

2013

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.

Letter from the President

Dear Friends:

2013 was a busy and interesting year for our organization and the housing and community development field. With strong leadership from Housing Chairs Representative Kevin Honan and Senator Jamie Eldridge, we were very pleased to help pass the \$1.4 billion housing bond bill. These funds provide critical capital dollars to building affordable rental and homeownership units across the state. A big thanks to our Policy Director, Rachel Heller, for shepherding this important legislation through the Legislature (Rachel started at CHAPA in mid-December 2012 and as you can see, hit the ground running!). Throughout the year, we continued to work closely with key state agencies particularly the Department of Housing and Community Development (DHCD) to monitor and implement important programs like MRVP, LIHTC and others.

On the federal level, the news was more somber for most of the year. Sequestration cuts, a government shut-down and partisan fighting provided great uncertainty for federal housing programs like Section 8, public housing and HOME. We worked closely with our Congressional delegation and our New England Housing Network partners to quantify the impact that budget cuts would have on individuals and families in the Commonwealth. Fortunately, things improved and Congress and the President were able to agree to a budget compromise late in the year. While there are still some significant cuts in key programs, they are not as drastic as sequestration cuts. Obviously, challenges still remain.

As the Affordable Care Act (ACA) implementation began, we explored how to work more closely with Housing and Health care providers and practitioners. At our annual dinner in October, Dr. John McDonough from the Harvard School of Public Health provided some critical advice and suggestions about how the two groups can work together. Dr. McDonough played a key role in the passage and implementation of the 2006 Massachusetts health reform law. With his recommendations in mind, we will find new ways to work together to achieve better health and housing outcomes for low-moderate income residents.

Our Mass Access website, which helps those in need find accessible housing, underwent a major upgrade under the supervision of CHAPA staff member Maritza Crossen. We are pleased that this important resource is even more user friendly. Thanks to Mass Housing, DHCD and MRC for their financial support for this effort.

We were also pleased to welcome a new nonprofit, New Lease for Homeless Families, to our office space. New Lease is working with for-profit and non-profit property owners to provide housing to individuals and families who are currently in shelters or hotels/motels.

A big thanks to the hard-working CHAPA staff particularly our new Executive Director, Brenda Clement. During her first year, she has helped the organization explore some new directions and programs, including creating a Young Professionals group. The staff and board at CHAPA look forward to working with all of our partners to provide affordable housing and safe and healthy communities for all of the Commonwealth's residents.



Joseph Flatley, President

Accomplishments

PUBLIC POLICY ADVOCACY

STATE HOUSING BUDGET

Despite continued budget challenges, CHAPA helped secure a 14% increase in state budget funding for the core affordable housing programs, including a \$15.5 million increase to the Massachusetts Rental Voucher Program (MRVP) and a \$1.2 million increase to the RAFT Program. In addition, CHAPA and the Building Blocks Coalition successfully led the effort to include options for the more than 5,000 families whose short-term HomeBASE rental subsidies were ending in FY'14. Without these options -- which include a priority for new MRVPs, access to flexible funds through programs like RAFT, maintaining a homelessness preference for subsidized housing, and having access to shelter if necessary -- many of these extremely low income families would have been unable to maintain their housing or access shelter. With the largest increase to MRVP in more than two decades, approximately 1,300 new households will be assisted. This includes 300 permanent supportive housing vouchers that will also fund services.

LEGISLATIVE PRIORITIES

CHAPA successfully advocated for the largest housing bond bill in Massachusetts history. Titled *An Act Financing the Production and Preservation of Housing for Low and Moderate Income Residents*, the bill authorizes \$1.4 billion for affordable housing programs and extends the State Low Income Housing Tax Credit at \$20 million per year for five years. Part of the advocacy around the bond bill was dedicated to successfully defend-

ing Chapter 40B. Amendments passed both the House and the Senate that were intended to carve out exceptions from the law for two communities while having unknown consequences across the state. CHAPA also successfully advocated for a five-year extension of the Brownfields Tax Credit, and will continue advocacy into 2014 for the recapitalization of the Brownfields Redevelopment Fund and for zoning reform. In addition, we convened stakeholders around public housing reform in order to inform the current debate within the Administration and Legislature.

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 HUD 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 developed partnerships with five local entities to create communities that are affordable, diverse, and walkable. CHAPA also co-chairs the MSGA's policy committee, continuing to work on brownfields and zoning reform legislation.

HOMELESSNESS

CHAPA's Homelessness Committee continued to advocate for the production of permanent housing for households below 30% of area median income, an increase in state rental subsidies, the coordination of state agencies in serving homeless families and individuals, and new homelessness prevention policies. CHAPA also made suggestions on how to reduce the negative impacts of time-limited rental assistance which is being terminated in June 2014.

ACCESSIBLE HOUSING CODES

CHAPA is supporting a bill that will create a special commission to study home visitability standards and make recommendations about increasing the accessibility and inclusiveness of the Commonwealth's housing stock.

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

MASSACCESS HOUSING REGISTRY

With funding from MassHousing, the Massachusetts Rehabilitation Commission and the Department of Housing and Community Development, CHAPA launched a substantial upgrade to the MassAccess site in 2013. CHAPA continued to work with property managers throughout the state to market vacant, accessible apartments to help people with disabilities find accessible housing, while conducting outreach to consumers, housing search workers, and service providers to ensure maximum use of the program.

THE MASSACHUSETTS HOMEOWNERSHIP COLLABORATIVE

CHAPA continued its certification of non-profit agencies offering homebuyer counseling classes; 49 agencies now hold a Collaborative “seal of approval.” In addition, CHAPA launched a pilot program offering on-line homebuyer education. CHAPA also continued to administer a housing counseling grant from HUD to help fund homebuyer counseling services provided by 22 agencies in five New England states.

WELCOME HOME CAMPAIGN

CHAPA continued to offer a comprehensive online local housing strategies guide (the MA Affordable Housing Toolbox) and provided small technical assistance grants to four communities to help mobilize local support for affordable housing and/or create additional affordable housing opportunities.

FORECLOSURE PREVENTION AND NEIGHBORHOOD STABILIZATION

CHAPA hosted two statewide foreclosure training sessions (one in Boston and the other in Springfield), marking the one year anniversary of the National Mortgage Settlement and the Massachusetts HomeCorps Initiative. Throughout the year we hosted monthly housing counselor enforcement conference calls for non-profit foreclosure counselors with the Attorney General’s office, and continued to provide “first-look” property listings under CHAPA’s Foreclosed Properties Initiative.

CHAPTER 40B MONITORING

At the request of municipalities and the state’s housing agencies, CHAPA continued to provide monitoring services for 172 Chapter 40B developments across the state, representing 11,074 total units and 2,895 affordable units. In 2013, CHAPA coordinated the resale of 34 affordable units and helped 44 homeowners refinance their mortgages. CHAPA also provided ongoing technical assistance to lottery administrators, local and regional housing agencies, and municipal officials.

AFFORDABLE HOUSING DEVELOPMENT COMPETITION

In partnership with the Federal Home Loan Bank of Boston, CHAPA coordinated the thirteenth 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, 155 communities have adopted the CPA and more than 7,300 affordable housing units have been created or preserved.

TRAININGS

CHAPA sponsored over 45 conferences, forums, trainings and events, attended by more than 3,500 people. Topics included foreclosures, housing choice, tax credits, Chapter 40B, and more (see full list below).

INFORMATION & REFERRAL

CHAPA fielded 4,500 requests for information on housing and community development issues throughout the year. CHAPA’s web site received more than 78,000 “unique visitors,” monthly, and we also issued regular housing briefs and updates to our members. We were followed by 783 people on Twitter and “liked” by 83 people on Facebook.

Conferences & Trainings

FIRST QUARTER (January-March)

- Affordable Housing Development Competition workshops Co-sponsored with Federal Home Loan Bank of Boston February 11 and March 6
- Foreclosure counseling training in Boston and Springfield Co-sponsored with Attorney General's Office and Mel King Institute February 12 and 28
- New England Housing Network Retreat March 6
- Foreclosure counseling calls Co-sponsored with Attorney General's Office March 14 (and ongoing on a monthly basis)
- New Legislators Briefing March 16
- Co-sponsored Citizen Planner Training Collaborative Annual Conference March 16
- Inaugural Brown Bag lunch for Young Professionals in Affordable Housing Housing Advocacy 101 March 20
- Congressional Staff Briefing Co-sponsored with Massachusetts Association of CDCs March 27

SECOND QUARTER (April-June)

- CHAPA Forum: Housing Opportunities for All: Expanding Housing Choice April 25
- Affordable Housing Development Competition Awards Ceremony Co-sponsored with Federal Home Loan Bank of Boston April 30

- Co-sponsored DHCD Conference Planning, Production, Progress May 7
- Brown Bag lunch for Young Professionals in Affordable Housing: Using Tax Credits to Finance Affordable Housing Deals May 8
- Co-sponsored MHP Annual Affordable Housing Institute June 12 and 13
- CHAPA Forum: The Housing Market in Today's Economy - What's Next? June 3
- Homeownership Collaborative Spring Advisory Committee June 11
- Brown Bag lunch for Young Professionals in Affordable Housing: Exploring the Intersection of Affordable Housing and Green Technology June 13

THIRD QUARTER (July-September)

- Massachusetts Homeownership Collaborative training Train the Trainer July 30
- Co-sponsored New England Affordable Housing Management Association event Honoring our Heroes, Greater Boston Real Estate Industry Gives Back September 11
- Co-sponsored Chapter 40B Training: Re-Emerging in a Recovering Market September 20
- Webinar for HUD housing counselors Affiliates Reporting Training September 24 (and other sessions throughout the year)
- Brown Bag lunch for Young Professionals in Affordable Housing: The U.S. Housing Crisis - 5 Years Later September 25

FOURTH QUARTER (October-December)

- 10 CHAPA Regional Meetings, held throughout the Fall and the state
- CHAPA Forum: Planning for Elderly Housing Needs October 8
- Brown Bag lunch for Young Professionals in Affordable Housing: Planning and Building for Healthy, Equitable Community Development October 23
- CHAPA's 46th Annual Dinner October 29
- Co-sponsored the Impact of Sequestration on the Section 8 Program November 1
- Co-sponsored What Works in Community Investing, a Community Development Summit Convened by the Harvard Joint Center for Housing Studies, Citi Foundation and others November 8
- HUD's Rental Assistance Demonstration - What does the Program Hold for the Future? Co-sponsored with CEDAC November 12
- Brown Bag lunch for Young Professionals in Affordable Housing: Lessons Learned from Hamburg: Climate-Friendly Urban Redevelopment November 13
- Massachusetts Smart Growth Conference Co-sponsored with the Massachusetts Smart Growth Alliance and others November 20
- CHAPA Young Professionals in Affordable Housing: Pine Street Inn Volunteer Mornings December 5 and 10
- New England Housing Network Conference December 6
- Homeownership Collaborative Fall Advisory Committee December 12

Organizational Members

CHAPA's 184 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.
Affordable Housing and Services Collaborative, Inc.
Appleton Corporation
Arc Massachusetts
ARS Restoration
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
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
Buechl, James L., Esquire
Cambridge Credit Counseling Corp.
Cambridge Housing Authority
Cambridge Savings Bank
Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO)
Capstone Communities LLC
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 Economic Development Assistance Corporation (CEDAC)
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.
Holland & Knight LLP
Home Funders LLC
Homeowner's Rehab, Inc.
HomeStart
Housing Assistance Corporation
Housing Corporation of Arlington
Housing Management Resources
Housing Partners, Inc.
Housing Partnership Network
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 Properties, Inc.
Kevin P. Martin & Associates, P.C.
Klein Hornig LLP
Krokidas & Bluestein
Landmark Structures Corporation
Lawrence CommunityWorks
Leader Bank
Local Initiatives Support Corporation (LISC)
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 Housing & Community Development

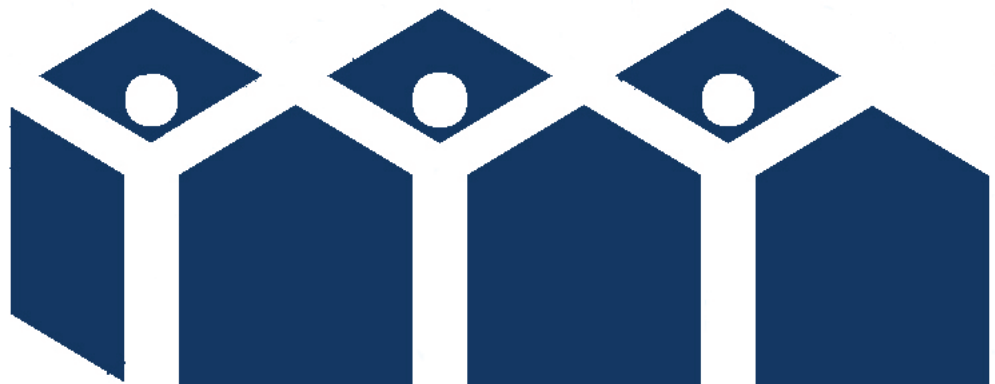
CHAPA

Massachusetts Developmental Disabilities Council
Massachusetts Housing Investment Corporation
Massachusetts Housing Partnership
Massachusetts Law Reform Institute
Massachusetts Union of Public Housing Tenants
Massachusetts Association for Community Action (MASSCAP)
MassDevelopment
MassHousing
Massachusetts Chapter of the National Association of Housing & Redevelopment Officials (MassNAHRO)
MB Management Company
McGladrey LLP
Merrimack Valley Housing Partnership
Metro Credit Union
Metro West Collaborative Development, Inc.
Metropolitan Boston Housing Partnership
MSA Mortgage, LLC
Munkenbeck, Peter, Consultant
National Equity Fund
Needham Housing Authority
Neighborhood of Affordable Housing (NOAH)
NeighborWorks® America
Newton Community Development Foundation, Inc.
Nixon Peabody LLP
Nolan Sheehan Patten LLP
North Shore Community Development Coalition

Nuestra Comunidad Development Corporation
Olde Holyoke Development Corporation
Peabody Properties, Inc.
Pine Street Inn
Pioneer Valley Planning Commission
Planning Office for Urban Affairs, Archdiocese of Boston
Plymouth Housing Authority
Preservation of Affordable Housing (POAH)
Quincy Community Action Programs
Quincy Geneva Housing Corporation
Rackemann, Sawyer & Brewster, P.C.
RBC Capital Markets
RCAP Solutions, Inc.
Recap Real Estate Advisors
Regional Housing Network of Massachusetts
Regnante, Sterio & Osborne LLP
Reno & Cavanaugh, PLLC
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Rhode Island Housing
Rockport Mortgage Corporation
Rogerson Communities
SalemFive
Santander
S-C Management Corporation
Schochet Associates, Inc.
S.E.B. LLC
South Middlesex Opportunity Council
South Shore Housing Development Corporation
Springfield Housing Authority

Springwood Development Corporation
St. Mary's Credit Union
Stratford Capital Group
TD Bank
Technical Assistance Collaborative
Tenants' Development Corporation
The Boston Land Company
The Caleb Group
The Community Builders, Inc.
The Gatehouse Group
The Life Initiative
The Neighborhood Developers
The Property and Casualty Initiative
Town of Lincoln, Housing Commission
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Wingate Management Company, LLC
WinnCompanies
Women's Institute for Housing & Economic Development
Worcester Community Housing Resources, Inc.

THANK YOU.



Financial Statement

SUPPORT AND REVENUE

Foundations and Corporations	\$2,004,394
Membership	\$138,530
Contract Service Fees	\$1,368,665
Conferences and forums	\$276,671
Rental income	\$7,720
Realized and Unrealized gains on Investments	\$442,649
Interest and Dividends	\$45,833
Total Support and Revenue	\$4,284,462

EXPENSES

Program services	\$3,338,289
General and Administrative	\$363,273
Fundraising	\$122,369
Total Expenses	\$3,823,931

ASSETS

Change in Net Assets	\$461,531
Net Assets Beginning of the Year	\$2,963,390
Net Assets End of year	\$3,424,921

Financial Supporters

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

United Way of Massachusetts Bay	Massachusetts Rehabilitation Commission
Attorney General's Office	Massachusetts Smart Growth Alliance
The Boston Foundation	MassHousing
Bank of America Charitable Foundation	Nationstar Mortgage
Boston Private Bank and Trust Company	Oak Foundation
Citi	Santander
Citizens Bank	TD Bank
City of Boston, Department of Neighborhood Development	U. S. Department of Housing and Urban Development
Federal Home Loan Bank of Boston	
Leader Bank	
Massachusetts Area Planning Council	
Massachusetts Housing Investment Corpora- tion	

Board, Staff, & Consultants

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