

ANNUAL REPORT 2022



*Citizens' Housing and Planning Association
2022 Annual Report*



LETTER FROM CHAPA'S BOARD PRESIDENT

Friends of CHAPA,

It's the moment housing advocates have waited for: affordable housing is officially on the map in Massachusetts.

People increasingly recognize the importance of affordable housing to our state's success. In our work with communities across Massachusetts, we hear people connecting zoning and the segregation permeating our communities today. Business leaders are calling out for more housing, telling us that the success of their businesses and our economy depends on a workforce that can afford to live here. Headlines include housing more frequently, spreading awareness locally, regionally, and nationally.

CHAPA has policies, programs, and plans that meet the needs of people, our communities, and the Commonwealth. We're proud of the structural changes made in 2022 to allow for more homes we need. With a solid foundation to build upon in 2023, CHAPA is poised to play a critical role in putting Massachusetts on a path to a thriving future.

In 2022, our policy team drove results for our Commonwealth. Following Governor Baker's signing of CHAPA-led legislation that requires all MBTA communities to zone for multifamily housing, CHAPA worked with the Administration to shape state guidance that requires communities to allow for the development of new homes based on their size and proximity to transit. Our policy team continues to focus on increasing affordable housing as part of this growth.

CHAPA also successfully advocated for increased funding for affordable housing and homelessness prevention programs in the state budget and in the 2022 economic development bill, which included more than \$400 million for affordable rental and homeownership development, workforce housing production, acquisition of small properties for affordable housing, the Community Preservation Trust Fund, and the creation of the Equitable Developers' financing program.

Our Municipal Engagement Initiative is working with more than 20 communities across the state to form coalitions supporting affordable housing. And, these communities are making significant local changes: adopting Housing Production Plans, creating Affordable Housing Trusts, passing zoning bylaws to increase housing production, and moving forward with housing development on public

housing land. This year, the MEI team will also take on technical assistance with MBTA communities.

Our homeownership team continues to ensure affordable homes reach those who need them. In 2022, CHAPA launched the MyMassHome website with MassHousing and Massachusetts Housing Partnership to offer a one-stop shop for down payment assistance, state mortgage products, accessible and affordable home listings, and homebuyer education classes. The team supported housing counseling agencies through the Massachusetts Homeownership Collaborative to prepare 14,000 first-time homebuyers, supported MassHousing's Commonwealth Builder Program to spur homeownership opportunities with a focus on communities of color, and tested new fair housing marketing strategies to help close the racial homeownership gap.

As always, our operations and communications team supported and grew the capacity of our programmatic work. We held our first in-person CHAPA Dinner since 2019, drawing over one thousand guests in support of affordable housing. In addition, the CHAPA team convened members and affordable housing stakeholders through virtual forums and meetings aimed at developing the field and informing CHAPA's work. CHAPA's thought leadership helped to frame affordable housing in the press, for legislators, and community leaders across the state.

With a new Administration, we hope you'll join us in producing and preserving the homes that people and our communities need to thrive. We've got the momentum, the expertise, and the solutions. Join us in doing what we do best and come together to ensure everyone has a safe, healthy, and affordable place to call home in the neighborhoods they choose.

Sincerely,



Felicia Jacques

**CHAPA BOARD PRESIDENT
MANAGING DIRECTOR | DEVELOPMENT,
MALONEY PROPERTIES, INC.**



STATE LEGISLATION

In 2022, CHAPA worked to advance our state legislative agenda and to effectively implement and defend state policy priorities.

CHAPA's advocacy helped the state distribute over \$237.4 million in affordable housing capital resources and state and federal low income housing tax credits to build or preserve **3,232 HOMES**, including 2,907 homes affordable to those earning less than 60% of the Area Median Income and 889 homes for those with extremely low incomes.



3.2K
HOMES
PRODUCED &
PRESERVED

Governor Baker signed the 2022 Economic Development Bill into law, which contained over **\$400 MILLION** in state surplus and American Rescue Plan Act Fiscal Recovery Funds for CHAPA's affordable housing priorities, as well as key policy changes to preserve and rehabilitate our state's public housing. The bill exempts public housing redevelopment projects from the filed sub-bid requirements of our public construction laws. This is a critical step forward for preserving the state's public housing.

CHAPA also helped shape the final guidelines for the new law that requires communities served by the Metropolitan Bay Transportation Authority (MBTA) to have at least one zoning district around public transportation where denser multi-family housing is allowed as-of-right. The guidelines give the green light for communities to get started on the critical work of establishing areas where multi-family homes will be allowed as-of-right, rather than the current extensive processes for zoning approvals and special permits that can make it impossible to create the homes we need. The final guidelines create a path forward for producing the **200,000 HOMES THE COMMONWEALTH NEEDS**.

CHAPA also helped advocate for revisions to these final guidelines on inclusionary zoning. The revisions provide greater flexibility to MBTA communities committed to increasing multi-family housing production while meeting the local need for income-restricted affordable homes.

Partnering with Nixon Peabody, CHAPA helped to successfully defend the new **ABUTTER APPEALS LAW**, meant to discourage frivolous abutter appeals, before a challenge in the Supreme Judicial Court. The new law

allows a judge to require abutters to post a bond, which could be used to cover costs if the court finds that the town or the public interest is harmed by the delay in the proposed development. With Nixon Peabody, CHAPA drafted an amicus brief arguing that the language of the statute and its legislative history allow the abutter appeal law to also protect 40B comprehensive permits. Twenty-three signers, including the Department of Housing and Community Development, joined CHAPA's brief. The opinion was favorable to affordable housing advocates and picked up arguments directly from our brief.

In December, Governor-Elect Maura Healey and Attorney General-Elect Andrea Campbell named **TWO MEMBERS OF CHAPA'S STAFF TO THEIR TRANSITION TEAMS**. Rachel Heller, CEO, served on the Healey-Driscoll transition. Eric Shupin, Director of Public Policy, worked on Campbell's transition. Heller and Shupin advised the incoming Governor and Attorney General, respectively, on affordable housing policy as they prepared to take office in January 2023.



POLICY COMMITTEES

As a core part of our work, CHAPA convened committees and coalitions throughout 2022 to help develop, guide, and implement our affordable housing priorities. The participation and engagement of CHAPA members through our committees result in better policies and effective advocacy to advance affordable housing in Massachusetts.

PRODUCTION & PRESERVATION

CHAPA's Production and Preservation Committee works to develop and preserve long-term affordability. Through this committee, CHAPA engaged stakeholders including non-profit and for-profit affordable housing developers, property managers, legal assistance organizations, community development corporations, and quasi-state agencies.

PUBLIC HOUSING

The Public Housing Committee works to preserve the existing stock of public housing and explore solutions for redevelopment while ensuring tenant protections. The committee helped to pass reforms to allow more redevelopment projects to preserve our public housing, developed legislation to ensure tenant protections in public housing, and advocated for adequate funding for housing authorities.

RENTAL ASSISTANCE

The Rental Assistance Committee works on expanding and improving programs including the MRVP, AHVP, Housing Choice Vouchers, and RAFT. This year, the committee strategized around and advocated for improvements to RAFT's administration and distribution. The committee also helped develop a report on how Massachusetts could implement a universal rental assistance program.

FAIR HOUSING

The Fair Housing Committee works to identify areas of policy and practice that promote equal and fair access to housing opportunities while learning together, coordinating efforts, and sharing information. The Legislative Subcommittee met in November to begin strategizing a new approach for next session and to identify our priorities.

POLICY LEADERSHIP COUNCIL

CHAPA's Policy Leadership Council (PLC), comprised of leading strategic thinkers in the affordable housing and community development field, provides direction for CHAPA's policy and advocacy work. The PLC met four times in 2022 to provide input on issues related to CHAPA's advocacy for our federal and state legislative priorities.

NEIGHBORHOOD EMERGENCY HOUSING SUPPORT PROGRAM (NEHS)

Recognizing the need to reach more underserved people, CHAPA utilized some of its own reserves and launched NEHS to help prevent foreclosures, evictions, and homelessness in communities most impacted by the health and economic crises caused by COVID-19. CHAPA's intention was to provide a program that directly leveraged and supported the robust work of community-based organizations (CBOs) and their vital connections to homeowners and tenants at risk of losing their homes. The program granted \$715,000 to 22 CBOs providing coverage in every region of Massachusetts. United Way and The Boston Foundation joined CHAPA in this initiative, along with funding from NLIHC.

Phase one of the program included a 6-month partnership with CBOs from December 2021 through May 2022. During this period, the CBOs served over 2,000 clients who received over \$2,265,000 in emergency rental or mortgage assistance.

Of those served by the CBOs:

- 41% were Hispanic, 26% Black, 36% White, and 5% other
- Over 60% made below 50% of the Area Median Income (AMI)
- Over 50% were non-English speaking households

- Average amount request by clients was \$4,600
- 63% of clients received information regarding ERAP/RAFT through the CBO directly or a community partner directing them to the CBO

In June, CHAPA began phase two of the program: the research phase. In partnership with The Boston Foundation, the Metropolitan Area Planning Council, and United Way, the research will guide future policy recommendations towards changing state policies to ensure publicly funded housing stability investments reach and successfully serve the full spectrum of those in need. Look for **RESEARCH FINDINGS AND POLICY RECOMMENDATIONS IN SPRING 2023!**



THE COLOR OF LAW LEGISLATIVE BRIEFING



CHAPA partnered with the Massachusetts Black and Latino Legislative Caucus, Massachusetts Affordable Housing Alliance, Massachusetts Association of Community Development Corporations, and the Massachusetts Community and Banking Council, to host a virtual legislative briefing to discuss *The Color of Law: A Forgotten History of How Our Government Segregated America* by Richard Rothstein and how we can work together to close the racial homeownership gap.

A RIGHT TO RENTAL ASSISTANCE IN MASSACHUSETTS REPORT

CHAPA partnered with The Boston Foundation, MetroHousing|Boston, the Regional Housing Network of Massachusetts, MassNAHRO, and The Center for State Policy Analysis at Tufts University to release the report, *A Right to Rental Assistance in Massachusetts*. The report found that Massachusetts could provide affordable homes for 240,000 households by investing in a statewide expansion of the state's housing voucher program. The report estimates that making Massachusetts Rental Voucher Program (MRVP) available to all eligible households would cost \$3.2 billion annually. The report answers critical questions about how a program expansion might work and how we could meet the implementation challenges.



STATE BUDGET

In 2022, CHAPA helped to pass a budget with record levels of funding for our affordable housing and homelessness prevention state budget priorities. This increased funding was critical to sustain housing stability for those continuing to recover from the pandemic and as residents faced inflation and increased utility costs. These investments by the state were also necessary to offset the ending of federal emergency rental assistance funds in Massachusetts.

In coordination with CHAPA's Building Blocks Coalition, we advocated for important reforms to the Massachusetts Rental Voucher Program (MRVP), **LOWERING THE TENANT PAYMENT BY 10%** and allowing vouchers to include utility payments, and to the Alternative Housing Voucher Program (AHVP), **SUPPORTING OVER 1,000 VOUCHERS FOR PERSONS WITH DISABILITIES** for the first time in the history of the program. The funds also allowed improvements to AHVP to help voucher holders lease homes more quickly by covering first and last month's rent and the security deposit.

The budget also helped to support the operation of 45,000 public housing homes, 39,388 unique households in need of rental assistance through Residential Assistance for Families in Transition (RAFT), 11,000 residents access foreclosure and housing counseling, and more.

CHAPA's critical budget priority wins include:

- **MASSACHUSETTS RENTAL VOUCHER PROGRAM** - 15% increase from FY2022
- **ALTERNATIVE HOUSING VOUCHER PROGRAM** - 30% increase from FY2022
- **RESIDENTIAL ASSISTANCE FOR FAMILIES IN TRANSITION** - 140% increase from FY2022
- **HOUSING CONSUMER EDUCATION CENTERS** - 17% increase from FY2022
- **HOME & HEALTHY FOR GOOD** - 49% increase from FY2022
- **HOMEBASE** - 78% increase from FY2022
- **UNACCOMPANIED HOMELESS YOUTH** - 17% increase from FY2022

8

OF 14 PRIORITIES
WITH FUNDING
INCREASES

32%

AVERAGE FUNDING
INCREASE FOR
CHAPA PRIORITIES

\$199M

IN ADDITIONAL
FUNDING FOR
CHAPA PRIORITIES

FEDERAL POLICY

In 2022, CHAPA's critical federal housing policy work continued as federal relief funds were distributed to help recover from the pandemic and assist households with inflation and increasing costs.

CHAPA continued to engage with the Massachusetts Congressional Delegation, including participation in an affordable housing forum for Massachusetts' 4th Congressional District, hosted by HUD Regional Administrator Juana Matias and Representative Jake Auchincloss. The forum discussed federal and state resources available to partners in the housing ecosystem that can be leveraged to drive affordable housing production.

The New England Housing Network (NEHN) continued to operate virtually. CHAPA led three advocacy meetings for NEHN to highlight the continuing affordable housing issues facing diverse populations throughout the New England states, including the need for increased investments that ensure immediate and long term housing stability and homelessness prevention.

The NEHN hosted virtual lobby days with the Senate Transportation, Housing and Urban Development Committee, the House Appropriations Committee, and House Financial Services Committee. In November, the NEHN organized a panel, "Zoning and Housing: Best Practices and Challenges across New England," at the Connecticut Affordable Housing Conference.

VIRTUAL FEDERAL FORUM

In May 2022, CHAPA held its sixth annual federal forum with over 240 participants joining from the affordable housing community. The forum covered what to expect for housing from the federal budget, how ARPA funds can be used for housing programs, how homeowners can be supported amidst rising interest rates, and how can we move forward with affordable housing production and preservation in Massachusetts. **ASSISTANT SPEAKER OF THE U.S. HOUSE, REPRESENTATIVE KATHERINE CLARK**, Secretary Mike Kennealy of the Executive Office of Housing and Economic Development, and Juana Matias, Regional Administrator from the U.S. Department of Housing and Urban Development, joined CHAPA for the event as guest speakers.

FAIR HOUSING

As part of CHAPA's overarching fair housing work, we collaborate with various stakeholders to eliminate housing discrimination across the state, advocate for policy solutions, and raise awareness to affirmatively further fair housing locally and statewide.

In 2022, we established a new CHAPA Fair Housing Page on our website. On the page, we provide information on fair housing rights, where and how to file a discrimination complaint, and a link to the Housing Toolbox developed by CHAPA and MHP with additional resources.

FAIR HOUSING MONTH

CHAPA's Fair Housing Month Symposium saw an incredible level of engagement, with over 300 people in attendance. The virtual event included two panels on the City of Boston's Affirmatively Furthering Fair Housing (AFFH) Executive Order's and local initiatives in Arlington and Brookline to further fair housing. The event also honored Open Door Champions:

- **UNDERSECRETARY JENNIFER MADDOX**, Massachusetts Department of Housing and Community Development, for funding a statewide 'Fair Housing Initiative'
- **NADINE COHEN**, Managing Attorney of the Consumer Rights Unit, Greater Boston Legal Services, for her career commitment to fair housing, legal successes, and innovation
- **ADAM CHAPDELAINÉ**, Town Manager, and **JENNIFER RAITT**, Director, Department of Planning and Community Development, for their creation of a fair housing plan for the Town of Arlington
- **TOWN OF BROOKLINE** for their initiative and commitment to lower Brookline's local preference threshold

We continue to highlight National Fair Housing Month on social media each year, sharing resources including books, tools, articles, videos, and more. The 2022 campaign brought higher than average engagement to CHAPA's social media with a combined reach of over 40,000 impressions.



MUNICIPAL ENGAGEMENT INITIATIVE

CHAPA's Municipal Engagement Initiative (MEI) continued to work in communities across the Commonwealth, now including **ANDOVER, CHELSEA, FRANKLIN REGIONAL COUNCIL OF GOVERNMENTS**, and **MILTON**. This

year, Housing Resources in Action (HRiA) awarded MEI a Massachusetts Community Health and Healthy Aging Funds grant to support coalitions as they graduate from our program. The Sustainable Coalition Grant will allow us to continue to provide stipends, translation, Zoom access, and more for coalitions once we step back. Lynn and Revere are the first recipients of these funds.

Through partnership with the Massachusetts Housing Partnership (MHP), MEI will provide technical assistance to communities working on compliance with Section 3A of the Zoning Act, which requires MBTA communities to zone for multi-family housing near their transit stop. To begin, we held a webinar on community engagement and stakeholder development in November with nearly 150 people in attendance. Beginning in 2023, CHAPA will be the main Community Engagement TA Provider for MHP, allowing us to provide support via a cohort model for all 175 MBTA municipalities.

In 2022, coalitions from our program helped to expand homeless shelters and supportive housing in their community, pass Accessory Dwelling Unit bylaws, support new housing developments, establish affordable housing trust funds, adopt new inclusionary zoning programs, and more.

We continue to support and are proud of:

ACTON HOUSING FOR ALL
AMHERST AFFORDABLE HOUSING ADVOCACY COALITION
ANDOVER HOUSING COALITION
BERKSHIRES VIA BERKSHIRE HOUSING
BREWSTER HOUSING COALITION
BUILDING A BETTER BROOKLINE
CHELSEA ANTI-DISPLACEMENT ROUNDTABLE
EASTHAMPTON HOUSING COALITION
ENGINE 6 (NEWTON)
EQUITABLE ARLINGTON

ESSEX HOUSING COALITION
FOXBOROUGH HOUSING COALITION
GREENING GREENFIELD
HOUSING CHOICE COALITION (LOWELL)
HOUSING MEDFORD
LYNN HOUSING COALITION
MILTON HOUSING COALITION
MONTAGUE HOUSING COALITION
NETWORK FOR SOCIAL JUSTICE (WINCHESTER)
REVERE HOUSING COALITION

23

COMMUNITIES ENGAGED



MAKING THE CASE WORKING GROUP

This group continued to meet virtually to strategize, share ideas, and overcome challenges, all in support of more affordable housing in their communities. With 30-50 people at each meeting, topics included keeping up momentum after a win, candidate endorsements, work with the Redress Initiative, MBTA Zoning, and discussion of the book, *The Talking Drum*. CHAPA also recently developed a “Make Your Own Case Guide” for coalitions to use and support their local efforts.

AFFORDABLE HOUSING 101

The MEI team continues to offer bi-monthly Affordable Housing 101 sessions. Over 200 people have attended the training to date, bringing new expertise and momentum back to their own communities.

CONFRONTING THE HISTORY OF HOUSING DISCRIMINATION

This year, CHAPA’S MEI team instituted a bi-monthly companion curriculum developed by JALSA on the History of Housing Segregation and Exclusionary Practices. Over 150 people have attended the training and begun to engage in conversations about the topic at the local level.

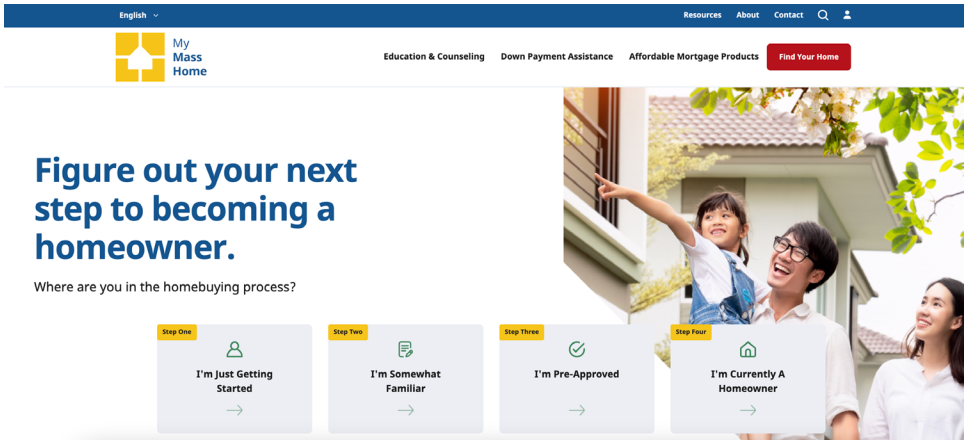
MEI LITE

CHAPA will open up applications for MEI Lite on a rolling basis. Over a dozen communities have expressed interest, and we will take communities on as applications are received. Apply now on our website!

MYMASSHOME

CHAPA is proud to have launched MyMassHome.org this year, a one-stop website for first time homebuyers with information on the MassHousing and Massachusetts Housing Partnership (MHP) mortgage products, homebuyer education, down payment assistance, and a brand new system for listing and searching for affordable homes.

MyMassHome is a user-friendly and comprehensive online resource for all Massachusetts residents on their path to homeownership. MyMassHome is also the “front-door” for prospective homebuyers seeking assistance through the MassDREAMS program with a pre-eligibility screening tool, providing up to \$50,000 in down payment assistance for eligible households in 29 communities across the state. MyMassHome combines a comprehensive collection of resources with a modern search tool for affordable homes and puts low- and moderate-income households in charge of their own homeownership journey.



CHAPA worked with stakeholders, including MassHousing, MHP, the Massachusetts Rehabilitation Commission, Housing Navigator MA, and the state’s housing counseling agencies to bring this next generation of online housing searches to life. MyMassHome and Housing Navigator MA, which launched last year, together replaced the previous MassAccess and MyMassMortgage sites.

- Averaging **30,000+ HITS PER MONTH**
- **50,000+ PRE-SCREENING APPLICATIONS** for down payment assistance
- **200+ AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES** in 4 months

HOMEOWNERSHIP

CHAPA monitors around **3,000 PERMANENTLY AFFORDABLE HOMES**, including rental and homeownership opportunities. These homes are spread across the state, from Great Barrington to Edgartown and Ipswich to Westport, with most ownership opportunities available for under \$250,000. CHAPA also provided monitoring for new developments for the first time in many years, further expanding our portfolio.

CHAPA expanded our outreach and marketing efforts this year to ensure a broad range of first time homebuyers are aware of these affordable homeownership opportunities, particularly households of color. Our outreach went beyond the immediate neighboring communities of the resale and intentionally included communities with a high percentage of Black and Brown residents, a low percentage of homeowners, and communities that have been disproportionately impacted by racial discrimination and segregation from our state and federal housing policies.

551

INFO SESSION
REGISTRANTS

46%

APPLICANTS
OF COLOR

35

RESALES

CHAPTER 40B VIRTUAL CONFERENCE

CHAPA's virtual Chapter 40B training, "Taking the Initiative on Housing Production in Your Community," launched as a three-part event highlighting up-to-date information covering Chapter 40B, Chapter 40R (Smart Growth Districts), inclusionary zoning, public land utilization, fair housing, and other tools that create and preserve affordability in Massachusetts communities. Hosted in conjunction with our partners, MassHousing, DHCD and MHP, the virtual format drew over 275 planning and zoning board members, public officials, municipal staff, affordable housing developers and housing advocates to access presentations and interact with experts in the field during our breakout sessions.

MASSACHUSETTS HOMEOWNERSHIP COLLABORATIVE

Managed by CHAPA, the Massachusetts Homeownership Collaborative worked with 46 non-profit agencies providing over 14,000 homebuyers with 374 objective, quality first-time homebuyer classes across the state. This year, the Collaborative awarded 21 agencies a Collaborative Seal of Approval and held two advisory committee meetings, which included presentations from MassHousing, MAPC, and MHP on topics such as MassDreams Downpayment Assistance Program, the MyMassHome website launch, Clean Energy Efficiency and Mortgage Rehab Programs. CHAPA also held a training on Homebuying: Train the Trainers Series on Debt Collection, Credit & Budget, attended by 56 counselors.

AFFORDABLE HOUSING DEVELOPMENT COMPETITION

Sponsored by the Federal Home Loan Bank of Boston with program support from CHAPA and funding support from Boston Society for Architecture, CohnReznick, Kuehn Charitable Foundation and ICON Architecture, the annual Affordable Housing Development Competition is designed to foster a new generation of housing advocates to take on the growing challenges and opportunities in the field. The 22nd Competition's first prize winner was Del Toro, a team of graduate students from Harvard, MIT and Northeastern University in partnership with One Neighborhood Developers. The site design is anchored in the reuse of an industrial district in Providence, Rhode Island into rental and ownership homes designed to achieve Passive House standards along with an art centered community space.

COMMONWEALTH BUILDER

As the sole monitoring agent for MassHousing's Commonwealth Builder program, CHAPA is pleased to report that five townhomes have been purchased in Everett and seven townhomes in Haverhill by eligible households. The Commonwealth Builder program is intended to help close the racial homeownership and wealth gap by strategically investing in target communities and using deed restrictions that expire, so they can provide a greater potential for equity growth and wealth creation. It is a first-of-its kind program that matches CHAPA's homeownership goals, and we are excited to be a part of shaping the future of the program.

More homeownership opportunities are currently in development in Chelsea and Lowell. We eagerly anticipate closings in these developments in early 2024.

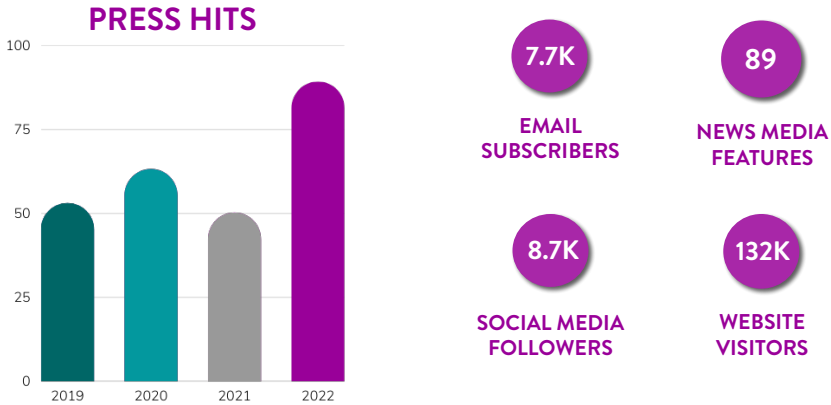
HUD HOUSING COUNSELING

CHAPA serves as a HUD-approved Intermediary for New England, helping ensure funding for housing counseling services at 14 partner agencies across four states. In 2022, this funding helped provide services to 11,500 households. CHAPA also held two trainings for its subgrantees on HUD reporting and performance reviews.

CHAPA received a \$350,000 grant from Silicon Valley Bank for the Massachusetts Housing Counseling Network program, managed by CHAPA. These eight local agencies were able to help nearly 7,500 families and individuals, two-thirds of whom are people of color and 88% of whom have incomes below the area median. These households are located throughout the state, from Somerville to Roxbury, Lowell to Allston-Brighton, and Quincy to Franklin and Berkshire counties.

COMMUNICATIONS

CHAPA's organizational communications are just one tool through which we share information, highlight affordable housing issues, and further our legislative agenda. CHAPA news coverage and thought leadership exceeded the last three years' while our social media following and email list increased by an average of 16%.



CHAPA'S 55TH ANNUAL DINNER

After two years of virtual events, over 1,000 affordable housing partners and supporters joined us for CHAPA's 54th Annual Dinner. CHAPA was proud to honor **CHRISTAL KORNEGAY** of MassHousing, **ETEL HAXHIAJ** of the Central Massachusetts Housing Alliance and the City of Worcester, **SHAYA FRENCH** of the Boston Center for Independent Living, **R FEYNMAN** of the Disability Policy Consortium, and the **REVERE HOUSING COALITION** as our 2022 award winners for their contributions to the affordable housing community.



CHAPA STAFF

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WHITNEY DEMETRIUS	Director of Fair Housing Engagement
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Maddie Ribble

Anabelle Rondon

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Sadie Simone

Taisha Sturdivant

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Naomi Sweitzer

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Gladys Vega

Kenneth Willis

2022 CHAPA FINANCIAL SUPPORTERS

With their contributions, CHAPA's 2022 financial supporters helped bolster our year-round activities including advocating for opportunity, expanding access to housing, and developing the field. Thank you to our generous supporters for their contributions this year!

OAK FOUNDATION THE BOSTON FOUNDATION UNITED WAY OF MASSACHUSETTS BAY & MERRIMACK VALLEY

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***SPECIAL THANKS TO
OUR 2022 PARTNERS!**

FY2022 FINANCIALS*

SUPPORT AND REVENUE

Foundations and Corporations	\$1,909,226
Membership	\$87,695
Contract Service Fees	\$626,462
Conferences and Forums	\$240,045
Rental Income	\$14,500
Interest and Dividends	\$52,703
TOTAL SUPPORT AND REVENUE	\$2,930,631

EXPENSES

Program Services	\$2,786,602
General and Administrative	\$201,811
Fundraising	\$54,789
TOTAL EXPENSES	\$3,043,202

Net Operating Income	(\$112,571)
Unrealized Gain/Loss on Investments	(\$529,715)
CBO Grants	(\$196,001)
Net Assets at End of Year	\$4,871,661

**Results include CHAPA's fiscal agencies and are unaudited; the net operating loss was anticipated and budgeted for as part of a longer-term, sustainable strategy*

2022 ORGANIZATIONAL MEMBERS

2Life Communities
Affirmative Investments, Inc.
Asian Community Development Corporation (Asian CDC)
B'nai B'rith Housing New England
Beacon Communities
Boston Housing Authority
Boston LISC
Cambridge Housing Authority
Capstone Communities LLC
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City of Somerville
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Cooperative Development Institute
Davis Square Architects, Inc.
DeVellis Consulting Group
Dietz & Company Architects, Inc.
Dorchester Bay EDC
Father Bill's & MainSpring
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First Resource Development Company
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*One Beacon Street, 5th Floor
Boston, MA 02108
(617) 742-0820
www.chapa.org
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