



Laconia Area Community Land Trust

Now Accepting Applications for Harriman Hill in Wolfeboro

Thresholds Newsletter



Harriman Hill Apartments located off Route 109A in Wolfeboro - 24 permanently affordable 1, 2, and 3 bedroom apartments

Construction is nearing completion for Phase 1 of Harriman Hill in Wolfeboro, a 3-phase workforce housing development. 12 units will be ready for occupancy in January. The remaining 12 units in Phase 1 will be ready in early Spring. Located off Pine Hill Road (Rt. 109A) behind the former Harriman Construction Company, this 35-acre site met the Wolfeboro Master Plan goals of village infill, access to public utilities, and close proximity to services and employment. It is located ½ mile from Wolfeboro Falls and 1 mile from downtown Wolfeboro.

Apartments feature EnergyStar® appliances including refrigerator, stove, dishwasher, washer, and dryer and also offer a personal storage area, plenty of parking, and access to recreational trails. Units will be rented at below-market rents to households earning up to 60% of area median income. Pre-applications are available on the Rental Opportunities Page of our web site, www.lacls.org.

Financing for Phase 1 (\$5.7 million) was provided by the NH Housing Finance Authority, Royal Bank of Canada, Community Development Block Grant Funding and Community Development Investment Program Funding provided through the NH Community Development Finance Authority, NH Community Loan Fund, and Peoples United Bank.

Phase 2 will bring an additional 24 rental units. Phase 3 will offer 20 single-family and duplex units, which will be offered for sale to income-qualified buyers. The Land Trust is partnering in this development project with the Eastern Lakes Region Housing Coalition, who first envisioned this project and set the development wheels in motion seven years ago.



View Looking North

Capital Rehab Projects Underway at Many Land Trust Buildings

In late 2010, the Land Trust received a \$130,874 Capital Funding for Rehabilitation of Affordable Housing Grant from NeighborWorks® America (NWA). We were one of 115 NWA organizations across the nation to receive these competitively awarded funds to rehabilitate affordable housing.

Our scattered-site duplexes throughout Laconia have been undergoing rehab. Improvements made include new roofs, energy-efficient boilers, new kitchens and baths, EnergyStar® appliances, new flooring, and paving.

We competed for funds again this year and were awarded an additional \$300,817 to rehab more of our properties in 2012. This second grant included funds which will be used to implement renewable energy at our most recently completed affordable



housing development, Lochmere Meadows in Tilton. Solar systems will be installed to heat the hot water and provide for common area electric use. It is estimated that the hot water system will save 988 gallons of propane each year, or approximately \$3,500, based on today's propane prices. The array of photovoltaic panels is projected to produce 50,400 KWH per year (92%-100% of the common area electric needs) for projected annual savings of \$8,263.68, based on today's rates.

We are delighted to have been awarded this funding in a national competition. Bringing in these dollars allows us to stretch and save our own capital reserves and allows us to invest in the renewable energy, which we could not have done otherwise. Between the two awards, which required some Land Trust matching funds, well over a half a million dollars will be invested in the stewardship of the properties and into the local economy. The Land Trust uses local contractors and purchases our supplies from local companies.

United Way Day of Caring Provides 156 Volunteer Hours



The Lakes Region United Way's Day of Caring was held on September 9th. The United Way provided us with 29 volunteers from Asplundh Tree, AutoServe, Belknap Landscape, Coldwell Banker Residential Brokerage, Cross Insurance, Franklin Savings Bank, The Inn and Spa at Mill Falls, Laconia Savings Bank, Lakes Region Community Services Council, LRGHealthcare, Shaws, TD Bank, TJ Maxx, and The Taylor Community. Volunteers worked on mailings, cut brush on Grove Street, painted porches on North Main and Merrimack Streets, and pruned trees and bushes and painted the handicap ramp at the Land Trust office. A professional crew from Belknap Landscape addressed landscaping and drainage issues at our Millview complex. Asplundh Tree limbed trees at Oak Street.

As they do each year, our staff hosted a pot-luck luncheon for the volunteers.



MEMBERSHIP REMINDER: If you haven't sent in your membership, kindly mail it today. You can also renew your membership with an on-line donation at www.lact.org. THANK YOU!

Land Trust Children Attend Prescott Farm WildQuest Camp



10 Land Trust children each attended 2 weeks of summer day camp at Prescott Farm Environmental Education Center in Laconia thanks to a community leadership grant from NeighborWorks@America, which was matched in full by Prescott Farm. The children spent time outdoors exploring, learned about the environment,

made new friends, and had lots of fun learning experiences.

Prescott Farms WildQuest Camps help children build environmental awareness, provide fun learning opportunities, build a sense of community, and foster a non-competitive atmosphere. Camp includes nature activities, animal and plant identification, arts and crafts, and hands-on learning.

Here's what the kids had to say about their experiences.

I love camp at Prescott Farm because.....

"You get to see animal tracks in the mud, like raccoon tracks in the stream."

"You get to build forts out in the wild."

"We get to go to the pond."



Finance Director Stuart LaSalle Honored for 5 Years of Service



Five years ago, Stuart LaSalle joined the Land Trust's management team when he was hired as Finance Director. Stuart came on board at a critical point in our organizational growth when Executive Director Linda Harvey was looking for a Finance Director to take the Land Trust to an even

higher level of sophistication and strength. Thanks to a referral from our friend, CPA Jim Dirubbo, we got just that. In addition to Stuart's tremendous financial and business skills, our board and staff value Stuart's unflappable poise, warm personality, and gentle humor. Although he works primarily behind the scenes, he is at the forefront of our success.

Our work is complex. We manage multiple businesses including the nonprofit organization, the wholly-owned subsidiary, and eight limited partnerships. Stuart provides financial and compliance management for all ten entities. Additionally, he is the Land Trust's Asset Manager, responsible for our real estate portfolio of 203 units in 61 buildings in 4 towns.

Thank you Stuart for all you do for the Land Trust and the people we serve.

**Sweaters? Ties?
Perfume? Gadgets?
Why not ask
your family members
to make a holiday
donation to the Land
Trust in your name?**



IF YOU WOULD PREFER TO RECEIVE OUR NEWSLETTER BY EMAIL,
PLEASE CONTACT EILEEN AT 524-0747, OR EMAIL HER AT ethaler@lactr.org.

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Happy Thanksgiving
from
Laconia Area
Community Land Trust

We would like to express
our deep appreciation and
gratitude to our tenants,
members, supporters, and
community partners for
another wonderful year.

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.