



Laconia Area Community Land Trust

Thresholds Newsletter

LACLT Executive Director Named Remarkable Woman of 2006



Linda Harvey has been named one of *New Hampshire Magazine's* Remarkable Women of 2006. The magazine's May issue profiles 18 women who make it happen in NH, described as advocates, activists, and agitators. Harvey is featured among the six advocates who, according to the magazine, "know the ropes, are attune to the subtle plays of politics and diplomacy, can speak the languages of the adversary and the ally, and have mastered the tools of coalition building."

Bob Curtis, LACLT Board Chair says, "Linda's leadership is what has made the Land Trust a great success. She consistently demonstrates high levels of quality service and professionalism both personally and for the Land Trust. Linda is an impressive person, with her hard work ethic and many accomplishments. It is a pleasure to be able to work with Linda."

Curtis' sentiments are echoed by Vice Chair Denise Hubbard, "Linda's business savvy and long-term commitment to LACLT have been critical elements in our growth, success, and financial stability."

Last May, as a testament to Linda's hard work, dedication, and business and leadership skills, LACLT was named 2005 NH Business of the Year in the Construction/Real Estate/Engineering category by *Business New Hampshire Magazine*.

Linda and the other Remarkable Women of 2006 will be honored at the 2006 Women of Distinction Breakfast to be held at the Bedford Village Inn in Bedford on Thursday, May 11th at 7:15 a.m.

LACLT Honored with Corporate Soul Award

LACLT was presented with the 2006 Corporate Soul Award by the Belknap County Economic Development Council at its annual meeting on March 30th. The award was presented to LACLT for our deep commitment to the essence of community and for our work with families and children. LACLT Board Member, Nancy LeRoy accepted the award on behalf of LACLT.



Board Member Nancy LeRoy and Board Chair Bob Curtis pictured with Corporate Soul Award

INSIDE THIS ISSUE:

- Mechanic St. School Update
- Share our Pride - LACLT Accomplishments
- Hodges Companies Managing Properties
- Seminar & Workshop Schedule
- Resident Profile
- Property Spotlight - 820 North Main St.



Mechanic Street School Update



Site work underway at the former Mechanic Street School.

Glen Builders of North Conway was selected as General Contractor for the Mechanic Street School project. Site work began in March with the removal of brush and trees from the property and grading of the site. The old asphalt was removed from the parking area, and the area was expanded. The first coat of new asphalt has been laid. New sewer and water connections were completed.

Interior demolition and construction have also begun. Special consideration will be paid to retaining and preserving as many historical attributes of the building as possible. The brick exterior will be cleaned and re-pointed. The damaged slate roof will be replaced with slate-look shingles. The existing window openings will remain unchanged, and no new window openings will be added. The windows will be replaced with historically accurate vinyl replacement windows for energy efficiency. The existing front entrance, which was a late addition to the original building, will be replaced with a canopy. The canopy design has been accepted by the NH Division of Historical Resources as in context with the architecture. The existing canopy over the side entrance will be rebuilt. In the building's interior, the only thing salvageable is the hardwood floors, which will be preserved and refinished. The rest of the interior will be gut rehabbed.

The projected completion date is September 30. We expect the 6 rental units will be fully occupied shortly thereafter.

Coming Soon to the Mechanic Street School

Four 1-Bedroom Rental Units

Two 2-Bedroom Rental Units

Share Our Pride

We hope you share our pride in our accomplishments to date. Here are some statistics of interest:

- 97 permanently affordable rental units developed (16 one-bedroom; 34 two-bedroom; 40 three-bedroom and 7 four-bedroom)
- 1 permanently affordable home ownership home developed
- 6 rental units under construction
- 64 rental units in our development pipeline
- Currently housing 132 adults and 147 children
- 874 individuals housed to date
- 116 formerly homeless families transitioned to permanent housing
- \$16+ million dollars invested in permanent community assets
- \$950,000+ paid in real estate taxes
- 74 new 1st-time homeowners (known)
- 14 individuals and families currently saving for downpayments in IDA Accounts
- 620 people have participated in free financial fitness and 1st-time homebuyer seminars



LACLT Hires The Hodges Companies to Manage Properties

Effective April 1st, all LACLT properties are being professionally managed and maintained by The Hodges Companies. Our decision to outsource property management came after months of careful evaluation and analysis with a nationally noted asset management consultant. The size of our portfolio is rapidly increasing. The projects currently in our development pipeline will increase our portfolio by 40%, and our business plans call for continued growth. LACLT, like other NH housing groups, has found professional management companies have an economy of scale that allows them to provide services at a level we can't afford to match. We are confident The Hodges Companies will maintain LACLT properties at the high level our tenants and investors have come to expect.

Seminars & Workshops

Please join us for these free seminars and workshops!



First-Time HomeBuyer Seminars:

June 3 and June 10 (Saturdays) 9:00 a.m. to 1:00 p.m. in Laconia (sponsored by TD Banknorth)

July 18 - August 8 (Tuesdays) 6:00 p.m. to 8:30 p.m. in Meredith (sponsored by Meredith Village Savings Bank)

August 12 (Saturday) 8:00 a.m. - 4:30 p.m. in Gilford (sponsored by Laconia Savings Bank)

August 22 - September 12 (Tuesdays) 6:00 p.m. to 8:30 p.m. in Belmont (Sponsored by Northway Bank)

Additional First-Time HomeBuyer Seminars and Financial Fitness Workshops to be scheduled soon.

Detailed information can be found on our web site, www.laclt.org. To register, or for more information, call Sarah Denoncourt at 524-0747 or e-mail Sarah at sdenoncourt@laclt.org.



April 1, 2006 Homeownership Seminar Attendees
Northway Bank, Belmont

Resident Profile

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



LACLT Resident Paige Doucette with Daughter Aleeya

Paige Doucette is a single, working mother of two young children, Alyeea (2-1/2) and Jayden (5-1/2). The family of three moved into their LACLT apartment in January of 2006, after having been on our waiting list for just over two years.

Providing a decent home for her family on a single income is a difficult task for Paige. Renting from LACLT has reduced Paige's monthly rental expense by \$200. "I feel much better in the new apartment with my kids too" says Paige. "In our old apartment the kids bedrooms were very poorly insulated and cold at night. Now I know they're warm."

Paige is appreciative of the support programs offered by LACLT. She recently took part in our First-Time Homebuyer Seminar. According to Paige, "It was amazing! The seminar really put things in perspective for me."

Paige wants to make the most of her monthly rental savings. She has applied for an IDA savings account. Under the program, every \$1 Paige saves for an eventual downpayment on a home will be matched by another \$3 (up to \$100 per month).

Paige is employed by the New Hampshire Hospital as a Pharmacy Technician. She enjoys working at the New Hampshire Hospital because the hospital offers regular Monday through Friday hours so she is able to be home nights and weekends with her children.

HOLD THIS DATE!



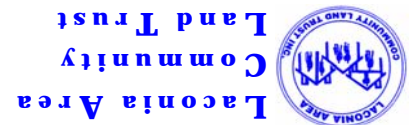
Friday, June 2, 2006

Avery Hill
Playground Clean-up &
Neighborhood Picnic

All invited!

For more info, contact Nancy McCurry 524-0747

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Visit our web site
www.laclt.org

LACLT Helps the Community By:

- Increasing the supply of permanently affordable housing through rehabilitation and new construction.
- Improving deteriorating neighborhoods through investment.
- Providing transitional housing and life skills training for homeless families.
- Improving and enriching quality of life for low and moderate income families.
- Helping low and moderate income families become homeowners through education and counseling provided by our HomeBuyer Resource Center.
- Voluntarily paying full real estate taxes on all our properties.

Property Spotlight



Conveniently located at 820 N. Main Street, this 4-unit building is located within walking distance of downtown, schools, Opechee Park, and the O'Shea Industrial Park. Each of the 4 units has 3 bedrooms.

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