

WCLT is a 501c3
nonprofit
P.O. Box 1834
Waterville, ME
04903



**Spring
2025
NEWSLETTER**

Renovations Begun at Three Carrean Street



The two-family home will become a duplex condominium. The interior has now been stripped down to original lathing so that new wiring and plumbing can be installed. Heat pumps will heat the homes with auxillary heat provided for especially cold weather. New side porches will be returned to the exterior and an emergency staircase from the second floor will be included. New vinyl siding will improve the exterior for a low-maintenance home. New kitchen appliances, laundry and bathroom fixtures will provide modern conveniences.

The duplexes will be sold to families making 80% or less of the Kennebec county area medium income. Families are required to take the Home Buyers Education Class offered by KVCAP (can be taken online). Very little down payment is usually needed.

Waterville Community Land Trust purchased this duplex in March of 2024. It will become our third residential property purchased and renovated within the seven acres developed by the Milliken family of Waterville and Bangor in the late 19th century. In 2020 WCLT's and the City of Waterville's focus on this neighborhood was recognized with an award from the U.S. Conference of Mayors. Financing will be generously provided by loans from the City of Waterville under their WEALTH program and First National Bank.

CLT Homes Provide the Much Needed Connection Between Renting and Affording a Full Market Home

There are over 314 community land trusts (CLT) in the United States. CLTs, also known as shared equity organizations, provide workforce families with homes at affordable prices where they are able to build equity and achieve some appreciation on the home. Over 85% of families who purchase CLT homes are first time buyers and 65% of those later purchase a market rate home. CLTs have developed nearly 16,000 homes and provide nearly 20,000 rental units across this nation. CLT homes remain affordable after each sale to the next buyer, making them stewards of neighborhood stabilization.

WCLT will begin accepting applications for this duplex in the fall of 2025. Please look at our webpage, water-villeclt.org for more information on our properties.



Figure 2: 3 Carrean Street as it was in the 1930's

FREE Events at Lashus Farm Neighborhood Park



BIRDS ON YOUR MIND?

A 2025 WCLT Nature-Fun Event

Birds are everywhere!
Find out what birds are in our park, the Kennebec River, and our neighborhood skies! Explore our feathered friends with Waterville Area Birders. All are welcome, whether new to birding or old-timers!

Lashus Farm Neighborhood Park
232 Water Street in Waterville's South End
Date: May 3rd
Rain Date: May 10th
Time 8:00 – 10:30 AM
Easy Walk of 2.5 Miles
Refreshments at the Gazebo

Bring Binoculars, Comfortable Hiking Clothes, and Bug Spray!






INSECTS WITH DANA & the CHILDREN'S DISCOVERY MOBILE MUSEUM

HELP US MAKE A GIANT CATERPILLAR ON THE LAWN

Insects are awesome! There are over a million known species of creeping, crawling, flying, and metamorphosing insects. Dana Michaud, our Waterville entomologist, will lead us through grass, shrubs and trees to find our local insects. We'll make a giant caterpillar on the lawn. The mobile museum will delight our youngest scholars.



WCLT's Lashus Farm Neighborhood Park
Date: Saturday, June 14th Time: 10AM to Noon
Rain date: Sunday, June 15th
Refreshments

Wear long sleeve and pants to reduce risk of tick and mosquitoes bites (speaking of our insect friends)



Two Community Events in One!

The **Waterville Area of Aging in Place Community** is hosting a plant exchange. Trade a plant from your garden with others. Extra plants will find homes in the South End.



Saturday MAY 10th
10:30 AM to 12:30 PM
Lashus Farm Neighborhood Park
232 Water Street
Waterville, Maine
Bring a chair and enjoy the park!

Homemade PIE



Waterville Community Land Trust

Is selling homemade pies to benefit **Affordable Homes for Workforce Families**



A special event will be held in memory of **Christopher Moody** on June 21st, beginning at 2:00 PM. Chris lived many years in the South End and contributed generously to the neighborhood. He was a founding director of WCLT. Chris was a professional chef and loved to make pies. In his honor, pie will be served. Everyone will be invited to reminisce about Chris as he was a very special person in our lives and the organizations that he supported. The South End Neighborhood Association will provide a plant to Lashus Park in his honor and a plaque will be permanently placed in WCLT's gazebo.




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