



# Laconia Area Community Land Trust

## Thresholds Newsletter

### LACLT Named NH 2005 Business of the Year!

LACLT has been named NH BUSINESS OF THE YEAR by *Business NH Magazine* and the NH Association of Chamber of Commerce Executives in the Construction/Real Estate Engineering category. This is New Hampshire's most prestigious business award. Businesses are judged on excellence in their industry, achievement, and contributions to their communities. LACLT's entry was submitted by Congressman Jeb Bradley. LACLT is extremely honored by this esteemed award. It is a terrific affirmation of our successful work. We are proud of our efforts serving our mission and are especially proud to have the business sector recognize our business skills, savvy, and strengths. LACLT is featured in the May issue of *Business NH Magazine*. The award will be presented at an awards luncheon to be held at the Center of New Hampshire in Manchester on May 24th. More details about this very special celebration will appear in our summer newsletter.

### Development Plans Underway for Mechanic St. School



Mechanic Street School Building

LACLT has purchased the Mechanic Street School property located on the corner of Mechanic and Hawthorne Streets in Lakeport. LACLT will renovate the former school building and create six permanently affordable rental units consisting of four 1-bedroom units and two 2-bedroom units. The building is of the same design and construction as the Batchelder Street School building that LACLT renovated in 2001.

The Mechanic Street School site was originally home to the Lakeport High School, a wood-frame structure, built in 1857 when Lakeport was actually part of Gilford. When Lakeport was ceded to Laconia, the school was used as an elementary school. The wooden school

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## Mechanic Street School (Continued)

burned in late summer of 1906. It was rebuilt with brick and was back in use only a few months later in January of 1907. The school continued to be used as an elementary school until 1976. Since that time it has been used for storage.

Financing for this 1.2 million dollar adaptive reuse project will come from a variety of sources. LACLT competed statewide with for-profit and not-for-profit developers and was awarded funding. Funding includes a \$425,000 Community Development Block Grant sponsored by the City of Laconia, \$500,000 in NH Housing Finance Authority HOME and other funds, a \$250,000 first mortgage from Rural Development, \$30,000 from NeighborWorks America, and \$15,000 in pre-development funds from Local Initiatives Support Corporation.

Plans have been approved by the Planning Board and by the Zoning Board Adjustment. The specs are going out to bid; and construction, which is expected to take approximately nine months, will

## First-Time HomeBuyer Expo To be Held in Celebration of NeighborWorks® Week



Looking to buy your first home, or know someone who is? Please help us spread the word. Tell your friends, family and neighbors LACLT will be hosting a FIRST-

TIME HOMEBUYER EXPO on Saturday, June 4 from 9AM-1PM at the Belknap Mill in Laconia.

This is a perfect opportunity to learn about the entire home buying process and speak with lenders, real estate agents, insurance agents, home inspectors, movers and more.

The Expo will also feature a series of four mini educational classes instructed by LACLT's Homeownership Director, Sarah Denoncourt. The mini classes are a sampling of the full-length seminars and workshops offered by LACLT's HomeBuyer Resource Center. Each class will be approximately 30 minutes long, followed by a short question and answer period.

Expo attendees may simply visit with exhibitors and gather information, or they may attend classes and visit with the exhibitors in between classes. There is no charge for admission or to attend classes. Class space is limited. Advance registration is suggested. To register, contact Sarah Denoncourt or Nancy McCurry at 524-0747.

The Expo is being sponsored by NeighborWorks America in celebration of National NeighborWorks® Week, a celebration of the accomplishments of the NeighborWorks® network whose members work in more than 2,700 communities across the nation. During NeighborWorks® Week organizations plan events which help bring attention to the work they do year-round like homebuyer education, rehab, new construction and other community improvement efforts.

For more information about NeighborWorks® Week and NeighborWorks® organizations, visit [www.nw.org](http://www.nw.org).

Hope to see you at the Expo!

### FIRST-TIME HOMEBUYER EXPO



*FREE Admission!*  
**SATURDAY, JUNE 4, 2005**  
**9:00 A.M. to 1:00 P.M.**  
**Belknap Mill - Laconia**  
*Door Prizes & Refreshments!*

#### Visit w/Exhibitors - Attend Classes - Do Both!

Exhibitors: Mortgage Lenders, Realtors, Insurance Agents, Home Inspectors, Movers, & more!

#### Class Schedule

- 9:00 - Financial Fitness
- 10:00 - Steps to Homeownership
- 11:00 - Saving for a Downpayment & Downpayment Assistance Programs
- 12:00 - Predatory Lending

Class space is limited. Advance registration is suggested  
Call Sarah at 524-0747 to register.

Sponsors:



FOR MORE INFORMATION VISIT [www.laclt.org](http://www.laclt.org)

## Resident Profile

*You may not know their names, but they'll carry thanks in their hearts for your kindness and generosity.*



Millview Resident Ellen with her daughter Shia

Ellen is proud to be a Land Trust tenant and is happy to share her story with you.

A graduate of Laconia High School, Ellen received a degree in radio and television broadcasting from Hesser College. She moved to New York City and worked for a while in radio and television before becoming a Nanny to a 3-year old autistic boy--a job she found very rewarding.

When Ellen was 8-½ months pregnant, she returned to Laconia to visit her mother for Christmas. She was surprised by the early birth of her daughter Shia. After Shia's birth, Ellen, a single mom, decided to stay in Laconia to be close to her family. She lived with her mother and step-father while she searched for an apartment. Ellen was shocked by the condition of the apartments she looked at. "I spent more than four months looking" said Ellen. "I couldn't believe what people called apartments. Some were nothing more than attics. Some didn't even have central heat, and you could feel the cold air blowing through the windows. Most had out-of-state landlords, too, but my major concern was that most had lead paint."

Ellen filled out a Land Trust application and was put on the waiting list. She decided to wait for a decent, affordable apartment to become available. After many months on our waiting list, she and Shia are now Millview residents. When we called Ellen to tell her an apartment was available, she

took it sight unseen. "When I got my key, I walked in and just sobbed", said Ellen. "So many doors were shut in my face. The Land Trust was the first one to say 'we'll help you'. The Land Trust has given me a beautiful, affordable apartment where I can live with my daughter, but most of all the Land Trust has given me hope. Hope for my future, and hope for a good life for my daughter and myself."

Ellen recently completed the LEAP life skills training program offered by the Department of Employment Security and is in the process of establishing her own business doing house cleaning.

### LACLT PARTNERS WITH OZANAM PLACE TO CO-HOST WORKSHOPS

LACLT is partnering with Ozanam place to co-host a series of Friday morning workshops. The workshops will be held in the community room at LACLT's Batchelder Street School Building from 10:00 a.m. to 11:30 a.m. Workshops are free and open to the public.

#### WORKSHOP SCHEDULE

- |          |   |
|----------|---|
| April 29 | Food & Basic Nutrition<br>Presenter: Brenda Carey   |
| May 27   | Decreasing incidents of alcohol, tobacco & drug use in today's youth.<br>Presenter: Marie Baker |
| June 24  | Basic Pilates<br>Presenter: Marie Baker   |
| July 29  | Basic Dental Care<br>Presenter Dr. Glenda Reynolds, DDS   |

For more information, please call 524-1341.

www.lactl.org  
Fax: (603) 527-2514  
Phone: (603) 524-0747  
Laconia, NH 03247-6104  
P.O. Box 6104 - 658 Union Avenue



## Millview at Full Occupancy



Millview's 18 permanently affordable rental units are now fully occupied. The final phase of landscaping has begun with the planting of trees, shrubs and grass. The grounds should be green and beautiful soon.

**Visit our web site [www.lactl.org](http://www.lactl.org)**

## Property Spotlight



155 Oak Street in Laconia recently received a face lift with new vinyl siding. This home features one 3-bedroom apartment and one 2-bedroom apartment. It is within walking distance to downtown and the schools.

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