



HCA Has Moved!

Being in the business of rehab, HCA designed spanking new offices for itself at Capitol Square Apartments, 252 Mass. Ave. September saw the move there from the Multi-purpose Senior Center.

Our new telephone number is 781-859-5294. To find us, just descend the small flight of stairs at the right corner of the building.

\$100,000 More in Community Investment Tax Credits Available Now

It's tax season! Time to get a jump on planning for your 2016 filing. Save on state and federal taxes and support HCA at the same time – with Community Investment Tax Credits (CITC)! With last years' allocation committed, HCA raised \$100,000 which allowed us to provide some equity to rehab the Kimball Farmer House and pursue the successful 40b application for 20 Westminster to convert the building into 9 units of affordable housing and assisted in the purchase of 19R Park Ave.

Here's how CITC works: Donors with gifts of \$1,000 or more receive 50% of their gift in tax credits to apply against their own Massachusetts state tax liability. The entire gift can also be claimed as a charitable donation on federal income tax returns. If the credit exceeds the tax liability, the state will refund the difference. In addition, the federal charitable contribution deduction reduces any federal tax liability. A tax season win-win!

To make your CITC donation, by December 31, call Pam Hallett at 781-859-5211.

The Community Investment Tax Credit Program was created by Chapter 238 of the Acts of 2012 and is administered by the Commonwealth's Department of Housing and Community Development. CITC requirements are set forth in Chapter 62 Section 6M and Chapter 63 Section 38EE; 760 CMR 68.00 and 830 CMR 62.6M.1. For more information, visit the Massachusetts CITC webpage: www.mass.gov/hed/community/funding/community-investment-tax-credit-program.html.

The Annual CITC informational breakfast meeting was held on May 17 at the "late" Flora Restaurant! Many thanks to all of you who donated this year. For those who have yet to do so, **please remember to send your 2016 donations in**, and be sure to ask interested friends to participate.

HCA's Newest Staff Member

Lisbet Taylor, Fund Development Manager, lives, works and thrives in the Town of Arlington.

She currently serves as Board Chair of the Arlington Cultural Council; Development Committee Chair of Rowe Camp & Conference Center Board; and has practices in Zen Shiatsu (AOTBA.org) and Heart Mind Integration Healing (HMIHealing.com).

Trained in opera, Lisbet is an entrepreneur and also a linguist by default, with a working knowledge of French, Italian, German and a smattering of Japanese and Tagalog. Her previous positions include Development Director/Community Liaison, Neighbors Who Care, Inc.;

PhD Coordinator, Harvard University Medical School; Executive Director, Boston Baroque; and in Manhattan, positions at New York Community Trust and New York City Opera. Lisbet sends her greetings! T: 781-859-5294.

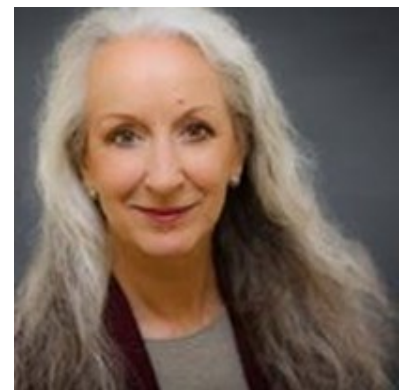


Photo by Melissa Blackwell



Kimball Farmer House, 1173 Mass. Ave.

Kimball Farmer House Ribbon Cutting in August at 1173 Mass. Ave.

Construction was completed in August 2016, and two of the three affordable units in this historic homestead building (c. 1826) were occupied by their new tenants on September 1. A joyous ribbon cutting ceremony was held on August 24. The clapboard exterior is now blue with cream trim. Each unit has a new kitchen and bath. Ramps and other accessibility features have been installed for the wheelchair accessible first-floor, one-bedroom unit. See the HCA website for more details. A lottery was held for the remaining two-bedroom, as well as for a one-bedroom in a nearby property. And on August 20, 16 hardy volunteers donated their time, plants and sweat equity to help beautify the outside of this new HCA building. They weeded, dug up, replaced and succeeded in transforming the corner lot. Drop by and see for yourself!

Downing Square

HCA's newest project is developing 19R Park Ave. in Arlington Heights called Downing Square. This .9 acre site will support two buildings of a total of thirty-four units: six units at the corner of Lowell and Park Ave. and twenty-eight in a building along the Minuteman Bike Path (see photo below).

Community meetings are being held for neighborhood input. The project is being bundled with [117 Broadway](#) and financing is underway. HCA has come before Arlington Redevelopment Board. Approval was granted on December 5th!



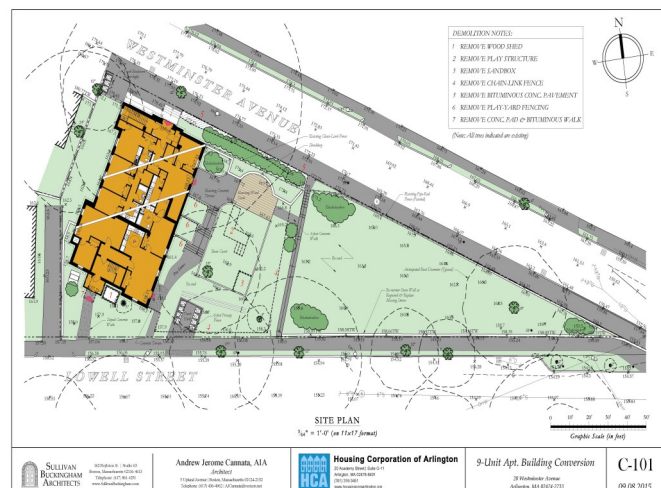
Downing Square

20 Westminster Avenue Project

At a meeting on January 12th, the Arlington Zoning Board of Appeals voted to approve a comprehensive permit to construct nine affordable rental units in the existing building located at 20 Westminster Avenue.

The proposed rental complex will be completely transit-oriented with no on-site parking; a survey of HCA wait-list shows little need for parking spaces. By contrast, we have excess parking at Capitol Square; on any given day at least 10 spaces are vacant.

The project has \$2,750,000 funds committed towards the \$3,895,000 budget. HCA anticipates construction beginning Spring 2017, with completion in early 2018.



Arlington Food Pantry and HCA Partner for Increased Service

The Arlington Food Pantry has been the primary food distribution facility for residents in need for more than 25 years. Since November of 2014, the AFP has been able to more



Exterior of Arlington Food Pantry, [117 Broadway](#)

than double its service capacity by opening the second site at 117 Broadway, the former diner now owned by HCA. The site is ideally located to reach clients: it is located on an MBTA bus line, is wheelchair

accessible, and has ample parking. Since it had been used as a diner, the building can accommodate both freezers, refrigerators and safe food storage. This allows AFP to increase the number of distributions, offer evening hours, provide handicap accessibility and triple capacity for refrigerators and freezers. Additionally, Food Link, a food-rescue organization and distributor to AFP, uses the new space to sort, store and transfer food for redistribution to various other agencies in the area. In return, Food Link supplies AFP with frozen and fresh meats, dairy products, and produce to distribute at this location. Since the move two years ago, AFP has increased the

number of visits by 43%, the number of unique households served by 38%, and the number of children served by 50%. To date, AFP has been able to distribute nearly 30,000 pounds of food! HCA's plan is to construct a new mixed-use building on the site with commercial space on the ground floor and residential units above. AFP will have a permanent site in one of the commercial spaces.

Arizona Terrace Fire: A Year Later

On May 5, 2015, an early morning fire destroyed twenty-six units in the Brookside Condominium Complex, temporarily displacing more than 36 households and causing another 24 to become homeless. Housing Corporation of Arlington immediately coordinated efforts with other Arlington agencies (including Police and Fire Departments, Council on Aging, Department of Health, Town Manager's office and Department of Veteran's Services) to offer whatever support we could to the traumatized. Our generous town residents quickly donated over \$21,000 to assist the fire victims.

To all those who helped, we offer our heartfelt thanks.

Over the last year, HCA has continued to work closely with the Council on Aging and the Department of Health to locate permanent homes for most of the displaced families. HCA has provided many of these clients with security deposits, first month's rent and other household needs from the funds raised. HCA also negotiated with local management companies and the Arlington Housing Authority to give priority to these victims for available units; free, good-quality second-hand furniture; and brand-new box springs and mattresses from Mission of Deeds. As of June 2016, all of you who had requested help have found permanent homes.

Many Thanks to our 2016 Supporters!

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Brookline Bank
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Winchester Co-Op Bank

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Winchester Savings Bank

Supporters

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Metro Properties

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St. Paul Evangelical Lutheran Church

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15th Annual Walk for Affordable Housing Raises Awareness and Nearly \$32,000

April 3rd dawned blustery and snowy, but by the time the participants for the 15th Annual Walk for Affordable Housing had assembled inside the Jason Russell house, skies were brightening and spirits were high. All told, nearly 75 participated and showed their support for HCA's mission to provide decent, affordable housing for low-to-moderate-income Arlington residents.

In addition to the Walk from the Jason Russell House down Mass. Ave. and back, people enjoyed a festive atmosphere with friends and neighbors, lots of delicious treats, balloons and a spirited raffle with over \$4,500 in gifts donated by area merchants.



15th Annual Walk for Affordable Housing

While the Walk for Affordable Housing is certainly lots of fun, its larger purpose is very serious. The walk raises awareness of the chronic need for affordable housing in town, with over 1,000 households wait-listed for units for HCA's portfolio of 90 units. As a key fundraiser for programs which include the Affordable Apartment Program and the Homelessness Prevention Program, money raised through Walk sponsorships, donations, and raffle sales provides valuable support for many of our neighbors.



Board Member Mark Dohan and his wife, Marion

Together, the 15th Annual Walk for Affordable Housing earned almost \$32,000 for the cause. A big thank you for your help!



Walkers on the Jason Russell House lawn



The face painting was a big hit!

“Meet the Neighbors” Lyndon Jones

If “it takes a village” to raise a person, sometimes a single person can create a village. Lyndon Jones is one such man. Lyndon, a military veteran and former Town employee, has lived in his apartment at 1166 Mass Ave. for 27 years, and his neighbors say he has brought them together in a very special way. Debra Jenney calls Lyndon a “very kind, gentle man” who frequently took out his neighbors’ trash and helped them shovel snow.

When Lyndon got sick during the winter storms two years ago, these neighbors felt his absence and joined together to help get him back on his feet. He has both “thrived in this community” and helped make it feel like just that. On April 18, his friends and neighbors helped celebrate his 80th birthday. Here’s wishing you many more, Lyndon!



2016 Began with Free Financial Workshop

In our ongoing efforts to offer tenants a full range of services and opportunities, HCA is pleased to present quarterly special programs that are of interest to our resident families. On February 16, HCA presented a free financial workshop for families at the Multipurpose Arlington Senior Center, 27 Maple Street. Topics included how to budget, save, invest, build credit and control debt. There was also an introduction to banking for kids ages 6 to 12 and plenty of time for Q&A with Leader Bank staff. Belmont Savings, Leader and Cambridge Savings Banks provide these workshops throughout the year. In 2015, over 41 families took advantage of them and learned a great deal about how to budget their finances.

The final free financial workshop, this time by Cambridge Savings Bank, was held December 6th, from 6-8 pm at 252 Mass. Ave. Dinner was provided.

To quote one attendee: "I am so happy I joined the workshop on Tuesday! I left there with an answer and also I had no idea how much my 12-year old daughter knows. I want to say thank you to you for taking time to listen to me and to try in the best way you can to help me. Have a great Day ☺"

Permits and Workshops

- **Nov. 21:** Special permit approved for 117 Broadway.
- **Two workshops held in November, at our new offices — 252 Mass. Ave.!**
Presented by Lahey Hospital & Medical Center they were: "Meet Your New Friends, the Ancient Grains: Cooking Demo!" and "Stay Fit, Avoid Injury; Exercise for the Older Adult."
Dinner was provided. **More being planned for 2017. Thank you Lahey!**

Dec. 5: Pam Hallett appeared before Arlington Redevelopment Board (ARB) and was granted special permits for Downing Square.

Coming Up

Spring 2017:

- Construction for 26 Westminster to begin;
- Capital improvements work including:
 - Masonry at 1166 Mass. Ave. and 6 Burton Place;
 - Redoing kitchens/2 full units at 1166 Mass. Ave. and Unit 2 at 288 Summer St.
 - Rebuilding porches at 36-38 Sherborn Street.

**Please help support the Arlington Community
by joining HCA!**

Name: _____

Address: _____

Phone: _____

Email: _____

Individual or family membership (\$35 and above) \$ _____

Low-income membership (**\$ Amount of your choice**) \$ _____

Group/Corporate Sponsorship (\$500 and above) \$ _____

Additional contribution to the Homelessness Prevention Fund \$ _____

Volunteer time or services:

Please specify _____

Go green by renewing your membership or making a contribution online today at www.housingcorporarlington.org. While there, why not sign up for our newsletters.



Staff

Pamela Hallett, Executive Director
Kimberly Donovan, Project Assistant/
Financial Manager
Rita Shah, Homelessness Prevention Social Worker
Lisbet Taylor, Fund Development Manager

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Please Help Support the Arlington Community by Joining HCA

GO Green by renewing your membership and making a contribution online today at **www.housingcorporarlington.org**, or please make checks payable to: (note new address!)

Housing Corporation of Arlington
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All contributions are tax deductible



Enjoying the 15th Annual Walk for Affordable Housing



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