



Laconia Area Community Land Trust

Millview Receives National Award

Thresholds Newsletter



Congressman Jeb Bradley presents LACLCT Executive Director Linda Harvey with Edson Tax Credit Award

Laconia Area Community Land Trust (LACLCT) has received yet another award for its recently completed Millview housing complex. LACLCT has been named recipient of an Honorable Mention Award in the Rural Housing Category of the 2006 12th Annual Charles L. Edson Tax Credit Excellence Awards. The Edson Awards are presented by the Affordable Housing Tax Credit Coalition to the most outstanding low income housing tax credit developments in the nation. Criteria include projects located in areas that are particularly difficult to develop, services provided to tenants in addition to housing, programs designed to encourage greater

tenant self-sufficiency, unique design and special aesthetic features, and extraordinary community support.

Millview was nominated for the award by Laconia City Manager Eileen Cabanel who called Millview, “a wonderful example of how the Land Trust has come to be one of the city’s most celebrated heroes.” In her nomination, Cabanel told of how LACLCT rescued the City from its predicament of having an abandoned and decaying factory building situated prominently on the city’s main thoroughfare. According to Cabanel, “LACLCT provided a solution that resulted in very attractive, much-needed affordable housing combined with an excellent array of services and training opportunities for residents to encourage greater self-sufficiency.”

The Honorable Mention Award was presented to Linda Harvey, Executive Director of LACLCT, by Congressman Jeb Bradley at a Capitol Hill luncheon held at the Dirksen Senate Office Building in Washington, D.C. on Wednesday, June 7, 2006. Many U.S. Senators and U.S. Representatives attended the special luncheon ceremony to speak of the need for housing affordable to all workers and to praise the winning projects.

“LACLCT is extremely honored to receive this national recognition for Millview”, says Linda Harvey. “It was a difficult project made successful by the contributions of many. I hope everyone takes great pride that Millview was judged one of the best in the nation.”

This is the third award LACLCT has received for Millview. The Laconia-Weirs Beach Chamber of Commerce presented LACLCT with the prestigious Golden Hammer Award at its annual meeting and awards dinner on February 9th. LACLCT also received an Award for Excellence in Urban Residential Redevelopment from the Laconia Planning Board.

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Mechanic Street School Update



Mechanic Street School

We are four months into construction at the former Mechanic Street School in Lakeport. This 1.3 million dollar adaptive reuse project will create six new permanently affordable one and two-bedroom apartments. These apartments will be rented to families with earnings between 50% and 60% of area median income. The building's interior has been gutted. New interior partitions are up. The building has been insulated, and rough plumbing and electrical work have been completed. Sheetrock is now being hung, and interior painting has been scheduled for later this month. The damaged slate roof has been replaced with slate-look shingles. The windows have been replaced with historically accurate vinyl replacement windows for energy efficiency. We anticipate construction will be completed by September 30th and the units will be fully occupied shortly thereafter.

Available for October/November Rental Mechanic Street School

Four 1-Bedroom Apartments
Two 2-Bedroom Apartments

These permanently affordable apartments will be leased at below market rates to households earning between 50% and 60% of area median income. Interested persons should contact our property management company, The Hodges Companies toll free at 1-800-742-4686.

Mark Your Calendar for Tuesday, September 19th to Dine at Fratello's in Laconia



You can help LACLT raise funds simply by enjoying a fine meal at Fratello's Ristorante Italiano in Laconia on Tuesday evening, September 19th. Mark your calendar now, and join us at Fratello's for Community Benefit Night. As the designated non-profit for the evening, LACLT will receive 50% of the food sales from the evening! So, gather your family, friends, and neighbors and enjoy an evening of fine food while helping LACLT raise funds needed to support our continued development of permanently affordable housing and educational and support programs.

HomeBuyer Resource Center Seminars & Workshops

Please join us for these FREE seminars and workshops!

First-Time HomeBuyer Seminars:

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

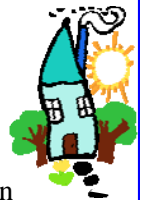
August 22 - September 12 (Tuesdays) 6:00 p.m. to
8:30 p.m. in Belmont (Sponsored by Northway Bank)

October 23 - November 13 (Mondays) 6:00 p.m. to
8:30 p.m. in Meredith (Sponsored by Meredith Village
Savings Bank)

Financial Fitness Workshop:

July 24 - September 21 (Thursdays) 6:30 p.m. to 8:30
p.m. in Laconia.

More detailed information visit www.laclt.org. To register, call Sarah Denoncourt at 524-0747 or e-mail her sdenoncourt@laclt.org.



Harvey Honored at 2006 Women of Distinction Breakfast



Joining Linda Harvey at the breakfast held at the Bedford Village Inn on May 11th by *NH Magazine* to honor Linda and the other 2006 Women of Distinction were: Front Left to Right: Kathleen Reardon of Citizens Bank, LaRayne Hebert and Chris Harper-Fahey of NeighborWorks® America, and Nancy McCurry LACLT Deputy Director. Rear from Left to Right: LACLT Board Members Denise Hubbard and Stephan Nix and Bob Curtis Board Chair. Special thanks to Laconia Savings Bank for purchasing a table at the breakfast for LACLT guests.

LACLT's National NeighborWorks® Week Celebration Held June 9th



"KIDS CREW" 1st Place Prize Winning Photo

LACLT recently celebrated National NeighborWorks® Week by hosting a playground cleanup and beautification project at our Avery Hill Development. A group of volunteers, including LACLT residents, staff, Youth Services Bureau participants, and other friends put down 22 yards of wood chips in the playground, cleaned the playground equipment, filled the sandbox, constructed a fence between the parking lot and the playground, landscaped the entrance and the embankment, planted flower planters and flower gardens, trimmed trees and bushes, seeded the lawn

areas, and enjoyed a celebration cookout. Fun was had by all at the cookout with food, an art contest with prizes for the children, and lots of raffles including Boston Red Sox tickets. The children at Avery Hill were some of the hardest-working volunteers. The Kids Crew photograph above won 1st Place in the NeighborWorks® Week New England District Photo Contest. The judges said the photo highlighted all that NeighborWorks® Week can be and shows two Neighborworks® Week projects in progress: the playground rehab and the development of the next generation of Leaders. National sponsors for the events were NeighborWorks® America and Home Depot. Another 18 local businesses supported the event through donations of goods and services. We wish to express our thanks to all of the sponsors and businesses who helped us make this event a success!



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Kimmel Norwood

Executive Director

Linda L. Harvey

Please join us in welcoming new Board members Lou Athanas, Jr. and Kimmel Norwood!

Think about this . . .

“A run-down apartment can exacerbate a child’s asthma, which leads to a call for an ambulance, which generates a medical bill that cannot be paid, which ruins a credit record, which hikes the interest rate on an auto loan, which forces the purchase of an unreliable used car, which jeopardizes a mother’s punctuality at work, which limits her promotions and earning capacity, which confines her to poor housing.”

- David Shipler, The Working Poor

Property Spotlight



The featured home is located at 17 Highland Street in Laconia. This duplex has 2 large, 2-bedroom units. Each unit has a laundry hookup. One unit is handicap accessible. The home is located within walking distance of the hospital, downtown, and shopping.

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.