

2011

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.

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Letter from the President

Dear Friends,

Two thousand and eleven proved to be another challenging year in the affordable housing and community development world. While we saw some improvements in financing for affordable housing, we faced new and significant cuts to housing and community development programs on the Federal level as well as continuing to see foreclosures impact our communities.

Despite these challenges, CHAPA was able to achieve a variety of accomplishments which make a real difference in the lives of low and moderate income families and individuals. In 2010 CHAPA spearheaded the effort to defeat a state referendum that would have eliminated Chapter 40B, a critical element of Massachusetts' effort to create affordable housing. The campaign to save the State's Affordable Law was incredibly successful. It involved over 1,600 civic, business, labor, housing, municipal and environmental leaders as well as residents in affordable housing around the State. Building on this grassroots approach, CHAPA laid the ground work for launching a new Welcome Home Massachusetts Campaign. Welcome Home is an educational campaign that will advance support for affordable housing at the local level. It will give community housing advocates the tools to develop strategies on the town level and the ability to communicate more effectively in order to build grassroots support for affordable housing.

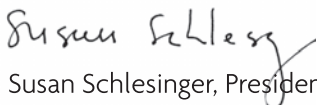
A key accomplishment of CHAPA's this year was the doubling of the State's Low Income Housing Tax Credit. CHAPA, along with other affordable housing proponents, successfully advocated for the State's LIHTC to be raised from \$10 million annually to \$20 million. This doubling of resources for the next two years is critical because it will allow additional worthwhile housing development around the State to move forward.

On the Federal level, we were faced with major cuts to longstanding housing and community development programs – most notably HOME, CDBG and the Housing Counseling program. CHAPA, along with the New England Housing Network, worked with HUD, the Obama administration and our local delegations, to minimize and restore cuts and to protect other vital programs like the Section 8 Rental Vouchers.

CHAPA continues to see results in the Massachusetts Foreclosed Property Initiative. While the State continues to experience significant levels of foreclosures, CHAPA is working with a coalition of housing providers to reclaim foreclosed properties for affordable housing. To date the Initiative has supported the purchase of approximately 220 units in 1-4 family homes.

One of CHAPA's key ongoing roles is to provide training opportunities and technical assistance for the field. In 2011, CHAPA sponsored 36 trainings and forums, attended by 3,000 people, ranging from Chapter 40B for local zoning and planning boards to a major homeownership conference.

In 2012 CHAPA will experience a major transition. Aaron Gornstein, Executive Director for the last 21 years, is leaving CHAPA to become the State's Undersecretary for Housing and Community Development. Aaron has provided tremendous leadership for CHAPA over the years. The impact of CHAPA's advocacy at the State and Federal level has grown exponentially thanks, in large part, to Aaron's dedication, intelligence and strong strategic sense. On behalf of the Board and CHAPA's membership, I want to thank Aaron for his extremely effective leadership at CHAPA and congratulate him on his new position. We look forward to working with him to improve the lives of the State's low and moderate income residents.


Susan Schlesinger, President



CHAPA HELPED TO SECURE
an additional \$20 million
for the state low income
housing tax credit program
over the next two years.



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Accomplishments

PUBLIC POLICY ADVOCACY

State Housing Budget

Despite an estimated \$2 billion state budget deficit, CHAPA worked to ensure level-funding of the core affordable housing programs, including state rental assistance, public housing, foreclosure prevention counseling, and the RAFT Program. For the first time since 2008, new households will be assisted under the Massachusetts Rental Voucher Program. CHAPA also helped to secure an additional \$20 million for the state low income housing tax credit program in the supplemental budget over the next two years.

Legislative Priorities

All of CHAPA's top legislative priorities have advanced this session, including: community housing and services; public housing innovations; Community Preservation Act improvements; and housing access for people with disabilities.

New HomeBase Program

CHAPA facilitated a process among the statewide housing and homelessness groups to provide recommendations on the Patrick/Murray Administration's proposal to provide short-term rental assistance and stabilization services to homeless families. The program began on August 1 and CHAPA will continue to be engaged in its implementation.

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. CHAPA also coordinated a working group regarding the Emergency Homeowner Loan Program to provide assistance to homeowners facing foreclosure. We also continued to manage a web-based clearinghouse of information on foreclosed properties in Massachusetts and a statewide database of foreclosed properties with The Warren Group.

Campaign to Protect the Affordable Housing Law

CHAPA helped to spearhead an unprecedented coalition, which defeated the proposed repeal of the Massachusetts Affordable Housing Law (Chapter 40B) on the November 2010 ballot by a vote of 58% to 42%. This broad-based coalition included more than 1,600 civic, municipal, business, labor, housing, environmental, civil rights, academic, and religious leaders. This grassroots campaign has mobilized thousands of volunteers and supporters across the state.

Welcome Home Campaign

In follow-up to the No on 2 campaign, CHAPA will be launching a new Welcome Home educational campaign to advance affordable housing at the local level throughout Massachusetts. The planning for this campaign has included: holding 14 community meetings across the state attended by approximately 350 people; developing a comprehensive online guide on local housing strategies with the Massachusetts Housing Partnership; launching a new web site to provide timely information and support to grassroots volunteers and municipal officials around the state; and providing new communications tools to gain greater local support for affordable housing.

Affordable Housing Design

CHAPA teamed up with Enterprise Community Partners to elevate the importance of affordable housing design. We helped to bring the Enterprise's Rose Fellowship Program to Boston and the Affordable Housing Design Leadership Institute held at Harvard University's Graduate School of Design.

Smart Growth

As a core member of the Massachusetts Smart Growth Alliance, CHAPA helped launch 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 median income, encouraged the use of project-based vouchers with housing production programs, advocating for the coordination of community services and affordable housing, and advocated for new prevention policies with the Interagency Council on Housing and Homelessness and DHCD's Housing Stabilization Division.

Accessible Housing Codes

CHAPA continued to convene a diverse committee to recommend policy changes to ensure consistency between the various state and federal accessibility requirements. A comprehensive study and recommendations were completed and presentations were made to the Massachusetts Architectural Access Board, key state agencies and commissions, Boston Society of Architects, the disability community, and others.

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

TRAINING & TECHNICAL ASSISTANCE

CHAPA SPONSORED
36 TRAININGS and forums,
attended by more than
3,000 people.

Trainings

CHAPA sponsored 36 trainings and forums, attended by more than 3,000 people. Some of the topics included: the Massachusetts Affordable Housing Institute (with MHP and DHCD); foreclosures and neighborhood stabilization; housing for people with disabilities; sustainable homeownership; and revitalization of state public housing.

Affordable Housing Development Competition

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

Information and Referral

CHAPA fielded 4,500 requests for information on housing and community development issues. CHAPA's web site receives more than 50,000 "unique visitors" monthly; we also issued regular housing briefs and updates to our members.

The Massachusetts Homeownership Collaborative

CHAPA continued its certification of non-profit agencies offering homebuyer counseling classes, awarding a "seal of approval" to 26 agencies, and continued to monitor the classes of certified agencies. The Collaborative also conducted two trainings for homebuyer counselors. CHAPA continued to administer a housing counseling grant from HUD to help fund homebuyer counseling services provided by 20 agencies in five New England states. Congress eliminated funding for the Housing Counseling Program in the FY11 Continuing Resolution and CHAPA has worked hard to successfully restore funding in the FY12 budget.

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. CHAPA continues to conduct outreach to consumers, property managers, housing search workers, and service providers to ensure maximum use of the program.

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 4,000 affordable housing units have been created or preserved. This year, CHAPA worked with the Coalition to advance legislation to improve the CPA (such as increasing the state match).

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.



Conference & Trainings

FIRST QUARTER (January-March)

- › Briefing on Affordable Housing for New Legislators
- › Affordable Housing and Community Development in the 112th Congress
- › Training for HUD Housing Counseling Agencies
- › Preserving and Revitalizing State Public Housing
- › An Update on the Massachusetts Foreclosure Crisis
- › Regional Training for Owners of Affordable Homes (Deed Restrictions and Condominium Associations)
- › Homeownership Collaborative Training (Train the Trainer)
- › Affordable Housing in Your Community 2011 and Beyond (Hyannis, Boston, Worcester, Dorchester, Springfield, Framingham, Danvers, Lowell)

SECOND QUARTER (April-June)

- › Expanding Housing Choice and Access for People With Disabilities
- › Affordable Housing in Your Community, 2011 and Beyond (Bedford, Taunton)
- › Affordable Housing and the Economy: A Briefing for State Senators
- › Affordable Housing Development Competition Event (co-sponsored by the Federal Home Loan Bank of Boston)
- › Redeveloping Foreclosed Properties in Massachusetts (co-sponsored with the Mel King Institute and The Hyams Foundation)
- › Statewide Conference on The Future of Homeownership: Creating Sustainable Opportunities in a Changing Environment (co-sponsored with Massachusetts Affordable Housing Alliance and Massachusetts Association of CDCs)
- › Fifth Annual Massachusetts Affordable Housing Institute
- › The Next Chapter of 40B: A Statewide Conference on the Latest Developments in the Affordable Housing Law (co-sponsored with APA, CPTC, DHCD, MassHousing, and MHP)
- › Reception for Barbara Fields, HUD's New England Regional Administrator (co-sponsored by LISC, MACDC, MassHousing, and The Boston Foundation)
- › Funding Housing Preservation Transactions in 2011 (co-sponsored by CEDAC and Greater Boston Real Estate Board)
- › Homeownership Collaborative Advisory Committee

THIRD QUARTER (July-September)

- › Brownfields Reclamation: How to Encourage the Conversion of Properties to Affordable Housing and Other Productive Uses

FOURTH QUARTER (October-December)

- › Greater Boston Housing Report Card 2011 (co-sponsored by The Boston Foundation)
- › Fall Regional Trainings on Chapter 40B (three trainings co-sponsored with Citizen Planner Training Collaborative)
- › Affordable Housing in Your Community, 2011 and Beyond (North Adams)
- › CHAPA Annual Dinner
- › Homeownership Collaborative Training on Affordable Housing Opportunities
- › Homeownership Collaborative Advisory Committee Meeting
- › New England Housing Network Annual Conference

Organizational Members

CHAPA'S 179 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
 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
 B'nai Brith Housing New England
 Boston Capital
 Boston Community Capital
 Boston Financial Investment
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 Boston Private Bank & Trust Company
 Brookline Housing Authority
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 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 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 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
 Community Care Services, Inc.
 Community Economic Development
 Assistance Corporation
 Community Healthlink, Inc.
 Community Teamwork, Inc.
 Cornu Management Company, Inc.
 CSI Support & Development Services
 Cumsky & Levin LLP
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 Emmaus, Inc.
 Episcopal City Mission
 Equity Residential
 Ercolini & Company LLP
 Federal Home Loan Bank of Boston
 First Realty Management Corp.
 Framingham Housing Authority
 Franklin County Regional Housing and
 Redevelopment Authority
 GLC Development Resources LLC
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 HomeStart
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 Housing Corporation of Arlington
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 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
 Keith Properties, Inc.
 Kevin P. Martin & Associates, P.C.
 Klein Hornig LLP
 Krokidas & Bluestein
 Landmark Structures Corporation
 Lawrence CommunityWorks
 Leader Bank, N.A.
 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
MassNAHRO
MB Management Company
McGladrey
Merrimack Valley Housing Partnership
Metro Credit Union
Metropolitan Boston Housing Partnership
MSA Mortgage, LLC
Peter Munkenbeck, Consultant
National Development Associates of New England
National Equity Fund
Needham Housing Authority
Neighborhood of Affordable Housing
NeighborWorks®America
New Boston Fund, Inc.
Newton Community Development Foundation, Inc.

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Nolan Sheehan Patten LLP
North Shore Community Development Corporation
Nuestra Comunidad Development Corporation, Inc.
Peabody Properties, Inc.
Pine Street Inn
Pioneer Valley Planning Commission
Planning Office for Urban Affairs, Archdiocese of Boston
Plymouth Housing Authority
Quincy Community Action Programs
Quincy Geneva Housing Corporation
Quincy Housing Authority
Rackemann, Sawyer & Brewster, P.C.
RBC Capital Markets
RCAP Solutions
Recap Real Estate Advisors
Regional Housing Network of Massachusetts
Regnante, Sterio & Osborne LLP
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Rogerson Communities
SalemFive
S-C Management Corporation
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SEB LLC
South Middlesex Opportunity Council
South Shore Housing Development Corporation

Sovereign Bank of New England
Springwood Development Corporation
St. Mary's Credit Union
State Street Development Management Corporation
Stratford Capital Group
TD Banknorth
Technical Assistance Collaborative
Tenants' Development Corporation
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
Victory Programs, Inc.
Vinfen Corporation
Wainwright Bank
Watertown Community Development
Robert Whittlesey
Wilmer Cutler Pickering Hale and Dorr LLP
Wingate Management Company, LLC
WinnCompanies
Women's Institute for Housing & Economic Development
Worcester Community Housing Resources, Inc.

Thank you.



Financial Statement

January 1 to December 31, 2010

SUPPORT AND REVENUE

Contributions	
Foundations and corporations	\$ 1,377,288
Membership	\$ 128,290
Contract service fees	\$ 1,762,907
Conferences and forums	\$ 160,428
Rental income	\$ 7,020
Realized gains on investments	\$ 162,692
Interest and dividends	\$ 41,571
Miscellaneous	\$ 513

Total support and revenue \$3,640,709

EXPENSES

Program services	\$ 3,023,193
General and administrative	\$ 225,182
Fundraising	\$ 99,106
Total expenses	\$ 3,347,481

ASSETS

Change in Net Assets	\$ 293,228
Net Assets Beginning of Year	\$ 1,899,544
Net Assets-End of Year	\$ 2,192,772

Financial Supporters

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



- | | |
|--|---|
| United Way of Massachusetts Bay | Hyams Foundation |
| The Boston Foundation | Massachusetts Housing Investment Corporation |
| Bank of America | Massachusetts Housing Partnership |
| Barr Foundation | Massachusetts Rehabilitation Commission |
| Boston Private Bank and Trust Company | Massachusetts Smart Growth Alliance |
| Citi | MassHousing |
| Citizens Bank | Oak Foundation |
| City of Boston, Department of Neighborhood Development | Sovereign Bank |
| Eastern Bank | TD Bank |
| Enterprise Community Partners | U. S. Department of Housing and Urban Development |
| Federal Home Loan Bank of Boston | |

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