

### More than 120 people march at HCA's 16<sup>th</sup> Annual Walk for Affordable Housing

April 30 was a sunny, early spring Sunday, perfect for HCA's 16th annual Walk for Affordable Housing starting on Arlington's historic Jason Russell House Commons.



**A young musician serenades the walkers**

With the rising price of housing, working class families are having increasing difficulties maintaining stable living situations. The Walk for Affordable Housing raises money and awareness to combat this problem. This year, the walk enabled HCA to raise \$36,000.



**HCA Board Member Mareshia Donald and family**

Over 120 people marched down Mass Ave. waving signs displaying WALK FOR AFFORDABLE HOUSING in bold font. Cars blared their horns in agreement, and onlookers cheered as the Hot Tamale Band announced the walkers. Everyone had a fabulous time supporting a very serious cause and working to solve the housing issue.



**Over 120 people walked**

While the Walk for Affordable Housing is certainly lots of fun—with free food, T-shirts, balloons, Molly the clown and Stanley and the Undercovers dancing rock 'n' roll band—its larger purpose is very serious.

The walk raises awareness of the chronic need for affordable housing in town. Over 661 households are wait-listed for units in HCA's portfolio of 93 units.

As a key fundraiser for programs that include the Affordable Apartment Program and the Homelessness Prevention Program, the Walk provides invaluable support for many of our neighbors through sponsorships, donations, and raffle ticket sales.

Thank you to all 120+ marchers for your important and necessary help! You did an amazing job!

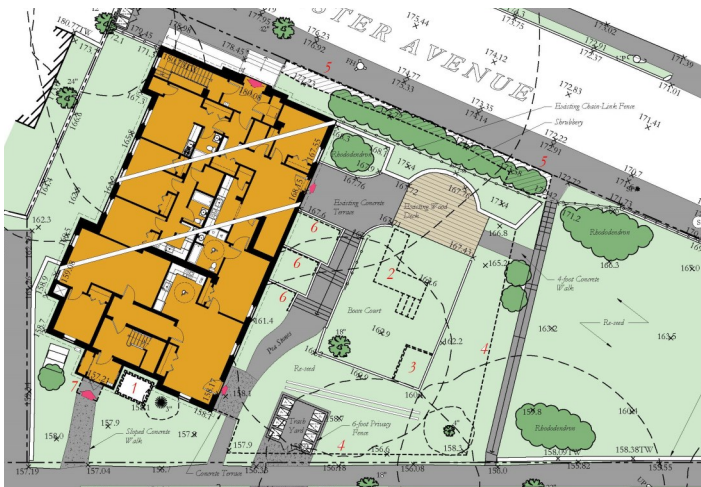
## 20 Westminster Avenue Project

The Department of Housing and Community Development (DHCD) and MassHousing are pleased to announce that the Community Scale Housing Initiative (CSHI) will provide the final piece of funding for HCA's 20 Westminster Project. On behalf of the Baker-Polito Administration, the Department of Housing and Community Development and MassHousing have joined efforts to design a special initiative to address the need for smaller-scale affordable housing projects that are sized to fit well within the host community.

At a meeting on January 12, 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 complex will be completely transit-oriented with no on-site parking; a survey of HCA's wait list shows little need for parking spaces.

Construction has begun, and will be completed in spring 2018. Other sources of funding are Brookline Bank, Town of Arlington Community Development Block Grant, North Suburban Consortium HOME Program, the people of Arlington through the Community Preservation Committee, Massachusetts Historical Commission state historic tax credits, and a HUD McKinney Grant. The budget is \$3,975,762.

The 20 Westminster Avenue building plan will include 1 studio unit, 5 one-bedroom units, 2 two-bedroom units and 1 three-bedroom unit. 3 units will be wheelchair accessible.



20 Westminster Building Plan



Jay Ash (second from left), Secretary of Housing and Economic Development, and Chrystal Kornegay (at right), Undersecretary of Department of Housing and Community Development, announced the award of CSHI funding for HCA's 20 Westminster project on August 24, 2017. Also pictured: Representative Sean Garballey and HCA Executive Director Pamela Hallett.

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# Community Investment Tax Credit Program



**Breakfast at Bistro Duet in June**

## CITC Breakfast

This year's Community Investment Tax Credit (CITC) annual breakfast, held June 20 at Bistro Duet, was a huge success! Forty-four CITC donors, after already winning big from massive tax credits, won even more with a delicious breakfast and our appreciation.

Donors and board members mingled; discussing crucial contributions towards solving the affordable housing crisis made for great topics of conversation. Then everyone sat down to eat and to enjoy a slide show of HCA's buildings, tenants and proposed projects.

Many thanks to all CITC donors. For those yet to take advantage of this program, now is a great time to donate to your community *and* get a jump start on preparations for your taxes.

## **\$138,000 More in Community Investment Tax Credits Available Now**

CITC has enabled HCA to make huge progress in its goal to meet the growing need for affordable housing in Arlington. Generous CITC donors have raised over \$340,000 in only three years! These donations have enabled the recent accomplishments that include rehabilitating the historic Kimball Farmer House and acquiring properties at 20 Westminister Avenue, 117 Broadway, and Downing Square.

Here's how CITC works: Donors who make 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. A tax season win-win!

***To make your CITC donation 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 Web page:*

[www.mass.gov/hed/community/funding/community-investment-tax-credit-program.html](http://www.mass.gov/hed/community/funding/community-investment-tax-credit-program.html).

## Downing Square

Last August, HCA purchased a one-acre parcel at 19R Park Ave that will soon become Downing Square Apartments. The site is behind the CITGO station at the intersection of Park Ave and Lowell Street in Arlington and stretches back from Lowell Street to the Minute-man Bike Path then runs along the bike path for several hundred feet. HCA's proposed project has two buildings, one facing the bike path running east to west and one at the corner of Lowell Street and Park Ave. The plan includes environmental cleanup of the lot and will provide 34 units of affordable housing to households making 60% or less of the area median income.



**Proposed Downing Square building along the bike path**

# *Many Thanks to our 2017 Walk Supporters!*

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**And Many Thanks to all our Volunteers!**

# **DRAG PROM A GREAT SUCCESS!!**

*By Anna Watson—President, Mystic LGBTQ+ Youth Support Network*

The chaperones couldn't stop smiling, the drag queen hostesses were kept busy helping apply makeup and eyelashes, and the middle school-age attendees were free to be themselves.

On Friday, May 19, Mystic LGBTQ+ Youth Support Network (Queer Mystic) and Robbins Library co-sponsored a youth Drag Prom here in Arlington. Members of the Boston Area Homeschoolers Queer Straight Alliance (BAHS QSA), a program of Queer Mystic, planned the event, provided music and delicious snacks, and did the preparation and decorating.



**Mural created by Queer Mystic**

The venue at 20 Westminister Ave. was generously donated by the Housing Corporation of Arlington. The youth used the two small rooms as a make-up/dressing room and a quiet room. The large center room was decorated with twinkly lights, the Queer Mystic mural made for the Food Pantry, the Queer Mystic banners, and a taped runway on the floor where youth proudly showed off their finery. The event was chaperoned by adult volunteers of Queer Mystic and Robbins Library, and

hosted by Sister Rosetta and Sister Yonica, two members of the charitable organization the Sisters of Perpetual Indulgence.

Prom season can be difficult for LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, etc.) youth, who often do not feel welcome at their school proms where heterosexual gender norms are usually de rigeur. In addition, home-schooled youth may not ever have an opportunity to attend a prom, given that they do not attend a school.

The Drag Prom is a joyful, accepting event where youth can enjoy the prom experience without fear of being made fun of or excluded.

"You are beautiful, and you are perfect as you are," Sister Rosetta told the youth in the Sisters' statement at the opening of the prom.

Some of the remarks from the youth were:

*This is the most fun I've had in months!*

*I've never felt more completely myself.*

*I love the Sisters!*

*When is the next prom? I'm definitely coming back!*

LGBTQ+ youth are disproportionately represented in the population of homeless youth, and even in suburbs such as Arlington, LGBTQ+ youth are more likely than their non-LGBTQ+ peers to be bullied, to self-harm, to attempt suicide, and to fall prey to substance abuse.

LGBTQ+ Youth Support Network treasures our relationship with HCA, and looks forward to continuing to work together in the future to support LGBTQ+ youth, to give them safe and appropriate events where they can socialize, have fun and fully be themselves.

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## **HCA's Summer Intern**

Ashby Loshin is a rising senior at Arlington High School who began his relationship with HCA by volunteering at the 15th and 16th Walks for Affordable Housing. He was excited to have the opportunity to work with HCA over the summer and to expand his efforts in the community. His intern responsibilities have consisted of drafting fundraising letters, writing the newsletter, performing data entry, engaging with volunteers, and creating a Community Investment Tax Credit card which he mailed to prior-year participants. To date, Ashby's efforts have raised \$24,000! He is thankful to have learned a great amount about the importance of affordable housing through his time at HCA.







**Watertown  
Savings Bank**



Join us **Tuesday, October 10, 2017** for an informative financial workshop for the whole family!

Housing Corporation of Arlington  
252 Massachusetts Ave - Arlington  
6:00 PM – 8:00 PM

*Dinner will be provided — Free Raffle*

To reserve your spot, please call 781-859-5164 or email:

[rshah@housingcorporation.org](mailto:rshah@housingcorporation.org)

## Please Help Support the Arlington Community by Joining HCA

**GO Green** by renewing your membership today with a tax-deductible contribution online at **[www.housingcorporation.org](http://www.housingcorporation.org)**, or send a check payable to:



Housing Corporation of Arlington  
252 Massachusetts Avenue  
Arlington, MA 02474

*Note our new address.*



**Board member Pamela Baldwin with daughter and friends at the 16th Walk for Affordable Housing**

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