



# Laconia Area Community Land Trust

## Chamber's Golden Hammer Award for Lochmere Meadows

# Thresholds Newsletter



Lochmere Meadows Apartments, Tilton

The Land Trust was recently awarded the Lakes Region Chamber of Commerce's Golden Hammer Award for Lochmere Meadows Apartments in Tilton. The award was presented at the Chamber's annual meeting and awards luncheon held at Church Landing on January 27th. The Golden Hammer Award recognizes excellence in new construction.

Lochmere Meadows is the Land Trust's most recent affordable housing development located on Route 3 in Tilton just a few miles north of Exit 20. The 28 two-bedroom apartments in 4 buildings are EnergyStar® Home certified and incorporate many green building features, construction methods, and energy efficiencies. Each 1,100 square foot apartment has washer and dryer hookups and personal outside storage. Apartments are rented to income-qualified households at affordable rents based on household income.

Gary Chicoine Construction Corp. of Weare, NH, was the general contractor. Financing for this \$6.5 million project came from a variety of sources: 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.



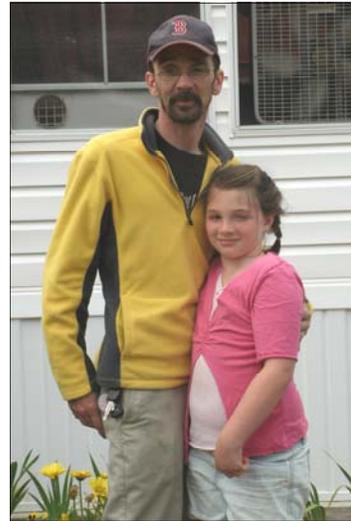
## Residents Attend Community Leadership Institute in Louisville, KY

A group of five residents, including two teenage boys, recently joined Land Trust Resident Services Coordinator, Leigh Campbell, and attended the NeighborWorks® America Community Leadership Institute held in Louisville, KY. They were among approximately 900 emerging leaders, residents, and volunteers from all across the U.S. who attended the annual event to renew and enhance their ability to build stronger communities. The Community Leadership Institute provides a framework for learning and developing leadership skills and is a forum for discussing community issues and challenges.

During the 3-day conference, attendees had the opportunity to participate in more than 40 professionally-led workshops on topics ranging from developing leadership potential to combating foreclosure rescue scams.

The Land Trust group participated in workshops to develop young people as leaders of community change, encourage adults and youth to work together, and making “green” a priority in our neighborhoods. They also worked on a grant application to secure funding for a program which will benefit children living in Land Trust housing.

## Resident Profile Chris Perry

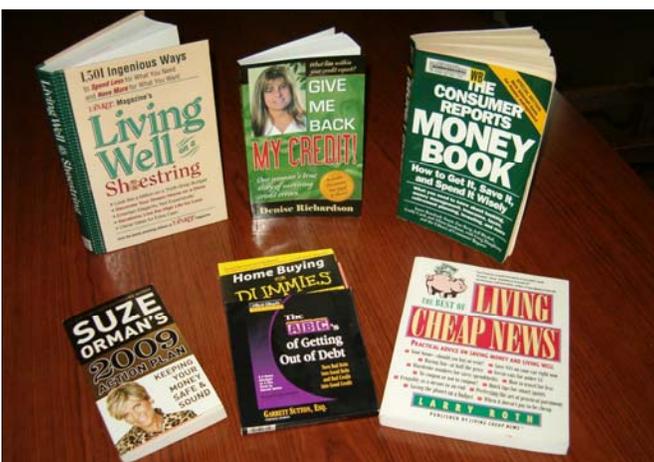


Chris Perry is a single father and a life-long resident of Meredith. Chris and his daughter, Haley, live at the Land Trust’s Frances Court Manufactured Housing Park in Meredith.

When the Land Trust purchased the park in 2009, Chris and Haley were living in a tiny, old trailer that was in a state of disrepair. As part of the significant upgrades made to the park, the Land Trust provided Chris with financial assistance to purchase a newer manufactured home, removed his old trailer, and set up his new home on a beautiful lot in the new section of the park. Chris takes great pride in his property. He has landscaped, planted flowers, and created a beautiful play area for Haley complete with swing set.

Chris reports that, although he has never been unemployed, he has always struggled financially. He has worked at many local businesses over the years and is currently employed at the Hannaford Supermarket in Meredith.

## Did You Know the Land Trust has a Lending Library?



The Land Trust maintains a lending library filled with these and other books (including books on CD) covering topics such as managing credit and debt, credit repair, budgeting, finance, purchasing a home, and home maintenance and repair.

The library is open to Land Trust residents, homeownership clients, and interested members of the public. Funding for the library was provided by the Zonta Club.

The library is located at the Land Trust office, 658 Union Ave. in Laconia. Hours are 8AM to 5PM. Please stop in.

## Debra Drake New Director of Homeownership



Please join the Land Trust in welcoming our new Homeownership Director, Debra Drake.

Deb will be presenting our first-time home-buyer seminars and financial fitness workshops. She will also be providing individual pre- and post-purchase counseling, including foreclosure counseling.

Deb is a life-long resident of the Lakes Region and comes to us with a background in real estate and customer service and a passion for helping homeowners and homebuyers.

We are delighted to have Deb on our team.

## VITA Site Offering Free Tax Preparation

The Land Trust has again partnered with the Lakes Region Financial Stability Partnership, led by Lakes Region United Way, to bring free tax preparation to the community. Services at the VITA Site are provided by IRS-certified tax preparers. Please help us spread the word.

VITA Site Location:  
Lakes Region Family Center (CAP Office)  
121 Belmont Road (Rt. 106), Laconia

Tuesdays 5:00 PM to 7:30 PM (Feb. only)  
Thursdays 5:00 PM to 7:30 PM (Feb. & March)  
Saturdays 9 AM to 11:30 AM (Feb. & March)  
Appointments are preferred.  
Walk-ins welcome on Saturdays.

To set up an appointment or for more information, including what to bring to the tax site, call 603-524-6864 Ext. 102.

## United Way Day of Caring Provides 173 Volunteer Hours



Lakes Region United Way's Day of Caring was held on September 24th. 23 hard-working volunteers from the following businesses provided us with 173 hours of labor: Asplundh Tree, Citizens Bank, Franklin Savings Bank, J Jill, Lakes Region Community Services Council, Meredith Village Savings Bank, LRGHealthcare, Pike Industries, The Taylor Community, and TD Bank.

Projects included mailings, cutting brush on Grove Street, painting porches on Winter Street and at our office building, and landscaping and painting on Oak Street. Asplundh removed a very large tree at Pine Street. It was a fun and productive day.



As they do each year, Land Trust staff hosted a potluck luncheon for the volunteers. This is always a favorite time of the day!

Land Trust member and volunteer, Betsy Kelly, photographed the day's events. Several volunteers returned after Day of Caring to complete unfinished projects.

Thank you United Way, employers, and volunteers!

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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Laconia Area  
Community  
Land Trust



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## Child's Rendering of Her Land Trust Home



404 adults and children are currently living in  
Land Trust apartments.

**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.