



# Laconia Area Community Land Trust

# Thresholds Newsletter

## LACLT Pays its \$1 Millionth Tax Dollar to the City of Laconia

Our July tax payment to the City of Laconia put us over the \$1 million mark. LACLT has proudly paid in excess of \$1 million to the City of Laconia in property taxes. As a non-profit, we are not required to pay taxes but have elected to do so as part of our commitment to the communities we serve. Our new construction and revitalization projects provide a positive impact on the local tax base. Our willingness to pay our fair share of taxes has aided us in forming a positive relationship with the City and has helped us overcome one of the major objections to the welcoming of non-profit development projects.

## Mechanic School Recognized with Plan NH Merit Award



Our efforts to preserve the Mechanic School as permanently affordable rental housing have been recognized with a Plan NH Merit Award. The award is given to a project that incorporates the principles of smart growth, sustainability, social responsibility, and improves the quality of life in New Hampshire.

The Merit Award was presented to LACLT and our development partners at Plan NH's annual meeting.

## 32 Units Planned for Meredith

Plans are underway for the construction of 32 units of permanently affordable rental housing in Meredith. We have been working with the Town of Meredith, the Greater Meredith Program, and Meredith business leaders for quite some time to identify a feasible site for much-needed workforce housing in Meredith. LACLT has entered into agreements to purchase the 12.6 acre Crestview Manufactured Housing Park site on Boynton Road owned by Starace Family Trust and an adjacent 5 acre site owned by True Road, LLC.

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Plans include relocation and preservation of the existing manufactured housing park and the new construction of workforce rental housing. New construction will include 32 townhouse-style apartments in 4 buildings. LACLT's development team has formulated a Green Action Plan for the design, construction and operation of this development. The project will be Energy Star® certified and will incorporate energy saving features including solar electric and hot water systems. The complex, consisting of 1-3 bedroom units will be a permanent community asset offering homes where low to mid wage-earning, working families employed in the Meredith area can afford to live on the wages they earn. The manufactured housing park will be preserved and relocated on the property. LACLT will work with park residents to preserve the park as either a land trust manufactured housing park or as a manufactured housing co-op park.

The conceptual design for the project was presented to the Planning Board in June. Full Planning Board review is scheduled for September. During the month of August, LACLT met with park residents and Boynton Road neighbors to receive their input and answer questions regarding the project.

Applications for financing are pending.

## National NeighborWorks® Week Celebrated with Neighborhood Picnic at Mechanic School



Food, fun, and lots of great raffle prizes were enjoyed by all who attended our neighborhood picnic at the Mechanic School on June 1. The picnic was held in celebration of National NeighborWorks® Week, a time when organizations across the country mobilize tens of thousands of business people, residents and government officials in a week of neighborhood change and awareness.

Those in attendance included residents of the Mechanic School, Mechanic and Hawthorne Street neighbors, LACLT residents, members, supporters, board and staff.

We would like to thank everyone who helped us make this event possible: Sponsors NeighborWorks® America, Laconia Savings Bank, The Hodges Companies; and the following businesses who donated goods and services: Art Escape, BJ's Wholesale Club, Barton Computer Consulting, Bestway Disposal, Crab Apple Café, Fratello's Restaurant, Market Basket, Miss Bubbles Residential Cleaning, Patrick's Pub, Shaw's Supermarket, The Sundial Shop, and Wal-Mart.



## LACLT WELCOMES GAIL ENGLE AS ITS HOMEOWNERSHIP DIRECTOR



## FREE SEMINAR & WORKSHOP SCHEDULE



### Financial Fitness Workshops:

September 6, 2007 - October 4, 2007 (Thursdays) 6:00 p.m. to 8:00 p.m. in Laconia (Sponsored by Meredith Village Savings Bank)

October 23, 2007 to November 20, 2007 (Tuesdays) 6:00 p.m. to 8:00 p.m. in Meredith (Sponsored by Meredith Village Savings Bank)

### Get the Facts Seminars:

September 12, 2007 (Wednesday) 6:00 p.m. to 8:00 p.m. in Laconia (Sponsored by Laconia Savings Bank)

October 24, 2007 (Wednesday) 6:00 p.m. to 8:00 p.m. in Meredith (Sponsored by Meredith Village Savings Bank)

November 5, 2007 (Monday) 6:00 p.m. to 8:00 p.m. in Gilford (Sponsored by Franklin Savings Bank)

### First-Time HomeBuyer Seminars:

September 29, 2007 (Saturday) 8:00 a.m. to 4:30 p.m. in Gilford (Sponsored by Laconia Savings Bank)

October 18, 2007 to November 8, 2007 (Thursdays) 6:00 p.m. to 8:30 p.m. in Laconia (Sponsored by Meredith Village Savings Bank)

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

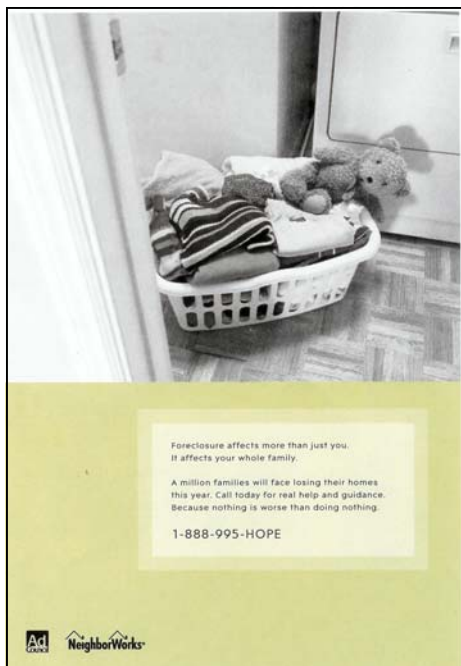
We hope you will join us in welcoming our new Homeownership Director, Gail Engle. Gail will be presenting our first-time homebuyer seminars and financial fitness workshops. She will also be providing individual pre- and post-purchase counseling, including foreclosure counseling.

Gail has 27 years' experience in mortgage lending and banking services. Helping first-time homebuyers has always been her passion.

We are delighted to have Gail as part of our team.

LACLT is a HUD housing counseling center. Education and counseling are available to the general public at no charge.

## LACLT JOINS NATIONAL FORECLOSURE PREVENTION CAMPAIGN



LACLT has joined NeighborWorks® America and the Ad Council in a national foreclosure prevention campaign. Public service announcements will be published and broadcast nation wide advertising a toll-free hotline. Callers to 1-888-995-HOPE will be referred to foreclosure prevention counselors in their area, such as LACLT. Over the last few years, buyers were tempted by loans that appeared to be low cost. Although the loans had short-term benefits and got buyers into homes, when interest rates climbed, homeowners were shocked by payments they didn't expect and couldn't afford. Foreclosure counselors, like our Gail Engle, can act as an intermediary to help homeowners work with their bank and put the family back on the financial road to recovery. A foreclosure costs a family their home, equity, and credit. LACLT's foreclosure counseling costs nothing.

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## LACLT CELEBRATES THE CREATION OF ITS 100TH HOMEOWNER!



Proud new homeowners, Bud and Linda Morse are the 100th known family to buy their first home through our homeownership program. Prior to buying their home, the Morse's were LACLT tenants. They took part in our 1st-Time Homebuyer Seminar and participated in individual counseling with our Homeownership Director. Purchasing a home is especially meaningful for Linda, who began her relationship with LACLT in 1999, when she and her children were homeless and enrolled in our Transitional Housing Program for homeless families.

"We are so thankful for everything the Land Trust has done for our family", says Linda Morse. "The Land Trust will always have a place in our hearts. We're so blessed to have this beautiful home."

**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.**