



2012 CHAPA Regional Meetings

September 10th - October 4th, 2012

Boston, Brockton, Fall River, Fitchburg, Framingham,
Hyannis, Lawrence, Newton, Salem, Springfield, Worcester



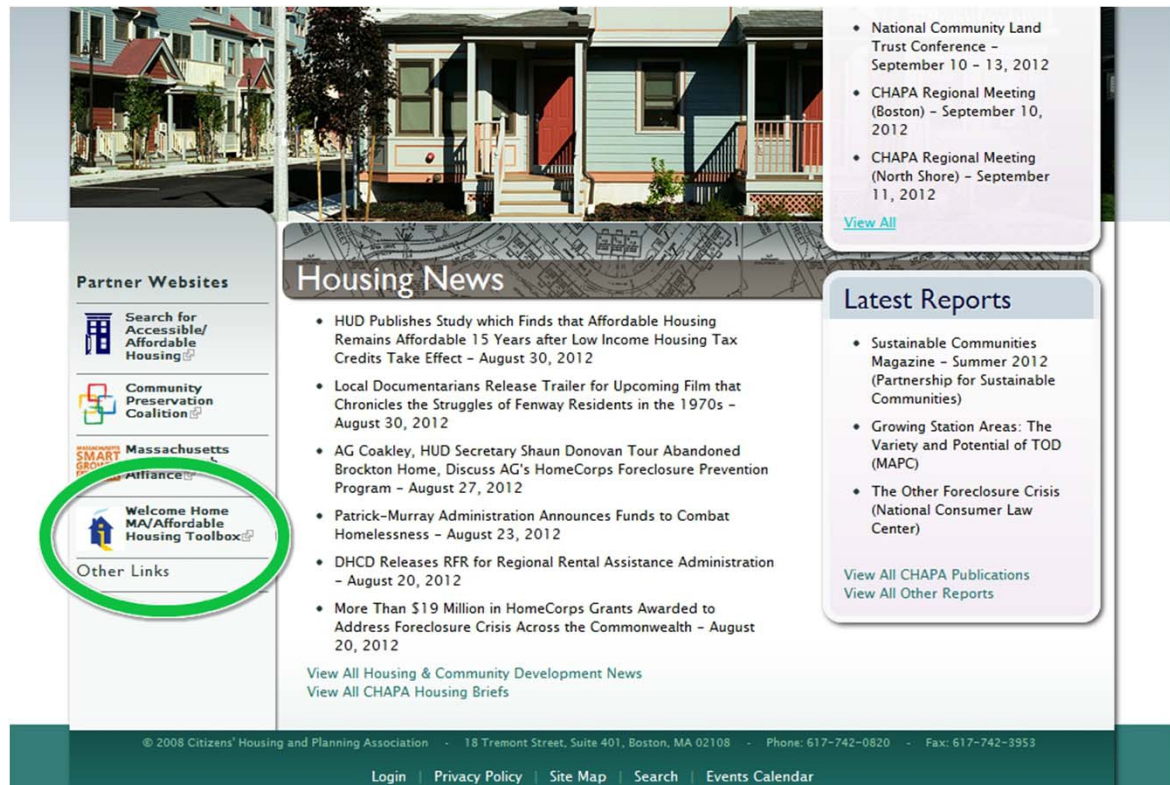
Introductions



- Changes at CHAPA
- What We Hope to Accomplish Today
- Quick Round of Introductions

Welcome Home

- Massachusetts Affordable Housing Toolbox
www.chapa.org



• National Community Land Trust Conference - September 10 - 13, 2012

• CHAPA Regional Meeting (Boston) - September 10, 2012

• CHAPA Regional Meeting (North Shore) - September 11, 2012

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Partner Websites

[Search for Accessible/Affordable Housing](#)

[Community Preservation Coalition](#)

[Massachusetts SMART Growth Alliance](#)

Welcome Home MA/Affordable Housing Toolbox

[Other Links](#)

Housing News

- HUD Publishes Study which Finds that Affordable Housing Remains Affordable 15 Years after Low Income Housing Tax Credits Take Effect - August 30, 2012
- Local Documentarians Release Trailer for Upcoming Film that Chronicles the Struggles of Fenway Residents in the 1970s - August 30, 2012
- AG Coakley, HUD Secretary Shaun Donovan Tour Abandoned Brockton Home, Discuss AG's HomeCorps Foreclosure Prevention Program - August 27, 2012
- Patrick-Murray Administration Announces Funds to Combat Homelessness - August 23, 2012
- DHCD Releases RFR for Regional Rental Assistance Administration - August 20, 2012
- More Than \$19 Million in HomeCorps Grants Awarded to Address Foreclosure Crisis Across the Commonwealth - August 20, 2012

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[View All CHAPA Housing Briefs](#)

Latest Reports

- Sustainable Communities Magazine - Summer 2012 (Partnership for Sustainable Communities)
- Growing Station Areas: The Variety and Potential of TOD (MAPC)
- The Other Foreclosure Crisis (National Consumer Law Center)

[View All CHAPA Publications](#)
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Toolbox Content









Massachusetts Toolbox

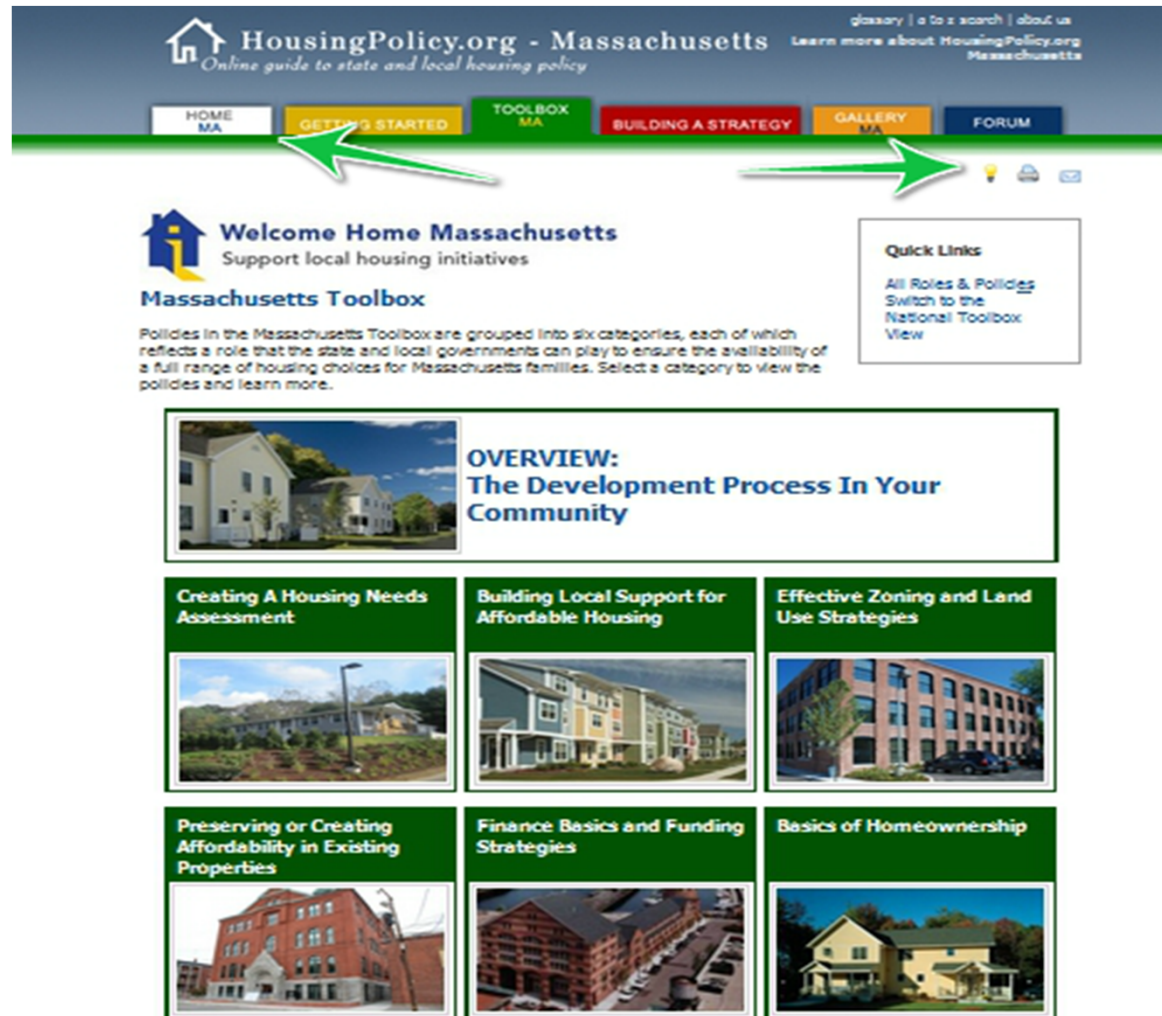
Policies in the Massachusetts Toolbox are grouped into six categories, each of which reflects a role that the state and local governments can play to ensure the availability of a full range of housing choices for Massachusetts families. Select a category to view the policies and learn more.

Quick Links

[All Roles & Policies](#)
[Switch to the National Toolbox View](#)

	OVERVIEW: The Development Process In Your Community	
Creating A Housing Needs Assessment	Building Local Support for Affordable Housing	Effective Zoning and Land Use Strategies
		
Preserving or Creating Affordability in Existing Properties	Finance Basics and Funding Strategies	Basics of Homeownership
		

Toolbox Navigation



HousingPolicy.org - Massachusetts
Online guide to state and local housing policy

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Massachusetts








HOME MA | **GETTING STARTED** | TOOLBOX MA | BUILDING A STRATEGY | GALLERY | FORUM

Welcome Home Massachusetts
Support local housing initiatives

Massachusetts Toolbox

Policies in the Massachusetts Toolbox are grouped into six categories, each of which reflects a role that the state and local governments can play to ensure the availability of a full range of housing choices for Massachusetts families. Select a category to view the policies and learn more.

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 <p>OVERVIEW: The Development Process In Your Community</p>		
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Preserving or Creating Affordability in Existing Properties 	Finance Basics and Funding Strategies 	Basics of Homeownership 

Welcome Home (cont.)

- Community Assistance



Williamstown Voters OK Affordable Housing Trust, Bylaws

By Andy McKeever
iBerkshires Staff

Welcome Home (cont.)



Media Outreach

The Boston Globe

Business

A steep roof over their heads

Housing is taking bigger bite of income

By Jennifer B. McKim | GLOBE STAFF | FEBRUARY 25, 2012

Nearly a quarter of working households in Massachusetts and across the United States spend more than half their income on housing, according to a study released yesterday by the Washington, D.C.-based Center for Housing Policy.

More than 231,000 Massachusetts households, or 24 percent of working families, suffered from a "severe housing cost burden" of spending more than 50 percent of their income on housing in 2010, up from 22 percent in 2009, according to the center, which based its analysis on recent census data.

Nationwide, the percentage of working households that spent more than half their income on housing grew to 23.6 percent in 2010, up from 22.8 percent in 2009, the study said.

The report emphasizes what many working people know firsthand: They are increasingly struggling to keep a roof over their heads and cover other expenses. The task is even harder for many tenants, who have seen rents rise despite the sluggish economy and high unemployment rate, the report said.

"In Greater Boston we are seeing huge challenges in rents rising at the same time that incomes are stagnating," said Sean Caron, director of public policy at the Boston-based affordable housing nonprofit, Citizens' Housing and Planning Association. "Working



CARS JOBS REAL ESTATE

The Boston Globe

North

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NEWS BUSINESS SPORTS OPINION LIFESTYLE MAGAZINE TODAY'S FRONT PAGE SAVED

Rents north of Boston rise nearly 9 percent in five years

By Kathleen Costello | GLOBE STAFF | AUGUST 26, 2011

West

Senior living developments upgrade offerings for baby boomers

By Lisa Kessler | GLOBE STAFF | JULY 16, 2011



SouthCoastTODAY.com

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Construction slump stifles affordable housing inventory

By Brian Boyd

bboyd@s-t.com

February 06, 2012 - 12:00 AM

Fewer housing units were permitted to begin construction statewide in 2011 than anytime in 51 years, contributing to a shortage in affordable housing, a housing advocacy group said.

The number of housing units permitted last year fell to 7,260 from 9,075 the year before, the lowest level since the Census began recording the data in 1960, according to Citizens' Housing and Planning Association, a Boston-based nonprofit organization.

See full article text

The decline in production has hit both single-family and multifamily houses. While home sales are still weak, there is strong demand for rental units, said Sean Caron, director of public policy for CHAPA.

"We would have hoped to see more multifamily housing production, because the demand is very high," Caron said.

More than 40,000 households have lost their homes to foreclosure since 2006, pushing them into the rental market. At the same time, would-be home buyers are having a hard time getting approved for mortgages, he said.

The slump in construction is particularly stark when compared to earlier recessions. There were 12,672 permits issued in 1991 and 17,034 in 2001, despite economic difficulties in those years, according to CHAPA.

2011-2012 Advocacy Highlights

- State Funding for Affordable Housing Increased
 - State Low Income Housing Tax Credit
 - MRVP, homelessness prevention
 - Capital Budget Increase – HIF, HSF

- CPA Updates and Funding

- New Focus on Supportive Housing

- Comm. Development Partnership Act



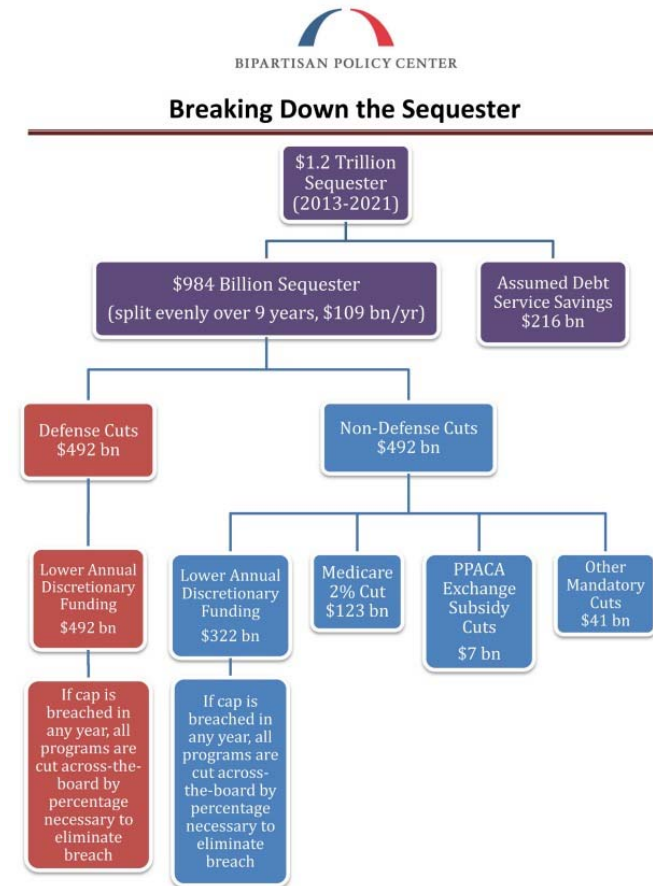
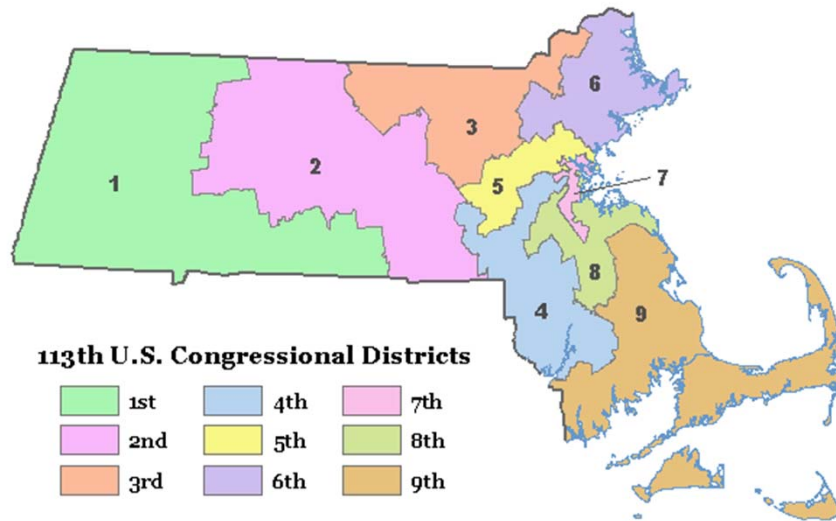
Other Important Changes in Housing Policy and Programs



- State
 - New Funding Focus for Housing and Infrastructure
 - Qualified Allocation Plan (QAP) changes
 - MassWorks
 - Public Housing Reform Proposals
 - Enhanced Oversight
 - Statewide Waitlist
 - Regionalization and/or Reorganization
 - Housing Development Incentive Program
 - Attorney General Mortgage Servicing Settlement Resources
 - Persistent Family Homelessness Challenges and Program Changes

Other Important Changes in Housing Policy and Programs (cont.)

- Federal
 - Coping with Federal Budget Cuts
 - Changes in Massachusetts delegation



The Year Ahead

- Next Phases of Current Conversations
 - Public Housing Reform
 - Qualified Allocation Plan
- Housing and Community Development Bond Bill
- Brownfields Response Tax Credit



Discussion

- What public policy issues should CHAPA focus on in 2013?
- What research items would be helpful?
- What's on your mind and how can we help?



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Thank you!

