## CONSOLIDATED STATEMENT OF ACTIVITIES

for the 6-month period ending December 2011 and the 12-month period ending June 2011

<table>
<thead>
<tr>
<th>December 2011</th>
<th>Total</th>
<th>June 2011</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Income</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Income</td>
<td>545,237</td>
<td>973,329</td>
<td></td>
</tr>
<tr>
<td>Contracts</td>
<td>95,723</td>
<td>206,288</td>
<td></td>
</tr>
<tr>
<td>Grants</td>
<td>48,191</td>
<td>59,483</td>
<td></td>
</tr>
<tr>
<td>Donations</td>
<td>117,003</td>
<td>129,553</td>
<td></td>
</tr>
<tr>
<td>Developer Fees</td>
<td>27,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>4,442</td>
<td>3,180</td>
<td></td>
</tr>
<tr>
<td><strong>Total Income</strong></td>
<td>810,596</td>
<td>1,397,333</td>
<td></td>
</tr>
<tr>
<td><strong>Expenses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salaries &amp; Related</td>
<td>130,848</td>
<td>186,984</td>
<td></td>
</tr>
<tr>
<td>Administrative</td>
<td>91,107</td>
<td>121,340</td>
<td></td>
</tr>
<tr>
<td>Housing and Other Programs</td>
<td>525,253</td>
<td>1,003,152</td>
<td></td>
</tr>
<tr>
<td><strong>Total expenses before depreciation</strong></td>
<td>747,208</td>
<td>1,311,476</td>
<td></td>
</tr>
<tr>
<td>Change in Net Assets from Operations</td>
<td>63,388</td>
<td>85,857</td>
<td></td>
</tr>
<tr>
<td>Depreciation Expense</td>
<td>246,278</td>
<td>432,900</td>
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</tr>
<tr>
<td><strong>Change in Net Assets after Depreciation</strong></td>
<td>(182,890)</td>
<td>(347,043)</td>
<td></td>
</tr>
</tbody>
</table>

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

for the 6-month period ending December 2011 and the 12-month period ending June 2011

<table>
<thead>
<tr>
<th>December 31, 2011</th>
<th>June 30, 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Cash</td>
<td>434,097</td>
</tr>
<tr>
<td>Accounts receivable</td>
<td>50,566</td>
</tr>
<tr>
<td>Prepaid</td>
<td>16,182</td>
</tr>
<tr>
<td>Reserves</td>
<td>212,745</td>
</tr>
<tr>
<td>Property &amp; Equipment</td>
<td>16,285,451</td>
</tr>
<tr>
<td>Projects in Development</td>
<td>677,891</td>
</tr>
<tr>
<td>Other Assets</td>
<td>84,757</td>
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<tr>
<td><strong>Total Assets</strong></td>
<td>17,761,689</td>
</tr>
<tr>
<td><strong>Liabilities</strong></td>
<td></td>
</tr>
<tr>
<td>Accounts Payable</td>
<td>71,722</td>
</tr>
<tr>
<td>Accrued Expenses</td>
<td>26,980</td>
</tr>
<tr>
<td>Other Liabilities</td>
<td>144,218</td>
</tr>
<tr>
<td>Mortgages Payable</td>
<td>7,364,753</td>
</tr>
<tr>
<td>Conditional Loans</td>
<td>10,657,658</td>
</tr>
<tr>
<td><strong>Total Liabilities</strong></td>
<td>18,265,331</td>
</tr>
<tr>
<td><strong>Net Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Operating</td>
<td>66,407</td>
</tr>
<tr>
<td>Real Estate Development</td>
<td>(570,049)</td>
</tr>
<tr>
<td><strong>Total Net Assets</strong></td>
<td>(503,642)</td>
</tr>
<tr>
<td><strong>Total Liabilities &amp; Net Assets</strong></td>
<td>17,761,689</td>
</tr>
</tbody>
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Please note: names have been changed to protect privacy.

HCA—MAKING A DIFFERENCE IN OUR COMMUNITY

A Gift from Heaven

Ellen, a low-income disabled senior, was living in an inaccessible unit that was impossible to navigate in her wheelchair. As fate would have it, she went to a church service one Sunday and found out from an Arlington town employee that there was an open, 100% accessible, subsidized unit available in Arlington. After she was accepted into the unit, HCA assisted her with the moving expenses. Ellen calls her new apartment, “a gift from heaven,” and is grateful to HCA for helping her get there.

Making Connections

After living in Arlington and working close by for six months, Michael lost his job and then his apartment within a matter of months. He lived on his friends’ couches for a few weeks until he ran out of options and started living in his car. After an initial intake with Michael, HCA connected him with Caritas Communities, a nonprofit that has single resident occupancy units, and assisted him with his security deposit there. Moving forward, Michael was able to live affordably on unemployment while continuing to look for a new job.

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More than 350 of our closest friends came together at our 25th Anniversary Celebration Dinner to honor beloved Arlington hero, Brian Greely. Led by Master of Ceremonies, long-time HCA supporter Ray Magliozzi of NPR’s Car Talk, the evening was filled with laughter, tears, great food, memories of missed friends and the celebration of HCA’s 25 years of accomplishments, contributors, such as lead sponsor Cambridge-Savings Bank, and an honorary committee chaired by Bob Bowes of Bowes Real Estate, Real Living made the evening an unbelievable financial success, raising more than $53,000.

HCA is very excited about the progress on our Capitol Square Apartments Project—the first Arlington property to receive low-income housing tax credits from the Massachusetts Department of Housing and Community Development. When completed, this winter, Capitol Square will bring our total number of affordable apartments up to 90 units.

We thank our religious communities for their dedication to making Arlington an affordable community for all. Calvary Church’s ongoing support of HCA has always been exceptional, but recently they outdid themselves when members provided HCA with a $100,000 loan for our Capitol Square Apartments Project. For the fifth fall in a row, First Baptist Church of Arlington once again partnered with HCA to bring low-income families backdrops for the new school year. And last spring, the First Parish Youth Group ran a Music & Art Benefit which raised $3,000 for our 11th Annual Walk for Affordable Housing.

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However, there is still a lot to be done. With Arlington’s 14.6% increase in rent in the past year* it’s been a trying time for many of our neighbors. In August 2012, HCA completed the HUD-funded Homelessness Prevention and Rapid Re-Housing Program, and we have now reached the bittersweet benchmark of having assisted 500 households in danger of becoming homeless. In addition, we helped nearly 800 households in the past year with more than $150,000 in financial assistance. Our goal for this upcoming year is to raise $100,000 to assist families in housing crises.

Finally, we wish to salute David J. Levy who served low-income households in Arlington for eight years as our executive director. Through his tireless efforts, David was a key supporter and supporters added an additional opportunity to express their appreciation for HCAs’ work.

As always, we are grateful for the support from our many friends, both inside and outside of Arlington. Thank you for your commitment to HCA.

Best wishes,

Paul Parravano
Board President

Pamela Hallett
Executive Director

* Source: www.zillow.com

ADVISORS & CONSULTANTS

Arlington Youth Counseling Center
Brenda Noel Consulting
Cambridge & Somerville Legal Services
Construction Advisors
Dow Square Architects
Shelly Chen
Richard A. Duffy
EID Advisers
Housing Families Inc.
Just-A-Start Corporation
Sharon Conners
New Ecology, Inc.
NPO Financial Solutions
Dowbow Partners
Peter W. Sleeper Associates
Somerville Homeless Coalition
Tremont Preservation Services
VSR Consulting

PRIVATE SUPPORTERS

(5,000 OR MORE)
Cambridge Savings Bank
Cambridge Savings Charitable Foundation, Inc.
Citi Community Development
Citizens Bank Foundation
Russell-Sigel Colgate Fund
Eastern Bank Charitable Foundation, Inc.
The Legacy in Arlington Center
Wood Partners, LLC

PRIVATE SUPPORTERS

($1,000 TO $5,000)
Affirm Old Corporation
Bosworth & Associates
Bowes Real Estate, Real Living
Browns Bank
Cambridge Bank
Cambridge Community Bank
Eagle Bank
Federal Home Loan Bank of Boston
(FHLB)
Foliage
Foodmaster Super Markets, Inc.
Kratemakos & Currer & Higgin P/C
Loomer Bank
Power Roofing LLC—John Lenkus
The Tannious Team—Wendy Lange Home Mortgage
TD Bank
United Housing Management
Walmart Savings Bank
Willowtree Financial
Winchester Savings Bank

PRIVATE SUPPORTERS

($500 TO $999)
Aon Consulting Group
Andrea Shepstone Counseling
Andolini’s Pizza
Arlington Catholic High School
Arlington Community Media, Inc.
Arlington Democratic Town Committee
Arlington Housing Authority
Arlington Sweaty Printing, Inc.
Artemis Ambulance Services
ASAP Environmental, Inc.
Belman Savings Bank
Boston Community Capital
Brentheld Consulting
Capone Landscape, Inc.
Caritas Communities
Capital Bank
Coldwell Banker Residential Brokerage
Committee to Elect Ken Donnelly
The Computer Cafe
Davidson Properties
Davis Square Architects
Dorothy F. Ference Homes
East Cambridge Savings Bank
EID Advise, Inc.
Fenmarc, Inc.
Jackson Home Inspection Inc.
Katz, Rudnik & Sullivan, P.C.
Kofoed Funeral Home, Inc.
Lakatisko Landscape Products Inc.
Landmark Structures Corporation
The Life Initiative
Local Initiates Support Corporation (LISC)
Loxton Plumbing & Heating Services, Inc.
Lucy Company Plumbing & Heating
The MRC Group
Marte Lather-Sohr, Jr. Birthday Observance Committee
Massachusetts Housing Investment Corporation
Massachusetts Housing Partnership
Massachusetts Association of Community Development Corporations
(MACDC)
Medford Savings Bank
Middlesex Sheriff’s Office: Civil Division
Montgomery Movers, Inc.
Mumray Muscular Therapy Associates
Northstar Bank
NPO Financial Solutions
NSTIC Foundation
Old New England Properties
O’Donnell, LLC
Peter W. Sleeper Associates
R.M. Realty Management
Regency at Forest Hill
Rust-Remu Insurance Agency, Inc.
S & C Management Corp.
Somerset Homes Limited
State Street Development Company
Stone Mikosevic & The Home Advantage Team
Upton Partners, LLC
Wanamaker Hardware, Inc.
Western Realty Inc.
Weikle Architects, Inc.

THANK YOU TO OUR CONTRIBUTORS

PUBLIC SUPPORTERS

Affordable Housing Trust Fund
Mill Department of Housing and Community Development
Massachusetts Housing Partnership (MHP)
MassDevelopment
MassHousing
MetroWest Boston Housing Partnership
North Suburban Consortium Towns of Arlington
U.S. Department of Housing and Urban Development

MEMBER ORGANIZATIONS

Calvary Church, United Methodist Church of Our Saviour
First Baptist Church of Arlington
First Parish Unitarian Universalist Church
Park Avenue Congregational Church
Saint Eulalia Parish
St Paul Evangelical Lutheran Church

GIFT-IN-KIND DONORS

Andolini’s Pizza
Arlington Historical Society
Armstrong Ambulance Service
ARTBEAT: The Creativity Store
Bar & Jorgy
The Book Bank
Boston Brains
Boston Red Sox
The Charles Hotel
Citi
The Computer Cafe
FELTheatres
Flora Restaurant
Foodmaster Super Markets, Inc.
Hennetts Table
Henry’s Bar & Grill
Holos and Coughlin Sporting Goods
The Inn at Harvard
IP Links
Lakota Bakery
The Merrick Club on Pine Cay
Mumpy Medical Therapy Associates
NYS Publishing, Inc.
New England Patriots
New England Revolution
North Shore Eagle’s Jon’s
Quabaqua Baking Company
Rogers & Hughes Funeral Home
Shop & Ship
Swanson Jeweler, Inc.
Trendsetters
Upstreet at the Square
Wheel-Who’s Market
Zacarias Gourmet Mercantile

THE MAAC GROUP
Tremont Preservation Services
U.S. Department of Housing and Urban Development

ARTBEAT: THE CREATIVITY STORE
BAR & JORGY
THE BOOK BANK
BOSTON BRAINS
BOSTON RED SOX
THE CHARLES HOTEL
CITI
THE COMPUTER CAFE
FELTHEATRES
FLORA RESTAURANT
FOODMASTER SUPER MARKETS, INC.
HENNETT’S TABLE
HENRY’S BAR & GRILL
HOLOS AND COUGLIN SPORTING GOODS
THE INN AT HARVARD
IP LINKS
LAKOTA BAKERY
THE MERRICK CLUB ON PINE CAY
MUMPY MEDICAL THERAPY ASSOCIATES
NYS PUBLISHING, INC.
NEW ENGLAND PATRIOTS
NEW ENGLAND REVOLUTION
NORTH SHORE EAGLE’S JON’S
QUABAQUA BAKING COMPANY
ROGERS & HUGHES FUNERAL HOME
SHOP & SHIP
SWANSON JEWELER, INC.
TRENDSETERS
UPSTREET AT THE SQUARE
WHEEL-WHOS MARKET
ZACARIAS GOURMET MERCANTILE

THE MAAC GROUP
TREMONT PRESERVATION SERVICES
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Thank you for your generosity in supporting HCA. As always, we are grateful for the support from our many friends, both inside and outside of Arlington. Thank you for your commitment to HCA.

Paul Parravano
Pamela Hallett

BOARD OF DIRECTORS

Paul Parravano
Pamela Hallett

www.healthyhousing.org
Dear Friends,

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However, there is still a lot to be done. With Arlington’s 14.6% increase in rent in the past year*, it’s been a trying time for many of our neighbors. In August 2012, HCA increased our rental rates by 5% to raise $100,000 to assist families in housing crises. In addition, we helped nearly 80 households in the past year with more than $150,000 in financial assistance. Our goal for this upcoming year is to raise more than $53,000 for our 11th Annual Walk for Affordable Housing.

Finally, a Safe Affordable Home

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Best wishes,

Paul Parravano
Board President

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* Source: www.zillow.com

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Ellen, a low-income disabled senior, was living in an inaccessable unit that was impossible to navigate in her wheelchair. As fate would have it, she went to a church service one Sunday and found out from an Arlington town employee that there was an open, 100% accessible, subsidized unit available in Arlington. After she was accepted into the unit, HCA assisted her with the moving expenses. Ellen calls her new apartment, “a gift from heaven,” and is grateful to HCA for helping her get there.

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After living in Arlington and working close by for six years, Michael lost his job and then his apartment within a matter of months. He lived on his friend’s couches for a few weeks until he ran out of options and started living in his car. After an initial intake with Michael, HCA connected him with Caritas Communities, a nonprofit that has single resident occupancy units, and assisted him with his security deposit there. Moving forward, Michael was able to live affordably on unemployment while continuing to look for a new job.

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NOTICE: The information and data contained on this website are for general information purposes only. The information is provided by each Sponsor and while we endeavor to keep this information up-to-date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.
Housing Corporation of Arlington

20 Academy Street
Arlington, MA 02476

Tel: 781.316.3451 • Fax: 781.316.3614
info@housingcorparlington.org • www.housingcorparlington.org

2012 ANNUAL REPORT

Housing. Community. Affordability.

Our Mission
The Housing Corporation of Arlington provides and advocates for affordable housing for low- and moderate-income families and individuals in Arlington and surrounding communities, while promoting social and economic diversity.

Our Vision
To meet the needs of low- and moderate-income residents, HCA envisions an array of affordable housing that blends well with existing neighborhoods.

HCA housing will be safe, attractive, environmentally sound, and affordable in perpetuity.

Our Board of Directors, committee members, volunteers and small professional staff work closely with residents, congregations, businesses, tenants, and housing professionals in an effort to keep our communities diverse and stable.

HCA was established in 1986 and is a 501(c)3 corporation.

On the Cover: Shown in the center is HCA’s most recent project—the Capitol Square Apartments. Following renovations, the three buildings will offer a mix of apartment sizes including studios, one-bedroom and two-bedroom units, with 32 affordable units in all. Above and below are several housing units owned and operated by HCA.
CONSOLIDATED STATEMENT OF ACTIVITIES
for the 6-month period ending December 2011 and the 12-month period ending June 2011

<table>
<thead>
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</table>

<table>
<thead>
<tr>
<th><strong>Expenses</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries &amp; Related</td>
<td>130,848</td>
</tr>
<tr>
<td>Administrative</td>
<td>91,107</td>
</tr>
<tr>
<td>Housing and Other Programs</td>
<td>525,253</td>
</tr>
<tr>
<td><strong>Total expenses before depreciation</strong></td>
<td>747,208</td>
</tr>
</tbody>
</table>

| **Change in Net Assets from Operations** | 63,388 |
| **Depreciation Expense** | 246,278 |
| **Change in Net Assets after Depreciation** | (182,890) |

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
for the 6-month period ending December 2011 and the 12-month period ending June 2011

<table>
<thead>
<tr>
<th>December 31, 2011</th>
<th>June 30, 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Cash</td>
<td>434,097</td>
</tr>
<tr>
<td>Accounts receivable</td>
<td>50,566</td>
</tr>
<tr>
<td>Prepaid</td>
<td>16,182</td>
</tr>
<tr>
<td>Reserves</td>
<td>212,745</td>
</tr>
<tr>
<td>Property &amp; Equipment</td>
<td>16,285,451</td>
</tr>
<tr>
<td>Projects in Development</td>
<td>677,891</td>
</tr>
<tr>
<td>Other Assets</td>
<td>84,757</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td>17,761,689</td>
</tr>
</tbody>
</table>

| **Liabilities** |             |
| Accounts Payable| 71,722       |
| Accrued Expenses| 26,980       |
| Other Liabilities| 144,218     |
| Mortgages Payable| 7,364,753   |
| Conditional Loans| 10,657,658  |
| **Total Liabilities** | 18,265,331  |

| **Net Assets** |             |
| Operating      | 66,407      |
| Real Estate Development| (570,049) |
| **Total Net Assets** | (503,642)  |

| **Total Liabilities & Net Assets** | 17,761,689 |
|                                  | 17,859,891 |

Our Mission
The Housing Corporation of Arlington provides and advocates for affordable housing for low- and moderate-income families and individuals in Arlington and surrounding communities, while promoting social and economic diversity.

Our Vision
To meet the needs of low- and moderate-income residents, HCA envisions an array of affordable housing that blends well with existing neighborhoods.

HCA housing will be safe, attractive, environmentally sound, and affordable in perpetuity.

Our Board of Directors, committee members, volunteers and small professional staff work closely with residents, congregations, businesses, tenants, and housing professionals in an effort to keep our communities diverse and stable.

HCA was established in 1986 and is a 501(c)(3) corporation.

On the Cover: Shown in the center is HCA’s most recent project—the Capitol Square Apartments. Following renovations, the three buildings will offer a mix of apartment sizes including studios, one-bedroom and two-bedroom units, with 32 affordable units in all. Above and below are several housing units owned and operated by HCA.