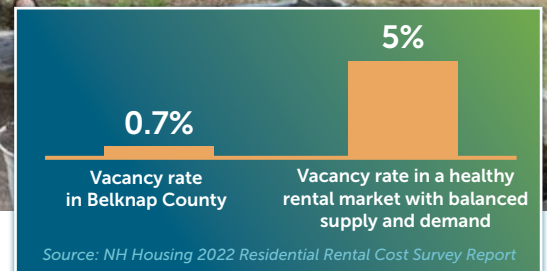


2022 Impact Report



Lakes Region
**Community
Developers**



Only 9% of the 2-bedroom apartments in Belknap County are affordable to half the renter population.

Everyone seems to have someone in their life who struggles to find suitable housing. Stories abound in the news about the lack of housing. Homelessness has skyrocketed.

Unfortunately, the awareness of our housing crisis hasn't yet translated into changes to local zoning ordinances that would make it easier to build the housing that we need. When you add increased construction costs and continued scarcity of funding to the mix, we find ourselves in an environment where it is more difficult than ever to develop affordable housing.

Despite the barriers, we remain steadfast in our commitment to create a healthier housing ecosystem in the Lakes Region. **In 2022, we expanded our pipeline of housing projects for essential workers and seniors, and we explored multiple sites for supportive housing developments for people experiencing homelessness or at-risk of homelessness.**

We are dedicated to this difficult work because we know that housing is a platform that all people need in order to thrive.

We envision a Lakes Region where everyone lives in a home that supports good health (physical, mental, and financial health). This is not just a philanthropic vision – it is the key to workforce development and local business growth. It is the key to solving our growing crisis of homelessness. Everyone in our community will benefit if we can achieve this vision.

It will take a huge effort to ramp up housing production to the level needed to bring supply back in line with demand. It will take leadership and hard work to ensure that the right amount of housing is affordable to our essential workers, our seniors who want to age in place with dignity, and to people experiencing homelessness and housing instability.

That is why we need your support now more than ever. Whether it's advocating for zoning changes in your town or making a donation, with your continued support, we can one day achieve our vision.

"It's hard to change the stigma about affordable housing, but it has gotten me through some of the hardest times of my life and given us a roof over our head and a safe place to call home. So, without that, I don't really know where we'd be."



–Kylie Goss, tenant at Lochmere Meadows in Tilton, NH and member of LRCD's Board of Directors. Kylie works full-time in construction. She is in long-term recovery.

Housing for Essential Workers & Seniors

Harvey Heights – We completed the \$5 million renovation of this occupied 25-unit apartment complex on Pleasant Street in Meredith, NH. We purchased the property in 2016 to preserve it as part of the Lakes Region’s affordable housing stock. The renovation transformed the property inside and out, improving life safety, energy efficiency, and the appearance of the property.

Harriman Hill – The original plans for this development in Wolfeboro included 48 rental apartments and 20 single-family homes. We built the rentals 10 years ago. Since 2018, we had worked to find funding for the single-family homes. Unfortunately, skyrocketing costs and site constraints made the single-family phase infeasible. In 2022, we stopped work on that and pivoted to begin pre-development work on another phase of rental units, which will include at least 26 apartments in a mix of unit sizes.

Village at Mill Pond – We secured an option to purchase approximately 35 acres in Ashland. We have planned out a three-phase concept for 60 family townhouse apartments, 26 elderly apartments, and four lots for development by Pemi Valley Habitat for Humanity (PVH).



Addressing Homelessness with Supportive Housing



Supportive housing combines permanent affordable housing with supportive services for people with extremely low incomes who are experiencing homelessness or at-risk of homelessness. According to the US Interagency Council on Homelessness, “Study after study has shown that supportive housing not only resolves homelessness and increases housing stability, but also improves health and lowers public costs by reducing the use of publicly-funded crisis services, including shelters, hospitals, psychiatric centers, jails, and prisons.”

There is very little supportive housing in the Lakes Region. We hope to change that by partnering with local service providers including Lakes Region Community Services (LRCS) and Lakes Region Mental Health Center (LRMHC). In 2022, we secured an option on a property in Laconia where we hope to build a supportive housing project with 12 efficiency apartments. Supportive services would be provided by LRMHC.



Community Building

Community gardens and fun social events were the most popular community building activities at LRCD properties in 2022. These activities were resident-led, providing opportunities to develop leadership skills and build meaningful relationships between neighbors.

Empowering People

As a mission-driven landlord, we do more than create housing opportunities. Our resident services program strengthens factors that improve the health and well-being of our tenants. The impact of this investment is that tenants maintain housing stability and build their own pathway to economic security.

*Melissa Shadden-Cyr and Kerri Lowe,
LRCD's Resident Services team*



Eviction Prevention

Our intentional focus on eviction prevention started with the pandemic because we faced an immediate crisis with many tenants out of work or unable to work due to illness or lack of child care. Our approach entails working closely with property management to quickly identify tenants who are struggling and to offer services and sometimes direct financial assistance to help them address the issues that are putting their housing at-risk. We get as creative as we can to help tenants enter into payment arrangements and access community supports to pay past due balances.

We are very proud to say that over the course of the entire pandemic, we have not evicted anyone who is engaged with our Resident Services Program for non-payment of rent. **In 2022, we provided eviction prevention services to 207 of our tenants and direct financial assistance totaling \$13,158 to 26 of those tenants.**

Demand on our small eviction prevention fund has increased significantly since the NH Emergency Rental Assistance Program ended in fall 2022.



Summer Camp Scholarships

Thanks to the generosity of YMCA of Greater Boston Overnight Camps and multiple LRCD donors, seven LRCD kids were able to attend two-week overnight camp at Pleasant Valley and Northwoods Camps in Tuftonboro!

Dental Program

We launched this program in October 2020, after learning that 70% of our tenants were not accessing dental care due to lack of insurance and inability to pay. We provide matching grants up to \$1,000 to help tenants pay for the dental care they need.

Often this is routine care that costs a few hundred dollars, in which case we split the cost with the tenant to make it feasible for them. In the event a tenant requires thousands of dollars of restorative work, we help them find other financial resources to cover the cost beyond our \$1,000 grant. **In 2022, we provided \$7,435 in grants to help 19 tenants afford dental care.**

Take the Wheel

This partnership between LRCD, HOMEteam, Grappone Automotive, and Franklin Savings Bank combines financial counseling and affordable financing to help people get into reliable, fuel-efficient cars. Due to skyrocketing used car prices, we had to scale this program back in 2022, as it became impossible for most participants to afford the level of car payment needed to acquire a used vehicle.

- 260 applicants
- 116 participated in online financial education
- 10 completed one-on-one financial counseling
- 4 graduated and purchased a car



Thank you to everyone who invested in our work in 2022.

Corporate & Foundation Partners

Chisholm Persson & Ball, PC
Emergency Food & Shelter National Board Program
Evernorth
Gilford Community Church
Granite United Way
Greater Lakes Region Children's Auction
Lakes Region Landmark Properties
NeighborWorks America
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New Hampshire Community Development Finance Authority
New Hampshire Department of Health & Human Services, Bureau of Housing Supports
New Hampshire Housing
Northeast Delta Dental Foundation, Inc.
Patrick's Pub & Eatery
Pitou & Pike Charitable Fund
People's United Bank
Resilient Buildings Group
Roger's Family Trust
Rural LISC
Speare Memorial Hospital
Stone Family Fund
TD Charitable Foundation
The Linden Foundation
Volunteer NH

\$750,000
in Gale School
Tax Credits Sold!

Thank you to all the businesses who bought NH tax credits in 2021 and 2022 for the Gale School Redevelopment Project.

Bank of New Hampshire
Belknap Landscape Company
Bonnette, Page & Stone
Boothby Therapy Services
Franklin Savings Bank
Granite State Hospitality
Grappone Automotive Group
Greene's Corner Market
Hart's Turkey Farm
Hodges Development Company
Lakehouse Grille
Maroun Landscaping
Martini Northern
Miracle Farms
Meredith Village Savings Bank
Northpoint Engineering
Resilient Buildings Group
The Barn on the Pemi
Wood & Clay, Inc.

89%
of funds raised
went directly
to programs

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