


# Annual Report FY2015

## NEIGHBORHOOD OF AFFORDABLE HOUSING



**NOAH...  
By the Numbers**

Over the past 28+ years, NOAH's programming has created public and private investments worth over \$352 million in the Greater Boston region.

NOAH has either rehabilitated or developed 382 units within 66 buildings; and owns/manages 265 affordable rental units & three commercial units in over 20 properties in East Boston, Everett, Beverly, Holliston, North Andover, Carlisle and Webster. Soon we will have 25 new affordable units in Middleborough. Also in our active pipeline is a 71-unit mixed-income project in East Boston.



In 2015, NOAH directly served 2,100 individuals and families (over 3,500 including all family members).

In the last five years, 600+ NOAH first-time homebuyer graduates purchased their first homes in Greater Boston!

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.

NOAH's Foreclosure Prevention team has served over 2,700 households from over 95 communities in the Greater Boston Region during the last seven years with an 88% long-term positive resolution ratio.

In 2015, our East Boston 'ClimateCARE' resiliency plan garnered the backing of The Kresge Foundation with a 3-Year \$660,000 resiliency implementation grant.

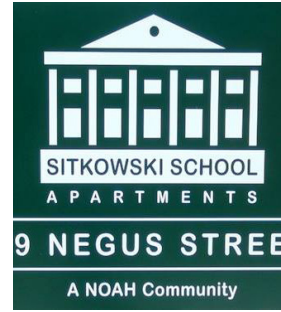
Dear Friends,

We invite you to read about some of our work, including about the great people with whom we are engaged. There is not enough space to write about all that our effective Board and staff is involved in, but here are some highlights from 2015 which propel us into action in 2016:

- Housing Challenges:** As many families and individuals know too well, the housing crisis is still upon us. This is hitting East Boston hard! Rents and home prices are soaring to heights beyond the reach of most current residents. Late in 2015, NOAH began meeting with East Boston housing activists including the East Boston CDC, City Life, Greater Boston Legal Services, and advocates such as Mossik Hacobian, Madeleine Steczynski and Tanya Hahnel. Much to its credit, the City just released an RFP to which we will all respond in order to help us purchase properties and keep diverse and lower income residents rooted in our neighborhood small businesses, churches and schools. We hope to acquire a minimum of 100 units.
- Coppersmith Village:** We are thankful for Governor Baker and Mayor Walsh's multiple investments in our Coppersmith Village project. DHCD selected Coppersmith for funding in the first round last fall after learning that the City would invest significant funds. Coppersmith is the center of the bullseye for housing development. It is a transportation oriented project, only a 3 minute walk to Maverick Station. It is mixed-income (majority affordable) and is composed of both ownership and rental. There will be a 3,000sf restaurant, community meeting space, a mini-park and verandas overlooking the Inner Harbor. The Governor invested another several million in infrastructure in order to help us demolish the old industrial properties on site, clean up the soil and lay down foundations. We expect a Fall 2016 start.
- Climate Change:** We can't get away from it, especially in peninsular East Boston. Sea-level rise is happening, inch by inch. Green House Gas emissions are increasing. We are fortunate to have received a significant grant from the Kresge Foundation to work closely with community residents and outside agencies/departments to coordinate infrastructure and other plans so that East Boston residents and assets can be protected in the event of storm surges. Our Community Building/Environment Department is 'swamped' with resident engagement activity. Dr. Paul Kirshen, Kim Vermeer and Gretchen Rabinkin are masterful colleagues. We also thank the City for being a very strong partner.
- CITC:** The Community Investment Tax Credit is a very useful investment tool which helped us raise over \$250,000 from foundations, banks and individuals using 2015 CITCs. The credit is specifically for CDC's and we thank the individual and corporate donors who supported our Homebuyer Services, Housing and Community Building work with their own capital. Donors are able to get 50% of their money back when they file their state taxes. We hope to replicate this fundraising in 2016.
- Sitkowski School and Benfield Farms Attain LEED Gold Awards:** We are proud to announce both developments have received LEED for Gold designations, recognizing that they are environmentally excellent projects.

We are grateful to each of you for your kind support which helps motivate us to work closely and enthusiastically on behalf of our Mission.

Many thanks, Phil



## Affordable Housing Program Activities

### Real Estate Development

Completed construction of \$20.5M Sitkowski School project in Webster, creating 66 affordable senior units and a 9,000 sf community center. Also continued work on two pipeline projects. The \$9.2M Shoe Shop Place historic rehab project in Middleborough has 25 affordable family units and is being built with partner The Neighborhood Corp. It will be ready for occupancy in June 2016. The \$31M Coppersmith Village development in East Boston will create 71 new units (49 affordable); the property was permitted and NOAH took ownership.

### Senior Homeowner Services

Served 60 senior and disabled residents with 394 free safety repairs, 7 emergency/rehabilitation projects and 3 heating system improvements worth \$170K in this City of Boston funded program.

### Property & Asset Management

Managed 101 affordable housing units, three commercial units and 18 buildings in/around East Boston. Continued asset management of 164 more third-party managed housing units in suburban areas. Housed 400+ residents.

### Homeownership Promotion

Held 12 eight-hour first-time CHAPA-certified homebuyer courses (half in English, half in Spanish) with 337 graduates. Continued offering certified bilingual online courses with 85 graduates. In 2015, 147 NOAH client families purchased their first homes.

### Homeownership Preservation

Held 86 bilingual foreclosure prevention workshops and assisted 330 families via free foreclosure prevention/mitigation counseling. NOAH's foreclosure prevention cases have an 88% positive closed-case resolution rate. Continued NOAH's call-in Hispanic housing radio show.

### Housing Counseling & Homelessness Prevention

Counseled 166 households, at no cost, in how to obtain or retain rental housing and directly placed 28 families. Assisted disaster victims with emergency housing placement.

### Financial Capability & Tax Prep

Provided free education/counseling to 98 individuals in establishing financial goals, budget management, credit, banking, insurance, taxes and retirement planning. Prepared taxes for 86 families with \$105k in tax refunds.



Sitkowski School Project



Sitkowski Ribbon Cutting





## Neighborhood & Community Program Activities

### East Boston Environmental (EBE) & Grupo Ambiental Latino (GAL)

Continued organizing a coalition of East Boston residents, partnering with non-profits and residents in Chelsea, Revere, Cambridge and Somerville. Organized volunteer clean-up days and focused on deepening leadership skills of residents and of the Youth Crew. Engaged and empowered 100 community leaders in enacting initiatives to build strong and sustainable natural and built environments, and worked to restore the native habitat. East Boston is the 5th-most environmentally-burdened community in the state. Check out EBE at <https://www.facebook.com/groups/400784086737770/>.

### English for Speakers of Other Languages

Held three semesters of classes of Beginners I & II with 388 students and provided one-on-one tutoring. Continued an 'Intro to Citizenship' course and 'Tech Goes Home' computer education programming.



### O'Donnell Schoolyard Summer Program

Over 7 weeks, kept 110 children ages 6-12 active and learning in an enriching summer program. Held community Talent Show and Festival. Offered ESOL to 21 parents on location.

### Youth Crew

NOAH youth led successful campaigns in anti-littering and flood-risk awareness, and surveyed or polled 2,000+ residents on these and other issues. The youth also continued mapping the East Boston coastline making microbeach suggestions; spearheaded an Outdoor Movie Nights program; continued an eco-friendly community gardening and park maintenance initiative; and assisted in the NOAH Boating Safety & Learn to Kayak initiative, which served 1,850.



### Community Youth Soccer

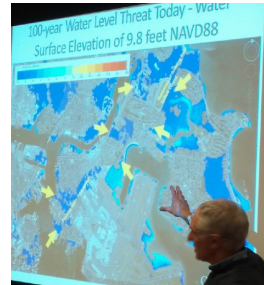
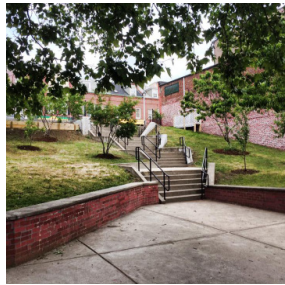
Coached 65+ children and their family members two+ nights per week for seven weeks in the summer at the American Legion Fields in this free program.

### Climate Change Resiliency Engagement

Bigger storms are causing never-before-seen storm surges and coastal flooding. Large sections of East Boston are at risk for extreme flooding and punishing hot and cold temperatures. Historically a new immigrant gateway community, East Boston is home to many hard to reach, poor and linguistically-isolated people. In 2015, our East Boston 'Supported Community Planning Process' garnered the backing of The Kresge Foundation with a \$100K grant to work with residents, stakeholders and the public sector to develop a resident-driven 3-Year Climate Change Resiliency Implementation Plan; and has now been awarded \$660K in a 3-Year implementation grant by the Kresge Foundation.







## NOAH Staff

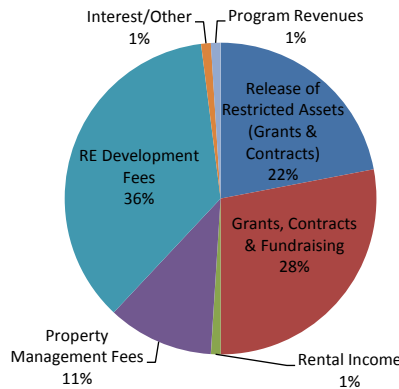
Magdalena Ayed, Community Organizer  
 Kristin Carlson, Real Estate Project Mgr.  
 Jorge Correa, Maintenance Supt.  
 Anthony D'Andrea, Senior Homeowner Services Mgr.  
 Hannah Dorfman, NWA AmeriCorps VISTA  
 Mauro Reyes Espinoza, ESOL Teacher  
 Diana Franco, Director of Homebuyer Services  
 Philip Giffee, Executive Director  
 Jaselia Gratini, F.T. Homebuyer Counselor  
 Bonaficio Guzman, Custodian  
 Toby Kramer, Director of Real Estate Development  
 Jacky Lara, ESOL Teacher  
 Suki Li, Senior Staff Accountant  
 Chris Marchi, Director of Community Building & Environment  
 Manlio Mendez, Community Organizer  
 Linda Miller-Foster, Director of Admin. & Fundraising  
 Mal Nelson, Director of Property Mgmt.  
 Andrea Perez, Foreclosure Prevention Counselor / H.O. Advocate  
 Vinny Qualtieri, Director of Finance  
 Kelly Rusch, LISC AmeriCorps  
 Natasha Sierra, Rental Housing Advocate & Property Management Coord.  
 Carolina Suarez, Foreclosure Prevention Counselor / H.O. Advocate  
 Carrie Tennant Esq., Asst. Director of Admin. & Homebuyer Services  
 Andrew Weesner, Real Estate Project Mgr.  
 Bryan Wyatt, New Director of Real Estate

## Board of Directors

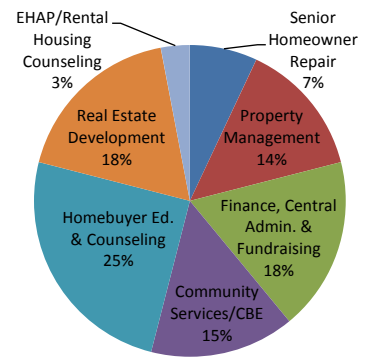
Ernani DeAraujo Esq., President  
 Kyla Curley CPA, Vice President  
 Lauren DeMayo CPA, Co-Vice President  
 Greg Comeau CPA, Treasurer  
 Robert Schmidt, Secretary/Clerk  
 Kim Dawson, Co-Secretary/Clerk  
 Michael Lake, Fundraising Chair  
 Michael Zaldumbide CPA, Co-Fundraising Chair  
 Andrew DeStefano, Real Estate Chair  
 Brian Gregory, Programming Chair  
 Miryam Cisnero Esq., LoA  
 Dharmena Downey  
 Rose Fiore  
 C. Omar Jauregui  
 Scarlett B. Mitchell  
 Marc Savatsky  
 Mary Ellen Welch

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

## Operating Income FY15



## Operating Expense FY15



## 2015 Top Donors

Alfred E. Chase Charitable Foundation (Bank of America, N.A., Trustee)  
 Bank of America Merrill Lynch  
 John Barresi/21st Century Construction  
 David and Lynn Blake  
 Boston Private Bank & Trust Company  
 Cambridge Savings Bank Charitable Foundation  
 Bushrod Campbell & Adah F. Hall Charity Fund  
 Capital One  
 City of Boston  
 Citizen's Financial Group, Inc.  
 Clippership Foundation  
 Greg Comeau, NOAH Board of Directors  
 Danversbank Charitable Foundation  
 Deloitte  
 Lauren DeMayo, NOAH Board of Directors  
 East Boston Foundation  
 English for New Bostonians  
 Enterprise Community Partners  
 Charlest H. Farnsworth Trust (Bank of America, N.A., Trustee)  
 Rose Fiore, NOAH Board of Directors  
 First Literacy Lab  
 Hackett Feinberg PC  
 Harvard Memorial Church  
 Health Resources in Action  
 Richard High & Anne G. Perkins  
 George & Carolyn Koehler  
 The Kresge Foundation  
 The Hyams Foundation  
 Local Initiatives Support Corporation (LISC)  
 Mass. Attorney General's Office  
 Mass. Dept. Housing & Comm. Dev.  
 Massachusetts Division of Banks  
 Massachusetts Housing Investment Corp. (MHIC)  
 Mass. Mortgage Bankers Association  
 Mario Moniz  
 Narrow Gate Architects LTD  
 National Equity Fund  
 NeighborWorks America  
 Sailor's Snug Harbor  
 Santander Bank Foundation  
 State Street Foundation  
 TD Charitable Foundation  
 United Way of Mass. Bay & Merrimack Valley  
 U.S. Dept. Housing & Urban Development (HUD)  
 Kimberly Vermeer  
 Webster Bank  
 Wells Fargo Foundation

## FY2015 Operating #'s

Revenues & Income	Expenses
\$2,710,115	\$2,381,254

## Investing in Mass. CDC's

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 has been awarded \$150,000 in state Community Investment Tax Credits for 2016 to use to attract up to \$300,000 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. One NOAH CITC donor, **John Barresi** of 21st Century Construction, says: "I've known NOAH for 20 years through our construction business, and I made a modest donation to them for the holidays. Then, I doubled it when I found out I could actually get half of it back at no cost to me! So, we both win. I urge more people to take a look at the Community Investment Tax Credit. It can really help the organization, and it did not hurt my cash flow. If you are making a donation anyway, try it! If you were not planning on making a donation, I hope you go ahead and make one." The minimum donation is \$1K. Please consider participating in this exceptional philanthropic investment project.

## For More Information

Philip Giffee, Executive Director  
 143 Border Street, East Boston, MA 02128  
 Email: [pgiffee@noahcdc.org](mailto:pgiffee@noahcdc.org)  
 Phone: 617-418-8240  
 Facebook: [www.facebook.com/noahcdc](http://www.facebook.com/noahcdc)  
 Twitter: @NOAHCDC  
 Instagram: noah.cdc