

# Avesta Housing

## Building, serving and strengthening communities across Northern New England

Federal Reserve Bank of Boston's 70th economic conference
*Residential Realities: Understanding Challenges and Considering Solutions in the U.S. Housing Market*

November 13, 2026

# Avesta sees a future where housing is plentiful, affordable and matched to the full spectrum of need in our communities

## MAINE

- 90 communities
- 2,584 apartments
- 191 Assisted/Independent Living residences



## NEW HAMPSHIRE

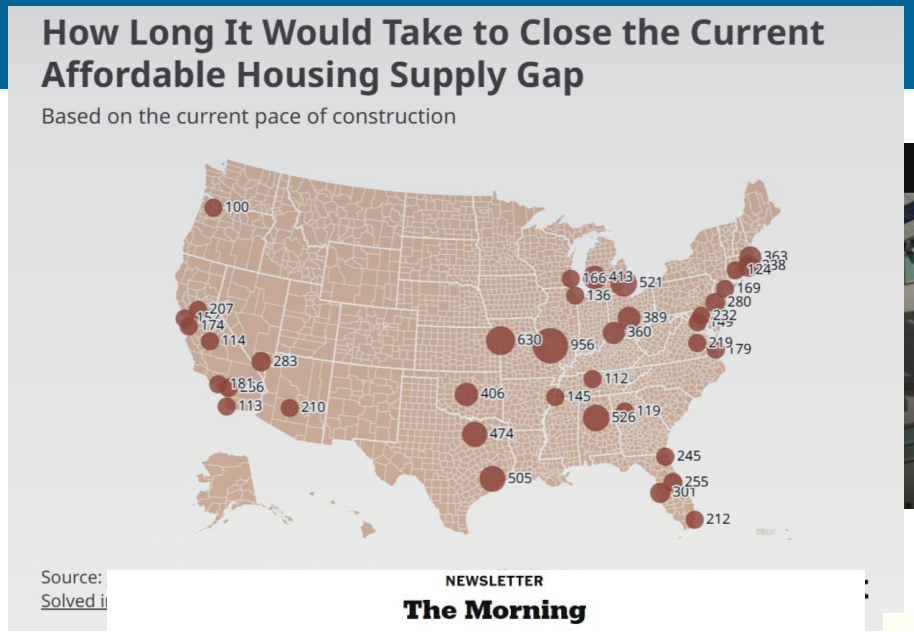
- 11 communities
- 348 apartments



## Since our founding in 1972, Avesta has developed more than 4,600 homes.

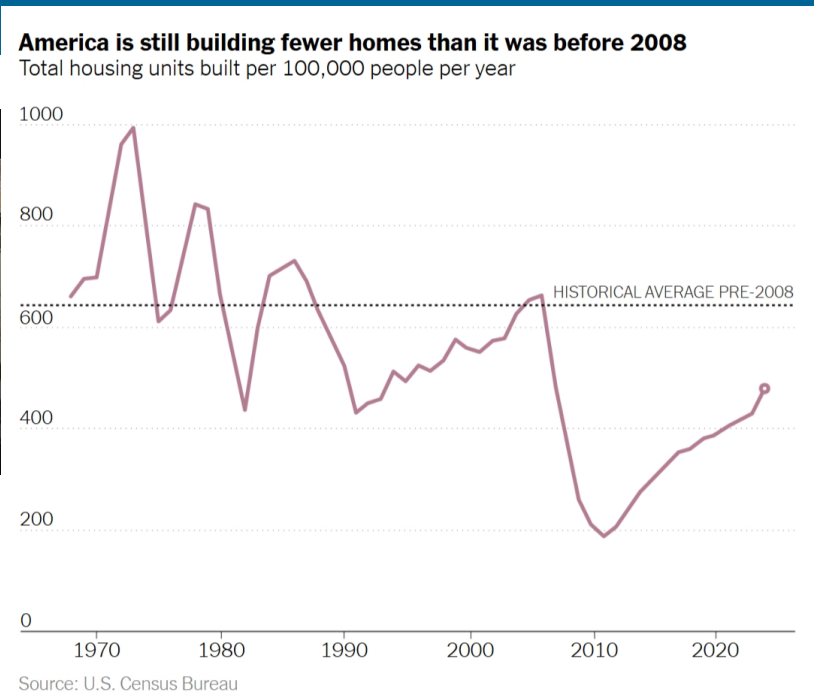
## Our Focus Areas

- Real Estate Development
- Property Management
- Comprehensive Resident Services
- Independent & Assisted Living
- Policy and System Change










NEWSLETTER

**The Morning**

## *The Housing Crisis*

Happy Friday. I want to tell you about a rare instance of bipartisan cooperation in Congress.

Listen · 13:15 min

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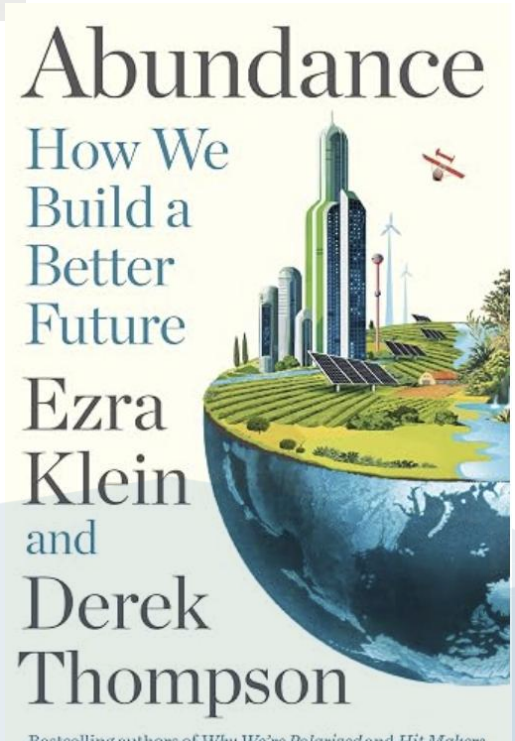
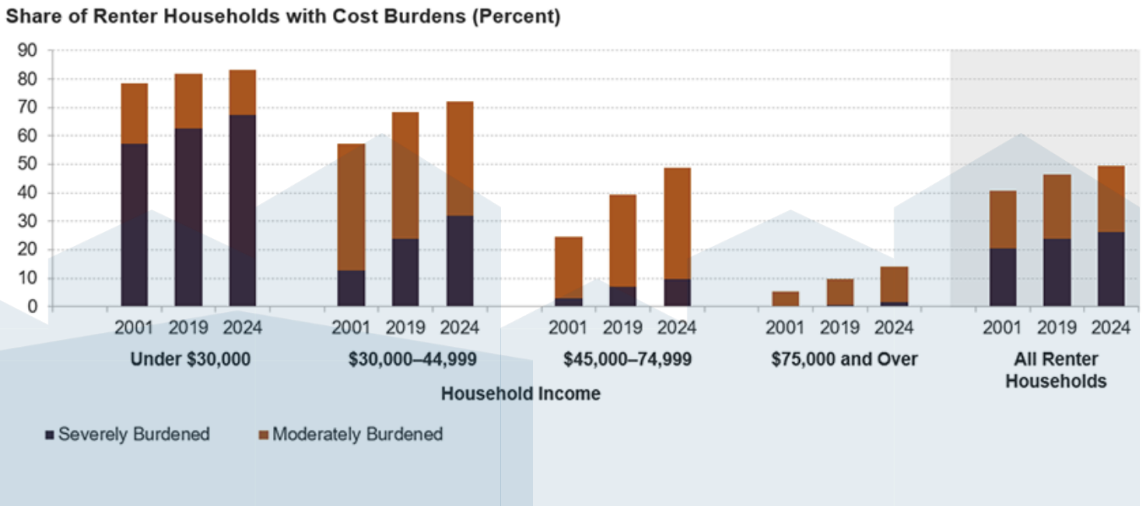
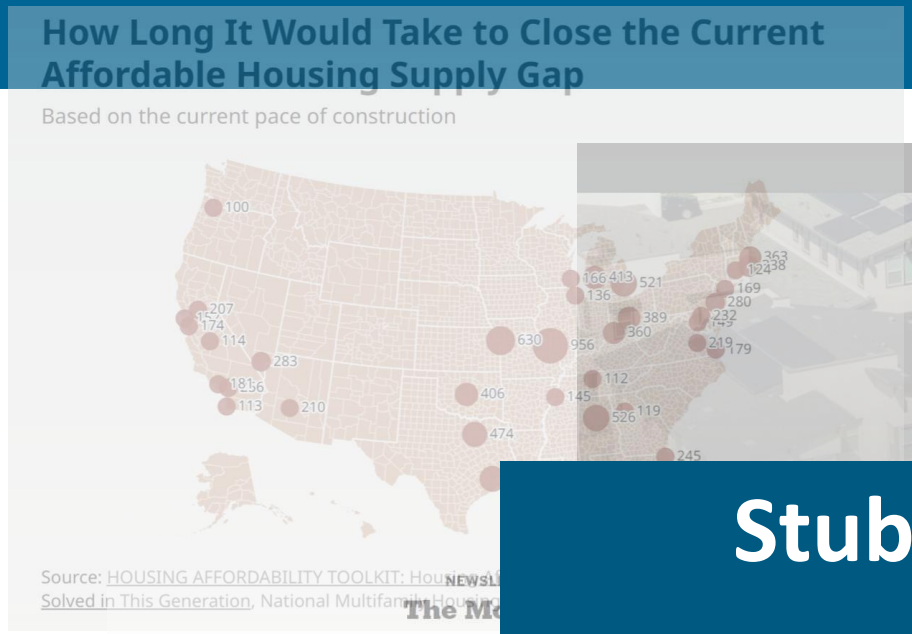



**Figure 7: Renter Affordability Has Worsened Across the Income Scale**

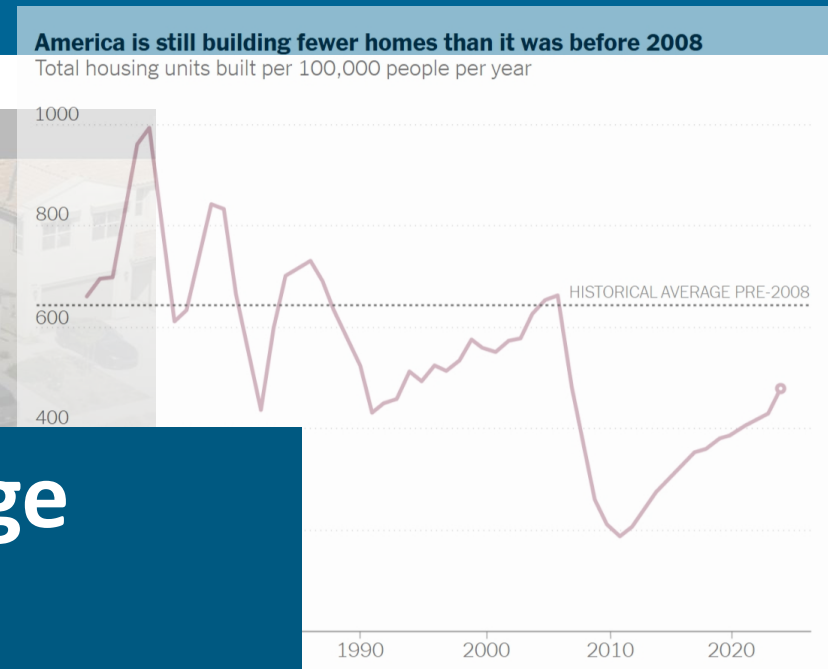


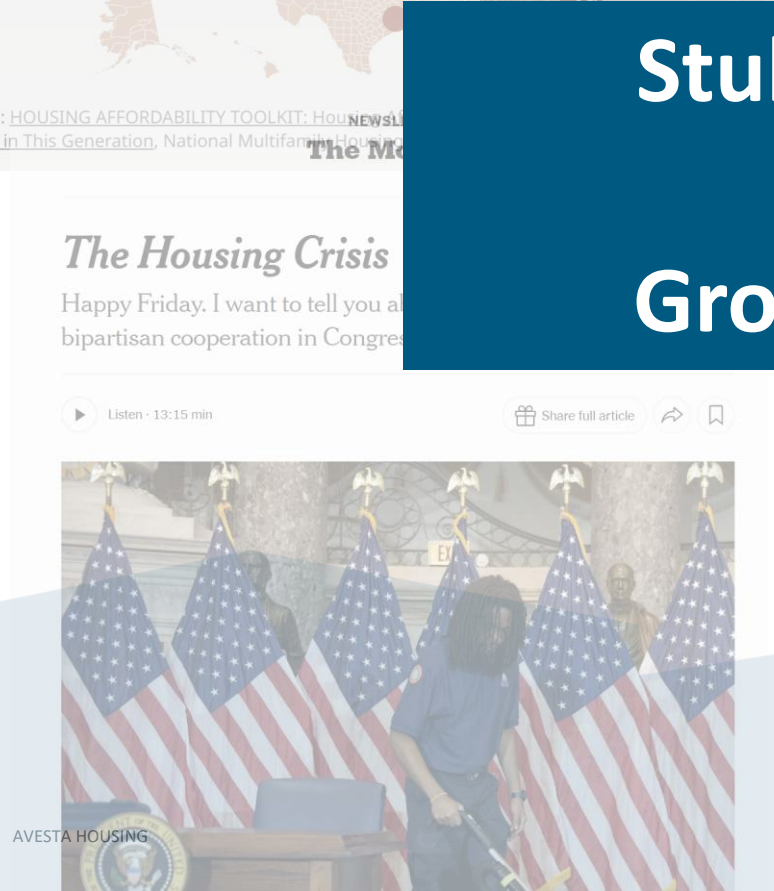
# Stubborn Supply Shortage and Growing Affordability Gap

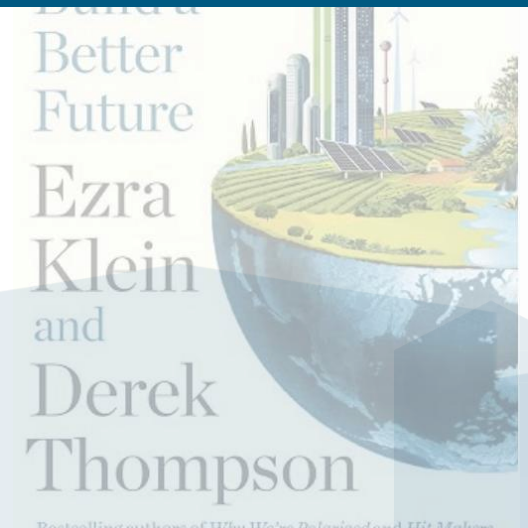


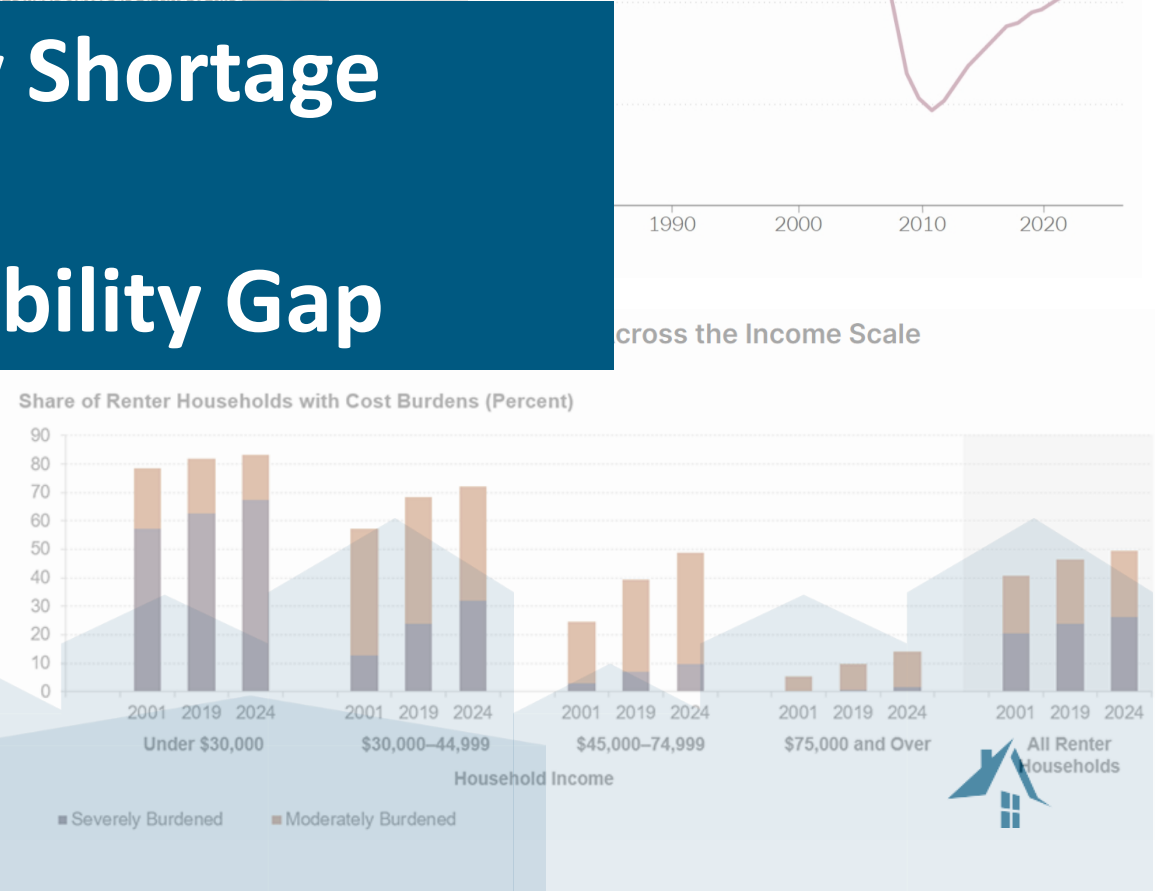






# Primer on Affordable Housing

- **Capital "A" affordable** housing reserved exclusively for income-eligible households
- HUD defines **"low-income"** as less than 80% of Area Median Income.
- Most significant capital source for the construction of Affordable Housing is the **Low Income Housing Tax Credit (LIHTC).**
- Apartments built using LIHTC financing generally cannot be leased to a household earning more than 60% of Area Median Income. **Three-person household: $92,600 in Boston, $75,120 in Portland, $60,540 in Providence.**
- There is an **income ceiling and a floor**. The floor is the minimum income required to afford the apartment and not be significantly cost-burdened.
- **Cost-burdened** is paying more than about a third of income in housing costs
- **Affordability is relative** – lots of households who are not "low-income" are severely cost-burdened.

# Observations and Opportunities from the Field

**Observation:** Push for "cost containment" leads to maximizing debt and decreasing per unit subsidy, resulting in destabilizing *both* property and personal economics.

- Unrealistic expense trending
- Rents set and maintained at the max-allowable limit



**Opportunity:** Housing as lever for economic mobility.

- Transparent and apples-to-apples operating expense benchmark data
- Revisit Area Median Income calculation formula (Urban Institute, ANHD)
- Expanding eligibility for earned income disregard to non-disabled households (Jobs Plus Program)
- Family Self Sufficiency for LIHTC (POAH & Compass Working Capital)

# Observations and Opportunities from the Field

**Observation:** Fixed interpretation of the market.

- Programs that discourage/disallow, mixed-income and intergenerational housing
- Some communities are experiencing saturation of 50-60% AMI apartments
- Funders favor specialization



**Opportunity:** Communities need a range of housing options. ***All housing is good housing***.

- Broader acceptance of income-averaging
- Social impact investments to support development of ~80-120% AMI housing
- "Built to Share" (home-sharing by design