

2023 Impact Report



Lakes Region
**Community
Developers**



Carrie Duran, LRCD Board Chair and tenant at Harriman Hill in Wolfeboro, stands with Carmen Lorentz, LRCD Executive Director, in front of the Harriman Hill community garden.

Photo credit: MVSB

Our Vision

Everyone in the Lakes Region lives in a home that supports good health and is empowered to reach their full potential.

In 2023, we remained laser-focused on creating new affordable housing opportunities and empowering our tenants to achieve economic security. Ironically, while awareness of the housing and homelessness crisis expanded, we encountered more challenges than ever in getting projects approved. **We are committed to creating a healthier housing ecosystem in the Lakes Region, no matter how difficult it is.** This is our mission, and we approach our work with joy and determination.

The Lakes Region Housing Needs Assessment, finalized by the Lakes Region Planning Commission in October 2023, estimates that **we need more than 3,000 additional units of affordable housing in the Lakes Region by 2040 to achieve a balanced housing market.** We must continue working together with our local communities and partners to create the housing that is needed for essential workers, for seniors with low income, and for people who face barriers to housing due to disability, mental illness, or substance use disorder.

Affordable housing is part of the infrastructure our communities need in order to thrive. **With your support, we can address the dire need for more affordable housing throughout the Lakes Region.**



"It's life-saving. It's a relief, because we don't have to worry about whether we can buy good food, or afford to get our car fixed," says Victoria Gilo about what it's like to be a tenant at an LRCD property where rents are affordable and supports are available to help tenants thrive. Victoria is a tenant at Ames Brook Apartments in Ashland and serves on LRCD's Board of Directors.



Affordable Housing

In 2023, we invested \$400,000 in pre-development activities on four housing development projects that will deliver 121 new units of affordable rental housing over the next few years.



Wolfeboro: Harriman Hill III

30 units in a mix of unit sizes serving people with income from 30% to 120% of the area median and including five units of supportive housing in partnership with Northern Human Services. Anticipated groundbreaking in spring 2024.



Laconia: Bay Street Apartments

12 efficiency units of supportive housing for people experiencing or at-risk of homelessness, in partnership with Lakes Region Mental Health Center. Anticipated groundbreaking in spring 2024.

Laconia: 11 Jameson Street

Renovation of a single-family home into three units of supportive housing for individuals with intellectual or developmental disabilities, in partnership with Lakes Region Community Services. Construction anticipated to start in summer 2024.

Ashland: Village at Mill Pond

76 townhouse-style family units. Our goal is to obtain land use approvals and funding in 2024 and begin construction in 2025.

Gale School Redevelopment

We seek to transform this 1894 school building into a new childcare center to be operated by the Boys & Girls Club and a new community center operated by Lakes Region Community Services. In 2023, we continued working to assemble all the funding needed. The estimated costs doubled since we began this process in 2020. We remain committed to this excellent project, and hope to begin construction in summer 2024.



Thank you to NH Community Development Finance Authority for awarding us an additional \$250,000 in NH tax credits for the Gale School. We are grateful to the following local businesses who made new tax credit pledges.

- Meredith Village Savings Bank
- Resilient Buildings Group
- Miracle Farms
- The Hodges Companies
- Northpoint Engineering



Empowering People

Resident Services

Our Resident Services Program works to improve the health and well-being of our 740+ tenants so they can maintain housing stability and build their own pathway to economic security. Our Resident Services Coordinators provide benefits counseling and enrollment, crisis intervention, conflict mediation, and resource brokering, and facilitate on-site educational programming.

411 tenants in 323 households were served by this program in 2023.



Eviction Prevention

Our goal is to keep people stably housed through challenging times such as illness, loss of transportation, unemployment, loss of child care, divorce, or any situation that results in a sudden change in income.

In 2023, we provided eviction prevention services to 277 households, and issued 138 payments totaling \$36,007 on behalf of 62 of those tenants.



"I love the way that LRCD is always going forward looking for new and inventive ways to make life livable and affordable for those of us who need it" says Patricia Nichols about LRCD's programs to support its tenants. Patty is a tenant of Pinecrest Apartments in Meredith and she serves on LRCD's Board of Directors.

Dental Program

We provide matching grants up to \$1,000 per person per year to help our tenants access the dental care they need.

In 2023, we issued 22 payments totaling \$8,941 on behalf of 16 tenants, four of whom required the \$1,000 maximum to help with restorative dental care.

Community Building

We facilitate leadership development by supporting groups of residents in working together to identify community priorities and develop resident-led projects. This helps to foster healthy relationships between neighbors and builds leadership and advocacy skills.

In 2023, over 100 residents engaged in a variety of projects, including building and maintaining community gardens, neighborhood beautification, a neighborhood watch, hosting holiday events, and organizing youth activities.



Thank you to our 2023 Housing Champion Sponsors who help make our work possible.

CATIC

- Franklin Savings Bank
- Melcher & Prescott Insurance
- Meredith Village Savings Bank
- Northpoint Engineering
- Resilient Buildings Group
- Sheehan Phinney



Thank you to everyone who invested in our work in 2023.



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