



## Notice of Annual Meeting

Thursday, April 25th, 2019 @ 7pm  
Litchfield Community Center  
Rt. 202, Litchfield, CT

**Litchfield Housing Trust, inc.**

### AGENDA:

- Secretary's Report
- Treasurer's Report
- President's Report
- Membership Report
- Amend Bylaws
- 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 2022

Miles Borzilleri, Peter Gay, Stacie Kavle,  
Jeffrey Zullo, & Rosemarie Greco

#### Continuing Trustees to 2020

John Baker, Louis Donne, Rene Fisher,  
Cleveland Fuessenich, & Kelli Green

#### Continuing Trustees to 2021

Tim Breslin, Joyce Briggs, Barbara Brower,  
Mark Murphy, Robert Petricone, & Sara Musselman

# 2019 | HOUSING TRUST NEWS

Dear Members and Friends of the Housing Trust,



Before I share with you our initiatives this year to generate additional housing, I should relate the status of our existing homes and their families. We have sponsored 47 homes, scattered throughout Litchfield. All are occupied and we have no vacancies. During this past year when one of our rental apartments became available, we were flooded with inquiries. As the old saying goes, "The demand outstrips the supply". These families are deeply invested in Litchfield and its Burroughs. As just examples of our families' involvement, counted among our residents are a volunteer firefighter, an EMT, an elected official, a Town office worker, a municipal highway worker, a public-school teacher and a paralegal.

We all recognize that Litchfield faces significant challenges with an aging population, a plummeting school enrollment and, at best, a static census. But with Litchfield's many inherent assets we believe we can help overcome these trends by offering homes meeting young people's needs. Quite simply put, we are successful when:



People who work here can live here

Litchfield will be affordable to a diverse population

Families, young and old, will not have to leave the Town to find affordable housing

**Celebrating 30 Years  
of Creating Affordable Housing  
for Our Community | 1989 – 2019**

The year has been a busy one for us. First let me review the unsuccessful effort to convert the old Bantam School to workforce housing. The Connecticut Superior Court, the largest tenant, had moved from the old school and we were asked if it could be converted to housing. We suggested that what was needed was a feasibility study by historic preservation architects and housing consultants. For our involvement, the conversion also needed to include retaining the gym for Town supervised use as well as maintaining a location for the post office. Our other important objective would be preserving the building's exterior design created by modernist architect Marcel Breuer. The Selectmen and Burgesses

agreed, and both jointly commissioned the study by the two specialists. Their findings were positive and were reported to the Town in a public meeting. We indicated interest in pursuing the project as presented. Under the plan eventually developed, the Trust would pay to remediate environmental issues with the building at a cost of \$250,000, provide 14 apartments of workforce housing and put the entire property on the tax rolls. The gym and post office would remain. Our total investment in the school would have approximated \$3,750,000, with no funds required from the Town.

However, the proposition failed in a Town wide referendum. Obviously, we were disappointed. We thought our proposal would add much needed housing for young families as well as enhance community vitality. We are sincerely thankful for the support we received from the Selectmen and the Department of Housing. Like all citizens, we hope the Town now can find a meaningful use for the former Bantam School without burdening the local taxpayers.

On a brighter note our plan to construct up to eight homes on 12.6 acres abutting Torrington Road continues to move forward. In last year's report we had described the array of local, state and federal approvals we had received but that the entire activity had been appealed by three individuals to Superior Court. After the Court dismissed those appeals, we were free to seek Planning and Zoning Commission approval. In a rigorous but efficient process this past year the Commission approved our plans. We continue to the next steps.

Last year, we had described bringing on board Jill Groody Musselman as our part time Executive Director and developing a road map for our long-term organizational strength. That process is working well. Continuing with this objective, I am pleased to announce the nomination of Rosemarie Greco, the recently retired Director of Wisdom House, to our board. As a related item, included in the call to our Annual Meeting you will note a provision to increase our maximum number of Trustees.

We have received a tremendous amount of moral and financial backing from the community and are truly grateful. We also are the beneficiary of critical support from the state and local governments. In this, our community's three hundredth year, we will do our part to make Litchfield an attractive and practical place for families to call home.

With gratitude,

F. Robert Petricone  
President, Litchfield Housing Trust, Inc.



The Trust is proud to announce our 2nd Community Report will be coming soon! Visit our website on May 1st, 2019.

## Celebrating the 30<sup>th</sup> Anniversary of The Litchfield Housing Trust

In December 1988, Andy Gagarin organized the first Board of Trustees of the newly established Litchfield Housing Trust, an organization dedicated to the preservation and creation of affordable housing enabling families of moderate incomes to live, or continue to live in Litchfield. In 1989, this nonprofit was incorporated into the Litchfield Housing Trust, Inc., as a 501(c)3 organization. Now the Trust has 47 properties scattered throughout greater Litchfield.

Litchfield has always been a community where individuals and families of diverse income could afford to live. Unfortunately, because the price of housing has risen far more rapidly than most people's income, especially the income of young families, fewer individuals and families can afford to live here. The Litchfield Housing Trust was created to strengthen our community by advocating, facilitating, and developing housing that is affordable to a diverse population.

### Our Vision

To create homes in our community which are affordable for future generations.

### Our Mission

The Litchfield Housing Trust's mission is to provide housing opportunities in Litchfield for families with incomes under 80% of the median so that:

- People who work here can live here
- Litchfield will be affordable to a diverse population
- Families, young and old, will not have to leave the Town to find affordable housing

# THANK YOU

