

**NORTHWESTERN CT REGIONAL HOUSING COUNCIL
AFFORDABLE HOUSING SURVEY
January 2016**

Town	Cornwall	Cornwall	Kent	Kent	Kent	Litchfield	Litchfield
Project	Kugeman Village	Bonney Brook	Stuart Farm Apts	South Common	Templeton Farms	Tannery Brook Cooperative	48 Torrington Rd
Address	256 Kent Road	33 Kent Road	15 Maple St. Ext.	22 South Commons Rd	16 Swifts Lane	Tannery Brook Rd	48 Torrington Rd
Owner	Cornwall Housing Corp.	Cornwall Elderly Housing Corp	Kent Affordable Housing	Kent Affordable Housing	Village Housing for the Elderly	(a)	Litchfield Housing Trust
Rental	yes	yes	yes	yes	yes	no	yes
# of Units	18	10	5	24		16	2
# HC Accessible	1	All HC adaptable	1	3		2	0
Year Completed	1994	Fall 2013	2013	2003		1992	2000
Seniors Only?	no	yes	no	no	yes	no	no
Income Restrictions	80% of County median	30% of County median	50% and 80% of median	60% of median income		under 80% of median	under 80% of median
For Additional Information, contact:	860-672-4439	860-672-0094	860-927-5022	860-927-5022	860-927-4000	Bob Berson 860-567-4465	Bob Berson 860-567-4465

MULTI-UNIT PROJECTS

(a) Buildings owned by Tannery Brook Cooperative; land owned by Litchfield Housing Trust

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Town	Litchfield	North Canaan	North Canaan	Salisbury	Salisbury	Salisbury
Project	Northfield Fire House	Wangum Village	Beckley House	Sarum Village	Faith House	Lakeview Apartments
Address	12 Main St., Northfield	132 Quinn St	85 South Canaan Rd	34 Cobble Road	30 Fowler St	32 Millerton Rd.
Owner	Litchfield Housing Trust	North Canaan Housing Authority	Geer Village	Salisbury Housing Committee	Salisbury Housing Committee	Women's Institute for Housing
Rental	yes	yes	yes	yes	yes	yes
# of Units	2	40	24 + 10 to be built	16	9	6
# HC Accessible	1	2	2	2	0	
Year Completed	2011	1975	2000	1987		
Senior Citizens Only?	no	yes	yes	no	no	no
Income Restrictions?	Initially less than 60% of median; less than 80% after	Low Income – 2013 limits	\$30,650 – 1 person; \$35,000 – 2 persons	USDA requirements		household income below 80% AMI
For Additional Information, contact:	Bob Berson 860-567-4465	860-824-0521 WangumVillage@yahoo.com	860-824-7884	860-435-0049	860-435-0049	860-435-0049

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Town	Sharon	Sharon	Washington	Washington	Norfolk	Norfolk
Project	Sharon Ridge	Sharon Ridge Expansion	Dodge Farm	16 Church St. Apts	Meadowbrook	Town Center Project
Address	12 E Sharon Ridge Rd	12 E Sharon Ridge Rd	16 Brinsmade Rd	16 Church St	9 Shepard Rd	29-33, 40& 46 Greenwoods Rd
Owner	Sharon Housing Authority	Sharon Housing Authority	Washington Community Housing Trust	Washington Community Housing Trust	Norfolk Senior Housing Corp	Foundation for Norfolk Living, Inc
Rental	yes	yes	yes	yes	yes	yes
# of Units	20	12	14	11	28	12
# HC Accessible	2	2 with 5 HC adaptable	1	3		1-2
Year Completed	1992	2014	1995	2005	1972	funded 2015, in progress
Senior Citizens Only?	no	no	no	no	yes	no
Income Restrictions?	household income less than 80% of median	household income less than 80% of median	HUD Section 8 Program Income Limits	HUD Section 8 Program Income Limits	11 apartments are Section 8 subsidized	up to 100% AMI
For Additional Information, contact:	860-364-1372	860-364-1372	860-355-3984	860-355-3984	860-542-5470	Lou Barbagallo 860-542-5395

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Town	Washington	Winchester	Winchester	Winchester	Winchester
Project	Riverwoods Apts	Chestnut Grove	Greenwoods Garden	Laurel Commons	Carriage Maker Place
Address	90 Worcester Rd	80 Chestnut St.	37 Gay Street	75 Gay Street	19 Gay Street
Owner	Washington Community Housing Trust	Winchester Housing Authority	Winchester Housing Authority	Winchester Housing Authority	WHA Development Corp
Rental	yes	yes	yes	yes	yes
# of Units	12	80	40	44	32
# HC Accessible		5	4	12	4
Year Completed	2006	1970	1971	2005	2014
Senior Citizens Only?	yes	yes	yes	yes	yes
Income Restrictions?	HUD Section 8 Program Income Limits	household income less than 50% of AMI	household income less than 50% of AMI	household income less than 80% AMI	household income less than 80% AMI
For Additional Information, contact:	860-355-3984	860-379-4573 ext 4	860-379-4573 ext 4	860-379-1752	860-621-2234

NOT INCLUDED: (survey not returned)

ROXBURY Senior Housing's **Bernhardt Meadow**, 18 units of senior housing, 860-355-3017

CANAAN **Station Place**, 24 units of family housing in North Canaan, 860-824-7979

LITCHFIELD- housing authority properties

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**SINGLE FAMILY UNITS
(Limited equity homeownership)**

Town	Cornwall	Kent	Litchfield	Litchfield
Project	Parcel Program	Parcel Program	Tannery Brook	Scattered Site
Address	various	Locust Lane	Tannery Brook	various
Owner	(a)	(c)	(d)	(d)
# of Units	11	1	11	10
Income Restrictions?	100% of County median	100% of County median	less than 80% of median	less than 80% of median
Restriction on Sale of House	yes - see b below	Buyer must be income eligible	Ground lease limits resale; 99 year lease	Ground lease limits resale; 99 year lease
For Additional Information, contact:	Margaret Cooley 860-672-6251	Bill Bachrach 860-927-3321	Bob Berson 860-567-4465	Bob Berson 860-567-4465

(a) Cornwall Housing Corp owns the land; house is owned by resident.

(b) Elaborate formula for calculating a resale price that fairly compensates seller for allowed improvements, while maintaining affordability. Unless house passes to children, the new owner must satisfy CHC eligibility guidelines.

(c) Kent Affordable Housing owns the land; the house is owned by the resident.

(d) Land is owned by Litchfield Housing Trust, Inc.; house is owned by resident.

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SINGLE FAMILY UNITS

Town	Litchfield	Salisbury	Salisbury	Sharon	NWCT
Project		Dunham Drive	Scattered sites		Scattered Sites
Address	various				
Owner	land- Litchfield Housing Trust, Inc.	land- Salisbury Housing Trust	land-Salisbury Housing Trust	land- Sharon Housing Trust	land-Habitat for Humanity
# of Units	6	8	4	1 completed, 1 underway	9 completed, 1 underway
Income Restrictions?	less than 80% of median	less than 80% of median	less than 80% of median	less than 100% of median	less than 60% of median
Restriction on Sale of House	Ground lease limits resale; 99 year lease	Ground lease limits resale	Ground lease limits resale	Ground lease limits resale	Ground lease limits resale
For Additional Information, contact:	Bob Berson 860-567-4465	Leo Gafney (860) 435-2173	Leo Gafney (860) 435-2173	Melinda Sweet (860) 364-0028	Habitat coordinator (860) 435-4747

Note: Typically the land is owned by the local housing trust and the house is owned by the resident.