



# Lakes Region Community Developers



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*Groundbreaking for Harriman  
Hill Phase III in Wolfeboro, NH  
in October 2025.*

# 2025 Impact Report

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**Looking back on 2025**, it was a year of contrasts. On the one hand, we made significant progress on several real estate development projects that had been in our pipeline for some time. It was inspiring to see these projects coming to fruition because they all help address critical housing and community development needs in the Lakes Region.

On the other hand, it was disheartening to witness big policy changes in a variety of social safety net programs, including food assistance and Medicaid. These critical programs support the well-being of working families, seniors, and people with disabilities in our community. Most of the tenants who live in our apartments fall into one or more of these categories, and we are concerned about how these changes will impact them.

While the work that we do continues to become more complex and challenging, we remain committed to our mission to create affordable housing opportunities and empower our tenants to achieve economic security. With your continued partnership and support, we will keep moving forward, regardless of the headwinds that we face.

### **Wolfeboro: Harriman Hill Benefits Working Families and Seniors**

Since 2012, LRCD's Harriman Hill development in Wolfeboro has provided beautiful, affordable rental homes for working families and seniors. In 2025, we were thrilled to start construction on a third phase of this development, after seven long years of pre-development work. Phase III will add 30 new apartments to the 48 that are already there. The project is scheduled to be finished this summer.

**We are grateful to the following partners and funders for their commitment and support.**

- Eastern Lakes Region Housing Coalition
- Town of Wolfeboro (Selectboard, Zoning Board, Planning Board, and Conservation Commission)
- Beck Fund
- Evernorth and Evernorth Loan Fund
- TD Bank
- NH Housing
- NH Community Development Finance Authority

**Special thanks to our outstanding development team:**

- North Branch Construction
- Northpoint Engineering
- Stewart Associates Architects
- Norway Plains and Associates
- Sheehan Phinney



Construction progress at Harriman Hill III, December 2025

### **Carrie Duran, a resident of Harriman Hill Phase II and the Legislative Liaison at Lakes Region Community Services, is a busy, single-mom of three girls. Carrie moved back home to Wolfeboro in 2013. She struggled to find a nice apartment she could afford, until she found her three-bedroom apartment at Harriman Hill in 2014.**



Harriman Hill resident Carrie Duran with her daughter, Katie

*"Harriman Hill has played a huge role in shaping my family. Living here made it possible for me to make ends meet while caring for my daughter, who has Down Syndrome, and my twins, who are now in college. I'm excited to see Harriman Hill III under construction. I know it's going to help lots of families thrive, just like mine."*

**Judi Donnelly is a resident of Harriman Hill Phase II.** Retired from a 34-year career in real estate, Judi spends a lot of her time volunteering for her church and for the town's senior program.



Harriman Hill resident Judi Donnelly with her neighbor Katie Duran

When asked about the top benefits of living at Harriman Hill, Judi says "Affordable rent and no maintenance – not even shoveling or plowing, nothing." She continued, "I'm really thrilled that Phase III is happening. This is going to help keep people in the area, to be able to afford housing, to work in the area...I'm excited that we're going to have some more buildings here."

# Real Estate Development

## Belmont: Gale School Redevelopment

We started construction on the rehabilitation of the historic Gale School in June, while continuing to work through the fall to finalize all the financing for the project. On December 18, we closed our New Markets Tax Credits deal with Evernorth and Capital One, putting in place the final piece of the funding stack and ensuring the project will be completed in late spring 2026. The development team includes Warrenstreet Architects, Pierce Atwood, and JH Spain.



Renovation of the Gale School was 40% complete by December 2025



## Laconia: Bay Street Apartments

We completed this project in spring 2025. Bay Street Apartments provides twelve efficiency units of supportive housing for people experiencing or at-risk of homelessness, in partnership with Lakes Region Mental Health Center.

Funding was provided by NH Housing, NH Community Development Finance Authority, NeighborWorks Capital, and many local businesses and donors who helped us furnish all the apartments. The development team included Northpoint Engineering, Stewart Associates Architects, and Bauen Corporation.



*Bank of New Hampshire donated furniture for the tenant lounge at Bay Street and provided a generous grant to support LRCD's efforts to develop affordable housing.*

*"We are thrilled to support Lakes Region Community Developers," said Tiffany Baert, Senior Vice President – Marketing & Public Relations Officer at Bank of New Hampshire (pictured, center). "Their mission aligns perfectly with our commitment to helping people access and maintain high-quality, affordable housing."*

# Real Estate Development

## Laconia: Jameson Street Apartments

We completed our supportive housing project at 11 Jameson St, Laconia in September. This adorable three-unit building provides affordable housing for individuals with developmental and intellectual disabilities in partnership with Lakes Region Community Services.



Funding was provided by NH Housing, NH Community Development Finance Authority, NH Department of Business & Economic Affairs (InvestNH), Lakes Region Community Services, and our 2025 NH Gives donors. The development team included Stewart Associates Architects and Hollis Construction Management.

## Laconia: Improvements at Millview Apartments

We were pleased to complete a major portfolio strengthening project at our Millview Apartments located at 115 & 117 Union Ave, 28 & 30 Locust St, and 5 Jameson St in Laconia. The project entailed installing new siding, new doors, and new roofs on all buildings, as well as installing rooftop solar arrays on three of the five buildings.

Funding was provided by a Community Development Block Grant through the City of Laconia and NH Community Development Finance Authority and a grant from the NH Department of Energy.



## Meredith: Frances Court Improvements

Over at Frances Court, our 13-unit manufactured home park adjacent to Pinecrest Apartments in Meredith, we demolished two old owner-occupied units that we had taken possession of over the years, poured concrete pads where none existed before, and placed two new units on the pads. In 2026, we will replace one more unit and make significant repairs to a fourth.

Funding is being provided by a Community Development Block Grant through the Town of Meredith and NH Community Development Finance Authority.



# Empowering People

## Resident Services

Our Resident Services Team works to improve the health and well-being of our 750+ tenants so they can build their own pathways to economic security. Our staff provide benefits counseling and enrollment support, crisis intervention, conflict mediation and resource brokering, and they facilitate on-site wellness programming.

**402 tenants in 311 households were served by our Resident Services Program in 2025.**



*LRCO's Resident Services Team:  
Kerri Lowe (L) and Melissa Shadden-Cyr (R)*

## Housing Stability

A top priority of the Resident Services Team is to keep people stably housed through challenging times. Our skilled and experienced team combines targeted outreach and case management support with direct financial assistance to keep people who are at risk of losing their housing from being evicted.

In 2025, LRCO offered housing stability services to 227 tenants. We assisted 45 of those tenants with \$21,366 in direct payments from our Good Neighbor Fund. All of the tenants who sustained meaningful engagement with the program maintained stable housing.

## Community Building

The Resident Services Team also facilitates 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 2025, over 100 residents engaged in a variety of projects, including building and maintaining community gardens, neighborhood clean-ups, and hosting community events



# Thank you to everyone who invested in our work in 2025.

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