

WASHINGTON COMMUNITY HOUSING TRUST

2026 Community Outreach Presentation

QUESTIONS YOU'LL KNOW THE ANSWER TO AFTER THE NEXT 10 MINUTES

- Who is working on affordable housing in Washington?
- How do you define housing affordability?
- Why does Washington need affordable housing?
- What has been done in Washington so far?
- What's next for Washington?
- How can you stay in the loop and/or support these efforts?

Who is working on affordable housing in Washington?

- The WCHT is a non-profit organization dedicated to establish and maintain affordable housing in the Town of Washington.
- With the help of Town, State and many generous donors, WCHT has developed 37 affordable rental homes and 4 affordable homeownership homes.

CURRENT TRUSTEE BOARD MEMBERS

Bill Fairbairn, President
Linda Frank, Secretary
Terry Tiernan, Treasurer
Ted Bent, Trustee
Bruce Adams, Trustee
Ralph Averill, Trustee
Brad Sedito, Trustee
Valerie Truesdell, Trustee

- Established by Board of Selectmen in 2005 to:
  - study, analyze, and prioritize current and long-term housing needs and
  - recommend and facilitate the accomplishment of housing policies and goals.
- Charged with recommending any possible opportunities for achieving housing goals and helping the BOS/Town make prudent decisions, when applicable.

CURRENT COMMISSION MEMBERS

Judith Gorra, Chairman
Robert Woodroofe, Member
Henrietta Small, Member
Darryl Wright, Member
Charles Jackson, Member

HOW DO YOU DEFINE HOUSING AFFORDABILITY?

HOUSEHOLDS ARE CONSIDERED "HOUSING COST BURDENED" IF THEY SPEND **MORE THAN 30% OF THEIR INCOME** ON HOUSING COSTS



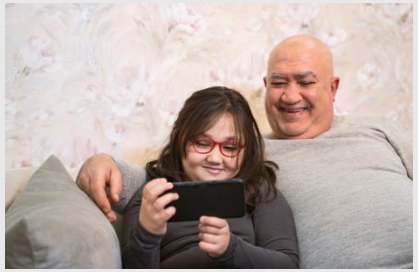
- Households earning less than 80% of the **area median income** (AMI) can't find housing that costs less than 30% of their income in Washington. The CT Department of Housing sets AMI guidelines annually.
- This includes **seniors, young professionals, families, fire/ambulance volunteers, essential service workers and many others**.

Northwestern Hills Planning Region					
	Household Size				
	1	2	3	4	5
30% AMI	$26,160	$29,880	$33,630	$37,350	$40,350
50% AMI	$43,600	$49,800	$56,050	$62,250	$67,250
80% AMI	$69,760	$79,680	$89,680	$99,600	$107,600

- **530 Washington households** are earning at or below 80% AMI.
- **255 Washington households** were spending more than 50% of their income on housing (according to HUD CHAS data).

WHO IS LOOKING FOR AFFORDABLE HOUSING?





1. Employers looking for employees
   - Many who work in Washington commute long distances
2. Seniors looking to downsize
   - They want to stay in town, but can't afford market prices
3. Local volunteers for emergency services
4. Families with children
   - Schools need students
5. Tradespeople and other professionals
6. Municipal workers

WHY CAN'T THEY FIND IT?



1. Housing **costs rising much faster than wages**/income.
2. Very few new homes are built each year while demand has risen. (**Demand outpacing supply**.)
3. Lack of **housing types that are more affordable** by nature (duplexes, townhomes, and multi-family). These are more affordable because building costs are spread among multiple units.

What affordable housing exists in Washington?

Washington Community Housing Trust

WashingtonHousingTrust.org

Rental homes



DODGE FARM APARTMENTS

- First WHCT property
- Completed in 1995
- 5 buildings with 14 units
  - 1- and 2-bedroom flats
  - 1-, 2-, and 3-bedroom townhouses
  - 2 accessible units



RIVERWOODS APARTMENTS

- Completed in 2002
- Head or Co-Head of Household age 55 or older
- 2 buildings with 12 units
  - 8 one-bedroom units
  - 4 one-bedroom plus den units



CHURCH STREET APARTMENTS

- Completed in 2005
- 2 buildings with 11 units
  - West Building: 3 units, including 1 ADA unit, plus WHCT office, mailroom
  - East Building: 8 units – 1 two-bedroom flat; 1 three-bedroom flat; 6 two-bedroom townhouses

What affordable housing exists in Washington?

Washington Community Housing Trust

WashingtonHousingTrust.org

Homeownership homes





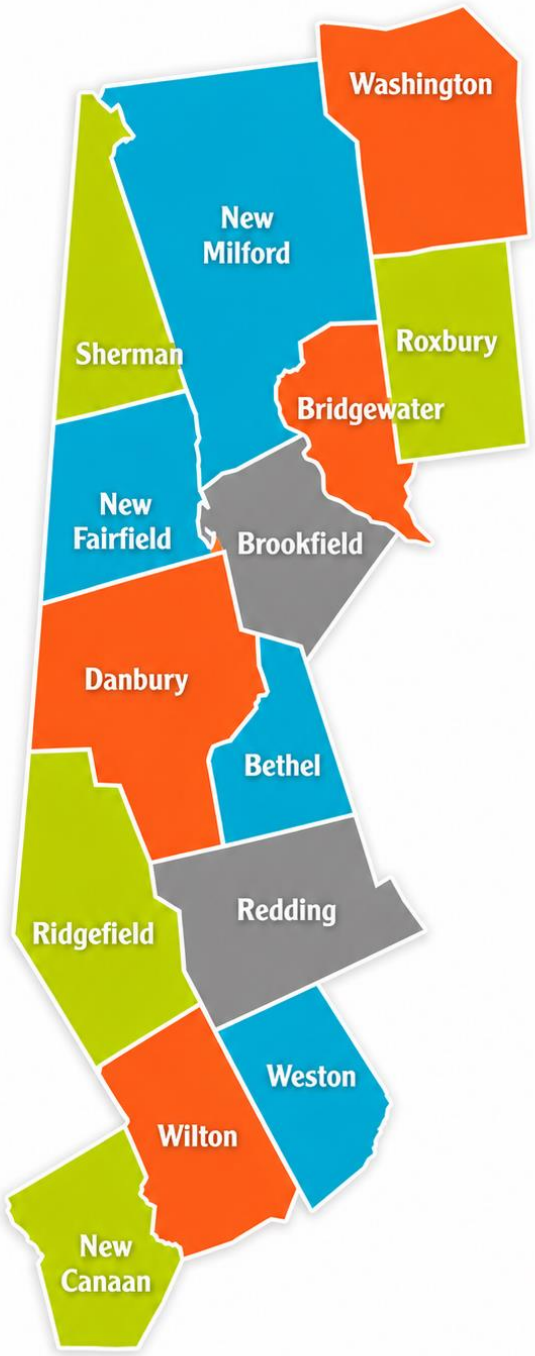


VINCENT FARM

- Completed in 2020
- 3 single-family homes
- Renovated farmhouse + 2 new modular homes

BALDWIN HILL

- Currently underway
- 1 single-family home, part of 10-unit regional initiative
- Modular model, completed on site



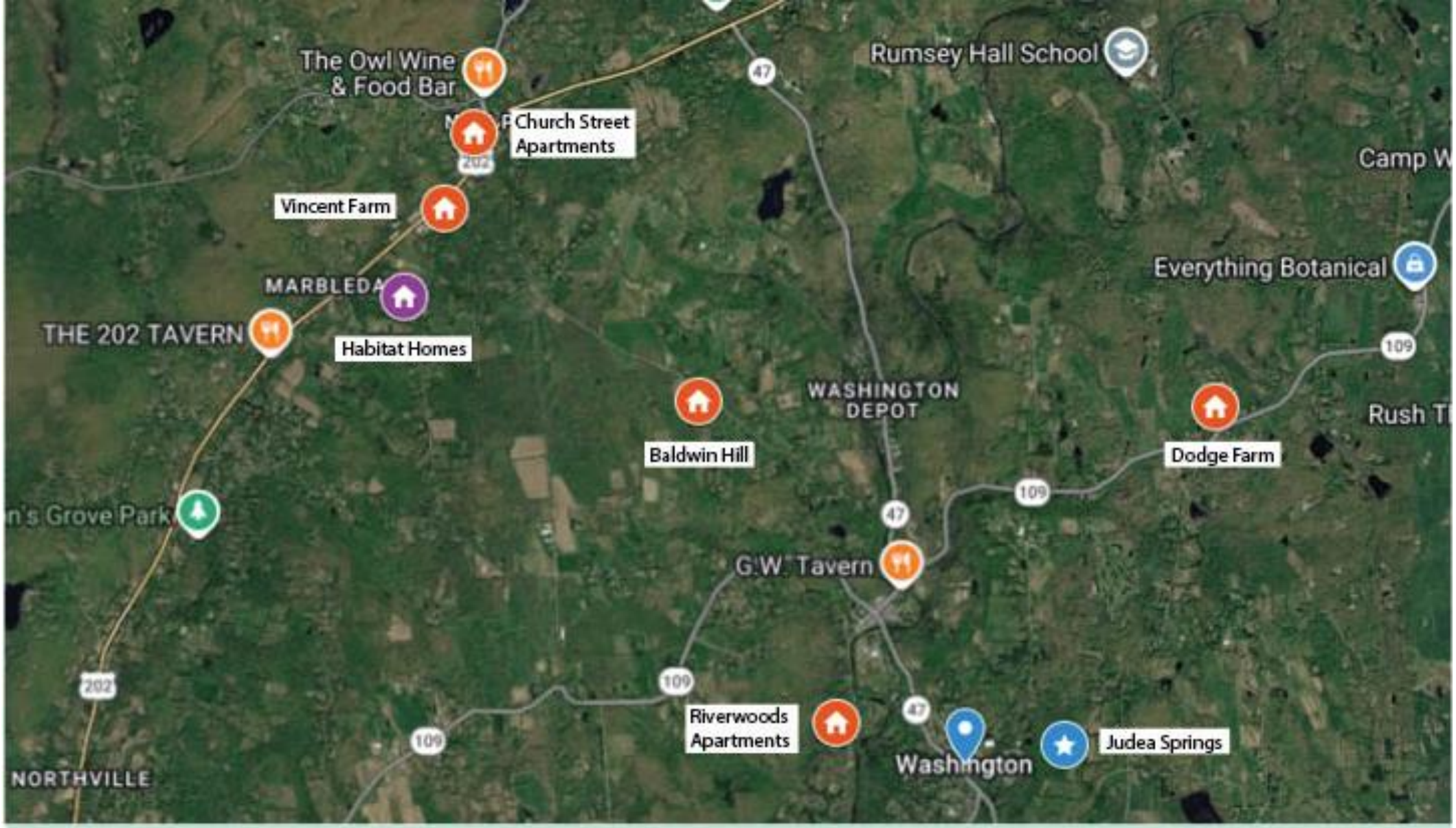
What affordable housing exists in Washington?

Housatonic Habitat for Humanity®

HousatonicHabitat.org

Homeownership homes

- 7 single-family homes on Myfield Lane
- Homeownership under the Habitat for Humanity model



Map Key

- Washington Community Housing Trust property
- Housatonic Habitat for Humanity neighborhood
- Proposed Judea Springs project

HOW DOES SOMEONE QUALIFY FOR AN AFFORDABLE HOME?



AFFORDABLE RENTALS

- Income at or below 80% AMI
- Positive credit and background check
- Employment, income, asset verification (assets do not immediately disqualify you)
- Must have and maintain the ability to pay rent
- Riverwoods only: Age 55+



AFFORDABLE HOMEOWNERSHIP

- Income must not exceed the Area Median Income (AMI)
- Buyer must qualify for mortgage financing
- First-time homebuyer (class required)

If you have questions about whether you qualify for one of these homes, contact Ann Marie Ovitt, Property Manager, Washington Community Housing Trust, at aovitt@cremllc.com or 203-699-9335, Ext. 313.

What's next for Washington?

Judea Springs



Rendering of one possible façade.

PROJECT DETAILS

- 30 acres donated to WCHT
- Plan for 12 rental homes in 3 buildings
- Each building will have 4 units
  - 1 one-bedroom
  - 2 two-bedroom
  - 1 three-bedroom

- Public information session held May 26, 2026
- Currently applying for local permits

The Project

- 3 Buildings 4 units in each building.
- Complies with Towns **Multi-family Housing** Regulations 13.12.
- Closest building is over 730' from the Wykeham Road and over 125' from the nearest property line.
- Heavily buffered by the existing woods.
- Utilizes the existing road/driveway for access.



HOW CAN I HELP?

1. **Join our mailing list-** Give us your email address so we can keep you in the loop!
2. **Volunteer**- Let us know if you are interested in volunteering with us!
3. **Donate money-** Consider making a tax-deductible donation of money or land to the Washington Community Housing Trust, a 501(c)3 non-profit. Your contribution can help us create more affordable homes in our community!

WashingtonHousingTrust.org

QUESTIONS? FEEDBACK?

1. Has the lack of housing options that are affordable impacted your group/family/committee? How?
2. What types of housing do you see as being needed most?
3. What questions do you have for us?

Please take our quick 6-question online survey
www.surveymonkey.com/r/7WZLMD8

1. What types of housing have you lived in over your lifetime?
2. Do you consider your current housing affordable? What types of housing would you like to see created in Washington?
3. Please enter your email address if you would like to receive occasional email updates.
4. Was this presentation helpful?
5. Any other comments, questions, or concerns you have related to housing in our community?

THANK YOU!

This presentation was supported by the Litchfield County Center for Housing Opportunity, an initiative of the Housing Collective with funding from the **Foundation for Community Health**.

Center for Housing Opportunity

Litchfield County, CT