



Litchfield Housing Trust, Inc.

Opening doors for families. Strengthening our community.

Our Vision | To create sustainable homes in our community which are affordable for future generations.

THE HOUSING TRUST HISTORY: A PROVEN TRACK RECORD

The mission of The Litchfield Housing Trust, Inc., a nonprofit Corporation, is to provide energy efficient and sustainable housing which is affordable for families whose income is not sufficient to rent or buy in Litchfield. Led by a volunteer Board of Trustees and an Executive Director, the Trust's objectives are:

- To provide opportunities so that families, young and old, will not have to leave town to find affordable housing.
- To ensure Litchfield is a vital and diverse community.
- To provide an opportunity for people who work in Litchfield to live in Litchfield as well.

Since 1989, Litchfield housing prices have increased much faster than median incomes. In 2020, due to the COVID-19 pandemic, Litchfield is experiencing record increases in housing prices with the lowest housing inventory in many decades. Previously Litchfield had been a community affordable to a diverse income population and well represented by individuals and families of all ages. For over thirty years, the Housing Trust has addressed problems caused by the community's growing lack of affordable housing by creating and preserving 47 permanently affordable homes dispersed throughout Litchfield. All of our homes are on land donated by our originator Andrew Gagarin and his wife Jamie, the Town of Litchfield, or purchased with grant money.

Over the years, members of Boards of Selectmen have been extremely supportive of the Housing Trust's work, recognizing the need to preserve the economic diversity of Litchfield. To become eligible for affordable housing, a family's income must be below 80% of Litchfield's Area Median Income (for example, 2020 in Litchfield County, 80% AMI = \$82,080 for a family of four). Housing is defined as affordable if it costs less than 30% of the household's income, including utilities.

Executive Director, Jill Groody Musselman stated, "On behalf of the Trustees of The Litchfield Housing Trust, Inc., I am extremely pleased to announce the awarding of the Connecticut Department of Housing, Federal HOME, and STEAP Grants to the Trust for Gagarin Place. In honor of founder Andy Gagarin and his wife Jamie, Litchfield Housing Trust will build eight beautiful, sustainable, energy-efficient, and ADA compliant three bedroom homes at Gagarin Place on RT 202 in Litchfield." LHT has contracted with Burlington Construction as the Construction Managers for this project.

Construction is scheduled to begin later this fall and will be completed by the end of 2021. "Gagarin Place has been in



the planning phases for over twelve years. Our Board is to be commended for remaining committed to our mission – to provide affordable housing on this property. This past spring, LHT went out for competitive bids and selected a construction manager model to lead the building process. Our selection of Burlington Construction is allowing the Trust to offer high quality, extremely energy-efficient homes which will have very low operating costs (electric, heating, and cooling costs) for the future owners. This is critically important to the mission of our organization going forward” stated Jeffrey Zullo, President, Litchfield Housing Trust. “Our goal is to select eight families before the homes are completed so that they are able to be part of the process, choose a few finishing touches, and make the home their own. Before moving in, each family will be gifted a front porch swing which will be created and installed by the President of Burlington Construction, Justin Giampaolo” added Groody Musselman.

Applications are currently being accepted. For more information, please contact Jill Groody Musselman at 860.480.9178 or by email at JillGroodyMusselman@gmail.com.

AWARD WINNING COMMITMENT

The Litchfield Housing Trust is committed to building sustainable affordable housing.

The Housing Trust has won awards from the CT Community Development Association, the National Community Development Association, and the CT Mortgage Bankers Association.

Our focus is family, community, and growth. Join us. Together, we are working to maintain a viable, diverse community for many generations to call home.

