



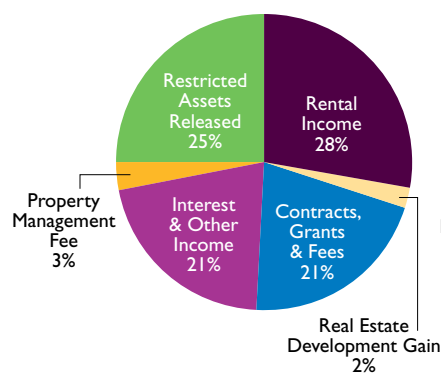
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 Environmental 'E3C' Youth Interns
 'Know What's Up' Youth Interns
 Foreclosure Prevention Counselor
 Volunteers
 VISTA Volunteers

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Total Revenues and Income FY09

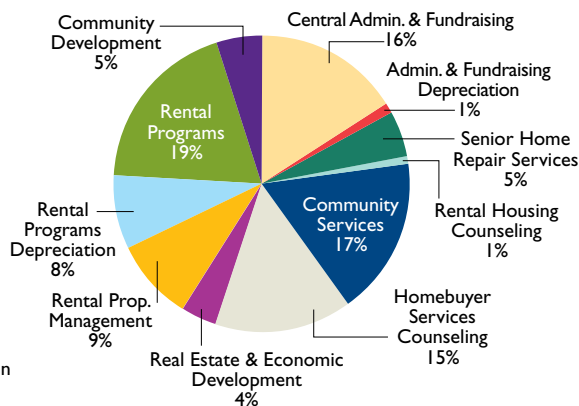


2009 Top Donors

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 NeighborWorks® America
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 Sovereign Bank
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 US Department of Housing and Urban Development
 United Way of Massachusetts Bay and Merrimack Valley



Total Expenses FY09



Combined Statement of Activities Fiscal Year 2009

Total Revenues and Income
 \$3,122,514.00

Total Expenses
 \$2,688,068.00

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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Annual Report 2009

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 1,100 families from 55 communities between its start in October 2007 and the end of 2009. Through the Program, each distressed homeowners' situation is assessed, and counseling is custom-tailored to the unique hardship situation facing every family. Homeowners often fall behind on their mortgages because of illness, job loss, income reduction, budget challenges or predatory lending. If a mortgage modification looks to be a suitable resolution, we work with lenders to achieve a sustainable housing solution. With a knowledgeable team of staff and volunteers—having experience in law, real estate and loan origination—NOAH has achieved a 'four-to-one' success ratio. Our goal is to achieve 'housing affordability' and help our clients gain control and understanding of their financial situations in these turbulent times. We provide a very successful no-cost alternative to high-cost paid services and outright 'scams' that are prevalent in today's marketplace.

“Decent homes and suitable living environments” for all...

—The National Housing Goal

Dear Friends,

Despite the tumult of 2009, NOAH ended the year in remarkably good shape with growth in our real estate department, our environmental justice work and our ability to help those facing mortgage delinquencies or foreclosures.

In Real Estate, we are fortunate to have closed on our 30-unit LIHTC project with our Holliston partners using TCAP/ARRA funds from President Obama and Governor Patrick. In North Andover, we are preparing for a closing for our 42-unit development, Stevens Corner; thanks again to Governor Patrick's administration. In 2009, we also were very fortunate to be selected as development partners by the towns of Carlisle, Sudbury and Webster. We are grateful to the officials and residents of these suburban communities which are doing their best to create and fund affordable housing. There are savvy, passionate people in these towns committed to building affordable housing. In East Boston, we are working with the City and multiple lenders to stem the tide of foreclosures. We are also helping owners achieve loan modifications in over 55 other communities in the region. Thus far, we have served more than 1,100 families in foreclosure prevention.

We are proud of our Community Building/Environment Department (CBE) which has outstanding youth ('E3C' and 'Know What's Up') programs. These energetic youth maintained a community garden and held workshops and Hip-Hop concerts for young persons so they could discuss problems and issues of concern. Our organizing staff is deeply involved in activities to clean and preserve the Mystic River Watershed and Chelsea Creek. The Chelsea River Revel is scheduled for Saturday, July 24 this year. The effects of Climate Change are an increasing focus of our work, especially as our urban neighborhood on the water will be dramatically affected by rising sea levels.

We do so much more than we can write here, but be assured we are more than grateful for the support our friends, investors, stakeholders, funders, officials and partners show to us and our work. We promise to work diligently for more great results in 2010.

Thank you,

Dharmena Downey, Board President
 Philip Giffie, Executive Director



Affordable Housing Program Activities

Real Estate Development

Continued pre-construction financing on Cutler Heights and Stevens Corner development projects which will create 72 work force housing rental units. Selected for and began pre-construction permitting and financing activities on Sitkowski School (Webster), Benfield Farms (Carlisle), and Maynard Road (Sudbury) development projects, which will create 92 affordable senior apartments and six work force housing condominiums; for a total of 170 pipeline units.

Property Management

Managed 103 affordable units in 17 properties for 253 residents; and maintained Trinity House, NOAH's 16-room SRO shelter for the homeless. The Boston Department of Neighborhood Development will fund significant capital repairs.



Façade repairs at 277 Meridian Street



United Way Volunteer Day at Trinity House



Sitkowski School in Webster

Public Housing First-Time Homebuyers

Continued counseling work with Washington-Beech/BHA residents to create 50 new first-time homebuyers utilizing \$1 million in HOPE VI forgivable loans; and performed post-purchase counseling with 48 Maverick/BHA first-time homeowner families.

Senior Homeowner Services

Served 101 seniors with over 300 safety and emergency related repairs; and completed two major rehabilitation and handicapped accessibility projects.

Loan Portfolio Management

Managed loan portfolio with 97% retention rate.

First-Time Homebuyer Education & Counseling

Held 12 bilingual first-time homebuyer courses with 222 graduates; with 44 households purchasing their first homes.

Foreclosure Prevention & Mitigation Education & Counseling

Counseled & educated 574 client families in over 55 communities with a 'four-to-one' success ratio; continued internship program with Boston University Law School and initiated internship programs with Boston College and Suffolk University Law Schools.

Rental Housing Counseling & Placement

Counseled 233 households and directly placed 44 families.



Neighborhood & Community Program Activities

'E3C' Environmental Youth

Continued youth-led diesel education campaign focused on truck traffic and engine idling reduction in East Boston; organized six community gatherings at the Urban Wild including clean-up days; constructed raised garden beds for community residents; participated in Boston Collaborative for Food and Fitness activities assessing food and fitness opportunities in East Boston, with a campaign to get healthy fresh food items in the Boston Public School lunch menus; attended annual Bioneers by the Bay Conference and GOMI Summer Workshop; helped in outreach efforts for community involvement in the American Legion Field design; assisted in coordinating all activities of the East Boston Youth Workers Task Force; and co-sponsored second annual Teen Environmental Jobs Fair.

Chelsea Creek Action Group

Successfully provided court testimony and campaigned for funds from Exxon Mobil's \$5.4 million oil-spill fine being available for environmental projects in the Chelsea Creek area; spearheaded efforts to have the BRA/Hess site partially restored to natural wetlands area; continued to advocate City to hold public design process meetings for American Legion Field; became fiscal agent for and active participant in collaborative program addressing environmental restoration issues in the lower Mystic River watershed; held four Business Roundtable forums, the annual River Revel with over 1,500 attendees, and six community education events, covering climate change adaptation, lead-paint, urban gardening, food justice and the built-environment; hosted the Gulf of Maine Institute (GOMI) on Thompson Island with 100 youth and leaders participating in 'hands-on' urban environmental projects; attended the NeighborWorks America Community Leadership Institute with staff and residents; also attended national conference on Toxics and the Environment; held 12 monthly meetings.

In East Boston, open space and environmental restitution are critical priorities. Logan Airport consumes nearly two-thirds of the land mass, and its extensive development resulted in the destruction of Wood Island Park, designed by noted landscape architect Frederick Law Olmsted. It is the fifth-most polluted community in the State; and borders the Chelsea Creek (actually a river) which is the second-most contaminated body of water in Massachusetts.



Youth-run community garden on Border Street

English for Speakers of Other Languages

Held two semesters with three classes of Beginners I, Beginners II, and English Conversation classes for 50-plus students per semester; and expanded programming to five days per week.

O'Donnell Summer Schoolyard

Served 140 children over seven weeks; held Community Festival/Talent Show.

Youth & Community Soccer

Coached 80 children and family members two nights per week for three months; and coached 50 adults for annual soccer tournament.

Youth & Community Gardening

Managed and coordinated community garden on public land; held two public events and participated in *Let's Get Movin'* mentoring program for middle school students; conducted public design process for new mosaic benches.

'Know What's Up' Youth Concerts

Held six public Hip Hop concerts with themes focusing on social and environmental justice, and featuring positive ways youth can get involved; and developed Swish Flash pages for the NOAH website.

CLIENT DEMOGRAPHICS — NOAH served over 1,500 housing clients in fiscal year 2009. Of these, more than 50% were first-generation Hispanic immigrants. Some 80% of clients earned less than 80% of the Area Median Income, with over 40% of clients earning less than 50% of the AMI.