



*Housing. Community. Affordability.*

## Housing Corporation of Arlington

20 Academy Street Arlington, MA 02476

[www.housingcorporation.org](http://www.housingcorporation.org)

V.12 Fall 2010

# Protect Affordable Housing— Vote NO on Question 2!

This November, Massachusetts voters will choose whether or not to keep the law supplying Massachusetts' best tool to develop affordable housing. Question 2 will decide if the state law Chapter 40B, otherwise known as the Affordable Housing Law, will be repealed.

Over the last decade, this law has been responsible for approximately 80% of the affordable homes built outside of the Commonwealth's major cities. The law has enabled builders to create 58,000 new homes in cities, suburbs and small towns. A repeal of the law would halt the construction of 12,000 homes in the pipeline, and all of the jobs and economic benefits they would bring.

The Affordable Housing Law sets a goal for every city and town to require at least 10% of its homes to be affordable. It encourages construction of new

homes by providing a comprehensive permit and flexible zoning for developers who build affordable homes. The number of cities and towns above the 10% threshold more than doubled from 24 in 1997 to 51 today, with an additional 40 communities above 8%.

The Affordable Housing Law creates homes, greater equity among communities, and opportunities for working families. Residents in these homes work in health care, education, construction, financial services, retail, human services, and in other occupations critical to our state's workforce. Home prices and rents remain out of reach for many and, because of the recession, many families are struggling to get by. Massachusetts needs the Affordable Housing Law today more than ever. Please VOTE NO on Question 2.

**LEARN MORE ABOUT THE AFFORDABLE HOUSING LAW  
at Rep. Jay Kaufman's Open House  
Affordable Housing and the Ballot Question  
Thursday, October 14 at 7:30 PM  
The Historic Depot in Lexington Center**

## Please Join Us for HCA's 2010 Annual Meeting!

**Flora Restaurant**

Thursday, November 4

Registration: 7:30 AM • Program: 8:15 AM • Breakfast will be served

RSVP by October 22 to Jennifer Lewis-Forbes at  
781-316-3451 or [jlewis@housingcorporation.org](mailto:jlewis@housingcorporation.org)

## From the Executive Director's Desk

Dear HCA Friends and Supporters,

Fall is absolutely my favorite time of year, and this season we have much to celebrate. I am delighted to report that Housing Corporation of Arlington recently signed an agreement to purchase three apartment buildings in East Arlington consisting of 32 units.

This acquisition constitutes HCA's largest and most complex project to date, and we are very excited about the opportunity. As with all HCA projects, improvements will be made to the existing apartments, exteriors and common areas, and the units will be preserved as affordable housing in perpetuity. With the completion of this work, Housing Corporation of Arlington will own and operate 90 affordable apartments in Arlington.

I look forward to sharing more details with you at HCA's Annual Meeting on November 4. Hope to see you there!

David J. Levy  
Executive Director

# Spring Clean Up

Thank you to the over 25 volunteers who formed our Spring Clean Up Crew and came out on May 22 to help maintain four HCA properties!

Volunteer events like our spring clean up help HCA with the upkeep of our properties and build community, giving residents the opportunity to work together for a good cause.

Are you an active gardener looking to donate your time on an ongoing basis? If you'd like to help out, email Joanna at [jain@housingcorporation.org](mailto:jain@housingcorporation.org) or call her at 781-316-3606. Your support is needed and appreciated!



**THANK YOU,  
FIRST BAPTIST  
CHURCH OF  
ARLINGTON**

A big THANK YOU goes out to First Baptist Church! For the third year in a row, they have worked with HCA to provide Arlington families in need with book bags and school supplies for the upcoming year.

## Homelessness Prevention and Rapid Re-Housing (HPRP) Update

In January, HCA launched Arlington's Homelessness Prevention and Rapid Re-Housing Program aimed at assisting very low income households at risk of losing their housing as a result of the recent economic downturn. To date, more than 40 local individuals and families have received financial help and services to prevent them from becoming homeless. Dozens more have been referred to local and state resources to help stabilize their housing.

### Services have included:

- Case Management
- Housing-Related Legal Services
- Moving Expenses
- Rental Assistance
- Tenant-Landlord Mediation
- Security Deposits

If you or someone you know is in danger of losing their home, please call HCA at 781-316-3451 or email [HPRP@housingcorporation.org](mailto:HPRP@housingcorporation.org). We are here to help—please don't hesitate to contact HCA with any questions.

# We Did It! 9th Annual Walk Most Successful to Date

On April 11, 2010, over 150 friends and neighbors came together and joined HCA for our Ninth Annual Walk for Affordable Housing. Supported by dozens of local businesses, congregations and community groups, this year's Walk was one of HCA's most successful events to date. Not only did we raise awareness throughout Arlington about the need for more affordable housing in our community, we raised over \$44,000 for HCA's affordable housing and homelessness prevention initiatives!

Mark your calendars — our 10th Annual Walk for Affordable Housing will be Sunday, April 10, 2011!



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## Join us in Welcoming Two New Board Members



**Deirdre Westcott** has lived in housing provided by the Housing Corporation since March 2008, when she and her husband, an employee of a non-profit organization, were having difficulty finding an affordable, deeded apartment. Prior to being a stay-at-home mom of two children, she was a financial aid administrator at Boston University. Deirdre and her husband are active at the Park Avenue Congregational Church. They are grateful to have the opportunity to live in Arlington and are enjoying its many wonderful parks and events. Deirdre is pleased to be able to serve on HCA's board and support its mission of providing safe and affordable housing.



**Pamela Baldwin** has served as Deputy Director of the Harvard Joint Center for Housing Studies since 1997 and has lived in Arlington since 2007. She is delighted to be living in a community where she can walk her daughters to school every day and have the opportunity to work directly on housing advocacy and affordability issues after being involved in housing policy, research and education for so many years. She is active in the Peirce PTO and co-chairs the school fundraising committee. A longtime non-profit manager, at Harvard Pamela oversees the Joint Center's educational and outreach programs, directs external relations and communications activities, and manages resource development, financial administration, grant writing and grants administration.

### Board of Directors

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