



Laconia Area Community Land Trust

Thresholds Newsletter



28 LOCUST STREET



115 & 117 UNION AVENUE

Millview Today

Ten families have moved into their new apartments in Millview's buildings located at Locust Street, Jameson Street and 115 Union Avenue. The largest of the five buildings, located at 117 Union Avenue is nearing completion and will be ready for occupancy by eight families in March. The addition of these new units brings our permanently affordable rental home inventory to 98 units in 38 buildings.



20 LOCUST STREET

What Can You Do to Help Ensure An Adequate Supply of Affordable Housing?

Support local efforts to increase affordable housing production. Many local communities are enacting growth ordinances. Some of these growth ordinances make exception for affordable housing production; others do not. Participate in local discussions about planning and zoning, and recognize that housing for the local workforce is the foundation of our communities and our economy. Your voice can make a difference!

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Having a Job Does Not Mean You Can Afford an Apartment

Affordable housing is defined as housing that costs an owner or renter no more than 30% of his or her income. According to a study by the Joint Center for Housing Studies of Harvard University, nearly a third of all households spend 30% or more of their incomes on housing, and 13% spend 50% or more. Our economy continues to generate strong and growing demand for low wage workers. Over half of the new jobs created since 1998 have paid wages that have not kept pace with housing costs. The employment projections through 2006 further highlight the discrepancy between housing costs and incomes. Ten of the twenty occupations projected to add the most jobs in NH through 2006 pay median hourly wages under \$10. That being the case,

The current gross median rent for a 2- bedroom apartment in Belknap County is \$786, making the housing wage in Belknap County \$15.23 per hour. 70% of jobs pay less than \$14 per hour, and 47% of jobs pay less than \$10 per hour.

all ten of these occupations would require time and a half hours—at the very least—for a single breadwinner to earn sufficient income to afford the median rental for a two bedroom apartment. Even two parents earning at this level when factoring in child care costs will struggle to make ends meet. In fact, 68% of the jobs projected to be created in these twenty highest-growth fields pay wages below the housing wage--the amount a full-time worker must earn per hour in order to afford a 2 bedroom unit at the area's fair market rent.

(Source: NH Housing Forum – Wages & Housing in NH Report , NH Department of Employment Security Employment Projections 1996-2006 and 1998 Occupational Employment & Wages)



Home for the Holidays!

Jason Metivier and Leah Plant are proud to show off their new home! Jason and Leah recently graduated from our October 2004 First-Time Homebuyer Seminar. They wasted no time finding a house and were able to purchase this three bedroom ranch located in Laconia just in time to celebrate the holidays. Congratulations Jason and Leah, and best of luck to them in their new home!

HomeBuyer Resource Center First-Time Homebuyer Seminars

**March 12, 2005 and March 19, 2005
(Saturdays)
9:00 AM - 1:00 PM in Gilford**

AND

**March 21, 2005 through April 11, 2005
(Mondays)
6:00 PM - 8:30 PM in Meredith**

Learn about qualifying for a mortgage, working with a Realtor, the home inspection process, closing process, and more!

For more detailed information or to register contact our Homeownership Director, Sarah Denoncourt at 524-0747.



Resident Services Program Gets a Boost

Thanks to a grant from the New Hampshire Housing Finance Authority, we are enhancing our Resident Services Program. We have prepared two new brochures, a Resident Services brochure outlining services and skills training available to our residents in need, and an Area Resource Guide with important local contacts and telephone numbers. These brochures have been distributed to all current residents and will be included in our new tenant packet. We also created a voluntary survey for our residents. Information from the survey will help us evaluate and measure changes in our residents' financial stability, home



satisfaction, self sufficiency, family stability and increase in skills, education and abilities. We will be working with residents to form social & recreational groups like our walking group and informal carpool and childcare networks. We will add a resident volunteer program to encourage leadership. Volunteers will assist our Resident Services Coordinator with a new information distribution plan to keep residents informed of various community events, educational opportunities, and LACLT happenings.

Resident Profile

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

Brandy and her three children are refugees from Africa. They fled their homeland when it became unsafe for them to live there due to a civil war. Brandy had some other family members who had been relocated to New Hampshire through the Lutheran Church, and she and her children were able to join them here.

The family did not speak English and spent more than a year living in an overcrowded one-bedroom apartment while seeking more suitable housing. Brandy and her family were connected with LACLT through a family member. When we had an apartment become available last winter, we spent a great deal of time walking Brandy through our rental process. She needed help setting up utility accounts and accessing agencies for assistance with a security deposit, fuel assistance, and electric assistance. Brandy also needed to find a full-time job to replace her part-time job. LACLT helped Brandy find employment at a local business by accompanying her to the interview and assisting her with the application.

The children needed a computer for school and some other English learning tools. LACLT, working with other area agencies, was able to secure both the computer and some individual tutoring assistance for the children.

Brandy and her children have assimilated nicely into the community. Brandy was able to get her driver's license and is now working full time. Her oldest child will be graduating from college this spring.

Visit our new web site
www.lactl.org

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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 the quality of life for low to moderate income families.
- Helping low to moderate income families achieve the dream of home ownership through education and counseling provided by our HomeBuyer Resource Center.
- Paying full real estate taxes.

We're grateful for your support...

Thanks go out to the Laconia Savings Bank Lending Department, the Lakes Region Board of Realtors Affiliates Committee, and Randy Eifert for special holiday contributions benefiting LACLT families.

Property Spotlight



The featured home is located at 11 Merrimac Street in Laconia. This duplex home offers two 2-bedroom units and has a nice big yard for the families to enjoy.

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