

ANNUAL REPORT 2024

Building the Future with Excellence

Mission

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



*Our 2024
Scholarship
Recipients!*



Westbrook Housing Board of Commissioners

Ms. Colette Gagnon, Chairperson
Ms. Lynda Adams, Vice Chair
Ms. Elizabeth Gattine, Commissioner
Mr. Thomas Rubino, Commissioner
Ms. Kristina Yurko, Commissioner
Mr. Utem Watba, Phd, Commissioner
Mr. Carleton Winslow, Commissioner

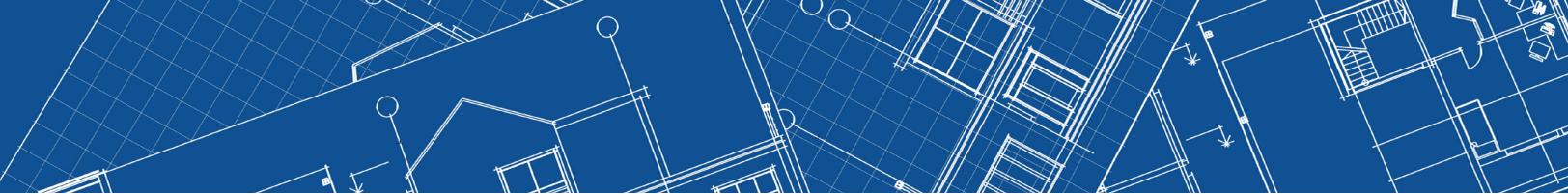
Westbrook Development Corporation Board of Directors

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

Also Served in 2024:
Pete Plummer, Director



FSS Graduate (center)



2024 can be identified as an industrious year for The Housing Authority of the City of Westbrook as it effectively responded to its mission to make accessible and deliver opportunities for economic stability and advancement through affordable housing. The year was marked by the building or renovation of three apartment complexes for a total of 215 affordable units for older adults. The completion of a two-year renovation of 100 units at Millbrook Estates was followed by the completion of 55 units of the Stroudwater Apartments and 60 units of the Stacy M. Symbol Apartments. We are proud the Stacy M. Symbol Apartments received a Maine Real Estate Developers Association Notable Project Award as it represents the quality of product delivered by the dedicated staff of the housing authority and development corporation.

The Housing Authority, with its development entity, Westbrook Development Corporation, has also received FHLB Boston Affordable Housing Program and Maine Housing Low Income Tax Credit Awards for their next development of the Thatcher Brook I Apartments, consisting of 40 units of family housing. We have also completed the pre-development process for five other properties, Acadia Commons, Quebec Commons, Thatcher Brook II, Millbrook Estates III & IV for a total of 242 affordable apartments for older adults ready for construction in 2025 and 2026.

As we continue to face NIMBYism in some communities, we use these opportunities to educate and advocate while we are welcomed into new municipalities as partners in the solution to address the lack of affordable housing production.

While maintaining its HUD rating as a High Performer with a score of 100%, the Housing Choice Voucher Program (HCV) was constrained by

the shortfall in federal funding but continued to outpace the public housing authority sector while leading the state with a combined 97.7 percent utilization rate. While maintaining our consistent high utilization rate the housing authority expended 100.6% of its HCV funding and 116.1% of its HCV Mainstream funding. In total, in excess of \$14,975,000 of federal funding and \$500,000 in state funding was infused into the community to support local landlords and the well-being of the people of the community to provide quality safe housing while assisting households out of poverty and into economic independence. As the Housing Authority moves forward with the advancement of its mission it is on solid financial footing to sustain its progress and viability through the expected financial constraint of the economy.

As the opposing political philosophies compete for the direction of nation, the housing crisis will continue. As the future lays before us, the Housing Authority and Development Corporation are set to meet these challenges head on in the next decade with the leadership and vision captured by the Board of Commissioners and the newly appointed Executive Director, John Concannon.

Our gratitude to the civic leaders and citizens who place their trust in us to provide quality affordable housing to serve the social and economic needs of the community is boundless.

Respectfully,

Christopher LaRoche

Colette L. Gagnon,

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



Stroudwater Apartments • 55 Senior 55+ Apartments



Stacy M. Symbol Apartments
• 60 Senior 55+ Apartments



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



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

UPCOMING PROJECTS

Thatcher Brook >
Barra Road, Biddeford
40 Family Apartments
Opening Fall 2026



< Meadow Ridge
Barra Road, Biddeford
36 Senior 55+ Apartments
Opening Fall 2027

The Acadia and Quebec Commons >
Pearl Street, Biddeford
45 units each; Senior 55+ Apartments
Opening Fall of 2027



FINANCIAL REPORT 2024

COMBINED STATEMENTS OF NET POSITION

ASSETS 2024

Current Assets

Cash - Unrestricted	\$6,613,910
Cash - Restricted	1,570,006
Accounts Receivable	409,929
Prepaid Expenses	37,895
Inventory	6,707
Total Current Assets	8,638,447

NONCURRENT ASSETS

Capital Assets

Land	713,914
Buildings	4,551,017
Furniture, Equipment and Machinery - Dwellings	224,879
Furniture, Equipment and Machinery - Admin.	1,298,899
Accumulated Depreciation	(4,498,797)
Construction in Process	149,871

Total Capital Assets, Net of

Accumulated Depreciation **2,439,783**

Notes and Loans Receivable - Long-term	4,074,089
Other Assets	777,468

Total Noncurrent Assets **7,291,340**

TOTAL ASSETS **\$15,929,787**

LIABILITIES 2024

Accounts Payable	\$85,355
Accrued Wages	100,992
Accrued Compensated Absences	255,671
Accrued Interest Payable	3,891
Tenant Security Deposits	58,562
Deferred Revenues	86,944
Current Portion of Long-term Debt - Capital Projects	49,455
Other Current Liabilities	148,635
Total Current Liabilities	789,505

NONCURRENT LIABILITIES

Long-term Debt, Net Current Portion-Capital Projects	1,589,328
Other Noncurrent Liabilities	294,670
Accrued Compensated Absences	28,408
Total Noncurrent Liabilities	1,912,406
Total Liabilities	2,701,911
Deferred Inflow of Resources	1,405,996

NET POSITION

Net Investment in Capital Assets	801,000
Restricted	291,623
Unrestricted	10,729,257
Total Net Position	11,821,880
Total Liabilities and Net Position	\$15,929,787

COMBINED STATEMENT OF REVENUE, EXPENSES, & CHANGE IN NET POSITION 2024

Revenue

Tenant Revenue, Rents and Other	\$820,182
HUD Operating Grants	14,941,885
Other Governmental Grants	502,233
Other Revenue	6,606,165
Total Operating Revenue	22,870,465

Expenses

Administrative	3,194,362
Tenant Services	1,244,533
Utilities	60,289
Maintenance	1,122,005
General	553,338
Housing Assistance Payments	13,406,074
Depreciation and Amortization	323,444
Total Operating Expenses	19,904,045

Operating Income **2,966,420**

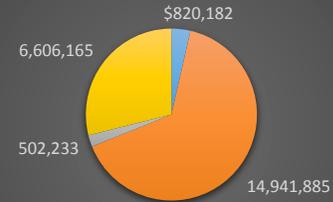
Net Non-Operating Expenses **61,504**

Increase (Decrease) in Net Position **3,027,924**

Net Position - January 1 **8,793,956**

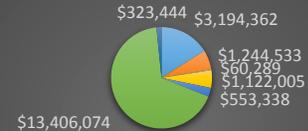
Net Position - December 31 **\$11,821,880**

Operating Revenues



- Tenant Revenue - Rents and Other
- HUD Operating Grants
- Other Governmental Grants
- Other Revenue

Operating Expenses



- Administrative
- Tenant Services
- Utilities
- Maintenance
- General
- Housing Assistance Payments
- Depreciation and Amortization

2024 Highlights

In September, U.S. Secretary of Energy Jennifer Granholm and Governor Janet Mills toured the Stroudwater Apartments. The visit was to highlight the use of federal funds to reduce energy costs.

The Stroudwater Apartments were built using energy efficient technologies and building practices including heat pumps in each unit and rooftop solar.

The Stroudwater Apartments Grand Opening, held in October, was highlighted by remarks from Congresswoman Chellie Pingree.



Governor Mills and Secretary Granholm; Congresswoman Chellie Pingree (courtesy Office of Rep. Pingree)



*Stacy M. Symbol and family;
Stacy M. Symbol*

The Stacy M. Symbol Apartments Grand Opening was held in December. These apartments were also designed and built to exceed energy efficiency standards, including features such as enhanced insulation and rooftop solar.

The apartments were named in honor of Stacy M. Symbol in recognition of her service to the Board of Commissioners as a Commissioner from 2006 to 2018, and as the Chair from 2011 to 2017.

2024 Notable Achievements

- Designated High-Performing PHA Housing Choice Voucher Program by HUD
- 100% Section 8 Management Assessment Program Score
- Housing Choice Voucher Utilization Rate: 97.7%
- 97% Rental Occupancy Rate
- 138 new families assisted with vouchers and apartments
- 31 Family Self Sufficiency participants
- 5 Families graduated from the FSS program by completing their education or completing job training programs and obtaining employment in their field
- Coordinated with Maine Senior Farm Share so 77 residents could receive \$3,850 in local fresh fruits and vegetables
- \$14,975,000 Federal funding infused into local economy through Housing Choice Voucher programs and \$500,000 State funding for landlord incentives
- Three \$1,000 scholarships awarded to graduating Westbrook High School Seniors
- Permanent Loan Closing and Grand Opening for Stroudwater Apartments
- Permanent Loan Closing and Grand Opening for Stacy M. Symbol Apartments

Westbrook Housing

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



Administration

John Concannon, Executive Director
Christopher LaRoche, through June 2025
Jennifer H Gordon, Operations Director
Rachel LaPlante, Front Office Support

Finance

Pawel Pietrzak, Finance Director
Matthew Andrade, Accountant
Melissa Remington, Accountant

Housing Choice Voucher Program

Christine Syska, HCV Director
Zachary Rothstein, Inspector
Laura Hebert, Senior Program Officer
Merhiella Crawford, Program Officer
Katrina Flanders, Program Officer
Angela Verrill, FSS Coordinator
Teresa Norton, Program Support Specialist
Emily Ambrose, Intake Specialist

Supportive Services

Michelle York, Supportive Services Director
Nicole Fernald, Resident Service Coordinator
Brianna Tosetti, Resident Service Coordinator
Alissa Behnke, Activities Coordinator
Christine Andrews, Homemaker

Larrabee Village Supportive Services

Nichole Clark, LV Supportive Services Manager
Paul Grazia, Resident Service Coordinator
Nicole Henckel, Resident Support Professional
Mary Monterio, Resident Support Professional
Denise Griffin, Resident Support Professional
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

Joshua Dubois, 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
Daniel Corey, Maintenance Tech
Nicholas Condon, Maintenance Tech

WDC Development

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



FSS Graduate