

Notice of Annual Meeting
When: Monday April 24, 2017 at 7PM
Where: Litchfield Borough Hall, Russell ST, Litchfield

Our Mission

Litchfield Housing Trust, Inc. (LHT) is a non-profit organization established in 1989 to ensure that Litchfield (Litchfield, Bantam, & Northfield) always has homes available for people of a diverse income range.

Annual Meeting Agenda:

- Secretary's Report
- Treasurer's Report
- Report of the President
- Membership Report
- Election of Trustees
- Other Business

Election of Trustees:

The following slate of candidates is presented by the Nominating Committee: Miles Borzilleri, Chairman, Peter Gay & Louis Donne

Nominees to 2020: John Baker, Louis Donne, Rene Fisher, Cleveland Fuessenich, Kelli Green

Continuing Trustees to 2018: Tim Breslin, Joyce Briggs, Barbara Brower, Mark Murphy, Robert Petricone, Terry Sheron

Continuing Trustees to 2019: Miles Borzilleri, Peter Gay, Stacie Kavle, Jeffrey Zullo

Learn more about the LHT by visiting us at:

litchfieldhousingtrust.org



Dear Members and Friends of the Housing Trust,

There are times when a quotation best conveys my message and that is the situation I find myself in now. So, let me quote in its entirety an unsolicited letter we received from a family who recently purchased a Housing Trust sponsored scattered site home:

"I just wanted to touch base quickly and let you know that our family is loving our home. all three kids are thriving at center school and we are very excited for our first Christmas. I often think about how the life we are living now would be impossible without LHT and I think that deserves recognition. what you guys provide to family like us is remarkable and I am still not sure I fully grasp the enormity of it. I will say with 100% certainty that everybody in our house has a much higher quality of life thanks to Litchfield housing trust. Anyways, not trying to be a brown noser - but ya gotta give thanks where it's due. and you guys are due many.

Happy holidays to you and your family, and thank you very much for the opportunity you have given ours."

And that letter expresses what we are all about – So that young people do not have to move from Litchfield to start their families; so, that people who work in Town also can live and raise their families here; so, that Litchfield will be a diverse community.

The families in our homes, for example, work in legal, medical and municipal offices. They are our EMT's. and plow our highways, they serve in elected offices. They clean our homes and teach our children. They work in banks and kitchens. These families, in fact, represent the bedrock of our community. All the 47 homes we have sponsored are fully occupied. We can offer new families looking for homes in Litchfield no estimate of when new ones will be available.

We continue to press forward to offer additional homes. Our eight-home proposal on Torrington Rd is now in its ninth year of development, having received approvals from the Army Corps of Engineers, the Connecticut Department of Economic and Environmental Protection, the State Office of Management and Budget, the Connecticut State Historic Preservation Office, the Litchfield Inland Wetlands Commission and the Indian Nations. As of this writing, our proposal is under jurisdiction of the CT Superior Court, resolving an appeal of the Inland Wetlands approval by three Litchfield residents. Our colleagues across the State providing affordable housing tell us that such complexity and delay in obtaining approvals for workforce housing is not atypical. Their recommended solution to us is "just stick with it".

We look forward to offering more homes to families who will thrive in and strengthen our community.

The Housing Trust has been in operation for 28 years and its volunteer board is actively involved planning succession planning. Our objective is to ensure that going forward we will meet the challenge of supporting a vital, diverse community by providing housing opportunities in Litchfield for families whose incomes are at or below 80% of the Town median.

This letter would not be complete without offering our thanks to Harry Brooks who continues to creatively manage our website while at the same time totally ignoring our offers to reimburse him for his efforts.

And sadly, we have lost our friend and champion, Dick Dauphinais. Dick made property management and rehabilitation seem easy, while at the same time always willing to give us that helpful nudge when he thought we could do better.

All our work as the local provider of affordable housing is possible because of your past support. Please become a member or renew your membership and consider making an additional donation to support our work to provide affordable housing in Litchfield.

With thanks,
F. Robert Petricone
President



Joyce Briggs



Bob Petricone

Thank You Joyce and Bob!!

While continuing as active members of LHT's Board of Trustees, Bob Petricone and Joyce Briggs will be transferring their day-to-day management of LHT to a new Executive Director. Both founding, charter members of LHT, the two have alternatively served for 28 years as president and vice-president. Barbara Brower and Lou Donne also are charter members who continue to serve on LHT's active 15-member Board.

LHT begins search for an Executive Director

The Trust's board of trustees decided to establish the position of executive director because the tasks of administering the Trust's programs, leading new project development, and executing its strategic plan had become too complex for the volunteer-led organization. The position of executive director will be part-time with a flexible work schedule of approximately 20 hours per week. Among other qualifications, the person chosen for the position will relate exceptionally well to others and will have strong management and public speaking skills. In addition, he or she must convey the mission of the Trust to its varied stakeholders, and, equally important, consistently convey his or her own passion for the accomplishment of that mission. Finally, the executive director will be knowledgeable of fundraising strategies and donor relations unique to the non-profit sector. To learn more, the full job description, qualification requirements and information about the Litchfield Housing Trust is available at LitchfieldHousingTrust.org.

How Homes Are Created

There are three ways our homes are created:

1. The Trust buys the land and builds the house, we keep the ownership of the land and the owner goes to the bank and gets a mortgage for the house. The land price is taken out of the cost of the mortgage, so, for example, now a \$225,000 home only costs \$125,000
2. The second way is the Trust buys a house on the open market say at \$225,000. We keep the land and the owner goes to the bank for a mortgage on the house
3. The third way the Trust buys, builds or restores the property, and rents it to eligible families. Property tax and sewer fees are paid on all the properties the Housing Trust sponsors. Where the resident owns the house the resident is responsible for all the taxes and fees

Where the Housing Trust owns the property and rents it to a family, the Trust pays the tax and fees directly to the Town. Owners of Trust homes pay taxes based on the Town assessment of their home just like any other property owner. All homeowners qualify for mortgages the same way as everyone else; they go to the bank and get a mortgage. The local banks now have 20 years of experience giving home loans under this arrangement. New homes brought to the market consistently have resulted in more applicants than could be served, and the turnover (resale) rate is very low.

When the owner of a Trust home wants to sell they get to keep a portion of the equity, the balance of the equity goes to pay down the cost of the house to the next person.

Affordable Country Living ~ Northfield Firehouse

LISC supported LHT with a grant to help design the geothermal heating and cooling system for the 12 Main St, Northfield property. The former Northfield firehouse, this property now houses two spacious apartments, both affordably priced below market rates for residents with limited or moderate incomes. One of the apartments is completely handicapped accessible. Other funders for this project include the Connecticut Department of Economic and Community Development, using Small Cities Community development Block Grant funds, the Connecticut Clean Energy Fund, The Connecticut Energy Efficiency Fund.

LISC quotes Bob Petricone in one of their success stories dated October 25, 2016:

"We need to find some way to bring younger families into the community, to help Litchfield maintain vitality and population growth. We can't all be retirees! We need young people to do volunteer work, go to school board meetings and fill local jobs. When the town built a new firehouse, they abandoned the building they had been using, an old schoolhouse. We rehabbed it as two good-sized apartments with improved energy efficiency, one of them handicapped accessible. It's occupied by a young man with a disability, who was raised here and can now live here with his own family, allowing him to function independently."

We Welcome New Members!!

**Help us to keep Affordable Housing in Litchfield!
Please Consider Becoming a Member / Making a Donation**

Please use the enclosed membership card today!

About the Litchfield Housing Trust

Over the past 28 years, Litchfield housing prices have increased much faster than median incomes. Litchfield has always been a community affordable to a diverse income population and well represented by individuals and families of all age ranges. LHT was created to strengthen our community by advocating, facilitating, and developing housing that encourages diversity.

The Litchfield Housing Trust Inc.

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