

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 \$10M for operations and properties. \$4.8M in Housing Assistance Payments from HUD. Total budget \$14.8M for fiscal year 2026.

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.

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 to 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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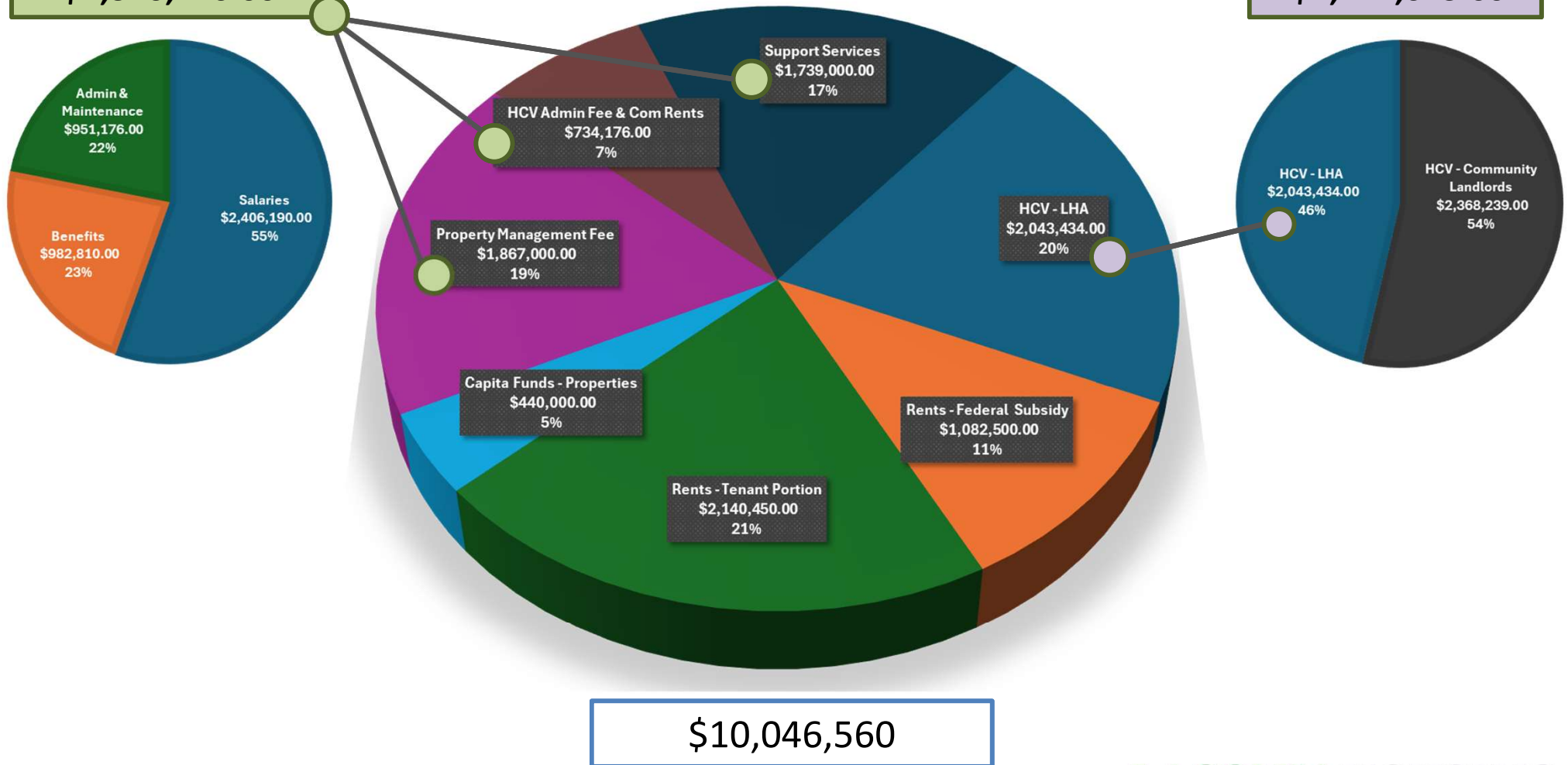
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Laconia Housing – Funding Sources

March 2025 - Fiscal Year End

Operation Budget
\$4,340,176.00

HAP Funding
\$4,411,673.00



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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 446 of 509 Vouchers Awarded across our properties and the region with a Waitlist of 1055

New HCV Applications last month 10

Laconia Housing Authority Properties

<u>Locations</u>	<u>Units Per Property</u>	<u>Laconia Housing Vouchers Used</u>	<u>Reliancy Rate</u>	<u>Senior/Disabled</u>	<u>Waitlist</u>
Sunrise Towers (Prior Public Housing)	98	98 (PBV)	100%	98	412
Sunrise House (12 PBV)	16	12 (PBV)	75%	15	7
Normandin Square Apartments	60	27	45%	40	504
Tavern Inn Apartments (50 PBV)	50	50 (PBV)	100%	49	111
Orchard Hill II (Belmont)	32	2	6%	22	626
Perley Pond Townhouses	35	0	0%	11	186
Northfield Village (Northfield)	36	0	0%	36	445
13 Summer Street	8	8	100%	8	14
Sunrise Place (4 PBV)	4	4 (PBV)	100%	4	7
Perley Pond II (new construction)	12	10	83%	10	14
	351	211	60%	293	1070 (Unique)

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Community Housing Reality

State and Region

Approximately 23,000 affordable housing units in NH
Approximately 100,000 renters qualify for low-income housing
Short Fall: 23,500+ units in the Lakes Region alone
Only 3.5% of NH's rental housing is income-restricted
Yet 20% of renters qualify for programs like HCV

Laconia Housing Authority

Current waitlist is 1055
Average wait time of 2.5-3 years to make it to the top
Average New Monthly Applications: 20-30
Average New Housing Choice Voucher Issuance a Month: Currently on hold*
Average Length of Tenant Residency: ~5 Years

** In anticipation of potential shortfall*

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What is the HCV Program

Housing Choice Voucher Program – History

The **Housing Choice Voucher (HCV) Program**, commonly known as **Section 8**, was established under the **Housing and Community Development Act of 1974**. It was created to provide low-income families, seniors, and individuals with disabilities the ability to afford decent, safe, and sanitary housing in the private market.

Key Historical Points:

- **1937** – The U.S. Housing Act of 1937 laid the foundation for federal housing assistance, primarily focusing on public housing.
- **1965** – The **U.S. Department of Housing and Urban Development (HUD)** was established to oversee federal housing programs.
- **1974** – The **Section 8 program** was introduced, shifting from government-owned public housing to subsidizing private market rentals. This allowed tenants to find housing of their choice rather than being confined to public housing developments.
- **1983** – The program evolved into what is now the **Housing Choice Voucher (HCV) program**, emphasizing mobility and tenant choice.
- **1998** – The **Quality Housing and Work Responsibility Act (QHWRA)** consolidated the Section 8 certificate and voucher programs into a single **HCV program**, simplifying administration.
- **Present Day** – HCV remains the largest rental assistance program in the U.S., serving over **2.3 million households** through subsidies administered by **Public Housing Authorities (PHAs)**.

The program continues to evolve, with ongoing reforms aimed at increasing landlord participation, expanding mobility, and improving efficiency in housing assistance delivery.

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 award 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. Funding is subject to annual award and funding limits by federal approval.
- 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:

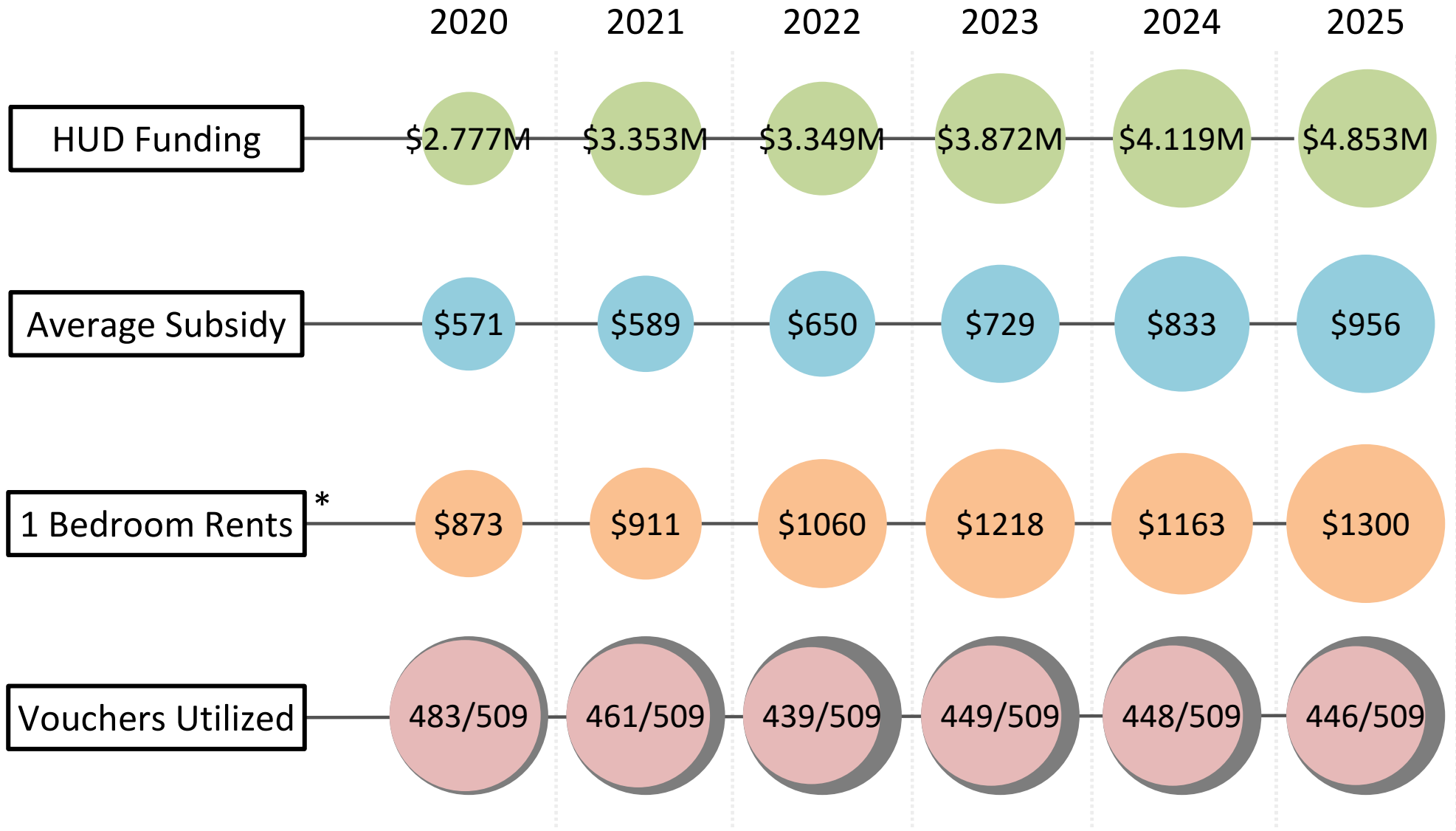
1. **Eligibility** – Applicants must meet income requirements (typically at or below 50% of the area median income) and other HUD criteria.
2. **Voucher Issuance** – Eligible participants receive a **housing voucher** that subsidizes a portion of their rent.
3. **Finding a Unit** – Participants find 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

6 Year Look Back



* Per Belknap County Payment Standards

Getting on the Housing Waitlist

Housing Choice Voucher Program – Waitlist Pre-Application

To be placed on the waitlist you must complete a Pre-Application

You can always visit our website at:

<https://www.laconiahousing.org/tenants>

Scroll to the 'Documents' section of the page
and click on 'Pre-Application for Housing (PDF)'

OR

You can give us a call at (603) 524-2112
and we can mail you the Pre-Application



*QR Code to current Pre-App
If the code no longer works, follow the provided link*

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Housing Choice Voucher Program – Waitlist Do's & Don'ts

DO

- **Complete** an Application
- **Keep** all contact information current (address, phone, email)
- **Open** and respond to all mail from the Housing Authority
- **Report** changes in household size immediately
- **Attend** all scheduled appointments and briefings
- **Provide** requested documents by the deadline
- **Ask** questions if you do not understand a notice
- **Notify** the Housing Authority if you no longer want housing

DON'T

- **Ignore** letters, emails, or voicemails from the Housing Authority
- **Miss** appointments without notice
- **Provide** false or incomplete information
- **Assume** you are still on the list if you have not responded
- **Add** people to your household without approval
- **Argue** deadlines after they have passed
- **Submit** documents late and expect extensions automatically

Housing Choice Voucher Program – Waitlist Removal

Common Reasons Applicants Are Removed from the Waitlist

Failure to respond to contact attempts

Missed deadlines or appointments

Inaccurate or false information

Not completing eligibility screening

Failure to update contact information

Criminal background that violates the Tenant Selection Plan

Housing Choice Voucher Program – Waitlist Preferences

Belknap Resident:

Family is a resident of Belknap County, is currently employed in the county, or has pending employment in Belknap County.

Referral CAP, LRCD, LRCS:

Individual has a completed referral from The Belknap-Merrimack Community Action New Start Program, Lakes Region Community Developers Transitional Housing Program, or Lakes Region Community Service Transitional Program.

Property Preferences for Support Services:

Choice for Independence(CFI) provided at Tavern Inn, Sunrise Towers and Sunrise House.

Coming to the Top of Waitlist

-What to do When You Receive a Voucher-

Housing Choice Voucher Program – What to Do

Attend the Voucher Briefing

- You must attend a voucher briefing (in person or virtual). At this meeting, the PHA will explain:
 - How the voucher works
 - Your responsibilities as a participant
 - Program rules and deadlines
 - How much rent you can afford
- You will receive your **voucher packet** and required forms.

Understand Your Search Time

- You typically have **120 days** to find a unit. *(extensions may be granted for good cause)*
- You may begin searching **immediately** after the briefing.

Housing Choice Voucher Program – What to Do

Search for an Eligible Unit

- The unit must:
 - Be within the PHA's payment standard
 - Pass a Housing Quality Standards (HQS) inspection
 - Have a landlord willing to participate in the program
 - *The landlord will receive a Request for Tenancy packet from you*
- You may search:
 - Online listings
 - Local property managers
 - Word of mouth
 - Housing authority listings

Request Tenancy Approval (RTA)

- Once you find a unit, you must submit:
 - Request for Tenancy Approval (RTA) form
 - Proposed lease and rent information
 - Landlord contact details
- Do not move in or sign a lease until the PHA approves the unit.

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Housing Choice Voucher Program – What to Do

PHA Reviews the Unit

- The PHA will:
 - Review the rent for reasonableness
 - Confirm the unit size and eligibility
 - Schedule and conduct an HQS inspection
- If the unit fails inspection, corrections must be made before approval.

Unit Passes Inspection & Is Approved

- Once approved:
 - PHA issues a Housing Assistance Payment (HAP) contract to the landlord
 - You may sign the lease
 - You may move in

Pay Your Portion & Move In

- You pay your security deposit and your share of rent
- PHA pays its portion directly to the landlord

What You Need to Know As a Voucher Holder

Housing Choice Voucher Program – Voucher Holder Do's & Don'ts

DO

- **Pay** your tenant portion of rent on time
- **Follow** the lease and house rules
- **Keep** the unit clean and safe
- **Allow** access for repairs and inspections
- **Report** maintenance issues promptly
- **Report** income changes within required timeframes
- **Report** household changes before they occur
- **Attend** all required recertifications
- **Request** approval before adding anyone to the household
- **Notify** the Housing Authority if you plan to move
- **Ask** for reasonable accommodations if needed
- **Keep** copies of your lease and notices

DON'T

- **Move** or transfer units without approval
- **Allow** unauthorized people to live in the unit
- **Collect** or pay side rent outside the lease
- **Damage** the unit beyond normal wear and tear
- **Refuse** inspections or repairs
- **Sublet** the unit or allow guests to stay long-term
- **Fail** to report income or household changes
- **Violate** lease terms or program rules
- **Engage** in criminal or violent activity
- **Ignore** recertification notices or deadlines
- **Be** out of your unit for more than 180 consecutive days

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Housing Choice Voucher Program – Violations & Termination

Common Violations That Cause Voucher Termination

- Unreported income
- Unauthorized household members
- Serious or repeated lease violations
- Failure to pay tenant portion of rent
- Criminal activity
- Damage to the unit
- Refusal of inspections or repairs
- Providing false information
- Repeated HQS failures caused by tenant behavior

Important Reminders

- Deadlines matter
- Documentation matters
- Approval is required before changes
- If you're unsure — ask first
- Silence or inaction can result in loss of assistance

Housing Choice Voucher Program – Important Policies

Adding to the lease:

Families must request PHA approval to add a new family member, live-in aide, foster child, or foster adult. This includes any person not on the lease who is expected to stay in the unit for more than 30 consecutive days or 90 cumulative days within a 12-month period and therefore no longer qualifies as a “guest.” Requests must be made in writing and approved by the PHA prior to the individual moving into the unit

Absent from the unit: •The family must promptly notify the PHA when the family is absent from the unit.

PHA Policy:

Notice is required under this provision only when all family members will be absent from the unit for an extended period. An extended period is defined as any period greater than 30 calendar days. Written notice must be provided to the PHA at the start of the extended absence. The family’s assistance must be terminated if they are absent from the unit for more than 180 consecutive days.

Member turning 18:

Person turning 18 what are the changes required to program.

Family members turning 18 years of age between annual recertifications will be notified in writing that they are required to sign the required Consent to the Release of Information Form HUD-9886-A within 10 business days of turning 18 years of age. Possibly have income counted if student rule doesn’t apply.

Housing Choice Voucher Program – Tenant Portability

Portability basics:

- Families may port out of Laconia once eligible to move
- Families may port into Laconia if another PHA allows portability

When a family may port:

- After **initial lease term** (usually 12 months), unless:
 - Violence Against Women Act - VAWA
 - Unit uninhabitable
 - PHA-approved exception

Key portability rules:

- Receiving PHA's:
 - Payment standards
 - Subsidy standards
 - Local policies apply
- **Laconia Housing may:**
 - **Absorb** the family,
 - or **Bill** the receiving PHA

*Families must be **in good standing** (no lease or program violations, no monies owed).*

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Housing Choice Voucher Program – Tenant Portability

Admin Plan Reference:

Chapter 10 – Moving with Continued Assistance & Portability

If the head of household, or spouse/cohead of an applicant family resided in the initial PHA's jurisdiction at the time that the family's initial application for assistance was submitted, the PHA will allow the family to port out of the PHA's jurisdiction upon issuance of the voucher. The PHA will consider exceptions to this policy for purposes of reasonable accommodation or reasons related to domestic violence, dating violence, sexual assault, stalking, or human trafficking.

How We Administer the Program

Housing Choice Voucher Program – Administering HCV

What the Housing Authority Does as Contract Administrator

The Housing Authority (HA) administers the HCV Program **on behalf of HUD**, ensuring compliance, fiscal integrity, and housing stability for participants and landlords.

Program Oversight & HUD Compliance

- Administers the HCV Program under **U.S. Department of Housing and Urban Development** regulations
- Develops, maintains, and enforces the **Administrative Plan**
- Ensures compliance with federal statutes, regulations, and HUD Notices
- Implements HUD policy changes (HOTMA, waivers, PIH notices)
- Maintains records for HUD monitoring and audits
- Responds to HUD reviews, findings, and corrective actions

Housing Choice Voucher Program – Administering HCV

The Housing Authority Is Responsible For:

- ✓ Eligibility
- ✓ Compliance
- ✓ Inspections
- ✓ Payments
- ✓ Enforcement
- ✓ Due Process
- ✓ Fair Housing
- ✓ HUD Accountability

The Housing Authority is the program administrator — not the landlord and not the tenant.

Housing Choice Voucher Program – Administering HCV

Application, Waitlist & Eligibility Management

- Opens, manages, and closes the HCV waitlist
- Accepts and processes applications
- Verifies eligibility (income, citizenship/eligible status, SSNs)
- Conducts criminal background and screening per policy
- Applies preferences fairly and consistently
- Issues denials and manages informal reviews/hearings
- Maintains accurate waitlist data in HUD systems

Participant Certification & Recertification

- Conducts **initial certifications**
- Conducts **annual and interim recertifications**
- Verifies income, assets, deductions, and household composition
- Calculates tenant rent portions and HAP amounts
- Applies utility allowances correctly
- Issues notices of rent changes and program determinations
- Processes hardship requests and rent reasonableness exceptions

Housing Choice Voucher Program – Administering HCV

Voucher Issuance & Leasing

- Issues Housing Choice Vouchers
- Explains voucher size, term, and extensions
- Approves Requests for Tenancy Approval (RFTA)
- Reviews and approves leases
- Executes **Housing Assistance Payment (HAP) contracts**
- Enforces lease and HAP compliance
- Processes moves, transfers, and portability requests

Housing Quality Standards (HQS)

- Conducts **initial HQS inspections**
- Conducts **annual and special inspections**
- Identifies deficiencies and issues fail notices
- Tracks correction deadlines
- Conducts re-inspections
- Enforces abatements when required
- Ensures life-threatening conditions are addressed immediately
- Documents inspection results and compliance actions

Housing Choice Voucher Program – Administering HCV

Financial Management & Payments

- Calculates and issues **monthly Housing Assistance Payments (HAP)**
- Adjusts HAP for rent changes or recertifications
- Tracks abatement periods and restorations
- Manages overpayments and underpayments
- Recovers improper payments when necessary
- Maintains compliance with HUD financial controls
- Submits HUD required financial reports (e.g., VMS)

Landlord Relations & Oversight

- Educates landlords on program rules and responsibilities
- Enforces compliance with HAP contracts
- Approves rent increases (rent reasonableness)
- Addresses landlord non-compliance
- Mediates landlord/tenant issues (program-related)
- Processes ownership changes
- Ensures landlords do not collect unauthorized fees
- Terminates HAP contracts when required

Housing Choice Voucher Program – Administating HCV

Enforcement, Violations & Terminations

- Investigates unreported income and fraud
- Issues notices of violation
- Conducts informal hearings
- Enforces program terminations when warranted
- Coordinates with landlords on lease violations
- Ensures due process is provided
- Tracks compliance outcomes

Fair Housing & Reasonable Accommodations

- Ensures compliance with Fair Housing, Section 504, and ADA
- Processes reasonable accommodation requests
- Adjusts policies when required for disability-related needs
- Prevents discrimination, including source of income discrimination
- Investigates complaints related to program administration

Housing Choice Voucher Program – Administering HCV

Portability Administration

- Processes incoming and outgoing portability cases
- Bills or absorbs vouchers as required
- Coordinates with other PHAs
- Ensures accurate documentation and payments
- Maintains HUD portability compliance

Data, Reporting & Systems

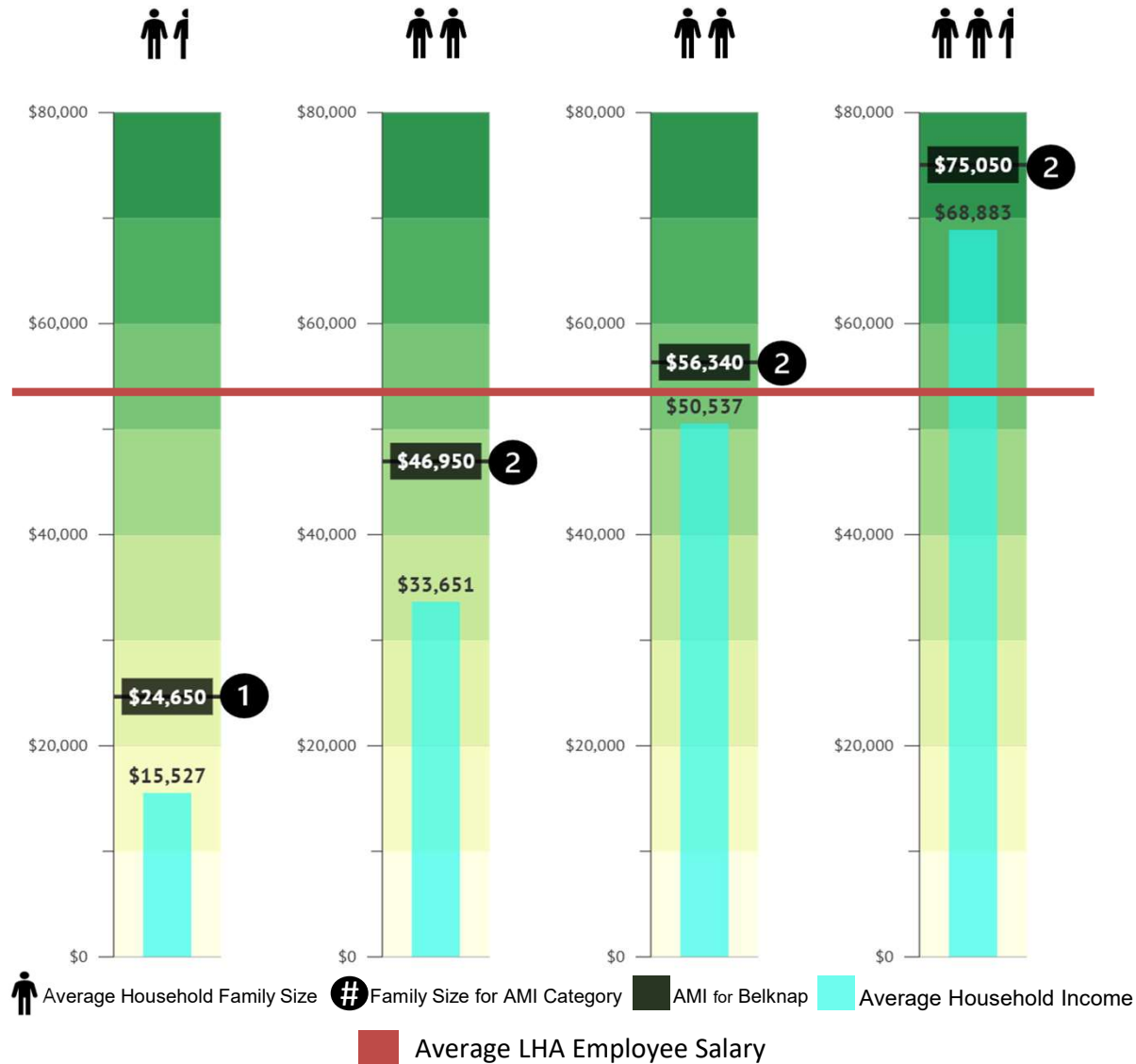
- Maintains participant data in HUD systems
- Submits required HUD reports (PIC, SEMAP, VMS)
- Tracks performance indicators
- Prepares data for audits and monitoring
- Ensures file accuracy and retention

Participant Support & Education

- Conducts briefings and orientations
- Provides written notices and explanations
- Answers participant and landlord inquiries
- Provides referrals to community resources
- Explains program rules, rights, and responsibilities

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

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
 - 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
 - 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 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
 - 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 in rent

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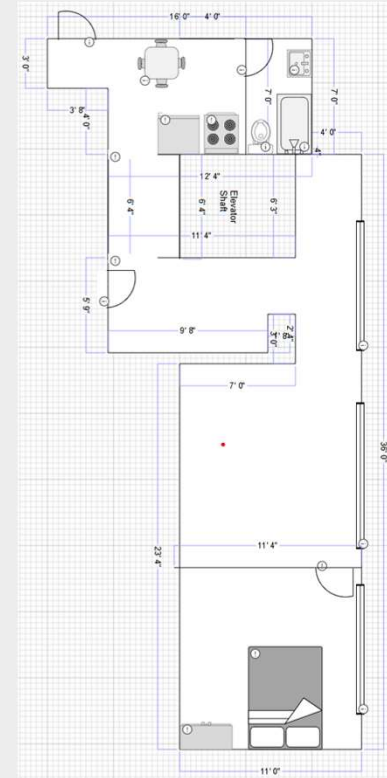
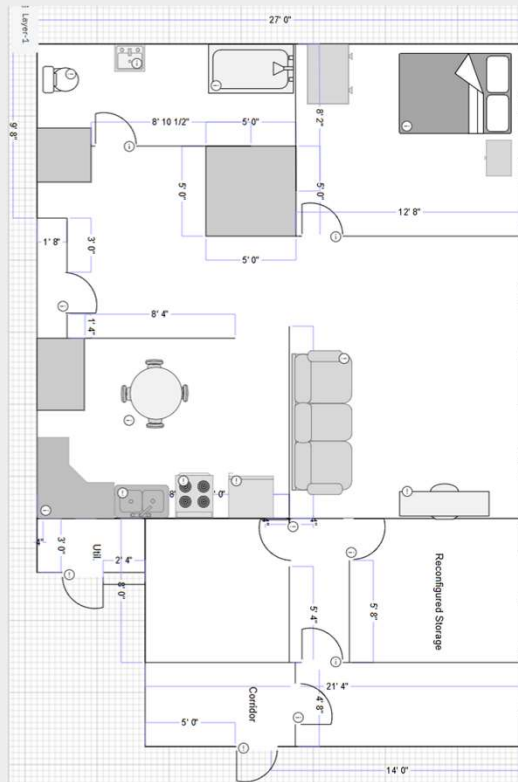
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Normandin Square – Proposed adding 7 units of new construction to existing 60 units in place



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



- 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
- Recent Capital Improvements \$250k
 - Paving paid for by Laconia Housing
 - Exterior doors
 - New exhaust fans in bathrooms
 - Fire Panels Upgraded



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

Thursday January 15th - 6pm

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Thank you!

Laconia Housing

32 Canal St

Laconia, NH 03246-3510

603-524-2112

<https://www.laconiahousing.org>

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