



*Investing in the Future*  
**ANNUAL REPORT 2023**

# Mission

Westbrook Housing provides opportunities for affordable quality housing to assist individuals and families and to encourage independence within a supportive community.



*Our three scholarship recipients!*



## Westbrook Housing Board of Commissioners

Ms. Colette Gagnon, Chairperson  
Ms. Lynda Adams, Vice Chair  
Ms. Elizabeth Gattine, Commissioner  
Rev. Dr. Mutima Peter, Commissioner  
Mr. Thomas Rubino, Commissioner  
Ms. Kristina Yurko, Commissioner  
Mr. Utem Watba, Phd, Commissioner

## Westbrook Development Corporation Board of Directors

Mr. Dick Begin, President  
Mr. Tom Bartell, Chairperson  
Mr. Peter Plummer, Vice Chair  
Mr. Lewis Emery, Director  
Mr. Brian O'Coin, Director  
Mr. Chris LaRoche, Director  
Mr. Gary Sanborn, Director  
Mr. René Daniel, Director  
Mr. Thomas Rubino, Director  
Ms. Lynda Adams, Director



In 2023, The Housing Authority of the City of Westbrook continued to successfully fulfill its mission in an environment that is marked by an economy that continues to have its greatest impact on housing. In its first post pandemic year, the economy was marked by a 2.7% unemployment rate that matched 2019, three years cumulative inflation rate of 16.8% that was the highest since the 14.4% increase of 1989-1991, and a statewide vacancy rate that is a historical low of 2.9%. The Housing market remains strained by inflated housing prices with limited affordable inventory both in homeownership and rental properties. Even with the full employment rate and increasing wages, households continue to struggle to subsist with their household income being disproportionately consumed by increased rents and housing prices.

A Maine Housing study identifies that a current need of 84,000 housing units is needed to address the current housing shortage.

In alliance with the Board of Directors of the Westbrook Development Corporation, the Board of Commissioners of the Housing Authority continued to address the need of new affordable rental housing with the commencement of construction of the Stroudwater Apartments' 55 units of senior housing and the Stacy M. Symbol Apartments' 60 units of senior housing. We have four multi-family and four senior housing developments in the pre-development phase totaling 338 units of affordable housing being prepared for construction. The goal is to complete construction of half of the buildings totaling 152 units in 2026 and the remaining buildings in 2027.

The Housing Authority continues to operate as a HUD High Performer with a rating of 100% for 2023. In the achievement of this goal, it continues to operate the Housing Choice Voucher program with 99.2% of its 805 vouchers issued and with 100.01% of its budget authority expended; and 84.17% of its 216 Mainstream vouchers issued. The combined

HCV and HCV Mainstream 811 Voucher Programs had a success rate of 95.83%. Due to this performance, a total of \$13,567,499 of federal funds was infused into the local economy. Of our owned & managed properties we maintained a 96.3% occupancy rate. Since we removed 1.8% of our inventory for renovation, our available apartment occupancy rate was 97.8%.

We are grateful to the citizens of Westbrook, its elected officials, and administrative staff who continue to support our activities of providing quality affordable housing to its residents.

Respectfully,

Christopher LaRoche,  
Executive Director

Colette L. Gagnon,  
Chairperson, Board of Commissioners



# OUR PROPERTIES



**Riverview Terrace**  
21 Knight Street • 58 Senior 55+ Apartments



**Larrabee Village**  
30 Liza Harmon Drive • 150 Elderly Apartments



**Larrabee Woods**  
9 Dottie's Way • 25 Senior 55+ Apartments



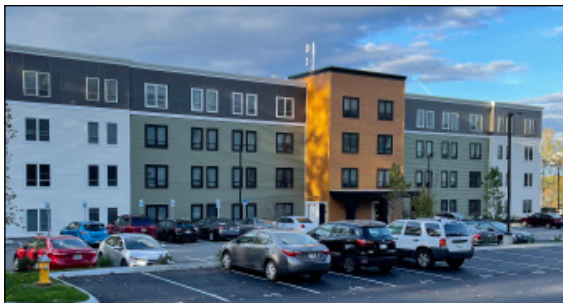
**Milbrook Estates**  
300 East Bridge Street • 100 Senior 55+ Apartments



**Larrabee Heights**  
20 Dottie's Way • 36 Elderly, Market Rate Apartments



**Golder Commons**  
6 Lincoln Street • 26 Family Apartments



**Robert L. Harnois Apartments**  
70 Ruth Hunton Court • 61 Senior 62+ Apartments



**School House Commons**  
87 Bridge Street • 8 Family Apartments



**Dr. Arthur O. Berry Apartments**  
27 Liza Harmon Drive • 38 Senior 55+ Apartments



**119 Saco Street**  
119 Saco Street • 2 Apartments for Developmentally Disabled



**Malcolm A. Noyes Apartments**  
290 East Bridge Street • 38 Senior 55+ Apartments



**Lewis H. Emery Apartments**  
67 Ruth Hunton Court • 30 Senior 55+ Apartments

# OUR PROPERTIES



**Spring Crossing** • 34 Senior 55+ Apartments



**Presumpscot Commons**  
765 Main Street, Westbrook  
• 29 Senior 55+ Apartments



**Stroudwater Apartments** • 55 Senior 55+ Apartments • Opening Fall 2024



**Stacy M. Symbol Apartments** • 60 Senior 55+ Apartments • Opening Fall 2024



**Hay Properties**  
783-789 Main Street • 13 Family,  
Market Rate Apartments

# 2023 Notable Achievements



- 100% Section 8 Management Assessment Program Score
- Housing Choice Voucher Utilization Rate: HCV 99.2%
- 98% Rental Occupancy Rate
- 161 new families assisted with vouchers and apartments
- 42 Family Self-Sufficiency participants
- 3 Families in the FSS program furthered education or completed job training programs and obtained employment in their field
- High-Performer PHA HCV Program
- Westbrook Housing coordinated with Maine Senior Farm Share so 78 residents could receive \$3,900 in local fresh fruits and vegetables
- \$13,567,499 infused into local economy through Housing Choice Voucher programs
- Three \$1,000.00 scholarships to graduating Westbrook High School Seniors
- Construction Loan Closing and Groundbreaking for Stroudwater Apartments
- Construction Loan Closing and Groundbreaking for Stacy M. Symbol Apartments

# FINANCIAL REPORT 2023

## COMBINED STATEMENTS OF NET POSITION

### ASSETS 2023

#### Current Assets

Cash - Unrestricted	\$5,880,329
Cash - Restricted	1,456,181
Accounts Receivable	710,889
Prepaid Expenses	105,602
Inventory	4,109
<b>Total Current Assets</b>	<b>8,157,110</b>

#### NONCURRENT ASSETS

##### Capital Assets

Land	794,779
Buildings	4,541,067
Furniture, Equipment and Machinery, Dwellings	212,728
Furniture, Equipment and Machinery, Administration	1,118,969
Accumulated Depreciation	(4,226,546)
Construction in Process	13,379

##### Total Capital Assets, Net

**Accumulated Depreciation** **2,454,376**

Notes and Loans Receivable, Long-Term	1,479,717
Other Assets	385,000
<b>Total Noncurrent Assets</b>	<b>4,319,093</b>
<b>TOTAL ASSETS</b>	<b>\$12,476,203</b>

## LIABILITIES 2023

Accounts Payable	\$66,299
Accrued Wages	68,920
Accrued Compensated Absences	186,727
Accrued Interest Payable	4,006
Tenant Security Deposits	56,705
Deferred Revenues	118,241
Current Portion of Long-Term Debt-Capital Projects	52,279
<b>Total Current Liabilities</b>	<b>553,177</b>

#### NONCURRENT LIABILITIES

Long-Term Debt, Net of Current Portion, Capital Projects	1,638,783
Other Noncurrent Liabilities	124,050
Accrued Compensated Absences	20,747
<b>Total Noncurrent Liabilities</b>	<b>1,783,580</b>
<b>Total Liabilities</b>	<b>2,336,757</b>
<b>Deferred Inflow of Resources</b>	<b>1,345,490</b>

#### NET POSITION

Net Investment in Capital Assets	767,526
Restricted	223,227
Unrestricted	7,803,203
<b>Total Net Position</b>	<b>8,793,956</b>
<b>Total Liabilities and Net Position</b>	<b>\$12,476,203</b>



## COMBINED STATEMENT OF REVENUE, EXPENSES, & CHANGE IN NET POSITION 2023

### Revenue

Tenant Revenue, Rents and Other	\$780,213
HUD Operating Grants	13,567,210
Other Governmental Grants	391,220
Other Revenue	3,502,266
<b>Total Operating Revenue</b>	<b>18,240,909</b>

### Expenses

Administrative	2,559,143
Tenant Services	1,208,032
Utilities	61,813
Maintenance	967,659
General	598,157
Housing Assistance Payments	12,147,147
Depreciation and Amortization	241,913
<b>Total Operating Expenses</b>	<b>17,783,864</b>

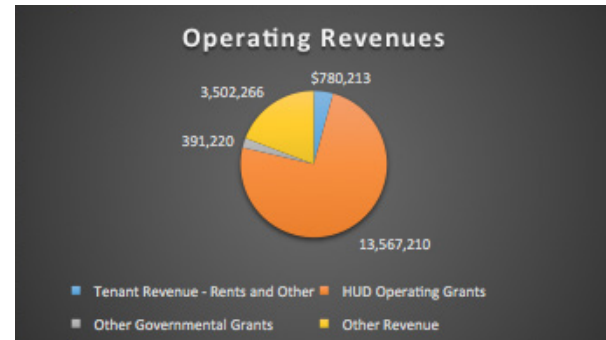
**Operating Income** 457,045

**Net Non-Operating Revenues/Expenses** 66,997

**Increase (Decrease) in Net Position** 524,042

**Net Position - January 1** 8,269,914

**Net Position - December 31** \$8,793,956



# Investing in the Future

Westbrook Housing made significant investments in the future in 2023, beginning with substantial renovations to Millbrook Estates, featured on the cover. Millbrook Estates, built in 1994, underwent a years long renovation which included new windows, siding, insulation, new energy efficient boiler and air exchange system, as well as complete renovations to each apartment.

Two new developments broke ground in 2023; Stroudwater Apartments and Stacy M. Symbol Apartments. Both will have rooftop solar and heat pump technology in each apartment as well as efficient air exchange systems and triple pane windows. Both have fitness rooms and access to regional trail systems to accommodate more active lifestyles.

Westbrook Vocational students periodically toured the construction sites and learned from the contractors on site.

Annually, Westbrook Housing grants scholarships to graduating seniors. In 2023, we had three seniors receive scholarships.

Participants in the FSS (Family Self-Sufficiency) Program earned a total of \$78,929 in 2023 and three participants met their goals and graduated from the program.



# DEAR WESTBROOK HOUSING AUTHORITY

I am writing to express my deepest gratitude for the invaluable support that the Westbrook Housing Rental Assistance Program provided to me during a time when I needed it most. To say this program was life-changing for me and my children would be an understatement. It not only showed me what I could achieve but also laid out the exact steps needed to reach those goals. I seized every opportunity offered and am truly indebted for all the help.

As a single mother and sole provider, the journey to obtaining my degree and advancing my career was filled with challenges. The Westbrook Housing Program support was not just about providing housing stability; it was life-changing. It enabled me to take control and gain independence, empowering me to shape a better future for myself and my children. Balancing full-time work and full-time school alongside raising three young children was always stressful, but thanks to your program, I never had to worry about housing stability—it provided the security I needed to stay focused.

Moreover, your Family Self-Sufficiency (FSS) program was instrumental in my financial journey. Each month, I diligently saved through the FSS program, eventually using those funds to pay off medical debts, purchase a new car, and currently have funds saved for a down payment on a house. (Hopefully in the near future!) These achievements would not have been possible without the initial support I received from Westbrook Housing Services.

In 2019, I proudly graduated as the Marshal of my class with my Bachelor's Degree and specialty certification. Since then, I have been promoted to Charge Nurse and then promoted again to Clinical Nurse Coordinator at Maine Medical Center, milestones that affirmed the foundation of support the Westbrook Housing program provided. In 2021 I began the pursuit of my Nurse Practitioner license and am set to graduate with my master's degree this Spring 2025. None of this would have been possible without your program's initial support and encouragement.

I extend my deepest gratitude to all the dedicated staff at Westbrook Housing Services for their guidance and belief in my potential. Your program has not only empowered me professionally but also instilled in me the confidence to build a stable and secure future for myself and my children. The independence I now cherish deeply would not have been possible without the Westbrook Housing Program. This program provided the stable foundation I needed to navigate the challenges of being a single parent, enabling me to secure stable housing and focus on building a better future for my family. I am proud to say that I am now a strong, professional, independent woman and am continuing onward and upward in the journey of my success.

Thank you once again for being a beacon of hope and support during a pivotal time in my life. I am forever grateful for the opportunities that were have provided.

Sincerely,  
*Amber*

RN, BSN, PMH-BC



# Westbrook Housing

30 Liza Harmon Drive, Westbrook, ME 04092 • (P) 207.854.9779 (F) 207.854.0962  
westbrookhousing.org • info@westbrookhousing.org



## Administration

Christopher LaRoche, Executive Director  
Jennifer H Gordon, Operations Director  
Jazmin Wright-Straffin, Front Office

## Finance

Pawel Pietrzak, Finance Director  
Matthew Andrade, Accountant

## Housing Choice Voucher Program

Christine Syska, HCV Director  
Zachary Rothstein, Inspector  
Laura Hebert, Senior Program Officer  
Merhiella Crawford, Program Officer  
Nicole Warner, Program Officer  
Angela Verrill, FSS Coordinator  
Hayley Burnham, Program Support Specialist  
Katrina Flanders, Intake Specialist

## Supportive Services

Michelle York, Supportive Services Director  
Nicole Fernald - Resident Service Coordinator  
Alissa Behnke, Activities Coordinator

## Larrabee Village Supportive Services

Nichole Clark, LV Supportive Services Manager  
Paul Grazia, Resident Service Coordinator  
Nicole Henckel, Resident Support Professional  
Lauris Hawley, Resident Support Professional  
Mary Monterio, Resident Support Professional  
Tara Leighton, Homemaker  
Timothy Follette, Food Service Manager  
Kendra Lajoie, Food Service Attendant II  
Matthew Morey, Food Service Attendant I

## Property Management

Barbara Soloway, Property Management Director  
Kristen Spiller, Property Manager  
Brittany Schmidtke, Property Manager  
Elizabeth Mohn, Property Manager  
Marc Montminy, Property Manager  
Erin Malloy, Property Manager  
Heather Prouty, Assistant Property Manager  
Megan Christensen, Compliance Officer  
Susan Spear, Compliance Assistant

## Maintenance

Lisette Rosado, Facilities Maintenance Director  
Jennifer Turner, Operations Coordinator  
Danny King, Maintenance Tech  
Danny Cooper, Maintenance Tech  
Clifford McKinley, Maintenance Tech  
Michael Condon, Maintenance Tech  
Shawn Lefebvre, Maintenance Tech  
Leni Medina de la Rosa, Maintenance Tech  
Arthur Ley, Maintenance Tech  
Brandon Lund, Maintenance Tech  
Derek St. Cyr, Maintenance Tech  
Joseph Smith, Maintenance Tech  
Daniel Corey, Maintenance Tech

## WDC Development

Tyler Norod, Development Director  
Maggie Stanley, Construction Services  
Director/Owner's Representative

