

Annual Meeting Rescheduled, Senator Markey Occupied with Shutdown

This past September, Senator Edward Markey indicated strong interest in speaking at HCA's Annual Meeting. Unfortunately, the nation's government shutdown halted further scheduling for this event, as Senator Markey was called to the capital to speak on behalf of our state.

HCA's Annual Meeting has been rescheduled for January 2014 to better suit the Senator's availability. Keep an eye out for an invitation to this exciting talk and discussion with the Arlington community.

HCA's recently completed and fully leased Capitol Square Apartments pictured right.



Accessibility at Capitol Square Opens Doors for Tenants

Last August, Brian dove from a boat, hitting a sandbar under the water and breaking his neck. A 7-time marathon runner, Brian woke from a 5-week coma to find himself a quadriplegic. His South Boston apartment was a walkup and not wheelchair accessible. Along with doing his rehabilitation work, Brian needed to find a place where he could live safely and independently. Fortunately, his application to HCA's Capitol Square Apartment's Lottery, number 13, was picked out of 333 applicants.



Tenant Brian and his personal care assistant, Cathleen Lee, pose in his new apartment.

"The buildings are excellent. The place is beautiful," Brian says about Capitol Square Apartments, where he now lives "HCA kept the look and feel of the original structure and added modern amenities. They used copper, updated the windows." Brian's unit has automatic door openers, an accessible bathroom and doorways big enough for his wheelchair. Brian is thrilled to be here. He says, "I am forever grateful to the Housing Corporation of Arlington for providing me with a terrific home in such an upstanding community."

Go Green with HCA!

Promote sustainability and help HCA stay green by renewing your membership online today at housingcorporationofarlington.org! While there, you can also sign up for our e-newsletter and make contributions online.

Capitol Square Apartments Receives National Recognition

Capitol Square Apartments received an honorable mention as a Historic Tax Credit Development that Best Demonstrates Financial Innovation. The Historic Rehabilitation Awards were created to commemorate outstanding achievement in the rehabilitation of developments using the historic tax credit. The Awards highlight projects that exemplify financial innovation, major community impact, and success in overcoming challenges.

The acquisition and redevelopment of the buildings required a combination of funding sources and included a large number of public and private financing partners. Having undergone renovations costing \$10.7 million, Capitol Square Apartments now provides housing to 32 households of low-income families and individuals.

HCA's New Fund Development Manager and New Homelessness Prevention Social Worker!



Pictured left: Claudia Tajima, Fund Development and Community Outreach Manager. Right: Rita Shah, Homelessness Prevention Program Social Worker.

Claudia Tajima

Claudia joins HCA as a recent graduate of Tufts University with a degree in International Relations and Environmental Studies. Her experience includes directing

local nonprofits and an environmental program. She also directed an educational camp which serviced immigrants and refugees. While managing nonprofit programs, Claudia received several grants and organized many large events. In addition, she was the recipient of the Harvard Service Scholars Award for her full year of dedicated community service work. As a lifelong Massachusetts native, Claudia has lived in Cambridge, Amherst, and right here in Arlington.

Rita Shah

Rita comes to HCA with 30 years of community organizing and project

management experience. She is currently studying for her MSW and expects to graduate in Spring 2014. She is an Urban Leadership candidate at Simmons School of Social Work and was given the Unsung Heroine award from the State of Massachusetts. Rita serves on boards including: Minuteman Senior Services, SAHELL, Friends of Indian Senior Citizens Organization, and Community Health Network Alliance 15. She has done outreach work with the Councils on Aging in Lexington, Belmont, Waltham and Arlington. In her lifetime, Rita would like to see that the basic human needs of food, clothing, and shelter are met for all.

Fall Kick Off Highlights HCA's Progress and Previews New Project

Our Fall Kick Off Event at Arlington's Menotomy Grill & Tavern brought together 60 members and contributors to celebrate HCA's recent accomplishments, build strong connections with local businesses, welcome new staff and introduce the Lowell and Park Development Project. In September, HCA entered into a Purchase and Sale agreement on a sustainable housing units for low and

moderate income families and individuals. As our housing waiting list rises above 1,000 households, it is clear that affordable housing is in desperate demand.

Thank you HCA supporters who joined us at the Fall Kick Off! Missed your invite? Sign up for e-news at housingcorporation.org.



From left : Aleisha, Executive Director Pam Hallett ,Board President Paul Paravano and Claudia at HCA's Fall Kick Off Event

Homelessness Prevention Program Analysis Delivers Outstanding Results

Since its inception, HCA's Homelessness Prevention Program (HPP) has assisted over 500 households in crisis with more than \$600,000 in grants. A recent program analysis conducted by HCA intern Jake Indursky of Tufts University shows 95% of HPP respondents are still housed, and 65% continue to live in

units HCA helped them either move into or maintain residency in. Clearly, our homelessness prevention work is making a sustainable and positive impact in participants' lives.

To support HPP, make a donation at housingcorporation.org. A donation can also be sent by mail.

Capital Improvements Revamp HCA Housing Units

With sustainability in mind, HCA replaced ten oil burning boilers and hot water heaters with higher efficiency gas boilers and with hot water heaters which are expected to be 95% efficient. On top of this, 3 roofs have been replaced, new insulated low E glass windows were installed in one unit and HCA completed a full rehabilitation of two units containing three and five bedrooms.

The sustainable and critical improvements to our properties are possible thanks to support from the Town of Arlington CDBG Funds, Charlesbank Homes Foundation, Brookline Savings Bank Charitable Foundation, Calvary Church United Methodist, Eastern Bank Charitable Foundation, Leader Bank and Watertown Savings Bank. Thank you contributors!

HCA's Community Service Award Honors Mary Doyle

This fall, HCA is proud to award Mary Doyle our Community Service Award. Our dear friend and incredible board member, passed away this February. Mary's dedication to ending homelessness in our community led her to volunteer at Rosie's Place, and to give her time and energy as a member of several local boards. Her dedication and hard work deserve our community's highest recognition. Join us at our Annual Meeting in January as we celebrate Mary's achievements. Her life of service is a true inspiration.

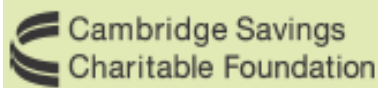
HCA Staff Connect with Arlington Community on Town Day

Staff and Board members manned a table at Arlington Town Day. The crowds of families, students, and members of local organizations easily found the table equipped with balloons, applications and other HCA info. Staff and Board members eagerly engaged in conversations about the incredible work we do. Thank you to everyone who stopped by!



A Big THANK YOU to our 2013 Walk for Affordable Housing Contributors!

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1,000 Households Wait for Units

HCA's waiting list of households looking for an affordable apartment now tops 1000. Capitol Square has a waiting list of 200 households and our scattered site portfolio has over 800 families waiting for a unit. As market rental prices increase to over \$1700 for a one bedroom, our neighbors are being squeezed out of our community. Families and individuals are devastated when we explain that our units are 100% occupied with little to no chance

of a vacancy. Many have been on the waiting list for years. Community members who have lived in Arlington for years, sometimes generations, are being forced to move out. Help us produce more housing by supporting our efforts to preserve and build more units affordable to a family of four making less than \$57,000 annually.

HCA's Newest Project

In September, HCA signed a purchase and sale agreement for two vacant parcels at the intersection of Lowell Street and Park Ave in Arlington. We hope to construct two buildings on the site. Currently, we are doing environmental testing to define the cost of site cleanup. If the cost of the remediation is reasonable, HCA expects to complete the purchase by the fall of 2014 and begin construction thereafter depending on funding sources. We will be scheduling a community meeting to present our plan and to gather input from neighbors. Watch for meeting notices as our plans take shape.