



Laconia Area Community Land Trust

Construction Underway on Harriman Hill in Wolfeboro



Site work has been completed, foundations are in, and construction is underway for Phase 1 of Harriman Hill in Wolfeboro, a 3-phase workforce housing development. Harriman Hill is located on a 35-acre site off Pine Hill Road (Rt. 109A) behind the former Harriman Construction Company. The site met the Wolfeboro 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.

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. Units will be ready for occupancy in early 2012. 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 with the Eastern Lakes Region Housing Coalition, who first envisioned this project and set the development wheels in motion seven years ago.

Thresholds Newsletter



**Recently Completed
Lochmere Meadows
in Tilton
(28 Permanently
Affordable Units)
Fully Occupied.
Wait List Grows
to 30+ Families.**

Median Rents Continue to Increase

BELKNAP COUNTY



New Hampshire Housing Finance Authority

2011 Residential Rental Cost Survey©

Land Trust permanently affordable apartments are rented at below market rents to households earning up to 80% of Belknap County area median income (\$67,700):

- 1 Person Household: up to \$38,500
- 2 Person Household: up to \$44,400
- 3 Person Household: up to \$49,950
- 4 Person Household: up to \$55,500
- 5 Person Household: up to \$59,950
- 6 Person Household: up to \$64,400



Who Are Land Trust Tenants?

- 43% are single mothers & children
- 4% are single fathers & children
- 17% are 2 parent families
- 9% are couples with no children
- 27% are single people
- 22% of tenant households report a member of the household with a disability



Resident Profile - Jody



Lochmere Meadows resident Jody developed a disabling illness in 2009. Until that time, she worked for many years as a successful, full-time hair stylist. Unable to work and on oxygen, she couldn't keep up with rent payments. Facing eviction, she spent months looking for an apartment she could afford before being referred to the Land Trust. *"I envisioned myself homeless, desperate, and walking down the street pushing my oxygen tank looking for a place just to plug in,"* says Jody. *"I love my new home at Lochmere Meadows."*

Partner Profile - George Hickey, Land Trust Architect



Land Trust Executive Director Linda Harvey presents George with Georges Drive sign at opening of Lochmere Meadows in Tilton.

The Land Trust's dear friend and valued partner, Architect George Hickey of Sanbornton, has been designing the Land Trust's new construction, adaptive re-use, and scattered-site gut rehab development projects since the early 1990's. George began his career developing Section 8 and military housing in southern NH in the early 1970's. He then became involved with NH Housing Finance Authority (whose mission it is to promote, finance, and support affordable housing opportunities and related services for NH families and individuals through the efficient use of resources and the building of effective partnerships, thereby contributing to the economic and social development of the State and its communities) when NH Housing was in its infancy.

When asked about his favorite Land Trust project, George said our most recent developments, Pinecrest Apartments in Meredith and Lochmere Meadows Apartments in Tilton, would be his choice. Then, George fondly recalled working on the Batchelder Street School, which offered the challenges of working on a

historic building and designing a canopy/entryway addition that was in keeping with the historic style of the building. As it turns out, George can't really pick a favorite. There's also a place in his heart for the gut rehabs of our late 1800's early 1900's scattered site buildings. According to George, he likes the creativity he can have with the gut rehabs. He has been able to correct some things that were done wrong to the buildings over the years and bring them back to their original colonial style.

One of George's main priorities in his designs, whether new construction or rehab, is to keep the buildings in context with the surrounding environment. He works diligently to match building styles and roof lines with the current neighborhood and even pays heed to small details like views out the windows.

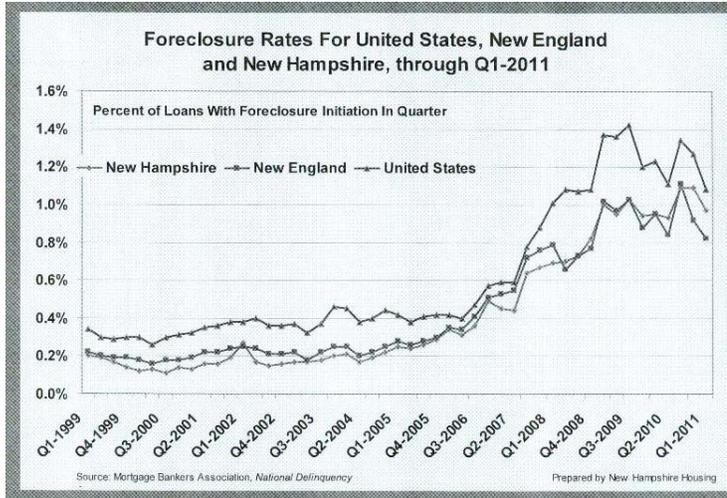
When asked about current building trends, George says he was "green before it was hip to be green". He likes designing to LEED (Leadership in Energy and Environmental) design standards but says these standards are, "just the really good design standards he was taught in school".

George was educated in architecture at Wentworth Institute and Boston Architectural College. He comes from a family of architects. His two sons have followed in the tradition. According to George, "Hickey family get-togethers are architectural conferences".

Executive Director Linda Harvey reflects on her experiences working with George, "I first hired George for a historic rehab project. I was highly impressed with his skill and the absolute care and attention he gives to every job. He was always on site and rallied everyone to deliver a product of excellence. George readily became a valued member of the development team. He is highly respected by our development stakeholders, including funders, inspectors, contractors, and subs. I've relied on George for significant guidance over the years. He has outstanding skills and experience, creativity, judgment, and a point of view that reflects all of our development values. Although not largely visible to the public, he is a huge factor in the success of our projects. We are very grateful for his work and for his generous gifts of service and annual membership donations he has made over the years".

In recognition of George's significant contributions to our work, a street in Lochmere Meadows was named Georges Drive.

68 Homes Saved From Foreclosure



We are proud to have been able to help 68 local families save their homes from foreclosure since 2008. Most have had their mortgages modified through the Home Affordable Modification Program (HAMP). We are currently working with 30+ households.

Our Homeownership Program offers group foreclosure workshops as well as individual counseling. We have found that many people who come to us for assistance can, in fact, afford their mortgages and are living beyond their means. We are able to offer these families debt triage and budget counseling.

New Debt Triage Workshop Offered

Do you know someone in debt crisis? Facing home foreclosure or eviction? Struggling because they have no money at the end of the month for the 'rest' of the bills?

Our new, 2-hour Debt Triage Workshop will help those in debt crisis:

- ◆ Cut, trim, rework, or develop a budget;
- ◆ Identify black holes that are leaking money;
- ◆ Learn to eliminate waste, prioritize expenses, understand spending habits, stretch their money, and get on the path to healthy spending habits;
- ◆ Gain an understanding of what makes up a credit score and the importance of a good credit score;
- ◆ Learn how to rebuild credit;
- ◆ Develop strategies for saving.

This free workshop is held monthly. For a schedule, visit www.laclt.org. Advance registration is required.

Contact Homeownership Director Debra Drake at 524-0747.



FREE Seminar & Workshop Schedule

Let us unlock the door to homeownership & financial success for you!

First-Time HomeBuyer Seminars:

August 27, 2011 (Saturday) - 8:00AM-4:00PM (location TBD), sponsored by Wells Fargo

September 24, 2011 (Saturday) - 8:00AM-4:00PM in Laconia, sponsored by Franklin Savings Bank

Financial Fitness Seminars:

August 9 to Sept. 6, 2011 (Tuesday Evenings) - 6:00PM-8:00PM in Laconia

Debt Triage Workshop:

August 11, 2011 (Thursday Evening) - 6:00PM-8:00PM in Laconia

Classes scheduled based on demand. Sponsored by Franklin Savings Bank. Call or email to register for the next class.

Foreclosure Workshop:

Classes scheduled based on demand. Call or email to register for the next class.

Detailed information is available at www.laclt.org. Call or e-mail our Homeownership Director, Deb Drake at 524-0747 or ddrake@laclt.org with questions or to register.

1,500+ people have benefited from these classes!

**New Hampshire is the 9th most expensive state for renters.
To view a complete listing of all our properties, visit our web site www.laclt.org.**

Residents Complete Beautification Project at Transitional Shelter



To celebrate National NeighborWorks® Week, June 4-11, residents at our transitional shelter for homeless families landscaped the front yard of their building and planted window boxes to beautify the property.

We also held a seminar for first-time homebuyers, and hosted a meet and greet coffee with our new residents at Lochmere Meadows.

The Land Trust is part of the national NeighborWorks® network, an affiliation of 230+ nonprofit organizations that increase homeownership, produce affordable housing, and revitalize neighborhoods in more than 4,400 communities across the nation. During NeighborWorks® Week, the Land Trust and other NeighborWorks® organizations mobilized tens of thousands of residents, business people, and government officials in a week of neighborhood change and awareness. We rehabbed and repaired homes, painted and landscaped properties, conducted neighborhood tours, recognized successful partnerships, and hosted events that educate, train and inform.

2.5 Minimum Wage Jobs Needed to Afford Median Priced 2-Bedroom Apartment



Non-Event Raises \$4,025 to Date



We had a feeling you might be tired of participating in thons, auctions, dinners, and golf tournaments. So far, our Non-Event fundraiser has raised over \$4,025. It's not too late to donate! Mail checks to LACLT, 658 Union Ave., Laconia, NH 03246, or donate on line at www.laclt.org.

THANKS TO ALL WHO HAVE DONATED!

**As part of our commitment to the communities we serve,
We have paid 1.6 Million Dollars in Property Taxes.**

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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Executive Director

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Who Should Care About the Acute Shortage of Safe, Decent Affordable Housing in NH?

(REPRINTED FROM A PUBLICATION BY HOUSING ACTION NH)

Taxpayers: 1 homeless child can cost NH taxpayers up to \$30,000 per year.

Educators: The quality and performance of schools are linked to local housing conditions.

Law Enforcement Professionals: Housing instability is a major factor in juvenile delinquency.

Social Service Agencies: Housing security is a fundamental building block for addressing other poverty related needs.

Child Advocates: 21% of NH's children live with low income families; 7% of NH's children live below the poverty level.

NH Municipalities: Housing affordability is a prime ingredient in long-term economic stability for NH.

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.