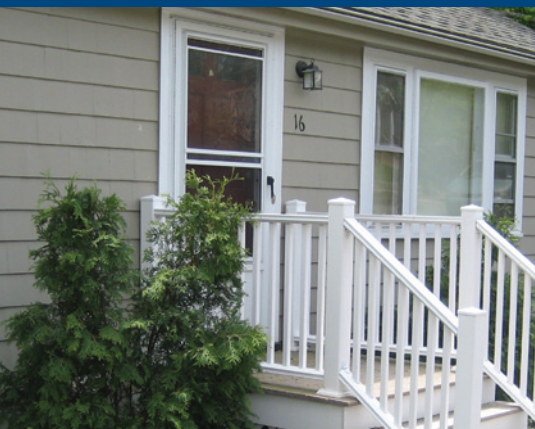
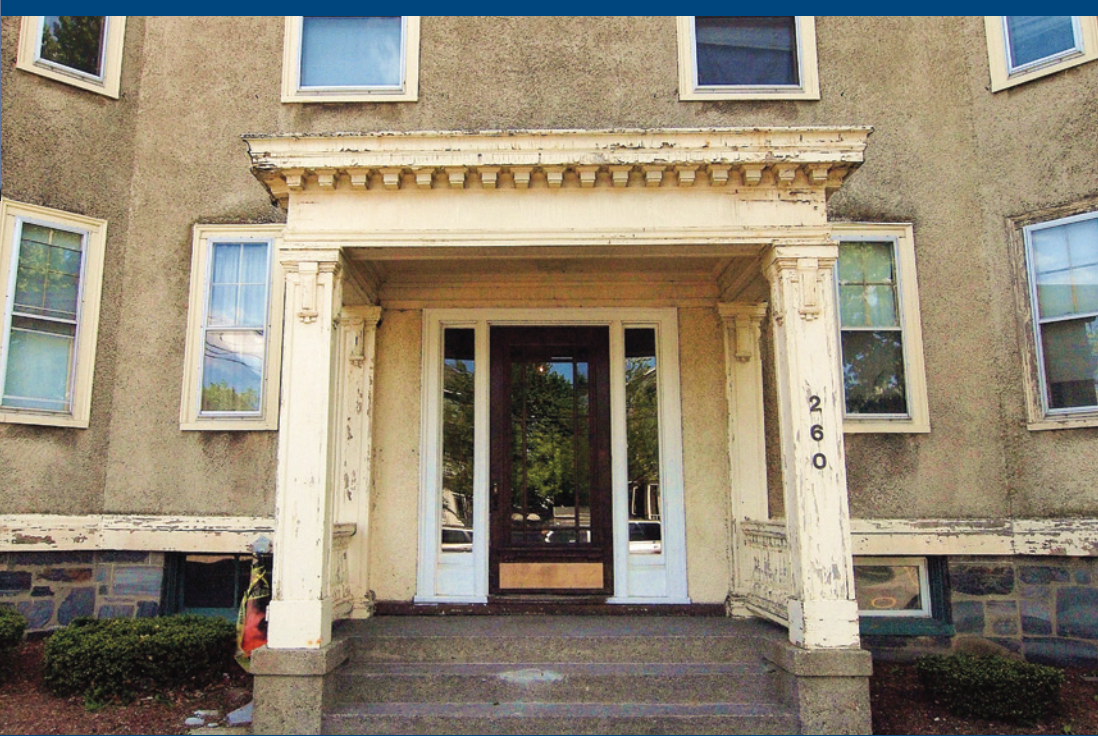


# 2012 ANNUAL REPORT



## Housing Corporation of Arlington

*Housing. Community. Affordability.*

Dear Friends,

Wow. What a year for HCA—a year of goals accomplished, challenges faced and celebrations of how far we have come.

More than 350 of our closest friends came together at our 25th Anniversary Celebration Dinner to honor beloved Arlington hero, Brian Greeley. Led by Master of Ceremonies, longtime 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 \$55,000.

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 backpacks 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.

In addition, HCA has benefited greatly from the tremendous support of our local community banks. Their significant contributions added in great measure to our ability to raise more than \$53,000 for our 11th Annual Walk for Affordable Housing.

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 80 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 player in putting HCA on the map. We will miss him but are thrilled to welcome Pamela Hallett as HCA's new executive director. Last summer, we marked David's departure and Pam's arrival at our Say Farewell to David & Welcome to Pam celebration which gave our friends and supporters an additional opportunity to express their appreciation for HCA's 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](http://www.zillow.com)



# HCA—MAKING A DIFFERENCE IN OUR COMMUNITY



Meri Bond

## 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.

## Finally, a Safe Affordable Home

After years of unsanitary, cramped, and increasingly expensive housing, Amy and her children were desperate for a safe, affordable home. During Arlington Town Day, she and her family were introduced to HCA, and after a year and a half on our waiting list, finally got an opportunity for safe, affordable HCA housing. Amy calls it a “godsend to have the opportunity to rent from HCA.” For the first time, her family lives in an apartment where everyone can have their own bedroom, and they are no longer vulnerable to owners deciding to sell their properties or increase the rent.



Meri Bond

## Making Connections

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 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.

*Please note: names have been changed to protect privacy.*



Robert Ain

# THANK YOU TO OUR CONTRIBUTORS

## ADVISORS & CONSULTANTS

Arlington Youth Counseling Center  
Brenda Noel Consulting  
Cambridge & Somerville Legal Services  
Constructive Advisors  
Davis Square Architects  
Shelly Dein  
Richard A. Duffy  
EDD Advisors, Inc.  
Housing Families Inc.  
Just-A-Start Corporation  
Sharon Loewenthal  
New Ecology, Inc.  
NPO Financial Solutions  
Oxbow Partners, LLC  
Peter W. Sleeper Associates  
Somerville Homeless Coalition  
Tremont Preservation Services  
VIVA Consulting

## PRIVATE SUPPORTERS (\$5,000 OR MORE)

Cambridge Savings Bank  
Cambridge Savings Charitable  
Foundation, Inc.  
Citi Community Development  
Citizens Bank Foundation  
Russell Colgate Fund  
Eastern Bank Charitable Foundation, Inc.  
The Legacy in Arlington Center  
Wood Partners , LLC

## PRIVATE SUPPORTERS (\$1,000 TO \$4,999)

Arlax Oil Corporation  
Boston Private Bank & Trust Company  
Bowes Real Estate, Real Living  
Brookline Bank  
Cambridge Trust Company  
Eagle Bank  
Federal Home Loan Bank of Boston  
(FHLB)  
Foliage  
Foodmaster Super Markets, Inc.  
Krattenmaker O'Connor & Ingber P.C.  
Leader Bank  
Power Team Marketing LLC—  
Mark Lesses  
The Tanionos Team—Wells Fargo  
Home Mortgage  
TD Bank  
United Housing Management  
Watertown Savings Bank  
Wilkerson Foundation  
Winchester Savings Bank

## PRIVATE SUPPORTERS (\$100 TO \$999)

Ain Consulting Group  
Andrea Shapiro Consulting  
Andrina's Pizza  
Arlington Catholic High School

Arlington Community Media, Inc.  
Arlington Democratic Town Committee  
Arlington Housing Authority  
Arlington Swifty Printing, Inc.  
Armstrong Ambulance Service  
ASAP Environmental, Inc.  
Belmont Savings Bank  
Boston Community Capital  
Brenda Noel Consulting  
Capone Landscape, Inc.  
Caritas Communities  
Central Bank  
Coldwell Banker Residential Brokerage  
Committee to Elect Ken Donnelly  
The Computer Café  
Davidson Properties  
Davis Square Architects  
DeVito Funeral Homes  
East Cambridge Savings Bank  
EDD Advisors, Inc.  
Feinmann, Inc.  
Jackson Home Inspection Inc.  
Katz, Rudnick & Sullivan, P.C.  
Keefe Funeral Homes, Inc.  
Lalicata Landscape Products Inc.  
Landmark Structures Corporation  
The Life Initiative  
Local Initiatives Support Corporation  
(LISC)  
Lovett Plumbing & Heating Services, Inc.  
Lucey Company Plumbing & Heating  
The MAAC Group  
Martin Luther King Jr. Birthday  
Observance Committee  
Massachusetts Housing Investment  
Corporation  
Massachusetts Association of  
Community Development Corporations  
(MACDC)  
Melvina Foundation  
Middlesex Sheriff's Office: Civic Division  
Mortgage Master, Inc.  
Murray Muscular Therapy Associates  
Northmark Bank  
NPO Financial Solutions  
NSTAR Foundation  
Old New England Properties  
Oxbow Partners, LLC  
Peter W. Sleeper Associates  
R.M. Realty Management  
Rogers & Hutchins Funeral Home  
Rush-Kent Insurance Agency, Inc.  
S-C Management Corp.  
Somerville Homeless Coalition  
State Street Development Company  
Steve McKenna & The Home  
Advantage Team  
Upton Partners, LLC  
Wanamaker Hardware, Inc.  
Warren Realty, Inc.  
Winslow Architects, Inc.

## PUBLIC SUPPORTERS

Affordable Housing Trust Fund  
MA Department of Housing and  
Community Development  
Massachusetts Housing Partnership  
(MHP)  
MassDevelopment  
MassHousing  
Metropolitan Boston Housing  
Partnership (MBHP)  
North Suburban Consortium  
Town of Arlington  
US 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

Andrina's Pizza  
Arlington Historical Society  
Armstrong Ambulance Service  
ARTBEAT: The Creativity Store  
Ben & Jerry's  
The Book Rack  
Boston Bruins  
Boston Red Sox  
The Charles Hotel  
Citi  
The Computer Café  
FEI Theatres  
Flora Restaurant  
Foodmaster Super Markets, Inc.  
Henrietta's Table  
Henry Bear's Park  
Holovak and Coughlin Sporting Goods  
The Inn at Harvard  
JP Licks  
Lakota Bakery  
The Meridian Club on Pine Cay  
Murray Muscular Therapy Associates  
MVS Publishing, Inc.  
New England Patriots  
New England Revolution  
Not Your Average Joe's  
Quadcycles  
Quebrada Baking Company  
Rogers & Hutchins Funeral Home  
Stop & Shop  
Swanson Jewelers, Inc.  
Trader Joe's  
Upstairs on the Square  
Whole Foods Market  
Zocalo Cocina Mexicana

**CONSOLIDATED STATEMENT OF ACTIVITIES****for the 6-month period ending December 2011 and the 12-month period ending June 2011**

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

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

Assets	December 31, 2011	June 30, 2011
Cash	434,097	360,865
Accounts receivable	50,566	20,362
Prepaid	16,182	9,564
Reserves	212,745	239,019
Property & Equipment	16,285,451	16,499,790
Projects in Development	677,891	560,498
Other Assets	84,757	169,793
<b>Total Assets</b>	<b>17,761,689</b>	<b>17,859,891</b>
<b>Liabilities</b>		
Accounts Payable	71,722	40,694
Accrued Expenses	26,980	20,830
Other Liabilities	144,218	118,108
Mortgages Payable	7,364,753	7,350,566
Conditional Loans	10,657,658	10,657,658
Total Liabilities	18,265,331	18,187,856
<b>Net Assets</b>		
Operating	66,407	293,802
Real Estate Development	(570,049)	(621,767)
<b>Total Net Assets</b>	<b>(503,642)</b>	<b>(327,965)</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>17,761,689</b>	<b>17,859,891</b>



#### BOARD OF DIRECTORS

Paul Parravano  
President

Mark Lesses  
Vice-President

Tom Nee  
Treasurer

Deborah Lewis  
Clerk

Pamela Baldwin  
Jan Blodgett  
Gregory Bowe  
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Mary-Anne Morrison  
Marylou Vest  
Deirdre Westcott

#### EXECUTIVE DIRECTOR

Pamela Hallett

#### DIRECTOR OF REAL ESTATE DEVELOPMENT

Kelly D. Hunt

#### PROGRAM MANAGER

Joanna A. Ain

#### 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 studio, one-bedroom and two-bedroom units, with 32 affordable units in all. Above and below are several housing units owned and operated by HCA.



**Housing Corporation of Arlington**

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