



Annual Report FY2013

NEIGHBORHOOD OF AFFORDABLE HOUSING



NOAH... *By the Numbers*

Over the past 26 years NOAH's programming has invested over \$250 million in the Greater Boston region.

NOAH has either rehabilitated or newly developed 290 units within 64 buildings; and owns/manages 199 affordable rental units & three commercial units in over 19 properties in East Boston, Everett, Beverly, Holliston, North Andover & Carlisle. In another year, we will have 66 new affordable units in Webster; with an additional 71 mixed-income units in East Boston in the coming years.

In the last three years, over 300 NOAH first-time homebuyer graduates have purchased their first homes.

Over 70% of NOAH's clientele is from an ethnic minority household, with the majority of NOAH's clients being either low-income or low/moderate-income.

NOAH's Foreclosure Prevention team served 2,523 households from over 95 communities in the Greater Boston Region during the last six years; with an 88% positive resolution ratio.

NOAH's work has helped transform the East Boston landscape with its involvement in the development of seven redeveloped school yards, a four-and-a-half acre waterfront "Urban Wild" park, a youth-run community garden, and more!



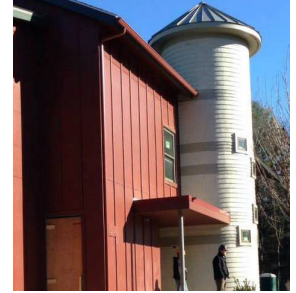
Dear Friends,

As winter settles in, I hearken back to the glow of our 25th celebration last June - warm, waterfront sea breezes, surrounded by supportive friends and colleagues who have helped NOAH through the years. Those fond memories will help me through the dark, cold season ahead - till it warms again. I use the metaphor for the Housing and Community Development scene today. Experts tell us last year was as good as it is going to be for a long time. The items we care most about in Congress survived but are slated for reduction after reduction in the years ahead. Fortunately, the Massachusetts Congressional delegation 'gets it.' They have consistently voted to preserve social spending. However, the hard-right seems intent on rolling back progress on social programming to the dark ages. They seem to understand little other than military-style combat in the way they deal with issues and people, including the President and their own Congressional colleagues. To the 'right' it is a 'war.'

Social programs and the 10's of millions of low and moderate income people (many of them our neighbors, young and old) who need quality services are going to be casualties. It's unfair, unjust, inhuman, bad policy, bad for relationships, bad for democracy, detrimental to the economy and will damage the soul of our nation. With the wealth-divide growing, with capital formation headed away from the US, NOAH, and groups like us, are needed now as much as ever, to preserve our local economies and our democratic culture. We cannot afford to let the fundamentalists among us steal the Constitution for their own misguided purposes. We pursue this work because, quoting United Way, "...there is compelling evidence that stable, affordable housing is a key determinant of family health and well-being. Affordable and stable housing has been linked with improving health, education and economic outcomes for families and children.....poor housing quality and housing instability are linked with emotional and behavioral problems and low academic performance. This problem is exacerbated by the fact that this region is one of the most expensive places to live in the Country.....Over half of the rental households in MA spend over 30% of their income on housing. According to HUD, 'families who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care'."

For our work, I want to focus on housing, neighborhood and program development, those elements which people need to build a good life for themselves and their families. However, advocacy and activism are called for to defend the progress the community development movement has made these past 40 years. We cannot be passive by-standers. We will respectfully but firmly dialogue, but we can't be silent on these critical national community development issues. Yes, winter will pass, and it could be a long, unpleasant affair before spring returns to the US, but if we band together, the friendships and collegiality will warm and sustain us. Please help us preserve the great service programs you see featured here in our Annual Report. If you have the means, you may also choose the Community Investment Tax Credit (CITC) to get a 50% tax break on a donation. See www.noahcdc.org or reach me at 617-418-8240 for details. We deeply appreciate your friendship and support.

Phil Giffie, Executive Director



Affordable Housing Program Activities

Real Estate Development

Continued work on three pipeline projects: Benfield Farms in Carlisle, Sitkowski School in Webster and Coppersmith Village in East Boston. The \$10M Benfield Farms project is near completion, and is creating 26 new affordable apartments. The \$20M Sitkowski School development will create 66 affordable rental units. The \$25M 71-unit Coppersmith Village is under review by the City. Maintained outreach to potential new Gateway Cities partners and other municipalities throughout the Greater Boston region.

Property & Asset Management

Successfully managed 101 affordable housing units as well as three commercial units in 18 buildings in and around East Boston. Continued asset management of 72 more third-party managed housing units outside the urban area. Updated the NOAH Asset Management Plan.

Senior Homeowner Services

Served 98 seniors and disabled Boston residents with 394 safety repairs, six rehabilitation projects and two heating system improvements.

Homeownership Promotion

Held 14 ten-hour first-time homebuyer courses (half in English and half in Spanish) with 371 graduates; 105 NOAH client families purchased their first homes in FY13. NOAH also began offering MassHousing-certified online First-Time Homebuyer courses during FY13.

Homeownership Preservation

Held 88 bilingual foreclosure prevention and mitigation workshops and assisted 501 families in FY13 through our foreclosure prevention and mitigation education and counseling. NOAH's FY13 resolved foreclosure prevention cases had a 96% positive resolution rate via successful loan modifications or other means; with only four families going into foreclosure. Counseled 48 post-purchase clients. Continued NOAH's live, call-in, Hispanic radio show.

Housing Counseling & Homelessness Prevention

Counseled 238 households in how to obtain or retain rental housing; and directly placed 23 families into new units, while assisting another 40 in retaining their current homes.



Construction Nears Completion at Benfield Farms in Carlisle (Dec. 2013)

State & Town Officials at Benfield Farms Groundbreaking (May 2013)



Neighborhood & Community Program Activities

Chelsea Creek Action Group (CCAG)

CCAG engages and empowers residents in building a strong and sustainable community, working for concrete change in the natural and built environment. Organized a coalition of East Boston residents, partnering with non-profits and residents in Chelsea, Revere, Cambridge and Somerville that prompted a multi-billion dollar corporation to withdraw plans to transport ethanol by train through these neighborhoods. CCAG organized four volunteer clean-up days at the Urban Wild, which included removing trash from the wetlands, as well as six additional family events and workshops; participated in public meetings for the redesign of the American Legion Field; created raised-bed gardens for residents; and focused on deepening leadership skills with the CCAG Youth Crew. CCAG continued to be an active partner in the Mystic River Watershed Collaborative.

English for Speakers of Other Languages

Held three semesters of classes of Beginners I & II and English Conversation with 145 students. Continued an Intro. to Citizenship course. Provided one-on-one tutoring for English language learners.

O'Donnell Schoolyard Summer Program

Kept children active and learning in an enriching summer program serving 95 young people ages 6-12 over seven weeks; held a Community Festival/Talent Show.

Climate Change Engagement

Bigger storms are causing never before seen storm surges and coastal flooding. Last fall, an unusually high 12.5' storm surge caught the New York City region by surprise causing over 100 deaths and \$130 billion in damage. Many areas of Boston, including large sections of East Boston, are at risk of similar extreme flooding. East Boston is home to many hard to reach, poor and linguistically isolated people. CBE's Storm Surge Awareness Engagement campaign is designed to help residents in flood prone areas recognize storm surge flood risk, understand it, and make preparations. To do this we have created a coalition including local community groups, media partners and a variety of city and state agencies.

Community Children's & Youth Soccer

Coached 57 children and family members two nights per week for seven weeks.

CCAG Youth

Performed outreach for the American Legion Field Design; led four environmental justice (EJ) bike tours; oversaw 10 events at the Urban Wild, including EJ boat tours, a community tree planting day, kite-making; and community clean-up days. Helped lead the volunteer campaign which partnered with other communities to defeat a project to transport ethanol by train into the Chelsea Creek communities. Led project to create community member plots, install a rain barrel water collection system and plant a new orchard of fruit trees at Our Garden on Border Street.

NOAH's 25th Celebration!

NOAH joyfully celebrated its 25th anniversary last June with 160 friends on a beautiful summer evening at the Hyatt Harbor-side. Thanks to our many supporters (please see back page*) we were able to raise \$100k. Special thanks to NOAH Board members Michael Lake, Ermani DeAraujo & Adrian Madaro and to Rick Musiol & Krista Slattery of Citizens Bank for their assistance on the Event Organizing Committee; and to the Event Co-Chairs: Jerry Sargent, President, Citizens Bank & RBS Citizens, MA and Robert Beal, President, Related Beal Co. John Jacobs, Co-Founder & Chief Creative Optimist at the Life is good Company, was our memorable, energetic keynote speaker. NOAH presented its Community Champion Award to Citizens Bank, a long-time NOAH friend, supporter and investor. Thanks again!





NOAH Staff

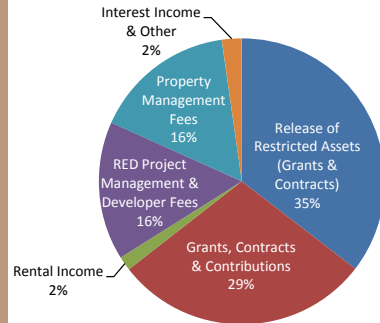
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 Anthony D'Andrea, Senior Homeowner Services Manager
 Carlos Flores, Assistant Carpenter
 Christinne Flores, Homeownership Services Admin.
 Diana Franco, Director of Homebuyer Services
 Philip Giffee, Executive Director
 Claudia Gongora, Foreclosure Prevention Counselor
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 Vinny Qualtieri, Director of Finance
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NOAH is a 501 (c) 3 non-profit; gifts are tax deductible to the full extent

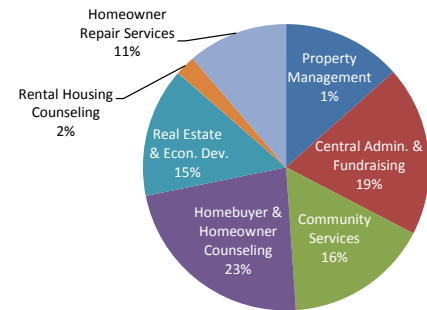
Operating Income FY13



2013 Top Donors

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 Bartlett Hackett Feinberg PC*
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 State Street Foundation
 TD Bank Charitable Foundation
 United Way of Mass. Bay & Merrimack Valley
 U.S. Dept. Housing & Urban Development
 Webster Bank
 Wells Fargo Foundation

Operating Expense FY13



FY13 Operating #'s

Revenues & Income	Expenses
\$2,967,639	\$2,858,930

A New Way to Invest in CDC's

We are excited by the new Community Investment Tax Credit (CITC) act which was signed into law by Governor Patrick in August 2012. 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'. The strongest plans will be awarded up to \$150,000 in state Community Investment Tax Credits per year for three years that local CDCs will use to attract up to \$300,000 in private investment each year. The tax credits are equal to 50% of the donation made by a corporate or individual taxpayer. NOAH would use CITC funds to support the creation of affordable and mixed-income housing in East Boston and Gateway Cities such as Everett, Haverhill, Lynn and elsewhere; and to support first-time homebuyers in East Boston and again collaborate with Gateway Cities to increase their supply of homeownership properties. CITC is a unique opportunity to build wealth and leverage large amounts of capital for both families and municipalities. Please take a look at www.maccdc.org and see if you can participate in this exceptional and rewarding philanthropic investment project.

For More Information

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