2012
ANNUAL REPORT

CHAPA
CITIZENS’ HOUSING AND PLANNING ASSOCIATION
MISSION STATEMENT

Citizens’ Housing and Planning Association’s (CHAPA) mission is to encourage the production and preservation of housing which is affordable to low-income families and individuals and to foster diverse and sustainable communities through planning and community development.

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.

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.
Dear Friends,

2012 was a year of change in our organization and in the housing and community development field. Our long-standing Executive Director, Aaron Gornstein, left to become our State’s Undersecretary for Housing and Community Development. The impact of CHAPA’s advocacy at the state and federal level has grown thanks, in large part, to Aaron’s dedication and passion. His new role will allow him to play a significant leadership role in addressing housing and homelessness needs in the Commonwealth.

Change brings both opportunities and challenges. I am happy to report that during this transition, CHAPA’s staff, particularly our Deputy Director Karen Wiener, kept the organization moving forward. Despite a difficult state budget, CHAPA successfully advocated for additional resources in several state programs and also helped to pass significant amendments to the Community Preservation Act. Working with others, we worked diligently to address the impacts of foreclosures in the state and were pleased to receive funding from Attorney General Coakley’s office to continue our “First Look” foreclosed properties program. We also continued to provide training opportunities and technical assistance for the field, sponsoring 32 trainings and forums in 2012.

Presidential and Congressional elections dominated the federal agenda for much of the year, and the threat of automatic budget cuts through sequestration and debt ceiling limits raised great concern in our field. Two major champions of affordable housing in our Massachusetts delegation – Representatives Olver and Frank – decided not to run for re-election, and their voices and passion will be missed. November elections brought new members to our congressional delegation who understand our issues, and Representative Capuano moved into a critical committee role, so we remain optimistic that the message about our need for federal resources will be heard.

In April, we were pleased to welcome a new Executive Director aboard. Brenda Clement has worked in the housing and community development field for over twenty years in Rhode Island and serves as Vice-Chair of the National Low Income Housing Coalition (NLIHC). She brings strong knowledge of our field and passion for the work. She has worked closely with the Board and staff to keep things running smoothly and to guide the organization as we continue to impact housing and community development issues in Massachusetts and in the country.

Joseph Flately, President

Susan Schlesinger, President
2010-2012
Accomplishments

PUBLIC POLICY ADVOCACY

STATE HOUSING BUDGET

Despite continued budget challenges, CHAPA helped secure an 18% increase in state budget funding for the core affordable housing programs, including state rental assistance, public housing, and the RAFT Program. Approximately 550 new households will be assisted under the Massachusetts Rental Voucher Program in the coming year, which includes 150 permanent supportive housing vouchers that will also fund services. In addition, the Chapter 40R Smart Growth Housing Trust fund was recapitalized with $4 million and the Executive Office for Administration and Finance increased funding for the Housing Innovation Fund and the Housing Stabilization Fund by $10 million as part of the FY’12 capital budget.

LEGISLATIVE PRIORITIES

CHAPA successfully advocated for An Act Relative to Community Housing and Services which will result in 1,000 new units of permanent supportive housing under a collaborative interagency process over the next three years. We also successfully advocated for Community Preservation Act improvements and funding. CHAPA played a key supporting role in the creation of the Community Investment Tax Credit, which expands public-private resources for CDCs to increase housing and economic opportunities, including a one-year $1.5 million CDC grant program. CHAPA also helped advocate for the 2012 Permit Extension Act, codification of the MassWorks program, and expansion of Chapter 43D expedited permitting to residential development.

FORECLOSURE PREVENTION AND NEIGHBORHOOD STABILIZATION

In 2009, CHAPA launched a Massachusetts Foreclosed Properties Initiative, which seeks to reclaim foreclosed properties for affordable housing. Since its inception, the program has facilitated the purchase of more than 200 units in one-to-four family homes. We also played a lead role in coordinating neighborhood stabilization activities funded under the Attorney General’s new HomeCorps program.

MULTIFAMILY FINANCE REFORMS

CHAPA convened stakeholders to discuss how to effectively target limited resources for multifamily housing finance, including DHCD Qualified Allocation Plan changes and the Rental Assistance Demonstration program.

SMART GROWTH

As a core member of the Massachusetts Smart Growth Alliance, CHAPA has continued to assist the Great Neighborhoods Initiative, which has established partnerships with five local entities to help create communities that are affordable, diverse, and walkable. Through Great Neighborhoods, CHAPA is working to facilitate the creation of affordable housing, access to jobs and healthy environments in specific locations that will promote a sustainable pattern of metropolitan development and an equitable sharing of regional power and resources.

HOMELESSNESS

CHAPA’s Homelessness Committee continued to advocate for the production of permanent housing for households below 30% of area median income, the use of project-based vouchers with housing production programs, the coordination of community services and affordable housing, and new homelessness prevention policies. CHAPA also made suggestions on how to reduce the negative impact if time-limited rental assistance is terminated, and helped facilitate greater collaboration between housing and veterans’ service providers.

ACCESSIBLE HOUSING CODES

CHAPA continues to advocate for a state building code that provides the utmost level of accessibility, and is crafted in a way that provides consistency between the various state and federal accessibility requirements wherever possible.

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 and the Obama Administration our region’s priorities for affordable housing. Our efforts have focused on: adequate funding for HUD’s and Rural Housing’s core programs; energy efficiency in multifamily housing; improving the Housing Choice Voucher Program; enhancing the Low Income Housing Tax Credit Program; and preserving existing public and subsidized housing.
Accomplishments
PROGRAM IMPLEMENTATION & TRAINING/TECHNICAL ASSISTANCE

CHAPA began implementing key phases of the Welcome Home campaign to advance affordable housing at the local level throughout Massachusetts. With the help of the Massachusetts Housing Partnership and the Center for Housing Policy, the comprehensive online local housing strategies guide is now available at http://www.housingpolicy.org/toolbox/index_MA.html. CHAPA also ramped up communications work to help educate the public on the challenges that rising rents pose to our state’s quality of life, health and economic success.

THE MASSACHUSETTS HOMEOWNERSHIP COLLABORATIVE

CHAPA continued its certification of non-profit agencies offering homebuyer counseling classes; 51 agencies now hold a Collaborative “seal of approval.” CHAPA also continued to administer a housing counseling grant from HUD to help fund homebuyer counseling services provided by 21 agencies in five New England states.

MASSACCESS HOUSING REGISTRY

Funded by the Massachusetts Rehabilitation Commission, the Mass Access Program works with property managers to market vacant, accessible and affordable apartments to help people with disabilities and low- and moderate-income households to find housing. CHAPA continues to conduct outreach to consumers, property managers, housing search workers, and service providers to ensure maximum use of the program.

AFFORDABLE HOUSING DEVELOPMENT COMPETITION

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

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. Since 2001, 148 communities have adopted the CPA and more than 5,200 affordable housing units have been created or preserved. This year, CHAPA worked with the Coalition to successfully secure legislation to improve the CPA. Nine communities have scheduled a CPA adoption vote at the November ballot following that legislative action, including several cities.

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.

TRAININGS

CHAPA sponsored 32 trainings, forums and events, attended by more than 3,000 people. Topics included foreclosures, transportation, Chapter 40B, and more (see full list below).

INFORMATION & REFERRAL

CHAPA fielded 4,500 requests for information on housing and community development issues. CHAPA’s web site received more than 78,000 “unique visitors,” monthly, and we also issued regular housing briefs and updates to our members.
Conferences & Trainings

FIRST QUARTER (January-March)

- The Intersection of Housing and Transportation Choices
- Housing Matters: Securing a Future for the Lowest Income Families (co-sponsored with Home Funders)
- Budget Briefings on Affordable Housing for legislators and community members (Boston, Lowell and Springfield)
- Citizen Planner Training Collaborative Annual Conference (co-sponsor)
- The Next Chapter in 40B, held at CPTC Annual Conference in Worcester

SECOND QUARTER (April-June)

- Affordable Housing Development Competition event (co-sponsored with Federal Home Loan Bank of Boston)
- 6th Annual Massachusetts Housing Institute (co-sponsored with DHCD and MHP)
- Homeownership Collaborative Advisory Committee Meeting
- The Next Chapter in 40B, held at the Cape Cod Commission in Barnstable

THIRD QUARTER (July-September)

- Foreclosures in Massachusetts, featuring the Honorable Martha Coakley, Attorney General
- Project-Basing Enhanced Vouchers to Preserve Affordable Housing (co-sponsored with CEDAC)
- Chapter 40B: Past, Present and Future (co-sponsored with CPTC, DHCD, MHP and Mass-Housing)

FOURTH QUARTER (October-December)

- 12 CHAPA Regional Meetings, held throughout the Fall and the state
- New England Housing Network Annual Conference
- Homeownership Collaborative Training on New Mortgage Products and Guidelines
- Homeownership Collaborative Advisory Committee Meeting
- The Next Chapter in 40B, held at CPTC Fall Workshop Series in Brockton
- Greater Boston Housing Report Card 2012 (co-sponsored by The Boston Foundation)
- CHAPA Annual Dinner
Organizational Members

CHAPA’s 182 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.
Alliance of Cambridge Tenants
Appleton Corporation
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
Biatman, Bobrowski & Mead, LLC
B’nai B’rith Housing New England
Boston Capital
Boston Community Capital
Boston Financial Investment Management, LP
Boston Housing Authority
Boston Private Bank & Trust Company
Brookline Housing Authority
Buechle, James L., Esquire
Cambridge Credit Counseling Corp.
Cambridge Housing Authority
Cambridge Savings Bank
CAN-DO
Caritas Communities, Inc.
CASCAP, Inc.
Catholic Social Services
Central Massachusetts Housing Alliance, Inc.
Chelmsford Housing Authority
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 Newton, Housing & Community Development
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
CohnReznick LLP
Community Care Services, Inc.
Community Economic Development Assistance Corporation
Community Healthlink, Inc.
Community Teamwork, Inc.
CSI Support & Development Services
Cumsky & Levin LLP
Dakota Partners
Davis Square Architects, Inc.
Dietz & Company Architects, Inc.
Eastern Bank
Emmaus, Inc.
Episcopal City Mission
Ercolini & Company LLP
Father Bill’s & MainSpring
Federal Home Loan Bank of Boston
First Realty Management Corporation
First Resource Development Company
Framingham Housing Authority
Franklin County Regional Housing and Redevelopment Authority
GLC Development Resources LLC
Goulston & Storrs
Greater Boston Legal Services
HallKeen Management
HAPHousing
Hearth, Inc.
Home Funders LLC
Homeowners Rehab., Inc.
HomeStart
Housing Assistance Corporation
Housing Corporation of Arlington
Housing Management Resources
Housing Partners, Inc.
Housing Resource Group, LLC
ICON architecture, Inc.
Jamaica Plain Neighborhood Development Corporation
Jewish Community Housing for the Elderly
John M. Corcoran & Company
Joint Center for Housing Studies, Harvard University
Karam Financial Group
Keen Charitable Foundation
Keith Construction, Inc.
Kevin P. Martin & Associates, P.C.
Klein Hornig LLP
Kroikidas & Bluestein
Landmark Structures Corporation
Lawrence CommunityWorks
Leader Bank
Local Initiatives Support Corporation
Lowell Housing Authority
Lynn Economic Opportunity, Inc.
Madison Park Development Corporation
Maloney Properties
Massachusetts Affordable Housing Alliance
Massachusetts Association of Community Development Corporations
Massachusetts Department of Developmental Services
Massachusetts Department of Housing & Community Development
Massachusetts Developmental Disabilities Council
Massachusetts Housing Investment Corporation
Massachusetts Housing Partnership
Massachusetts Law Reform Institute
Massachusetts Union of Public Housing Tenants
MASSCAP
MassDevelopment
MassHousing
THANK YOU.
### Financial Statement

#### SUPPORT AND REVENUE
- Foundations and Corporations: $1,401,526
- Membership: $129,570
- Contract Service Fees: $1,825,943
- Conferences and forums: $194,855
- Rental income: $8,900
- Realized and Unrealized gains on Investments: $152,747
- Interest and Dividends: $48,199
- Miscellaneous: $675
- **Total Support and Revenue**: $3,762,415

#### EXPENSES
- Program services: $3,189,285
- General and Administrative: $303,002
- Fundraising: $103,071
- **Total Expenses**: $3,595,358

#### ASSETS
- **Net Assets**: $3,237,018
- Change in Net Assets: $167,058
- Net Assets Beginning of the Year: $2,796,335
- Net Assets End of year: $2,963,393

#### Financial Supporters

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

United Way of Massachusetts Bay
Attorney General’s Office
The Boston Foundation
Bank of America Charitable Foundation
Boston Private Bank and Trust Company
Central Bank
Citi
Citizens Bank
City of Boston, Department of Neighborhood Development
Enterprise Community Partners
Federal Home Loan Bank of Boston
Paul & Phyllis Fireman Charitable Foundation
Hyams Foundation
Leader Bank
Massachusetts Area Planning Council
Massachusetts Housing Investment Corporation
Massachusetts Housing Partnership
Massachusetts Rehabilitation Commission
Massachusetts Smart Growth Alliance
MassHousing
Nationstar Mortgage
Oak Foundation
Sovereign Bank
TD Bank
U. S. Department of Housing and Urban Development
Board, Staff, & Consultants

BOARD OF DIRECTORS

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Jack Cooper
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Richard Walker III
Michael Weekes
Eleanor White
Robert Whittlesey
Ken Willis

Staff

Brenda Clement, Executive Director
(Aaron Gornstein was Executive Director until February 2012)
Leonarda Hall, Bookkeeper
Rachel Heller, Director of Public Policy
(Sean Caron was Director of Public Policy until October 2012)
Carol Marine, Program Manager
Maritza Martinez, Program Manager
Joan Missick, Executive Assistant
Emmanuel Owusu-Boakye, Program Manager
Elizabeth Palma-Diaz, Program Manager
Geeta Rao, Program Manager
Katy Trudeau, Director of Special Projects
Ann Verrilli, Director of Research
Odessa Walton-Peele, Administrative Assistant
Karen Wiener, Deputy Director

Consultants

Michael English, Indigo Associates
Isovera
Jonathan Klein, Klein Hornig, LLP
Mary Ann Mulligan, Governmental Strategies
Cindy Rowe, Rowe Resources
Solomon McCown & Company