



# Laconia Area Community Land Trust

## NH BUSINESS OF DECADE AWARD CELEBRATIONS

# Thresholds Newsletter



Land Trust board and staff members as they prepare to depart for black tie gala.



We are proud and honored to have been named Business of the Decade by *Business NH Magazine* and the NH Association of Chamber of Commerce Executives in the Construction/Real Estate/Engineering category. As the 2005 Construction/Real Estate/Engineering Business of the Year, we competed for Business of the Decade against the other winners in this category from 2001-2009. Businesses were judged on excellence in their field, achievement, and contributions to their industry and communities.

*Business NH Magazine* hosted a black tie gala at the Radisson Hotel in Manchester on May 12th to celebrate the Business of the Decade winners in each of the eight categories and Business Leader of the Year. Some 700 people paid \$100 a piece to attend the gala and honor the award recipients. Laconia Savings Bank and Meredith Village Savings Bank purchased tables for the Land Trust so that the entire board and staff could attend the gala. Land Trust board members hired a limousine so our group could travel to Manchester together. Grace Limousine kindly provided their fabulous coach limousine at a steeply discounted rate. The limousine trip added to the glitz and glamour of the evening.

In her acceptance speech, Executive Director Linda Harvey reminded the audience that lack of affordable housing jeopardizes their workforce, and she demonstrated that a pressing need remains despite the soft real estate market. “We are grateful for the outpouring of congratulations,” said Harvey.

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## 28 Rental Units Under Construction at Lochmere Meadows in Tilton



Construction is underway for our affordable rental housing development in Tilton. Lochmere Meadows will feature 28 permanently affordable 2-bedroom apartments in 4 buildings.

The site on Route 3 is just a few short miles north of Exit 20, making it an ideal location for commuters using I-93 and those working in the Exit 20 area. There is a possibility for future expansion at this 16.3 acre site.

Designed by local architect, George Hickey of Sanbornton, the project will incorporate many green building features, construction methods, and energy efficiencies. The apartments will be EnergyStar® Home certified. The general contractor is Gary Chicoine Construction Corp. of Weare, NH.

Financing for this \$6.5 million project will come from a variety of sources, much of it competitively awarded. Project financing is being provided by New Hampshire Housing Finance Authority, Northern New England Housing Investment Fund, USDA Rural Development, Laconia Savings Bank, NeighborWorks America, and Laconia Area Community Land Trust.

14 Units will be ready for rental on October 15. The remaining 14 units will be ready December 15, 2010.

Apartments will be rented to income-qualified households at below market rents. Heat and hot water will be included. Each 1,100 square foot apartment will have washer/dryer hookups and personal outside storage.

## Transitional Shelter Mom of Four Receives High School Diploma



In April 2009, Joy Waite moved into one of the Land Trust's Transitional Shelter apartments. She arrived in Laconia with 4 children, no car, no job, and no family or friends in the area. On June 4, 2010, Joy graduated from the Laconia Academy with honors. In the audience sat her four young daughters watching with excitement.

Joy walked to school four nights a week for a year. This accomplishment in itself is noteworthy, but for Joy, this marked a new beginning with her future ahead of her and the past finally left behind.

Prior to entering the Transitional Shelter Program for Homeless families, for almost a year, Joy and her girls had lived in a 'safe house' shelter for victims of domestic violence in Portsmouth.

"When I was living in the shelter, if someone told me that a little over a year from then I would be graduating from the Academy with honors and have a safe, affordable place to call home" says Joy, "I would have laughed. I don't remember a happier time in my life. The support I have received through the Land Trust program has given me a completely new perspective on the future."

Joy works at the Winnisquam Trading Post, has a car, new friends, and has been accepted into an Associate's Degree program at Hesser College. She hopes someday to work with victims of domestic violence. According to Joy, "this is the first time I have felt confident, hopeful, and proud." All of us at the Land Trust are certainly proud of Joy's accomplishments and wish her congratulations and continued success.

## Photos From Black Tie Gala May 12th



Photo on left: Matt Mowry, Editor *Business NH Magazine* and Linda Harvey, Land Trust Executive Director; Center: Land Trust board and staff; Right (from left to right): Ellen Koenig, NH Charitable Foundation; Mary Ellen Jackson, NH Center for Nonprofits; Linda Harvey, Land Trust Executive Director; and Juliana Eades, NH Community Loan Fund.

## Celebration Continues With Local Friends & Partners in Laconia June 8th



Pictured left to right: Dwight Barton, Land Trust Board Chair; Sandra Marshall, Lakes Region Chamber of Commerce Board Chair; Senator Kathleen Sgambati; Matt Mowry, Editor of *Business NH Magazine*.

We are grateful to Nobis Engineering for graciously sponsoring a celebration at the Belknap Mill on June 8th. We were thrilled to be able to celebrate the award with our local friends and partners whose many years of support made the award possible. The evening began with a social hour, which was followed by a short program. Nearly 100 Land Trust supporters attended.

Dwight Barton, Land Trust Board Chair and Ken Koornneef, President of Nobis Engineering, welcomed the crowd. Senator Kathleen Sgambati read a NH State Senate Resolution and remarks from Senator Jeanne Shaheen congratulating the Land Trust. Governor Lynch was unable to attend but sent a commendation. Sandra Marshall, who also presented the Land Trust's award at the black tie gala, called the Land Trust "a savvy developer with broad community support." She pointed out the important economic connection between housing and jobs, noting that "employees of many chamber business members live in Land Trust housing."

The key note speaker was Matt Mowry, Editor of *Business NH Magazine*. Mowry explained just how competitive the selection process was. "Our judges faced difficult decisions," said Mowry, "but they were impressed with everything the Land Trust has accomplished. I hear from our business leaders all the time that finding affordable housing for their workers is among their chief challenges. It's not just that the organization is finding solutions for one of the major challenges facing our state, but it has done so by forming strong partnerships within the community from bankers to engineers to construction companies to volunteers and residents. Laconia Area Community Land Trust is the embodiment of what makes our state so unique and strong—the power of partnerships." Mowry added that the Land Trust helps people "improve their lives and the lives of their families, which in turn creates stronger communities."

Land Trust board and staff members were individually introduced. Linda Harvey received a standing ovation for her leadership and contributions. Also recognized were Hodges Development Companies and Ruth and Dick Stuart for their leadership level donations to the Land Trust Endowment Fund made in recognition of the award.

## Wolfeboro Next in Development Pipeline



The Land Trust is partnering with Eastern Lakes Housing Coalition (ELHC) to bring permanently affordable housing to Wolfeboro. The development, known as Harriman Hill, is the vision of ELHC. It was their energy, commitment, and community organizing that crafted the development. The Land Trust was brought in to help execute the process because of its experience and successful track record.

Construction will begin this Fall. Harriman Hill will offer a mix of 24 one, two, and three bedroom apartments in 6 buildings. The 32-acre site located off Route 109A is close to downtown, jobs, and schools. It is approved for future expansion, which will include more rental units and affordable single-family homes. The project has broad community support including that of Wolfeboro's largest employers, Huggins Hospital, Brewster Academy, and the Governor Wentworth School District. We hope this will be the first of many development partnerships around the Lake.

## Land Trust Brings Budgeting & Financial Education to Homeless Residents at Carey House Shelter

In April of this year, the Land Trust partnered with the Carey House Homeless Shelter in Laconia to provide monthly financial fitness classes for residents at the shelter. Some of the topics covered include, budgeting, opening and managing a checking account, managing credit, credit repair, and the financial dangers of rent-to-own plans.

This collaborative effort has been quite successful and has resulted in several people participating in individual counseling. One woman was able to satisfy an old electric bill so she could establish utilities in her name. She is now in her own apartment. Another woman was able to establish a checking account. Now she no longer pays check-cashing and money order fees. Two individuals are working toward cleaning up old medical bills from their credit reports so they can apply for work.

We will begin a similar arrangement with Lakes Region Community Services Council this fall to educate and counsel their clients who struggle with managing the added expenses related to caring for a family member with a disability.

## 179 (Known) First-Time Homebuyer Participants Have Been Successful in Purchasing a Home



### FREE Seminar & Workshop Schedule

*Let us unlock the door to homeownership and  
financial success for you or someone you know!*

#### First-Time HomeBuyer Seminars:

July 24, 2010 (Saturday) 8:00AM-4:00PM  
in Laconia, sponsored by  
Meredith Village Savings Bank

August 14, 2010 (Saturday) 8:00AM-4:00PM  
in Laconia, sponsored by TD Bank

September 18, 2010 (Saturday) 8:00AM-4:00PM  
in Laconia, sponsored by Franklin Savings Bank

#### Financial Fitness Seminars:

September 14 through October 12, 2010  
Tuesday evenings, 6:00PM-8:00 PM  
in Laconia, sponsored by  
Meredith Village Savings Bank

If you have questions, or to register, call or email Homeownership Director, Gail Engle, at 524-0747 or [gengle@laclt.org](mailto:gengle@laclt.org).

## Who Are Land Trust Tenants?



Chris Perry, pictured at the left with his daughter Haley, is a Land Trust tenant who lives in Meredith and works at Hannaford Supermarket. Chris is a single dad. He and Haley, are one of the 141 families currently calling a land trust apartment home.

Approximately 30% of Land Trust households are headed by single mothers; 15% are tenants with disabilities; 5% are veterans.

Listed below is a sampling of the businesses where our tenants are employed:

American Eyecare Express  
Belknap-Merrimack CAP  
CJ Avery's  
Dunkin Donuts  
Hannaford Supermarket  
Hart's Turkey Farm  
Home Hospice Care Services  
Landmark Inn  
Lowe's  
Plymouth State University  
Shaw's Supermarket

Land Trust Apartments are rented to low and moderate income families who earn up to 80% of area median income (\$38,750 for an individual; \$55,300 for a family of four). Land Trust rents average \$200-\$300 less per month than market rents.

## Volunteer Tax Prep Site Helps 255 Local Residents Claim \$467,399 in Refunds

The Land Trust once again partnered with the Lakes Region Financial Stability Partnership, led by the Lakes Region United Way, to bring free tax preparation services to the community. Services at the VITA site were provided by IRS-certified tax preparers. The average adjusted gross income for taxpayers served was \$18,153. The average refund was \$1,833.

## Pinecrest Goes Solar & Gold



Pictured: Solar Install at Pinecrest Apartments located in Meredith

Evacuated tube solar hot water heating systems have been installed atop the buildings at Pinecrest Apartments in Meredith. Solar energy is being used to preheat water, reducing the Land Trust's heat and hot water expenses. Fuel consumption is expected to be reduced by approximately 1,000 gallons per year. The systems were installed by the Plymouth Renewable Energy Initiative. NH Electric Co-op contributed \$5,000 in rebates to the project.

The addition of the solar hot water systems has increased Pinecrest's LEED (Leadership in Energy and Environmental Design) certification rating from Silver to Gold. Pinecrest is the Land Trust's first LEED certified development.

Pinecrest was highly praised by the Lakes Region Chamber of Commerce at its 2010 annual meeting as a shining example of the Land Trust's work. It was said to fit the mold for the Chamber's Golden Trowel, Golden Hammer and Environmental Sustainability Awards and was the inspiration for the establishment of the Chamber's Community Vision Award presented to the Land Trust at the meeting.

Pinecrest was developed by the Land Trust in 2009. Construction was completed in December. All 32 apartments are occupied. A waiting list has been established.

Among the 50 states, NH is the  
9th most expensive state for renters.

To view a complete listing of all our properties,  
visit our web site [www.laclt.org](http://www.laclt.org).

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

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## Board of Directors

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Elaine Miller, Vice Chair  
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Cynthia Dame, Secretary  
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Gary Groleau  
Brad Hunter  
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## Executive Director

Linda L. Harvey



## Property Spotlight



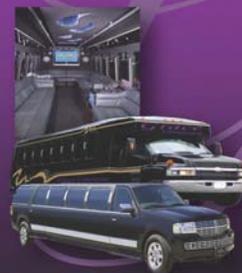
Located at 30 Pine Street in Laconia, this 3-family home offers 1 one-bedroom handicap accessible apartment, 1 two-bedroom apartment, and 1 four-bedroom apartment. The property is within easy walking distance to downtown Laconia.



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**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.**