



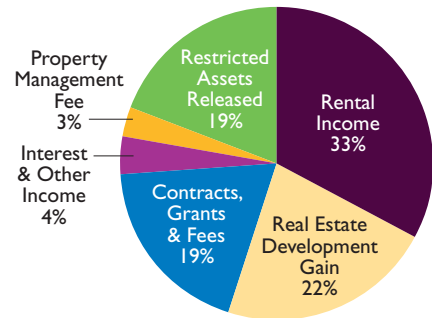
NOAH CDC Staff

Diana Baldelomar, Youth Program Coordinator
 Ellen Cataldo, Interim Director of Property Management
 Carlos Cespedes, Homeowner Counselor
 Jorge Correa, Repairs Specialist
 Brenda Cotto-Escalera, PhD, Director of Community Building & Environment
 Anthony D'Andrea, Senior Homeowner Services Program Manager
 Carlos Flores, Assistant Carpenter
 Diana Franco, BHA Program Director
 Philip R. Giffie, Executive Director
 Suki Li, Staff Accountant
 Manlio Mendez, Community Organizer
 Linda Miller-Foster, Director of Fundraising & Communications
 Mal Nelson, Interim Manager of Property Management
 Kathy Objio, Homeowner Counselor
 Vinny Qualtieri, Director of Finance & Administration
 Jahaira Sanchez, Administrative Assistant/Housing Counseling Advocate
 Maria Saravia, Janitor
 Jaime Sepulveda, Janitor
 Carolina Trujillo, Director of Homeowner Counseling
 Six Environmental 'E3C' Youth Interns
 Five 'Know What's Up' Youth Interns
 Four PT Foreclosure Prevention Counselors

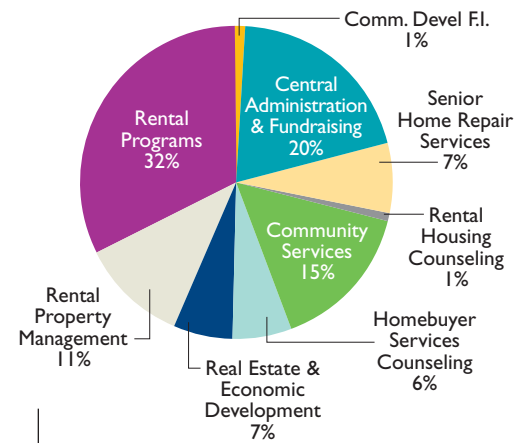
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Operating Income FY2008



Operating Expenses FY2008



Fiscal Year 2008 Top Donors

"Anonymous" Foundation
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 Citizens Bank
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 Massachusetts Department of Housing and Community Development
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 New England Foundation for the Arts
 Ronald McDonald House Charities
 Sailors Snug Harbor
 Sovereign Bank
 Anna B. Stearns Foundation
 TD Banknorth
 US Department of Housing and Urban Development
 United Way of Massachusetts Bay and Merrimack Valley



Combined Statement of Activities Fiscal Year 2008

Total Operating Revenues
 \$2,530,400.00

Total Operating Expenses
 \$2,481,129.00

NOAH Corporate Entities

Neighborhood of Affordable Housing, Inc.
 NOAH Community Development Fund, Inc.
 Peace Properties, Inc.
 Paz Properties, Inc.
 Shalom Properties, Inc.
 Siochain Properties, Inc.
 NOAH Trinity, Inc.
 Amani Properties LLC

All contributions are gratefully appreciated, and can be made directly online at www.noahcdc.org. NOAH is a 501(c)3 non-profit community development corporation with the tax identification number 04-2964630. All gifts are tax deductible to the extent allowable by law.

For More Information

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Annual Report 2008

NEIGHBORHOOD OF AFFORDABLE HOUSING

FISCAL YEAR 2008

Reflecting Back 20 Years

SOME HIGHLIGHTS



MISSION STATEMENT

NOAH, the Neighborhood of Affordable Housing, is an East Boston based community development corporation structured to collaborate with and support residents and communities in their pursuit of affordable housing strategies, environmental justice, community planning, leadership development, and economic development opportunities.

NOAH eagerly partners with those residents, neighborhood entities, municipalities or groups that share similar values and goals in order to improve standards of living, build community, and create social/economic opportunities, especially for low and moderate-income persons, families and disadvantaged groups or areas.

NOAH's goals and programs are built on a commitment to equality, fairness, diversity and respect for all people.

- Developed 218 first-time home-buyer units in 64 properties.
- Assisted 650 families purchase first homes.
- Counseled 3,600 families in locating, and directly placed 1,500 others in, secure rental housing.
- Performed 6,600 safety related home repairs for senior citizens.
- Educated 500 families in foreclosure protection in the first 12 months of the program.
- Former "Business of the Year", East Boston Chamber of Commerce.
- Won awards from Pew Charitable Trust & Lilly Endowment.
- Created youth-run community garden.
- Selected by BHA for HOPE VI programs for 100 new homeowners.
- Rebuilt six dilapidated urban elementary schoolyards.
- Transformed Brownfields site into 4.5 acre Urban Wild park.
- Directed award-winning environmental youth crew.
- Rehabilitated Trinity House into SRO homeless shelter.
- Was state leader in "One-to-Four Family" Program.
- Performed salt-marsh restoration, oil spill mitigation & pollution remediation.
- Worked towards social and environmental justice for 20 years.



FY08 Neighborhood & Community Program Activities



English for Speakers of Other Languages

Held two sessions of two courses of Beginners and Intermediate English classes for 80 students; and expanded programming to four nights per week.

O'Donnell Summer Schoolyard

Served 200 children for seven weeks; held Community Festivals and Talent Shows.

Youth & Community Soccer

Coached 80 children two nights per week for three months.

Youth and Community Gardening

NOAH's energetic environmental youth crew is caretaker for a formerly weed-strewn lot which they have transformed into a blossoming, bountiful, vandal-free community garden; they also coordinate middle school gardening & mentoring programs at the site.

'Know What's Up' Youth Concerts

Held six public Hip Hop concerts having over 360 attendees with themes focusing on social and environmental justice, and featuring positive ways youth can get involved.

Nuestra Voz Cuenta/Our Voice Counts

Collaborated with two other agencies to help develop the Latino immigrant and leadership skills of low-income residents, and urban youth *via* voter registration and political education and mobilization activities.

'E3C' Environmental Youth

Awarded the Mayor's 'Green Award' at City Hall; held seven community family events serving 350 people at the Urban Wild; participated in nine air quality training workshops; submitted 200 signatures to the State House in support of a bill to lessen diesel pollution; cosponsored the Boston Teen Environmental Jobs Fair with 200 attendees; took part in all CCAG initiatives, and in joint activities with the Boston Collaborative for Food & Fitness, the Air Pollution Hot Spot Network, and GOT IT (Graduate on Time Initiative); and helped coordinate all activities of the East Boston Youth Workers Task Force.

Chelsea Creek Action Group

Defeated second proposal for diesel power plant on waterfront beside elementary school; effectively fought installation of open CAD (Contained Aquatic Device) waste cell on river bed;

obtained commitment from City for public design process for the American Legion Field; successfully petitioned City to reduce and cover chemically-treated salt storage pile 200 yards from the waterfront; held four Business Roundtable forums, a waterfront bus tour with site visits at two companies, the annual River Revel with over 1,500 attendees, and four resident training events; and completed installation of the Urban Wild park fencing, with interpretive panels by artist Leigh Hall.

In East Boston, open space and environmental restoration are critical priorities. Logan Airport consumes nearly two-thirds of the land mass, and its extensive development resulted in the destruction of Wood Island Park, designed by noted landscape architect Frederick Law Olmsted. It is the fifth most polluted community in the State; and borders the Chelsea Creek (actually a river) which is the second most contaminated body of water in Massachusetts.



FY08 Affordable Housing Program Activities



Real Estate Development

Sold 13 condominiums in new Meridian Street and Border-Falcon developments to first-time homeowners. Continued pre-construction permitting and financing on Andrews School, Cutler Heights and Stevens Corner development projects, which will create 72 rental and 16 homeowner units.

Property Management

Managed 103 affordable units in 17 properties for 290 residents; and maintained Trinity House, NOAH's historic 16-room SRO shelter for the homeless (see photo, left).

Public Housing First Time Homebuyers

The Boston Housing Authority has twice selected NOAH to help their residents as well as Section 8 and other City income-qualified residents become first time homebuyers. Using HOPE-VI funds from Maverick Landing in East Boston and at Washington Beach in Rosindale, NOAH will have helped 101 low and moderate income families own their first homes affordably at programs' end.

Senior Homeowner Services

Served 124 seniors with over 300 safety and emergency related repairs; and completed four major rehabilitation and handicapped accessibility projects.

Loan Portfolio Management

Managed loan portfolio with 97% retention rate.

First-Time Homebuyer Education & Counseling

Held 15 bilingual first-time homebuyer courses with 208 graduates.

Foreclosure Prevention & Mitigation Education & Counseling

Served 500 families in first twelve months of program; initiated internship program with Boston University Law School; and signed MOU to counsel Action USA client families.

Rental Housing Counseling & Placement

Counseled 205 families.



CLIENT DEMOGRAPHICS

NOAH served over 1,500 housing clients in fiscal year 2008, 85% of which earned less than 80% of the Area Median Income, with over 50% of clients earning less than 50% of the Area Median Income.