



NewVue

communitiesSM



*The Feliciano family
in front of their new
home in Gardner.*

PATHWAYS TO HOMEOWNERSHIP — TRANSFORMING NEIGHBORHOODS

PATHWAYS TO HOMEOWNERSHIP—TRANSFORMING NEIGHBORHOODS captures the essence of our work. Every day we work to transform neighborhoods through our small business program, community organizing efforts and homeownership initiatives. We believe homeownership can be a key tenet to driving and sustaining healthy neighborhoods.

The interconnectedness of these programs is captured wonderfully by Luis Feliciano's experience, Luis is pictured above with his family in their new home in Gardner.

Luis's story began four years ago, when he walked into NewVue Communities to talk with our small business department about opening a barbershop in downtown Fitchburg. **"NewVue was able to help me achieve my goals in opening my own business and to be able to help me get to where I am today."**

With his business up and running successfully, he turned his attention to buying a home. It was our first-time homebuyer classes that helped Luis and his wife navigate the home-buying process.

Luis' experience embodies the 'American Dream' and how we are working to create healthy neighborhoods—thriving small businesses and invested residents that get involved and give back. The proud father, business owner and homeowner is now volunteering for ReImagine North of Main, one of our key initiatives, to make a great Fitchburg neighborhood.

2016 was our first full year as NewVue Communities, a regional organization that serves nearly a quarter of a million of residents in 22 communities. Our mission remains the same: creating strong and healthy neighborhoods where residents choose to live, work and invest. We invite you to join us in our efforts to transform neighborhoods as we **SERVE, BUILD, INNOVATE** and **INVEST**. These operating principles are key to *Transforming Neighborhoods*.

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.



First Time Homebuyers Education Graduates, March 2016.

HOMEOWNERSHIP

At NewVue Communities, we believe home ownership is an important component to achieving the "American Dream." It isn't just about housing, but creating a place to call 'home,' where people are invested in their neighborhood.

2016 HIGHLIGHTS

- ▶ **188 households** received pre-purchase counseling; **95 families** bought their first home.
- ▶ **72 families** sought foreclosure counseling; **39 homeowners** had successful modifications.
- ▶ **8 homes** are lead-safe through a new program that focuses on Fitchburg, Clinton, Athol and Gardner.



Resident Services Coordinator, Brenda Piccard-Muniz plays the Game of Life with Water Mill Residents.

HOUSING STABILITY

We believe in safe, stable, affordable housing. Through the Housing Stability Program, NewVue is proud to provide our tenants access to certified financial coaching and budgeting, credit repair and other resources aimed to prevent eviction and reduce hypermobility, creating stronger communities. We are now bringing these services into the community at large to ensure stable housing for tenants and homeowners alike.

2016 HIGHLIGHTS

- ▶ **107 tenants** counseled.
- ▶ **30 tenants** coached.



Leighton Street renovations.

HOUSING DEVELOPMENT

When a large group of community leaders and residents were asked to identify the top factor in their perception of a community—aesthetics was number one. That is one of the reasons we redevelop blighted buildings into quality housing. We actively purchase degraded properties that plague neighborhoods and turn them into assets.

Once redeveloped, we are committed to the upkeep of our properties, maintaining them as valuable community assets.



2016 HIGHLIGHTS

- ▶ We **renovated 4 Leighton Street** and added **3 apartments** which serves the homeless. This is NewVue's oldest property.
- ▶ We became the receiver of **2 two-family homes** on Pacific Street in Fitchburg.



COMMUNITY ORGANIZING

Transforming a community takes time and commitment. With the *Relmagine North of Main* Initiative in its third year, NewVue works closely with community partners and residents, helping them engage and organize to build a healthy future for their neighborhood. We empower residents to be the change they want to see. This starts with engaging residents of all ages at various events throughout the year, including one of the youngest pictured here.

A young resident meets Mayor DiNatale and Representative Hay at Relmagine Neighbor Summit, May 2016.

2016 HIGHLIGHTS

- ▶ **55 local businesses** helped us make our **8th Annual** Trick or Treat on Main Street in Fitchburg a success; **2,398 residents** came out for the family friendly day.
- ▶ **558 volunteers and residents** participated in **35 events** of various sizes, including our first Porchfest.
- ▶ We mobilized **3,772 volunteer hours**, which were invested back into the community.
- ▶ **7 resident leaders** attended the Community Leadership Institute in Columbus, Ohio, to work on our gardening project.



Ray Belanger, Small Business Director and the Laszlo Family at their farm in Ashby, where they make fresh natural dog treats and specialty meats.

SMALL BUSINESS

Small Business is the key to economic development. Whether it is a successful business owner ready to take that next big step to expand or someone just starting out with an entrepreneurial vision—NewVue is committed to providing individualized technical assistance. NewVue helps business owners test their ideas on paper through comprehensive business planning, and also guides them in preparing financial requests to help start or grow their business. This support allows them to invest both time and money wisely.

2016 HIGHLIGHTS

- ▶ **98 businesses** were counseled, creating and retaining **185 jobs** in the region.
- ▶ Assisted **9 businesses** to secure **\$395,750 in commercial loans**.



Community Investment Tax Credit Thank You Event, hosted by small business clients Jim & Allison Lattanzi, Hollis Hills Farm, Fitchburg, June 2016.

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.

Thank you to all of our 2016 donors who made all this work possible.

2016 HIGHLIGHTS

- ▶ **\$407,744 of unrestricted funding** was raised through the **Community Investment Tax Credit** program.
- ▶ Individual donors contributed **\$18,765**.

STAFF MEMBERS

Ray Belanger
Director of Small Business

Flor Cintrón
Office Manager

Steve Cook
Director of Housing Development

Marc Dohan
Executive Director

Lisa Dutton-Swain
Resource Development Director

Shannon Erb
Lead Coordinator/Housing Counselor

Meredith Geraghty
Director of Community Organizing

Matthew Karlin
Community Organizing Fellow

Madeline Mendoza
HomeOwnership Program Manager

Laurel Miller
Evaluation & Compliance

Anne Mola
Chief Financial & Operating Officer

Brenda Piccard-Muniz
Resident Services Coordinator

Elizabeth Rivera
Office Administrator

Ana Rodriguez
Office Administrator

Jacqueline Scribner
Housing Counselor

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2016 FINANCIALS

SUMMARY OF FINANCIAL POSITION, DECEMBER 31

	2016	2015
Total Assets	4,689,240	9,019,835
Liabilities	78,882	596,052
Net Assets	4,610,358	8,423,783
Total Liabilities and Net Assets	4,689,240	9,019,835

SUMMARY OF FINANCIAL ACTIVITIES, DECEMBER 31

	2016	2015
Operating Revenue	1,697,402	1,353,931
Operating Expenses	1,312,019	1,241,251
Change in Unrestricted Net Assets Before Depreciation	385,383	112,680
Depreciation and Amortization	–	40,907
Change In Unrestricted Net Assets from Operations	385,383	71,773
Non-Operating Revenue and Expenses	–	–
Other Changes in Net Assets	(4,015,604) ¹	83,128
Total Changes in Net Assets	(3,630,221)	154,901

¹In 2016 the agency had a non-cash adjustment related to real estate transfers among related parties.

NewVue Communities 2016 Financial Statements (Unaudited)

NewVue Communities 2015 Financial Statements (Audited)



Resident Appreciation Holiday Party,
December 2016.



Matthew Karlin and Ray Belanger pull together
29 coats for children in Athol through our Coats
for Kids program in partnership with Burlington
Coat Factory, November 2016.

THANKS FOR ANOTHER GREAT YEAR!



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NeighborWorks[®]
HOMEOWNERSHIP CENTER
CHARTERED MEMBER

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