



CITIZENS' HOUSING & PLANNING ASSOCIATION

2018 ANNUAL REPORT



MISSION STATEMENT

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.

CHAPA is the nonprofit umbrella organization for affordable housing and community development activities in Massachusetts. Established in 1967, we are the only statewide group that represents all interests in the housing field, including nonprofit 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 more.

We pursue our 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.

WE BELIEVE EVERY PERSON IN MASSACHUSETTS SHOULD HAVE A SAFE, HEALTHY, AND AFFORDABLE PLACE TO CALL **HOME**.

WE ACHIEVE THIS BY:

ADVOCATING FOR OPPORTUNITY: We actively engage our 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: We run 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: Our trainings and forums, newsletters, and young professionals networking group 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.



**“WE INVITE YOU TO JOIN
OUR EFFORTS TO INCREASE
AFFORDABLE, SAFE, AND
HEALTHY HOUSING ACROSS
MASSACHUSETTS.”**



DEAR FRIENDS,

Thank you for your support and for your participation. This has been a big year for CHAPA. We have added new staff to our team and expanded our policy and programmatic work at the local, state, and federal levels.

In a year when changes at the federal level continued to cause uncertainty for the production and preservation of affordable housing, weaken our federal fair housing protections, and leave people worried about the future of critical safety net programs, CHAPA has advocated with our Congressional delegation in partnership with neighboring affordable housing organizations through the New England Housing Network and alongside our national partners to defend and expand affordable housing programs and policies.

At the state level, we successfully advocated for the passage of a \$1.8 billion Housing Bond Bill - the largest in the state's history. The bill expanded the state Low Income Housing Tax Credit, the state Historic Tax Credit, and the Community Investment Tax Credit. CHAPA's Policy Team also successfully advocated for increases in funding for affordable housing and homelessness prevention programs in the state budget.

Locally, we launched the Municipal Engagement Initiative, which is working in six communities to strengthen affordable housing advocacy and production. And, through the monitoring of affordable homes, we are helping communities ensure that affordable homes are rented and sold to eligible households, helping to preserve our affordable housing stock throughout the state.

CHAPA has also been building capacity and preparing new leaders. CHAPA now has over 300 young professionals actively engaged in its work, including 15 mentees paired with 15 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 people at every level of their careers to share their perspectives, insights and hopes for the future as we work together to expand affordable housing opportunities and to foster diverse and sustainable neighborhoods.

2019 presents many opportunities for us to work together to advance opportunity for all people to have safe, healthy, and affordable places to call home. At CHAPA, we will approach these efforts with a new equity framework, which is rooted in CHAPA's 50-year history that started out of the civil rights movement.

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

SINCERELY,

SONI GUPTA
CHAPA BOARD PRESIDENT

ACCOMPLISHMENTS

Public Policy Advocacy

LEGISLATIVE PRIORITIES: In 2018, CHAPA helped pass a \$1.8 billion Housing Bond Bill, the largest in the state’s history. The bond bill reauthorized affordable housing programs in the capital budget. It also extended and expanded the state Low Income Housing Tax Credit, the Community Investment Tax Credit, the state Historic Tax Credit, the Brownfields Tax Credit, and the Housing Development Incentive Program. CHAPA also helped create an exemption for affordable housing nonprofits from state licensing requirements for mortgage loan originators and helped advocate for creating a local option for municipalities to place a fee on short-term rentals, such as Airbnb, that would be dedicated in part to affordable housing.

STATE HOUSING BUDGET: CHAPA helped secure increased funding for twelve of its budget priorities for affordable housing, homelessness prevention, and community development programs during 2018, including the Massachusetts Rental Voucher Program, the Alternative Housing Voucher Program, public housing, Housing Consumer Education Centers, Residential Assistance for Families in Transition, HomeBASE, Housing Court, the Tenancy Preservation Program, Home and Healthy for Good, housing and services for unaccompanied homeless youth, and New Lease for Homeless Families.

PUBLIC POLICY COMMITTEES: CHAPA convened three standing public policy committees – the Homelessness Committee, the Public Housing & Rental Assistance Committee, and the Production & Preservation Committee. In 2018, each committee met bimonthly to discuss and develop CHAPA’s policy priorities as well as to educate and inform committee members. CHAPA hosted over 20 committee and working group meetings, hosting over 500 participants throughout the year.

ON SOLID GROUND: CHAPA continued to jointly lead the On Solid Ground Coalition with Homes For Families and the Center for Social Policy, UMass Boston, convening over 40 organizations. The Coalition worked to address the root causes of homelessness through a cross-sector approach directed by research, meaningful family engagement and legislative advocacy. In 2018, the Coalition focused on improving economic mobility programs, increasing awareness around “Cliff Effects” faced by families, and advancing policies that promote housing stability.

FEDERAL POLICY: CHAPA continued to engage with and inform the Massachusetts Congressional delegation about the impacts of federal housing policy on Massachusetts, including the federal budget, disaster relief, and changes to the federal Low Income Housing Tax Credit program. CHAPA submitted comments on proposed changes to fair housing rules, the disparate impact standard, the Community Reinvestment Act, and the Public Charge rule. CHAPA also continued to work with federal advocacy partners on affordable housing policy.



2018 GOVERNOR’S BOND BILL SIGNING

NEW ENGLAND HOUSING NETWORK: In 2018, the Network met with key Congressional members and staff in Washington, DC and continued to convey to Congress and the Trump Administration our region’s affordable housing priorities, including ensuring adequate funding for HUD and Rural Housing programs; restoring and protecting funds for the HOME and Community Development Block Grant program; supporting the continuation and restoration of the Housing Choice Vouchers (Section 8) program; and preserving existing public and subsidized housing.

SMART GROWTH: As a core member of the Massachusetts Smart Growth Alliance, CHAPA worked with the Alliance to move forward on zoning reform and housing production legislation. 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.

COMMUNITY PRESERVATION ACT (CPA): 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.

RESEARCH: In 2018, the Massachusetts Housing Partnership, in partnership with CHAPA, launched a new online housing toolbox (www.housingtoolbox.org) designed to be a one-stop resource to help municipalities execute effective housing strategies. Additionally, CHAPA released a report, “The Use of Chapter 40R in Massachusetts: A 2018 Update,” which examines the use of Chapter 40R since being enacted in 2004. CHAPA also worked with the Massachusetts Smart Growth Alliance and other housing groups to partner with researcher Amy Dain to study multifamily development, accessory apartments, and subdivisions in 100 cities and towns in Eastern Massachusetts.



2018 CHAPA BREAKFAST FORUM: DOING BUSINESS IN TIMES OF UNCERTAINTY, PART II

ACCOMPLISHMENTS

Program Implementation

MUNICIPAL ENGAGEMENT INITIATIVE: With financial support from the Massachusetts Housing Partnership and MassHousing, CHAPA began full implementation of the Municipal Engagement Initiative this year. Currently active in six communities throughout the Commonwealth, the MEI brought together over 250 stakeholders representing a wide array of interests to engage on issues ranging from zoning reform and inclusionary housing to public education and coalition building.

MASSACCESS HOUSING REGISTRY: Funded by the Massachusetts Rehabilitation Commission (MRC), the MassAccess Program works with property managers to market vacant, accessible apartments. In 2018, MassAccess had over 9,900 registered consumers with more than 1,900 property managers listing over 9,000 units throughout the state; the website received an average of 93,000 hits a month.

THE MASSACHUSETTS HOMEOWNERSHIP COLLABORATIVE: CHAPA continued its certification of non-profit agencies offering homebuyer counseling classes; 47 agencies now hold a Collaborative “Seal of Approval” and they worked with over 20,000 first time homebuyers in 2018. The Collaborative hosted two trainings in Lawrence and Brockton to highlight best practices for first-time homebuyer education, as well as two advisory committee meetings at the Federal Reserve Bank of Boston.

HUD HOUSING COUNSELING PROGRAM: CHAPA also continued to administer a housing counseling grant from HUD to help fund over 10,000 homebuyer counseling services provided by 17 agencies in four New England states.

MYMASSMORTGAGE: On behalf of the Department of Housing and Community Development, MassHousing, the 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.

AFFORDABLE HOUSING COMPETITION: This year marked the 18th 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 local universities partnered with affordable housing developers to develop housing proposals for specific sites in Athol, Beverly, Brighton, Lawrence, South Boston and Worcester.

CHAPA’S YOUNG PROFESSIONAL NETWORK: CHAPA now has over 300 young professionals participating in regular monthly meet-ups. This year, we hosted a summer series highlighting affordable housing developments in Cambridge, Salem, and Quincy in addition to events with Boston University and Tufts University’s UEP program.

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 47 low- and moderate-income homebuyers and assisted in 23 refinances.

INFORMATION AND REFERRAL/SOCIAL MEDIA: CHAPA fielded approximately 4,500 requests for information on housing and community development issues. Over 4,700 individuals are on CHAPA’s email list and receive regular housing briefs and updates. At the end of 2018, CHAPA had over 3,000 Twitter followers and more than 1,000 Facebook followers.

TRAININGS, FORUMS, & EVENTS

CHAPA sponsored the following 43 trainings, forums, and events with over 3,000 people in attendance.

FORUMS & CONFERENCES

- Doing Business in Times of Uncertainty, Part II
- Chapter 40B Conference: Shaping the 40B Process in Your Community
- Report Release: The Use of 40R in Massachusetts
- Construction & Design for Today and Tomorrow
- Who is the 'M' in NIMBY? New Evidence from MA Zoning Meetings

GENERAL EVENTS

- CHAPA's Regional Meetings in Salem, Fitchburg, Lawrence, Fall River, Worcester, Boston, & Springfield
- Homeownership Collaborative Advisory Committee Meetings
- New England Housing Network Retreat
- CHAPA's 51st Annual Dinner
- Affordable Housing Impact of Natural Gas Hookup Delay Meeting

TRAININGS

- Framework Online Education Platform for Homeownership Counselors Webinar
- CHAPA HUD Network Performance Review Training
- Homeownership Collaborative's Train the Trainer in Boston & Brockton

YOUNG PROFESSIONAL EVENTS

- Brown Bag Lunch Series: The Still Segregated City, Changing Patterns, Causes & Consequences of Residential Segregation, and Exploring Homeownership Solutions
- Building Resilient Communities Networking Night
Cosponsored with Mel King Institute, The New England Grassroots Environment Fund, and UEP Tufts University

- Summer Series: Putnam Green, Punto Urban Art Museum, & Winter Gardens
- 2018 - 2019 Mentoring Program Information Session
Cosponsored with Mel King Institute
- Table Talk Series with Boston University City Planning Program
- Community Development Mentoring Program Graduation
Cosponsored with Mel King Institute
- Dialogue Series: Towering Excess, Activism in the Housing Field, Affordable Elderly Housing, & Accessing Housing Data
- The Color of Law Reading & Signing
Cosponsored with MCBC

COSPONSORED EVENTS

- Passive House for Affordable Housing Forum
Cosponsored with LISC Boston, MassHousing, MHP, American Planning Association MA Chapter, Boston Society of Architects, MACDC, MAPC, MassCEC, Mel King Institute, Passive House MA, and USGBC MA Chapter
- Affordable Housing Competition & Awards Ceremony
Cosponsored with Federal Home Loan Bank of Boston
- Foundations for the Future: State & Federal Affordable Housing Programs
Cosponsored with Metro Housing|Boston, Homes for Families, JCHE, MACDC, Massachusetts Coalition for the Homeless, and New Lease for Homeless Families
- 12th Annual Housing Institute
Cosponsored with MHP, DHCD, MAPC, and Mel King Institute
- Housing & Economic Development as Levers of Health Symposium
Cosponsored with Enterprise, FHLB Boston, Boston Medical Center, and MACDC



ORGANIZATIONAL MEMBERS

CHAPA’s 139 organizational members represent a diversity of groups in the private, nonprofit, and government sectors. We thank the following organizational members for their vital contributions this year:

- 2Life Communities

Action for Boston Community Development (ABCD)

Affirmative Investments, Inc.

Affordable Housing and Services Collaborative, Inc.

Asian Community Development Corporation (Asian CDC)

Beacon Communities

Bethany Community Services, Inc.

BlueHub Capital

B’nai B’rith Housing New England

Boston Capital

Boston Financial Investment Management, LP

Boston Housing Authority

Boston Private

Brookline Housing Authority

Cambridge Housing Authority

Cambridge Savings Bank

CAN-DO

Capstone Communities LLC

Chelsea Restoration Corp.

Chestnut Hill Realty

Citizens Bank

City Mission Boston

City of Boston, Department of Neighborhood Development (DND)
- City of Cambridge, Community Dev. Dept.

City of Lawrence, Office of Planning & Development

City of Newton, Community Dev. Program

City of Somerville

Coalition for a Better Acre

Codman Square Neighborhood Development Corporation

CohnReznick

Community Economic Development Assistance Corporation (CEDAC)

Community Teamwork, Inc.

Corcoran Management Company, Inc.

CREA, LLC

CSI Support & Development Services

Cumsky & Levin LLP

Dakota Partners

Davis Square Architects, Inc.

Department of Housing and Community Development (DHCD)

Dietz & Company Architects, Inc.

Dorchester Bay Economic Development Corporation

Dorfman Capital

Eastern Bank

Economic Mobility Pathways (EMPath)

Emmaus, Inc.

- Enterprise Community Partners, Inc.

Father Bill’s & MainSpring

Federal Home Loan Bank of Boston

First Realty Management Corp.

First Resource Development Company

Goulston & Storrs

Hackett Feinberg P.C.

Harborlight Community Partners

Harvard Joint Center for Housing Studies

Heading Home, Inc.

Homeowner’s Rehab, Inc.

Housing Assistance Corporation (HAC) on Cape Cod

Housing Corporation of Arlington

Housing Management Resources, Inc.

Housing Partners, Inc.

Housing Solutions for Southeastern Massachusetts

ICON Architecture, Inc.

Jamaica Plain Neighborhood Development Corporation (JPND)

Just-A-Start Corporation

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Kuehn Charitable Foundation

Landmark Structures Corporation

Lawrence CommunityWorks, Inc.

Local Initiatives Support Corporation (Boston LISC)

Madison Park Development Corporation

Maloney Properties, Inc. (MPI)

Massachusetts Affordable Housing Alliance (MAHA)

Massachusetts Association of Community Development Corporations (MACDC)

Massachusetts Chapter of the National Association of Housing and Redevelopment Officials (MassNAHRO)

Massachusetts Housing Investment Corporation (MHIC)

Massachusetts Housing Partnership (MHP)

Massachusetts Union of Public Housing Tenants (Mass Union)

MassDevelopment

MassHousing

Merrimack Valley Housing Partnership

Metro Credit Union

Metro Housing | Boston

Metro West Collaborative Development, Inc.

Munkenbeck Consulting

National Equity Fund, Inc.

Neighborhood of Affordable Housing, Inc. (NOAH)

NeighborWorks America

Newton Community Development Foundation, Inc.
- Nixon Peabody LLP

Nolan Sheehan Patten LLP

North Shore Community Development Coalition (North Shore CDC)

Nuestra Comunidad Development Corporation

Peabody Properties, Inc.

Pinck & Co., Inc.

Pine Street Inn

Pioneer Valley Planning Commission

Planning Office for Urban Affairs

Preservation of Affordable Housing, Inc. (POAH)

Quincy Community Action Programs

RCAP Solutions, Inc.

Recap Real Estate Advisors

Regional Housing Network of Massachusetts

Related Beal

Rhode Island Housing

Rockland Trust

Rockport Mortgage Corporation

Rogerson Communities

Rural Development, Inc.

Salem Five Charitable Foundation

Salem Five Mortgage Company

Santander

South Middlesex Opportunity Council (SMOC)

Springfield Housing Authority

TD Bank

Technical Assistance Collaborative, Inc.

Tenants’ Development Corporation

The Caleb Group

The Community Builders

The Housing Partnership Network

The Life Initiative

The Neighborhood Developers

The NHP Foundation

The Pelham Corporation

The Schochet Companies

Trinity Financial, Inc.

Trinity Management, LLC

Urban Edge Housing Corporation

US Housing Consultants

Victory Programs, Inc.

Vinfen Corporation

Watertown Housing Authority

Way Finders

WinnCompanies

WNC

Women’s Development Corporation

Worcester Community Housing Resources, Inc.

2018 CHAPA AWARD WINNERS, CEO, AND BOARD PRESIDENT



2018 PARTNERS

We are so thankful to our **2018 Partners** who provided critical support to CHAPA throughout the year and helped make a difference in Massachusetts and across the nation.

PLATINUM PARTNER

ROCKPORT
MORTGAGE
CORPORATION

GOLD PARTNERS



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Thank you to the following organizations who supported CHAPA in 2018:

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Beacon Communities
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The Community Builders
United Way of Massachusetts Bay and Merrimack Valley
WinnCompanies

FINANCIAL STATEMENT

SUPPORT & REVENUE

Foundations & Corporations	1,936,156
Membership	119,935
Contract Services Fees	1,195,644
Conferences & Forums	253,398
Rental Income	8,045
Interest & Dividends	52,573
Miscellaneous	2,776
TOTAL SUPPORT & REVENUE	3,568,526

EXPENSES

Program Services	3,133,723
General & Administrative	249,167
Fundraising	70,631
TOTAL EXPENSES	3,453,521

NET OPERATING INCOME	115,005
UNREALIZED GAIN/LOSS ON INVESTMENTS	(287,992)
NET ASSETS AT END OF YEAR	3,500,542



2017-2018 BOARD OF DIRECTORS

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