



Annual Report FY2010

NEIGHBORHOOD OF AFFORDABLE HOUSING



Keeping Homeowners Afloat

Utilizing weekly Clinic Sessions and individual counseling in both Spanish and English, NOAH's free Mortgage Modification & Foreclosure Prevention Program educated 1,400 families from over 55 communities since its start in October 2007. During Fiscal Year 2010 we served 618 client families: 393 new 'intakes' and 225 'ongoing' client cases. Of these, 206 received modifications and 60 obtained other positive outcomes; and only 8 client homes were foreclosed, with 610 families still in their homes at the end of the fiscal year.

Through the program, each distressed homeowner's situation is assessed, and counseling is custom-tailored to the unique hardship situation facing each family. Homeowners often fall behind on their mortgages because of job loss, a cut-back in work hours, illness, budget challenges, or predatory lending practices. If a mortgage modification looks to be a suitable resolution, we work with lenders to achieve a sustainable housing solution. NOAH has a knowledgeable team of staff, volunteers and law school interns with experience in real estate, law, banking and loan origination, and we get positive results.

Dear Friends,

In these unsettling times when too many of our neighbors are out of work, politics seem sharply partisan, and foreign entanglements are abundant, we are grateful that this past year has been both productive and financially stable for NOAH. We offer a sincere **thank you** to so many who have invested in our work, provided capital for our housing and community building programs, and been willing and competent partners in our initiatives and projects.

The 1,800 affordable housing and social services client families with whom we worked in FY2010 are the ultimate beneficiaries. Because of our terrific housing counseling programs, 56 families became first-time homebuyers in a unique collaboration with the Boston Housing Authority; 206 families received loan modifications and many more can stay in their houses because they worked with our foreclosure prevention counseling staff; and 65 persons write and speak the English language better because of our excellent English for Speakers of Other Languages program. Twenty-five youth developed leadership and community building skills through our innovative teen environmental organizing programs; and 16 formerly homeless residents at Trinity House live in even better quarters because of the City's investment in making capital repairs to preserve that historic landmark. There are 110 senior homeowners safer because of safety and code-related repairs made to their homes. And 3,000 more people recognize the Chelsea Creek as an asset because of our popular education and workshop events. All in all, over 4,800 individuals or families were served or educated by NOAH during the fiscal year.

One East Boston resident whom NOAH staff helped on a foreclosure wrote: *Thank you so much, you have been such a big help to me. I so appreciate your help and your advice. This whole period really has been financially challenging, but also rather personally challenging. Your support and advice really go a long way and you do such important work every single day because you make such a difference in people's lives.*
—Ms. E.D.

In the coming year, our Community Building & Environment Department will be spending even more time on the serious issue of Climate Change. We remain in the market to acquire foreclosed properties, especially in East Boston, and we look forward to receiving funding on several senior suburban housing projects. We hope for your financial support to continue these critical efforts; and we look forward to working with you to find collaborative solutions to many of our neighborhood and regional housing and community development problems.

Thank you,

Dharmena Downey, *Board President*
Phil Giffce, *Executive Director*



Affordable Housing Program Activities

Real Estate Development

Began construction at Cutler Heights (Holliston) and Stevens Corner (North Andover) projects which will create 72 workforce housing rental units. Continued pre-construction permitting and financing on Sitkowski School (Webster), Benfield Farms (Carlisle), and Maynard Road (Sudbury) projects, which will create 92 affordable senior apartments and three workforce housing condominiums; for an overall total of an additional 167 new affordable housing units.

Property Management

Managed 103 affordable units in 17 properties for over 250 residents; and maintained Trinity House, NOAH's 16-room SRO shelter for the homeless. Completed capital repairs at White Street; and obtained financing and selected contractors for the 16-unit Trinity House and 17-unit Paz Properties capital repair projects.

Public Housing First-Time Homebuyers

Continued counseling work with Washington-Beech/BHA residents to create 56 new first-time homebuyers utilizing \$1 million in HOPE VI forgivable loans; and performed post-purchase counseling with 49 Maverick/HOPE VI first-time homeowner families.

Senior Homeowner Services

Served 110 seniors with 356 safety and emergency related repairs.

Loan Portfolio Management

Managed loan portfolio with 97% retention rate.

Homebuyer Education & Counseling

Held 12 bilingual first-time homebuyer courses with 267 graduates; and added modules on 'Purchasing REO's & Distressed Properties' and on 'Lead Mitigation' (with the Boston Public Health Commission).

Foreclosure Prevention & Mitigation Education & Counseling

Counseled, educated and/or performed mortgage loan reduction or HAMP application and negotiation work for 618 client families in over 50 communities; continued internship programs with Boston University Law School, Suffolk Law School and Boston College Law School; and initiated a Financial Literacy Course.

Rental Housing Counseling & Placement

Served 267 and directly placed 59 distressed families.

RIGHT:
**Secretary
of Housing
& Economic
Development
Greg Bialecki**



LEFT:
**Groundbreaking
at Stevens
Corner**



CLIENT DEMOGRAPHICS — NOAH served over 1,600 housing clients in fiscal year 2010. Of these, more than 50% were first-generation Hispanic immigrants. Some 80% of clients earned less than 80% of the Area Median Income, with well over 40% of clients earning less than 50% of the AMI.



Neighborhood & Community Program Activities

'E3C' Environmental Youth

Organized seven community gatherings at the Urban Wild and five resident clean-up days; assisted in two raised garden bed workshops for community residents and organized 20 workshops and design charettes to plan community benches and outdoor classroom for a public art project at the Our Garden site; participated in Boston Collaborative for Food and Fitness activities assessing food and fitness opportunities in East Boston, including a successful campaign to get healthy fresh food items in the Boston Public School lunch menus; helped in outreach efforts for community involvement in the American Legion Field design and Hess Site and other wetlands restoration initiatives; assisted in coordinating activities of the East Boston Youth Workers Task Force; and conducted water-quality testing along the Chelsea Creek.

Climate Change & the Chelsea Creek Action Group

Worked with the City in efforts to preserve and restore the Chelsea Creek and its surrounding land; continued to act as fiscal agent for and an active participant in a collaborative program addressing environmental restoration issues in the Mystic River watershed and helped coordinate 15 regional workshops; held four Business Roundtable forums, the annual River Revel with over 1,000 attendees, and six community education events, covering climate change mitigation and adaptation, lead-paint, urban gardening, food justice and the built-environment; attended the NeighborWorks America Community Leadership Institute and the national Urban Rivers conference; and held 12 monthly CCAG meetings. The CBE Director participated in the City of Boston's Climate Change Action Plan Committee, which completed a set of recommendations for the City to reduce greenhouse gases.

Renew Boston is Here!

Renew Boston and its utility and state energy partners will provide a range of no-cost efficiency services including a comprehensive home energy assessment and up to \$3500 in insulation and air sealing. With a cold winter and high heating costs ahead, come to one of NOAH's free bilingual Tuesday evening workshops to learn more!



O'Donnell Schoolyard Program

English for Speakers of Other Languages

Held two semesters with three classes of Beginners I, Beginners II, and English Conversation classes for 65 students.

O'Donnell Summer Schoolyard

Served 140 children ages 6-12 over six weeks; held Community Festival/Talent Show.

Youth & Community Soccer

Coached 65 children and family members two nights per week for two months.

Community Surveying

Conducted a surveying program in and around the Eagle Hill area of East Boston, including block condition analyses and resident and stakeholder surveying, for a total of 1,000 surveys.

'Know What's Up' Youth Concerts

Held five public Hip Hop concerts with over 300 attendees with themes focusing on social and environmental justice, and featuring positive ways youth can get involved; and completed the Swish Flash KWU website pages.



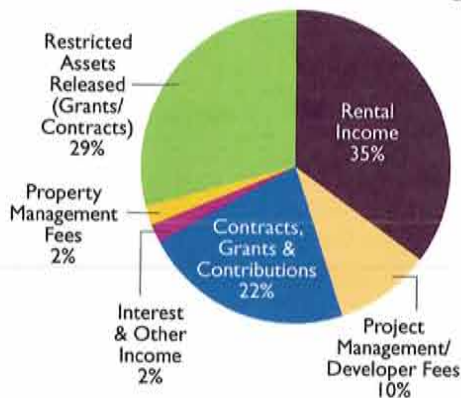
NOAH CDC Staff

Melinda Alverado-Vega, Community Organizer
 Diana Baldeomar, Youth Program Coordinator
 Carlos Cespedes, Foreclosure Negotiation Manager
 Jorge Correa, Repairs Specialist
 Andrew DeBaun, VISTA
 Kim Foltz, Director of Community Building & Environment
 Anthony D'Andrea, Senior Homeowner Services Program Manager
 Carlos Flores, Assistant Carpenter
 Diana Franco, Director of Homeownership/BHA Programs
 Philip R. Giffie, Executive Director
 Zaragoza Guerra, BHA Program Assistant
 Toby Kramer, Director of Real Estate Development
 Suki Li, Staff Accountant
 Manlio Mendez, Community Organizer
 Linda Miller-Foster, Director of Administration & Fundraising
 Mal Nelson, Interim Manager of Property Management
 Vinny Quattieri, Director of Finance
 Jahaira Sanchez, Administrative Assistant & Housing Counseling Advocate
 Maria Saravia, Janitor
 Jaime Sepulveda, Janitor
 Marie Constance Theodossiou, City of Boston Foreclosure Prevention Manager
 Environmental 'E3C' Youth Interns
 'Know What's Up' Youth Interns
 Foreclosure Prevention Counselor
 Volunteers

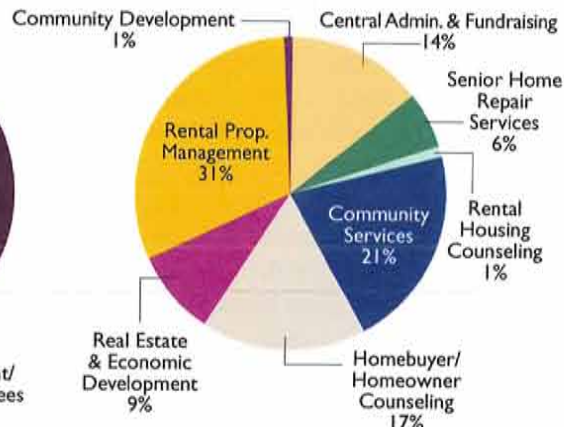
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Operating Income FY2010



Operating Expenses FY2010



2010 Top Donors

Anonymous Foundations
 Robert L. Beal
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 The Boston Foundation
 Boston Private Bank
 Campbell & Hall Charitable Trust
 Citizens Bank
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 EarthWorks
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 Mentor Network Charitable Foundation
 Merck Family Fund
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 Middlesex Savings Bank
 Herman and Frieda L. Miller Foundation
 NFMF (National Foreclosure Funds)
 NeighborWorks® America
 New England Foundation for the Arts
 Sailors' Snug Harbor
 Sovereign Bank
 TD Bank
 US Department of Housing and Urban Development
 United Way of Massachusetts Bay & Merrimack Valley

Combined Statement of Activities Fiscal Year 2010

Total Revenues and Income
 \$2,992,032

Total Expenses
 \$2,871,454

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.

NOAH is a 501 (c) 3 non-profit; gifts are tax deductible to the full extent allowable by law.

For More Information

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