



NewVue  
communities<sup>SM</sup>

Reimagining  
Neighborhoods

Healthy Neighborhoods  
& the ARTS



2017 ANNUAL REPORT



Dear NewVue Friend,

The homegrown green beans proudly presented in this resident's hand during our Garden Box competition captures so fittingly the important work of NewVue Communities over the past year. Through incredibly committed residents, all our partners, and donors, we are planting seeds and cultivating—**healthy neighborhoods where residents choose to live, work and invest.**

This has truly been a milestone year for NewVue Communities. Together we are reimagining neighborhoods and are seeing the germination of our most ambitious initiatives in our history:

**Housing Development.** With the goal to create artist preference housing in the former B.F. Brown School (featured in an artist rendering on the front cover), which will be called the 'Fitchburg Arts Community.' You can read more about this exciting initiative on page six. In addition, we are converting the former Carter Junior High School in Leominster into affordable apartments.

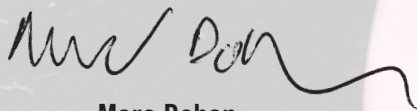
**Housing Services.** We believe that housing and financial stability is the key to healthy neighborhoods. We continue to expand our initiatives to meet the needs of our communities.

**Community Organizing.** Without our residents, our work wouldn't be possible. They continue to do amazing work in the community through their time and talents.

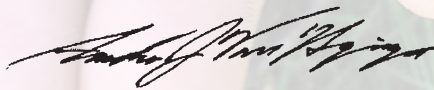
**Small Business.** Small business owners help weave the fabric of the community together by providing important services and creating employment opportunities.

Of course, all of our work wouldn't be possible without our very generous donors, funders and partners, so on behalf of the board of directors, staff and community, we extend a heartfelt thanks to all who make our work possible.

Sincerely,



**Marc Dohan**  
Executive Director



**Andrew Van Hazinga**  
President, Board of Directors





# HOUSING SERVICES

NewVue Communities believes in not just housing, but a place to call home. We help families become homeowners as well as help tenants increase financial stability and literacy with support from our local partners.

## 2017 IMPACT

- 205** Families educated, and 142 of them invested in themselves and became first-time home buyers.
- 52** Homes were deleaded, providing safe housing for children and families.
- 44** Families learned to better manage their finances through financial literacy and coaching.
- 42** Families received foreclosure counseling; 26 homeowners had a successful outcome.

## OUR PROGRAMS

- Financially Fit for youth and families
- Down Payment Assistance Program
- Individual Pre-Purchase Coaching
- First Time Homebuyer Education
- Post Purchase Coaching
- Make Your Home Lead Safe
- Home Improvement
- Foreclosure Counseling
- Post Loan Modification Coaching

*Madeline Mendoza and thirteen graduates of NewVue's First Time Homebuyers Class in Fitchburg*





# HOUSING DEVELOPMENT

NewVue Communities redevelops problem properties into housing for working families. We buy properties that blight neighborhoods and turn those liabilities into assets.



CITC Donor Appreciation Event at the former Carter Junior High School in Leominster

## OUR STRATEGY

- We work closely with local and state officials to choose our projects.
- In addition, we partner with property owners and businesses to revitalize neighborhoods.

## 2017 IMPACT

39	Affordable apartments will repurpose the former Carter Junior High School because the agency was able to secure all the necessary funding.
95,257	Square feet will be converted into artist preference housing.
\$7.5M	Secured funding to develop liabilities into assets.

# SMALL BUSINESS

NewVue Communities helps entrepreneurs realize their vision of owning their own business. They may know their skill: cutting hair, selling clothes, or running a farm, but need help with turning that idea or skill into a business that will be profitable. We provide individualized assistance to help aspiring and established businesses test their ideas on paper, so they can invest money and time successfully.

## OUR PROGRAMS

- One-on-One Technical Assistance
- Credit Initiative
- Build Thriving Downtowns
- Rural Initiative
- Creative Economy



Rituals Salon & Spa ribbon cutting in Leominster.



Beemer's Pub & Grill ribbon cutting in Fitchburg. Left to right: Tillie Ryan, Ray Belanger (NewVue), Rebecca Beaton, Alison Moranta, Rep. Stephan Hay, Peter Cote (Beemer's), Mayor DiNatale, Roy Nascimento, Sandie Cataldo and Norman Vigeant

## 2017 IMPACT

99	Businesses counseled through one-on-one technical assistance.
153	Jobs created and retained through our programs and initiative.
\$963K	Packaged loans were funded for local businesses.





*Kristofer Diaz plays games at Fitchburg's National Night Out at Lowe Park.*

# COMMUNITY ORGANIZING

NewVue Communities works closely with community members to help them organize and build a healthy future for their neighborhood. We empower residents to be the change that they want to see.

## OUR PROGRAMS

- One-on-one and neighborhood meetings
- We organize and support large-scale community traditions that help bring people together.
- We are working to build space and cooperation among the residents in the North of Main neighborhood of Fitchburg.

*Residents gather for a neighborhood meeting to discuss speeding.*



*Brenda Piccard and residents at a May 2017 Beautification event.*

## 2017 IMPACT

- 161** North of Main residents expressed their ideas to improve the neighborhood.
- 3,000** Residents participated in Fitchburg's 'Trick or Treat' on Main Street in partnership with the city and local businesses.
- 30** Artists and musicians engaged through various events.
- 500** Residents and volunteers contributed 3,500 hours of volunteer time to improve their neighborhood.



# Reimagine North of Main

Fitchburg, Massachusetts

There are four critical pieces to our vision—*Community Organizing, Homeownership, Development and Small Businesses*—to reimagining North of Main. Our plans include leveraging the neighborhood's rich arts, education and cultural resources.



Artist rendering of B.F. Brown School, part of the proposed 'Fitchburg Arts Community'

From the ashes of a 2016 fire, the artist housing project at the former B.F. Brown School, now called the Fitchburg Arts Community, is moving forward. The City Council heard two orders regarding the project.

The first would allocate \$1.6 million of an insurance settlement from the fire to NewVue Communities, the organization collaborating with the Fitchburg Art Museum on the between \$20 and \$25 million renovation.

The second would sell the property to NewVue Communities for \$5,000 with the promise the organization will complete the renovation—a project many local leaders

believe will be an economic driver for downtown Fitchburg.

The Fitchburg Arts Community, alongside the City Hall and Theater Block renovations, is part of a trio of major projects planned or under way near the north end of Main Street.

"This is a boatload of simultaneous investment in downtown Fitchburg," said Nick Capasso, the director of the Fitchburg Art Museum.

For the complete article: [www.sentinelandenterprise.com/news/ci\\_31781226/school-building-rising-from-ashes](http://www.sentinelandenterprise.com/news/ci_31781226/school-building-rising-from-ashes)

## HOUSING DEVELOPMENT



Artist rendering of the proposed Theatre Block in Fitchburg

There's still work to be done, but the first phase of the Theater Block renovation downtown is well underway, said Fitchburg State University President Richard Lapidus.

He showed the roughly 6,000-square-foot space, which was stripped to the studs during construction work that started this fall, during a tour of the site with local and state officials. "The university has a responsibility (to bring people together) and we do that well," he said. "The space will allow us to extend that." Jay Bry, FSU's vice president of finance and administration, said the second-floor space that faces Main Street is expected to be completed in April with the Idea Center, a space for entrepreneurship, projected to see use starting this summer.

The remainder of the upstairs will be used as a computer lab for students enrolled in the university's game design program. The \$2.8 million project, funded by the university's operational funds, represents the first step toward renovating the Theater Block, which, aside from a handful of storefronts, has remained largely empty since the 1980s. Fitchburg State University purchased the Theater Block in November 2016 and announced a three-phase plan to bring students and foot traffic downtown.

For the complete article: [www.sentinelandenterprise.com/breakingnews/ci\\_31634053/fitchburgs-downtown-theater-block-renovation-shows-progress](http://www.sentinelandenterprise.com/breakingnews/ci_31634053/fitchburgs-downtown-theater-block-renovation-shows-progress)

## SMALL BUSINESS

Article excerpts on this page reprinted from the Sentinel & Enterprise





## HOMEOWNERSHIP

Some first-time home buyers looking to purchase a property in the North of Main neighborhood will be eligible for assistance through a new grant program.

“It’s more empowerment for the neighborhood,” said Madeline Mendoza, Homeownership Program Manager at NewVue Communities.

Relmagine North of Main and the North Central Massachusetts Community Reinvestment Act Coalition both donated \$10,000 to create a \$20,000 grant fund for buyers looking for assistance with placing a down payment on their first home.

Prospective buyers can apply for an up to \$4,000 first-come, first-serve grant, until the money runs out.

The goal is to encourage more owner-occupied homes in the neighborhood, said Mendoza as she stood outside a home on Fox Street listed for \$199,000, one of only a few for sale in the neighborhood.

“When (the owners) are living here, they care what the yard looks like,” said Richard Healy, president at Foster Healey Real Estate Inc.

Buyers need a signed purchase and sales agreement with no more than 90 days closing and must live in the house for at least two years.

*ABOVE: Madeline Mendoza, Beatrice Kabaya, James Momanyi, Marc Dohan, Rick Healey. Back Row: Dana Roberts, Mayor DiNatale, Rep. Stephan Hay, Tricia Pistone, Yasmine Loft, Kendra Uusitalo and Brian Cormier, at the announcement of the North of Main down payment assistance program*

*For the complete article: [www.sentinelandenterprise.com/news/ci\\_31267671/house-hunters-given-incentive-purchase-north-main-properties](http://www.sentinelandenterprise.com/news/ci_31267671/house-hunters-given-incentive-purchase-north-main-properties)*

## COMMUNITY ORGANIZING

For months residents in a neighborhood north of Main Street have tended to their garden and while many have food—tomatoes, eggplants and zucchinis—to show for their labor, others also have rewards that are less edible.

NewVue Communities, Relmagine North of Main and Growing Places announced the winners of the Garden Box Competition Thursday evening at the farmer’s market on the Upper Common.

The winners are:

- Most Creative Container—1st Place: Denise Tully, 2nd Place: Mary Torres.
- Most engaged: 1st Place—Crystal Surret, 2nd Place: Ruth Ferrieras, 3rd Place: Angela Chamberlain
- Best Veggie Garden—1st Place: Ellen Cunha, 2nd Place: Wendy Olson
- Best Mixed Garden—1st Place: Debra Seager

This community-building challenge, which started on Earth Day this April, came to a close Thursday, according to Meredith Geraghty, director of community organizing at NewVue. “Just working in that neighborhood I’ve come across many times of people who don’t know each other. They don’t know who lives next door,” she said.

*For the complete article: [www.sentinelandenterprise.com/news/ci\\_31211905/fitchburg-gardening-efforts-rewarded](http://www.sentinelandenterprise.com/news/ci_31211905/fitchburg-gardening-efforts-rewarded)*

*RIGHT: Young residents sit proudly with the fruits of their labor during garden box competition*





## How Residents Make A Difference

# Learn. Volunteer. Give.

As a volunteer-driven organization our work wouldn't be possible without residents who give their time and talent toward making great neighborhoods.

Visit [newvuecommunities.org](http://newvuecommunities.org) to learn more about getting involved.

## Staff and Board of Directors

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Executive Director

**Lisa Dutton-Swain**  
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**Shannon Erb**  
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Counselor

**Meredith Geraghty**  
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**Madeline Mendoza**  
Homeownership Program  
Manager

**Laurel Miller**  
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**Anne Mola**  
Chief Financial Officer

**Brenda Piccard**  
Resident Services  
Coordinator

**Milagros Whitfield**  
Front Desk Administrator

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**Philip Duffy**

**Pamela Lawrence**

**Emily MacRae**

**James Momanyi**

**Maritza Rivera**



## FINANCIALS

SUMMARY OF FINANCIAL POSITION	Dec. 31, 2017	Dec. 31, 2016
<b>Total Assets</b>	<b>\$5,329,959</b>	<b>\$4,881,575</b>
Liabilities	488,653	78,881
Net Assets	4,841,306	4,802,694
<b>Total Liabilities and Net Assets</b>	<b>5,329,959</b>	<b>4,881,575</b>
SUMMARY OF FINANCIAL ACTIVITIES		
Operating Revenue	1,443,398	1,430,770
Operating Expenses	1,351,564	1,348,127
Change in Unrestricted Net Assets Before Depreciation	91,834	82,643
Depreciation and Amortization	-	10,227
<b>Change In Unrestricted Net Assets from Operations</b>	<b>91,834</b>	<b>72,416</b>
Non-Operating Revenue and Expenses	266,834	37,465
Other Changes in Net Assets	(228,222)	(3,751,976) <sup>1</sup>
Total Changes in Net Assets	38,612	(3,642,095)

<sup>1</sup>In 2016 the agency had a non-cash adjustment of (\$4,025,143) related to real estate transfers among related parties, which is included in Other Changes in Net Assets.

