

# 2023

## Community Impact Report

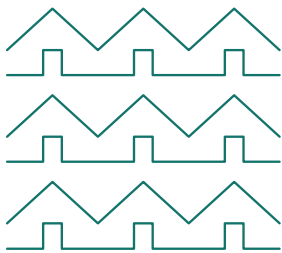
Everyone deserves a place to call home



# 2023 At a Glance

Avesta Housing is the largest nonprofit affordable housing provider in northern New England. Founded in 1972, Avesta's mission is to improve lives and strengthen communities by promoting and providing quality affordable homes for people in need.

# 102



**TOTAL  
PROPERTIES**

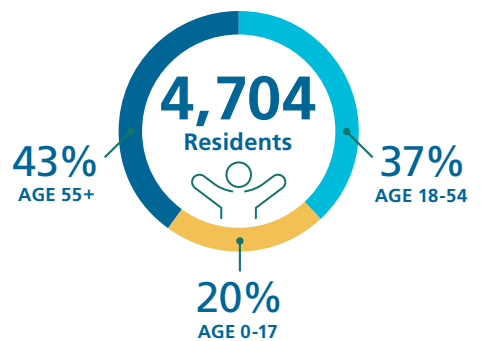
# 3,109

**HOMES  
(APARTMENT  
UNITS)**



# 41

**MUNICIPALITIES  
SERVED**



# \$18,071

**MEDIAN INCOME  
OF RESIDENTS**

## 2023 Awards



**MAINEHOUSING STEPHEN B. MOOERS AWARD**  
President & CEO Rebecca Hatfield

**PORTLAND OLD PORT BEST OF 2023**  
Best Property Management Company

**SOUTH PORTLAND BUSINESS AWARD**  
West End Apartments

**GROWSMART MAINE SMART GROWTH AWARD**  
West End Apartments

**MAINE REAL ESTATE AND DEVELOPMENT  
ASSOCIATION NOTABLE PROJECT AWARD**  
Gauvreau Place



# Ben and Lilian



Ben and Lilian and their four children have lived at Brick Hill Townhouses in South Portland since 2010. Ben is a home care worker with Maine Behavioral Health and Lilian is a special project coordinator for The Opportunity Alliance WIC program. They were refugees from South Sudan, where Lilian was a program assistant with the World Health Organization.

Both parents appreciate how ideal the Brick Hill community is for families with children.

"I like how the area is situated," says Lilian.

"There are no busy streets; it's really quiet. For all our children, this is their home. This is their neighborhood."







# New Affordable Homes in 2023

In 2023, Avesta Housing opened three new properties with a total of 152 homes. These properties are in a mix of rural and urban settings in Maine and New Hampshire. All three create additional, much-needed affordable housing for individuals and families of any age.

Our real estate development team works diligently to create new affordable homes. An investment in housing that people can afford is an investment in the future of our communities.

## PORTER STATION

Portland, ME

60 NON-AGE-RESTRICTED HOMES

PHOTO BY JEFF STEVENSON



# RIVER TURN I

Conway, NH

40 NON-AGE-RESTRICTED HOMES



“Our collaboration with Avesta on the development of River Turn in Conway is the latest project in a long and productive relationship to build quality affordable housing in New Hampshire’s communities. We are pleased to provide federal and state funding for these new units in Conway, which will provide much-needed homes for its workforce in one of the most popular recreational destinations in the state.”



– **Rob Dapice**  
Executive Director/CEO  
New Hampshire Housing

# WEST END II

South Portland, ME

52 NON-AGE-RESTRICTED HOMES

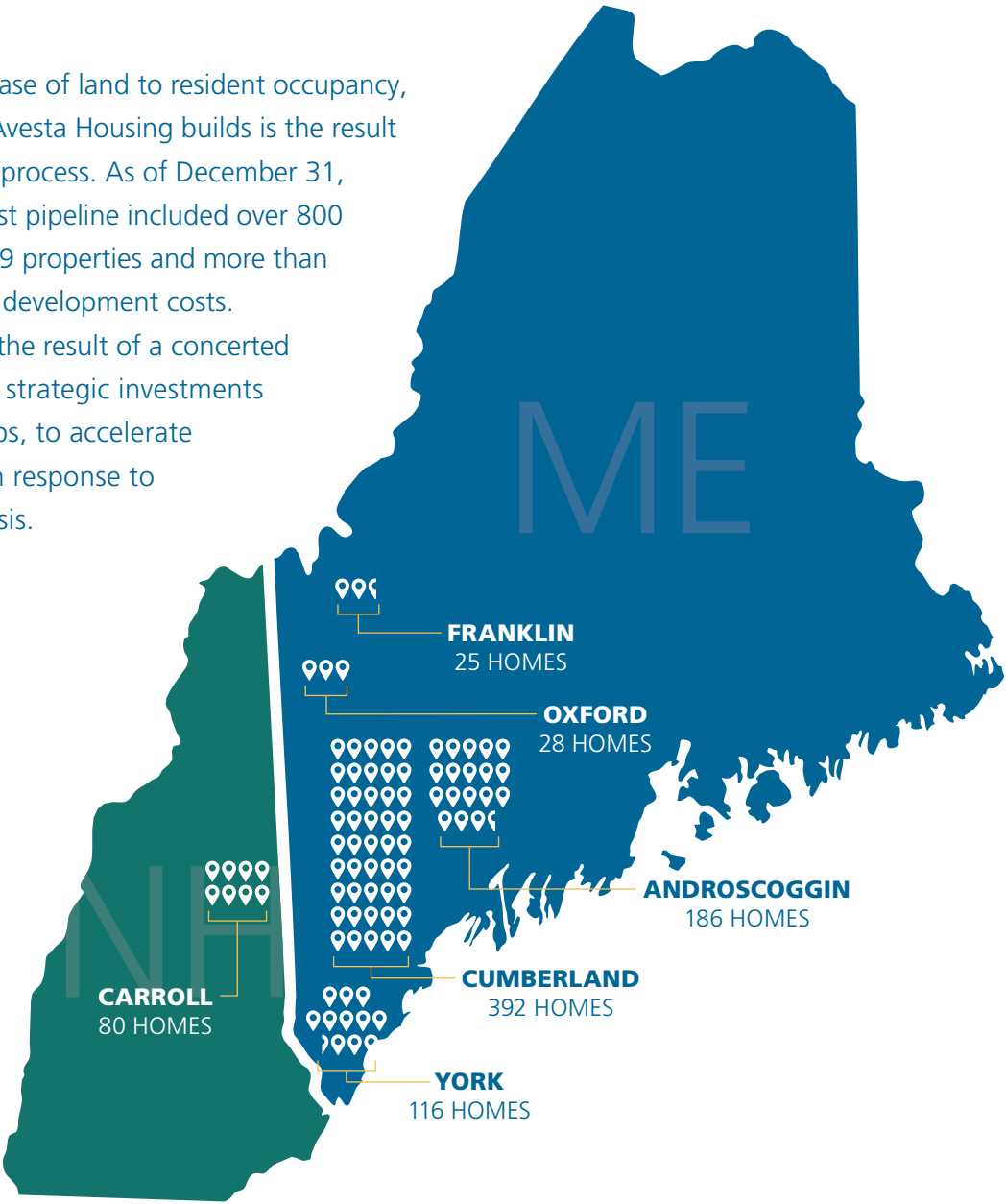
PHOTO BY TRENT BELL PHOTOGRAPHY





# Affordable Homes in Development

From the purchase of land to resident occupancy, each property Avesta Housing builds is the result of a years-long process. As of December 31, 2023, our robust pipeline included over 800 homes across 19 properties and more than \$300 million in development costs. This pipeline is the result of a concerted effort, through strategic investments and partnerships, to accelerate development in response to the housing crisis.



# Nicole and Anna



Nicole moved into Unity Village at Bayside in Portland in November with her teen daughter, Annabelle, and their cat, Gloria. Originally from Norway, Maine, Nicole has complex health issues that made it difficult to maintain housing. Before moving into their Avesta home, Nicole and Anna were living with Nicole's parents.

Nicole loves her Avesta home. "My apartment is amazing! It's gorgeous. I love everything that Avesta has to offer," says Nicole. Her first night at Unity Village at Bayside, Nicole got locked out of her apartment. "The residents next door let me stay in their apartment until a locksmith came," she says. "Who does that? It just shows that I have good neighbors."





# Housing Stability

**A home is much more than a building. It's where the day starts and ends.**

It's where family, friends, and neighbors get together. It's full of hopes, dreams, and love. Knowing this, Avesta Housing prioritizes housing stability for residents and helps build prosperous neighborhoods in Maine and New Hampshire communities.

In 2023, our leasing team processed thousands of applications from people seeking affordable housing. The need continues to be far greater than the available homes, even as we bring new homes online as quickly as possible.

Avesta residents benefit from a professional property management and resident services team. Thanks to strategic partnerships with many service providers, our resident services team can connect residents with a wide range of community resources.

Our assisted living properties, 75 State Street in Portland and Inn at Village Square in Gorham, provided a high-quality continuum of care in Maine for 191 older adults in 2023.

"Southern Maine Agency on Aging is pleased to partner with Avesta, and we applaud their leadership in the housing space. We look forward to continuing to find more ways to serve the thousands of older adults in our state who so desperately need and deserve a safe space to live."

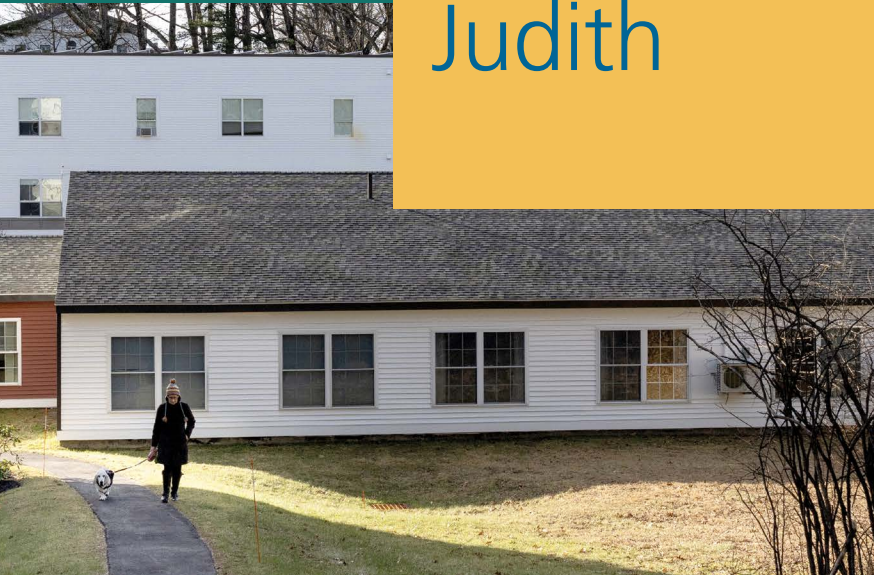


– **Megan Walton**, CEO  
Southern Maine  
Agency on Aging





# Judith



Judith has called Hillside at Village Square in Gorham home since early 2023. She lives there with her 14-year-old rescue dog, Gibson, after being on Avesta's wait list for a number of years. A professional artist with a master's degree in fine arts, Judith has worked in art education and administration.

Nearing retirement and unable to work full-time, finding affordable housing had been a challenge. She is grateful for her Avesta home. "I love my apartment. It's beautiful," says Judith. "I have a view of the woods, and the campus is lovely. Before, to take Gibson for a walk I had to put him in the car and take him to a dog park. Now we can just walk around. I feel so lucky to be here."



# HomeOwnership Center

The Avesta HomeOwnership Center helps renters and homeowners improve their personal financial health to achieve stability. HomeOwnership Center staff provides Avesta residents and members of the larger community with financial counseling and homebuyer education.

Avesta's HomeOwnership Center helped 800 Maine homeowners access hundreds of thousands in Homeowners Assistance Fund Program dollars, saving hundreds of people from losing their homes in a period of record inflation and rising housing costs. The HomeOwnership Center staff of certified housing counselors led 21 first-time homebuyer courses and 6 multi-unit buyer education courses. Attended by 555 people, these courses helped participants learn how to navigate the home-buying process.

Eighty-two clients received foreclosure assistance. Avesta HomeOwnership Center staff provided over 400 eviction prevention or financial capability counseling sessions for 190 clients.



"It's a privilege and a joy to provide education and support to help Mainers reach their homeownership goals."

– **Rain Daugherty**  
HUD-Certified Housing Counselor  
Avesta Housing









## Our **Mission**

To improve lives and strengthen communities by promoting and providing quality affordable homes for people in need

## Our **Vision**

A future where communities thrive because everyone has a place to call home

## Our **Values**

Humanity, Stewardship, Relationships, Quality

## **Board of Directors**

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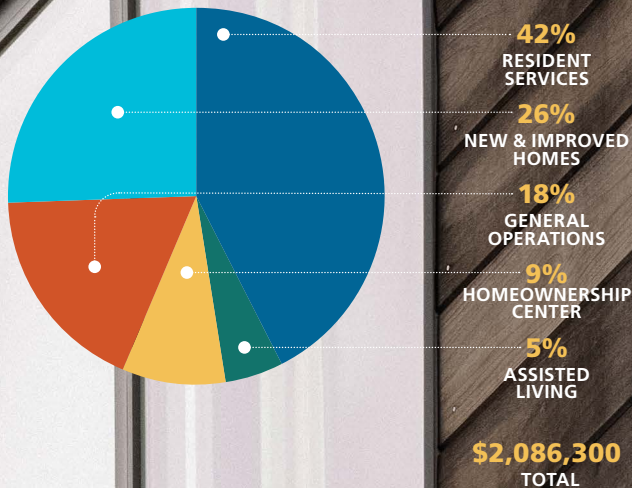
# Avesta Housing is on a mission to create stable and thriving communities.

Your gift to Avesta helps us tackle the urgent need for affordable housing, which has a long-lasting impact on our communities. When people have safe, stable, affordable housing, it gives them a chance to develop other aspects of their lives such as education, employment, and community engagement. You are helping to provide a foundation for individuals and families to build healthy and fulfilling lives for generations to come.

**Your support means we can  
make sure everyone has access  
to a quality affordable place to  
call home.**

*If you have donated in support of  
Avesta's mission this year, thank you!*

## Your Gifts in Action



[WWW.AVESTAHOUSING.ORG](http://WWW.AVESTAHOUSING.ORG) | 207-553-7777

To learn more about our work, visit [AvestaHousing.org](http://AvestaHousing.org)  
and subscribe to *Avesta News + Notes*, our monthly newsletter.

Follow us on Facebook and LinkedIn for regular updates.



“ I love my Avesta apartment.  
I have a new place and a chance  
to call it **home.**”

– Willie

