic character of these early examples of apartment living in Arlington. All units will be made affordable in perpetuity serving households earning at or below 60% of the area median income.

Renovations are slated to begin in the winter of 2011–12, with project completion anticipated for early 2013. Green building techniques will be employed in the renovation to create a tighter building envelope and more efficient mechanical systems. Water conservation measures, Energy Star appliances, and the use of drought resistant vegetation



will also improve the property's impact on the environment. Following renovations, the buildings will offer a mix of apartment sizes including studio, one-bedroom and two-bedroom units, retaining 32 units overall. Through a series of strategic modifications, the

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A Brief History

Located at 252 and 258–260 Mass. Ave., Capitol Square Apartments will restore three historic structures through a certified preservation project utilizing both federal and state historic tax credits. According to Richard Duffy, Co-Chair of the Arlington Historical Commission, Edward and Mary Houlian built the three apartment buildings on a portion of the former John P. Squire Estate, which had been subdivided and sold as smaller lots. The first apartment building was built in 1912 and the other two followed soon after.

The buildings represent the transition to increasingly dense development of this section of Arlington. This was in part spurred by the trolley car line that shortened commuting times into and out of Boston and Cambridge. The Houlian Apartments are the oldest examples of a multifamily housing type that would come to predominate in East Arlington over the course of the twentieth century.

HCA'S **10th** ANNUAL
WALK
FOR AFFORDABLE HOUSING

**Join HCA Friends
and Supporters**

SUNDAY, APRIL 10

1:00–3:00 PM

Jason Russell House
(Mass Ave. & Jason Street)

HCA to Begin Work in Surrounding Communities

For 25 years, HCA has increased and maintained affordable housing in Arlington. As we look to the next 25 years, we are taking steps to improve the lives of low-income residents in other communities as well.

Over the past several years, HCA has been approached by surrounding municipalities and other non-profits to help them develop affordable housing in their neighborhoods. The lack of affordable housing is a regional issue, and these requests are a testament to HCA's reputation for developing and

maintaining high-quality units for families and individuals. After years of careful thought and discussion, HCA has formed a new non-profit to expand our reach to communities outside Arlington. Academy Development Partners, an affiliate of HCA, will partner with other local community organizations and municipalities to develop affordable housing in surrounding communities.

Working outside of Arlington will allow HCA to share our expertise, find regional affordable housing solutions, and assist

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project will also provide two barrier-free apartments serving residents with physical disabilities.

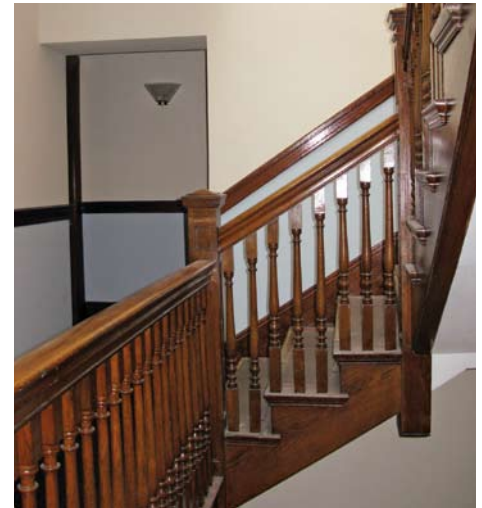
Capitol Square Apartments is made possible by strong financial support from the Town of Arlington, North Suburban HOME Consortium, Wainwright Bank & Trust, Boston Community Capital and several other future contributors to be announced. HCA is thankful to our loyal membership and donors who also make this initiative possible. Look for updates on Capitol Square in future newsletters or on the web at www.housingcorporation.org/capsquare.



Project Benefits

HCA's restoration of the Capitol Square Apartments will increase our number of affordable units by nearly one-third. Once renovations are completed, the 32 new units will provide all of the following benefits.

- Preserves rental housing as affordable in perpetuity, serving a range of incomes
- Supports Arlington's progress towards Chapter 40B requirements
- Reduces energy use and carbon emissions
- Complies with Smart Growth Principles (near public transportation, preserving existing housing)
- Restores historically-significant structures
- Provides housing for residents with physical disabilities



Significant renovations will be made to all 32 apartments, common areas, and exteriors.

2010 Annual Meeting: HCA Celebrates New Project and Arlington Champion

On Thursday, November 4, at the Housing Corporation of Arlington's Annual Meeting, more than 80 HCA supporters came out to local East Arlington eatery, Flora Restaurant, for a scrumptious breakfast to celebrate the beginning of a new project and to salute a longtime Arlington ally.

To start off the festivities, HCA announced details about Capitol Square Apartments—a new \$9 million initiative to benefit low-income residents. When this project is completed, HCA will own and manage 90 units of affordable housing in Arlington.

HCA's Executive Director David Levy recalled, "I recently went and pulled out HCA's Strategic Plan. Our first goal was to double HCA's affordable apartments by 2012 from 46 to 100 units—we're almost there!"

Laura Wiener, HCA co-founder and Arlington's Director of Housing, presented HCA's 2010 Deacon Frank Mandosa Community Service Award to Leon Cantor for his dedication and service to the Town of Arlington. Leon's 36-year tenure in Arlington began as a social worker at the Massachusetts Department of Public Welfare,

and for more than three decades Leon continued to serve low-income residents as an advocate, social worker and counselor. He also acted as the Director of the Arlington Youth Consultation Center and was on the review committee for HCA's Homelessness Prevention Fund, assisting residents with housing issues. Though Leon officially retired last June, he continues to serve the community by gathering up produce at the end of the Farmers Market and delivering it to low-income residents. "To me," Laura expressed, "That is an act of love."

After receiving the award, Leon spoke warmly about the Town of Arlington and the people with whom he worked. He also shared, "It has been great to be a partner of the Housing Corporation, and to watch them work diligently one project and one person at a time to make people's lives better."

Paul Parravano, HCA Board President, ended the morning's presentation by asking participants for their support, "HCA cannot do its work in a vacuum. It's important for us to know that you're there to inspire us and keep us moving towards our goals."



Left to right: Calvary Church, United Methodist Pastor Christine Elliot, HCA Executive Director David J. Levy and Somerville Homeless Coalition Executive Director Mark Alston-Follansbee



Leon Cantor accepting the 2010 Deacon Frank Mandosa Community Service Award presented by HCA co-founder Laura Weiner

Victory for the Affordable Housing Law!

Last November, Question 2 achieved a decisive victory of 58% to 42% (the largest margin of any ballot campaign) to keep Massachusetts' Affordable Housing Law in place. More than 1.2 million voters and 80% of cities and towns affirmed their support for protecting the affordable housing law for seniors and working families in urban, suburban, and rural communities all across the state.

In Arlington, Question 2 was defeated by 64% "No" to 36% "Yes". We not only protected the primary tool to create affordable housing in Massachusetts, we also helped to increase public awareness about who is assisted with

affordable housing, what it looks like, and how it contributes to our overall economy. Over the last decade, the Law has been responsible for approximately 80% of the affordable homes built outside of the Commonwealth's major cities. The Law has created 58,000 new homes in cities, suburbs, and small towns.

Year after year, many households in Arlington continue to struggle with housing costs. Our economic recovery seems painfully slow, and Massachusetts needs the Affordable Housing Law now more than ever. Thank you to those who helped preserve Massachusetts' Affordable Housing Law in 2010!

HCA to Begin Work in Surrounding Communities

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more people in desperate need of a safe and affordable home. Our work will also provide new revenue to help increase our staff and the assistance we provide in Arlington. In the end, HCA's work in other communities will bring even more resources into Arlington.

"For a small, community-based non-profit like ours, 25 years is quite an achievement," says David J. Levy, Executive Director, "Academy Development Partners will allow us to stay relevant and effective in a regional capacity while continuing to focus our efforts in Arlington with projects such as Capitol Square. It is a win-win."

HCA Board and Staff Welcomes Keshia Clairzier



HCA's newest Board member Keshia Clairzier works as a tenant coordinator and is also studying accounting.

Our newest Board member, Keshia Clairzier, moved to Arlington with her family in 2005. Eventually, as a young adult going to school and working, she decided to move out on her own and knew just where to start. Having had personal experiences with affordable housing, she turned to the Housing Corporation of Arlington to assist her. Affordable housing provided Keshia the opportunity to be independent.

For the past four years, Keshia has worked in property management and is currently a tenant coordinator at Lincoln Property Company in Boston. She is also in school working on her associate's degree in accounting and hopes to pursue her bachelor's degree within the next year.

Keshia looks forward to serving on HCA's Board and is committed to helping others find affordable housing the same way HCA aided her.

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- Paul Parravano, *President*
- Mark Lesses, *Vice-President*
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- Jan Blodgett, *Clerk*
- Pamela Baldwin
- Gregory Bowe
- Keshia Clairzier
- Jack Cooper
- Mary Doyle
- Deborah Lewis
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