

Housing Corporation of Arlington (HCA) /Academy Development Partners (ADP)

Funding from the Community Investment Tax Credits has enabled HCA to create a pipeline of development projects consisting of 57 units and 5000 sq. feet of retail. In addition, we have hired a CPA to train and advise financial staff, have broadened our funder base, have recruited new Board members, have enhanced our Homelessness Prevention Program and have strengthened our adaptive and management capacity. As of January 31, 2017, HCA has received over \$343,000 in CITC donations. HCA's 2017 allocation of CITC credits is \$129,600.

In 2016, HCA completed the historic Kimball Farmer House purchased in September 2014. Originally built in 1829, the building is on the National Register. This is a transit oriented development located at 1173 Mass Ave, Arlington. HCA converted the property from business to residential use through a special permit and rehabbed the structure into three affordable housing units. The project is providing permanent homes for two formerly homeless households and one disabled individual in an accessible unit. Social services are provided by Somerville Homeless Coalition and HCA's social worker.

Pipeline Projects:

20 Westminster received a 40B permit approval in April 2016 for the redevelopment of an underutilized church hall into 9 affordable rental units comprised of a studio, one, two and three bedroom units. Construction is starting in 2017.

The Downing Square Broadway Initiative is an Arlington development of three buildings on two sites containing 48 new construction units. The properties are owned by HCA. Both sites are transit orient. Special permits for both sites have been approved. Construction is anticipated for 2018-19. 19R Park Ave which is a .880-acre site which will support two buildings: a three story walk up of 6 units and a 28 unit four story building running along the Minuteman Bikeway. 117 Broadway currently serves as the second location of The Arlington Food Pantry serving over 125 families a week with food from the Greater Boston Food Depository, Food Link, and The Gleaners. The site also supports Arlington EATS and is financially supported by a coalition of houses of worship. HCA plans to construct a mixed-use property, commercial on the first floor with 14 units of affordable rental housing on three floors above. Retail space will support the Food Pantry, Food Link and a commercial tenant.

HCA's mission provides and advocates for decent, affordable housing for low- and moderate-income families and individuals in Arlington and surrounding communities, while promoting social and economic diversity. HCA envisions an array of decent, attractive, environmentally sound housing that is affordable in perpetuity and blends well with existing neighborhoods. Today, this 501 (c) (3) non-profit community development corporation, formed in 1986, has over 3200 dues paying members, 93 units of affordable rental housing and has helped over 500 households in danger of homelessness remain housed.