

# **AVESTA HOUSING DEVELOPMENT CORPORATION**

Portland, Maine

## **Logan Place**

Logan Place is a working solution to ending homelessness in Portland, Maine. The first night Logan Place opened, numbers at the local shelter dropped dramatically, and the City has not opened their overflow shelter since.



Homelessness in the greater Portland area grew by 100% from 1993 to 2005. To exacerbate this situation, the city lost more than 100 single room occupancy units during that time period due to demolition and condo conversions. Additionally, a small portion of people (15%) were using 60-80% of the shelter services. Logan Place was built to address those needs.

SEVENTEENTH

**Maxwell Awards**  
of  
**Excellence**

2007

The building is designed, both physically and programmatically, to provide housing while generating stability, independence, and health. Almost all residents are now linked with comprehensive and collaborative services, lead by local homeless service provider, Preble Street.

Logan Place has both inspired the service provider community and catalyzed the city and state leaders to realize that housing first has a significant impact on reducing homelessness. A study sponsored by the Corporation for Supportive Housing, MaineHousing, and the Maine Department of Health and Human Services followed tenants at Logan Place for a year before and after living there. The study showed a 70% decrease in health care costs, a 74% decrease in costs related to emergency room visits, and an 88% decrease in jail time.

Avesta combined a number of different resources to make an effective development package for Logan Place—Low Income Housing Tax Credits, operating subsidies from project based Section 8's, and supportive service funds from the city's Continuum of Care. This creative use of funds is being used again in a new development that Avesta is in the process of completing—a housing first project specifically for women.

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## SPONSORING ORGANIZATION

Avesta Housing was founded in 1972, and has grown to be the largest nonprofit housing agency in Maine. Avesta has developed over 1,700 units of housing and currently owns over 1,000. The staff consist of 65 full-time employees. Its mission is to promote and provide housing opportunities primarily for Southern Maine people in need.

## FUNDING FOR LOGAN PLACE APARTMENTS

- Low Income Housing Tax Credits
- Project Based Section 8
- HUD Continuum of Care
- Public and private donations

## CREATIVE APPROACHES TO SERVICE DELIVERY

- The recruiting of shelter staff that best engaged clients to become permanent staff at the Logan Place
- Coordination and collaboration with a bevy of locally knowledgeable service providers
- Creating the same sense of community the residents once felt from the shelter and living in homeless camps



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## BOARD LEADERSHIP

*Board Chairman:* Peter Godsoe, Regional VP, Commercial Lending, Norway Savings Bank

*Vice Chairman:* Helen McGuinness, Executive Director, Deering Pavilion

*Treasurer:* Cornelia Swanson, Senior VP, Risk Management, TD Banknorth, Inc.

## STAFF LEADERSHIP

*President:* Dana Totman

## CONTACT INFORMATION

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**IN 1988, TO COMMEMORATE FANNIE MAE'S 50TH ANNIVERSARY,** the Fannie Mae Foundation announced the Awards of Excellence Program, which seeks to encourage and recognize nonprofit organizations working to develop and maintain housing for low-income Americans. The program also is intended to encourage more corporations and foundations to be involved as funding and investment partners. The Awards were renamed in honor of David O. Maxwell, who retired in 1991 after 10 years of service as chairman and chief executive officer of Fannie Mae and chairman, Fannie Mae Foundation.

**FOR THE 17TH MAXWELL AWARDS PROGRAM,** the Foundation, in collaboration with the Partnership to End Long Term Homelessness, is awarding up to \$75,000 to each selected nonprofit organization.

**THE FANNIE MAE FOUNDATION** creates affordable homeownership and housing opportunities through innovative partnerships and initiatives that build healthy, vibrant communities across the United States.

**THE PARTNERSHIP TO END LONG TERM HOMELESSNESS** was created to galvanize the philanthropic leadership and dollars needed to end long-term homelessness in America. Serving as an open knowledge network for funders, the Partnership shares strategic thinking, wide-ranging experience, and expertise to prevent and address