



# Laconia Area Community Land Trust

## Groundbreaking for Harriman Hill in Wolfeboro

# Thresholds Newsletter



Pictured Left to Right: George Vanderheiden, Trustee of the Nancy Clement Beck Memorial Fund; Denise Roy-Palmer, Wentworth Economic Development Corporation; Charles Leif, The Hartland Group; David Owen, Wolfeboro Town Manager; Edith DesMarais, Eastern Lakes Region Housing Coalition; Steve Schuster, Laconia Area Community Land Trust; Tod O'Dowd, Wolfeboro Chamber of Commerce; Dan Coons, Wolfeboro Conservation Commission; Stacie Pope, Wolfeboro Planning Board.

After several years of planning and hard work, ground has been broken for Harriman Hill, a workforce housing development to be constructed on Pine Hill Road (Rt. 109A) in Wolfeboro. Those who participated in the groundbreaking are among the many citizens, business leaders, and community partners who, along with the Eastern Lakes Region Housing Coalition (ELRHC), have invested countless hours to bring workforce housing to Wolfeboro.

Harriman Hill is the vision of ELRHC. It is their energy, commitment, and community organizing that crafted the development. Laconia Area Community Land Trust (LACLТ) has partnered with ELRHC to help execute the process. When construction is complete, LACLТ will assume ownership and management of the development.

Harriman Hill is a 3-phase project. Funding is in place for Phase 1, and construction has begun. Phase 1 includes a mix of 24 one, two, and three bedroom apartments in 6 buildings. Apartments will be rented to households earning up to 60% of area median income. Phase 2 will bring an additional 24 rental units. Phase 3 will offer homeownership opportunities; 20 single family and duplex units will be built and offered for sale to income-qualified buyers.

## Harriman Hill Development History & Details



The roots of the Eastern Lakes Region Housing Coalition (ELRHC) date back to 2004 when the Wolfeboro Planning Board created an ad hoc committee to develop a strategy to address the critical shortage of workforce housing. The shortage of workforce housing had been identified in master plans for 25 years. The committee recommended a plan, under which, a non-profit organization would conduct extensive community education regarding the need for workforce housing, work to remove barriers in the zoning ordinance, and identify and secure resources to address the issue. The plan received the unanimous blessing of the Planning Board and the Board of Selectmen.

The Wolfeboro workforce housing group began working with the Wentworth Economic Development Corporation (WEDCO). Discussions between the two groups brought to light that this was not only an issue affecting Wolfeboro, but a regional issue affecting towns on the Eastern end of Lake Winnepesaukee. The ELRHC, incorporated in 2005, was formed by members representing the various towns and major employers to carry out the plan. Its mission is to encourage a diversity of housing to support economic and social health in the community. The ELRHC encompasses the communities of Wolfeboro, Tuftonboro, Moultonborough, Sandwich, Ossipee, Wakefield, Effingham, Freedom, Milton, Alton, Farmington, New Durham, and Middleton. Start-up grants were received from the NH Charitable Foundation and the NH Housing Finance Authority.

The ELRHC began an aggressive community education campaign with community forums and workshops for area zoning boards and conservation commissions. It made presentations to area service clubs and on community television. The coalition joined the NH Workforce Housing Council and worked cooperatively in state-wide initiatives.

In 2005, the coalition identified the site—35+ acres of back land located off Pine Hill Road (Rt. 109A) behind the former Harriman Construction Company. The site met the Master Plan goals of village in-fill, 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. A purchase and sale agreement was signed in January of 2006.

The ELRHC continued to work closely with the Wolfeboro Planning Board to develop its first Workforce Housing Ordinance. The ordinance passed by a 2-1 margin in March of 2006.

In June of 2006, the ELRHC was strengthened when Bruce Beck made a donation in memory of his wife, Nancy Clement Beck of Wolfeboro, NH and Philadelphia, PA. The ELRHC established the Nancy Clement Beck Memorial Fund as a restricted fund to develop and maintain a permanent asset to provide an enabling resource for the ELRHC to facilitate projects and activities to meet the housing needs of income-eligible individuals and families of the Greater Wolfeboro Area.

The ELRHC completed the purchase of the land in March of 2007.

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## HARRIMAN CONTINUED

When attempts to find a private developer for the workforce development failed, the ELRHC voted to undertake the development itself and provide a model for the area. They entered into a contract with development consultant The Hartland Group in April of 2008 and began the process of securing funding for Phase 1.

Financing for Phase 1, a \$5.7 million project, has been secured from a variety of sources New Hampshire Housing Finance Authority, Royal Bank of Canada, Community Development Block Grant Funding and Community Development Investment Program Funding provided through the New Hampshire Community Development Finance Authority, the NH Community Loan Fund, and Peoples United Bank.

Natural features of the site will be protected through a 25-acre conservation easement with the Town. The wildlife corridor will be maintained, wet areas protected, construction and drainage will meet the most recent NH Department of Environmental Services standards, and as many trees as possible will be preserved. The open space will provide for walking, biking, cross-country skiing, and snowshoe access. A pathway down to the corner of Bay Street will provide three-season walking and biking access to Wolfeboro Falls and downtown Wolfeboro. Building plans call for incorporating green materials, green building practices, and energy efficiencies.

The development team includes development consultant The Hartland Group, Warrenstreet Architects, Nobis Engineering, and Gary Chicoine Construction Corp.

## Recently Completed Lochmere Meadows in Tilton Fully Occupied - Waiting List Established



## Eileen Thaler Honored for 10 Years of Service



The Land Trust would like to express our deepest appreciation and congratulations to Eileen Thaler, our Office Manager, for her 10 years of service to the Land Trust.

Eileen is a dedicated, valued member of our team. She does a fabulous job keeping the office organized and running efficiently and cost-effectively.

Eileen has a personal connection to our mission. When she was a young girl, her family was at risk of becoming homeless. They were informed that their Brooklyn, NY, apartment building would be torn down to make way for the construction of the Verrazano Bridge. Her family ended up being the last family still living on the block in the midst of buildings being torn down around them. No landlord wanted to rent to their family with four children. Desperate, and with no place to turn, Eileen's mother went to the newspaper with their story. As a result, they were offered an apartment in the Queens projects, where they lived for 10 years.

Thank you, Eileen, for your many contributions to the success of the Land Trust!

## How to Leave a Legacy

Research indicates that while more than 80% of us contribute to charities during our lifetime, only 8% continue this support through a charitable bequest.

Anyone can make a legacy gift. Gifts large and small are important. Charitable planned giving is not only for the wealthy. It's as easy and simple as naming Laconia Area Community Land Trust as beneficiary of a bank account or retirement account or making a bequest in your will. Your planning today can help create affordable housing years down the road for future generations. If you remember us in your will, please let us know so we can include you in our Legacy Society.

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

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



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## AFFORDABLE HOUSING DEVELOPMENT CREATES JOBS AND STIMULATES LOCAL ECONOMIC DEVELOPMENT

- ◆ Building affordable housing creates jobs and spending both during construction and after homes are occupied.
- ◆ When housing is affordable, families have more income to spend on local goods and services.
- ◆ The development of affordable housing can help attract both new employers and a skilled workforce.
- ◆ Housing affordability is a prime ingredient in long-term economic stability for New Hampshire.

**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.