

Annual Report FY2022

NEIGHBORHOOD OF AFFORDABLE HOUSING



NOAH... By the Numbers

Over the past 36 years, NOAH's programs have created public and private investments worth over \$629.2 million in the Greater Boston region.

In 2022, NOAH directly served over 3,000 housing-related and neighborhood-services households (4,500+ individuals).

NOAH has either rehabilitated or developed 494 units within 85 buildings; and owns/manages 378 rental units & five commercial units in over 39 properties in East Boston, Holliston, North Andover, Carlisle, Webster and Middleborough. We continue to add more new workforce units in multifamilies in East Boston and elsewhere. In our active pipeline in East Boston is the Aileron rental project, which will have 36 units, with 17 units set aside for artist working/living space. The Union Block project will add 38 units in Taunton and the Ayer Commons project will construct 106 affordable housing units in Ayer.

Since 1994, 2,073 NOAH first-time homebuyer course graduates have purchased their first homes in Greater Boston; and NOAH's Foreclosure Prevention team has served 3,245 households from over 95 communities in the region during that time.

By the end of 2022, NOAH's Rental Relief Programming had helped 2,119 households remain in their own apartment homes through distributing \$15 million for rent to their landlords on their behalfs since the program start of May 1, 2020.

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,

In the closing of FY2022, NOAH remains extremely grateful to our funders, investors, community development partners and colleagues in the housing/CDC arena. Thank you all for standing by us. We have again been fortunate in ending the year in the black. We are additionally grateful for our team of dedicated staff and community volunteers who help drive our mission forward.

NOAH's Real Estate projects have seen forward momentum in 2022. Aileron Artist Rental, a two-phase project in NOAH's development pipeline, was awarded state funding through the Winter OneStop round in addition to various other funding sources from the City of Boston. In total, NOAH's current pipeline aims to add 187 units of housing throughout Massachusetts. NOAH's Community Building and Environment initiatives have actively worked to address pressing issues within our neighborhood. A free summer concert series was held on select weekends through the summer with the aim of destigmatizing and encouraging the use of federal food programs. NOAH's 2022 East Boston Climate Resiliency Summit had over 120 community residents and 22 organizational and academic leaders in attendance, including Mayor Mitchell Wu and her Chief of Environment, and East Boston resident, Alison Brizius. The summit further advanced the concept of a collaborative resiliency network that involves the community in identifying actions that reduce harm from potential climate change-related impacts, developing initiatives to make such actions accessible, and educating residents on the risks and available solutions. NOAH's Youth Leadership Crew also played a key role in our resiliency efforts through community engagement initiatives, in addition to their traditional summer programming such as Boating Safety/Kayaking and Childrens Soccer. NOAH's Homebuyer services Department continued to provide families advice in financial fitness, first-time homebuyer, and mortgage relief programming. The department also worked in conjunction with the Massachusetts Homeowner Assistance Fund (HAF) to prevent foreclosures and displacements of eligible homeowners. The team aided HAF applicants by providing application support, financial counseling, and guiding homeowners through the foreclosure prevention process. NOAH's Property Management staff worked hard to maintain NOAH's properties and offices, and the department continues to uphold the necessary COVID-19 safety precautions to ensure a safe and comfortable environment for residents, staff, and clients. NOAH's Homelessness Prevention and Emergency Housing Assistance programming staffers worked diligently to assist at-risk Boston renters in maintaining or obtaining apartment homes and the department's City-funded COVID-19 Rent Relief Program paid over \$5 million to keep residents safe in their apartment homes during the fiscal year. NOAH continued its commitment to help low- and moderate-income senior and disabled Boston homeowners remain comfortably in their homes by providing affordable home safety repair services, including minor repairs, emergency repairs, and senior home rehabilitation. Our English for Speakers of Other Languages, Into to Citizenship, and Tech Goes Home computer education programming saw the return of in-person classes, with new classroom equipment allowing for virtual options for those who wished to remain socially distanced. NOAH's Fundraising department worked on a significant number of funding proposals and the many accompanying reports. Our audits are clean with no findings and NOAH's Financial Department successfully managed the multiple complex details involved.

NOAH is very grateful for its dedicated staffers, for its committed volunteers, for the many great neighborhood colleagues, and for the generous investments so many have made in us this past year which have enabled us to serve thousands of individuals and families in need.

The NOAH Team



Affordable Housing Program Activities

Real Estate Development

NOAH's current pipeline aims to add 187 units of housing throughout Massachusetts. **Aileron:** NOAH was selected through the Mayor's Office of Housing's RFP process to develop 7 mixed income condo units for sale and 36 affordable rental apartments. Aileron Artist Rental was awarded state funding in the 2022 Winter OneStop round in addition to various sources from the City of Boston. **UnionBlock:** NOAH was awarded state funding in the 2020 Mini Round OneStop, in addition to receiving \$900,000 from the Greater Attleboro Taunton Home Consortium. The 38-unit project has also amassed over \$2 million in state historic tax credits. **Ayer Commons:** NOAH completed a successful 40B comprehensive permit process with the Town of Ayer; the project also received a unanimous vote at the Ayer Town Meeting in favor of awarding \$400,000 in local CPA funds to the construction of 106 affordable housing units.

Senior Home Repair Services

Served 62 senior or disabled residents with 308 free safety repairs and emergency/rehabilitation projects and heating system improvements via this City of Boston funded program.

Property & Asset Management

Managed 174 affordable/mixed housing units and five commercial units in 37 properties in East Boston and Carlisle. Continued asset management of 204 third-party managed housing units in five buildings. Housed 750+ residents all together.



First-Time Homebuyer Program

Held 16 certified homebuyer courses (ten in English, six in Spanish), and continued offering bilingual online courses, with 232 all total graduates; 30 client families purchased their first homes.

Homeownership Preservation

One hundred and fifty-five families participated in one or more of the following NOAH mortgage foreclosure prevention services: education, counseling (including budgeting), and/or mortgage loan reduction program work. An additional 337 were assisted in working to avoid foreclosure via NOAH's Partnership with the MHP HAF (Homeowners' Assistance Fund) program.

Rental Homelessness Prevention Services

In 2022, 1,128 all total households were assisted. The City-funded Emergency Housing, Homelessness Prevention and Financial Assistance programs awarded grant funding to 100+ households to obtain or retain apartment homes; as well as providing counseling, referrals, or emergency FSNP and EHAP hotel stays; and altogether serving 366 at-risk households. NOAH's City-funded COVID-19 Rent Relief Program paid over \$5 million to keep 762 households safe in apartment homes during the fiscal year. All total, 118 clients obtained and 822 retained units.

Financial Capability

Provided free education to 77 individuals and coaching to another 54 clients in establishing financial goals, budgeting, credit, and more. In 2022, NOAH had 34 Matched Savings Program participants, all successful in reaching their 100% match.





Neighborhood & Community Program Activities

Neighborhood Resiliency Engagement

Held three leadership trainings and resiliency network meetings, engaged 130 residents in related activities, and continued its many program initiatives. More than 120 community residents and 22 organizational and academic leaders attended NOAH's Annual Resiliency Summit to discuss and provide feedback to a variety of challenging issues related to environmental/ social justice concerns in East Boston.

English for Speakers of Other Languages

Held three semesters of classes of Beginners I, II, & III with 118 students and provided one-on-one tutoring, as needed. Continued 'Intro to Citizenship' courses and 'Tech Goes Home' computer education programming for new Bostonians. One hundred and fifty three students participated in total.

Youth Leadership Crew

The NOAH Youth Organizers (N-YO) continued their popular tree canopy maintenance of some 125 trees in East Boston. They also offered their ongoing community clean-ups, air quality work outdoor Movie Nights, workshops and 'pop-up' events. Their Boating Safety & Learn to Kayak program served 1,000 residents.



Food Justice

Over 1,000 local residents were provided with culturally appropriate food and/or grocery gift cards. In addition, The 'HIP' Concert Series was a brand-new six-part initiative held over the summer of 2022. It was designed to respond to a spike in food insecurity by destigmatizing and encouraging the use of federal food programs: SNAP, HIP and WIC.

East Boston Children's & Youth Soccer

Held eight weeks of soccer lessons and practice three times per week for 70 children. The annual Soccer Tournament was also held. Participant numbers remained lower than previous summers to keep the children safely distanced during pandemic concerns.





NOAH Staff

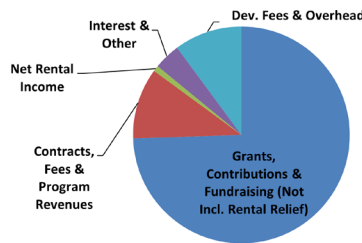
Caroline Arteaga, Rental Housing Case Manager
 Crystal Carrillo, Rental Housing Case Manager
 Anthony D'Andrea, Senior Homeowner Services Manager
 Edward Doherty, Fundraising & Communications Associate
 Karina Flores, Youth Coordinator/Community Organizer
 Diana Franco, Director of Homebuyer Services
 Philip Giffie, Executive Director
 Carlos Grajales-Thrall, Foreclosure Prevention Case Mgr.
 Thomas Granara, PT Asst. Carpenter
 Annika Lambert, Real Estate Project Manager
 Suki Li, Senior Staff Accountant
 Holly Lockwood, PT ESOL Teacher
 Manlio Mendez, Senior Community Organizer
 Linda Foster, Director of Admin. & Fundraising
 Mal Nelson, Director of Property Mgmt.
 Ana Pena, Lead Homelessness Prevention Case Mgr.
 Vinny Qualtieri, Director of Finance
 Nathalie Kallab Racimo, Foreclosure Prevention & FinCap Counselor
 Iris Ramos, Rental Housing Case Mgr.
 Jeffrey Rosa, Maint. Custodian
 Sonia Sanchez, PT ESOL Teacher
 Carolina Suarez, FTHB & H.O. Csr.
 Latifa Ziyad, CBE & Resiliency Director

Board of Directors

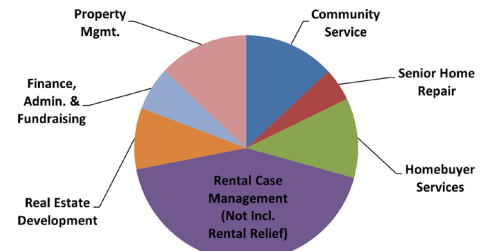
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 David Bryant
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 Nanita (Nina) Gaeta Coletta
 Catherine McCandless
 Orlando Pacheco
 Karla Reyes
 Celsa Moreno-Barker
 Megan Reagon
 Robert Schmidt

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

Operating Income FY22



Operating Expenses FY22



FY2022 Top Donors

Allen Family Charitable Lead Annuity Trust
 Alfred E. Chase Charitable Foundation (Bank of America, N.A., Trustee)
 Bank of America Merrill Lynch
 David & Lynn Blake
 David Bryant
 Blue Cross Blue Shield of Massachusetts
 Blue Hub Capital
 Boston Harbor Now
 Bushrod H. Campbell and Adah F. Hall Charity Fund
 Cambridge Savings Charitable Foundation
 Campbell and Hall Charity Fund
 Capital One
 Charles Trust Fidelity Charitable Advised Fund
 Charles H. Farnsworth Trust (Bank of America N.A. Trustee)
 City of Boston
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 Save the Harbor, Save the Bay
 Smollak & Vaughn LLP
 Mary Stevens
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 TD Charitable Foundation
 United Way of Mass. Bay & Merrimack Valley
 Webster Bank, N.A.
 Anonymous Donor

FY2022 Operating #s

| Revenues & Income | Expenses |
|-------------------|--------------|
| \$10,777,295 | \$10,514,903 |

NOAH's 2022 operating revenues and expenses include \$6.3m of rent relief program funds

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 was awarded \$300,000 in state Community Investment Tax Credits for 2023 to use to attract up to \$600,000 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.

Rick High notes: "As a prior NOAH Board member and as an investor in the CITC program, I know how useful these unique funds are to the work NOAH does every day. Through these funds, NOAH has been able to hire more staff to work on Foreclosure Prevention, Financial Fitness, Emergency Housing Programming, and comprehensive Climate Change work. Contributing to NOAH through the CITC program is both advantageous to the donor and an important source of funds to help NOAH pursue its mission. Contributing through CITC deserves your careful consideration."

The minimum donation is \$1,000. Please consider participating in this exceptional philanthropic investment program.

For More Information

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