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Slide Deck Presentation**



LACONIAHOUSING

We put our residents first.

LACONIA HOUSING

Affordable Housing & Property Portfolio

www.laconiahousing.org

Who We Are

Laconia Housing - Who We Are

Mission

It is the mission of Laconia Housing Authority to provide comprehensive housing and support services for people of need in order to promote and enhance a better way of life for the whole community.

Agency

Quasi-governmental 501-c1 entity that provides housing opportunities for nearly 1500 area residents & family including the elderly, disabled, working families in Laconia and the Lakes Region.

Overseen by a Board of Commissioners who are appointed by the Laconia City Manager. Utilizing federal government programs, Laconia Housing offers subsidized housing through the 10 properties they own and/or manage partnerships, and by administering 448 subsidized housing vouchers in the Laconia area.

Laconia Housing also provides support services utilizing its Home Health Agency Medicaid New Hampshire's Choices for Independence (CFI) program which provides low-income tenants services to remain independent in their Support Service properties .

Agency Contacts

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Laconia Housing – Operations

We operate with a budget of \$14.8M for programs and properties.

We employ 42 full-time and part-time staff members in Property Management, Maintenance, Support Service, and administration positions

LHRA housing properties are limited to a **fair market rent** to keep units affordable to tenants. Fair market rent guidelines are provided by HUD.

Our support service program (CFI) represents \$1.2M from Medicaid.

Congregate Housing Services Program (CHSP) funded by NH General funds represents \$350k. Pending State Budget approval.

The agency provides to the City of Laconia and its landlords access to Housing Assistance Payments (HAP) through the Housing Choice Voucher (HCV) program \$4.8M of federal subsidized awards.

We seek grants to fund improvements to our properties and develop additional inventory, without this funding it would be difficult, these funds vary based on availability and can be \$500,000 to \$2,000,000.

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How We Are Funded and Regulated

Housing Choice Voucher Program – Overview

Provides rent subsidies to eligible individuals or families so they can afford to rent decent, safe, and sanitary housing.

- Housing Choice Vouchers (HCV) are administered locally by public housing agencies
- Laconia Housing current awarded of vouchers is 509 to administer.
- Laconia Housing award of funding in 2025 was \$4.8 Million of federal funds managed by Housing and Urban Development (HUD) to make Housing Assistance Payments (HAP) to landlords in the community.
- We determine tenant income eligibility, inspect units to ensure HUD's standards are met
- We negotiate reasonable rents that reflect the local housing market
- Tenant-based assistance means the assisted unit is selected by the family
- Project-based Voucher (PBV) means assistance tied to the unit – a PHA may have an ownership interest in the project, four of our properties are PBV.

Housing Choice Voucher Program – Process

How It Works:

1. **Eligibility** – Applicants must meet income requirements (typically at or below 50% of the area median income) and other HUD criteria.
2. **Voucher Issuance** – Eligible participants receive a **housing voucher** that subsidizes a portion of their rent.
3. **Finding a Unit** – Participants find a rental unit that meets HUD's **Housing Quality Standards (HQS)** and a landlord willing to accept the voucher.
4. **Rent Payment** – The tenant pays approximately **30% of their income** toward rent, and the local **Public Housing Authority (PHA)** pays the remaining balance directly to the landlord from HAP Payments.
5. **Annual Recertification** – Tenants must regularly verify income and household composition to maintain eligibility.

Program Benefits:

- Increase **housing mobility**, allowing families to choose where they live.
- Promotes **economic self-sufficiency** by reducing financial burdens.
- Encourages **landlord participation** by guaranteeing rental payments.

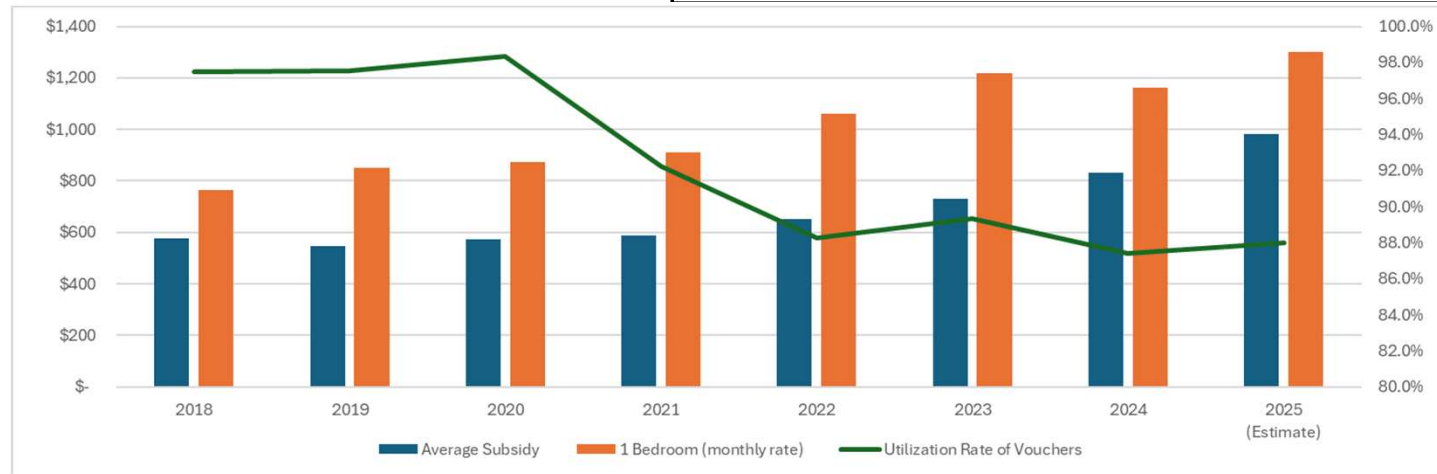
Housing Choice Voucher Program – HAP Funding

8 Year Look Back and Current Year

Calendar Year	2018	2019	2020	2021	2022	2023	2024	2025 (Estimate)
HUD Held Reserves (prior year)	\$ 126,077	\$ 411,159	\$ 320,994	\$ 256,379	\$ 245,685	\$ 350,152	\$ 82,394	\$ -
HUD Funding	\$ 2,767,713	\$ 2,546,538	\$ 2,776,663	\$ 3,353,462	\$ 3,348,798	\$ 3,871,463	\$ 4,118,633	\$ 4,852,931
HAP Expense Paid Out	\$ 2,492,403	\$ 2,608,581	\$ 2,842,592	\$ 3,296,363	\$ 3,484,592	\$ 4,138,542	\$ 4,347,065	\$ 4,759,003
Shortfall set aside	\$ -	\$ -	\$ -	\$ -			\$ (146,038)	\$ 93,928
Average Subsidy	\$ 575	\$ 548	\$ 571	\$ 589	\$ 650	\$ 729	\$ 833	\$ 981
Total Unit Months Leased	4761	4763	4997	5601	5360	5456	5390	5347
Total Unit Months Available	4884	4884	5080	6072	6072	6108	6108	6108
Units Available Per Month	407	407	423	506	506	509	509	509
Average Monthly Vouchers Utilized	397	397	416	467	447	455	445	448
1 Bedroom (monthly rate)	\$ 765	\$ 849	\$ 873	\$ 911	\$ 1,060	\$ 1,218	\$ 1,163	\$ 1,300
Utilization Rate of Vouchers	97.5%	97.5%	98.4%	92.2%	88.3%	89.3%	87.4%	88.0%
Rental Rate Compared to 2018	100%	111%	114%	119%	139%	159%	152%	
Wait List:				814	934	1234	798	

SRT – PBV Conversion

first 10 months	4070
2 months (PBV units)	1010
	5080

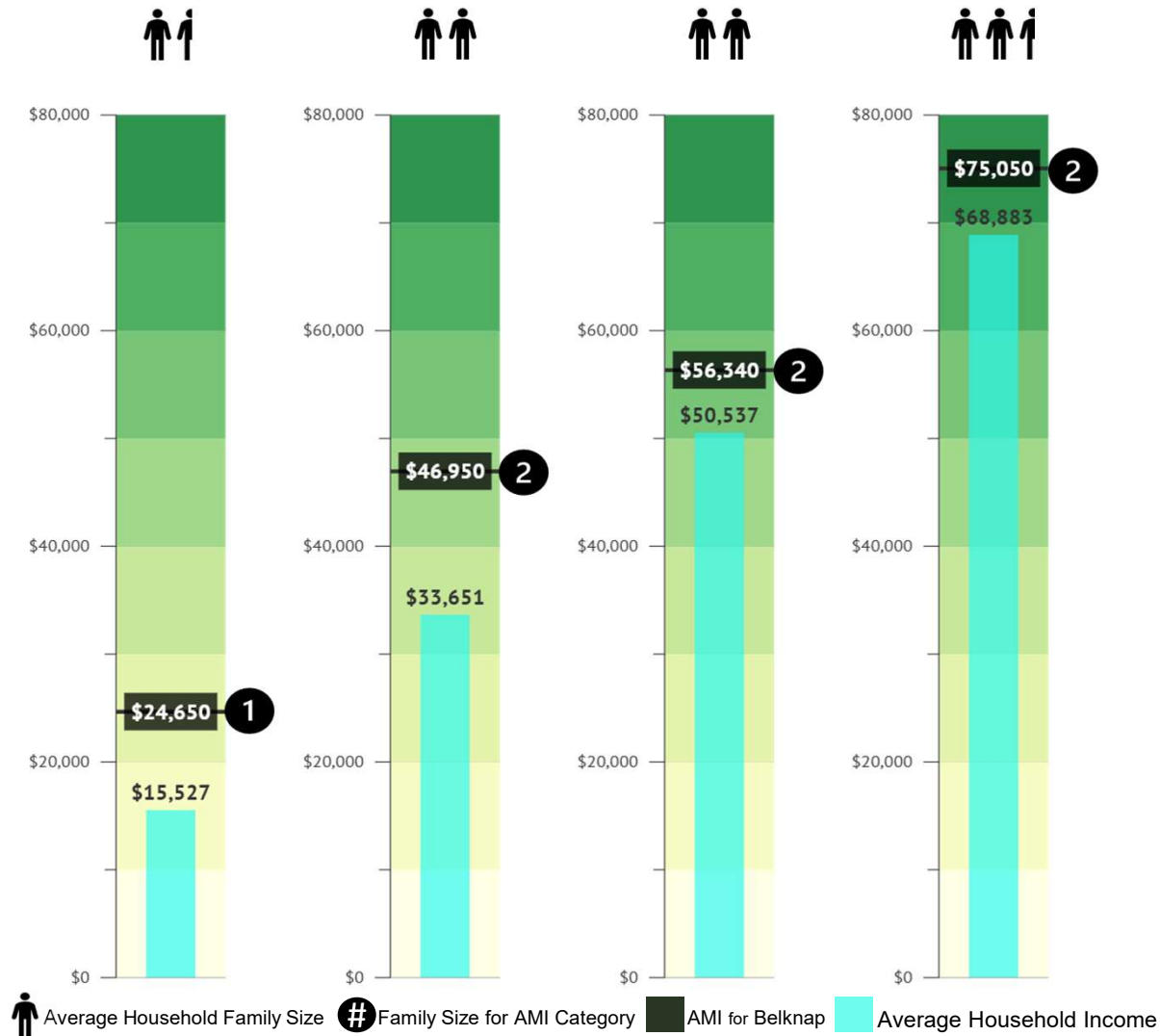


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Who We Serve

Income Demographics of Laconia Housing Authority Residents



- The blue bar is representative of the average income for residents of Laconia Housing Properties
- 77% of Laconia Housing's households are Extremely-Low Income (30% AMI)
- Average household size for Extremely-Low income is 1.5 individuals
- Average income for Extremely-Low Income households is \$15,527 - nearly \$10k below the 30% AMI cap of \$24,650 for a single person.

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Aging and Disability Demographics of Laconia Housing Authority Residents



58%

**OF PEOPLE ARE
55 OR OLDER**



68%

**OF PEOPLE ARE
62+ AND/OR DISABLED**



**ONLY 30% OF THE LHA POPULATION FALLS WITHIN
WORKING-AGE GROUPS (AGES 18-54)**

**SINCE 2018 THE PROPORTION OF THOSE WHO
ARE 62+ AND/OR DISABLED HAS INCREASED
FROM 58.3% OF TOTAL RESIDENTS TO 68.1% OF
CURRENT ACTIVE RESIDENTS.**

**THE SHARE OF DISABLED RESIDENTS IN OUR
HOUSING POPULATION ROSE FROM 27.3% OF ALL
RESIDENTS TO 47.1% OF CURRENT RESIDENTS. 7.3
TIMES GREATER THAN THE NATIONAL RATE OF
INCREASE.**

Comparison of elderly and disabled residents in LHA's total population (Historical) vs current active residents shows a 9.8 percentage point increase since 2018. LHA data reflects all residents entered since 2018 and active residents as of 2025.

Comparison of disability rates in the U.S. adult population and the LHA housing population shows a 19.8 percentage point increase in disability prevalence locally. U.S. rates reflect 2018 and 2025 data (CDC). LHA data reflects all residents entered since 2018 and active residents as of 2025.

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Our Portfolio

Housing Opportunities We Supply The Community

10 Properties owned and managed by Laconia Housing in Laconia and Lakes Region which provide 351 Affordable Housing Units

Our Housing Choice Voucher Program Utilizes 448 of 509 Vouchers Awarded across our properties and the region with a Wait List of 997

New Applications last month 31

Laconia Housing Authoiry Properties

<u>Locations</u>	<u>Units Per Proptery</u>	<u>Laconia Housing Vouchers Used</u>	<u>Reliancy Rate</u>	<u>Senior/Disabled</u>	<u>Wait List</u>
Sunrise Towers (Prior Public Housing	98	98 (PBV)	100%	98	504
Sunrise House (12 PBV)	16	12 (PBV)	75%	16	4
Normandin Square Apartments	60	27	45%	40	783
Tavern Inn Apartments (50 PBV)	50	50 (PBV)	100%	50	101
Orchard Hill II (Belmont)	32	2	6%	22	721
Perley Pond Townhouses	35	0	0%	10	230
Northfield Village (Northfield)	36	0	0%	36	435
13 Summer Street	8	8	100%	8	19
Sunrise Place (4 PBV)	4	4 (PBV)	100%	4	19
Perley Pond II (new construction)	12	10	83%	10	19
	351	211	60%	294	1025 (Unique)

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PBV Properties Tavern Inn Apartments | Sunrise Towers



Tavern Inn Apartments

- 50 PBV Senior Independent Living units
 - Studio & One-Bedroom Apartments
 - Heat, Hot Water, and Electricity are included in rent
- Supported Living Services and Programs
 - Choices for Independence (CFI) – A Medicaid funded program for those who qualify based on DHHS determination
 - Congregate Housing Services Program (CHSP) – A state level grant program funded through general funds
 - Nursing, Personal care, Housekeeping, Laundry, and two meals daily available – private pay as well
- Located in downtown Laconia, NH
 - Next door to the Healthfirst Office, LHRA, Library



Sunrise Towers

- 98 PBV Senior Independent Living units
 - Studio, One-Bedroom & Two-Bedroom Apartments
 - Each unit features a balcony off the living room
 - Heat, Hot Water, and Electricity are included in rent
- Supported Living Services and Programs
 - Choices for Independence (CFI) – A Medicaid funded program for those who qualify based on DHHS determination
 - Congregate Housing Services Program (CHSP) – A state level grant program funded through general funds
 - Nursing, Personal care, Housekeeping, Laundry, and two meals daily available – private pay as well
- Located in downtown Laconia, NH
 - Next door to Sunrise House
 - Shared Parking with Sunrise House

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New Properties in last 5 years - Recently converted to PBV

Sunrise House | Sunrise Place



Sunrise House

- 16 Senior Independent Living units -12 PBV
(4 Market Rent, 12 PBV)
 - Fully Accessible
 - 55 Years & Older Community
 - 14 One-Bedroom & 2 Two-Bedroom/Two-Bath
 - Heat, Hot Water, AC, Electricity are included in rent
- Supported Living Services and Programs
 - Choices for Independence (CFI) – A Medicaid funded program for those who qualify based on DHHS determination
 - Congregate Housing Services Program (CHSP) – A state level grant program funded through general funds
 - Nursing, Personal care, Housekeeping, Laundry, and two meals daily available – private pay as well
- Located in downtown Laconia, NH
 - Shared campus and parking with Sunrise Towers



Sunrise Place

- 4 In-Town Residential Units – 4 PBV
 - 4 Efficiency units
 - Converted from 4 office units
 - Occupancy July 2024
 - Heat, Hot Water and Electricity included in rent
 - Lending provided by Meredith Village Savings Bank
 - \$446,657 awarded by FHLB for low-income housing.
 - \$8k Windows from NH Saves
- Located in Laconia, NH
 - Part of Sunrise Community Living campus
 - Close to Laconia downtown shops and Medical Treatment
 - Access to Laundry and Meal Program on campus

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Newest Properties in last 2 years - BPHII | Summer Street



BPHII – Perley Pond II



Summer Street

- 12 Affordable Housing Units

- Construction completed March 2024
- (10) One-Bedroom & (2) One-Bedroom ADA
- \$1.35M Meredith Village Savings Bank financing secured construction and mortgage with a fixed rate of 5%.
- \$1.35M InvestNH GAP funding secured from the state funding of \$30M available fall 2022 which also provided the City of Laconia funding of \$120,000, of which they contributed \$30k to the project.
- Laconia Housing invested \$262k to complete the funding required for the 12-unit development.
- All Utilities Included

- 8 Affordable Housing Units

- 3 newly renovated units Completed October of 2024
- Renovations include – Windows, Siding, Roof, Doors and Insulation
- (6)One-Bedroom & (2)Two-Bedroom
- \$317K privately funded through Meredith Village Savings Bank at 4.5%
- \$100k awarded by FHLB for low-income housing.
- \$40k awarded by NHSAVES' program assistance for energy savings
- \$81k of Laconia Housing funds used to renovate 3 additional units.

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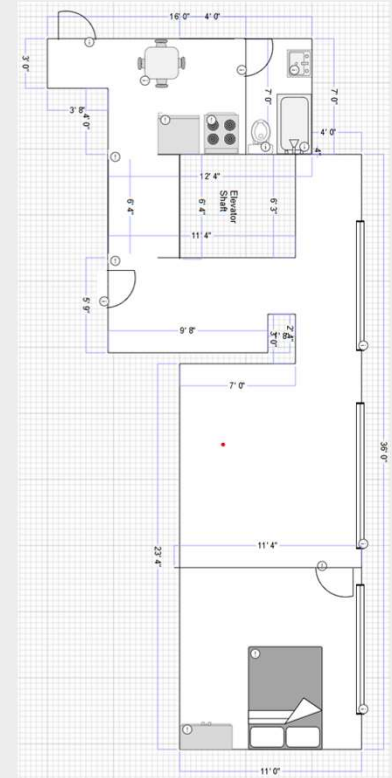
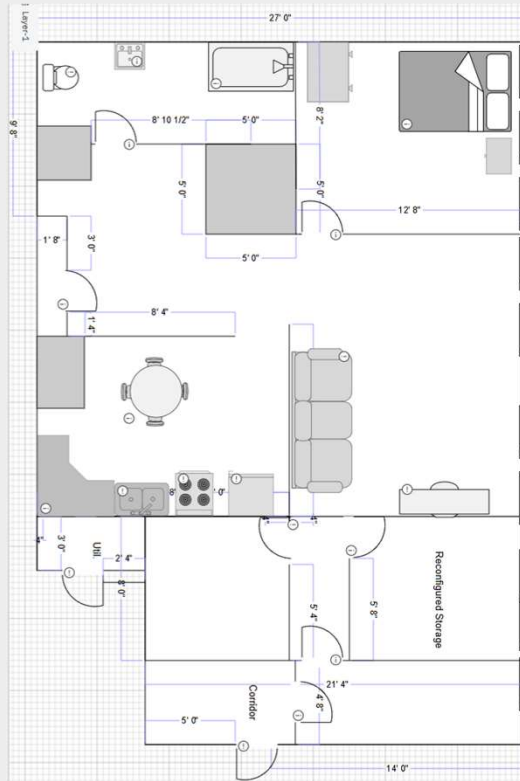
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Normandin Square – Proposed adding 7 units of new construction to existing 60 units in place



Normandin Square

- 60 Apartment Units and Pending 7 additional apartments with federal funds waiting approval
 - One, Two and Three-Bedroom Units
 - Heat & Hot Water are included in rent
 - Housing Choice Vouchers are accepted
- Located in Laconia, NH
 - The building houses the Lakes Region Childcare Center, the Wellness Center, and HealthFirst.
 - Original Building Scott & Williams Mill



- Federal Home Loan Bank AHP Grant
- Congressional Spending Grant through Sen. Shaheen's office for \$750k – Approved Pending Funding
- Anticipated Project Cost: \$1.47M | ~\$210k per unit
- The project would create 7 new 1 Bedroom Units within the current structure by renovating existing oversize storage space – expanding inventory without increased footprint.

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Secured with Other Funding Perley Pond | Orchard Hill | Northfield Village



Perley Pond Townhouses

- 35 Townhouse-Style Apartments
 - Family Complex
 - Five Buildings with Two-Level Units
 - Two-Bedroom & Three-Bedroom units available, 2 ADA
 - Utilities included
 - Washer/Dryer Hookups in the units
- Located in Laconia, NH
 - Close to Opechee Park & Downtown Laconia
- Completed Capital Improvements 2024
 - Paving paid for by Laconia Housing
 - Exterior doors
 - New exhaust fans in bathrooms



Orchard Hill

- 32 Apartment Units
 - 8 buildings with 32 one-level units
 - One-Bedroom & Two-Bedroom
 - Heat & Hot Water are included in rent
 - Community Room
 - Laundry onsite
- Located in Belmont, NH
 - Just beyond the Laconia city line



Northfield Village

- 36 Units
 - One-Bedroom Apartments
 - Heat, Hot Water, and Electricity are included in rent
 - Community Room
 - Laundry on site
- Located in Northfield, NH
 - Close to downtown Tilton
 - Country setting in Central New Hampshire

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Future Events

Understating the Housing Choice Voucher as a vital tool for housing in Laconia



LACONIA
P U B L I C L I B R A R Y



Laconia Public Library

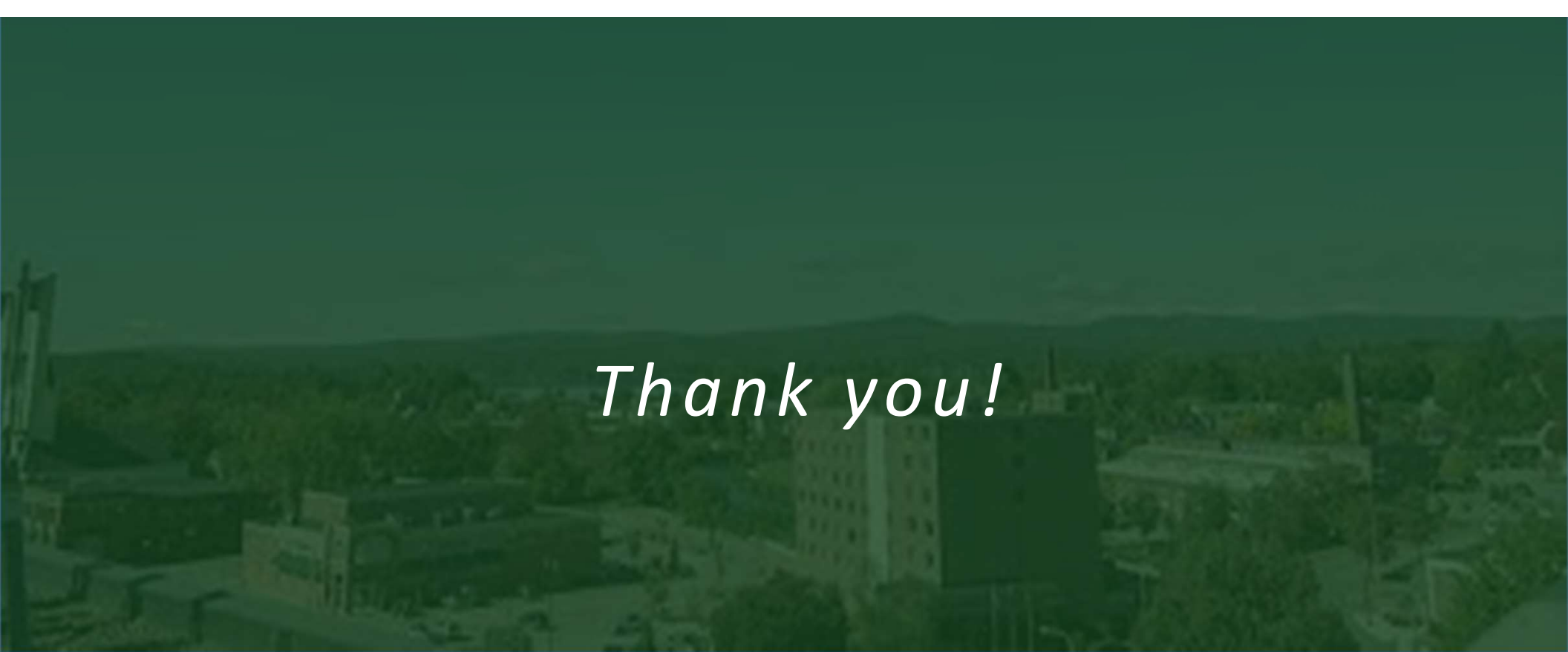
Informational Program
Coming

Wednesday January 7th - 10am

Thursday January 15th - 6pm

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Thank you!

Laconia Housing

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