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- Individual or Family membership (\$35)
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- Group/Corporate Sponsorship (\$500)
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Please make checks payable to:  
**Housing Corporation of Arlington**  
*(all contributions are tax deductible)*

20 Academy Street  
Arlington, Massachusetts 02476  
781.316.3429



**Housing Corporation of Arlington**

20 Academy Street Arlington, MA 02476 · tel: 781.316.3429 fax: 781.641.2103



*Taking steps for affordable housing...*

**Housing Corporation of Arlington**

V. 2 • Fall 2004

Save  
the  
date!

Please join the Housing Corporation of Arlington  
for our

**ANNUAL MEETING and  
“Candidates’ Debate on Affordable Housing”**

*(This event is co-sponsored by the League of Women Voters of Arlington.)*

Thursday, October 28, 2004

7:30PM – 9:30PM

First Parish Unitarian Universalist Church, 630 Mass Ave., Arlington

*State Representatives and their opponents will debate current housing-related issues.*

For more information please contact David Levy at 781-316-3429 or [dlevy@housingcorporation.org](mailto:dlevy@housingcorporation.org)

## HCA Receives Grant from National Organization!

In May of this year, the Housing Corporation of Arlington was awarded a \$37,500 grant from the Local Initiatives Support Corporation (LISC) to increase development opportunities and strengthen our operations. The funding will be used to hire additional staff, create communications and public relations materials, and assist with board development activities.

“The grant will provide HCA with resources to build its membership and increase awareness of Arlington residents of affordable housing issues and HCA’s interest in and ability to provide leadership in addressing these,” says David Levy, Executive Director of HCA. “Funding for operating support and technical assistance is very difficult to come by. So we are especially grateful to be part of LISC’s Suburban Initiative”.

LISC, the nation’s largest community development support organization, is best known for its work in revitalizing low-income urban neighborhoods. The grant is being provided through LISC’s Suburban Housing Initiative, which was launched in January of this year. The Boston metropolitan area is one of the first places where LISC’s community development approach is being tried in communities that have offered few housing opportunities for lower income families.

Mat Thall, Director of LISC’s Greater Boston Program, said “This was an extremely competitive process. We were looking to fund organizations that have credible local leadership, a commitment to change the local climate for affordable housing, an ability to contribute to regional solutions, identification of at least one real project that the group could help move to completion and a positive working relationship with local government. The grant reviewers were particularly impressed with HCA’s simultaneous commitment to making the organization more broad-based and membership-driven and to bringing its housing production to a higher level.”

A portion of the LISC grant will help fund a new Community Organizer position at HCA. Our new organizer will work to build relationships necessary to expand our local, diverse base of support and work with low-income Arlington residents to increase involvement in our organization.

“This is an affirmation in trust and faith of the work we have completed and will enable us to take the steps necessary to bring HCA to the next level of our development by being a citizens-based organization..,” said HCA President, John Mueller.

## HCA Thanks Departing Board Member Margaret Keady



Margaret Keady, Vice President for Community Lending at Cambridge Savings Bank, is stepping down from her position on the HCA Board after 4 years of service. Margaret joined the board in 2000, when HCA was

just beginning its campaign to create affordable rental housing. "It has been a pleasure working with Margaret and an honor to know her," states HCA board member Monique Magliozzi. "Her devotion and energy to HCA is inspiring and I hope to follow Margaret's example."

Through Margaret's involvement, Cambridge Savings Bank became the lead lender on the first HCA two-family purchase, and to date has been involved in all of HCA's purchases. Margaret, who served as clerk for 3 years, also made her mark on the Membership Committee. "Margaret has provided valuable leadership in numerous ways," says Rev. John Mueller, President of HCA's Board of Directors. "The Housing

Corporation has been able to grow dramatically over the past four years due to the dedication and commitment of people like Margaret Keady."

Margaret worked on the first HCA work day, both organizing the event, bringing out Cambridge Savings Bank employees, and then planting flowers and bushes at HCA's first two-family house on Smith Street. She was the mastermind behind the Walk for Affordable Housing, providing both ideas and outstanding fundraising skills. "She has given so generously of her time and talents to our small but growing organization," states Neal Mongold, HCA Board Member. "Everything Margaret has done, no matter how difficult, has been done with a beautiful compassionate spirit, a wry sense of humor, and with absolute dedication to the success of our cause."

Margaret, we will miss you! But don't worry; we're keeping your phone number handy!

## Third Annual Walk for Affordable Housing a Great Success

Over one-hundred members, friends and supporters gathered together on Sunday, April 4th to join the Housing Corporation of Arlington (HCA) and once again, "take a step" for affordable housing and to raise awareness and funding for HCA's affordable housing programs. The starting point for this year's event took place on the front lawn of the historic Jason Russell Farmhouse. The atmosphere was festive, as walkers were treated to music by the Hot Tamales Brass Band. Balloons and t-shirts were also handed out and walkers had their choice of refreshments donated by Starbucks Coffee Company. HCA would especially like to thank Arlington's Interfaith Coalition on Affordable Housing for their generous donations of food and good cheer along

the route. Walkers were greeted enthusiastically at rest stops provided by members of the First Parish Unitarian Universalist Church, Calvary Church, United Methodist, Church of our Savior, the Schulz Family and the Pleasant Street Congregational Church.

Major Sponsors of the Walk donated nearly \$15,000 to HCA before the first step was even taken, while the walkers themselves raised an additional \$12,000! At the end of the Walk, prizes donated by local businesses were given out to a number of walkers and a gift basket donated by Arlington Health Foods was presented to the team of walkers from Calvary Church for organizing the most participants from one group. Many thanks to all who helped make this

event such a huge success once again. A special thank you to Margaret Keady for her leadership in coordinating this event! Be sure to be part of the fun and a concrete effort to address the need for more affordable housing in our community through HCA's Fourth Annual Walk coming this spring!



## Housing Corporation of Arlington Celebrates Acquisition of Twelfth Two-Family Home

On Wednesday, June 30, 2004, the Housing Corporation of Arlington hosted an Open House Ceremony at 36-38 Sherborn Street in Arlington to celebrate the completion of renovations, and to mark the acquisition of our twelfth two-family home. As part of our Two-Family Acquisition Program, HCA now owns 24 units of affordable housing for working families, all of which are managed by Barrington Management Company in Arlington. Funding for HCA's Two-Family Program is provided by the Town of Arlington, Cambridge Savings Bank, the North Suburban HOME Consortium and the Massachusetts Housing Partnership.

HCA purchased 36-38 Sherborn Street in January of this year. With the help of local attorneys Eugene Lucarelli and Frederic Harris, the house was purchased from long-time Arlington residents who were leaving their home to enter into an elder care facility. Through a unique partnership with local contractors and volunteer labor, this neglected home has been transformed into a neighborhood asset.



Feinmann Remodeling, a multi-award winning design and remodeling company located in Arlington, made a significant commitment by renovating the kitchens and bathrooms. "We are very pleased to be able to assist the Housing Corporation of Arlington with this incredibly worthwhile effort," states Peter Feinmann, president of Feinmann Remodeling. "It has always been our goal as a company to give back to the community that so wholeheartedly supports us. Providing affordable housing is a program we feel so strongly about and one that we will continue to support in anyway possible."

Other contributing contractors include Hammond Deleading & Construction, Grove Plumbing & Heating, Seven Stars Painting, Mark's Master Service and Craig's Landscaping.

For over six months, more than 100 volunteers participated in this project by cleaning out the house, stripping wallpaper and painting walls and trim. A significant number of volunteers came to the project through the local Interfaith Partnership on Affordable Housing. With coordination from Annie LaCourt from Temple Shir Tikvah in Winchester, and Bob Baker from the Calvary Methodist Church in Arlington, volunteers donated their time as a commitment to helping their neighbors in Arlington.

Starting on July 1st two Arlington families now live in the newly renovated apartments at Sherborn Street, paying reasonable rents.

## Guest Column

### Town Offers Opportunities for First-time Home Buyers

Over the next 18 months, the Town will have up to 8 affordable condominiums available for income eligible first-time homebuyers. Back in 2001, Town Meeting adopted an Inclusionary Zoning Ordinance, mandating that any new development of more than 6 units include a minimum of 15% affordable housing. The units soon to be available are located at 264 Massachusetts Avenue. (former Texaco site), 980 Massachusetts Avenue (former Boston Federal Savings Bank site), and at the corner of Lowell Street and Park Avenue Extension. All of the condos have either one or two bedrooms, and resale prices will be restricted. Prices range from \$140,000 to \$165,000. Buyers will be chosen by lottery. For more information or an application, please contact Laura Wiener, Arlington's Director of Housing, at 781 316-3091.

### Housing Corporation of Arlington Board of Directors

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