



Laconia Area Community Land Trust

Thresholds Newsletter

Meredith Affordable Housing Development Receives Approvals

LACLT's Meredith affordable housing development has received conditional approval from the Planning Board and approval from the Zoning Board of Adjustment for a Special Exception required to build multi-family housing in a residential area.

Plans call for the preservation, relocation, and upgrade of the existing Crestview Manufactured Housing Park located on Boynton Road to make room for the new construction of 32 town-house style workforce housing units. Apartments will range in size from 1-3 bedrooms. Rents will be set at below-market rates. This development will offer permanently affordable homes where low-wage earning, working families in the Meredith area can afford to live on the wages they earn. Construction will begin in Spring of 2008. Units will be ready for occupancy in late 2008 or early 2009.



The total project cost, including the relocation and upgrade of the manufactured housing park, bringing the sewer down Boynton Road, and adding sidewalks, will be approximately \$9 million. Financing commitments have been received from NH Housing Finance Authority Low-Income Housing Tax Credits, Home Funds, Community Development Block Grant Funds, US Rural Development Funds, NeighborWorks® America, Rural LISC, and LACLT. Meredith Village Savings Bank will be providing the construction loan.

Name That Street Contest Memorialize a Loved One

Would you like to see your name, or the name of a loved one, on a street sign? Need a holiday gift idea for a difficult-to-buy-for person on your list?

LACLT is seeking names for three new streets that will be created as part of the Meredith Affordable Housing Development. LACLT is holding a contest to name the streets. For a tax deductible donation made to LACLT (in any amount), the donor may submit a proposed street name.

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Name That Street Contest (Cont'd)

Three street names will be drawn from the names submitted on Friday, December 7, 2007. Winning street names will be presented to the Town of Meredith for final approval. The Town reserves the right to disqualify any name for any reason. If a name is disqualified by the Town, another name will be drawn. When the names are approved, winners will be notified and provided with a Certificate of Street Naming.

If you would like to participate in LACLT's Name That Street Contest, send your check with the proposed street name written on the memo line to LACLT. Checks should be made payable to LACLT and mailed to 658 Union Avenue, Laconia, NH 03246. Please be as generous as possible. If the name you submit is to memorialize a loved one, feel free to include a note telling us about that

LACLT Below Market Rents

LACLT is successfully providing working families with affordable housing options. Our rents average \$180 per month below fair market rents for 1-bedroom apartments, \$240 per month below fair market rents for 2-bedroom apartments, and \$395 per month below fair market rents for 3-bedroom apartments. Applicants must meet income and tenant selection guidelines, including a criminal background check. Apartments are rented to low and moderate income families (earning up to \$50,400 per year for a family of four) at below market rents.

For more information or a rental application visit www.laclt.org. Telephone calls should be directed to LACLT's property management company, The Hodges Companies, toll free at 1-800-742-4686.

Volunteers Assist LACLT with a Variety of Projects on United Way Day of Caring



The Lakes Region United Way's Annual Day of Caring was held on September 12th. Eleven volunteers from Laconia Savings Bank, Meredith Village Savings Bank, and Youth Services Bureau provided LACLT with approximately 60 hours of labor. These hard-working volunteers worked with LACLT staff on landscaping, painting, and mailing projects. LACLT staff treated the volunteers to a pot luck luncheon. It was a fun and productive day! We are grateful to the volunteers and their employers who gave them time off to participate in Day of Caring. We are especially thankful to the Lakes Region United Way for planning this event.





FREE SEMINAR & WORKSHOP SCHEDULE

Financial Fitness Workshops:

January 8, 2008 to January 25, 2008 (Tuesdays)
6:00 p.m. to 8:00 p.m., location to be determined
(Sponsored by Laconia Savings Bank)

March 13, 2008 to April 10, 2008 (Thursdays)
6:00 p.m. to 8:00 p.m., location to be determined
(Sponsored by Franklin Savings Bank)

First-Time HomeBuyer Seminars:

January 19, 2008 (Saturday) 8:00 a.m. to 4:00 p.m. in Tilton (Sponsored by Northway Bank)

March 8, 2008 (Saturday) 8:00 a.m. to 4:00 p.m.
(Sponsored by Franklin Savings Bank)

Detailed information regarding the classes is available on our web site, www.laclt.org. Call or e-mail our Homeownership Director, Gail Engle at 524-0747 or gengle@laclt.org with questions or to register.

LACLT Director and Residents Attend Community Leadership Institute in Boston

LACLT Executive Director, Linda Harvey, and LACLT residents, Annette Florence, Karen Gallant, and Kelsey Robinson, recently attended the NeighborWorks® America Community Leadership Institute held in Boston. They were among leaders, residents, and volunteers from 56 communities in the states of CT, ME, MA, NH, NJ, NY, RI, VT, and Puerto Rico who attended the event.

The Community Leadership Institute helps emerging leaders learn new techniques and sharpen their skills to address specific issues affecting their communities. During the 3-day conference, attendees had the opportunity to participate in over 40 professionally-led workshops on topics ranging from coalition building to protecting communities against predatory lending.

LACLT resident Annette Florence was amazed to meet so many people working hard to help others, especially children. "It really made us all want to get involved," said Florence.

MEMBERSHIP REMINDER: IF YOU HAVEN'T SENT IN YOUR 2007 MEMBERSHIP, KINDLY MAIL IT TODAY. YOU CAN ALSO RENEW YOUR MEMBERSHIP WITH AN ON-LINE DONATION AT WWW.LACLT.ORG.

LACLT RESIDENTS DECORATE FOR THE HALLOWEEN



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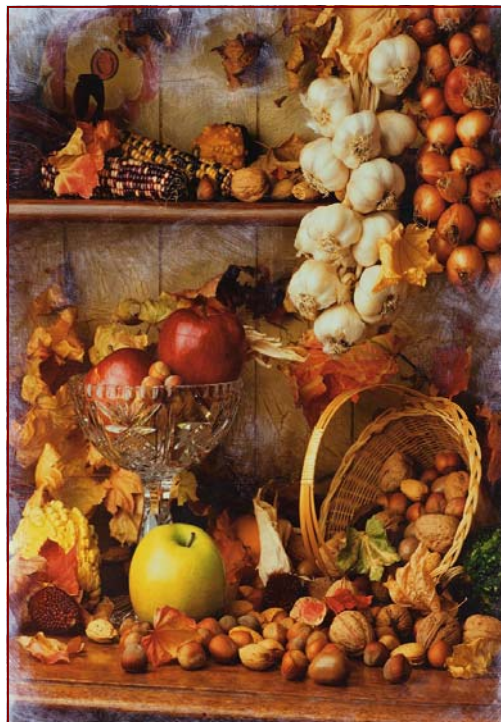


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**Happy
Thanksgiving
From
Laconia Area
Community
Land Trust**

**We are thankful
for our tenants,
members, and
supporters!**

Our Mission: To assist low and moderate income households achieve economic self-sufficiency through the development of permanently affordable housing opportunities and associated support programs.