



## 2023 Impact Report



## APPROACHING 45 YEARS OF SERVICE

Our Impact Report 2023 reflects a year of meaningful accomplishments, and we enthusiastically look forward to our 45<sup>th</sup> anniversary in 2024. NewVue's progress would not have been possible without the support of business partners, funders, public officials, those who seek our services, donors, residents and our staff.

## 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.





## 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.

**136** businesses were counseled

**55%** of are clients were business owners of color

**226** jobs were created or retained

Assisted with 15 loans totaling **\$652,500**

Assisted with 11 grants totaling **\$100,572**



## 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.

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

**115** households purchased their first home

**47%** of homebuyers were people of color

**42** households avoided eviction

**66** homeowners avoided foreclosure

**\$1,531,069** in assistance funds were distributed



# Community Organizing: Developing Leaders that Lead

- **165** steward graduates recognized in May and November 2023 graduations
- **122** of our 2023 graduates are people of color
- **50** stewards who have graduated since the start of our program now serve in decision-making positions. Fitchburg Mayor, Sam Squailia has both taken a class and taught a class.





Scheduled to open in  
January 2025!

# Fitchburg Arts Community

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

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Construction began May 24, 2023

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Closed on financing June 19, 2023

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Groundbreaking Celebration November 2, 2023

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Currently meeting our goals of hiring 15% Minority  
Business Enterprises and 25% Minority Worker Hours

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The project was 30% completed on 12/31/2024

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# Athol: Residences at the Park Athol, MA

Intergenerational Affordable Housing  
Riverbend and Bigelow Schools



Residences at the Park

PROPOSED RENDERING

[intergenerational living at the BIGELOW-RIVERBEND Schools]



- The project received \$1,000,000 in special Community Project funding from the Office of Congressman James McGovern,
- Community arts project brought middle schooler art to the buildings



## 2023 Financials

2023

### Summary of Financial Position: December 31, 2023

<b>Total Assets</b>	\$	<b>4,273,985</b>
Liabilities	\$	563,866
Net Assets	\$	3,710,119
<b>Total Liabilities and Net Assets</b>	\$	<b>4,273,985</b>

### Summary of Financial Activities: December 31, 2023

Operating Revenue	\$	3,321,452
Operating Expenses	\$	2,837,163
<b>Change in Net Assets Before Depreciation</b>	\$	<b>484,289</b>
Non-Operating Revenue and Expenses	\$	(209,708)
Change in Net Assets with Donor Restriction	\$	(40,961)
<b>Total Changes in Net Assets</b>	\$	<b>233,620</b>

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

# 2023 Financials



# Our 2023 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**  
**Derek Craig**  
**Phillip Duffy**  
**Luisa Fernandez**  
**Beatrice Kabaya**  
**Emily MacRae**  
**Laura O’Kane**

## OUR STAFF

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

**Flor Cintrón**  
*Accounting Assistant*

**Regina Connerty**  
*Lead poisoning*  
**Steve Cook**  
*Director of Design and Construction*

**Marc Dohan**  
*Executive Director*

**Shannon Erb**  
*Systems Administrator*

**Kerry Flathers**  
*Director of Development*

**James Linfield**  
*Real Estate Developer*

**Jacqueline Mastrangelo**  
*Small Business Developer*

**Madeline Mendoza**  
*Director of Housing Services*

**Annie Montalvo**  
*Health Equity Worker*

**Rosel Paulino**  
*Health Equity Worker*

**Brenda Piccard**  
*Senior Financial Counselor*

**Nasharie Peralta**  
*Community Organizer*

**Francisco Ramos**  
*Director Of Community Organizing*

**Gretchen Rodriguez**  
*Health Equity Worker*

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

**Sarah Tavitian**  
*Small Business Developer*

**Dolores Thibault-Munoz**  
*Deputy Director*

**Sarah Tavitian**

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Creating Communities Where We Choose to Live, Work & Invest

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

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HOMEOWNERSHIP CENTER  
CHARTERED MEMBER