

Welcome New Members!

HCA has received a tremendous response to our first-ever membership drive. Since September, a record 150 new and renewal membership applications have been received! We welcome those new to the organization and appreciate the continued support of renewing members. Your contributions will help to fund HCA’s affordable housing programs. With your support, HCA will continue to pursue our mission of preserving a diverse, sustainable community that includes affordable and mixed-income housing. Thank you for supporting your community by joining HCA!

Housing Corporation Wish-list

HCA is in need of a gas stove and 2 refrigerators. New or slightly used appliances are most appreciated. If you would like to donate one of these items, please contact David Levy at 781-316-3429.



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Housing Corporation of Arlington

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Taking steps for affordable housing....



HCA Welcomes Secretary Foy to Annual Meeting Cambridge Savings Bank honored with Community Service Award

Secretary Douglas I. Foy, from the Office for Commonwealth Development, gave a keynote address and presented the Commonwealth’s perspective on “Smart Growth” at the Housing Corporation of Arlington’s 2005 Annual Meeting on October 26th. Over 100 residents, members and supporters attended the event at Town Hall, which marked HCA’s 19th year of supporting affordable housing in Arlington.

The evening began with the presentation of HCA’s second annual Deacon Frank Mandosa Community Service Award to Cambridge Savings Bank for their ongoing commitment to affordable housing initiatives in Arlington. David Levy, HCA Executive Director, presented the award to Kevin J. Fitzgerald, Chairman and CEO of Cambridge Savings Bank.

“Cambridge Saving’s message has always been clear,” stated Levy. “CSB continues to set the highest standards for community lending, which has enabled HCA to purchase all fourteen of our two-family properties.”

“The service that HCA provides to

the residents of Arlington is invaluable,” noted Mr. Fitzgerald. “The current economic and housing environment has caused many people to struggle to stay in the Arlington community where they may have lived for years. We’re proud to support HCA in their efforts to provide affordable options for housing in the town and we are honored to accept this award.”

With many residents leaving Arlington, and Massachusetts as a whole, because of the high cost of housing, the Commonwealth has recently gotten “Smart” about growth and development policies. Smart growth, which promotes both sustainable development principles, such as resource conservancy, as well as transit-oriented development, is being aggressively promoted by the Romney Administration to inform future development in the Commonwealth.

When Mitt Romney became governor in January 2003, he appointed Doug Foy to serve in his Cabinet as the first secretary of the newly created Office for Commonwealth Development (OCD). Governor Romney’s goal in

creating OCD was to bring coordination to the state agencies most directly responsible for development and the environment so that Massachusetts can develop wisely, in a sustainable way. Secretary Foy is leading that effort.

Foy, who praised Arlington for having “already done a lot of smart things,” said one of the key elements is breaking down barriers between transportation, environmental and housing plans.

“Any housing agenda in a community like this is intimately tied to a transportation agenda,” he said. “Housing and environmental goals have to be viewed as intertwined, inexplicably linked.”

The former 25-year president of the Conservation Law Foundation emphasized the benefits of the Commonwealth’s recently enacted Chapter 40R law, which encourages towns and cities to create higher density zoning districts near transit hubs, therefore allowing the preservation of existing open space.

“(Chapter 40R) is in my view, the gold standard,” Foy said. “I would urge towns to look at 40R very seriously.” Secretary Foy expanded

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Homelessness Prevention Fund Update

The cost of living in the greater Boston area ranks among the highest in the country. As a result, many Arlington residents continue to live paycheck to paycheck. A single crisis, such as hospitalization, can put many in danger of becoming homeless.

Established five years ago, HCA's Homelessness Prevention Fund provides grants to Arlington residents. These grants help families at risk of becoming homeless avoid losing housing and help homeless families secure safe, decent housing. Over the past year alone, the fund helped 47 households with over \$45,000 in grants. This has been accomplished with the kind support of Arlington residents and businesses.

In 2005, the public has admirably responded to national and international disasters with compassion and

charity. As a result, local aid programs have seen a decline in donations. Over the past five years, the people of Arlington have been extremely generous in helping their neighbors, and this help has made a significant difference in the lives of grant recipients. You may recall seeing our annual appeal letter for the Homelessness Prevention Fund in the mail. The response to this annual appeal has been dramatically lower than in years past.

Please help make a difference by contributing to this worthy program and remember that 100% of your donation will go directly to fight homelessness in Arlington. Your tax deductible donation can be sent to: HCA, Homelessness Prevention Fund, 20 Academy Street. Arlington, MA 02476. Thank you for your support!

(Continued from cover....)

on other "smart growth" strategies, such as keeping schools and libraries close to town centers and maintaining walkable communities, which in many ways Arlington has already achieved. Along these lines, Foy also suggested that Arlington explore creating more housing along its. Mass Avenue corridor and enacting a zoning bylaw that allows the creation of accessory apartments.

A panel discussion, co-sponsored by the Arlington Land Trust, immediately followed Secretary Foy's presentation, focusing on how Arlington and surrounding communities can balance the preservation of open space, while addressing the dire need for more affordable housing. Marc Draisen, Director of the Boston Metropolitan Area Planning Council, moderated the panel and participants included Clarissa Rowe, President of the Arlington Land Trust, Joseph Kriesberg, President of the Massachusetts Association of



Community Development Corporations (MACDC), Ralph Willmer, Senior Planner with Vanasse Hangen Brustlin, Inc. (VHB) and David Luberoff, Executive Director of the Rappaport Institute at Harvard University.

"(When it comes to housing and land use issues) we really need to think about not just where Arlington's borders end, but also where Belmont's borders end," stated Rowe. She added that a growing number of young adults cannot afford to live in the communities where they grew up. "It is not just the firemen and policemen (who struggle with the cost of housing), it is our own children."

Mr. Kriesberg from MACDC added that smart growing communities should be careful not to limit diversity to income level, but also extend it to race and ethnicity. "I think (this) is a part of smart growth that a lot of people don't want to talk about, yet it's (often) the elephant in the room."

All panelists agreed that communities discouraging responsible growth policies was "dumb growth". "If all of our communities decided not to grow...our children couldn't buy the house next door, and they wouldn't want to," said

David Luberoff of the Rappaport Institute. Luberoff emphasized that stunt-ing development can lead to higher housing prices, and place a community at an "economic disadvantage".



"[A first for the two locally-based organizations,] Arlington Land Trust was pleased to take part in this important conversation," said its Vice-President Ann LeRoyer. "A mature, essentially built-out community like Arlington struggles to meet both the need for open space and the need for affordable housing. The joint participation of organizations like ALT and HCA in planning and advocacy efforts can help shape sensible solutions to these challenges."

The evening concluded with the Housing Corporation's annual business meeting, where new directors and officers of the board were elected by members.

Excerpts taken from the Arlington Advocate.

HCA Board news....

Housing Corp Says Farewell to Good Friend

It is with great appreciation that we say good-bye to **Rev. John Mueller**, Pastor of Calvary Methodist Church, who served on HCA's Board of Directors for 5 years, two of which as President.

Everyone contributes to this effort in his or her own way. John contributed in the most public of ways—at the pulpit, Town Meeting, the Millennial Faith Community Breakfast, and pretty much all over Town. He led his own church in their strong participation and support of HCA's efforts, and helped to get other Arlington churches involved as well. His creative thinking about the Walk

for Affordable Housing and other membership organizing events was critical to the Housing Corp's success.

John assumes that everyone has a reason to care about affordable housing. When John speaks, people listen, and when he speaks about affordable housing, they understand, and they care.

The Housing Corporation is grateful to John for his years of service, leadership, and hard work. Rev. Mueller is an exceptional leader and it has been our privilege and pleasure to work with him. We know we can count on his continued support.

New HCA Board Members

Paul Parravano has been part of MIT's Office of the President since 1991. His role in the Office of Government and Community Relations involves fostering communication and understanding between the Massachusetts Institute of Technology and all levels of government, major constituency groups, and MIT's surrounding community.

Prior to his employment at MIT, Paul worked as a staff attorney in a civil rights consulting firm in the Boston area, providing advice and consultation for corporations on the implementation of civil rights regulations. He received his undergraduate degree from Harvard University and a law degree from Northeastern

University School of Law. Paul likes to highlight his strong affinity for baseball, barbecue, and water sports. His greatest delight flows from his family, which includes two daughters, Emily and Eleanora, and his wife Martha.

Jeff Rikeman, a lifelong resident of Arlington, is an active member of the Arlington Knights of Columbus. He has been involved with an annual Thanksgiving charity that has provided over 2000 dinners in the past 20 years. As a parent raising three children in town, he has a personal interest in the future of affordable housing in Arlington, and is looking forward to participating with fellow board members to further solidify the goals of HCA.

Staff changes at HCA....

Housing Corp Hires New Outreach Coordinator

After almost a year of service Karen Chacon, HCA's Community Organizer, recently accepted a new position as Real Estate Analyst at the Madison Park CDC in Dorchester. HCA very much appreciates Karen's significant contribution to our organization and we wish her all the best in her future pursuits.



After an extensive search, HCA is pleased to announce the addition of **Kari Wiley** as our new Outreach Coordinator. Kari joins the Housing Corporation with over five years of non-profit experience working on such issues as homelessness, child welfare, healthcare, and aging. Ms. Wiley

was previously employed as a Social Worker at the Department of Social Services, working in the Temporary Home for Women and Children homeless shelter. She is a licensed certified social worker with a broad range of skills including grant writing, event planning, and case management. A Texas native, Kari moved to Massachusetts in 2002 to attend Boston College where she received a Master of Social Work degree, with a focus on community organizing and non-profit administration. Ms. Wiley's roles include the administration of the Homelessness Prevention Fund, coordination of the Walk for Affordable Housing, and expansion of community involvement in HCA.