



Housing. Community. Affordability.

HCA

Housing Corporation of Arlington

20 Academy Street Arlington, MA 02476

www.housingcorporation.org

V.10 Fall 2009

Forest-Peirce Preservation Project Update

Last winter, HCA purchased ten (10) “new-to-us” units in Arlington Heights. Known as the Forest-Peirce Preservation Project, this initiative will improve and preserve ten apartments in two buildings and make them affordable in perpetuity. The Peirce building consists of four spacious one-bedroom units, and the adjacent Forest building holds one one-bedroom and five two-bedroom apartments. Working with the project’s general contractor, Feinmann, Inc. of Lexington, the units are being outfitted with new kitchens and bathrooms, low-e windows, high-efficiency heating systems and other amenities. HCA is also making a concerted effort to seal the envelope of both buildings in order to reduce our energy usage for the long term. We look for the buildings to be fully occupied by the end of November. Stay tuned for the date of our ribbon cutting ceremony!



(Left) The original bathroom in one of the Forest property units. (Center) The same unit undergoing rehab. (Right) The finished bathroom.



(Left Above) The porch on the back of the Peirce property. (Left Below) During construction. (Right) The new porch.

Presenting HCA's new BLOG!

www.housingcorporation.blogspot.com



Letter from the Executive Director

Dear Friends,

The effects of the global economic recession are being felt throughout our nation. At HCA, it's led to an opportunity for growth. We're building our capacity, taking on a new homelessness prevention program and, as always, working to increase Arlington's stock of affordable rental housing. As we expand, HCA continues to work to provide families and individuals with a sustainable housing option in a town which many would not otherwise be able to afford.

Despite our growth, our central mission will remain consistent and allow HCA to meet the challenges of the economic crisis. Joseph Williams' article in the *Boston Globe's* August 16, 2009 edition, "President shifts focus to renting, not owning," speaks directly to HCA's mission. President Barack Obama will be directing \$4.25 billion of stimulus funds to construct tens of thousands of rental units for low- and moderate-income individuals. Unlike the previous administration, our new president believes that, "not everyone can or should own a home." The federal government is now promoting a philosophy that is at the core of HCA's programs: getting individuals and families into affordable and sustainable rental opportunities.

Like the new federal housing policy, HCA has evolved over our twenty-three year history to focus on affordable rental housing. When HCA formed in

1986, our role was to provide moderate-income, first-time homebuyers with down payment assistance. Eventually, as we experienced many rental units being converted to condominiums starting in the late 1990s, we initiated our affordable rental program to preserve apartments for families and offer low-income households wanting to stay in Arlington a sustainable option. Today, HCA owns and operates 58 rental units in Arlington.

As a result of escalating foreclosures and other economic pressures, more and more people are looking for affordable rental housing. Many of the difficult issues we see and hear about at HCA stem from residents making housing choices that they truly cannot afford. More affordable options are needed if Arlington is to remain a vibrant and diverse community. As changes start to take hold, in national housing policies and in small non-profits like HCA, we must meet these new challenges to assure that more sustainable housing opportunities are available for all.

Warmest regards,



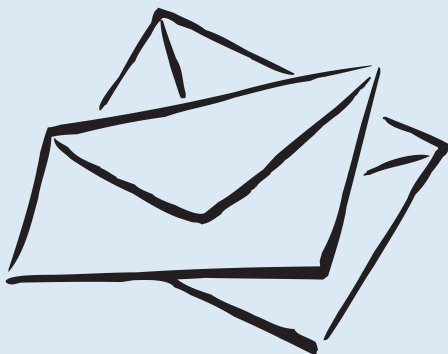
David J. Levy
Executive Director

Help on the Way: HPRP Comes to Arlington

We are pleased to announce that starting this fall, Housing Corporation of Arlington will steward a new program to assist Arlington residents who are struggling to stay in their housing. As part of the American Recovery and Reinvestment Act of 2009, \$1.5 billion will be distributed to 400 communities for the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The Town of Arlington has recently designated Housing Corporation of Arlington to be the lead agency for Arlington's HPRP.

This program will provide short- and medium-term assistance and services to families and individuals who are homeless or in danger of homelessness due to circumstances arising out of the downturn in the US economy. Unlike HCA's current Homelessness Prevention Fund, which only gives short-term grants for housing assistance, this new program will help very low-income households with rent assistance and other housing-related services for up to eighteen months.

HCA will begin a broad outreach effort in October for Arlington's HPRP, so be on the lookout for more information in the coming months.



Join HCA during the weeks of November 9th and November 16th to help with our annual HPF Appeal!


For the third year in a row, HCA volunteers will come to HCA headquarters to stuff, seal and send appeal letters to every household in Arlington. Contributions from this appeal fund HCA's Homelessness Prevention Fund, which makes targeted grants to Arlington residents in an effort to keep them housed. Please contact Joanna at jain@housingcorporationarlington.org or 781-316-3606 to volunteer.

A Sunny Sunday Stroll

On an unusually beautiful Sunday in April, over 130 walkers came out for Housing Corporation of Arlington's 8th Annual Walk for Affordable Housing. With tremendous support from local banks, faith communities, Arlington businesses, volunteers and private donors, we raised over \$47,000 to help Housing Corporation of Arlington preserve and increase affordable housing in our community. Thank you all for your support!



Lead Sponsor

 Cambridge Savings
Charitable Foundation

Supporters

Boston Private Bank & Trust Company
Bowes GMAC Real Estate
Brookline Bank
Calvary Church, United Methodist
Citizens Bank Foundation
Leader Bank
Saint Paul Lutheran Church
Watertown Savings Bank
Winchester Savings Bank

Friends

Arlax Oil Corporation
Belmont Savings Bank
Church of Our Saviour
Coldwell Banker Residential Brokerage
East Cambridge Savings Bank
Feinmann, Inc.
Saint Eulalia Parish
Winslow Architects, Inc.

Donors

Ammondson Architects, Inc.
B & R Glass LLC
Barrington Management Company
Capone Landscape, Inc.
Cedar Rock Investment Advisors

Constructive Advisors
De Vito Funeral Homes
EDD Advisors, Inc.
First Baptist Church of Arlington
First Parish Unitarian Universalist
FLI Environmental, Inc.
Highrock Church
Lovett Plumbing & Heating Services, Inc.
NPO Financial Solutions
Ripples Salon
Road Warrior Moving & Storage Inc.
Rush-Kent Insurance Agency, Inc.
Saint Agnes Parish
Subspace Communications, LLC
Temple Shir Tikvah
Wanamaker Hardware Inc.

Gift-In-Kind Donors

Anderson's Florist of Arlington
ARTBEAT: The Creativity Store
Artwear
Bella Moto Baking
Blue Ribbon BBQ
The Book Rack
Boston Red Sox
The Chilly Cow
Continentale Hair Salon
The Costume Company
Coyote Impressions
D'Agostino's Delicatessen
Edible Arrangements
FEI Theatres

Fitness First
Flora Restaurant
Healing with Acupuncture
Holovak and Coughlin Sporting Goods
Homewood Suites by Hilton
Jam 'n Java
Johnnie's Foodmaster
Lakota Bakery
Mourning Dove Studio
Murray Muscular Therapy Associates
MVS Publishing, Inc.
New England Aquarium
New England Patriots
Not Your Average Joe's
Play Time, Inc.
Porch & Wardrobe
The Regent Theatre
Rubicat Design and Photography
Stop & Shop
Swanson Jewelers, Inc.
Sweet Sue's Bakery & Café
Zocalo Cocina Mexicana

Water Stops/Booths

Calvary Church, United Methodist
Church of Our Saviour
First Baptist Church of Arlington
First Parish Unitarian Universalist
Highrock Church
Pleasant Street Congregational Church
Saint Agnes Parish
Trinity Baptist Church

Credit Q & A

Recently, we had a conversation with Jessica von Goeler, American Consumer Credit Counseling's Community Education Supervisor and Certified Credit Counselor, about current credit issues:

HCA: What new credit concerns have you seen come up in the past year?

Jessica: Most recently, the biggest one was interest rates on credit cards. They kept spiking due to the anticipation of new credit laws that are now in place. People were having difficulty managing these increases.

HCA: Overall, do you see the new credit rules easing credit issues for your clients?

Jessica: I think so. First off, interest rates will be kept down. That's huge. Also, payment options will be explained

more thoroughly, and more financial education will be provided. Finally, more people will be involved in young adults' decisions to get credit, mainly parents and guardians.

HCA: What piece of advice do you most often give out?

Jessica: Check your credit report! Inaccuracies are common. Checking your credit will also help you be a savvy consumer. For instance, if you know your credit score, you can know your best possible loan options. You can also then work towards clearing up any credit issues.

For more advice from American Consumer Credit Counseling (ACCC), go to www.consumercredit.com. Thanks, Jessica!

Board of Directors

Debby Lewis
President

Paul Parravano
Vice-President

Marc Dohan
Treasurer

Jan Blodgett
Clerk

Deena Anderson

Gregory Bowe

Jack Cooper

Mary Doyle

Monique Magliozzi

Neal Mongold

Marylou Vest

Laura Wiener

Executive Director

David J. Levy

Program Manager

Joanna A. Ain

PRINTED ON RECYCLED PAPER



Housing Corporation of Arlington

20 Academy Street Arlington, MA 02476 • t: 781-316-3429 • f: 781-316-3614

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