



Laconia Area Community Land Trust

Land Trust: A Champion in Action (Again!)

Thresholds Newsletter



Pictured Cathleen A. Schmidt (left), President of Citizens Bank NH, and Jeff Bartlett, General Manager of WMUR TV-9 (right) present Champion in Action Award check to Land Trust Executive Director Linda Harvey.



The Land Trust has been recognized as a Champion in Action by Citizens Bank and WMUR TV-9 for affordable housing development. We were the first housing group in the state to receive this award in 2002, and we are the first to receive it a second time. The Champions in Action program is designed to recognize and support nonprofit organizations for their contributions to NH communities.

The award was announced by Cathleen A. Schmidt, President of Citizens Bank NH, and Jeff Bartlett, General Manager of WMUR TV, at the Belknap Mill in Laconia on April 10th. Approximately 70 Land Trust supporters joined us for the announcement. Although unable to attend, U.S. Senators Judd Gregg and Jeanne Shaheen both sent congratulatory letters which were read to the crowd.

Senator Gregg wrote, "I know from personal experience the commitment you bring to building up neighborhoods. This dedication can be seen not only in the new homes the Land Trust has constructed but, more importantly, in the positive atmosphere you created and the sense of pride you have given to the people living in them."

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Senator Shaheen sent her heartfelt congratulations and called our work “a model for neighborhood and community building.”

The Land Trust will receive a contribution of \$25,000 in unrestricted funds from the Citizens Bank Foundation, media coverage from WMUR-TV, and public relations and volunteer support from Citizens and WMUR.

Media coverage from WMUR TV will come in the form of news stories and public service announcements to be aired on Ch. 9 in April, May, and June. News stories will focus on our mission to help low and moderate income families become economically self-sufficient.

As we bring our affordable housing developments to new communities, we want to be sure people understand that our housing is not just for people who receive public assistance. We target families earning up to 80% of area median income, which is approximately \$55,000 per year for a family of 4. We want to spread the message that we provide homes people can be proud to live in--homes that are affordable for working people on the wages they earn. Three different news stories will be aired. They will highlight current and former Land Trust tenants Kerry McCarthy, Linda Morse, and Dawn Ridout, each of whom shared their individual stories of success.

We will also receive exposure at Citizens' NH branch locations during the months of April, May, and June, when a Champion Poster and brochures featuring the Land Trust will be on display for the bank's customers.

Citizens and WMUR have invited us to submit a wish list for support and volunteers. We will use this opportunity to tap into the expertise of Citizens and WMUR staff to help us accomplish our goals and increase our capacity.

We are deeply grateful and honored to be named a Champion for a second time. The range of support, recognition, and exposure that comes with this award is invaluable to us.

We hope you share in our pride. Our achievements are made possible by the support of our residents, members, funders, and local community.

Belknap County Rents

According to NH Housing Finance Authority's annual rent survey, the 2008 median rent for a 2-bedroom apartment in Belknap County was \$927 per month. In order to afford this apartment, a tenant must earn at least \$17.83 per hour.



Seminar & Workshop Schedule

FIRST-TIME HOMEBUYER SEMINARS:

May 16, 2009 (Sat.) 8AM-4PM in Laconia (sponsored by Franklin Savings Bank)

June 27, 2009 (Sat.) 8AM-4PM in Laconia (sponsored by TDBanknorth)

FINANCIAL FITNESS WORKSHOPS:

May 27 to June 24, 2009 (Wednesdays) 6PM-8PM in Meredith (sponsored by Trinity Episcopal Church)

May 28 to June 25, 2009 (Thursdays) 6PM-8PM in Laconia (sponsored by Northway Bank)

To register, contact Gail at 524-0747 or gengle@lactl.org.

1,249 PEOPLE HAVE PARTICIPATED IN THESE CLASSES. 135 KNOWN FAMILIES WHO TOOK OUR HOMEBUYER SEMINAR HAVE PURCHASED HOMES HAVING A COMBINED VALUE OF \$21.5 MILLION.



35 people attended this March 7th First-Time Homebuyer Seminar held at Meredith Village Savings Bank.

Meredith Construction Update



Older manufactured homes like the one pictured above are being replaced with new homes like the one pictured below.



Construction is well underway on Boynton Road in Meredith. Road and site work began in February. Sewer and water lines have been extended. Underground utilities are being installed. Half of the existing manufactured homes in the former Crestview Manufactured Housing Park were either relocated to new pads with new infrastructure, or they were demolished and replaced with brand new manufactured homes set on new pads. The relocation is complete with all families living in their new or relocated homes. The manufactured housing park will now be known as Frances Court Manufactured Housing Park.

Contractors are also busy working at the Pinecrest site. Foundations for the four buildings have been installed, and framing has begun. The 32 apartments will be ready for occupancy this Fall. Applications are being accepted by our Property Manager, the Hodges Companies, of Concord (1-800-742-4686). Rents for the 1-3 bedroom units will range from \$574 to \$831 per month, including heat. Prospective tenants must meet income guidelines and other tenant selection criteria. These apartments will be affordable to local, low-wage-earning families earning up to \$28,860 for a single, \$33,000 for a couple, and \$41,220 for a family of 4.

The total project cost, including the relocation and upgrade of the manufactured housing park, bringing the sewer down Boynton Road, and adding sidewalks, will be approximately \$8 million. Project financing is being provided by NH Housing Finance Authority Low-Income Housing Tax Credits, Home Funds, Community Development Block Grant Funds, Federal Home Loan Bank Affordable Housing Program Funds, USDA Rural Development Funds, NeighborWorks® America, Rural LISC, and LACLT. Meredith Village Savings Bank is providing the construction loan.



Seeking Residents Interested in Serving on Our Board of Directors

Did you know one-third of our Board is made up of resident members? The Board is responsible for governing the organization. Some of the Board's duties are to determine policies, set goals, and approve the annual budget. Meetings are held once a month.

If you would like to learn more about serving as a resident representative on our Board, please contact Resident Services Coordinator Leigh Campbell at 524-0747.



NeighborWorks® Plants!

ATTENTION RESIDENTS

SAVE THE DATE

JUNE 6TH - 10AM-NOON

WE WILL BE HOSTING
A SPECIAL PLANTING EVENT!



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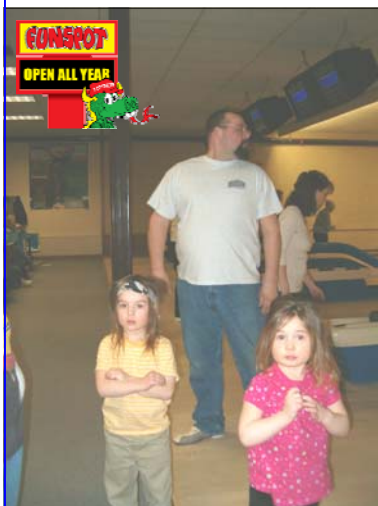
Board of Directors

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Gary Groleau
Brad Hunter
Elaine Miller
Kerry McCarthy
Marie McDonald
Peter Stewart
Melissa White

Executive Director

Linda L. Harvey

Resident Association Family Fun Event Held at Funspot



Residents of the Land Trust have established a Resident Association. The Association will host four family fun events during the course of the year. The first event was held at Funspot on March 5th. Residents enjoyed a pizza party followed by fun, games, raffles, and bowling. These events create an opportunity for residents to make new friends with whom they can share hobbies, common interests, and resources such as child care and carpooling.

Plans are currently being made for the next event, which will be a picnic at Ellacoya

State Park. Residents, watch your mail for further details. Resident Association events are being sponsored by a Community Leadership Action Plan Grant provided by NeighborWorks® America.

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.