



Annual Report FY2017

NEIGHBORHOOD OF AFFORDABLE HOUSING



NOAH... By the Numbers

Over the past 30 years, NOAH's programming has created public and private investments worth over \$450 million in the Greater Boston region.

NOAH has either rehabilitated or developed 449 units within 80 buildings; and owns/manages 322 affordable rental units & four commercial units in over 40 properties in East Boston, Everett, Beverly, Holliston, North Andover, Carlisle, Webster and Middleborough. Soon we expect to have 6 more new workforce units in two multifamilies in East Boston. Coppersmith Village, a 71-unit mixed-income project in East Boston, is very near completion, and residents will move in before the end of 2018. 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 2017, NOAH directly served 2,100+ individuals and families (over 3,500 including all family members).

In the last six years, 710+ NOAH first-time homebuyer graduates purchased their first homes in Greater Boston!

NOAH's Foreclosure Prevention team has served over 2,800 households from over 95 communities in the Greater Boston Region during the last seven years, with an 84% 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,

The nation's 'climate' is changing in more ways than one. The new administration in Washington has proven to be a foe of both affordable/workforce housing and they are actively opposed to references to Climate Change – key concerns of our increasingly expensive and vulnerable, peninsular community. Their budgets zero out many federal housing programs and the EPA threatens defunding to any agency referencing Climate Change in their Federal work. Fortunately, rational minds on both sides of the aisle in Washington (and especially leaders in our City/Commonwealth) have prevented the unmitigated assault on these critical issues of our time. Housing colleagues and I have visited the offices of Senators and Representatives in DC to share our concerns these past couple of years. Mercifully, we have learned that many Congress people support most of our housing programs, so, for the moment at least, we have access to financing much-needed equity and private sector investment to build projects such as our mixed-income, Coppersmith Village and the East Boston CDC's 32-unit, family project on Paris St.

Climate change work has become an increasingly important element of NOAH's community development initiatives. Sea-level rise, extreme heat, carbon reduction are looming threats to the health and well-being East Boston, now and into the future. We have taken Climate work on as a moral imperative; we are making a major investment in this work which we hope will educate and motivate both local residents and elected officials to grapple with, understand, plan for and then budget appropriate responses to these looming threats. Luckily, our local elected officials do not need convincing. But we need to act quickly, together, in order to prevent the severe damage we know will occur with punishing storms, sea-level rise, piercing heat, and the disruption and chaos which follows.

In short, all the work we have done to build a stable, attractive, cohesive community, create affordable housing and rebuild schoolyards, stem foreclosures, make seniors safe in their homes, encourage youth involvement, educate first time homebuyers, design access to East Boston's lengthy shoreline, generate wealth and improve the quality of life will be undercut if we do not act judiciously. Yes, all this will require new and additional forms of financing. Yes, some taxes may go up. Yes, there will be disagreements. Yes, this will require time, energy and a long term commitment. Where would you rather live?

I do not forget the need to advocate for housing production at all levels, especially at the affordable, workforce and senior levels. Greater Boston, the City and East Boston are experiencing a blistering climate which is forcing families to flee to higher ground. Fortunately, the Mayor and the Governor are advocates of housing working families. Each has initiated new and creative programs. One program advocated by City Councilor, Lydia Edwards, enables NOAH to purchase three-deckers, prevent displacement and keep tenant families intact. The Governor signed a significant Housing Bond Bill advocated by both Rep Adrian Madaro and promoted Sen Joseph Boncore which will enable us to build affordable, workforce and mixed-income housing. Yes, taxes get paid and municipalities will benefit.

We are celebrating our 30th anniversary on October 11 at the Hyatt. We are grateful for every minute we have been able to be of service to our most wonderful community. We can only say 'Thank You'!

In Appreciation, Phil



Affordable Housing Program Activities

Real Estate Development

Twenty-four units in eight multi-families were added to the NOAH portfolio through partnering with the Mayor's Boston Acquisitions Opportunity Property Program, keeping 24 families in their own homes. Continued work on the \$39M Coppersmith Village developments in East Boston to create 71 new units (56 rentals and 15 ownership). Selected to develop 40 units at Aileron by DND. Filed a 'One Stop' for 38 units in Taunton. Pursued potential pipeline projects in Haverhill, Taunton, East Boston, and Greater Boston.

Senior Homeowner Services

Served 63 senior and disabled residents with 391 free safety repairs, 7 emergency/rehabilitation projects and 4 heating system improvements via this City of Boston funded program.

Property & Asset Management

Managed 123 affordable/mixed housing units and four commercial units in 26 buildings in East Boston. Continued asset management of 189 more third-party managed affordable housing units and one commercial unit in suburban areas. Housed 700+ residents.

First-Time Homebuyer Program

Held 20 8-hour certified homebuyer courses (half in English, half in Spanish) with 318 graduates. Continued offering certified bilingual online courses with 64 graduates. In 2017, 120 client families purchased their first homes.

Homeownership Preservation

Offered 82 bilingual foreclosure prevention workshops and assisted 195 families via free foreclosure prevention/mitigation counseling. NOAH's foreclosure prevention closed-cases have an 84% 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 provided \$84,882 of grant funding to 53 homeless households for first/last/deposit resettlement grants, as well as emergency hotel stays. Also counseled 129 households in how to obtain or retain rental housing.

Financial Capability & Tax Prep

Provided free education/counseling to 124 individuals in establishing financial goals, budget management, credit, banking, insurance, taxes and retirement planning. Coordinated free VITA tax preparations for 151 families.



Deloitte volunteers clean up the Urban Wild



Coppersmith Village nearing completion



Neighborhood & Community Program Activities

Climate Change Resiliency Engagement

Large sections of East Boston are at risk for extreme flooding and punishing hot/cold temperatures. East Boston Climate CARE, largely funded by The Kresge Foundation, is working to reduce these threats via resident-driven projects and planning. The Adaptation Planning Working Group achieved progress in the areas of transportation, health and emergency management planning. Pilot projects were begun, including a Youth-led Tree Planting and Maintenance Pilot and an Energy Efficiency Pilot, partnering with Renew Boston. We have received strong City and State involvement.

English for Speakers of Other Languages

Held three semesters of classes of Beginners I & II with 272 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 led a successful anti-littering campaign. They also continued their Outdoor Family Movie Nights program and eco-friendly community gardening maintenance initiative; spearheaded the East Boston Tree Canopy Pilot program; and continued the NOAH Boating Safety & Learn to Kayak program, serving over 1,400 people.

Community Youth Soccer

Coached 60+ children and their family members two nights per week for seven weeks in the summer at the American Legion Field in this free program.



Phil Giffie & Youth with Sal LaMattina, Boston Mayor Walsh, Senator Ed Markey, Rep. Adrian Madaro at Climate Summit

O'Donnell Schoolyard Summer Program

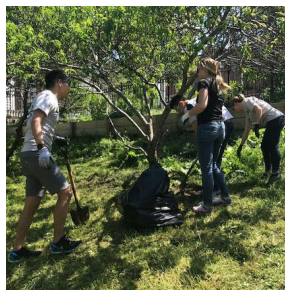
Over 7 weeks, kept 94 children ages 6-12 active and learning in an enriching summer program. Held a community Talent Show and Festival. Offered ESOL to parents on location.

East Boston Environmental (EBE), Grupo Ambiental Latino (GAL) & Chelsea Creek Action Group (CCAG)

Continued to organize volunteer clean-up days and focus on deepening leadership skills of residents and of the Youth Crew. Engaged and empowered 50 community leaders on environmental, climate, and resilience topics, as well as building/restoring strong and sustainable natural and built environments. Over 900 residents participated in arts programming and community festivals and events. NB: East Boston is the 5th-most environmentally-burdened community in Massachusetts.



NOAH staff and children at the Schoolyard Summer Program



NOAH Staff

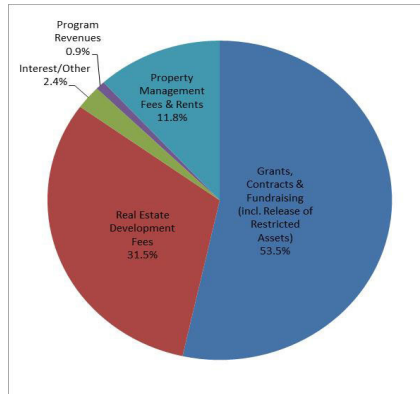
Gabriela Boscio, Climate Program Mgr.
 Jorge Correa, Maintenance Supt.
 Maura Camosse Tsongas, Director of Real Estate Development
 Anthony D'Andrea, Senior Homeowner Services Mgr.
 Alexandra Zuluaga Duran, Rental Housing Advocate
 Diana Franco, Director of Homebuyer Services
 Philip Giffie, Executive Director
 Thomas Granara, PT Asst. Carpenter
 Josh Kasten, RED Project Associate
 Jacky Lara, ESOL Teacher
 Suki Li, Senior Staff Accountant
 Zoe McAlear, NWA AmeriCorps VISTA
 Manlio Mendez, Snr. Community Organizer
 Scarlet Mitchell, ESOL Teacher
 Linda Miller-Foster, Director of Admin. & Fundraising
 Mal Nelson, Director of Property Mgmt.
 Chimamaka Nnodim-Amadi, NAIP AmeriCorps
 Marianthy Posadas, Fundraising & Comm. Associate & HO Services Csl.
 Vinny Qualtieri, Director of Finance
 Nathalie Kallab Racimo, Foreclosure Prevention Counselor/H.O. Advocate
 Carolina Suarez, First-Time Homebuyer Counselor
 Melinda Vega, Community Engagement Coordinator

Board of Directors

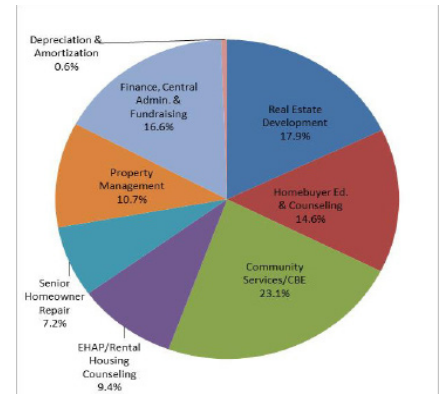
Greg Comeau CPA
 Kim Dawson, Secretary
 Lauren DeMayo CPA, Co-President
 Mat Edlen
 Brian Gregory, Programming Chair
 Michael Lake, Co-President
 Rita Lara
 Gladys Oliveros
 Orlando Pacheco
 Marc Savatsky, Vice President
 Robert Schmidt, Clerk
 Michael Zaldumbide CPA, Treasurer
 Mary Ellen Welch

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

Operating Income FY17



Operating Expense FY17



2017 Top Donors

Alfred E. Chase Charitable Foundation (Bank of America, N.A., Trustee)
 Paul & Edith Babson Foundation
 Bank of America Merrill Lynch
 David and Lynn Blake
 Boston Private Bank & Trust Company
 Cabot Family Charitable Trust
 Cambridge Savings Bank Charitable Foundation
 Bushrod Campbell & Adah F. Hall Charity Fund
 Capital One
 The Church Home Society
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 Citizen's Bank/Citizens Financial Group, Inc.
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 Lauren DeMayo, NOAH Board of Directors
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 East Boston Savings Bank Foundation
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 Santander Bank Foundation
 Mark Savatsky
 Save the Harbor, Save the Bay
 Schwab Charitable
 TD Charitable Foundation
 United Way of Mass. Bay & Merrimack Valley
 Kimberly Vermeer
 Waste Management
 Webster Bank

FY2017 Operating #'

Revenues & Income	Expenses
\$3,572,689	\$2,690,591

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 has been awarded \$150,000 in state Community Investment Tax Credits for 2018 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. NOAH CITC donor Michael Lake states: "As the Chair of our Fundraising Committee and an investor to 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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