



NOAH Community Investment Plan - Executive Summary

2014-2016

NOAH: Neighborhood of Affordable Housing, Inc. is an award-winning, regional entity based in East Boston which serves multiple communities and constituencies throughout Eastern Mass. It has invested over \$282 million in the regional economy since 1987, including restoring 17 affordable multi-families in East Boston, rebuilding and selling 45 affordable properties to first time homebuyers, and creating more than 1,000 first time homebuyers via education and counseling. NOAH has performed over 9,000 free home repairs for seniors and disabled homeowners. Working with residents and the City of Boston, we also have renovated 7 dilapidated urban schoolyards and cleaned up a toxic oil tank site to create a 4.5 acre Urban Wild waterfront park. The greater part of NOAH clients are from low-income to moderate-income households. We serve, on average, over 1,600 individuals each year. Approximately 65% of residents/clients are from ethnic minority households, with 50% of those served being Spanish-speaking residents. NOAH develops and manages affordable housing, provides homeownership promotion and preservation programming, repairs homes for seniors and the disabled, and offers rental housing counseling and homelessness prevention services. In addition, we offer English for Speakers of Other Languages courses, run a US Citizenship class, coordinate East Boston area environmental restoration/preservation initiatives, and hold children's and youth programs annually. All of NOAH's programming is provided at either no-cost or at a very low cost. NOAH has a special focus on Eastern Mass., Gateway Cities, and on servicing economically disadvantaged and Latino/new immigrant populations, as well as East Boston, Essex County and Middlesex County residents. It has long had a policy of advocating what it terms 'PAC', or partnerships, alliances and collaborations. Also, it is a United Way of Mass. Bay and Merrimack Valley agency and a NeighborWorks America chartered organization (rated at their highest level of 'Exemplary').

NOAH's Goals:

- I. **a.** Construct 50+ new low/mod-income units in underserved Eastern Mass. communities, esp. Gateway Communities and Transit-Oriented Development; with a special focus on building friendly 40b projects where there are no other active non-profit developers. **b.** Continue with the Sitkowski School (66 units), Coppersmith Village (71 units), and Middleboro Shoe Factory (24 units) developments. **c.** Perform continued outreach for potential new real estate properties and collaborators interested in developing unique mixed-income, affordable and workforce housing in suburban communities.
- II. **a.** In East Boston, advocate for and/or establish at least one new/revitalized public green space. **b.** Develop an integrated, community-based climate change/mitigation and adaptation initiative that is so robust and widely adopted that East Boston is seen as a model 'sustainable community'. **c.** Annually, continue bilingual schoolyard and soccer programs for 150 inner-city children; a youth environmental leadership development program for 8-12 East Boston teens; ESOL programming for 170 new Bostonians; and maintain the urban youth-run community garden.
- III. **a.** Continue bilingual affordable housing counseling/placement and basic core services, ideally 54-108+ senior home repair clients, 102-204+ first-time homebuyer course graduates, 53-106+ first-time homebuyers, 95-190+ rental housing counseling clients, and 100-300 foreclosure prevention clients (with 88+% positive ratio), served each year. **b.** Implement new Gateway Cities First-Time Homebuyer incentive program, in partnership with Everett, Haverhill and Lynn. Utilizing CITC-related funds, we will begin offering down payment assistance/closing cost grants to qualified households via these municipalities so as to financially assist 60+ new first-time homebuyers, awarding \$25,000+ each year to all three cities.
- IV. **a.** Continue to manage 101 units of affordable housing plus 2 commercial units and our office condo at 143 Border Street, NOAH's headquarters; and outsource day-to-day management of new development units in Holliston, North Andover and Carlisle, and elsewhere. **b.** Strengthen Asset Management via reforming leadership team committee, continuing staff trainings; reviewing agreements; and reporting key indices to the Board twice each year.
- V. Maintain organizational strength through ongoing board and staff trainings and certifications; increased revenues and reserves; and annual audits ending 'in the black' with no findings.