

HCA News

Housing. Community. Affordability.

SPRING 2012

Housing Corporation of Arlington

www.housingcorporarlington.org



HCA Executive Director David Levy presents the Deacon Frank Mandosa Community Service Award to Carol Greeley in memory of her late husband, Brian Greeley.

Wow—25 Years!

On November 3, HCA celebrated its 25 years of community service with 350 of its supporters in the historic Arlington Town Hall Auditorium. Master of Ceremonies and longtime supporter, Ray Magliozzi of NPR's Car Talk, led the evening filled with laughter, great food and memories of missed friends. Contributors, including the event's lead sponsor Cambridge Savings Bank and an honorary committee chaired by Bob Bowes, made the evening a tremendous success with all funds raised going to help support HCA's affordable housing and homelessness prevention programs.

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Full-Steam Ahead for Capitol Square Apartments



HCA was thrilled to show our state legislators around Capitol Square Apartments at a February breakfast meeting.

On October 17, Governor Patrick's office made an announcement that had us all holding our breath for months—our Capitol Square Apartments project was fully funded! With project funding now in place, HCA began to move full-steam ahead with our plans for this

32-unit affordable housing and historic renovation project.

HCA's first step was to finalize our project team. Since designing a thorough and sound renovation plan for the property would be time-consuming, Davis Square Architects (DSA) was already hard at work. DSA brought many fresh ideas to the table, adding enormous value to the project including major improvements to the two fully-accessible units and making the property more energy efficient without damaging the historic integrity of each building.

HCA next had to focus on hiring a property management firm that could oversee a project of this scale and complexity. Adhering to the layers of public regulations for a property such as Capitol Square is meticulous work, and

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SAVE THE DATE

HCA'S ELEVENTH ANNUAL

WaLK

FOR AFFORDABLE HOUSING



Sunday, April 29, 2012

1:00–3:00 PM

Jason Russell House

(Corner of Massachusetts Avenue and Jason Street)

Start fundraising online TODAY!

www.firstgiving.com/housingcorporarlington

Create your own Walk fundraising page and get friends and neighbors to sponsor you!

Wow—25 Years! *(continued from cover)*

Paul Parravano, HCA's Board President, introduced the evening by saying, "We're overwhelmed at the strong showing this evening, which reminds us that our town stands with us as we continue this work. Our future is filled now with hope, opportunity and the powerful legacy of Brian Greeley who I'm quite certain would cheer the loudest at our success and the outpouring of support we feel tonight."

The evening was a true community effort—a sentiment that was expressed by many attendees. Highlights included Kevin Greeley's animated presentation of a Board of Selectmen proclamation honoring HCA, Middlesex County Sherriff Peter Koutoujian's thoughtful remarks about the importance of a safe home in the lives of children, and a

heartfelt acceptance of HCA's Deacon Frank Mandosa Community Service Award by Carol Greeley in honor of her late husband, Brian. Local eatery Scutra filled the hall with enthusiastic servers and amazing food. To complete the evening, Ray Magliozzi ran a live auction with humor and zest, raising money and keeping the filled room entertained.

Governor Patrick, who was unable to attend due to an out of state obligation, saluted HCA in a sincere video in which he said, "You are working every day to get families back on their feet and find or keep a place to call home...your work is a testament to our best values." He also warmly remarked, "Brian dedicated his life to public service...his spirit is an inspiration to us all."



Board President Paul Parravano introduced the evening.



Sherriff Peter Koutoujian and Carol Greeley



John Kohl with Tom and Susan Stewart of Calvary Church, United Methodist



Bob and Elaine Bowes




Ray Magliozzi of NPR's Car Talk

Thank You to Our Sponsors

Special thanks to all of our sponsors for helping to make our 25th anniversary celebration a success.

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Full-Steam Ahead for Capitol Square Apartments *(continued from cover)*

therefore HCA needed a partner that was experienced in this area and enthusiastic about working with a mission-based organization such as HCA. After an extensive search, HCA is thrilled to be working with Peabody Properties, Inc. (PPI). PPI has a stellar reputation in the multifamily housing industry. In 2011 alone, PPI was recognized by the Institute for Real Estate Management, MassHousing, the National Affordable Housing Management Association and even won One Family, Inc.'s Champion for Change Award and the MetLife Foundation Award for Excellence in Affordable Housing.

With our architect and property manager in place, HCA needed to engage a general contractor—perhaps the most critical team member, responsible for managing this almost \$3 million renovation project. After interviewing several qualified and experienced firms, in December HCA selected Dellbrook Construction as the general contractor for Capitol Square Apartments. Working with a series of engineers, Dellbrook has designed new heating, plumbing and electrical systems that will improve the living quality for the residents and lower the energy use



Cliff Boehmer of Davis Square Architects discusses plans for Capitol Square Apartments with our state legislators.

of the entire property. The combined expertise of our project team gives us great confidence in our renovation plan and the long term benefits to both the residents of the property as well as the Arlington community overall.

On behalf of HCA and our project team, we look forward to updating our members and supporters on our

progress as construction crews begin to have a presence at the property. Look for updates, pictures and more exciting news about Capitol Square Apartments on HCA's website: www.housingcorporation.org.

We will be announcing a groundbreaking ceremony for Capitol Square Apartments in the late spring—stay tuned!

THANK YOU FOR YOUR SUPPORT

Housing Corporation of Arlington is pleased and grateful to announce the strong support received in the past few months from the following foundations:

Citizens Bank Foundation: \$10,000

Citi Community Development: \$5,000

Eastern Bank Charitable Foundation: \$10,000

"Citizens Bank is dedicated to helping our neighbors access stable housing and preventing housing insecurity. The \$10,000 grant toward the Affordable Housing and Management Program at Housing Corporation of Arlington will help develop housing that meets the needs of the most vulnerable citizens."

—Jerry Sargent, President, Citizens Bank, Massachusetts

"Affordable housing is at the heart of economic empowerment, and we are grateful to the Housing Corporation of Arlington for expanding its outreach and impact through Academy Development Partners."

—Susanne Cameron, Massachusetts State Director for Citi Community Development

"The Housing Corporation of Arlington works hard to help the underserved and neediest members of our community—a path that perfectly aligns with the mission of the Eastern Bank Charitable Foundation."

—Laura Kurzrok, Executive Director of the Eastern Bank Charitable Foundation

These grants were generously provided to build HCA's real estate development capacity in and around Arlington so that we are able to help more families and individuals live safely and affordably in our community.

Welcome, Mary-Anne Morrison

HCA is thrilled to welcome our newest board member, Mary-Anne Morrison!

Mary-Anne retired from the Massachusetts Department of Housing and Community Development (DHCD) in April 2011, having served as its Director of Rental Assistance for 36 years. At DHCD, she had oversight responsibility for its 27,000-unit federal and state rental assistance portfolio, the Commonwealth's nine Housing Consumer Education Centers and the Rental Assistance for Families in Transition Program.

Currently, Mary-Anne is in the process of founding her own business, Mac3advocates, which will offer family field trip fellowships to parents participating in the Section 8 Family Self-Sufficiency Program and their children. She and her husband, John, and their two children, Ben and Liz, moved to Arlington in 1987.



With her broad array of affordable housing experience and her commitment to the Arlington community, we look forward to working with Mary-Anne for many years to come!

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