

## Another Great HPF Appeal

On behalf of Housing Corporation of Arlington's board and staff, we wish to thank the forty-eight individual volunteers as well as determined groups from Saint Agnes Parish, First Parish Unitarian Universalist Church, Temple Shir Tikvah, Calvary Church, United Methodist and Highrock Church whose hard work made it possible for us to send out over 16,835 letters to Arlington households asking for their help in maintaining our Homelessness Prevention Fund.

*It was a big undertaking,  
but to date HCA has raised  
over \$43,000 for our  
Homelessness Prevention Fund!*

We have seen a rising need for our services in the past six months. More and more local residents are losing their jobs and savings. In these times of economic frustration, we are grateful that we can count on our friends and supporters to help their Arlington neighbors with their most costly expense—housing.

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## HCA Acquires Ten More Affordable Units

Anyone looking to buy property in Arlington knows how scarce supplies are these days. So when David Levy, Housing Corporation of Arlington's Executive Director, came across the chance to buy ten units in Arlington Heights and turn them into affordable apartments, he was pumped. "I first spotted these units last spring," he remarked, "when I later found out that they were on the market, I knew it would be a great opportunity for HCA as well as the Arlington community."

lenders including the Massachusetts Housing Partnership and the North Suburban Consortium in Malden.

*"Arlington is proud to have a group like HCA in our corner, fighting for diversity and affordability in our community. It is projects like this one that assure sustainability and inclusiveness in the Town's future," stated Clarissa Rowe, Board of Selectmen chair.*

2004 by renovating kitchens and bathrooms within two recently acquired two-family homes. In 2006, Feinmann renovated 18 one-bedroom apartments as part of HCA's Mass Ave Preservation Project. For this initiative, the Feinmann team will replace roofs, rebuild porches and install new high efficiency heating systems. Bathrooms and kitchens will also be revamped and updated. When complete, both buildings will be de-leaded and insulated.

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Stable, safe affordable housing is in critical need in Arlington. Much of Arlington's less expensive rental stock is in poor condition or is not de-leaded, making it unsafe for families with young children. With this purchase and rehab of ten units, HCA will be taking an active role in increasing the amount of permanent & well-maintained affordable housing in Arlington. Five units have two-bedrooms, suitable for families with children; the remaining five are one-bedrooms for couples and singles.

With a generous commitment from the Town of Arlington's Community Development Block Grant (CDBG) funds and a construction loan from Cambridge Savings Bank, HCA will preserve the existing units as rentals—eliminating the possibility that the apartments would be lost to condominium conversion. In addition to the substantial support from the Town of Arlington, this project is made possible by investments from several other

For the fifth time in five years, Peter Feinmann and his efficient team at Feinmann, Inc. will be attending to the majority of the rehabilitation work on the two properties, providing construction and project management services for the effort and donating a portion of their time and profit to the project. Feinmann first partnered with HCA in



*Join HCA  
friends & supporters  
at our*

**8th Annual Walk for  
Affordable Housing**

**Sunday, April 26, 2009  
1-3 PM**

**JASON RUSSELL HOUSE**

(Corner of Massachusetts Ave. and Jason St.)

*For more information, contact Joanna  
at walk@housingcorporation.org  
or 781-316-3606.  
visit www.housingcorporation.org*

## On the Brink of Change: An Evening with “The Duke”

Last spring, when HCA invited former governor Michael Dukakis to come and speak at our Annual Meeting, we did not anticipate how timely a speaker he would be. On October 15th, the evening of HCA's Annual Meeting, the US economy was in a tailspin and the highly anticipated final debate between Senator John McCain and then Senator Barack Obama had the country on pins and needles. The United States was on the brink of change—an ideal moment to have Michael Dukakis walk into Arlington's Town Hall Auditorium and provide some perspective on the last twenty years including his three terms as governor and a failed presidential run. Over two hundred HCA friends and supporters filled the auditorium to celebrate HCA's accomplishments and listen to Michael Dukakis's words of wisdom.



Vibrating with enthusiasm only befitting a true lover of teaching, the former Massachusetts governor and current professor of political science at Northeastern University spoke about the importance of building and maintaining state infrastructure, especially affordable housing, stating that infrastructure “provides real value long-term.” Dukakis adamantly stressed the significance of organizations like HCA rehabbing apartment units to keep rental stock in Arlington, “Without you [HCA], there's no way working class folks can afford to live in a town like this [Arlington].”

With respect to what was taking place on Wall Street, Dukakis spoke of the importance of regulation, “The financial market has to be regulated. Thoughtfully regulated, intelligently—but it has to be regulated.” He spoke confidently about the future of the Commonwealth and the



United States as a whole, energizing the audience that the best times are yet to come despite the unsettling economic climate. In great form and clearly enjoying himself, Dukakis even stayed to answer half a dozen questions from the audience.

**For HCA's 2008 Annual Meeting, HCA would like to thank Muse Stew for the music, Butlers & Bars for the service, Menotomy Beer & Wine for the wine, Stop & Shop for the beverages, Greek Corner for the food and Sweet Sue's Bakery for the dessert.**



The evening began with Laura Wiener, Board Member and Arlington's Director of Housing, presenting HCA's Deacon Frank Mandosa Community Service Award to Patsy Kraemer and Jack Bowler. This honor is bestowed upon members of our community who possess an unwavering commitment to helping the poor, an enthusiasm and drive to go above and beyond what was expected, and an ability to unite others in the community to make affordable housing a reality. Through their ongoing work in our community and their pioneering of HCA's Homelessness Prevention Fund, Patsy and Jack are the personification of commitment and compassion in the Town of Arlington.

The HCA award ceremony was followed by Denis Sullivan, Director of International Affairs at Northeastern University, who gave a sincere and entertaining introduction to the former governor, teasing Dukakis about being late due to the lack of T-stop in Arlington.

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“When we started speaking with tenants, many of them stated their concerns about the upkeep and work needed on the properties,” recalls Peter, “we're looking forward to improving the living situation for tenants and reducing the overall energy use at the properties. Increasing the efficiency of these buildings will mean lower utility costs for tenants, which is exactly our goal here.”

The ten units are located in two properties on adjacent lots, cutting the costs of rehabilitation and future upkeep and management. The site is convenient to public transportation and each of the units includes parking.

David is pleased with HCA's expansion while so many other organizations are consolidating or shutting down, “With the immense support of our members, Arlington's Board of Selectmen and the Arlington community as a whole, the expansion of HCA's housing stock by 20% in this time of economic uncertainty is outstanding. Affordable housing is now needed more than ever. Through these new units, HCA can continue to diminish some of the pressures put on households with limited incomes who wish to live in our Town.”



With the conclusion of this endeavor, HCA will possess a diverse portfolio of 58 rental units made up of 23 one-bedroom units, 24 two-bedroom units, 7 three-bedroom units, 3 four-bedroom units and 1 five-bedroom unit. HCA continues to be on the lookout for opportunities to develop properties into affordable apartments in Arlington.

## Wake Up—It's Spring!

*It's been a long, cold, hard winter—which means that HCA properties will need a big clean up this spring!*

Join us as we welcome spring and clean up our two-families in Arlington. We will be raking, mowing and getting the properties out of their winter doldrums. This is a great project for the whole family!

**Morning of Saturday,  
May 16, 2009**

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for details.

