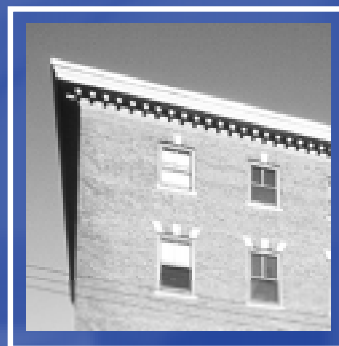


- ADVOCACY
- TRAINING
- RESEARCH
- COALITION- BUILDING



annual 2001 report



CITIZENS' HOUSING AND PLANNING ASSOCIATION

CHAPA Mission Statement

Citizens' Housing and Planning Association (CHAPA) is a non-profit umbrella organization for affordable housing and community development activities in Massachusetts. Established in 1967, CHAPA is the only statewide group which represents all interests in the housing field, including non-profit and for-profit developers, advocates, lenders, property managers, architects, consultants, homeowners, tenants, local planners, foundation and government officials, and others.

Citizens' Housing and Planning Association's mission is to encourage the production and preservation of housing which is affordable to low-income families and individuals. CHAPA pursues its goals through advocacy with local, state, and federal officials; research on affordable housing issues; education and training for organizations and individuals; programs to expand rental and homeownership opportunities; and coalition building among a broad array of interests in the housing and community development field.

The cornerstone of CHAPA's success is its active and diverse membership of more than 1,500 people and hundreds of organizations. CHAPA's research and policy recommendations flow from project committees with direction and support from board and staff. This broad-based volunteer participation not only enhances the quality of our work, but is increases our credibility and clout when seeking changes in public policies and programs.

table of contents

- [1.] president's letter
- [2.] activity highlights
- [4.] trainings and conferences
- [5.] financial supporters
- [6.] organizational members
- [8.] financial statement
- [9.] board of directors, chapa staff, consultants

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www.chapa.org



Letter from the President

DEAR CHAPA MEMBERS AND FRIENDS,

This year's annual report is a combination of good news and bad news: The good news is that CHAPA, working together with the entire spectrum of housing advocates, has succeeded in putting housing back on the public agenda. In the course of the past year, we have seen a variety of legislative priorities advance, including the \$508.5 million dollar housing bond bill, the bill to expedite the tax title process, and a variety of other important legislation.

At the same time, we have spearheaded efforts to modify Chapter 40B through regulation, thereby helping to preserve this important statute while addressing some of the legitimate concerns that had been raised by those who would have dramatically altered it. Our programs to increase homeownership opportunities and assist people with disabilities in locating accessible housing continue to have a positive impact.

The bad news is that many of our hard won gains could be swept away as government at the state and federal level faces significant deficits as a result of recession, exacerbated by unsustainable tax cuts. This new reality comes just as we read that Massachusetts is near the bottom among the fifty states with respect to affordable housing.

Unfortunately, the need for affordable housing has achieved visibility just as the means for addressing that need seem to be slipping from our grasp. After years of unprecedented prosperity during which we did too little for those who did not benefit from the rising economy, we find ourselves with a growing population of homeless individuals and families. And, unlike the recession

of the late eighties and early nineties, it does not appear that the cost of housing will abate; even if house prices and rents do stagnate, or even fall, the change will not be sufficient to help those now in need of affordable housing.

In addition to the very real possibility of further reduced resources, we appear to be facing continued opposition to Chapter 40B. Opposition to development does not stop with efforts to prevent the development of affordable housing. An increasing number of communities are seeking ways to close the door to further residential development or to restrict it in ways that will continue to drive up housing costs. This is a threat not only for those who desperately need affordable housing, but to the economic engine which has fueled the good economic times of the past several decades.

While we can be justly proud of CHAPA's successes during 2001, we must redouble our efforts in the year ahead to ensure that affordable housing remains on the public agenda.

Peter Gagliardi
President



Highlights of CHAPA's Work in 2001

STATE LEGISLATIVE ADVOCACY

Working in coalition with the Building Blocks campaign and other state advocacy groups, most of CHAPA's legislative priorities moved forward this year. These include: a \$508.5 million housing bond bill; a bill to expedite the tax title process; legislation to allow CEDAC to assist non-profit groups in all areas of the state; useful changes to the Facilities Consolidation Fund; and enabling legislation regarding inclusionary zoning. We also advocated successfully with the Cellucci/Swift Administration for a \$30 million increase in DHCD's bond cap.

PRESERVING AND IMPROVING CHAPTER 40B

CHAPA spearheaded efforts to recommend modifications to Chapter 40B (the state's comprehensive permit statute) while working to defeat legislation that would significantly weaken this important law. We also assisted DHCD in updating the Chapter 40B inventory and co-sponsoring trainings for local officials.

FEDERAL ADVOCACY

In concert with the New England Housing Network, CHAPA has focused on establishing a working relationship with HUD Secretary Mel Martinez and his senior staff; improving the utilization of Section 8 vouchers; supporting the existing HUD programs; and advocating for a new rental housing production program.

INFORMATION AND REFERRAL

CHAPA fielded 4,500 requests for information on housing and community development issues. The agency's web site received 125,000 "hits," a four-fold increase from last year. We also issued regular housing briefs and updates to our members.

RESEARCH

CHAPA completed nine research and policy reports, including:

- *Protecting the Commonwealth's Investment: Securing the Future of State-Aided Public Housing;*
- *The Homes of 40B: Case Studies of Successful Affordable Housing;*
- *Boston Metropatterns: A Regional Agenda for Community and Stability in Greater Boston;*
- *Massachusetts Housing Affordability Review (2 parts);*
- *Improving Section 8 Voucher Utilization;*
- *Housing Guidebook for Legislators;*
- *Recommendations to Improve Chapter 40B, and*
- *Preserving State Family Public Housing in Fall River.*

In addition, the University of Massachusetts conducted a series of public opinion polls on housing issues for CHAPA.

TRAININGS

CHAPA sponsored 24 trainings and forums, attended by more than 3,600 people.

COMMUNITY PRESERVATION COALITION

CHAPA is a member of the executive committee of this statewide coalition, which is providing assistance to communities regarding passage of the Community Preservation Act. This coalition includes: The Trust for Public Land, Historic Massachusetts, Massachusetts Audubon Society, Massachusetts Affordable Housing Alliance, and the National Trust for Historic Preservation. CHAPA manages the web site for the Coalition.

www.communitypreservation.org





Activity Highlights, continued

AFFORDABLE HOUSING DEVELOPMENT COMPETITION

CHAPA and the Federal Home Loan Bank of Boston launched a new volunteer initiative to match students from six area universities with community groups and municipalities to assist them in developing housing proposals for specific sites. Cash prizes were awarded to the winning proposals.

HOMELESSNESS

CHAPA's homelessness committee continued to advocate for the production of permanent housing for households below 30% of median income, which involved coordinating the use of project-based Section 8 vouchers with housing production programs.

SMART GROWTH, COMMUNITY PLANNING, AND AFFORDABLE HOUSING

The goal of this new committee is to provide information and technical assistance to communities seeking to balance affordable housing with growth management. This committee is developing a local resource guide, a power point presentation, and guidelines for funding smart growth efforts.

SUPPORTED HOUSING

CHAPA provided extensive technical assistance to the Department of Mental Health and the Department of Mental Retardation in improving their housing initiatives and helping consumers gain access to housing options in the community.

SECTION 8 VOUCHER IMPROVEMENTS

CHAPA's Section 8 Committee has conducted research on the voucher program and has advocated for concrete policy changes to increase

voucher utilization in Massachusetts and the New England region. Another working group has convened roundtable discussions on the new Section 8 homeownership option and has worked with Fannie Mae and local lenders to develop a mortgage product for this program.

THE MASSACHUSETTS HOMEOWNERSHIP COLLABORATIVE

The agency continued certification and monitoring of homebuyer counseling agencies, awarding a "Collaborative Seal of Approval" to 52 agencies statewide since the process began in June 2000; conducted two trainings for 55 homebuyer counselors; sponsored Community Homebuyer Festivals in Taunton and Boston; and administered a new housing counseling grant from HUD to help fund homebuyer counseling services provided by 27 agencies in five New England states.

MASS ACCESS HOUSING REGISTRY

Mass Access is a registry of accessible housing in Massachusetts and is funded by the Massachusetts Rehabilitation Commission. CHAPA launched the new Mass Access website, which receives 1,300 hits per month; tracked the availability of 2,400 developments statewide, including 11,380 accessible apartments; listed 395 vacancies throughout the year and distributed this information daily via a computer network to eleven Independent Living Centers across the state and to the general public through our website.

www.massaccesshousingregistry.org

MASSACHUSETTS HOME OF YOUR OWN PROGRAM

This program provides financial and technical assistance to low-income people with disabilities so they may purchase a home. To date, the program has helped 45 households to buy a home and hundreds more in gaining more control over their living situation. This year, we accepted fifty-one new applicants and provided information for them to receive one-on-one homebuyer counseling and access to down payment and closing cost assistance.



Trainings & Conferences

Developing Housing for Single Persons (January 2001)

[Co-sponsored with the Mass. Department of Housing and Community Development]

Understanding HUD's New Lead Safety Regulations (February 2001)

Returning Underutilized Properties to the Tax Roll: The Process for Results (March 2001)

[Co-sponsored with the Local Initiatives Support Corporation, Mass. Association of Assessing Officers, Mass. Department of Housing and Community Development, Mass. Housing Partnership Fund, Mass. Municipal Association, U.S. Department of Housing and Urban Development, City of Lawrence, and Lawrence CommunityWorks]

Creating Permanent Affordable Housing with Community Land Trusts (March 2001)

[Co-sponsored with the Boston Bar Association]

State House Briefing on Affordable Housing for Legislators (March 2001)

A Home of Your Own: Homeownership Opportunities for People with Disabilities in a Tight Housing Market

(April 2001) [Co-sponsored with the Mass. Home of Your Own Alliance, Mass. Department of Mental Health, Mass. Department of Mental Retardation, Mass. Developmental Disabilities Council, MassHousing, Mass. Rehabilitation Commission, Governor's Commission on Mental Retardation, Mass. Commission for the Blind, and the Mass. Advocates Standing Strong]

Leading the Way: Affordable Housing and Neighborhood Development Strategies in the City of Boston (May 2001)

CHAPA Membership Reception (May 2001)

Legislative Briefing on Affordable Housing for Western Mass Legislators (May 2001)

Teaching Fair Housing and Fair Lending Laws to First-Time Homebuyers (May 2001)

Chapter 40B: Keys to Success

(May 2001) [Co-sponsored with Massachusetts Housing Partnership Fund and Mass. Department of Housing and Community Development]

Strategies to Unite and Preserve Resident Control of Housing

(June 2001) [Co-sponsored with Association for Resident Control of Housing]

Stakeholders in the Future of Public Housing (June 2001)

[Co-sponsored with the Mass. Department of Housing and Community Development, Mass. Chapter of NAHRO, and Mass. Union of Public Housing Tenants]

Community Homebuyer Bi-Lingual Festivals, Boston and Taunton (June 2001)

Accessing the New State Housing Trust Fund (July 2001)

Sustaining Affordable Housing and Economic Growth in New England (September 2001)

[Co-sponsored with the New England Housing Network]

Roundtable Discussion with Conrad Egan, Executive Director, Millennial Housing Commission (September 2001)

Briefing on the New State Regulations for Chapter 40B (October 2001)

Massachusetts Governor's Conference on Housing—Success We Can Build On

(November 2001) [Sponsored by the Mass. Department of Housing and Community Development, Community Economic Development Assistance Corporation, MassHousing, and the Mass. Housing Partnership Fund]

Organizational Members Forum with Senator Thomas Birmingham (November 2001)

5th Anniversary Luncheon for the Massachusetts Homeownership Collaborative (December 2001)

Complying with the Collaborative Seal of Approval/Homeowner Refinancing (December 2001)

Financing Chapter 40B Developments: A training session for Federal Home Loan Bank of Boston members (December 2001)





Financial Supporters

The following funders have contributed significant financial support to CHAPA over the past year:

United Way of Massachusetts Bay

The Boston Foundation

The Hyams Foundation

Barr Foundation



Boston Private Bank and Trust Company

Citizens Bank

City of Boston, Department of Neighborhood Development

Clipper Ship Foundation

Eastern Bank

The Enterprise Foundation

Fannie Mae Foundation

FleetBoston Financial

Federal Home Loan Bank of Boston

Federal Reserve Bank of Boston

Harvard University

John Hancock Financial Services

Keen Charitable Foundation

Local Initiatives Support Corporation

Massachusetts Department of Housing and Community Development

Massachusetts Department of Mental Health

Massachusetts Department of Mental Retardation

Massachusetts Developmental Disabilities Council

MassHousing

Massachusetts Housing Investment Corporation

Massachusetts Housing Partnership Fund

Massachusetts Rehabilitation Commission

Mellon New England

Melville Charitable Trust

State Street Foundation



Organizational Members

CHAPA's 151 organizational members represent a diversity of groups in the private, non-profit, and government sectors. We thank the following organizational members for their important financial support:

A

Abrams Management Company
Affirmative Investments, Inc.
Alliance for Young Families
AvalonBay Communities, Inc.

B

Barkan Management Company, Inc.
Bay Cove Human Services
BC Stewart & Associates
Beacon Residential Properties
Boston Capital Partners, Inc.
Boston Community Capital
Boston Federal Savings Bank
Boston Housing Authority
Boston Private Bank and Trust Company
Brookline Housing Authority
Brown, Rudnick, Freed & Gesmer

C

Cambridge Housing Authority
Cambridge Savings Bank
CAN-DO
Carabetta Management Company

Caritas Communities, Inc.
CASCAP, Inc.
Central Massachusetts Housing Alliance, Inc.
CGM Limited Partnership
Chestnut Hill Realty

Citizens Bank

City of Boston, Department of Neighborhood Development

City of Chelsea, Office of Planning & Development

City of Lawrence, Office of Planning & Development

City of New Bedford, Office of Community Development & Housing

City of Newton, Community Development Program

City of Somerville, Office of Housing & Community Development

City of Taunton, Mayor's Office of Community Development

Codman Square Neighborhood Development Corporation

Committee for Boston Public Housing

Community Economic Development Assistance Corporation (CEDAC)

Community Teamwork, Inc.

Continental Wingate Associates, Inc.

John M. Corcoran & Company

Cornu Management

D/E

Dietz & Company Architects, Inc.
Eastern Bank
Emmaus, Inc.

Robert Ercolini & Company LLP

F/G

Federal Home Loan Bank of Boston
First Realty Management Corporation
FleetBoston
Franklin County Regional Housing and Redevelopment Authority
Gatehouse Group, Inc.
Goulston & Storrs
Timothy J. Gray, Independent Consultants

H

Hale & Dorr
HallKeen Management
Hampden Hampshire Housing Partnership
Hill & Barlow
Homeowners' Rehab., Inc.

HomeStart

Housing Assistance Corporation

Housing Investments, Inc.

Housing Partners, Inc.

Housing Resource Group, LLC

I/J

Institute for Community Economics
JER Hudson Housing Capital LLC
Jewish Community Housing for the Elderly
JMA Consultants Incorporated
Joint Center for Housing Studies, Harvard University

K

Keen Development Corporation
Keith Properties, Inc.
Mr. Karen Kostanian
Krokidas & Bluestein

L

Lend Lease
Local Initiatives Support Corporation (LISC)
Long Bay Management Company





Organizational Members, continued

Lowell Housing Authority
Lynn Economic Opportunity, Inc.

M

George B.H. Macomber Company
Madison Park Development Corporation
Maloney Properties
MAPPLAN Associates, Inc.
Marcus, Errico, Emmer & Brooks
Massachusetts Affordable Housing Alliance
Massachusetts Association of Community Development Corporations
Massachusetts Department of Housing & Community Development
Massachusetts Department of Mental Health
Massachusetts Department of Mental Retardation
Massachusetts Developmental Disabilities Council
Massachusetts Housing Investment Corporation
Massachusetts Housing Partnership Fund
Massachusetts Human Services Coalition
Massachusetts Law Reform Institute
Massachusetts Union of Public Housing Tenants

MassDevelopment
MassHousing
MB Management Company
MBL Housing and Development, Inc.
Mellon New England
Mental Health Association of Greater Springfield
Meredith Management Corporation
Merrimack Valley Housing Partnership
Metropolitan Boston Housing Partnership
Milton Residences for the Elderly
Mostue & Associates Architects, Inc.
Multi-Family Specialists
Peter Munkenbeck, Consultant

N/O

National Development of New England
National Equity Fund
Neighborhood of Affordable Housing (NOAH)
Neighborhood Reinvestment Corporation
Newton Community Development Foundation, Inc.
Nixon Peabody LLP
Northampton Housing Partnership
Northstar Realty LLC

Nuestra Comunidad Development Corporation, Inc.
OKM Associates, Inc.

P

Peabody Construction Company
Peabody Properties, Inc.
People's Savings Bank of Brockton
Pine Street Inn
Plymouth Savings Bank
Property and Casualty Initiative

Q/R

Quincy Community Action Programs, Inc.
Quincy Housing Authority
Recapitalization Advisors, Inc.
Revere Housing Authority
Rhode Island Housing & Mortgage Finance Corporation
Rogerson Communities
Rural Housing Improvement, Inc.

S

S-C Management Corporation
Shelter, Inc.
South Middlesex Opportunity Council
South Shore Housing Development Corporation
Sovereign Bank of New England

State Street Development Management Corporation
Stockard & Engler & Brigham

T/U/V

Technical Assistance Collaborative
The Boston Land Company
The Community Builders, Inc.
The Cushing Companies
The Life Initiative
Tri-City Community Action Program, Inc.
Trinity Financial
Twin Cities Community Development Corporation
Urban Edge Housing Corporation
Vietnam Veterans Workshop, Inc.
Vinfen Corporation

W-Z

Wainwright Bank
WATCH Community Development Corporation
Robert Whittlesey
Winn Management Company
Women's Institute for Housing & Economic Development
Worcester Community Housing Resources, Inc.
Ziner, Kennedy & Lehan, LLP



Financial Statement

JANUARY 1, 2000—DECEMBER 31, 2000

support and revenue

CONTRIBUTIONS

General	\$ 12,635
Foundations and corporations	482,421
Individuals	85,379

PROGRAM SERVICES

Contracted Service Fees	349,756
Conferences and forums	160,631
Publications	5,300

OTHER

Cash on investments	(39,404)
Interest and dividends	21,330

Total Support and Revenue	\$1,078,048
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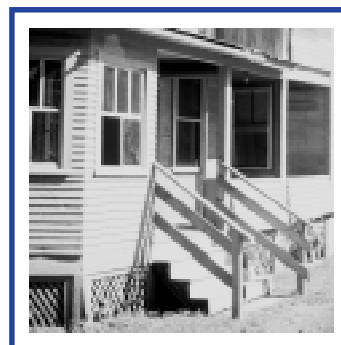
expenses

Program Services	\$ 865,299
General and administrative	95,115
Fundraising	62,668

Total Expenses	\$1,023,082
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assets

Change in Net Assets	\$ 54,966
Net Assets-Beginning of Year	\$ 691,335
Net Assets-End of Year	\$ 746,301





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Peter Gagliardi

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Ann Houston
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CITIZENS' HOUSING AND PLANNING ASSOCIATION

