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01. Grateful!

Our last newsletter featured our thanks to the local businesses that purchased NH Tax Credits. This issue we'd like

to give our thanks to the woman behind the campaign, the one woman fundraising machine, Eliza Leadbeater. Thanks to her tireless efforts she sold \$373,850 in state tax credits! These funds also leveraged match funds from our national partner NeighborWorks® America.



Eliza Leadbeater hanging up her "tin cup"

LACLT is using the funds to upgrade and refinance the first 60 units of permanently affordable housing we developed. This investment allows for improved properties, improved fiscal performance, stabilized rents, and secure homes.

We are truly grateful for Eliza's dedication and hard work over the last three years. This fundraising campaign would not have happened without her! Thank you Eliza, and yes we will now let you hang up your tin cup.

THRESHOLDS

QUARTERLY NEWSLETTER

SPRING 2016 ISSUE #57



The Hodges Companies Team

10 Years of Partnership

In the early days, only a few property management companies in NH had the certifications required by our funders, but they were not interested in our small portfolio. So LACLT received the certifications and did all the property management in house. Originally Executive Director Linda Harvey did all the property management, and Laconia Housing Authority provided the maintenance. As the portfolio grew, we hired a full-time property manager and maintenance staff. In 2005, Linda was looking at the production pipeline and knew that our units would increase by 40% in 18 months. To assist LACLT plan for the increase, NeighborWorks America kindly provided a nationally noted expert Judy Weber of VIVA Consultants. Ultimately it was clear that it was in our best interest to outsource the property management. With the growing portfolio a professional company could provide a far better service for far less costs than we could provide.

LACLT's small scale scattered site housing stock is a challenge, but The Hodges Companies was up for the task and was selected. 10 years ago Linda signed that first contract with Hodges leadership Alan Johnson and Diane Benoit who both remain with the company.

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While it was clearly the best option for our tenants, it was not without some reservation. LACLT liked the constant contact with tenants who came in to pay rent. We enjoyed working with people on the application process and shared in their excitement when they were approved and handed the keys. Since the moment the ink on the contract dried we have worked together to provide quality service to our tenants and our portfolio. Hodges incorporated our homegrown operations into their professional standards. They also concentrated on deferred maintenance and capital needs. Their large professional and knowledgeable staff has been a great asset to LACLT.

Hiring Hodges was one of the best decisions LACLT has ever made.

LACLT's Finance Director and Asset Manager Stuart LaSalle has worked closely with Hodges through the years and states, "Working closely with Hodges for the past ten years has been a pleasure. A true team effort that has grown professionally over the years as our rental portfolio has more than doubled in size. I look forward to working with Hodges as we continue to grow together."

Thank you Hodges for 10 years of partnership!



Property Management Staff (L to R): April, Tammy, Shelley, and Danielle



Maintenance Staff (L to R): Bob, Nate, Dave, and Bruce

River's Edge Update

River's Edge



Save the Date
RIBBON CUTTING
FRIDAY,
AUGUST 19TH
12:00pm

LACLT Staff & Tenants Celebrate Earth Day

In celebration of Earth Day LACLT staff, Eastern Lakes Region Housing Coalition, and tenants participated in a community clean-up at Harriman Hill in Wolfeboro. Tenants were treated to a community barbeque and learned about an upcoming community garden project from Global Awareness Local Action staff.



03. Housing Futures Fund



Housing Futures Fund Tax Credit Donors (L to R): Ryan Barton of Mainstay Technologies, Jeffery Savage and Melissa Mansfield of Franklin Savings Bank, Jason Hicks of Meredith Village Savings Bank, and not pictured EPTAM Plastics.

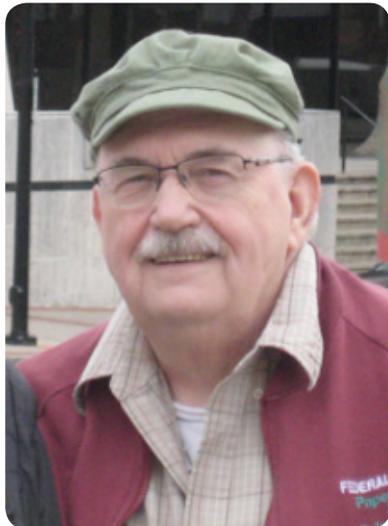
These local businesses and longtime supporters of LACLT again provide vital support with their tax credit purchase. Meredith Village Savings Bank, Franklin Savings Bank, Mainstay Technologies, and EPTAM Plastics support our work to create projects like River's Edge (which can be seen behind the donors) with their tax credit purchase. We are humbled by the wonderful support we receive from these businesses.

"Franklin Savings Bank is proud to be a sponsor of the Laconia Area Community Land Trust through the purchase of Housing Futures Fund Tax Credits. Supporting the mission and initiatives of the Land Trust through tax credits is a win-win for both the businesses and the communities of the Lakes Region. Franklin Savings Bank is honored to play a role in achieving the Land Trust's mission of assisting low- to moderate-income families achieve economic self-sufficiency through the development of permanent affordable housing opportunities."

~ Melissa Mansfield, Franklin Savings Bank

Board Member Highlight

Tom Rodrigue has lived in the Lakes Region since 1974. He was born in Maine where he lived until after his Army service ended in 1959. Tom worked in lumber, shoe shops, and textile mills until 1972 when he went to work for Robbins Auto Parts until he retired in 2010. At Robbins he occupied a number of positions including manager for 15 years. Tom lived in a housing co-op in Gilford for 25 years where he served on the board and filled every leadership position except secretary. Now living in a LACLT unit in Laconia Tom and his new bride Norma stay active in the community. Tom walks two miles three to five times a week. Their interests are their church, the Senior Center, and the Friendship Club. "It is my pleasure to serve on the Board of an organization that helps so many of us low-income families. As a senior on a fixed income I know how much LACLT means to our community," he states.



Welcome Eliza!

Eliza joined the LACLT team this February as the new Resident Services Coordinator. She has spent the last several years advocating for victims and survivors of domestic violence and child abuse in the Lakes Region. Eliza brings expansive knowledge of the community and the provider network. Eliza enjoys engaging residents and empowering families to help reach their goals. She is especially excited to get the community garden up and running at Lochmere Meadows!



In her free time, Eliza enjoys spending time in Lake Winnepesaukee and nabbing the remaining 45 4,000-footers she has yet to conquer.



658 Union Avenue
Laconia, NH 03246
Phone: (603) 524-0747
Fax: (603) 527-2514
www.laclt.org

Help us be more green and receive our newsletter by email!
Contact Caitlin at 524-0747 ext. 108 or email her at cmeaney@laclt.org to be added to our newsletter email list.

Like us on Facebook & follow us on Twitter & Instagram

LACLT wants you to keep in touch with us on social media. We use Facebook, Twitter, and Instagram to post updates on LACLT events, building projects, news about our work, tenant stories and accomplishments, and more.

Please take a minute to search for us on Facebook at LaconiaAreaCommunityLandTrust and click the "like" button. Our Twitter & Instagram handle is @LaconiaAreaCLT.



Green Tip

To plant a garden is to believe in tomorrow
~ Audrey Hepburn

Finally warm temperatures are here to stay, and you don't have to worry about that frost. It's time to plant that garden or container garden. Good choices are summertime kitchen garden staples that can be grown in gardens or containers are:

- Beans
- Carrots
- Cucumbers
- Peppers
- Summer/Yellow Squash
- Tomatoes
- Herbs



Gardening saves money, promotes learning, and encourages healthy eating!

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.



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