



CHAPA

citizens' housing & planning association
annual report

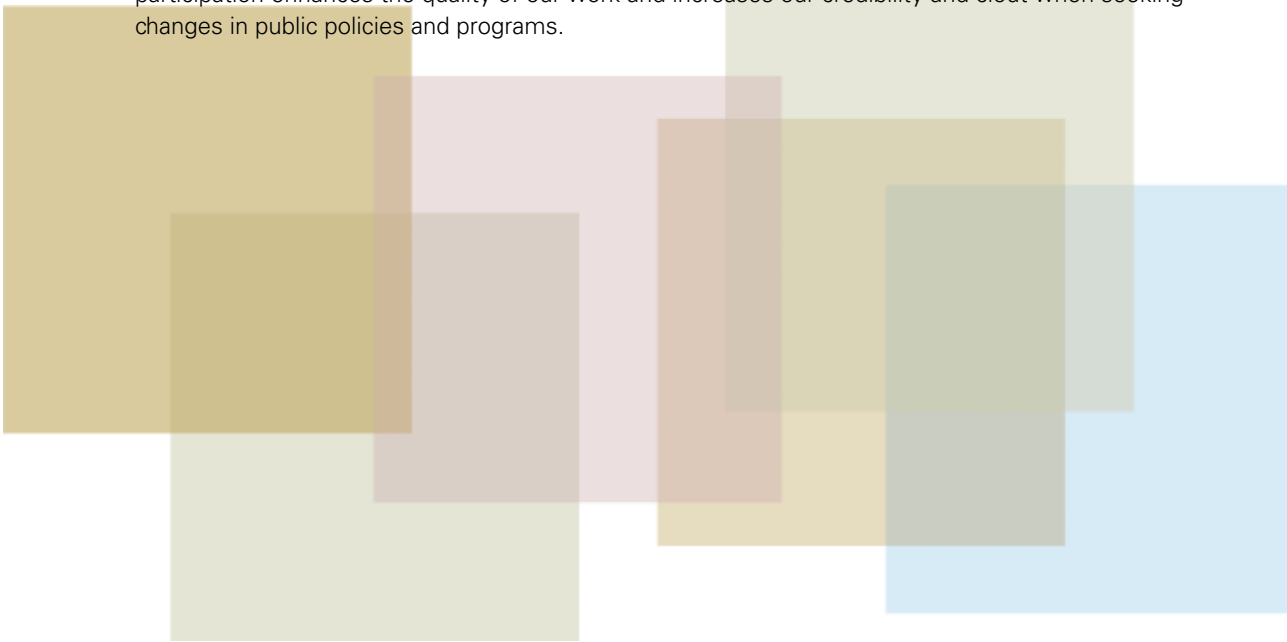
2007

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 that represents all interests in the housing field, including non-profit and for-profit developers, municipal officials, local housing providers and 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 enhances the quality of our work and increases our credibility and clout when seeking changes in public policies and programs.



President's Letter

Dear Friends:

2007 was a year of exciting opportunities and daunting challenges. It began with the optimism of the Patrick Administration, partnering with CHAPA and matching our hopes for increased resources and commitment for housing. While we were very pleased with the new commitments to affordable housing in our communities, housing advocates also faced the toughest challenge yet to Chapter 40B, a landmark statute that has been the primary driver of affordable housing in Massachusetts.

At the same time, foreclosures and the market downturn dominated the news and Massachusetts' cities and towns dealt with a deepening decline in the housing market. Burgeoning foreclosures eroded property values and threatened the wider economy. Unfortunately, this year promises more of the same, with a worsening housing market driven by continuing foreclosures and the looming threat of recession. Vulnerable communities and the people who live in them will suffer.

Housing advocates are used to challenging times. CHAPA has built a broad and strong constituency, which has weathered the bad times and come together to savor the successes. This has been demonstrated this year once again as CHAPA's board and members have confronted the critical issues of the day and made an impact that has resulted in more resources, better legislation, and more responsive programs that will create more affordable housing for low income residents.

Over the past year, CHAPA has built a productive relationship with the Patrick administration, achieving our top priorities for the first 180 days, including elevating housing to a cabinet level position. We have continued to work in coalition with colleagues in a number of venues both formal and informal: the Building Blocks Coalition, Foreclosure Prevention Coalition, Community Preservation Coalition, the Massachusetts Smart Growth Alliance, the Coalition for Senior Housing, the New England Housing Network, the Massachusetts Homeownership Collaborative, as well as a myriad of individual partners.

We have successfully advocated for increased funding at the state and federal levels for critical housing resources, including a FY2008 Department of Housing and Community Development budget of \$128 million, up from \$80 million in FY2005, and at the federal level, increased funding for the Section 8 program.

And we have shepherded legislation and new policies, including foreclosure prevention legislation, public housing reform and innovations, and proposed a new initiative to revitalize small cities now challenged with high rates of foreclosure, exacerbating the challenges that stymied redevelopment while the Boston-metro area boomed

Public opinion polls tell us that Massachusetts residents care deeply about affordable housing and believe that we must do more to make Massachusetts competitive in attracting and keeping our young families. CHAPA will work with our partners this year to assemble the financial and programmatic resources and to improve the regulatory and permitting framework to enable us to move forward in our pursuit of decent and affordable housing in the great and diverse communities throughout Massachusetts. We cannot afford to lose ground. CHAPA is grateful to meet this challenge with a legislature and administration willing to engage in the hard issues in front of us, and with colleagues that are equal to the task.

Sincerely,

Ann Houston
President

Accomplishments

PUBLIC POLICY ADVOCACY

Increases in Housing Budget: In recent years, CHAPA has advocated successfully for increases in the budget for the Department of Housing and Community Development (DHCD). The budget has risen from \$80 million in FY05 to \$128 million in FY08, including important increases for state public housing, rental assistance programs, the RAFT homelessness prevention program, the Soft Second Home-ownership Loan Program, and the Affordable Housing Trust Fund.

Short-Term Priorities with the Patrick

Administration: CHAPA developed and advocated successfully for more than 15 housing policy changes in the first six months of the Patrick Administration, including: elevation of DHCD to cabinet level status; lifting restrictions on preservation funds; increased funding for the Affordable Housing Trust Fund; increasing federal tax-exempt bonds for multifamily housing; increased funding for public housing operating subsidies and modernization; authorizing new tenant-based and project-based MRVP vouchers; increasing the capital budget for housing programs by 33%; launching an employer assisted housing program; and restoring the 9c cuts to housing by the previous administration.

Filing New Legislation: Working with state-wide coalitions, CHAPA filed a new \$1.2 billion housing bond bill (Building Blocks Coalition), foreclosure prevention legislation (Foreclosure Prevention Coalition), expansion of the state low income housing tax credit, public housing reform and innovation, improvements to the Community Preservation Act (Community Preservation Coalition), legislation addressing condominium fees, employer assisted housing, and several other important bills. We anticipate positive action on these bills during the 2007-2008 legislative session.

Passage of Foreclosure Prevention

Legislation: Working with the Foreclosure Prevention Coalition, CHAPA advocated for successful passage of a comprehensive foreclosure bill, which provides new regulations for the mortgage industry and provides new assistance and consumer protections for those facing foreclosure.

Smart Growth and Affordable Housing:

CHAPA continued its key role in the Massachusetts Smart Growth Alliance (state-wide), which led to: establishment of a state task force to examine ways to reform zoning and land use laws in Massachusetts while increasing housing production; an overall increase in the state's bond cap for capital programs; a candidates' briefing book on smart growth issues; and community presentations on combining affordable housing development with open space protection.

Section 8 Voucher Program: Members of CHAPA's Section 8 Committee advocated successfully with Congress for increased funding levels for Section 8 and changes to the funding formula so states would not face a loss of vouchers. The committee has been actively involved in the new Section 8 Voucher Reform Act, which has passed the House of Representatives and will be introduced in the Senate in the near future.

Homelessness: CHAPA's homelessness committee continued to advocate for the production of permanent housing for households below 30% of median income, encouraged the use of project-based Section 8 vouchers with housing production programs, provided input into the state's new homelessness commission, and held a second annual training for legislators and their staff on the challenges of searching for affordable housing.

Housing for People with Disabilities:

Working with the disability community, CHAPA developed principles for developing integrated and accessible housing in the community, released a policy paper regarding the disposition of former state hospitals sites, sponsored regional trainings for DMR providers and staff, and advocated successfully for a funding increase in the Alternative Housing Voucher Program.

Senior Housing: In 2005, CHAPA helped to launch a new statewide Coalition for Senior Housing to advocate for supported housing with services so that low and moderate income elders can age in the community with dignity. The priorities of the coalition have included the preservation of state elderly/disabled public housing, passage of the Choice bill, improving the Group Adult Foster Care Program for very low income seniors in Assisted Living, and completion of a research report on aging in place successfully with affordable housing and services.

New England Housing Network: The New England Housing Network, a coalition of advocacy groups in the six New England states, worked together this year to convey to Congress our region's priorities for affordable housing. Our efforts have focused on: adequate funding for HUD's core programs; passage of a National Affordable Housing Trust Fund; improving the Housing Choice Voucher Program; modernizing FHA; enhancing the Low Income Housing Tax Credit Program; reauthorizing HOPE VI; and preserving existing subsidized housing.

TRAINING AND TECHNICAL ASSISTANCE

Research: CHAPA completed several research and policy reports covering topics such as: revitalization strategies for urban communities in Massachusetts (with MACDC); a public opinion poll on housing issues; the Greater Boston Housing Report Card (with CURP and The Boston Foundation); the fiscal impacts of mixed income housing development; an update on 40B housing production; and preservation of expiring use properties.

Trainings: CHAPA sponsored 32 trainings and forums, attended by more than 4,000 people. Some of the topics included: foreclosure prevention; state public housing; Community Preservation Act; green building techniques; resident-controlled housing; housing and school cost; and integrated housing for people with disabilities.

Information and Referral: CHAPA fielded 4,500 requests for information on housing and community development issues. The agency's web sites received more than 45,000 "unique visitors" monthly; we also issued regular housing briefs and updates to our members.

Massachusetts Homeownership

Collaborative: CHAPA continued its certification of non-profit agencies offering homebuyer counseling classes, awarding a "seal of approval" to 61 agencies, and continued to monitor the classes of certified agencies. The Collaborative also conducted trainings for homebuyer counselors and updated the Seal of Approval application. CHAPA continued to administer a housing counseling grant from HUD to help fund homebuyer counseling services provided by 23 agencies in five New England states.

Mass Access Housing Registry: Funded by the Massachusetts Rehabilitation Commission, the Mass Access Program works with property managers to market vacant, accessible apartments to help people with disabilities find accessible housing. This year, the Mass Access website received approximately 3,000 visits per month. CHAPA tracked the availability of more than 2,500 developments statewide, including nearly 13,000 accessible apartments; listed over 800 vacancies; 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.

Affordable Housing Development

Competition: In partnership with the Federal Home Loan Bank of Boston and the Greater Boston Chamber of Commerce, CHAPA coordinated the seventh annual competition, which matched students from area universities with community groups and municipalities to assist them in developing housing proposals for specific sites.

High School Services Learning Project: In collaboration with the Education Development Center, CHAPA developed an affordable housing curriculum for high school students, which was taught this year in high schools in Boston, Worcester, Newton, Needham, and Somerville. In addition to interactive classroom activities, the high school students are linked with non-profit organizations to undertake a variety of affordable housing projects in their communities.

Community Preservation Act: CHAPA is a member of the executive committee of the Community Preservation Coalition, which is providing assistance to communities regarding passage and implementation of the Community Preservation Act. Over the past six years, 127 communities have adopted the CPA and many more will be on the ballot in the upcoming year.

Chapter 40B Monitoring: At the request of municipalities and the state's housing agencies, CHAPA continued to provide monitoring services for Chapter 40B developments across the state. CHAPA reviewed developers' marketing plans, oversaw the lottery process (CHAPA does not conduct lotteries), performed income certification reviews, coordinated the resale of affordable units, and reviewed requests from homebuyers who wanted to refinance their mortgages. CHAPA staff provided ongoing technical assistance to lottery administrators, local and regional housing agencies, and municipal officials.

Housing Awareness Campaign: This year, CHAPA launched a third regional public awareness campaign on Cape Cod following successful efforts in the MetroWest and North Shore regions. As part of this effort, CHAPA played a key role in launching an employer assisted housing program on Cape Cod with the Patrick Administration and the Housing Assistance Corporation.



■ Ann Houston, CHAPA President, and Governor Deval Patrick at CHAPA's Annual Dinner, which drew 1500 attendees.

Conferences and Trainings

FIRST QUARTER: January-March

Which Way to a Greater Boston Region?

SECOND QUARTER: April-June

Strategies for Creating Healthy Communities: A Conference on Resident Controlled Housing

Co-sponsored with The Association for Resident Control of Housing Committee

Funds for Green Affordable Housing

Co-sponsored with the Massachusetts Technology Collaborative

Affordable Housing Development Competition Awards

Co-sponsored with the Federal Home Loan Bank of Boston, the Greater Boston Chamber of Commerce, and Kevin P. Martin & Associates, P.C.

The Fiscal Impact of Affordable Housing Development on Municipalities: Myth vs Reality

CHAPA Regional Meetings – Spring 2007: Affordable Housing Updates at the State and Federal Levels – Boston, Cape Cod, and Worcester

Stakeholders in the Future of Public Housing

Co-sponsored with the Massachusetts Department of Housing and Community Development, the Massachusetts Union of Public Housing Tenants, and the National Association of Housing & Redevelopment Officials (NAHRO), Massachusetts Chapter

Working with Chapter 40B

Co-sponsored with the Massachusetts Department of Housing and Community Development, the Massachusetts Housing Partnership, and MassHousing

Massachusetts Homeownership Collaborative Training

Housing Institute for Local Officials

Co-sponsored with Massachusetts Housing Partnership, American Planning Association, MA Chapter, Massachusetts Department of Housing and Community Development

THIRD QUARTER: July-September

Developing a New England Regional Agenda: Surging Ahead on Affordable Housing and Community Development

Co-sponsored with the New England Housing Network - Connecticut Housing Coalition, Maine Affordable Rental Housing Coalition, New Hampshire Housing Forum, Statewide Housing Action Coalition, and Vermont Affordable Housing Coalition

Successful Models of Employer Assisted Housing and New Initiatives at the State Level

FOURTH QUARTER: October-December

Release of the Greater Boston Housing Report Card 2006-2007

Co-sponsored with The Boston Foundation and Center for Urban and Regional Policy, Northeastern University

Transit-Oriented Development and Affordable Housing: What is the Track Record and Future Opportunities in Massachusetts?

Legislative Training on Housing Search Strategies

Massachusetts Homeownership Collaborative Training

The Outlook for the Massachusetts Housing Market and Economy in 2008

The Community Preservation Act and Affordable Housing

Co-sponsored with Massachusetts Housing Partnership (Northampton and Westford)

Organizational Members

CHAPAs 180 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:

Abrams Management Company
Affirmative Investments, Inc.
Allston Brighton Community
Development Corp.
Apollo Equity Partners
Arc Massachusetts
AvalonBay Communities, Inc.
Bank of America
Barkan Management Company, Inc.
Bartlett Hackett Feinberg, P.C.
Bay Cove Human Services
Beacon Communities
Bedford Housing Authority
Blatman, Bobrowski & Mead, LLC
Boston Capital
Boston Community Capital
Boston Housing Authority
Boston Private Bank & Trust Company
Boston Redevelopment Authority
Brookline Housing Authority
James Buechl, Esquire
Cambridge Housing Authority
Cambridge Savings Bank
CAN-DO
Caritas Communities, Inc.
CASCAP, Inc.
Catholic Social Services
Central Massachusetts Housing
Alliance, Inc.
CGM Limited Partnership
CharterMac
Chelsea Neighborhood Developers
Chelsea Restoration Corporation
Chestnut Hill Realty
Citizens Bank
Citizens for Adequate Housing, Inc.
City of Boston, Dept. of
Neighborhood Development
City of Cambridge, Community
Development Department
City of Chelsea, Office of Planning &
Development
City of Lawrence, Community
Development Department
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
Coalition for a Better Acre
Codman Square Neighborhood
Development Corporation
Committee for Boston Public Housing
Community Care Services, Inc.
Community Economic Development
Assistance Corporation (CEDAC)
Community Teamwork, Inc.
Continental Wingate Company, Inc.
John M. Corcoran & Company
Cornu Management Company, Inc.
Crittenton Women's Union
CSI Support & Development Services
Dietz & Company Architects, Inc.
DLA Piper US LLP
Eastern Bank
Emmaus, Inc.
Episcopal City Mission
Equity Residential
Ercolini & Company LLP
ETC Development Corporation
Federal Home Loan Bank of Boston
First Realty Management Corp.
Framingham Housing Authority
Franklin County Regional Housing and
Redevelopment Authority
Freeman Davis & Stearns LLC
GLC Development Resources LLC
Goulston & Storrs
Grant Thornton LLP
Greystone
HallKeen Management
HAP, Inc.
Harvard Real Estate Services,
Harvard University
Hilltown CDC
Homeowners Rehab., Inc.
HomeStart
Housing Assistance Corporation
Housing Corporation of Arlington
Housing Investments, Inc.
Housing Partners, Inc.
Housing Resource Group, LLC
Hudson Housing Capital LLC
Jamaica Plain Neighborhood
Development Corporation
Jewish Community Housing for the Elderly
Joint Center for Housing Studies,
Harvard University
Karam Financial Group
Keith Properties, Inc.
Klein Hornig LLP
Krokidas & Bluestein
Landmark Structures Corporation



Lawrence CommunityWorks
Local Initiatives Support Corporation (LISC)
Lowell Housing Authority
Lynn Economic Opportunity, Inc.
Madison Park Development Corporation
Maloney Properties
Kevin P. Martin & Associates, PC.
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
Massachusetts Law Reform Institute
Massachusetts Mortgage Bankers
Association
Massachusetts Nonprofit Housing
Association
Massachusetts Union of Public
Housing Tenants
MassDevelopment
MassHousing
MassNAHRO
MB Management Company
Merrimack Valley Housing Partnership
Metropolitan Boston Housing Partnership
Metropolitan Credit Union
Milton Residences for the Elderly
MMA Financial, LLC
Mostue & Associates Architects, Inc.
National Development of New England
National Equity Fund
Needham Housing Authority
Neighborhood of Affordable Housing
(NOAH)
NeighborWorks@America
New Boston Fund, Inc.
Newton Community Development
Foundation, Inc.
Nixon Peabody LLP
Northpoint Realty Development
Northstar Realty LLC
Nuestra Comunidad Development
Corporation, Inc.
OKM Associates, Inc.
Peabody Construction Company
Peabody Properties, Inc.

Peter Munkenbeck, Consultant
Pine Street Inn
Planning Office for Urban Affairs,
Archdiocese of Boston
Princeton Properties
Quincy Community Action Programs
Quincy Housing Authority
RBC Dain Rauscher
RCAP Solutions
Recap Advisors, LLC
Red Capital Group
Regnante, Sterio & Osborne LLP
Revere Housing Authority
Rhode Island Housing
Rockport Mortgage Corporation
Rogerson Communities
RSM McGladrey, Inc.
Salem Five Charitable Foundation
S-C Management Corporation
Schochet Associates, Inc.
Shelter, Inc.
Sherin and Lodgen LLP
South Middlesex Opportunity Council
South Shore Housing Development
Corporation
Sovereign Bank of New England
State Street Development Management
Corporation
Stockard & Engler & Brigham
Symes Associates, Inc.
TD Banknorth
Technical Assistance Collaborative
The Boston Land Company
The Community Builders, Inc.
The Gatehouse Group, LLC
The Life Initiative
The Property and Casualty Initiative
Town of Lincoln, Housing Commission
Tri-City Community Action Program, Inc.
Trinity Financial
Twin Cities Community Development
Corporation
Urban Edge Housing Corporation
Vinfen Corporation
Wainwright Bank
Robert Whittlesey
Wilmer Cutler Pickering Hale and Dorr LLP
WinnCompanies
Women's Institute for Housing &
Economic Development
Worcester Community Housing
Resources, Inc.
YWCA Boston

Financial

Supporters

The following have provided significant support to CHAPA over the past year:

United Way of Massachusetts Bay	Greater Boston Chamber of Commerce
The Boston Foundation	Lehman Brothers
Bank of America	Massachusetts Department of
Boston Private Bank and Trust Company	Mental Retardation
Cambridge Savings Bank	Massachusetts Housing
Center on Budget and Policy Priorities	Investment Corporation
Central Bank	Massachusetts Rehabilitation Commission
Citi	MassHousing
Citizens Bank	Mellon New England
City of Boston, Department of	Oak Foundation
Neighborhood Development	Herman and Frieda L. Miller Foundation
Community Economic Development	The Home Funders
Assistance Corporation	TD Banknorth
Jessie B. Cox Charitable Trust	U. S. Department of Housing and
Eastern Bank	Urban Development
Federal Home Loan Bank of Boston	

Financial

Statement

January 1 to December 31, 2006

SUPPORT AND REVENUE

Contributions	
General	\$4,635
Foundations and corporations	\$987,467
Membership	\$121,876
Contract service fees	\$1,236,566
Conferences and forums	\$210,751
Rental income	\$7,903
Publications	\$169
Realized gains on investments	\$156,168
Interest and dividends	\$36,497
Total support and revenue	\$2,762,032

EXPENSES

Program services	\$2,130,173
General and administrative	\$170,204
Fundraising	\$104,773
Total expenses	\$2,405,150

ASSETS

Change in Net Assets	356,882
Net Assets Beginning of Year	\$1,981,732
Net Assets-End of Year	\$2,338,614

Board, Staff, and Consultants

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President-Elect

Vince O'Donnell

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Jack Cooper

Jeanne Pinado

Treasurer

Joseph Flatley

Clerk

Susan Schlesinger

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Daniel Cruz

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Lynn Duncan

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Sandra Henriquez

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LLP

New England INDEX

Cindy Rowe, Rowe Resources

Solomon McCown &
Company

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