

## Capitol Square Apartments Ribbon Cutting Celebration

On the morning of December 12, HCA held a ribbon cutting celebration at our Capitol Square Apartments building at 258 Massachusetts Avenue, the first of three buildings on the property that will hold 32 affordable units upon completion this winter. 100 HCA supporters came out to celebrate and listen to speakers including Arlington Town Manager Adam Chapdelaine, Cedric Kam from U.S. Department of Housing & Urban Development, Massachusetts Department of Housing & Community Development's Undersecretary of Housing Aaron Gornstein, Peter Sargent from Massachusetts Housing Investment Corporation, Gregory Bowe from Cambridge Savings Bank, Tony Fracasso from MassDevelopment and Eastern Bank's President, Robert Rivers. Cambridge Savings Bank sponsored the morning's festivities, and the event concluded with the guests touring the completed units.

Mark Lesses, HCA's Vice President and Vice President of Coldwell Banker Residential Brokerage, started the morning off by welcoming the crowd and discussing the significance of the units, "Capitol Square Apartments is HCA's largest project yet and the first Arlington property to receive low-income housing tax credits from Massachusetts Department of Housing & Community Development."

Originally constructed between 1892 and 1912, these historic apartment buildings are being rehabbed under the guidance of the U.S. Department of the Interior National Park Service and the Massachusetts Historic Commission. Significant renovations include all new



*HCA Board of Directors Vice President Mark Lesses and Executive Director Pamela Hallett prepare to cut the ribbon at the Capitol Square Apartments*



*Aaron Gornstein, Massachusetts Department of Housing & Community Development's Undersecretary of Housing, speaks at the Capitol Square Apartments ribbon cutting celebration*

systems, new roof, wall and roof insulation, insulated windows, some new kitchens and baths, stucco recoating, copper flashing, and preserving as much of the original detail as possible. Units will be affordable in perpetuity—serving low-income households at or below 60% of area median income. The buildings offer a mix of apartment sizes: 6 studio units, 17 one-bedroom units and 9 two-bedroom units with 32 units overall.

*continued inside*

### Let's Go Green!

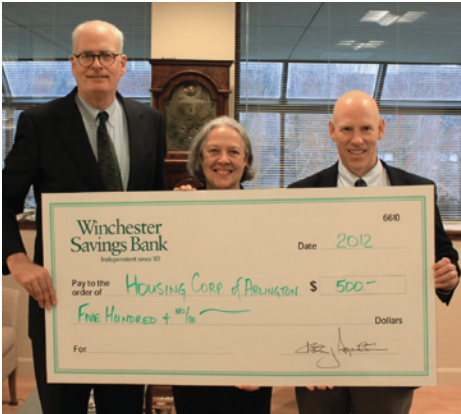
If you have access to a computer, you can renew your membership, donate to the Homelessness Prevention Program, and sign up for our 12th Annual Walk for Affordable Housing **ONLINE** today at [www.housingcorporarlington.org](http://www.housingcorporarlington.org)

## Welcome to HCA's Two New Board Members — Carl & Anne!



### Carl Flumerfelt

Carl is Winchester Savings Bank's Senior Lending Officer, overseeing a team of lending professionals that mortgages residential and multi-family properties within a 20 mile radius of Arlington. An admitted real estate and finance geek, Carl knows that decent housing represents the bedrock of a fulfilling and productive life. A former Board member of affordable housing specialists Caritas Communities, he is excited about HCA's future and the opportunity to enhance the communities that have driven his Bank's success. In addition to his 25 years at the Bank, Carl earns his Arlington bona fides legally—his wife Grayce, née D'Agostino, is a member of Arlington's first family of deli. They reside in Acton with their black Lab, Garnett (and teenage sons Ben and Will).



Winchester Savings Bank President & CEO Peter J. Segerstrom (left) and Senior Vice President and Senior Loan Officer Carl Flumerfelt present HCA Executive Director Pamela Hallett with a \$500 donation to support HCA's affordable housing and homelessness prevention work

### Anne DiNoto

Anne DiNoto has been an Arlington resident since 2002. A native of upstate New York, Anne has lived in New England since 1990. Anne served as a community representative on the Arlington Housing Task Force and is currently a member of the Arlington Garden Club and the Arlington Historical Society. Through the Garden Club,

Anne also chairs the Colonial Herb Garden Committee located at the historic Jason Russell House. Due to her concern about increased cost shifting of medical costs, Anne became involved in healthcare advocacy in 2012 as an activist with Health Care for All. Anne is the co-organizer for the annual International Survivors of Suicide Day, an American Foundation for Suicide Prevention project. Anne's day job is with Student Financial Services at Boston University. She has been a tenant in one of the Mass Ave. Preservation Project properties since 2007 and is honored to be elected to the Housing Corporation of Arlington's board of directors to provide a tenant's voice.



## Capitol Square Ribbon Cutting *(continued from cover)*

Bus service is available at the front door, and many retail and other services are within walking distance. "With a bus stop right out front," stated Undersecretary Aaron Gornstein, "This is the true meaning of transit-oriented development!"

In an elegant benediction over the building, Pastor Christine Elliott of Calvary Church gave thanks, "...for the dream which made this day possible and the patience and tenacity which have brought it to life; for the tireless work and dedication, day in and day out, of HCA staff and Board members; for the partnership and teamwork of public and private sectors and for all who have advocated and contributed

money, time and heart; for the support of this community and a town that cares for all persons; for the workers who have given their strength and skill to this project..."

On November 7, 333 households' numbers were pulled at the Capitol Square Apartments lottery—a testament to how many community members are in desperate need of affordable housing. The rent up of Capitol Square Apartments has begun and will be complete by April 30, 2013.

With the completion of the Capitol Square Apartments, Housing Corporation of Arlington will own and operate 90 affordable apartments in Arlington.



HCA Board Member Debby Lewis (center) pauses for a photo with HCA supporters Jean Nagle (left) and Monique Magliozzi (right).



## Capitol Square—A Community Endeavor

The acquisition and redevelopment of Capitol Square Apartments required a complex mix of both private and public financing including: Community Development Block Grant funds from the Town of Arlington; local HOME Program funds from the North Suburban Consortium; as well as Affordable Housing Trust Funds administered by the Massachusetts Housing Finance Agency, low-income housing tax credits (4%), stabilization funds and HOME program funding through Department of Housing & Community Development. All of the above funding comes through the Department of Housing and Urban Development and there is additional HUD funding through the McKinney-Vento Program. Tax-exempt bond financing is provided through Mass-Development and Eastern Bank. State and federal historic tax credits have been purchased by investors Brookline Bank and Cambridge Savings Bank through the syndicator Massachusetts Housing Investment Corporation. The total cost of this venture is approximately \$11 million.

We are grateful to Leader Bank, Watertown Savings Bank, Eastern Bank Charitable Foundation and Calvary Church, United Methodist for their donations towards our kitchen replacements at Capitol Square Apartments. In addition, we thank Park Avenue Congregational Church for supporting the wheelchair lift to help make two of the units handicapped accessible.

Thank you to all for making Capitol Square Apartments a true community endeavor!



*Renovations are underway at the Capitol Square Apartments thanks to the support from a complex mix of private and public financing.*



## HCA's New Project Assistant/Financial Manager



Aleisha Harris comes to HCA after working as the Program Assistant with the \$78 million Neighborhood Stabilization Program (NSP2) at The Community Builders, Inc. As Program Assistant, she worked with Project Managers in eleven different states to ensure that payment requisition requests were complete and timely. She also confirmed that projects were compliant with Davis Bacon and MBE/WBE regulations. In addition, Aleisha was responsible for report management and systems administration.

## Halfway There!

This November, HCA started its annual fundraising for our Homelessness Prevention Program to keep families and individuals off the streets and out of homeless shelters. From August 1, 2011 to July 31, 2012, we assisted 79 households with over \$153,000 to help keep them from becoming homeless. Since July 2012, HCA has raised \$49,682 from over 300 donors—halfway to our goal of \$100,000! We would especially like to thank Citizens Bank Foundation for their grant of \$10,000 to go towards helping keep our community housed this year. With the community's ongoing support we can make it to our goal of \$100,000 for our Homelessness Prevention Program!

### 2012 Annual Meeting



*On October 18, Sue Lahaie, Mary Deyst, and Elaine Shea received the Deacon Frank Mandosa Community Service Award for their commitment to affordable housing issues at HCA's 2012 Annual Meeting at Tango.*



*HCA Executive Director Pamela Hallett with guest speaker State Treasurer Steve Grossman*

# SAVE THE DATE!

*Join us for an afternoon of family fun!*

## HCA'S TWELFTH ANNUAL **WaLK** FOR AFFORDABLE HOUSING

**Sunday, April 7, 2013**

**1:00–3:00 PM**

Jason Russell House  
(Corner of Massachusetts Avenue and Jason Street)

**Create your own WALK PAGE at**  
**[www.firstgiving.com/housingcorporarlinton](http://www.firstgiving.com/housingcorporarlinton)**

*For more information about sponsorships or to receive  
pledge forms by mail, please contact Joanna at  
[jain@housingcorporarlinton.org](mailto:jain@housingcorporarlinton.org) or 781-316-3606.*



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