



Laconia Area Community Land Trust

~ Celebrating 15 Years of Affordable Housing Development ~

Thresholds Newsletter

LACLT Named 2007 Newsmaker of the Year

What an honor it is for us to have been named Newsmaker of The Year by our regional daily newspaper, *The Citizen*. Not only was it an exhilarating way for us to end 2007, but a great way to begin 2008, a year in which we will celebrate 15 years of affordable housing development. We are privileged to have dedicated, knowledgeable, hardworking board and staff members. However, we cannot do this work alone. Partnerships and friendships are the essence and success of our work. We thank you for your friendship and support which helped us earn this esteemed recognition. We hope you share our pride!

LACLT Welcomes New Board Members

Please join us in welcoming our new Board Members elected at the October annual meeting, Andrea Cattabriga, Gary Groleau, Alaina Slater, and Melissa White. Andrea, a Gilford resident, is an Internal Auditor for the State. Gary, a Laconia resident, is the Human Resource Manager at NH Ball Bearings. Alaina, a Laconia resident and LACLT tenant, is the Human Resources Administrator at Gunstock. Melissa, a Laconia resident and LACLT tenant, is a Production Worker at Lakes Region Linen. Peter Stewart joined our Board mid-way through 2007. Peter lives in Laconia and is an Architect. Our new members bring a variety of skills and experiences that will benefit LACLT. We look forward to working with them.

Unfortunately, we had to say goodbye to long-time board members, Board Chair Patty Pike, Vice Chair Nancy LeRoy, and Tenant Representative Linda Morse, all of whom left due to term limits. To Patty, Nancy, and Linda, we extend our deepest gratitude for their dedication and service. Each made substantial contributions of their time and talents to our organization and will be deeply missed.



Front Left to Right: Karen Gallant, Andrea Cattabriga, Melissa White. Rear Left to Right: Peter Stewart, Elaine Miller, Stephan Nix, Gary Groleau, Dwight Barton. Not Pictured: Carol Bickford, Ellen Castro, Kim Cedarstrom, and Alaina Slater.

INSIDE THIS ISSUE:

Meredith Project News

Name That Street Contest Update

Environmental Award for Mechanic School

Free Income Tax Assistance

Seminar & Workshop Schedule

Foreclosure Counseling Services

Possible Purchase of Downtown Buildings



Meredith Project News

LACLT has been awarded \$1,137,279 in grants and subsidies for its Meredith affordable housing development by the Federal Home Loan Bank of Boston through its Affordable Housing Program. LACLT submitted four applications (two of which were for the Meredith development). This is the first time in Affordable Housing Program history that four projects have been funded for one group. The application process is highly competitive.

Approved plans for the Meredith development call for the preservation, partial relocation, and upgrade of the existing Crestview Manufactured Housing Park on Boynton Road to make room for the new construction of 32 permanently affordable, town-house style workforce housing rental units.



Typical of homes in Crestview Manufactured Housing Park

The park currently consists of 11 manufactured homes in varying condition and 1 stick-built home. Some homes will be moved to a new location within the park, some will be rehabbed, and others will be hauled away and replaced with new Energy Star® rated manufactured homes. One additional home will be added to the park to make a total of 13. Planned upgrades for the park and homes to be rehabbed include new and improved park infrastructure, new slabs, exterior cosmetic work, and improved energy efficiency. Some residents may have to be temporarily relocated, but no residents will be displaced.

Initially, the park will be preserved as a Land Trust Park. LACLT and park residents will work with the NH Community Loan Fund to explore purchase of the park by the residents for the formation of a manufactured housing co-op park. At least 1, but possibly as many as 5 homeownership opportunities will be created. LACLT's Homeownership

Director Gail Engle is working with families who live in the rental homes that will be owned by LACLT to explore the possibility of the tenants purchasing their homes. We are searching for 1 low-income family to purchase the home we will be adding to the park. The estimated purchase price will be in the \$61,000 to \$78,000 range. If you know of a low income family who might be interested, please have them call us for more information at 524-0747.

Name That Street Contest Update

We would like to thank those who participated in our Name that Street Contest. Winning Street names were Bennett Street, Frances Lane, and Gary's Way. Names have been preliminarily approved by the town, and formal approval is pending.

The name Bennett Street was submitted by Meredith Fire Chief Chuck Palm in remembrance of Robert D. Bennett a resident of Meredith for 62 years who served 40 years with the Meredith Fire Department.

Gary's Way was submitted by LACLT member, Thomas DuHamel in memory of his good friend Gary Berwick, who died of cancer.

Frances Lane, was submitted by LACLT's Office Manager, Eileen Thaler, in memory of her mother, Frances. Eileen sent a beautiful letter with her entry. Eileen wrote, "Frances was my mother's name. I would like to honor her with this designation. This would be especially nice because she had a very hard time finding a place to live since no one wanted to rent to a family with four children. When the Verrazano Bridge in Brooklyn, New York, was being planned, we had to find another place to live. We ended up being the last family still living on the block while the buildings were being torn down with a wrecking ball. With no other place to turn, my mother went to the newspaper and put an article in regarding our situation. We were finally offered an apartment in Queens in the City Projects, where we lived for 10 years. I believe my mother would have loved to have been offered an apartment in the Meredith Housing Project. Thanks for the opportunity to honor her."

Environmental Award for Mechanic School



At its 89th Annual Awards and Membership Meeting on January 22, the Greater Laconia-Weirs Beach Chamber of Commerce recognized LACLT with its first Environmental Award for the Mechanic School. The Mechanic School was rehabbed by LACLT in 2006 and is currently home to six low to moderate income families.

The Mechanic School is an Energy Star® Certified Home. All systems in the building exceed basic Energy Star® specifications. Energy Star® Homes contribute to improved home quality, owner comfort, lower energy consumption, and reduced air pollution. A 1kW photovoltaic solar electric system installed on the roof of the building provides for 20% of the building's common area electric needs.

LACLT Works with The Financial Stability Partnership to Organize Free Income Tax Assistance

As part of a team of volunteers, LACLT has worked with The Financial Stability Partnership, an initiative of the Lakes Region United Way, to arrange local voluntary income tax assistance. Free confidential tax preparation service will be offered on a walk-in basis on Saturdays (January 26 through April 12) from 9AM to Noon at the CAP Offices, 121 Belmont Road in Laconia and on Thursdays (February 7 through April 10) from 10AM-2PM at the Laconia Senior Center, 17 Church Street in Laconia. E-filing and direct deposit are available to those who qualify. For more info, call Gail Engle at 524-0747.



FREE Seminar & Workshop Schedule

Financial Fitness Workshops:

March 13, 2008 to April 10, 2008 (Thursdays)
6:00 p.m. to 8:00 p.m., location to be determined.
(Sponsored by Franklin Savings Bank)

May 13, 2008 to June 10, 2008 (Tuesdays) 6:00
p.m. to 8:00 p.m. in Tilton. (Sponsored by North-
way Bank)

First-Time HomeBuyer Seminars:

March 8, 2008 (Saturday) 8:00 a.m. to 4:00 p.m.,
location to be determined. (Sponsored by Franklin
Savings Bank)

April 19, 2008 (Saturday) 8:00 a.m. to 4:00 p.m.,
in Laconia. (Sponsored by Laconia Savings Bank)

Detailed information is available on our web site,
www.laclt.org. Call or e-mail our Homeowner-
ship Director, Gail Engle at 524-0747 or
gengle@laclt.org with questions or to register.

Foreclosure Counseling Services in Demand

LACLT's Homeownership Director, Gail Engle, has been busy counseling homeowners delinquent in their mortgages and facing foreclosure. LACLT is partnering with NeighborWorks® America, the Ad Council, and the NH Banking Dept. in a foreclosure prevention campaign to decrease foreclosures. Public service announcements direct struggling borrowers to call the HOPE hotline, 1-888-995-HOPE. The hotline provides free counseling 24 hours a day, 7 days a week and connects callers with a NeighborWorks® organization in their community, such as LACLT, for face-to-face counseling. Gail offers advice and support free of charge and with no judgments. Options are available when the borrower seeks help early.

**MEMBERSHIP REMINDER: IF YOU HAVEN'T SENT IN YOUR 2007 MEMBERSHIP,
KINDLY MAIL IT TODAY. YOU CAN ALSO RENEW YOUR MEMBERSHIP WITH AN
ON-LINE DONATION AT WWW.LACLT.ORG.**

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Elaine Miller
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McIntyre Building



Cook Building

LACLT Investigates Purchase of Downtown Laconia Buildings

LACLT is considering purchasing the historic McIntyre and Cook Buildings located in downtown Laconia to preserve the 32 one-bedroom apartments as permanently affordable rentals. The buildings have been eyed by private developers wanting to convert these essential, fully occupied downtown apartments into high-end, high-priced rental or condominium lofts, which would displace 32 low and moderate income households. LACLT has obtained \$1,337,031 in Federal Home Loan Bank Affordable Housing Program Grants and Subsidies for the purchase and rehab of the buildings. The City of Laconia and Belknap County have both agreed to support Community Development Block Grants for the purchase. LACLT is in the process of having the buildings appraised. Any deal will require Probate Court approval, as Land Trust Board Chair, Dwight Barton, has an ownership interest in the buildings.

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.