

HCA News

Housing. Community. Affordability.

FALL 2012

Housing Corporation of Arlington

www.housingcorporarlington.org

Dear Friends,

It's an exciting time for Housing Corporation of Arlington. We have new leadership, new energy, new property and new ideas for the future of affordable housing in Arlington and the surrounding communities.

Despite our enthusiasm, we continue to be saddened to come across our Arlington neighbors who are suffering. HCA receives walk-ins and phone calls each day from families and individuals looking for affordable housing in a tight market where rents are skyrocketing.

What can *you* do? **Stand with HCA**, a local, nonprofit who works to provide affordable rental units and prevent homelessness in our community. **Since 2001, HCA has developed 90 units of affordable housing and assisted 491 households in danger of becoming homeless.**

Become a member of HCA today. Donate \$100, \$75, \$45, \$25...or just send in the attached envelope with the checkbox marked off that you wish to join HCA but cannot contribute at this time. HCA wishes to include everyone in our membership who wants to join us in our **determination to provide stable, affordable housing for all.**

Thank you for your willingness to stand up and be counted as one who supports a healthy and diverse Arlington community.

Best wishes for a safe & happy fall,



Paul Parravano
President



Pamela Hallett
Executive Director

HCA Aims to Raise \$100,000 to Support Homelessness Prevention Program this Year

Studies have shown that preventing homelessness is far less expensive than assisting households once they become homeless. Since January 2010, HCA has assisted almost 200 households with back rent, moving costs, and security deposits—all to keep households from becoming homeless. "I have been shocked by the immense

need demonstrated in our community," said Pam Hallett, HCA's new Executive Director. "HCA completed the HUD-funded Homelessness Prevention and Rapid Re-Housing Program (HPRP) in August 2012. This year's goal is to raise \$100,000 from individuals, corporations and foundations for the Homelessness Prevention

Program to replace the funding we will no longer receive from HUD."

Here is one of the many examples of households in crisis that HCA assisted:

J., a fifty-nine year old man with a gentlemanly demeanor, was experiencing what many in this country have experienced for the

continued inside

Join HCA Friends & Supporters at our 2012 ANNUAL MEETING



Keynote Speaker,
State Treasurer Steve Grossman
Thursday, October 18, 2012

at
Tango

464 Massachusetts Avenue
Arlington Center

7:30 AM Registration & Breakfast

8:15 AM Program

Kindly RSVP to Joanna at
jain@housingcorporarlington.org or
781-316-3606 by
Tuesday, October 9, 2012.

Capitol Square Apartments: How to Apply

As we transition from summer to fall, you will begin to notice quite a few changes around Capitol Square Apartments. The Capitol Square team is working to close our construction loan so the renovation can begin. Within weeks, you will all begin to notice workers on site and hear the sounds of the transformation of this historic property.

As we nail down the final details prior to closing on the financing, our property management team is also hard at work preparing to accept applications from people hoping to make their home at Capitol Square Apartments.

On September 1, applications for our lottery were released to the public. Anyone who is interested in applying for an apartment at Capitol Square can obtain an application at Housing Corporation of Arlington offices, the Robbins Library in Arlington Center or Peabody Properties in Braintree. The application is also available online at www.housingcorporarlington.org and www.peabodyproperties.com. You must complete a new application even if you are currently on HCA's waiting list.

Some more dates to remember: On September 13, we will conduct informational sessions to explain the lottery process. Those will be held at 4 PM and 6 PM on the first floor of the Arlington Senior Center at 27 Maple Street in Arlington Center. We will accept applications until October 31. Then, on



Capitol Square Apartments—construction to begin soon.

November 7 at 3 PM, we will conduct the lottery on the first floor of the Arlington Senior Center. Peabody Properties will process applications selected on that date and notify the applicants. If there are not enough qualifying applicants identified from the initial lottery, additional applications will be drawn until all the apartments are leased.

We are very excited about the progress we're making at Capitol Square!

Continue to look for updates at www.housingcorporarlington.org.

Keep an eye out for an invitation to our Capitol Square Apartments Project Groundbreaking this fall!

Rock for the Walk—Thanks, First Parish Youth Group!

While it's not unusual for teens to spend their Saturday nights attending concerts, one church youth group did something out of the ordinary with their Saturday night—they put on their *own* live concert. Seventy plus members of the First Parish Youth Group marketed, played in, sold tickets for and MC'd a Music & Art Benefit on Saturday, April 28 raising \$3,000 for HCA's 11th Annual Walk for Affordable Housing.

When choosing a beneficiary for the Music & Art Benefit, the group wanted something that benefited Arlington as a community—something close to home. Erika Tai, the Social Action Coordinator for the youth group, stated, "This year, we realized how much the issue of homes and homelessness affects Arlington. Usually, when we think of these concerns, we think of them in the context of big cities, like Boston. Before this year, many of us did not understand how much these issues affect Arlington."

Debby Lewis, longtime HCA board member and First Parish member, spoke to the crowd at the benefit, "The First Parish Youth Group has been supportive of our Walk for the past eleven years, but this year, they really outdid themselves! We are so appreciative of their energy, support and dedication to affordable housing issues in Arlington."

HCA Aims to Raise \$100,000 *(continued from cover)*

first time—an extended bout of unemployment. To complicate matters, J. was recently diagnosed with cancer and scheduled to have surgery. He was trying to keep up with his rent but knew he would have a problem post surgery. He was receiving a small monthly pension of about \$200 and had already fallen behind in his expenses. HCA helped pay J.'s rent with the agreement that he would look into other resources and find ways to stabilize himself—work, affordable housing, credit counseling and weekly case management meetings. Four months after his initial call to HCA, J. was receiving food stamps and fuel assistance, completing applications

for affordable housing, and applying for retail work. A year after his first contact with HCA, J. was in stable, affordable housing, his health was improving, and he was working for a local pharmacy.

HCA is grateful to our community collaborators who worked with us throughout HPRP. We referred 19% of our clients to Cambridge & Somerville Legal Services or Mediation for Results to resolve landlord/tenant issues and 22% to Arlington Youth Counseling Center (AYCC) or LIFT Somerville for case management.

72% of the financial assistance went to Arlington households. The remainder helped families and individuals in Winchester, Lexington and Belmont.

Who did HCA help through HPRP?

- 36% Individuals
- 64% Families
- 36% Single Mother Head of Household
- 11% Elderly Head of Household
- 41% Disabled Head of Household

A Big THANK YOU to all our Walk Contributors!

200 walkers joined us to raise over \$52,000 for our 11th Annual Walk for Affordable Housing!

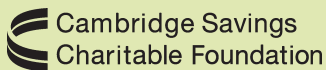


SAVE THE DATE

Mark your calendars
for our 12th Annual Walk
for Affordable Housing
on April 7, 2013!

THANK YOU TO OUR SPONSORS AND DONORS—WE APPRECIATE YOUR ONGOING SUPPORT!

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New Legislation Will Help Massachusetts CDCs

On August 7, 2012, Governor Deval Patrick signed *The Community Development Partnership Act* (CDPA) into law. Included as part of the larger Economic Development Bill, the law initiates the Community Investment Tax Credit. This creates incentives for private investment in local Community Development Corporations (CDCs) to aid in re-building neighborhoods and towns and to provide greater economic opportunity for families, individuals and businesses across the state.

Beginning in 2014, the new tax credit will help spur economic activity throughout all Massachusetts communities. During FY2013 there will be a \$1.5 million grant program to support CDCs as they develop plans to utilize the credits. MACDC predicts that over the seven years allotted, a state investment of \$34.5 million will generate an economic impact of approximately \$2 billion across the Commonwealth.

Advocating and educating legislators in our district, at the State House and in Washington DC, is part of how HCA participates in the affordable housing conversation. We are grateful to our legislators, Senator Ken Donnelly and Representative Sean Garballey, for helping to make CDPA a reality. This law will assist CDCs like HCA to grow community development programs by utilizing private investment.



HCA's Program Manager Joanna Ain joins colleagues to testify for the CDPA at the State House.

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