



Housing Corporation of Arlington

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FOR IMMEDIATE RELEASE

PERMANENT AFFORDABLE HOUSING SOLUTIONS IN ARLINGTON

Arlington, MA – (November 5, 2009) – A ribbon-cutting on Thursday, November 5th has become a symbol of a promise fulfilled for a fortunate group of low-income families in Arlington. The event, organized by Housing Corporation of Arlington (HCA), signaled the completion of a rehab and construction project which has created a total of ten new affordable housing units within the town – units which are in short supply and desperately needed.

Housing Corporation of Arlington (www.housingcorparlington.org) focuses on long-term solutions like purchasing and rehabbing units to increase the amount of permanent affordable rental stock in Arlington. Like many communities in the Commonwealth, stable, affordable housing is a critical need in Arlington. Many of Arlington's less expensive rental properties are either in poor condition, not de-leaded or both, making them unsafe for residents, especially for families with young children.

This past March, Housing Corporation of Arlington purchased ten additional units within two properties on Forest and Peirce Streets in Arlington, with the goal of converting these rental units (which were in grave disrepair) into bright, modern, comfortable homes. The Forest-Peirce Project enabled HCA to take a proactive step toward increasing the amount of permanent and well-maintained affordable housing in Arlington.

The apartments are located in two properties on adjacent lots, which helps reduce the costs of rehabilitation, future upkeep, and management. The site is convenient to public transportation, and each of the units includes off-street parking. Of the ten new apartments, five have two-bedrooms, making them suitable for families with children, while the remaining five are one-bedrooms, suitable for couples and singles. Rents start at \$750 per month– at least 30% lower than the market rate for this kind of home.

Peter Feinmann and his team of skilled craftsman and builders (www.feinmann.com) designed and renovated these new affordable housing units, handling construction and project management for the effort. The company donated a portion of the team's time for this endeavor. Feinmann's crew designed clean, modern kitchens and bathrooms for the units, replaced roofs, rebuilt front and back porches, and installed new high-efficiency heating systems. Peirce Street received new windows and both buildings were insulated, which should help the new tenants when it comes to heating their homes this winter.

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FOREST-PEIRCE PROJECT/Pg. 2

Last winter, due to overcrowded shelters, over seventy homeless families were placed at the Cambridge Gateway Inn on Route 2 right on the edge of Arlington. According to David Levy, Executive Director of HCA, the plight of homeless families staying at the Gateway Inn has highlighted the significance of HCA's work, and the need for these kinds of homes. "The Gateway situation helped shine a spotlight on the plight of displaced families in the Cambridge-Arlington area. HCA is proud to be located in a community which mobilizes to help those in need. Each unit HCA rehabs is another win for affordable housing—another option for people wishing to live in Arlington who would otherwise have had to leave," Levy says.

"The economic crisis has hurt the most vulnerable among us," points out Peter Feinmann, owner of Lexington Design/Build firm Feinmann, Inc. "These ten apartments will soon become 'home' for people who have needed one for a long time. For us, as a company, we had to step up and do what we could. Now that this project is complete, there are ten families who will go into the winter months knowing they have a safe and warm place to call their own."

With significant investments from the Town of Arlington's Community Development Block Grant (CDBG) funds, HOME program funds from the North Suburban Consortium, a construction loan from Cambridge Savings Bank, and a permanent loan and subsidy from the Massachusetts Housing Partnership, HCA has preserved the existing units as rentals—eliminating the possibility that the apartments would be lost to condominium conversion.

With the conclusion of Forest-Peirce project, HCA holds a diverse portfolio of 58 rental units including 1- to 5-bedroom apartments. HCA continues to be on the lookout for opportunities to develop properties into affordable apartments in Arlington.

Housing Corporation of Arlington – (www.housingcorparlington.org) is a non-profit community development organization based in Arlington. HCA advocates for and provides affordable housing and homelessness solutions to low-income members of the community. Housing Corporation of Arlington's Board of Directors, committee members, volunteers and small professional staff work closely with Arlington residents, congregations, businesses, tenants and housing professionals in an effort to keep Arlington diverse and stable. HCA was established in 1986 and is a 501(c)3 corporation.

Feinmann, Inc. – (www.feinmann.com) is an award-winning residential design/build firm that creates smart, beautiful spaces for discerning clients in the Greater Boston area. Today, Feinmann celebrates more than 20 years of completing projects in Arlington. Led by Peter Feinmann, their staff of 18 specializes in superb craftsmanship and customer service, and partners regularly with non-profits like HCA and other community-based organizations.

For more information, please call 781-316-3429, e-mail at info@housingcorparlington.org or visit our website at www.housingcorparlington.org.

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