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

*Every person in Massachusetts should have a safe, healthy, and affordable place to call home. We achieve this by advocating for opportunity, expanding access to housing, and developing the field.*

**ADVOCATING FOR OPPORTUNITY** – As the non-profit umbrella organization for affordable housing and community development activities, CHAPA actively engages its membership, committees, and coalitions to advocate for the amount and diverse types of housing that Massachusetts needs for people and communities to thrive. CHAPA also works collaboratively with other fields (such as child care, health, workforce development, and more) to break down silos and ensure that various systems, resources, and tools support housing stability and economic mobility for families and individuals. On the federal level, CHAPA works with national partners to affect policy.

**EXPANDING ACCESS TO HOUSING** – CHAPA runs programs that connect people with affordable rental and homeownership opportunities, including the Massachusetts Accessible Housing Registry (MassAccess); the Massachusetts Homeownership Collaborative; and Chapter 40B Monitoring.

**DEVELOPING THE FIELD** - CHAPA’s trainings and forums, newsletters, young professionals networking group, and more are all designed to build the capacity of, and increase information-sharing among, diverse groups of organizations and professionals in the housing and community development field.

“*It's incredible that CHAPA brings all these diverse voices together. We learn from each other, we debate, and then we craft a policy that allows us to speak with one voice.*

JEANNE PINADO, MADISON PARK DEVELOPMENT CORPORATION AND PAST CHAPA PRESIDENT
Dear Friends,

For many of us, CHAPA has been a source of information and inspiration in all our years working on affordable housing in Massachusetts. Fifty years of this impact was evident at CHAPA’s anniversary dinner in October, where 1,300 people helped confer the first CHAPA Legacy Award to Representative Kevin G. Honan. Chairman Honan has worked tirelessly to expand affordable housing opportunities in Massachusetts.

In a year when changes at the federal level have threatened investments in affordable housing, CHAPA has helped sustain and increase housing resources at the state level. CHAPA’s policy team filed a $1.7 billion Housing Bond Bill - the largest in the state’s history. The same team defended against cuts in the state budget, and even secured some increases in funding for affordable housing, homelessness prevention, and community development programs.

In July, as part of the national “Our Homes, Our Voices” week of action, CHAPA organized our first-ever rally. Over five hundred people gathered at Faneuil Hall to urge greater federal investment in our communities.

In the Fall, CHAPA organized a response across New England to oppose reductions to the Low Income Housing Tax Credit program – the largest resource for affordable housing production in the country.

And while turning fifty is a time to reflect on the accomplishments of the past, it is also a time for fresh starts and planning for the future.

In the coming year, CHAPA is set to launch a Municipal Engagement Initiative, which will strengthen affordable housing advocacy and production in individual communities across the Commonwealth.

CHAPA has also been building capacity and preparing new leaders. CHAPA now has over 300 young professionals actively engaged in its work, including 24 mentees paired with 24 more seasoned community development professionals in the joint mentoring program with the Alliance for Racial Equity. CHAPA’s Policy Leadership Council and the policy committees are forums for young people in the field to share their perspectives, insights and hopes for the future.

And for its fiftieth, CHAPA’s website received a makeover – we hope you will explore it and find ways to connect with our work.

We invite you to join our efforts to increase affordable, safe and healthy housing across Massachusetts - through our policy committees, legislative efforts and municipal engagement. We look forward to working with you, and to a productive and collaborative year.

SONI GUPTA
PRESIDENT
CHAPA’S 50TH ANNIVERSARY

This year, CHAPA celebrated our 50th year as an organization. Born out of a group of community leaders who understood housing was a critical issue of the civil rights movement, CHAPA helped create the Massachusetts Affordable Housing Law (Chapter 40B); our own state rental subsidy programs; the state’s Low Income Housing Tax Credit; and the strongest expiring use law in the nation.

In conjunction with our 50th anniversary, CHAPA’s team revamped our website; expanded our policy committees; held forums that engaged hundreds of people to discuss important housing community issues; developed a video; and hosted our most successful Annual Dinner ever.

STATE HOUSING BUDGET

CHAPA helped defend against cuts in state budget funding for many affordable housing, homelessness prevention, and community development programs during 2017, despite continued challenges with the state budget. CHAPA also helped secure a $6 million increase for the Massachusetts Rental Voucher Program, $400,000 more for the Alternative Housing Voucher Program, and an additional $2 million for Residential Assistance for Families in Transition.

POLICY COMMITTEES

This year, CHAPA expanded and reinvigorated our policy committees, including the Homelessness Committee, the Public Housing and Rental Assistance Committee, and the Production and Preservation Committee.

LEGISLATIVE PRIORITIES

In 2017, CHAPA filed a $1.7 billion Housing Bond Bill, the largest in the state’s history. The bond bill also extends the state Low Income Housing Tax Credit and expands it to help preserve existing affordable housing. To increase housing production, CHAPA filed legislation that would require every community to zone for multifamily housing. CHAPA also filed bills to strengthen our fair housing laws by prohibiting cities or towns from discriminating against developments that have affordable housing or housing suitable for families with children. CHAPA’s 2017 Housing Day at the State House brought together more than 200 advocates and legislators in support of our legislative priorities.

HOMELESSNESS

CHAPA continued to convene the “On Solid Ground” Coalition, bringing together more than 30 organizations representing housing and homelessness, health, early education and care, and income maximization to address the root causes of family homelessness using research-based strategies. Working with the Center for Social Policy at the University of Massachusetts-Boston, the Coalition hired a coordinator to help achieve its policy recommendations for increasing housing stability and economic mobility for families with extremely low incomes.

COMMUNITY PRESERVATION ACT

CHAPA endorsed and supported legislation to ensure the CPA will remain an effective resource by increasing the dedicated funding for the state match to CPA communities. As a member of the Community Preservation Coalition’s executive committee, CHAPA also continued to work on keeping the CPA a strong tool for communities to support affordable housing at the local level.

SMART GROWTH

As a core member of the Massachusetts Smart Growth Alliance, CHAPA worked with the Alliance to file comprehensive zoning reform that includes a multifamily housing zoning requirement, prevents discriminatory land use, and authorizes accessory dwelling units to be built as-of-right. CHAPA continued to participate in the Great Neighborhoods Campaign, building support for policies that will help create affordable housing, support the economy, and promote healthy, active communities with access to open space and protections for natural resources.

NEW ENGLAND HOUSING NETWORK

NEHN worked to convey to Congress and the Trump Administration our region’s priorities, including ensuring adequate funding for HUD and Rural Housing core programs; restoring funds to the HOME program; supporting the continuation and restoration of Housing Choice Vouchers (Section 8); and preserving existing public and subsidized housing. When the Low Income Housing Tax Credit program came under threat, CHAPA organized a response throughout New England to oppose reductions to this essential program. CHAPA also retained a communications consultant to amplify NEHN’s voice and have a more frequent presence in the media throughout the region.
CHAPA is the place where everyone who is connected or interested in affordable housing has a seat at the table and can help shape policy.

UNDERSECRETARY CHRYSTAL KORNEGAY, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
OUR HOMES, OUR VOICES: RALLY FOR AFFORDABLE HOMES

On July 31, CHAPA organized over 500 residents, affordable housing advocates, and policymakers from across the state to rally in support of federal investments in affordable homes and our communities in the “Our Homes, Our Voices: Rally for Affordable Homes” in downtown Boston. The rally was sponsored by countless affordable housing partners, and speakers included Mayor Martin J. Walsh and Congresswoman Katherine Clark.

THE MASSACHUSETTS HOMEOWNERSHIP COLLABORATIVE

CHAPA continued its certification of non-profit agencies offering homebuyer counseling classes; 52 agencies now hold a Collaborative “Seal of Approval” and they worked with over 20,000 first time homebuyers in 2017. The Collaborative continues to foster collaboration and hosted semi-annual meetings to encourage member participation. CHAPA also continued to administer a housing counseling grant from HUD to help fund over 13,000 homebuyer counseling services provided by 19 agencies in five New England states.

CHAPA’S YOUNG PROFESSIONALS PROGRAM

CHAPA now has over 300 young professionals participating in regular brown bag lunches and volunteer opportunities. In 2017, we started our fourth round of a joint mentoring program with The Alliance for Racial Equity; 48 community development professionals (24 pairs) participated.

AFFORDABLE HOUSING DEVELOPMENT COMPETITION

This year marked the 17th anniversary of the annual competition sponsored by the Federal Home Loan Bank of Boston with program support from CHAPA. Six teams of 10-12 graduate students from area universities partnered with affordable housing developers to develop housing proposals for specific sites in Boston, Cambridge, Beverly and Martha’s Vineyard.

MASSACCESS HOUSING REGISTRY

Funded by the Massachusetts Rehabilitation Commission (MRC), the MassAccess Program works with property managers to market vacant, accessible apartments. In 2017 MassAccess had over 9,900 registered consumers, with 1,700 property managers listing over 9,000 units throughout the state; the website received an average of 80,000 hits a month. This year CHAPA updated its features to run more efficient reports and track housing inventory, as it continues to evolve into an important data resource tool for municipalities and housing agencies.

MYMASSMORTGAGE

On behalf of the Department of Housing and Community Development, MassHousing, Massachusetts Housing Partnership and the Massachusetts Affordable Housing Alliance, CHAPA continued to maintain MyMassMortgage as a consumer resource for affordable state-sponsored mortgage products and homebuying information.

CHAPTER 40B MONITORING

At the request of municipalities and the state’s housing agencies, CHAPA continued to provide monitoring services for 170 Chapter 40B developments with 3,000 affordable units across the state. CHAPA successfully supported the resale of affordable homeownership units to 46 low and moderate income homebuyers, and assisted in 16 refinances.

INFORMATION & REFERRAL/ SOCIAL MEDIA

CHAPA fielded approximately 4,000 requests for information on housing and community development issues. Over 4,400 individuals are on CHAPA’s email list and receive regular housing briefs and updates. At the end of 2017, CHAPA had over 2,500 Twitter followers and more than 865 Facebook “likes.”
CHAPA SPONSORED THE FOLLOWING 33 TRAININGS, FORUMS AND EVENTS, ATTENDED BY OVER 3,400 PEOPLE.

FIRST QUARTER
(JANUARY-MARCH)

- Young Professionals’ Brown Bag Lunch: LISC’s MA Green Retrofit Initiative for Affordable Housing
- Affordable Housing Development Competition Workshops
  Co-sponsored with Federal Home Loan Bank of Boston
- New England Housing Network Retreat
- 2017-2018 Mentoring Program Information Session
- Young Professionals’ Brown Bag Lunch Series: Standing up for Affordable Housing
- Young Professionals’ Brown Bag Lunch Series: Public Housing and its role in Massachusetts

SECOND QUARTER
(APRIL-JUNE)

- Advocacy & Budget Process 101 Webinar
  Co-sponsored with On Solid Ground Coalition
- Young Professionals’ Brown Bag Lunch Series: Helping Communities Meet Housing Needs and Demand
- Affordable Housing Development Competition Awards Ceremony
  Co-sponsored with Federal Home Loan Bank of Boston
- A Breakfast on Housing
  Co-sponsored with Federal Home Loan Bank of Boston
- CHAPA Breakfast Forum: Doing Business in Times of Uncertainty
- Young Professionals’ Brown Bag Lunch Series: Exploring Supportive Housing
- Southeastern MA Housing Counseling Event
- Homeownership Collaborative Advisory Committee Meeting
- CHAPA HUD Housing Counseling Network Training - Quarterly & Year-end Reporting
- What Every Homebuyer Should Know About an Appraisal: Webinar
- Young Professionals’ Brown Bag Lunch Series: The Working Cities Challenge

THIRD QUARTER
(JULY-SEPTEMBER)

- CHAPA Breakfast Forum: Strategies for Breaking the Cycle of Poverty
- Young Professionals’ Volunteer Day
  Co-sponsored with Habitat for Humanity Greater Boston
- Our Homes, Our Voices: Rally for Affordable Homes
- Housing Day at the State House
- CHAPA Regional Meeting: Boston
- Young Professionals’ Brown Bag Lunch Series: Millennials in Boston Report

FOURTH QUARTER
(OCTOBER-DECEMBER)

- Older Adults, New Ground: Redefining Housing for Our Aging Population
  Co-sponsored with Enterprise
- CHAPA Regional Meeting: Springfield
- CHAPA Regional Meeting: Northampton
- CHAPA Regional Meeting: Pittsfield
- CHAPA’s 50th Annual Dinner
- MHP’s Why is Housing So Expensive?!
  Co-sponsored with Massachusetts Housing Partnership
- Housing Resources Fair
  Co-sponsored with the Boston Public Health Commission
- Young Professionals’ Brown Bag Lunch Series: Planning for Great Neighborhoods
- Homeownership Collaborative Advisory Committee Meeting
- Hospitals and Housing Investments: National and Massachusetts-Based Approaches
  Co-sponsored with Blue Cross Blue Shield of Massachusetts Foundation
- Young Professionals’ Holiday Lunch
Protect And Expand Affordable Housing
CHAPA’S 145 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.

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Newton Community Development Foundation, Inc.
I’m proud of our membership and their commitment to the mission over many decades, and the willingness of people from diverse backgrounds and interests to come together to seek common ground and solutions to the housing crisis, not only here but across the country.

AARON GORNSTEIN, PRESERVATION OF AFFORDABLE HOUSING, INC. AND PAST CHAPA EXECUTIVE DIRECTOR
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“CHAPA’s name is synonymous with good policy, advocacy, and being a leader in housing issues in this state.”

SONI GUPTA, HOME FUNDERS AND CURRENT CHAPA PRESIDENT