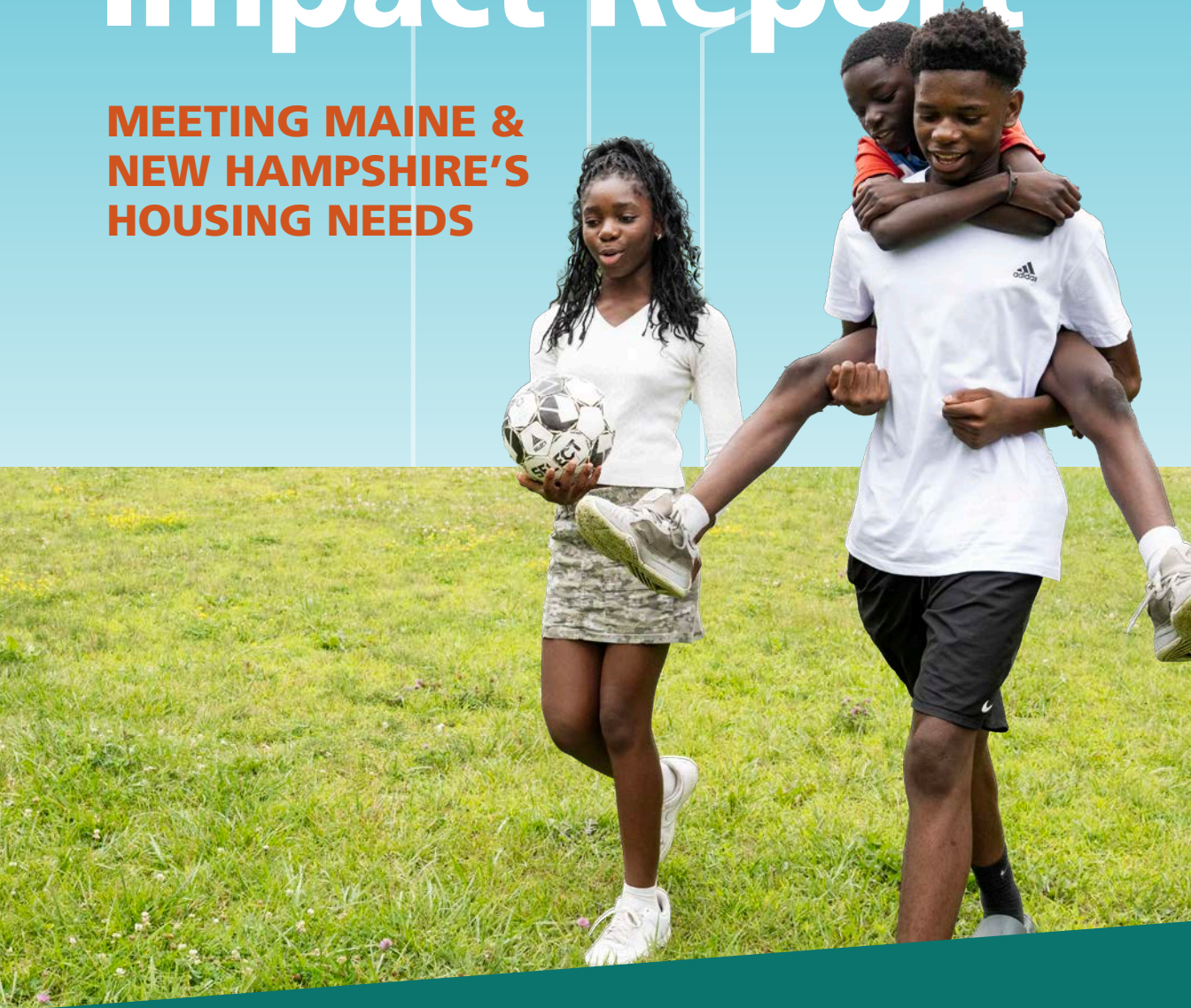


Community Impact Report

**MEETING MAINE &
NEW HAMPSHIRE'S
HOUSING NEEDS**





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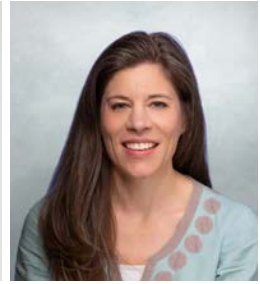
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Dear Friend of Avesta Housing,

We are pleased to share our 2025 Community Impact Report with you. As you will read, we're working hard to meet the urgent housing needs of residents of Maine and New Hampshire.

This report highlights key milestones that were achieved due to the unwavering support of generous contributors and community partners like yourself.

As we report on the past year, Avesta and our partners are imagining and advancing a vibrant, flourishing future where everyone has a safe, affordable home and enjoys a life of health and economic mobility. We are filled with enthusiasm and gratitude to work alongside a fierce community of mission-focused leaders.

Jennifer Hawkins
President & CEO

Renee Fay-LeBlanc, MD
Chair, Board of Directors

**THANK YOU FOR BEING
A PART OF OUR WORK!**



Avesta Housing's mission is to improve lives and strengthen communities by promoting and providing quality affordable homes for people in need. No other organization in northern New England is as uniquely positioned as Avesta to meet the current housing shortage challenge.

We bring scale, sophistication, and deep community roots to every project. Avesta is committed to providing:

Cost-effective, environmentally sustainable housing development

Comprehensive resident services

Quality assisted living options for older adults

Financial counseling and homeownership support

Housing policy leadership and advocacy

WE DON'T JUST BUILD HOMES — WE BUILD OPPORTUNITY, SECURITY, AND STRONGER COMMUNITIES.



Building & Preserving

Avesta brings deep expertise to creating new homes. At the same time, we're making thoughtful upgrades to existing homes that enhance comfort, performance, and long-term sustainability.



In 2025, we created 133 new affordable homes and renovated 90 existing homes in five municipalities, strengthening communities and supporting local businesses.



- 100** Avesta Communities
- 191** Assisted & Independent Living Homes
- 1,003** Homes in Development

Supporting Community Development





WEDGEWOOD CHOICE NEIGHBORHOOD

In 2025, through a collaboration with the City of Lewiston, Lewiston Housing, and local stakeholders, Avesta completed Wedgewood, a multi-year development project in Lewiston, Maine.

Wedgewood replaced vacant, distressed properties with a walkable residential community by rebuilding the original 40 homes and creating 42 new homes.

The project expanded access to safe, high-quality, and economically integrated housing in a neighborhood long impacted by aging buildings and limited affordable options.



All new Wedgewood buildings are **Energy Star Certified** and are designed to accommodate rooftop solar.



The development generated more than **125,000 hours of construction employment**, which supported local and regional contractors, tradespeople, and suppliers.



Collaboration among project partners was key to the **successful, timely completion** of this milestone project and represents a significant achievement in real estate and community development.

Expanding Access to Homeownership



Rendering of Clover Terraces, expected to be completed in 2027 (courtesy Kaplan Thompson Architects)

DOMUS DWELLINGS

Domus Dwellings is a joint venture between Avesta Housing, developer Jack Soley, and Hebert Construction with the express purpose of addressing the need for attainable workforce housing. Last October, we broke ground on Domus Dwellings' first project, Clover Terraces — a 45-unit condominium in Westbrook, Maine.

A PATH FORWARD

In 2025, Avesta's A Path Forward program sold two homes to first-time homebuyers using a shared equity model that balances community and individual needs. This program acquires and restores properties, making them available at below-market prices to eligible low- to middle-income households in perpetuity.

Jason and Megan purchased their first home with the help of Avesta's A Path Forward program.



By the Numbers

RESIDENT PROFILE

Current residents

4,658

Residents formerly homeless

36%

Residents age 55+

41%

Median resident household income

\$20,767

20,074

people who participated in after-school programs, nutrition classes, community meals, and educational activities in 2025

118

residents moved out of their Avesta apartments and into their own homeownership opportunities over the past 10 years

701

Graduates of homebuyer education classes in 2025

PROPERTY PROFILE

Total homes developed since our founding

4,190

We currently own and manage

3,123

apartments in 40 different municipalities

Among properties built in the past 10 years,

84%

homes met Passive House, LEED, or high-performance energy standards

FINANCIAL OVERVIEW

\$65.1 MILLION

in revenue

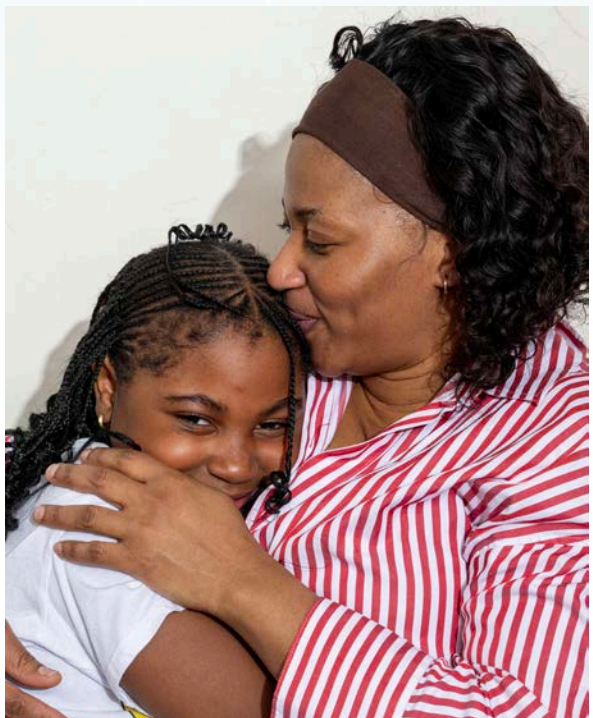
\$468.9 MILLION

in assets

Thank You

**FOR INVESTING IN
AVESTA'S MISSION
TO IMPROVE LIVES
AND STRENGTHEN
COMMUNITIES.**

Together, we can provide more of our neighbors with a safe, affordable home—and build a stronger, more resilient region for generations to come.





FROM LEFT TO RIGHT: Avesta President & CEO Jennifer Hawkins, Maine Gov. Janet Mills, Hebert Construction CEO Tim Hebert, Westbrook Mayor David Morse, Hebert Construction COO Simon Hebert, and developer Jack Soley at the Clover Terraces groundbreaking ceremony.

“AVESTA HAS BEEN A GAME-CHANGER FOR US. It’s given us a future by providing a great home at an affordable price, and it’s shown us that anything is possible.”

—BELINDA, AVESTA HOUSING RESIDENT

YOUR GIFT:



Creates and **preserves affordable homes** for decades to come.



Connects residents with services that support health and economic mobility.



Expands access to homeownership.



Strengthens the fabric of our communities.



“AVESTA IS DOING ESSENTIAL WORK.

The staff does an excellent job developing, managing, and maintaining affordable housing. And the support they provide to residents is what really sets Avesta apart. I’m proud to be a supporter.”

—JUDY WATSON, AVESTA DONOR

MAKE A GIFT TODAY.



AvestaHousing.org
207-553-7777



Photos: Rod Harmon/Avesta Housing, Nicole Wolf Photography, Christian Phillips Photography

