

2024 Impact Report



Lakes Region
**Community
Developers**

Children at Lochmere Meadows Apartments in Tilton showing off the community garden they helped grow.

Our Vision

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

In the midst of uncertainty, one thing we know for sure is that we will not waver in our commitment to building affordable housing and empowering our tenants to achieve economic security. For more than 30 years, this organization has worked tirelessly to help meet the housing needs in the Lakes Region. This will not change, no matter what happens in the federal policy and funding landscape.

We will continue to be excellent stewards of the resources entrusted to us. We will continue to be creative and nimble in addressing local housing and community development challenges. And we will continue to prioritize our ground-up approach to building community – one tenant, one family at a time.

With your continued support, we will put one foot in front of the other every day and just keep doing the work. As long as we remain focused on our mission, we can't go wrong.

Housing provides a platform to lead a fulfilling life. When you have a safe and comfortable place to lay your head at night, you are able show up every day for the people and places you care about. Just like Natalie and Gary, two neighbors living at Harvey Heights Apartments in Meredith.

"I love it here. I've been able to have my grandkids here with me. I've done lots of volunteer work. I helped Habitat for Humanity build seven homes, and now I volunteer with Interlakes Community Caregivers – some of my neighbors are my clients."
–Natalie Smith



"I've got a million-dollar view from my patio area out back. It's amazing I get to live here. I love working in our community garden, and I enjoy doing woodworking crafts with the kids here. It's a lot of fun. A great place to live."
–Gary Bushong

Affordable Housing

At the end of 2024, we had approximately \$1 million invested in pre-development activities on four housing developments that will deliver 121 new units of affordable rental housing over the next few years.

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. Completion scheduled for March 2025.



\$52,500 Raised to Furnish Bay Street!

Thank you to everyone who contributed. This funding enables us to fully furnish all 12 apartments and add other touches to make Bay Street a welcoming home for those who have experienced homelessness and housing instability.

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|---------------------------------------|--|
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| Frederick Neinas | Taylor Community and Susan & John Davies |
| Gary DiMartino | The Hodges Companies |
| Geoffrey Ruggles | |
| Heart & Hands Thrift Shop | |
| Jason Hicks | |

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. Completion scheduled for October 2025.



Past Board Chair, Carrie Duran and Real Estate Development Director Kara LaSalle accept the Community Partner Award from Lakes Region Community Services in April 2024

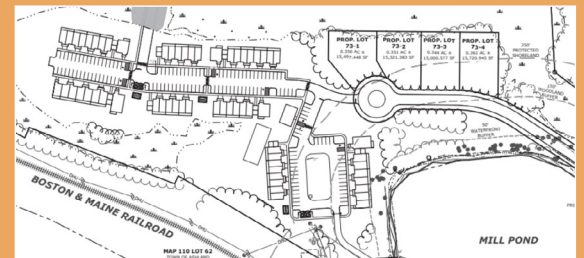


Wolfeboro: Harriman Hill III

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. This project was delayed due to escalating construction costs. We hope to break ground in 2025.

Ashland: Village at Mill Pond

76 rental units built out over two phases, plus four single family lots for Pemi Valley Habitat for Humanity. Construction of Phase I planned for 2027.



Empowering People

Resident Services

Our Resident Services Program works to improve the health and well-being of our 750+ 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.

389 tenants in 322 households were served by this program in 2024.

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 other situation that results in a sudden change in income.

In 2024, we provided eviction prevention services to 214 households, and issued 85 payments totaling \$15,515 on behalf of 39 of those tenants.



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 2024, over 100 residents engaged in a variety of projects, including building and maintaining community gardens, neighborhood clean-ups, and hosting community events.

Gale School Redevelopment

We continued working to complete the funding stack required to renovate this beloved school building. The first floor will house a childcare center operated by the Boys & Girls Club of Central and Northern New Hampshire. The second floor will be a new program center for Lakes Region Community Services.



Save Our Gale School Committee (SOGS) and LRCD staff pose for a photo after SOGS officially signed the deed for the Gale School over to LRCD in December.

We put the project out to bid in the summer of 2024. Unfortunately, the bids came in too high. We sought more funding, and we were successful in securing a \$750,000 grant from the State of New Hampshire, as well as other grants and contributions from the following:

Hart's Turkey Farm
Meredith Village Savings Bank
Northway Bank
Resilient Buildings Group
Stewart Property Management

Quality Insulation
Wood & Clay
New Hampshire Preservation Alliance
Cogswell Benevolent Trust
Putnam Foundation



Shannon Robinson-Beland, co-owner of Wood & Clay; Duncan Simons, Meredith Branch Manager at Quality Insulation; and Robert Perras also of Quality Insulation pose in front of the Gale School in May after purchasing NH tax credits to support the project.

Thank you
to our
**2024
Housing
Champion
Sponsors** who
help make our
work possible.



SHEEHAN PHINNEY

Thank you to everyone who invested in our work in 2024!



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