

**NOTICE OF ANNUAL MEETING
WEDNESDAY, APRIL 27, 2011
AT 7 PM
OLIVER WOLCOTT LIBRARY
SOUTH STREET, LITCHFIELD**

This has been a fulfilling year for the Trust. Our all volunteer board brought their diverse talents to bear on many opportunities for maintaining and adding to Litchfield's stock of affordable housing.

Last year we reported that we were about to begin a total renovation of the vacated old Northfield Firehouse. I am pleased to report that as of this writing the project is completed. We had expected to encounter many unknown issues with such a major renovation of a structure originally built in 1885 as a two room schoolhouse. And that we did. But our architect, contractor and Board's construction committee were able to turn adversities into advantages. We have ended up with two modern, energy efficient, three bedroom apartments, with the exterior returned to the appearance of the original school house. We also are pleased to report that the initial performance of the geothermal heating systems has exceeded our expectations. Along the way, our Northfield project earned Litchfield a national award for "the exemplary and innovative use of Community Development Block Grant Funds." We were one of only fourteen communities across the nation to receive the award and the only community with a population of fewer than 70,000. You can see details on our website www.litchfieldhousingtrust.org.

The careful development of the 12.66 acres on Torrington Road donated by the Town continues. We have assembled a top notch team of engineers, architects and environmentalists to guide us on the use of this property.

We appreciate the support both these projects have received from the Selectmen and the Connecticut Department of Economic and Community Development. In addition, the Local Initiatives Support Corporation (www.lisc.org/connecticut_statewide) has provided both monetary and technical support

The Litchfield Housing Trust can measure its success in many ways. One is when our home owners' savings and income have increased to the point they no longer require support of our program. This year, two families, who bought homes from the Trust 20 years ago, purchased other properties on the open market. To assist in their moves, the Trust repurchased their original homes and renovated them to as new condition. We are now reselling these renovated homes to other families of moderate income.

Staying involved with the sixteen families who own the Tannery Brook Cooperative apartments that we originally sponsored is an important responsibility for the Trust. During this past year, the Coop commissioned a thirty year maintenance and replacement study. Then, in response to the study, they increased their fees to insure there would be sufficient funds to pay for potential expenditures. The staff of Connecticut Housing Coalition (www.ct-housing.org) has been especially helpful in guiding the Coop on this undertaking.

As the local not for profit housing trust, we will continue adding to the 49 homes we have sponsored while at the same time insuring that the existing properties fulfill their role as decent, quality housing for families of low and moderate income.

Your support helps make our carrying out that mission a reality **On behalf of our entire board, thank you.**

**F. Robert Petricone
President**

**ANNUAL MEETING
AGENDA**

SECRETARY'S REPORT

TREASURER'S REPORT

REPORT OF THE PRESIDENT

MEMBERSHIP REPORT

ELECTION OF TRUSTEES

OTHER BUSINESS

**PLEASE JOIN US
WEDNESDAY, APRIL 27, 2011
AT 7:00 PM
FOR REFRESHMENTS**

**Northfield Firehouse
Renovation Completed**



The renovation of the Northfield Firehouse into two, modern, affordable, energy efficient apartments has been completed. This building began as the Northfield Schoolhouse and the renovation brings the front of the schoolhouse back to life. Each apartment has three bedrooms, two full baths and is approximately 1250sf in size. They are heated with warm air provided by highly efficient closed-loop geothermal units. One of the apartments is fully ADA accessible.

NOMINATING COMMITTEE REPORT

The following slate of candidates is presented by: Miles Borzilleri, Ch.; Peter Gay; Louis Donne

NOMINEES

TO 2014 Kelli Green, John Baker, Louis Donne, Cleveland Fuessenich, Rene Fisher

CONTINUING TRUST MEMBERS

TO 2012 Joyce Briggs, Barbara Brower, Mark Murphy, Robert Petricone, Terry Sheron

TO 2013 Miles Borzilleri, Daniel Cappello, Peter Gay, Jeffery Zullo

Improving Energy Efficiency

The Trust recognizes that energy is an increasingly large part of home ownership costs. In two homes the Trust repurchased for resale, we took advantage of available grants and improved the heating systems by adding highly efficient split system heat pumps. These new systems will offer their new owners significantly lower heating costs.

DID YOU KNOW?

- In January, 2011, The Litchfield Housing Trust received an award from the National Community Development Association for the Northfield House renovation. This was one of 14 awards given nationwide.
- With the two apartments in Northfield, the Litchfield Housing Trust has supported 47 affordable housing units across the town.

MISSION STATEMENT

The mission of the Litchfield Housing Trust (LHT) is to provide an opportunity for families at or below 80% of the median income for the County of Litchfield to afford to live in Litchfield and its boroughs.

The Litchfield Housing Trust will provide qualified families with rental, ownership, or rent-to-own programs, using local, state and federal subsidies to achieve the goals. LHT administers these subsidy funds working in close coordination with Town officials and local financial institutions.

Emphasis for housing opportunities is directed toward income qualified families whose housing needs are not being met:

- So that people who work here can live here.
- So that families, young and old, will not have to leave the Town to find affordable housing.
- So that Litchfield will be a diverse community.

LITCHFIELD HOUSING TRUST & OUR COMMUNITY

The families who have purchased a home from the Litchfield Housing Trust, or live in one of our two rental properties, connect to Litchfield in a most vital way. They have included teachers in our schools, people who work in our local banks, for local nursing homes, and for the Town of Litchfield. They have volunteered in many of our community organizations including serving as elected officials or members of our volunteer fire and ambulance companies.

These families want to live and contribute to our community, just as we do and as people have done for hundreds of years before us.

DUES AND CONTRIBUTIONS

Please note the enclosed membership card and envelope. We hope that all of you will renew your membership in the Litchfield Housing Trust. **Your continued support is very important to us.** Many of you often make an additional contribution, which is very welcome and appreciated.

Thanks so much for your interest and support.

Find us on the Internet at LitchfieldHousingTrust.org
