



# 2022 Impact Report



## OUR MISSION & VISION

NewVue Communities is led by community members of diverse incomes and backgrounds; we develop quality housing, create economic opportunities, and foster civic engagement in North Central Massachusetts. We envision healthy communities where residents live, work, and invest.

## OUR RACE EQUITY PLEDGE

**We commit** to learning and addressing the different levels of racism so we can take action to dismantle those inequities. **We believe** that our staff should be diverse, equitable, inclusive, and representative of the communities we serve. **We believe** that our board should be diverse, equitable, inclusive, and representative of the communities we serve. **We believe** in authentic representation in our programming and services.

## OUR THANKS

Our accomplishments in 2022 would not have been possible without the support of business partners, funders, public officials, those who seek our services, donors, residents and our staff.





## Small Business Technical Assistance

Our small business team helped a variety of businesses from farm, salon, and restaurant owners, to fitness, music and nonprofit organizations.

**86** businesses were counseled

**55** business assisted were business owners of color

**75** jobs were created

**120** jobs were retained

Assisted with 12 loans totaling **\$900,000**

Assisted with 10 grants totaling **\$100,000**



## Housing and Financial Services

Whether it was learning how to prepare and purchase a first home to families needing support to avoid eviction or foreclosure, our housing services staff were ready to lend a hand.

**289** households completed our First-time Homebuyer's Class

**113** households purchased their first home

**71** households avoided eviction

**48** homeowners avoided foreclosure

**29** households secured Homeowner Assistance Funds

**\$556,281** in Assistance Funds were distributed



# Stewards in Action: Equity Vaccine Campaign

Not everyone had the same access to the COVID-19 vaccines. Lack of information, transportation, language barriers and, in some cases, fear of our healthcare system resulted in lower-income families or families of color less likely to receive the vaccine. Together with our Health Care For All partners, NewVue's Health Equity Vaccine Team accomplished the following:

- Reached out to **6,233** individuals
- Made referrals to vaccination clinics
- Distributed thousands of hand sanitizers, masks, wipes
- Educated the community about COVID-19
- Helped families be safe
- Provided translation in Spanish at clinics





With the lifting of the COVID restrictions, NewVue's stewards came out in force and were instrumental in leading new community events that brought people together.

Five NewVue Mini Grants were awarded to stewards to offer community projects.

102 new stewards graduated

## Community Organizing

- Mural with Community Mural Institute
- The Thurston Consort
- The Lights Festival at Riverfront Park
- Riverfront Walk with Marion Stoddart
- Riverfront Groundbreaking Ceremony
- River City Rhythm and Rock Festival



# Fitchburg Arts Community

68 Artist Preference Apartments  
BF Brown School, High School  
Annex, City Stables

- State funding approved in early 2022
- City of Fitchburg contributed \$450,000 in ARPA funding
- Closing scheduled spring 2023
- Construction schedule: 20 months
- Total Development Cost: \$45 million







1012 Main Street, Leominster

## Liabilities to Assets

This program renovates abandoned homes causing neighborhood blight into affordable homes for sale.

### 58 Osgood Street Completed

Completely electric; Went under agreement in Jan 2022.

### 1012 Main St, Leominster

Project completed, Completely Electric

### Projects under construction: (To be completed in 2023)

- 4 Upton Street, Fitchburg
- 204 Freedom Street, Athol



# Athol Schools Project

NewVue is expanding affordable housing in Athol, MA. In September NewVue was designated as the developer of the Bigelow and Riverbend Schools.

- Fifty-three intergenerational apartments
- New senior housing located in a new building that will connect the historical buildings



Residences at the Park

[intergenerational living at the BIGELOW-RIVERBEND Schools]

PROPOSED RENDERING





# Renovation of Our Cleghorn Properties

Our three Cleghorn properties in Fitchburg were one of the first affordable housing projects completed by NewVue decades ago.

- **128 Fairmont Street** was renovated to include adding two new accessible apartments and a new laundry room where a former store was located.
- **42 Clarendon Street** renovations were completed that also included a new laundry room and modernized kitchen and bathrooms.
- **105 Plymouth Street** renovations were begun with modernized kitchen and bathrooms along with a new electrical system and windows.



# Accomplishments Across the Agency

**Race Equity, Diversity and Inclusion (REDI) Committee:** The REDI committee made up of staff and board members was established in late 2021. The committee used 2022 to focus on the needs of the Agency to remain true to our Race Equity Pledge. Some members attended national conferences as well as regional training. A detailed REDI Plan was developed, approved by the board and now serves as a guide in our race equity work.

**Community Tax Investment Program (CITC):** In 2022 NewVue, was awarded 250,000 tax credits, again, the largest number of tax credits available to a community development corporation. This award is the result of NewVue working diligently towards meeting the goals identified in our Community Investment Plan. The award is also a result of our success in keeping previous CITC donors committed to this important resource development program and engaging new CITC donors. Thank you!



## 2022 Financials

2022

### Summary of Financial Position: December 31, 2022

<b>Total Assets</b>	<b>\$ 3,652,994</b>
Liabilities	\$ 176,495
Net Assets	\$ 3,476,499
<b>Total Liabilities and Net Assets</b>	<b>\$ 3,652,994</b>

### Summary of Financial Activities: December 31, 2022

Operating Revenue	\$ 2,543,819
Operating Expenses	\$ 2,312,827
<b>Change in Net Assets Before Depreciation</b>	<b>\$ 230,992</b>
Change in Net Assets with Donor Restriction	\$ 103,750
<b>Total Changes in Net Assets</b>	<b>\$ 334,742</b>

This financial information is from NewVue Communities, Inc. only.

# Financials



# Our 2022 Leadership and Staff

## OUR BOARD OF DIRECTORS

**Thomas Gray**  
*President*

**Evelina Rodriguez**  
*Vice President*

**Christina DiRusso**  
*Treasurer*

**Erin Nano**  
*Assistant Treasurer*

**William Cortezia**  
*Clerk*

**Marta Albizu**  
*Assistant Clerk*

## DIRECTORS

**Barbara Abraham**  
**Anwar Arenas**  
**Jay Bry**  
**Phillip Duffy**  
**Beatrice Kabaya**  
**Emily MacRae**  
**Laura O’Kane**

## OUR STAFF

**Ray Belanger**  
*Director of Small Business*

**Flor Cintrón**  
*Accounting Assistant*

**Steve Cook**  
*Director of Design and Construction*

**Marc Dohan**  
*Executive Director*

**Shannon Erb**  
*Systems Administrator and  
Evaluation Coordinator*

**Kerry Flathers**  
*Director of Development and  
Communication*

**Meredith Geraghty**  
*Program Officer*

**James Linfield**  
*Real Estate Project Developer*

**Jacqueline Mastrangelo**  
*Small Business Developer*

**Madeline Mendoza**  
*Director of Housing and Financial  
Services*

**Anne Mola**  
*Chief Financial Officer*

**Brenda Piccard**  
*Financial Coach*

**Francisco Ramos**  
*Director of Community Organizing*

**Anne Reitmayer**  
*Director of Finance and Acquisition*



**"NewVue helped me  
buy my first home for  
my family.**

**I've participated in the  
Steward Leadership  
Program**

**Now, I'm a NewVue  
board member.**

**I've seen their impact."**

**Derek Craig**







Creating Communities Where We Choose to Live, Work & Invest

[newvuecommunities.org](http://newvuecommunities.org)

Phone: 978.342.9561



**Cover Photo Artwork**

**“POWER OF ART”**

Lead Artist: Shara Osgood

Artists: Amber Haney, Monique Reverie & Maxwell Zaleski

Photographer: Andrew Cunningham

Community project in collaboration with the Community Mural Institute.

June 2022