



NewVue

communitiesSM



CREATING AFFORDABLE APARTMENTS — CARTER SCHOOL RENOVATION

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.



First-time homebuyer at the closing for their new home

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 Coach Brenda Piccard working with youth towards their financial goals

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** youth set financial goals and **19** opened a bank account and realized saving.



Topping Ceremony for the BF Brown School

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.



First graduation of Community Stewards

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.



Ribbon Cutting Ceremony for Strong Style Coffee in downtown Fitchburg.

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.



NewVue receives TD Bank Housing for Everyone Award

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 2018 donors who made all this work possible.

2018 HIGHLIGHTS

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

STAFF MEMBERS

Ray Belanger
Director of Small Business

Flor Cintrón
Office Manager

Steve Cook
Director of Housing Development

Joshua Croke
Small Business Developer

Marc Dohan
Executive Director

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Crystal Sirois
Office Administrator

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Office Administrator

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Pamela Lawrence

Philip Duffy

2018 FINANCIALS

SUMMARY OF FINANCIAL POSITION, DECEMBER 31

	2018	2017
Total Assets	5,170,901	5,329,959
Liabilities	175,130	488,653
Net Assets	4,995,771	4,841,306
Total Liabilities and Net Assets	5,170,901	5,329,959

SUMMARY OF FINANCIAL ACTIVITIES, DECEMBER 31

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

NewVue Communities 2018 Financial Statements (Audited)

NewVue Communities 2017 Financial Statements (Audited)



Executive Director with the NewVue Board of Directors at the newly renovated home on High Street



First-time homebuyer at the closing for their new home

THANKS FOR ANOTHER GREAT YEAR!



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