



2024 Impact Report





CELEBRATING 45 YEARS OF SERVICE

Our 2024 Impact Report reflects our accomplishments during NewVue Communities' 45th Anniversary for strengthening communities in North Central Massachusetts. We share these accomplishments with business partners, funders, public officials, those who seek our services, donors, residents, our board of directors and our staff. It is because of the support of so many that we have the impact reflected in this 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.



Small Business Technical Assistance

Our small business team supports aspiring and existing small business owners to build sustainable businesses that generate financial revenue, provide the services and products needed by the local community as well as job opportunities.

125 businesses were counseled

64 business owners were women

233 jobs were created or retained

Assisted with 19 loans totaling **\$2,962,558**

Assisted with 4 grants totaling **\$50,000**



Housing and Financial Services

Now, more than ever, the state-wide housing crisis has made our financial coaching, eviction prevention and foreclosure counseling critical to the wellbeing of families in our communities. For those in a position to pursue purchasing their first home, our first-time homebuyer class helps those families make smart financial and purchasing decisions.

227 families completed First-time Homebuyer's Class

115 families purchased their first home

60% of housing and financial services participants were people of color

52 families avoided eviction

19 homeowners avoided foreclosure

\$1,479,023 in assistance funds were distributed



Community Steward Leadership Program

Amplifying the voices of people from all walks of life elevates issues the broader community views as important. Our community stewards are addressing environmental issues, developing artists, strengthening childcare availability and engaging youth in financial stewardship.

206 steward graduates recognized in June and December 2024

1170 of our 2024 graduates are people of color

50 childcare steward graduates now have in-home licensed childcare businesses

5,266 people reached through community education



NewVue's Commitment to Affordable Housing

NewVue Communities believes that having a safe, healthy, affordable home is an essential foundation for building a happy life, a strong neighborhood, and a vibrant community.

The high demand and low supply of affordable housing has led to a housing crisis in Massachusetts and here in North Central Massachusetts, making housing unaffordable for many. Housing experts predict that Massachusetts needs to build over 200,000 new housing units by 2035 to keep pace with demand, including 6,400 in North Central Massachusetts.

NewVue is committed to working together with local, state and federal partners to develop creative solutions to address this crisis so everyone has a place they can call home. The following projects highlighted from our 2024 housing development work are examples of that commitment.

Fitchburg Arts Community

68 Artist-Preference Apartments



Completed 85% of the three-building campus construction

Held an applicant lottery with over 700 participants

Certified 100 artists interested in living at the Fitchburg Arts Community



Residences at the Park

Intergenerational Affordable Housing

Athol received special Community Project Funding of \$1,000,000 secured by the Office of State Representative James McGovern.





2024 Financials

Total Liabilities and Net Assets	\$ 4,181,073
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Summary of Financial Activities: December 31, 2024

Operating Revenue	\$ 3,098,812
Operating Expenses	\$ 3,092,170
Change in Net Assets Before Depreciation	\$ 6,642
Non-Operating Revenue and Expenses	\$ -
Change in Net Assets with Donor Restriction	\$ 28,653
Total Changes in Net Assets	\$ 35,295

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

Our 2024 Leadership and Staff

OUR BOARD OF DIRECTORS

Thomas Gray
President

Evelina Rodriguez
Vice President

Erin Nano
Treasurer

Chistina DiRusso
Assistant Treasurer

William Cortezia
Clerk

Marta Albizu
Assistant Clerk

DIRECTORS

Barbara Abraham
Derek Craig
Philip Duffy
Luisa Fernandez
Beatrice Kabaya
Emily MacRae
Laura O’Kane
Stephanie Page
Carolyn Sellars
Barbara Yanke

OUR STAFF

Ray Belanger
Director of Small Business

Flor Cintrón
Accounting Coordinator

Steve Cook
Director of Design and Construction

Marc Dohan
Executive Director

Kerry Flathers
Director of Development and Communications

Angelica LaCourse
Outreach Worker

James Linfield
Real Estate Project Developer

Jacqueline Mastrangelo
Small Business Developer

Madeline Mendoza
Director of Housing and Financial Services

Annie Montalvo
Outreach Worker

Nasharie Peralta
Community Organizer

Brenda Piccard
Senior Housing Counselor

Francisco Ramos
Director of Community Organizing

Gretchen Rodriguez
Outreach Worker

Yenny Sanchez
CLPPP Case Manager

Sarah Tavitian
Small Business Developer

Cathy Walker
Director of Finance and Controller

Milagros Whitfield
Administrative Coordinator

THANK YOU FROM NEWVUE





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