



Annual Report FY2019

NEIGHBORHOOD OF AFFORDABLE HOUSING



NOAH... By the Numbers

Over the past 33 years, NOAH's programming has created public and private investments worth over \$530 million in the Greater Boston region.

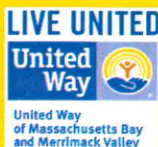
NOAH has either rehabilitated or developed 458 units within 83 buildings; and owns/manages 335 affordable rental units & four commercial units in over 43 properties in East Boston, Everett, Beverly, Holliston, North Andover, Carlisle, Webster and Middleborough. We continue to add more new workforce units in multifamilies in East Boston. Coppersmith Village, a 71-unit mixed-income project in East Boston, was completed in 2019. Also in our active pipeline in East Boston is Aileron, which will have 41 units, with 17 units set aside for artist working/living space.

In 2019, NOAH directly served 2,100+ individuals and families (over 3,200 including all family members).

In the last seven years, 840+ NOAH first-time homebuyer graduates purchased their first homes in Greater Boston!

NOAH's Foreclosure Prevention team has served over 3,000 households from over 95 communities in the Greater Boston Region during the last eight years, with an above 80% long-term positive resolution ratio.

Each year, NOAH serves a broad range of clientele, with over 60% from an ethnic minority household, and the majority being either low-income or low/moderate-income.



Dear Friends:

This year's letter is about NOAH's commitment to racial justice. For NOAH's part in the racial pandemic, in alignment with our Mission we will:

- Listen to and work alongside voices of dissent to better understand problems and potential solutions
- Accept the discomfort that accompanies significant changes; respect the voices of those who are not yet ready
- Promote non-violence in all we do
- Be inclusive and non-partisan in our approach
- Re-commit ourselves to justice and equality of opportunity
- Stand with those who propose extensions to eviction moratoriums and support lenders and landlords in restructuring debt so no one is harmed
- Push for more housing funds for Rent Relief as well as affordable and workforce housing at the City and State levels
- Recognizing that discrimination has kept people in poverty for centuries and that there are wide disparities in wealth, we support City/State funding and public/private partnerships which build good schools and systems which will support families and respect women at the same time
- Women of all cultures have been marginalized and discriminated against forever. Like Black Americans, it took a Constitutional Amendments to permit women and people of color to vote. We cannot forget women are only beginning their journey to full personhood and participation in the life of our nation
- Since this is a moment focusing on equality, we realize that human rights are for LGBTQ, Trans, Native Americans & others who have faced significant discrimination
- East Boston is half a LatinX community. We will support true immigration reform which encourages a path towards citizenship for our undocumented neighbors.
- We will work with others to encourage everyone to vote, not for a particular party, just vote!
- We will continue to build leaders of all backgrounds in the community so residents can raise their voice and be heard in the democratic process
- We will fund youth environmental work. Young people need to get involved in community affairs, particularly in climate change and environmental activities. After all, it's their future!
- Young working adults can bring new blood, ideas and capital to a neighborhood, build culture and thrive, but absentee investors and speculators 'need not apply.' We will continue to work with the City and other non-profits such as City Life to prevent displacement and protect vulnerable tenants
- Climate Change/Sea-level rise/extreme temperatures threaten the economic well-being and safety of all East Boston residents, no matter their background. We will work with the City, multiple neighborhood associations, small businesses and like-minded non-profits to preserve the integrity and vitality of our neighborhood.
- We will continue to raise funds and spends tens of thousands of dollars to work with our local non-profits to provide Emergency Food Relief for vulnerable or undocumented families in our community thrown out of work by COVID.
- We believe each person has their own interior beauty and God-given attributes, no matter the color of their skin.

Many thanks, Phil



Affordable Housing Program Activities

Real Estate Development

Five more units in two multi-families were added to the NOAH portfolio through partnering with the Mayor's Boston Acquisitions Opportunity Property Program, keeping 10 families in their own homes. Completed work on the \$39M Coppersmith Village development in East Boston to create 71 new units (56 rentals and 15 ownership). Continued predevelopment activities for 40 units at the East Boston Aileron development and 38 units at the Taunton Union Block project. Pursued potential pipeline projects in East Boston, Haverhill, Lynn, Taunton, Framingham, Grafton, Westborough and elsewhere in Greater Boston.

Senior Homeowner Services

Served 65 senior and disabled residents with 400+ free safety repairs and nine emergency/rehabilitation projects and heating system improvements via this City of Boston funded program.

Property & Asset Management

Managed 150 affordable/mixed housing units and four commercial units in 33 buildings in/near East Boston. Continued asset management of 251 third-party managed affordable housing units and one commercial unit in suburban areas. Housed 850+ residents.

First-Time Homebuyer Program

Held 16 8-hour certified homebuyer courses (half in English, half in Spanish) with 273 graduates. Continued offering certified bilingual online courses with 31 additional graduates; 83 client families purchased their first homes.

Homeownership Preservation

Counseled 186 families via free foreclosure prevention/mitigation counseling. NOAH's foreclosure prevention closed-cases have an 80% long-term positive resolution ratio. Continued NOAH's call-in Hispanic housing radio show.

EHAP/Rental Housing Counseling

NOAH's City-funded Emergency Housing Assistance Program awarded over \$144K of grant funding to 81 homeless households for resettlement grants; as well as providing emergency FSNP and EHAP hotel stays. Also counseled 193 at-risk households, with 96 households retaining their current rental homes or obtaining new ones.

Financial Capability & Tax Prep

Provided free education/counseling to 93 individuals in establishing financial goals, budget management, credit, banking, insurance, taxes and retirement planning. Coordinated free VITA tax preparations for 125 families.



NOAH Staffers at NWA NTI Event



Coppersmith Village in East Boston



Neighborhood & Community Program Activities

Climate Change Resiliency Engagement

Large sections of East Boston are at major risk of flooding and extreme hot/cold temperatures. East Boston ClimateCARE, funded initially by The Kresge Foundation and most recently by The Robert Wood Johnson Foundation, continues working to reduce these threats via resident-driven projects and planning. The Adaption Planning Working Group achieved progress in the areas of transportation, health and emergency management planning. We have created a socially cohesive initiative with strong stakeholder, City and State support.

English for Speakers of Other Languages

Held three semesters of classes of Beginners I & II with 213 students and provided one-on-one tutoring, as needed. Continued 'Intro to Citizenship' courses and 'Tech Goes Home' computer education programming for new Bostonians.



Youth Leadership Crew

NOAH Youth Organizers (N-YO) continued their popular tree canopy expansion and anti-littering campaigns. They also offered their Outdoor Family Movie Nights program, community gardening maintenance, and the NOAH Boating Safety & Learn to Kayak initiative, serving over 1,000 residents.

Community Youth Soccer

Coached 65+ children and their family members two nights per week for seven weeks in the summer at the American Legion Field in this free program.



NOAH Volunteers & Staff at the 2019 NWA CLI Convening

O'Donnell Schoolyard Summer Program

Over 6 weeks, kept 95+ elementary school children ages 6-12 active and learning in an enriching summer program. Held a community Talent Show and Festival.

East Boston Environmental (EBE), Grupo Ambiental Latino (GAL)

Continued to organize volunteer clean-up days and focus on deepening leadership skills of residents and of the Youth Crew. Engaged and empowered 20 community leaders on environmental, climate, and resilience topics, as well as building/restoring strong and sustainable natural and built environments. Over 2,400 residents participated in arts and cultural programming, community festivals and events. NB: East Boston is the 5th-most environmentally-burdened community in Massachusetts.



Volunteer Working at the Our Garden Site

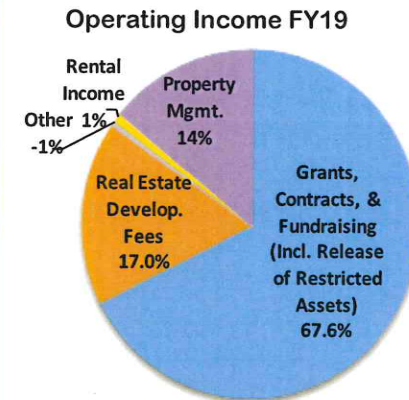


NOAH Staff

Jorge Correa, Maintenance Supt.
 Anthony D'Andrea, Senior Homeowner Services Mgr.
 Chantal English, Fundraising Associate
 Carlos Flores, Maint. Custodian
 Diana Franco, Director of Homebuyer Services
 Philip Giffee, Executive Director
 Carlos Grajales-Thrall, Rec./Property Management Coord.
 Thomas Granara, PT Asst. Carpenter
 Josh Kasten, Real Estate Project Associate
 Suki Li, Senior Staff Accountant
 Manlio Mendez, Senior Community Organizer
 Linda Miller-Foster, Director of Admin. & Fundraising
 Mal Nelson, Director of Property Mgmt.
 Vinny Qualtieri, Director of Finance
 Nathalie Kallab Racimo, Foreclosure Prevention & FinCap Counselor
 Iris Ramos, Rental Housing Advocate
 Jeffrey Rosa, Maint. Custodian
 Kimberly Salazar, Rental Housing Advocate
 Scott Shaw, Director of Acquisitions & Asset Management
 Carolina Suarez, First-Time Homebuyer Counselor
 Melinda Vega, Community Bldg. & Engagement Coordinator
 Kristen Wishart, NWA AmeriCorps VISTA

Board of Directors

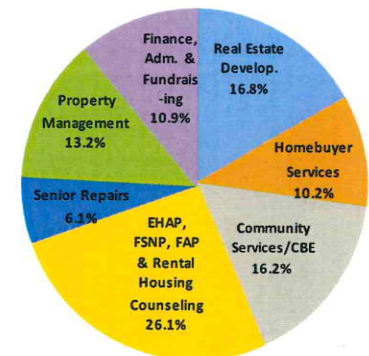
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 United Way of Mass. Bay & Merrimack Valley
 Webster Bank
 Wells Fargo Housing Foundation

Operating Expense FY19



FY2019 Operating #s

Revenues & Income	Expenses
\$3,519,927	\$3,373,452

Investing in Mass. CDCs

The Massachusetts Community Investment Tax Credit (CITC) is 'designed to support high-impact community-led economic development initiatives through a market-based approach that leverages private contributions and builds strong local partnerships'. NOAH was awarded \$200,000 in state Community Investment Tax Credits for 2019 to use to attract up to \$400,000 in private investment. The credits are equal to 50% of the donation made by a corporate or individual taxpayer. Donors can typically obtain their usual federal deduction, as well. NOAH CITC donor and Co-President Michael Lake states: "As a long-term Board member and as an investor in our CITC program, I am acutely aware of how useful and valuable these unique funds are to the work NOAH does. Where else can you make a substantial donation, get half of it back and feel great about what you've been able to accomplish! At NOAH, we've been able to hire more staff to work on Foreclosure Prevention, Financial Fitness and our comprehensive Climate Change work. I urge all those who are able to invest in NOAH through CITC. We need you!" The minimum donation is \$1,000. Please consider participating in this exceptional philanthropic investment program.

For More Information

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