FOR THE FIRST 80 YEARS OF ITS EXISTENCE the halls of the Carter School were filled with voices of youth and learning: the building, which housed the High School and then the Junior High still bears the Leominster High School inscription. For the past 30 years the building has been vacant. However, 6 years ago NewVue Communities approached Leominster Mayor Dean Mazzarella with a vision to bring families and youth back into the halls of the once-proud school building to provide them with a place to call home. The mayor enthusiastically agreed and NewVue has been working diligently ever since to make this vision a reality. With financing from numerous municipal, state, federal, and private funders, NewVue broke ground in July 2018. On the outside, the beautiful historical architecture will remain, and on the inside the classrooms will be historically converted into 39 one, two, and three-bedroom apartments at various levels of affordability.

Above: Ground Breaking Ceremony for the Carter School Apartments
Right: Alumni from Carter stand proudly in front of their old Alma Mater

NewVue Communities redevelops problem properties, such as Carter School, into affordable housing for families. We transform properties that blight neighborhoods into assets for the entire community.
OUR MISSION
Led by community members of diverse incomes and backgrounds; we develop quality housing, create economic opportunities, and foster civic engagement in North Central Massachusetts.

OUR VISION
We envision healthy neighborhoods where residents choose to live, work and invest.

OUR CORE VALUES
Excellence. We promote a results-driven culture that creates exceptional service, experiences and outcomes.

Community. We recognize that the community always comes first, and this value drives our policies and practices.

Accountability. We hold ourselves to the highest standards.

Empowerment. We harness the collective power of residents in our neighborhoods and properties so that together we can accomplish our dreams.

Leadership. We are a catalyst for change in the community by being innovative, thoughtful, and proactive.

HOMEOWNERSHIP
Homeownership helps people build assets and plays a vital role in building strong, stable communities. Through classes and counseling we support people to purchase a place to call home.

2018 HIGHLIGHTS
► 163 households received pre-purchase counseling.
► 84 families bought their first home.

FINANCIAL COACHING
Whether the dream is to increase savings, maintain a budget, or improve credit we provide one-on-one support to help people develop a plan and reach their financial goals.

2018 HIGHLIGHTS
► 97 adults received financial coaching and 30 made progress towards a financial goal.
► 38 youth set financial goals and 19 opened a bank account and realized saving.

HOUSING DEVELOPMENT
We transform problem properties plaguing neighborhoods into safe and affordable housing.

2018 HIGHLIGHTS
► 2 vacant properties located on High Street in the North of Main neighborhood converted into a 2-family home with ample green space and parking.
► 1 completed roof on the Fitchburg Arts Community.
NewVue receives TD Bank Housing for Everyone Award

SMALL BUSINESS
Small businesses play a critical role in our region’s economy. Through our commitment to providing individualized technical assistance we support local entrepreneurs as they create jobs and build vibrant business districts in North Central Massachusetts.

2018 HIGHLIGHTS

- **112 businesses** were counseled, creating and retaining **138 jobs** in the region.
- **13 businesses** secured **$1,035,000** in commercial loans.

COMMUNITY ORGANIZING
Through leadership training, support for resident-led campaigns, and community celebrations we empower residents to be a part of the change they want to see in their neighborhoods.

2018 HIGHLIGHTS

- **10 residents** graduated from the newly launched “Community Stewards” resident leadership training program.
- **449 volunteers** invested **3,139 hours** of their time to improve their community.

RESOURCE DEVELOPMENT
As part of NewVue’s commitment to the sustainability of our organization and to the region, we diversify funding sources to ensure that our programs and services will continue regardless of gaps in program funding.

2018 HIGHLIGHTS

- **$297,900 of unrestricted funding** was raised through the Community Investment Tax Credit program.
- Individual donors contributed **$10,132**.
2018 FINANCIALS

SUMMARY OF FINANCIAL POSITION, DECEMBER 31

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Assets</td>
<td>5,170,901</td>
<td>5,329,959</td>
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<tr>
<td>Liabilities</td>
<td>175,130</td>
<td>488,653</td>
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<tr>
<td>Net Assets</td>
<td>4,995,771</td>
<td>4,841,306</td>
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<tr>
<td>Total Liabilities and Net Assets</td>
<td>5,170,901</td>
<td>5,329,959</td>
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</table>

SUMMARY OF FINANCIAL ACTIVITIES, DECEMBER 31

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Revenue</td>
<td>1,523,705</td>
<td>1,443,398</td>
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<tr>
<td>Operating Expenses</td>
<td>1,494,240</td>
<td>1,351,564</td>
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<tr>
<td>Change in Unrestricted Net Assets Before Depreciation</td>
<td>29,465</td>
<td>91,834</td>
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<tr>
<td>Depreciation and Amortization</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Change In Unrestricted Net Assets from Operations</td>
<td>29,465</td>
<td>91,834</td>
</tr>
<tr>
<td>Non-Operating Revenue and Expenses</td>
<td>–</td>
<td>175,000</td>
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<tr>
<td>Other Changes in Net Assets</td>
<td>125,000</td>
<td>(228,222)</td>
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<tr>
<td>Total Changes in Net Assets</td>
<td>154,465</td>
<td>38,612</td>
</tr>
</tbody>
</table>

NewVue Communities 2018 Financial Statements (Audited)
NewVue Communities 2017 Financial Statements (Audited)

THANKS FOR ANOTHER GREAT YEAR!