



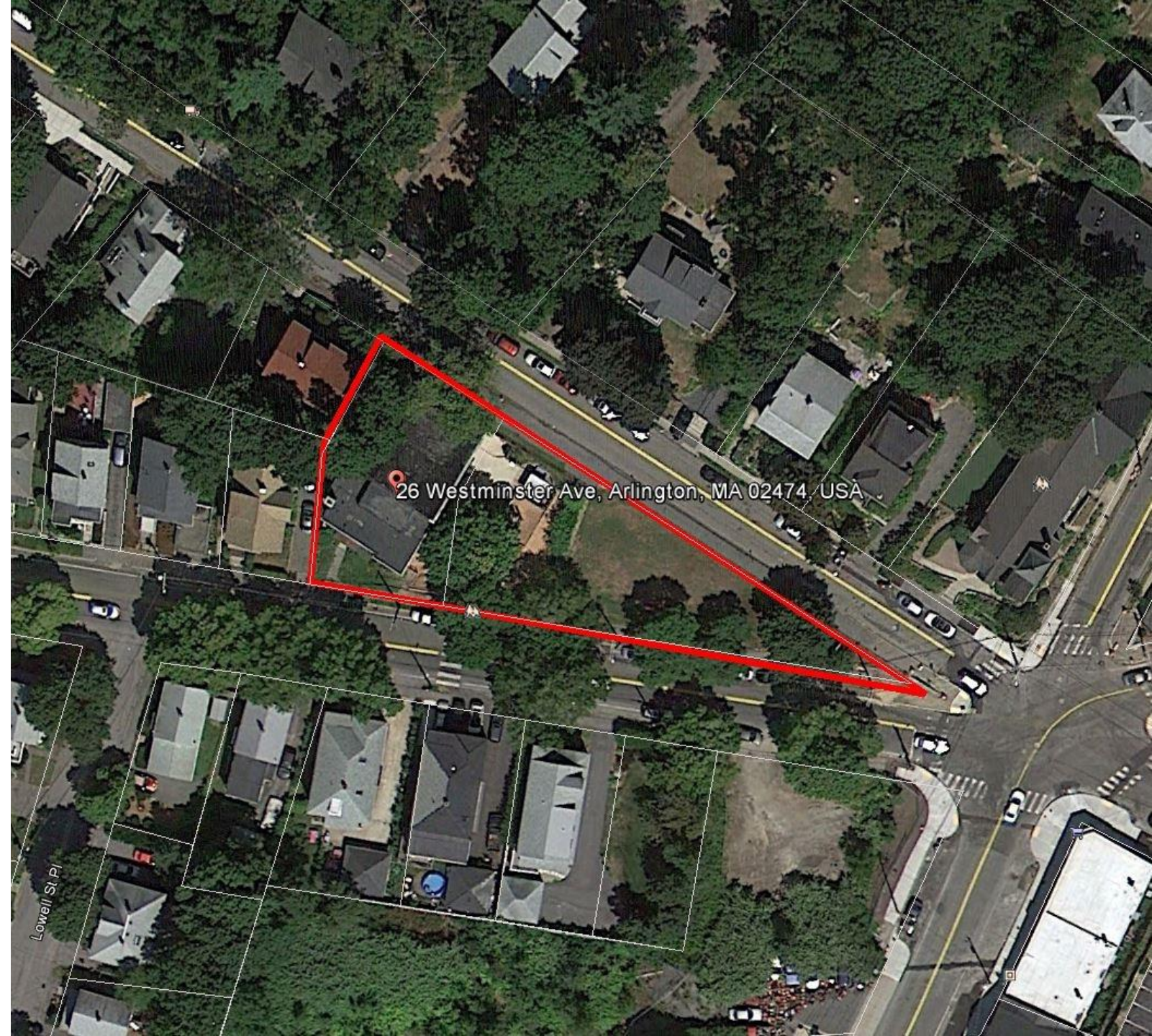
Housing Corporation of Arlington's

Project Pipeline and New Initiative  
Accomplishments 2017

# 20 Westminster Avenue

## Funding Sources:

- Brookline Bank
- Arlington Community Development Block Grant (CDBG)
- North Suburban Consortium HOME
- Community Scale Housing Initiative (CSHI)
- People of Arlington's Community Preservation Committee (CPA)
- Mass Historic Commission state historic tax credits



# 20 Westminster Avenue

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- Construction to start summer 2017
- \$3,975,762 Total Development Cost
- Construction completion Spring 2018
- Rent up Winter 2018
- 9 units:
  - 1 studio unit
  - 5 one-bedrooms units
  - 2 two-bedroom units
  - 1 three-bedroom unit



# 20 Westminster Avenue

- Three units will be wheelchair accessible
  - 1 two-bedroom unit
  - 2 one-bedroom units
- One additional unit will have a veteran preference.
- Accessible entrances from both Lowell Street and Westminster Avenue
- Washer/dryer in accessible units

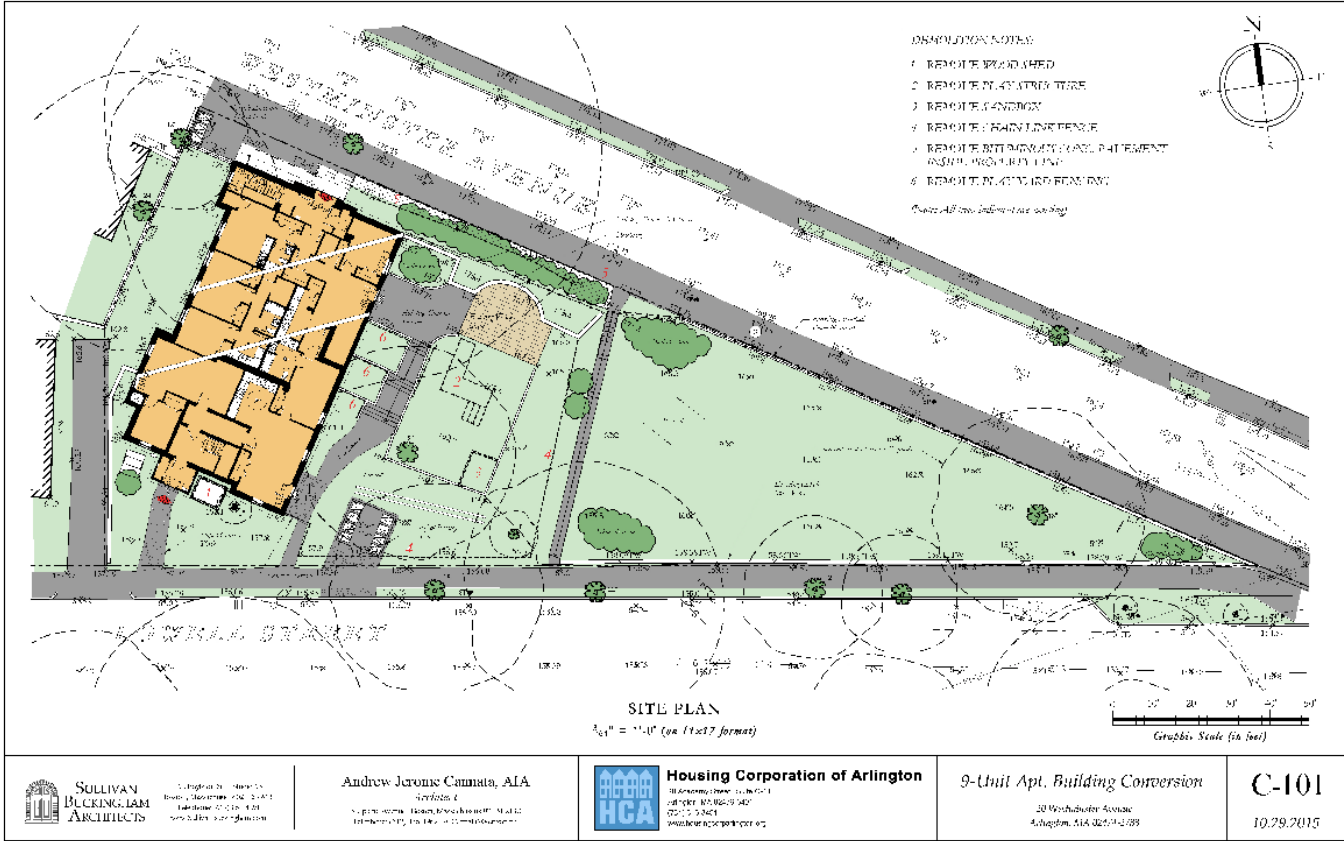


# 20 Westminster Avenue

- Energy Efficient heating and cooling
- Three entrances
- Laundry in building
- Same building foot print with expansion into crawl space
- Somerville Homeless Coalition will provide rental support and social services to three units of formerly homeless households
- Transit Oriented Project – no on-site parking
- Triangle will provide open space for perennial landscaped area and perhaps a "sculpture garden"



# 20 Westminster Avenue site plan





# 20 Westminster Construction



Construction in process



## Two sites

- 19R Park Ave
- 117 Broadway

## Three buildings

- 28 units
- 6 units
- 14 units

## 48 units

- 17 one-bedroom units
- 24 two-bedroom units
- 7 three-bedroom units
- Retail space on first floor of Broadway

## 37 parking spaces

- 23 at 19R Park Ave
- 14 at 117 Broadway

# Downing Square Broadway Initiative

# Downing Square Broadway Initiative

**19R Park Ave – 34 units**

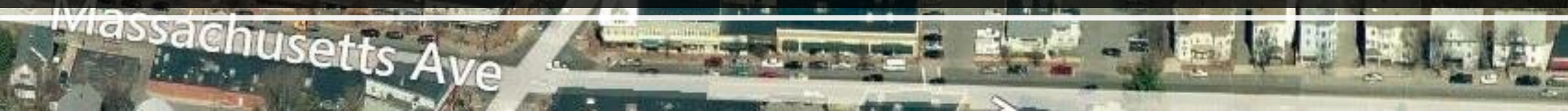


**117 Broadway- 14 units and first floor commercial space**





Downing Square Broadway Initiative  
19R Park Ave Site Map



# Downing Square Site Plan

- 19 R Park Ave site plan
- Two buildings
- Large building = 28 units
- Small corner building = 6 units
- 23 parking spaces
- Access to the Minuteman Bikeway
- Energy efficient
- Transit oriented
- Brownfield cleanup





Corner Building at Downing Square



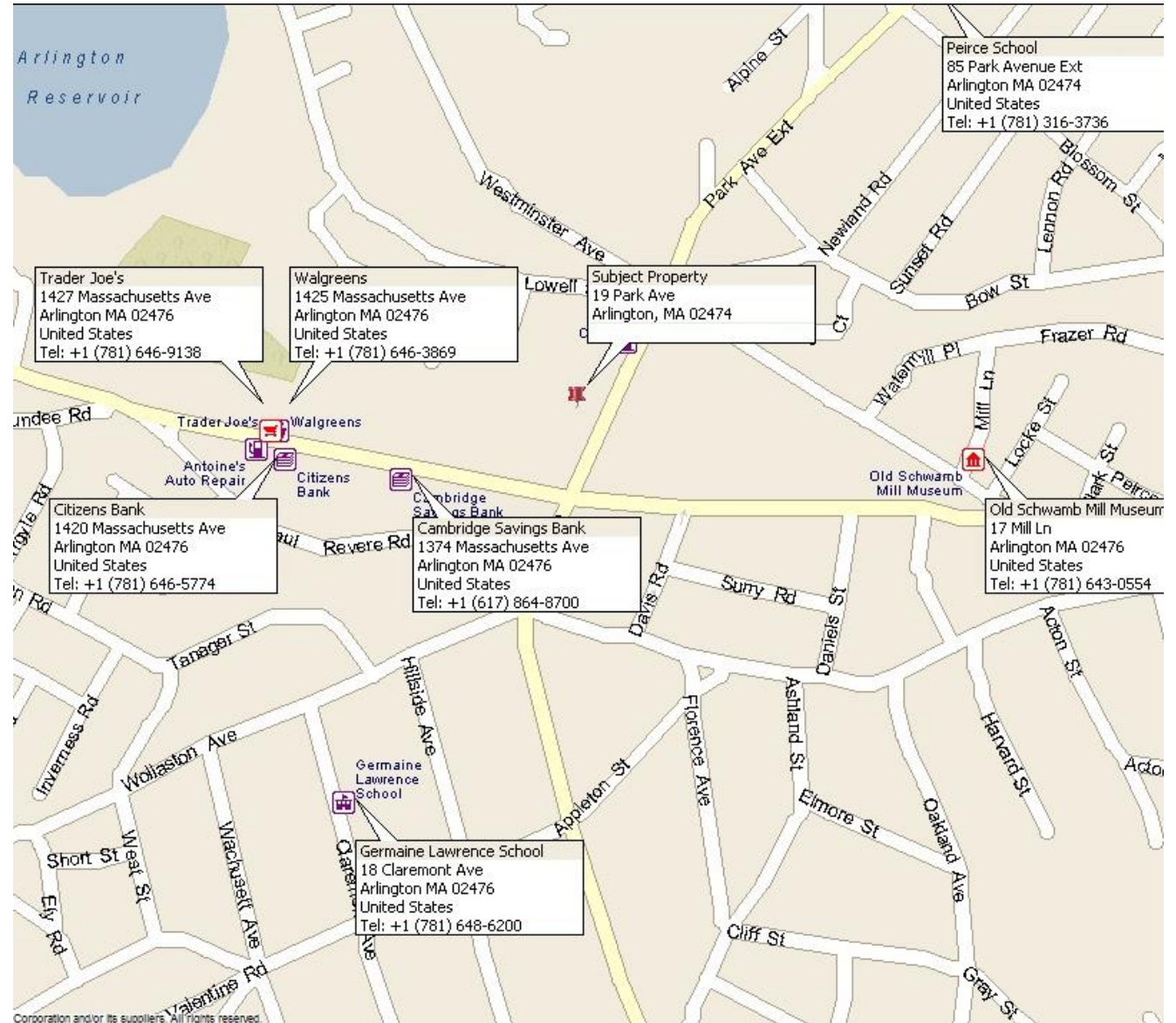
Downing Square facing east on the bikeway





Downing Square looking west from the Minuteman Bikeway

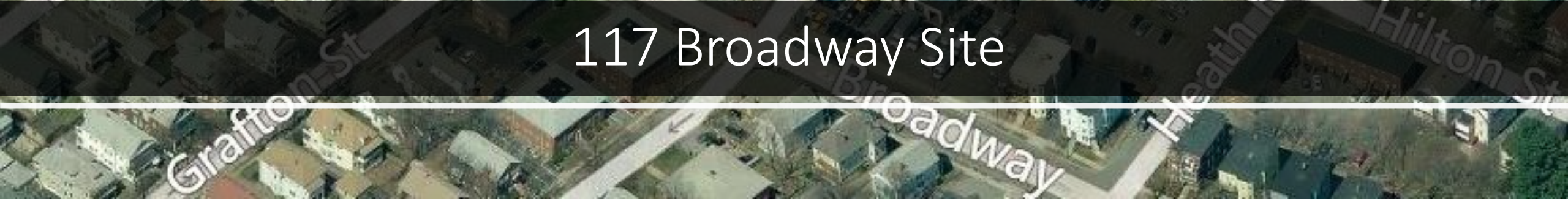
# Downing Square Broadway Initiative Neighborhood Amenities map





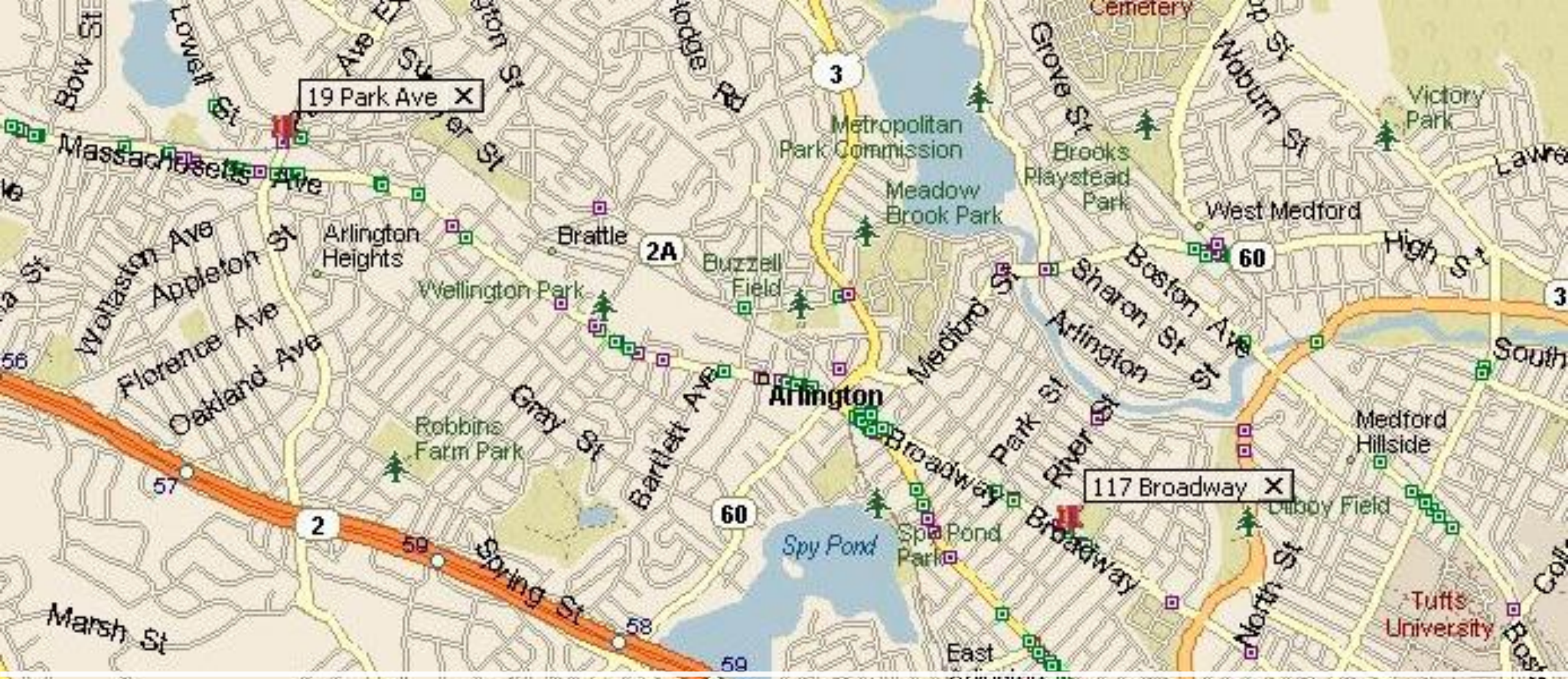


117 Broadway Site

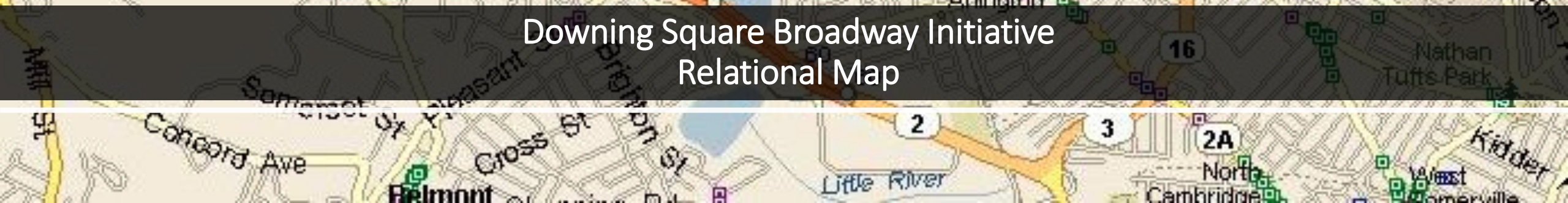


117 Broadway





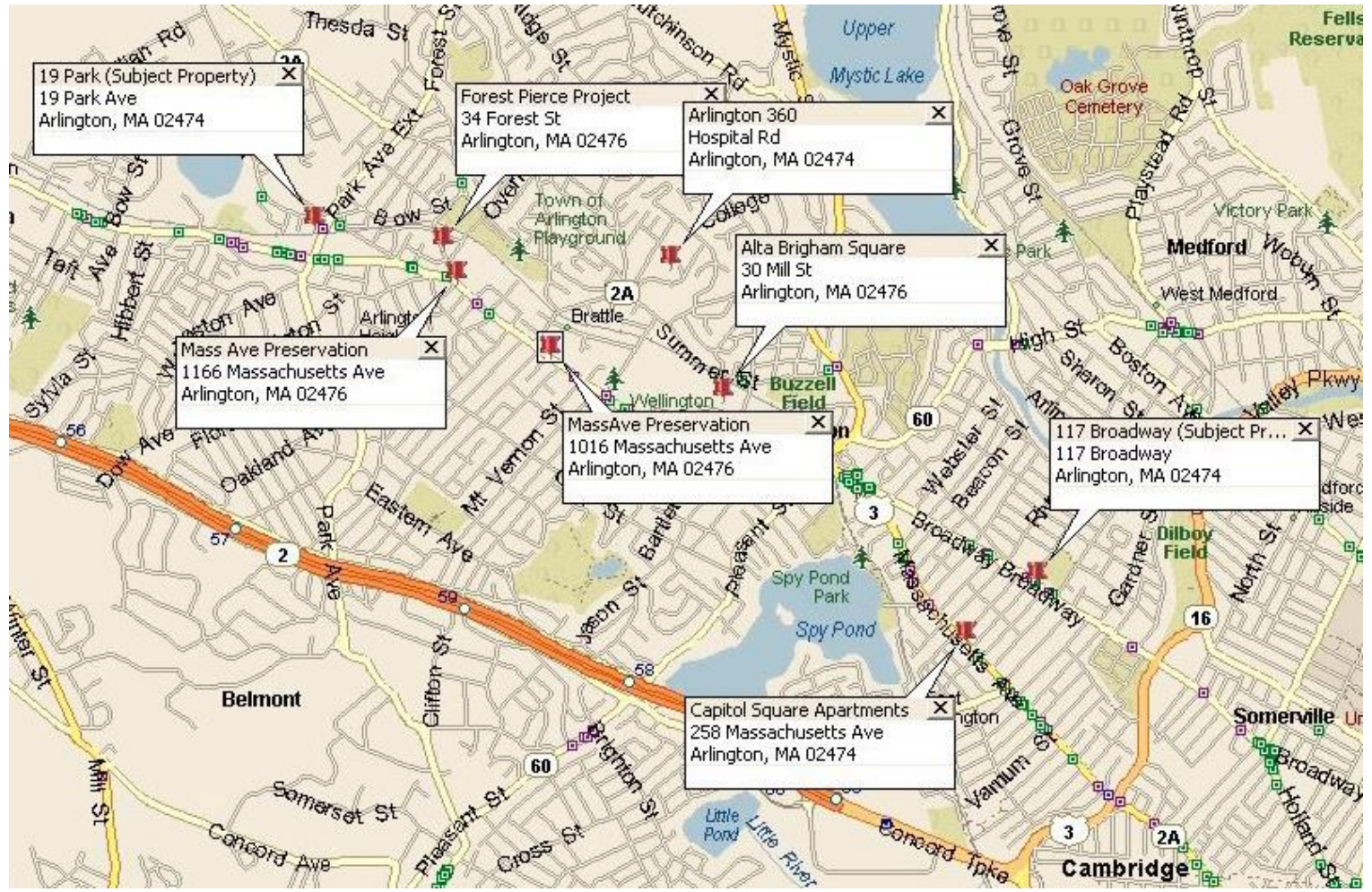
Downing Square Broadway Initiative  
Relational Map



# 117 Broadway

- 14 units
- Energy efficient
- Transit oriented development (TOD)
- First floor commercial/ retail space
  - Tenants
    - Arlington Food Pantry
    - Café/Coffee Shop
    - To Be Determined

In relation to HCA's and other affordable housing properties





# Capital Improvements

# Mass Ave Preservation



- Tuckpointing
- Three new kitchens
- Interior rehab
- Floor staining and sanding
- Rock Wall repairs



Bow Street : new roof, siding,  
interior rehab

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Summer St. and Bow St : kitchen, flooring, roof repair, new siding, deleading, new heating



# Arlington Human Services Network (HSN)

A new initiative in supportive services working collaboratively with other Arlington providers to meet the varied needs of community members.

# Human Services Network (HSN) Members

- Arlington Department of Health and Human Services
- Housing Corporation of Arlington
- Arlington Food Pantry
- Arlington Youth Counseling Services (AYCC)

- Arlington Police
- Mount Auburn Hospital
- Arlington Public Schools
- Arlington Housing Authority
- Council on Aging (COA)

# Housing Stability and Homelessness

Strategy/Policy

Immediate effects

Intermediate effects

Long term effects

Partnership With Human Services Network , Mt Auburn Hospital

Assess housing situation and complete needs assessment

Complete housing applications

Provide services and /or counseling

welfare benefits payments

Substance abuse services

Improvements in mental & physical Health

Safe permanent housing

Income stabilized

Substance abuse reduced

Arlington Human Services Network Project

Wish us success and  
luck in completing  
this important work  
for the Arlington  
Community.

Thank you to all our  
Members, Supporters,  
Donors, Lenders, Town of  
Arlington, the Selectman,  
CPA Committee,  
Volunteers and Friends  
who have made all this  
possible.