

# Towns & Villages

MAY 2022

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Cornwall, Kent,  
North Canaan,  
Salisbury, Sharon

## NEW YORK

Amenia,  
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## AFFORDABLE HOUSING

In the past two years, real estate sales have been at historic high levels. In this issue, we examine the impact that this has had on the challenges created for people who want to live and work here.



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# Towns & Villages

May 19, 2022

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Janet Manko  
*Publisher & Editor-in-Chief*

Cynthia Hochswender  
*Editor*

Libby Hall-Abeel, Mary Wilbur  
*Advertising Sales*

James H. Clark  
*Chief Operating Officer*

Caitlin Hanlon, Olivia Montoya  
*Composing*

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Leila Hawken

# The housing squeeze in the Tristate region

BY CYNTHIA HOCHSWENDER

You don't need to be a real estate expert, or even someone in search of a residence, to know that COVID-19 had an extraordinary impact on the housing market — not just in Litchfield County but all across America.

Seasoned real estate professionals consistently describe the housing market since spring 2020 as “once-in-a-lifetime” and “historic.”

## THE PERFECT STORM

No one saw it coming. In spring 2020, real estate professionals prepared themselves for a dry spell. And then suddenly there was a confluence of factors and events that super heated home sales.

City dwellers decided to seek shelter from infection by moving to areas with more open space. New technologies allowed professionals in almost every field to be able to work remotely.

Mortgage rates were at historic low levels.

A generation of young professionals decided it was finally time to move out of their parents' homes or to move out of lodgings they were sharing with roommates. Many had plenty of cash, thanks in part to savings made possible by the COVID-19 restrictions. Travel? No. Dinners out? No. Broadway shows? Not possible.

Many urban workers were also able to save some money on apparel, dry cleaning and grooming/styling expenses. On Zoom, no one knows if you're wearing suit pants or high heels.

The housing boom also coincided with the phenomenal growth of short-term rental companies such as Vrbo and Airbnb. Many smaller, affordable homes were scooped up by buyers with extra income who could afford to do a stylish renovation — and then rent out their property by the week, weekend or month.

## UNEXPECTED ELEMENTS

There have been many mysteries attached to this two-year property boom. First, no one expected it to start. Then, no one expected it to last this long.

Third, no one completely understands why the influx of residents to more rural settings has not left vacancies and unsold properties in urban centers.

The fourth unexpected factor: supply chain interruptions caused not just by the pandemic but also by paralyzing storms in the U.S. South and Southwest; and shipping problems that slowed down delivery of building and decorating supplies.

Here in the Tristate region the real estate

boom has been great for those who were able to happily buy or sell what they wanted, when they wanted it and where they wanted to live.

Prices have dramatically increased. Homes were being sold at above asking price, often in cash, often with no inspections.

Now, in 2022, even as COVID-19 has become less lethal and as mortgage rates have crept up from under 3% to over 5% (still a relatively low rate, especially compared to the 17% rates that homebuyers saw in this region in the 1970s), the housing market is still super heated.

## THE DOWNSIDE OF EXCLUSIVITY

The Tristate region is not primarily a new construction market. Most homes are antiques; and there isn't a lot of buildable land.

In many ways, it is these limitations that add to the allure of this beautiful part of the world. Sadly, though, these limitations also add a layer of exclusivity.

More and more, this is becoming a part of the world that is primarily an enclave of the affluent. Many homeowners here are older. Many use their homes here seasonally or occasionally.

This can of course diminish the depth and character of our area towns, where there has always been a satisfying interplay between newcomers and old-timers.

More essentially, it also diminishes the pool of men and women who are able to volunteer for the fire company, the ambulance and for town boards and commissions. It reduces the labor pool for essential jobs such as landscaping or hospitality work.

And it decreases the student body at area schools, which does not, sadly, reduce the cost of education; it mainly raises the cost per student.

The challenges of finding affordable rentals and homes for purchase for lower income families has been a concern in the Tristate region for decades now.

The events of the past two years have increased those challenges.

But help could be on the way, from community members who care and also from government officials.

The state of Connecticut decreed that all 169 towns in the state, large and small, must have an affordable housing plan ready by July 1 of this year. The news pages of The Lakeville Journal have been covering the conversations around the planning process for months now.

This issue of our annual Towns and Villages special publication is dedicated to the

creative ways that towns are finding to help create more housing in an environment where zoning and the landscape (and even some neighbors) don't make it easy.

We hope that you have a safe home that you love. And we hope that you will work with others in your town and region to help make that basic right available to everyone.

— Cynthia Hochswender  
*Editor, Towns and Villages*

## Amenia Housing Board

[www.ameniany.gov/housing-board-agendas-and-resolutions/](http://www.ameniany.gov/housing-board-agendas-and-resolutions/)

## Tri-Town Coalition

On Facebook at [www.facebook.com/tritowncoalition](http://www.facebook.com/tritowncoalition) and at [www.hudsonriverhousing.org/what-we-do/strengthen-communities/#northeastern-dutchess-initiative](http://www.hudsonriverhousing.org/what-we-do/strengthen-communities/#northeastern-dutchess-initiative)

## Litchfield County Center for Housing Opportunity

[www.cthousingopportunity.org/lccho](http://www.cthousingopportunity.org/lccho)

## Affordable housing in Cornwall, Conn., at Kugeman Village and Bonney Brook

[www.cornwallhousingcorporation.com](http://www.cornwallhousingcorporation.com)

## Kent Affordable Housing

[www.kentaffordablehousing.org](http://www.kentaffordablehousing.org) or by email at [info@kentaffordablehousing.org](mailto:info@kentaffordablehousing.org)

## The Church Alliance of St. Joseph's Catholic Church, Lyall Memorial Federated Church and Grace Episcopal Church

[www.belmontmgmt.com/apartment-listings/church-alliance-millbrook](http://www.belmontmgmt.com/apartment-listings/church-alliance-millbrook)

## Station Place, North Canaan, Conn.

107 Whitford Court, P.O. Box 655, North Canaan, CT 06018; 860-824-7979 or by email at [station@carrproperty.com](mailto:station@carrproperty.com)

## Beckley House at Geer Village, North Canaan, Conn.

[www.geercares.org/living-at-geer/beckley-house](http://www.geercares.org/living-at-geer/beckley-house)

## Salisbury Affordable Housing Commission (SAHC), Salisbury Housing Trust and Salisbury Housing Committee

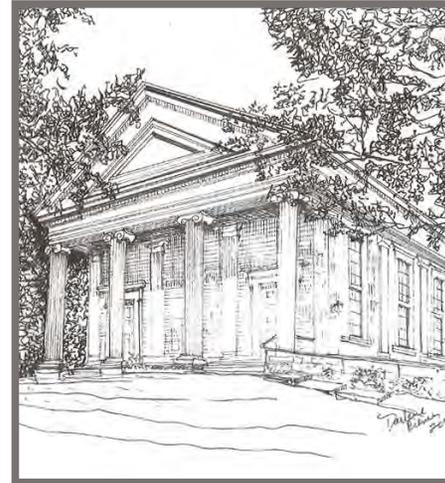
[www.salisburycousing.org](http://www.salisburycousing.org)

## Sharon Ridge

[www.sharonct.org/sharon-housing-authority/pages/sharon-ridge-affordable-housing](http://www.sharonct.org/sharon-housing-authority/pages/sharon-ridge-affordable-housing)

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Highway Superintendent (Mon.-Fri., 7-3:30)	845-373-9922
Parks and Recreation.....	845-373-8860
Tax Collector (Mon.-Thurs., 9-1)	845-373-8118 ext. 125
Town Clerk (Mon.-Thurs., 9-3)	845-373-8860 ext. 125
Town Justices	
Judge James Devine.....	845-373-8434
Judge Norman Moore.....	845-373-7017
<i>Due to COVID-19, all litigants call 845-737-7017 with updated contact information so appearances may be rescheduled.</i>	
Town Supervisor (Mon.-Thurs., 8-4)	845-373-8118 ext.111
Water District.....	845-789-1307

## OTHER SERVICES

Amenia Free Library.....	845-373-8273
Amenia Historical Society	www.ameniahs.org
Department of Motor Vehicles	
Millbrook (Mon., Wed. & Fri., 9-4:45)	845-677-4080
Pawling (Tues. & Thurs., 9-4:45)	845-855-4400
Poughkeepsie (Mon.-Fri., 9-4:45)	845-486-2130

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### AND EMERGENCY SERVICES

For emergencies.....	911
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Amenia Constable.....	845-373-8434
Dutchess County Sheriff.....	845-486-3800
State Police	845-877-3031
Dover.....	845-877-3031
Wassaic Fire Company	845-373-8807
Hudson River Health Care, Amenia	845-838-7038
Sharon Hospital, Sharon, Conn.	860-364-4000

## SCHOOLS AND COLLEGES

Columbia-Greene Community College	518-828-4181
Marist College.....	845-575-3000
Dutchess Community College.....	845-431-8000
Webutuck Elementary School	845-373-4100 ext. 1
Eugene Brooks	845-373-4100 ext. 2
Intermediate.....	845-373-4100 ext. 2
Webutuck High School.....	845-373-4100 ext. 3
Webutuck School District	845-373-4100
Administrative Offices.....	845-373-4100

# Making progress in Amenia, but barriers remain

BY KAITLIN LYLE

It was just a few years ago that the Amenia Town Board reconstituted the Amenia Housing Board, but Housing Board members are already making progress in addressing the barriers to affordable housing opportunities in Amenia.

A resident of Amenia's hamlet of Wassaic, Leo Blackman served on the Housing Board for more than two years and was also a member of the Tri-Town Coalition. He resigned from the Housing Board in January 2022, but continues to act as Town Board liaison for the Housing Board.

Reflecting on what he believes are the main issues for housing in Amenia, Blackman said there aren't a lot of buildings that can be rebuilt into housing units. Blackman said he believes the Housing Board "has always felt strongly that housing needs to be built in the center to reinforce retail." He believes that a number of businesses have closed in recent years

because of that shortage of town-center residents.

Blackman said COVID-19 has increased prices and demand in the housing market as residents of New York City completely leave the city or move to their part-time homes.

Charles Miller — who was appointed chair of the Housing Board in January — called zoning "the biggest barrier to housing of any type."

He said the Housing Board has worked with an engineer to conduct a review of Amenia's zoning code and find how it can be revised and tweaked to lower barriers for housing.

Infrastructure, Miller noted, is also a major hindrance for building any kind of housing — especially in the downtown area — as well as the town's lack of a wastewater system.

Pushing forward to address these hindrances, Miller said Amenia is very focused on bringing a wastewater system into town



Photo by Kaitlin Lyle

Officials in Amenia believe that their town faces a major challenge because there are not enough people living in the center of town to support businesses there.

and is working on securing grant funds, 50% of which are likely to be in grants for disadvantaged communities.

As another solution to the housing barriers, Miller suggested providing infrastructure so nonprofit developers can build housing in the hamlets and other zoning areas.

As a major development in the housing conversation, both Blackman and Miller cited Hudson River Housing's purchase of a 15-

acre parcel along Route 22 just north of Amenia Town Hall. Miller said the group's hope is that the development will have 14 affordable for-sale units.

"We've been very excited that Hudson River Housing has moved ahead with this purchase. It's a long time coming," Blackman said. "It's very exciting now to see something in the pipeline that's really changed the equation both for us and the people in Amenia."

## PRIVATE SCHOOLS

Maplebrook School.....	845-373-8191
Millbrook School.....	845-677-8261

## RELIGIOUS ORGANIZATIONS

Congregation Beth David	845-373-8264
Immaculate Conception Church	845-373-8193
Smithfield Presbyterian Church	www.thsmithfieldchurch.org; 845-789-1357

## South Amenia Presbyterian Church

.....	845-373-9959
St. Thomas Episcopal Church	845-373-9161

## ELECTED REPRESENTATIVES

Town Supervisor	
Victoria Perotti.....	845-373-8118 ext.105
County Legislator	
Deirdre Houston (25th District).....	845-486-2100

## State Assemblywoman

Didi Barrett (106th District).....	845-454-1703
State Senator	
Sue Serino (41st District).....	845-229-0106
Representative in U.S. Congress	
Antonio Delgado (19th District).....	202-225-5614
United States Senators	
Kirsten Gillibrand.....	202-224-4451
Charles Schumer.....	202-224-6542
Governor	
Kathy Hochul.....	518-474-8390

## KEY SERVICES

### VILLAGE OF MILLBROOK

Building & Zoning (Mon., 5-7)	845-240-2118
Public Works Garage (Mon.-Fri., 6 to 2:30)	845-677-3022
Village Clerk (Mon.-Fri., 9-3)	845-677-3939
Mayor	845-677-3939

### TOWN OF WASHINGTON

Animal Control	845-489-6148
Assessor's Office	845-677-3949
Building & Zoning (Mon.-Fri., 11-3)	845-677-3419
Highway Garage (Mon.-Fri., 7:30 to 3:30)	845-677-3910
Recreation	845-677-3419
Tax Collector (Mon.-Fri., 9-12:30, 1-3)	845-677-3419
Town Clerk	845-677-3419
Town Justice	845-677-3419
Town Supervisor	845-677-3419

## PUBLIC SAFETY AND EMERGENCY SERVICES

For emergencies	911
Millbrook Firehouse	845-677-3871
Millbrook Police	845-677-8200
Dutchess County Sheriff	845-486-3800
State Police	
Troop K, Millbrook	845-677-7300
Hudson River Health Care, Amenia	845-838-7038
Sharon Hospital, Sharon, Conn.	860-364-4000

## OTHER SERVICES

Millbrook Library	845-677-3611
Department of Motor Vehicles Millbrook (Mon., Wed. & Fri., 9-4:45)	845-677-4080
Pawling (Tues. & Thurs., 9-4:45)	845-855-4400
Poughkeepsie (Mon.-Fri., 9-4:45)	845-486-2130
Millbrook Historical Society www.millbrookhistoricalsociety.org	

## RELIGIOUS ORGANIZATIONS

Grace Episcopal Church	845-677-3064
Lyll Memorial Federated Church	845-677-3485
St. Joseph's Church	845-677-3422
St. Peter's Episcopal Church, Lithgow	845-677-9286
Verbank Methodist Church	845-677-5534

## PUBLIC SCHOOLS AND COLLEGES

Alden Place Elementary	845-677-4220
Columbia-Greene Community College	518-828-4181

# Enormous need among those who keep the village alive

BY JUDITH O'HARA BALFE

Affordable housing isn't usually associated with Millbrook, a village in the town of Washington that has always had a reputation as being rather affluent.

Yet the advent of COVID-19 brought about the realization that things aren't always as they seem. The free lunches given out for several months brought to the forefront the truth that many people live paycheck to paycheck, even here.

Millbrook's population is older than the national average; school enrollment is decreasing, as are volunteers for the fire department and rescue squad. Young people are not returning from college to start careers and families in the area, largely because there are few well-paying jobs without a fairly long commute, and rents are high, with affordable rentals scarce.

COVID-19 caused many people to move from larger



Photo by Judith Balfe

The Church Alliance including St. Joseph's Catholic Church, Lyall Memorial Federated Church and Grace Episcopal Church, currently headed by the Rev. Matthew Calkins of Grace Church, provides affordable housing for seniors 62 and older, or handicapped of any age at two sites, 4 Bartel Place and 7 Bartel Place, a total of 36 units.

cities, seeking homes in more rural areas. The exodus brought real estate prices out of reach for many, so buying a home may not be an option. Those people need to rent.

People for the most part want their work and their homes in close proximity. With high rents this isn't always possible. Recently two studio apartments were listed

for rent in Millbrook, both above storefronts. One was listed at \$2,000, the other at \$3,000. There are homes in the area that have been renovated into apartments, and the rents vary from barely manageable to high. Some take low-income Section 8 housing — but most people don't qualify for that assistance if they are

working. Renting a house can be even more expensive.

This makes it difficult to find housing for those working on farms, or who toil in the schools, stores and restaurants, and perform other essential tasks that add structure to small-town life and make it what it is —

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Dutchess Community College	845-431-8000
Elm Drive Elementary	845-677-4225
Millbrook Middle School	845-677-4210
Millbrook High School	845-677-2510
Marist College	845-575-3000

## PRIVATE SCHOOLS

Dutchess Day School	845-677-5014
Millbrook School	845-677-8261

## ELECTED REPRESENTATIVES

Millbrook Mayor Tim Collopy	845-677-3939
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especially for people of all ages who live alone. For young couples just starting out, or with children, it's very challenging.

Therefore, the population goes down, and that impacts everyone because of less money collected in taxes, and less government funding,

Millbrook Town Supervisor Gary Ciferri sees the need for affordable housing. "We talk about it all the time, it's obviously something we all want to do — but without a stigma attached

to it.

"It's needed, it's wanted, but the question is where? There's nothing in the village, it would have to be in the town of Washington,

"We're very interested, and we need affordable housing, but where would it be and how would we do it?"

He observed that the subject comes up, is discussed — and then the interest ebbs. Millbrook Mayor Tim Collopy sees the same pattern.

About 30 years ago, the three churches in Millbrook, Grace Church, Lyall Memorial Federated Church

and St. Joseph's Church, formed the Church Alliance and provided 24 units of affordable housing for those 62 and over, or handicapped persons at 4 Bartel Place. They later added another 12-unit building at 7 Bartel Place in 2006.

These are low-income units. And while they are appreciated, they don't help those who don't qualify for residency.

Affordable housing is something everyone should be thinking about if our towns and villages are to remain vital in the coming years.



*Photo Submitted*

Daffodils at Innisfree Garden in Millbrook

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Planning Board (Mon.-Fri., 9-3)	518-789-3300 ext. 608
Supervisor	518-789-3300 ext. 608
Town Clerk (Mon.-Thurs., 9-12:30, 1-3, & Fri., 9-12:30)	518-789-3300 ext. 603
Zoning Board of Appeals (Mon.-Thurs., 1-5)	518-789-3300 ext. 607

### VILLAGE OF MILLERTON

Building Inspector and Zoning Enforcement Officer (Tues. 5-7, Wed. 7-8)	518-789-3300
Village Clerk (Mon.-Thurs., 9-4, Fri., 9-noon)	518-789-4489
Village Mayor	518-789-4489
Water/Highway Department	518-789-4756

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Sharon Hospital, <i>Sharon, Conn.</i>	860-364-4000
Millerton Fire Co. & Rescue Squad Firehouse	518-789-4645

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Department of Motor Vehicles	
Millbrook (Mon., Wed. & Fri., 9-4:45)	845-677-4080
Pawling (Tues. & Thurs., 9-4:45)	845-855-4400
Poughkeepsie (Mon.-Fri., 9-4:45)	845-486-2130
North East Historical Society	
www.nemillertonlibrary.org/historical-society	
NorthEast-Millerton Library	518-789-3340
North East Community Center	518-789-4259
Nutrition Site (Mon.-Thurs., 10-2)	518-789-3081

## SCHOOLS AND COLLEGES

Columbia-Greene Community College	518-828-4181
Marist College	845-575-3000

# Housing is about more than just units; it's also about people

BY KAITLIN LYLE

Sometimes it takes a community of volunteers to create the safety net that in turn builds a community.

Sam Busselle is the acting chair of the Millerton-North East working group and an active member of the Tri-Town Coalition (TTC).

He has had a unique opportunity to study the challenges his community faces in finding available housing.

According to United States Department of Housing and Urban Development regulations, Busselle said, a homeowner is considered cost-burdened if they rent or own a home that costs more than 30% of their income.

There's a "hefty proportion" of people that are currently cost-burdened and therefore can't afford to stay in the community, Busselle said.

During the first two years of COVID-19, TTC struggled to secure properties to be used for affordable

housing opportunities as properties were being purchased by buyers coming to the area from out of town.

But the work continues. Busselle believes that building awareness and advocacy are key.

"Raising consciousness is what I think we've accomplished most, or at least getting in a position where we're able to talk about this and get the public interested in helping out."

The Millerton working group members took part in a Housing Ambassador Training Program, and updated town residents about what they learned in a meeting at Amenia Town Hall on April 9.

Working in the Tri-town partnership with nearby towns (which includes Millerton/North East, Amenia and Pine Plains) has been productive, Busselle said.

"We're more likely to be heard, with more populations represented."



Photo by Kaitlin Lyle

This property along Skunk's Misery Road in Millerton is among the properties that were purchased as part of the purchase of the Kaplan Farm — and later abandoned.

The regional group is also working with more distant nonprofit housing development groups (such as Hudson River Housing) to help secure funding from the state and federal government and from private foundations, to get housing opportunities underway.

Asked what the community can do to help the housing situation, Busselle said property owners might think about creating accessory units; this can either be a separate building on a parcel of land,

or a separate section of a larger house that can be rented out.

And instead of only focusing on "affordable housing," he recommended talking about the community's assets and resources and building awareness of who currently resides in the community.

Above all, Busselle encouraged the community to "pay attention to the opportunities that we're trying to develop to make more housing for all available to the town and village."

Dutchess Community College	845-431-8000
Eugene Brooks Intermediate	845-373-4100 ext. 2
Webutuck Elementary School	845-373-4100 ext. 1
Webutuck High School	845-373-4100 ext. 3
Webutuck School District Office	845-373-4100 ext. 5

## PRIVATE SCHOOLS

Maplebrook School	845-373-8191
Millbrook School	845-677-8261

## RELIGIOUS ORGANIZATIONS

Congregation Beth David, <i>Amenia</i>	845-373-8264
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Faith Bible Chapel	518-789-6073
Immaculate Conception, <i>Amenia</i>	845-373-8193
Kingdom Hall of Jehovah's Witnesses	518-789-6214
Millerton Methodist Church	518-789-4926
North East Baptist Church	518-789-4840
Pine Plains United Methodist Church	518-398-5521
First Presbyterian Church	518-789-3431

## ELECTED REPRESENTATIVES

North East Supervisor	
Christopher Kennan	518-789-3300 ext. 608

Millerton Village Mayor	
Jennifer Najdek	518-789-4489
County Legislator	
A. Gregg Pulver (19th District)	914-474-0908
State Assemblywoman	
Didi Barrett (106th District)	845-454-1703
State Senator	
Sue Serino (41st District)	845-229-0106
Representative in U.S. Congress	
Antonio Delgado (19th District)	202-225-5614
United States Senators	
Kirsten Gillibrand	202-224-4451
Charles Schumer	202-224-6542
Governor	
Kathy Hochul	518-474-8390

## KEY SERVICES

Assessor (Tues. & Thurs., 8:30- 4:30, Fri., 9:30-1:30)	518-398-7193 ext. 7
Building Department (Wed. & Sat., 10-noon)	518-398-7110
Dog Control	518-398-7121
Highway Department (7-3:30 p.m.)	518-398-6662
After-hour emergencies	518-965-1876
Planning Department	518-398-7155 ext. 204
Recreation Director	518-567-7207
Supervisor	518-398-8600
Tax Collector	518-398-7155 ext. 211
Town Clerk (Mon.- Fri., 10-1)	518-398-7155
Town Justices	518-398-7194
Water Department	518-398-1411

## PUBLIC SAFETY AND EMERGENCY SERVICES

For emergencies	911
Dutchess County Sheriff substation	518-398-5234
State Police	518-398-0317
Pine Plains Police	518-398-8601
Pine Plains Firehouse	518-398-1311
Hudson River Healthcare, Amenia	845-838-7038
Northern Dutchess Hospital, Rhinebeck	845-876-3001
Sharon Hospital, Sharon, Conn.	860-364-4000
VA Clinic, Pine Plains	518-398-9240

## OTHER SERVICES

Department of Motor Vehicles Millbrook (Mon., Wed., Fri., 9-4:45)	845-677-4080
Pawling (Tues. & Thurs., 9-4:45)	845-855-4400
Poughkeepsie (Mon.-Fri., 9-4:45)	845-486-2130
The Little Nine Partners Historical Society www.lnphs.com; 914-474-1963	
Pine Plains Free Library	518-398-1927

## SCHOOLS AND COLLEGES

Cold Spring Early Learning Center (Grades Pre-K-1), Stanfordsville	845-868-7451
Columbia-Greene Community College	518-828-4181
Dutchess Community College	845-431-8000
Marist College	845-575-3000
Pine Plains Central School District	518-398-7181
Seymour Smith Intermediate Learning Center	518-398-3000
Stissing Mountain Middle/High School	518-398-7181

# Struggling to increase housing stock as population grows

BY WHITNEY JOSEPH

The American Dream of home ownership seems a long way off for many New Yorkers these days, including those wanting to live in rural Pine Plains.

With a population of 1,260 in 2019, according to DATA USA, the breakdown of those who owned homes versus those who rented that year was 65.2% versus 34.8%.

The average homeowner in Pine Plains paid about \$3,000 in property taxes in 2019, while the median household income clocked in at \$58,516.

The median property value three years ago listed at \$220,900; the national average was \$240,500.

All of this begs two questions: What is considered affordable, and are there affordable options in Pine Plains?

Former Pine Plains Town Supervisor Darrah Cloud helped create the Tri-Town Coalition housing group with neighboring Amenia and Millerton/North East and was a member of the Dutchess County Affordable Housing Committee until it

disbanded this January.

There are 22 towns and villages in Dutchess County. When asked how many are struggling to create affordable housing, Cloud was quick to respond.

“All of them,” she said. “That’s the hard truth of our findings. There is no place unaffected by the housing shortage.”

What exacerbated the problem was the COVID-19 pandemic, drawing New York City residents northward and buying much of the housing stock of homes that middle-class families might have purchased.

“City dwellers have money to bid up the price and money to renovate,” said Cloud, citing information from a Dutchess County Housing Needs Assessment the county commissioned, which was done by the national planning firm CZB.

Towns farther south and closer to the city were less affordable, Cloud observed.

“A lot of people came up here,” including many who had stopped working because of the pandemic. “This confluence of bad



Photo by Kaitlin Lyle

A senior housing community called Town Center was started roughly 19 years ago but most of the units remain unsold. A new developer is hoping to turn several of the units into affordable residences.

things kind of led to this.”

Rents also rose, and laws got stricter. Cloud tried to help one family with a less-than-perfect reputation get an apartment and the landlord refused to rent to them.

“There’s a problem with the affordable housing community sometimes,” Cloud noted. “With the poverty level comes problems with instability.”

And, of course, with money.

That’s why Cloud is hoping Hudson River Housing (HRH) will be able to purchase eight of 10 units originally built for senior

housing. Town Center broke ground about 19 years ago as part of a 48-unit development near the high school that was never finished due to the recession.

“I thought it was a brilliant idea,” Cloud said of HRH buying the units for affordable housing.

Town Center was proposed by Stissing Farm Inc. in January 2003. It was sold to New Jersey developer Reynolds Asset Management in February 2021.

Reynolds is currently building 48 high-end

Continued on page 11

## RELIGIOUS ORGANIZATIONS

Church of the Regeneration, Episcopal	518-398-5628
First United Presbyterian Church of Pine Plains	518-398-7117
St. Anthony’s Catholic Church	518-398-7115
Pine Plains United Methodist Church	518-398-5521

## ELECTED REPRESENTATIVES

Supervisor Brian Walsh	518-398-8600
County Legislator A. Gregg Pulver (19th District)	914-474-0908
State Assemblywoman Didi Barrett (106th District)	845-454-1703

State Senator Sue Serino (41st District)	845-229-0106
Representative in U.S. Congress Antonio Delgado (19th District)	202-225-5614
United States Senators Kirsten Gillibrand	202-224-4451
Charles Schumer	202-224-6542
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*Continued from page 10*

condominiums that are priced from the low \$300,000s to the mid \$400,000s per unit.

In Pine Plains, Cloud said “affordable” is considered roughly \$1,200 a month.

“The old equation was that you should be spending one-fourth of your income on housing,” she said. “That has been adjusted to one-third,

which really is not great. So if you think about it, one person paying \$1,200 a month, needs to be making about \$4,800 a month.”

Even at higher prices, the new units will help. But as is the case in all the area towns, the need now still exceeds availability.

Cloud said that part of CZB’s analysis revealed Pine Plains needs to create 20 affordable housing units to meet the community’s need.

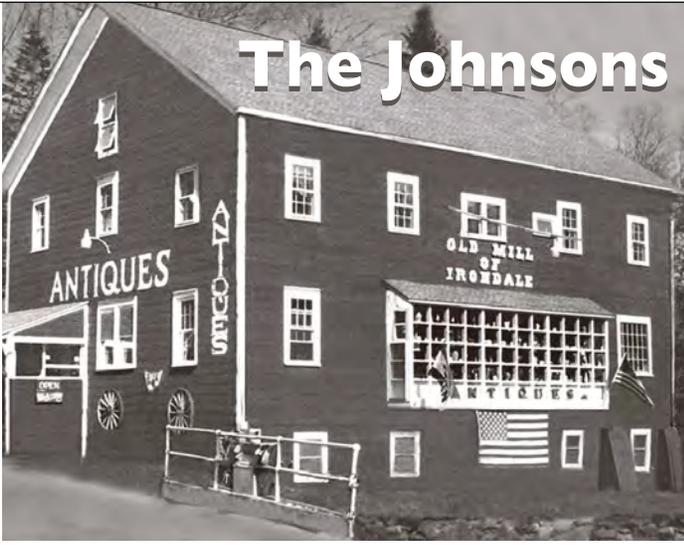
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Litchfield Hills Probate District #24	<a href="http://www.litchfieldprobate.org">www.litchfieldprobate.org</a>
Registrars of Voters (Wed., 9-noon)	860-824-0707 ext. 18
Sanitarian (Tues., 8-10)	860-489-0436 ext. 323
Social Services (Tues. & Thurs., 8:30-3, Wed., 12-3)	860-824-9855
Tax Collector (Mon. 9-3, Wed. 9-noon)	860-824-0707 ext. 13
Town Clerk (Mon.-Wed., 9-3; Thurs., 9-noon)	860-824-0707 ext. 10
Town Garage	860-824-7239
Town Treasurer (Mon.-Wed., 9-3)	860-824-0707 ext. 11
Transfer Station (Tues., Fri. & Sat., 8-3)	860-824-5819
Recreation Director	<a href="mailto:recreation@canaanfallsvillage.org">recreation@canaanfallsvillage.org</a>

### PUBLIC SAFETY AND EMERGENCY SERVICES

For emergencies.....	911
Falls Village Fire Department	860-824-5298
State Police Troop B, North Canaan	860-626-1820
Sanitarian (Torrington Area Health District)	860-489-0436 or <a href="http://www.tahtd.org">www.tahtd.org</a>
Sharon Hospital	860-364-4000

### OTHER SERVICES

D.M. Hunt Memorial Library.....	860-824-7424
Falls Village-Canaan Historical Society	860-824-8226
<a href="http://www.fallsvillage-canaanhistoricalsociety.org">www.fallsvillage-canaanhistoricalsociety.org</a>	
Falls Village Day Care Center.....	860-824-0882

### PUBLIC SCHOOLS AND COLLEGES

Explorations Charter School, Winsted	860-738-9070
Housatonic Valley Regional High School, Falls Village	860-824-5123
Lee H. Kellogg School.....	860-824-7791
Northwestern Connecticut Community College, Winsted	860-738-6300
Oliver Wolcott Technical School, Torrington	860-496-5300

### RELIGIOUS ORGANIZATIONS

Falls Village Congregational Church	860-824-0194
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## One family found a home — but they worry about whether others can too

BY PATRICK L. SULLIVAN

Adam Sher and his wife, Megan Sher (familiar to everyone from her job at the David M. Hunt Library) and their two sons, Eli and Noah, are a young family and just the sort of people a town needs to stay vital.

But in the town of Canaan (known to all as Falls Village) in 2022, the big question is: Where are the Shers and families like them going to live?

According to the Litchfield County Center for Housing Opportunity's 2022 inventory of affordable housing, Falls Village currently has zero rentals and five Habitat for Humanity homes that meet the criteria for "affordable housing" — housing that costs no more than 30% of the income of a household making 80% or less of the median income in the county of residence.

Connecticut towns are required to submit an affordable housing plan to the state by the end of June this year. Adam Sher served on the town's Affordable Housing Plan Task Team, which created a plan that was

approved by the Board of Selectmen.

Sher said it was clear from the start that the town did not have enough affordable housing — but the options were limited.

Although Falls Village covers a large geographic area, much of the land within its borders is owned by the state of Connecticut. There is also a significant amount of land that is protected from development.

The Task Team considered the possibility of converting town-owned properties to affordable rental units.

The discussions also included the proposed River Road Homes affordable housing complex, which has become a topic of contention among town residents.

Sher said after considerable difficulty and a couple of moves he and his family were finally able to find a home in town.

"But it was only accessible to people with a steady job, which is not the same as somebody just getting started."



Photo by Marlena Aahjar

While Falls Village welcomes young families such as the Shers, photo above, the big question is: Where can newcomers find affordable housing?

Sher is a member of the town's school board, and he recounted the story of a single mother with children at the Lee H. Kellogg School whose housing situation in Falls Village "didn't work out."

The woman had to move out of town, but kept the children at Kellogg as tuition students at \$2,000 per year. Sher noted that Kellogg tuition is less expensive than private schools, but for someone in this woman's position, "that's still a big chunk of change."

Sher said a healthy community should have

people "from different walks of life" and a mix of longtime residents and newcomers.

"It brings vibrancy, creativity, diversity to the area."

But in the absence of a corresponding mix of housing options, the ideal community is hard to maintain.

Sher acknowledged that the affordable housing issue has been controversial.

"I'm optimistic," he said. "I think affordable housing is on people's list of priorities. Maybe not at number one, but it's there."

St. Joseph Church, Catholic, North Canaan	860-824-7078
Trinity Episcopal Church, Lime Rock	860-435-2627

### ELECTED REPRESENTATIVES

First Selectman	
Henry Todd.....	860-824-0707 ext. 23

Representatives in Connecticut General Assembly	
Sen. Craig Miner (30th District)	800-842-1421
Rep. Maria Horn (64th District)	800-842-8267
Representative in Congress (5th District)	
Jahana Hayes.....	Waterbury 860-223-8412
	Washington 202-225-4476

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More information is available online at: <https://norfolkart.yale.edu/>

The Shape of Empathy, the 2022 public lecture program, is made possible by Norfolk Foundation, Inc. Yale Norfolk School of Art is made possible by the Ellen Battell Stoeckel Trust and the Yale School of Art.

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Building Department (Mon.-Fri., 9-4)	860-927-4556
First Selectman (Mon.-Fri., 9-noon & 1-4)	860-927-4627
Fire Marshal (Tues. & Thurs., 3-4)	860-927-4556
Land Use (Mon.-Fri., 9-4)	860-927-4625
Litchfield Hills Probate District #24	www.litchfieldprobate.org
Park & Recreation (Mon.-Fri., 9:30-noon & 1-2:30)	860-927-1003
Probate Court (Tues., 9-11)	860-927-3729
Public Works (Mon.-Fri., 7:30-3:30)	860-927-3491, 860-927-4627
Registrars of Voters (Mon., 1-4)	860-927-1953
Resident Trooper	860-953-9949
Social Services/Municipal Agent (Mon., 10-1, Tues.-Fri., 9-4)	860-927-1586
Tax Collector (Mon., Tues., Wed., 9-noon & 1-4)	860-927-3269
Town Clerk (Mon.-Thurs., 9-4, Fri., 9-noon)	860-927-3433
Transfer Station (Sat. & Sun., 8-3:30)	860-927-4627
Treasurer (Tues. & Wed., 1-4, Fri., 9-noon & 1-4)	860-927-0109

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For emergencies.....	911
Kent Volunteer Fire Department and Ambulance	860-927-3151
State Police Troop L, Litchfield	800-953-9949
Sanitarian (Torrington Area Health District)	860-489-0436 or www.tahtd.org
Sharon Hospital	860-364-4000

### OTHER SERVICES

Kent Chamber of Commerce.....	860-592-0061
Kent Community House.....	860-927-4627
Kent Education Center & Nursery School.....	860-927-1294
Kent Historical Society	860-927-4587
www.kenthistoricalsociety.org	
Kent Memorial Library	860-927-3761

### PUBLIC SCHOOLS AND COLLEGES

Explorations Charter School, Winsted	860-738-9070
Housatonic Valley Regional High School, Falls Village	860-824-5123
Kent Center School	860-927-3537
Northwestern Connecticut Community College, Winsted	860-738-6300

# Kent begins a new era of affordable housing efforts

BY VIRGINIA BUSH SUTTMAN

Kent Affordable Housing Inc. (KAH), an all-volunteer nonprofit, is the only entity in Kent now dedicated to expanding housing opportunities for people with modest incomes.

Before KAH there was Templeton Farm (Kent Village Housing for the Elderly), which opened its 24 units in the 1970s. For two generations, Templeton has become a precious resource for Kent, with a long waiting list.

In 1988, a task force prepared a survey and analysis that showed Kent had a dearth of appropriate housing for young families, single workers and retirees. KAH was founded in 1990 and began efforts to create more rental housing, as well as a parcel program to obtain building lots to lease for qualified citizens to build homes.

I became aware of KAH in about 2003, when I attended the opening dedication of South Common, a 24-unit



Photos by Virginia Bush Suttman

Before and after views of Phase I. At Kent Affordable Housing, we upgrade wrecks! And build compatibly with Kent's aesthetic.

rental complex shepherded to reality by Bill Bachrach and the late Robert Levine, and constructed by Community Builders Inc.

Perhaps because I have lived in 23 different homes in my life, and believe that decent housing is a human right, I joined the KAH Board of Directors in 2003, first as treasurer and then in 2007 as president. That has proved to be a good use of my long administrative, real estate and renovation experience.

In the first decade of

the 20th century, KAH sought out opportunities for further creation of affordable housing, including a lot of pre-development work on about a dozen projects — none of which came to fruition, for one reason or another.

The town of Kent and many local individuals, businesses and organizations provided support and encouragement through contributing funds and attending our benefit events.

From 2010 through 2020 KAH was able to

procure several acres near town and build 13 more units of beautiful rental housing, called Stuart Farm Apartments, Phases I-III, which were immediately occupied and, indeed, are much loved by their residents.

In the past couple of years we have labored to add more housing, but two strong possibilities did not succeed, one because it was bought at the last minute as a second home.

Continued on page 19

Oliver Wolcott Technical School, Torrington  
860-496-5300

### PRIVATE SCHOOLS

Kent School.....	860-927-6000
Marvelwood School.....	860-927-0047
South Kent School.....	860-927-3539

### RELIGIOUS ORGANIZATIONS

First Congregational Church.....	860-927-3335
Sacred Heart Church, Catholic	860-927-3003

St. Andrew's Church, Episcopal  
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Temple Shalom, New Milford  
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First Selectman .....	860-364-5789
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Recreation Office .....	860-364-1400
Registrars of Voters (Tues., 10-noon) .....	860-364-5514
Social Services (Tues., Wed. & Thurs., 8-6) .....	860-364-1003
Tax Collector (Mon., Wed. & Thurs., 9-3:30) .....	860-364-5402
Town Clerk (Mon.-Thurs., 8:30-noon & 1-4, Fri., 8:30-noon) .....	860-364-5224
Transfer Station (Mon., Tues., Thurs., Fri. & Sat., 8-4; Sun., 9-1).....	860-435-5178

## PUBLIC SAFETY AND EMERGENCY SERVICES

For emergencies.....	911
Sharon Fire Department and Ambulance .....	860-364-5254
State Police Troop B, North Canaan .....	860-626-1820
Director of Health .....	860-364-9397 or 860-364-0909
Sharon Hospital .....	860-364-4000

## OTHER SERVICES

Hotchkiss Library of Sharon.....	860-364-5041
Sharon Day Care Center .....	860-364-5182
Sharon Historical Society .....	www.sharonhist.org; 860-364-5688

## PUBLIC SCHOOLS AND COLLEGES

Explorations Charter School, Winsted .....	860-738-9070
Housatonic Valley Regional High School Warren Turnpike, Falls Village.....	860-824-5123
Northwestern Connecticut Community College, Winsted.....	860-738-6300
Oliver Wolcott Technical School, Torrington .....	860-496-5300
Sharon Center School .....	860-364-5153

## RELIGIOUS ORGANIZATIONS

Christ Church Episcopal.....	860-364-5260
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# In Sharon, the laws are there — but not the land

BY LEILA HAWKEN

Similar to other area towns, Sharon is addressing the challenges of offering affordable housing in a community at a time of a soaring real estate market, a scarcity of land and a dearth of rental opportunities.

With results of a housing survey in hand, the four-member Affordable Housing Committee is at work creating a draft of an Affordable Housing Plan for the town. Adoption of a five-year plan has been mandated by the State of Connecticut, requiring each town to examine housing problems of the present in order to create a future where there can be a diversity of housing for a variety of age groups and economic levels. Arguably, such diversity is essential to a healthy, thriving community.

Assisting with the process is consultant Jocelyn Ayer of the Center for Housing Opportunity in Litchfield County. As a start, a survey measured the opinions of residents and the scope of the situation to be addressed by the Affordable Housing Plan.

The survey drew responses from 222

residents.

- 82% of those responding recognized that high housing costs affect affordability for many

- 79% agreed that high housing costs affect affordability for young families

- 76% favored more rentals

- 67% felt that the town needs more options for seniors to downsize

- 57% agreed that the town needs more options for renters to be able to purchase their first home.

Results of the survey are being studied by the committee, comprised of representatives of local organizations versed in the issues, including the Board of Selectmen, Sharon Housing Authority, Habitat for Humanity and the Planning and Zoning Commission.

“Like many of the survey respondents, this issue is important to me because I’m concerned about a diverse Sharon in the next generation,” Selectman Dale Jones said.

“The high real estate prices make it very difficult for people to find affordable



Photo by Leila Hawken

Sharon Ridge has 20 units designated for moderate-income families and individuals — but the need exceeds the availability.

rents. I’ve heard of renters finding housing in Torrington for half the price being asked in Sharon,” Jones explained.

He added that with the current tight real estate market, it is difficult to define affordable.

“We are just forming the outline of our housing priorities,” Jones said of the committee’s work. He said that possible solutions being explored include providing more rental housing and finding ways to ease the path toward home ownership.

“Sharon’s biggest challenge is finding suitable land parcels” to build on, Jones said, echoing similar remarks heard in

neighboring towns.

Unlike other towns that may need to consider amending local regulations to meet housing needs, though, Sharon’s Planning and Zoning regulations appear to have numerous useful tools toward creating affordable housing, and new regulation proposals may not be necessary.

For example, Sharon has accessory dwelling allowances and incentive housing zones. These possibilities are being studied by the housing committee.

The Sharon Affordable Housing Committee meets monthly and welcomes public input.

Sharon Congregational Church .....	860-364-5002
Saint Bernard’s Roman Catholic Church .....	860-364-5244
Sharon United Methodist Church .....	860-364-5634

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### 19 West Main Street

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### 25 Main Street

Former Bank building that has been employed as a mixed use of office on the main floor and an apartment on the second floor. Fully leased with good income with strong tenancy. Recently renovated both the main floor office and second floor apartment were carefully upgraded. **\$525,000**



### 145 Hospital Hill Road

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### Westwoods Road #1

A charming brook tumbles through this easy and slightly elevated wooded parcel with considerable road frontage. 100 year old stone walls outline the 6.3 acres. Native oaks and birch populate the parcel and make wonderful signature trees. There are miles of back gravel roads in the neighborhood perfect for biking, walking or jogging. **\$190,000**



### Westwoods Road #2

Excellent opportunity to own 24 acres at the top of Skiff Mountain. This is a large, beautiful wooded estate setting. At approximately 1200' elevation this site allows for long western sunset views. Iconic stone walls meander throughout the property. Property's metes and bounds are clearly marked. A potential building site has been rough cut. **\$725,000**

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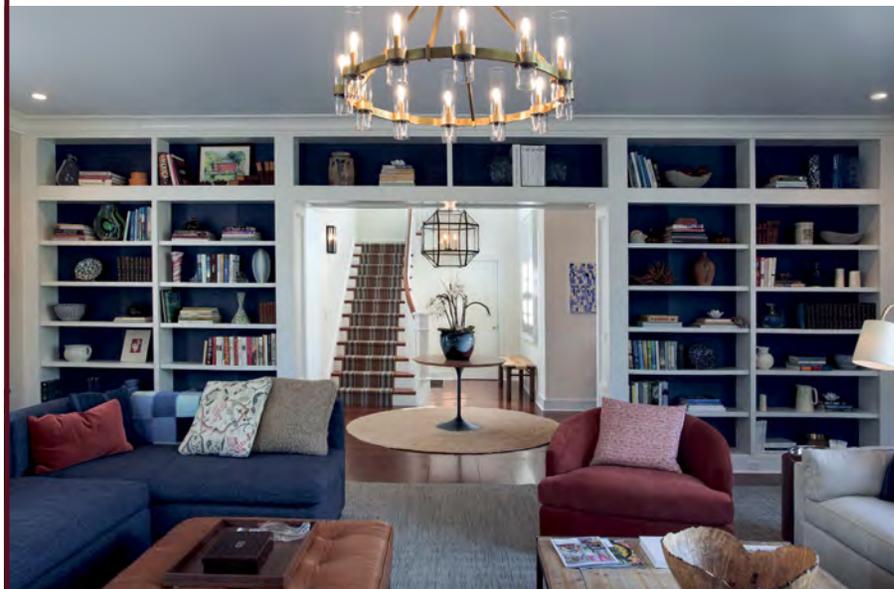
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SALISBURY, CT

Continued from page 15

### How we define affordable

In Kent, and across Connecticut, affordable housing is defined as housing that costs no more than 30% of family income and is deed restricted to remain affordable with any turnover of renter or owner. Such housing is the only type eligible for state and federal financing, and is normally available to those who earn 25, 50, 60 and 80% of Litchfield County median income.

To be sure, there are other multi-family complexes, duplexes, accessory apartments and small houses in Kent, but statistics show they are scarce relative to the demand, and many are not priced at affordable levels. Furthermore, that supply has shrunk through gentrification, teardowns and upscale renovation — with accompanying price rises. This has been exacerbated in the past two years.

### How we build affordable

Under state mandate, Kent now has a steering committee to create an affordable housing plan, with statistics from a town survey on the need — and some strategies to meet that need.

This is a favorable time for obtaining financing, and state government, banks and social agencies are all disposed to help.

The crucial element in the formula is obtaining land on which to build. The town owns no obvious property that would be as suitable as what was obtained for Templeton Farm and South Common.

Zoning regulations include provisions for accessory apartments, but such renovations to private properties are costly, and could probably not be easily deed restricted. Large privately owned acreage would require infrastructure investment that would be difficult without partnering with a private developer with substantial funding resources.

### More hands are needed

Kent Affordable Housing is presently undertaking a reorganization of its Board and seeking some additional administrative and volunteer help. A professional management company handles the day-to-day operating of the existing properties, but the demands of current grant reporting, government regulatory procedures, and ongoing capital renovations and upgrades, take time and expertise.

Due to age and physical limitations I will be retiring by this summer, and anyone who believes that affordable housing is a critical element in the continuing success of the Kent community is urged to contact us, and join us.

Send an email to [info@Kentaffordablehousing.org](mailto:info@Kentaffordablehousing.org).



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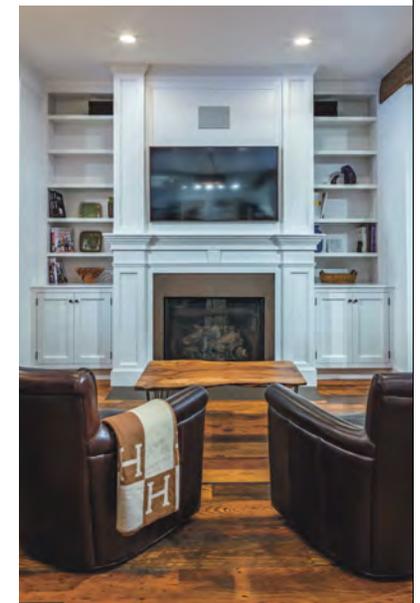
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Burning Official	860-307-3461
Fire Marshal	860-824-3132 ext. 193
Highway Dept.	860-824-7313 ext. 117
North Canaan Housing Authority (Wangum Village)	860-824-0521
Litchfield Hills Probate District #24	www.litchfieldprobate.org
Recreation Director	860-248-0970
Registrars of Voters	860-824-7313 ext. 111
Resident State Trooper	860-824-7313 ext. 112
First Selectman (Mon.-Thurs., 8-4)	860-824-7313 ext. 101
Social Services (Mon. -Wed., 9-noon & 1-4)	860-824-7313 ext. 110
Tax Collector (Tues. & Thurs., 9-noon & 1-3)	860-824-3133 ext. 109
Town Clerk (Mon.-Thurs., 8:30-noon and 1-3)	860-824-7313 ext. 106
Transfer Station	860-824-7313 ext. 118
Treasurer	860-824-7313 ext. 105
Zoning Enforcement Officer (Tues. & Wed. 10-2)	860-824-7313 ext. 192

## PUBLIC SAFETY AND EMERGENCY SERVICES

For emergencies	911
Canaan Fire Company	860-824-7366
North Canaan Volunteer Ambulance Corps	860-824-7219
Resident State Trooper	860-626-1820, 860-824-7313 ext. 112
State Police Troop B, North Canaan	860-626-1820
Sanitarian (Torrington Area Health District)	860-489-0436 or www.tahd.org
Sharon Hospital	860-364-4000

## OTHER SERVICES

Canaan Child Care Center	860-824-0597
Douglas Library	860-824-7863
Canaan History Center	860-453-4435
Fishes and Loaves Food Pantry at Pilgrim House (Tues., 5-7; Thurs. noon-2)	860-824-7232
Geer Village Senior Community	860-824-2600
Mountainside Treatment Center	860-824-1397
Northwestern Connecticut YMCA at Geer	860-499-3195

## PUBLIC SCHOOLS AND COLLEGES

Explorations Charter School, Winsted	860-738-9070
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# With three affordable properties, North Canaan looks to add more

BY MATTHEW KRETA

Connecticut's criteria for affordable housing is defined as housing that costs no more than 30% of the income of a household that is making 80% or less of the median income in the county of residence.

Some affordable housing is targeted at an even lower cost than that, down to households making 50% to 30% of the median income.

A recent survey in North Canaan found that 74% of respondents agreed that the cost of housing is a distinct problem in the area, and 62% said the town needs more affordable rentals.

As of early March 2022, 438 households pay more than that standard of 30% of income, while 229 households pay more than 50%.

Jocelyn Ayer, director of the Litchfield County Center for Housing Opportunity, is working with nine area towns — including North Canaan — on finding a solution to the problem.

Connecticut towns are all required to have an affordable housing plan before July 1 this year. Ayer has been consulting with these towns to develop those plans, and to make them part of the planning and zoning regulations.

North Canaan created a Housing Plan Steering Committee; Ayer is working with its six members: First Selectman Charles Perotti, Dalton Jacquier, Mike Pallone, Will Perotti, Ashleigh Bergenty and Marybeth Wabrek.

Bergenty is the head of Wangum Village on Quinn Street, which is one of three affordable housing complexes in North Canaan. It has 40 units available for low-income elderly (defined as 62 years and older) and disabled adults.

The other two affordable properties are Station Place and Beckley House at Geer. Station Place has 37 low-income rental units; Beckley House has 34 units for low-income seniors.



Photo by Matthew Kreta

Jocelyn Ayer, director of the Litchfield County Center for Housing Opportunity, is working with North Canaan to develop an affordable housing plan.



Photo by Patrick L. Sullivan

Housatonic Valley Regional High School, Falls Village	860-824-5123
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Promised Land Baptist	860-824-5685

Seventh-day Adventist	860-824-5830
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Senior Services (Mon.-Thurs., 9-11 at Town Grove)	860-435-5191
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Tax Collector (Mon., Wed. & Fri., 9-4)	860-435-5189
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Salisbury Visiting Nurse Association	860-435-0816
Salisbury Historic District Commission	866-245-1276
	www.historicsalisburyct.org
Scoville Memorial Library	860-435-2838

## PUBLIC SCHOOLS AND COLLEGES

Explorations Charter School, Winsted	860-738-9070
Housatonic Valley Regional High School Falls Village	860-824-5123
Northwestern Connecticut Community	

# Existing housing units disappear as quickly as new ones are built

BY PATRICK L. SULLIVAN

Salisbury is ahead of the curve on affordable housing, with an appointed Affordable Housing Commission (SAHC) and an affordable housing plan.

So while other Connecticut towns are working to meet a June deadline to submit an affordable housing plan to the state, Salisbury's commission is looking at actual proposals for housing.

Jennifer Kronholm Clark is the current chair of the SAHC. She and her husband, James (who is chief operating officer of The Lakeville Journal), and their two children live in a home obtained through the Salisbury Housing Trust.

Asked what the commission does, Clark said it "supports organizations that are actually building housing such as the Housing Trust; and the Salisbury Housing Committee, which owns and operates Faith House, the two Sarum Village

apartment complexes, and the recently acquired Lakeview Apartments. The Housing Committee is also proposing an apartment building at 11 Holley St., a proposal that is currently tied up in litigation.

Clark said the commission has a modest budget. The commission may recommend to the Board of Selectmen expenditures from the fund for various reasons, such as replacing fire escapes or work on septic systems, or for pre-development work.

Clark said the typical grant is around \$10,000.

Asked why affordable housing is important for Salisbury, Clark said, "If we want a vibrant town, we need affordable housing."

People who live in such housing support town businesses and the public schools, she added.

"If people aren't able to live here, we won't have much of a town. We need opportunities



Photo by James H. Clark

Jennifer Kronholm Clark is chairman of Salisbury's Affordable Housing Commission.

at all levels for a healthy community?"

Clark said she has heard distressing housing stories recently. Families that currently rent are learning that the owners of their buildings are selling, and the families cannot find a rental they can afford in town.

"They are happy being part of the community, but they have to leave."

Clark said that Salisbury has made progress in the last

15 years, with the expansion of Sarum Village (and another expansion in the works) and 14 homes from the Housing Trust.

"But that's not to say we're done.

"A big part of our work is educating and informing the public" about affordable housing.

And so the proposals can become reality, "We need to do it in a way that works for everybody."

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Salisbury School	860-435-5700
The Hotchkiss School, Lakeville	860-435-2591

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St. John's, Episcopal	860-435-9290
St. Mary's, Catholic	860-435-2659
Trinity Episcopal Church Lime Rock	860-435-2627
Lakeville United Methodist	860-435-9496

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	Washington 202-224-2823
Chris Murphy	Hartford 860-549-8463
	Washington 202-224-4041
Governor	
Ned Lamont	800-406-1527



## A Summer of Anniversary Events

On **August 14, 1897** The Lakeville Journal printed its first issue. 125 years later our weekly newspaper continues as a pillar of this close-knit countryside community. The Lakeville Journal Foundation invites you to celebrate a monumental anniversary for this nonprofit publication.

Join us this summer for **125**, our month-long anniversary series of festivities — including our sensational first ticketed gala — that honor our history, our dedicated coverage of the area, and most of all, celebrate *you*, our readers.

**August 13**

### **SALISBURY ASSOCIATION**

#### **Life of A Community: The Lakeville Journal Celebrates 125 Years**

Be our guest at the opening reception of Salisbury Association's retrospective chronicling the history of the century-spanning Lakeville Journal.

**August 14**

### **ACADEMY STREET • SALISBURY SUMMER FAIR**

#### **The Lakeville Journal's 125th Anniversary Day**

Come one, come all to Academy Street in Salisbury as The Lakeville Journal takes you back to the old days with our classic summer fair to celebrate 125 years.

**Aug 15-Sept 18**

### **THE MOVIEHOUSE FILM SERIES**

#### **Movies Make The News, News Makes The Movies**

Grab a front row seat with us at The Moviehouse in Millerton for a series of our favorite newsroom films that continue to captivate journalists and readers alike.

**September 9**

### **THE SALISBURY FORUM**

#### **The Future of American Journalism**

The Salisbury Forum and Lakeville Journal Foundation present a compelling discussion with distinguished media professionals on where newspapers are headed next, moderated by Foundation board member and investigative journalist Brian Ross.

*Stay tuned as more of the celebration is announced, including an event at the Sharon Playhouse.*

**September 17**

*The Newsprint  
Jubilee*

The closing night you won't want to miss — you are invited to our first gala event. Save the date for an end of summer affair to remember. Tickets available soon.



Follow @lakevillejournal125 on Instagram

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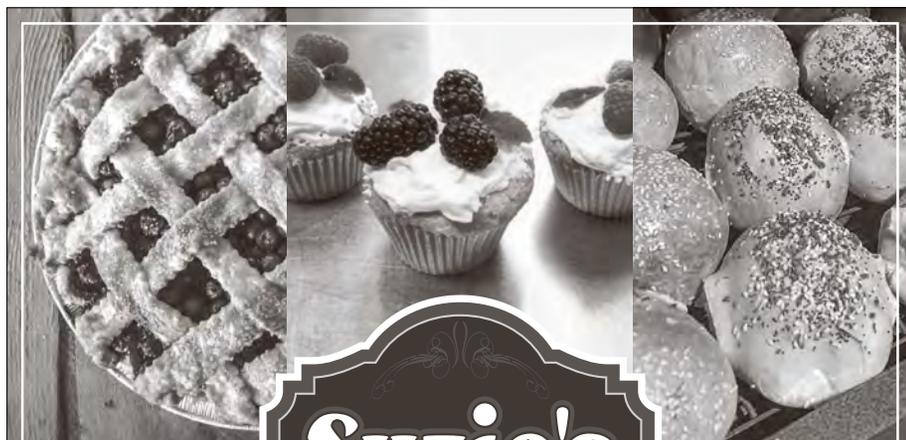
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	860-672-2703
Building/Demolition Official (Mon., Wed. & Fri., 8-9 a.m. at Northwest Lumber & Hardware in Cornwall Bridge)	860-672-0711
Emergency Management Director	
	860-672-6547
Finance Officer (Mon. & Thur. 9-5, Tues. & Wed. 8:30-12:30)	860-672-2707
Fire Marshal	860-364-0909
First Selectman (Mon.-Thurs., 9-noon, 1-4)	
	860-672-4959
Land Use Office (Tues. & Thurs., 9-noon)	
	860-672-4957
Municipal Agent/Social Services (By appointment)	860-672-2603, 860-671-9315
Litchfield Hills Probate District #24	
	www.litchfieldprobate.org
Recreation Director	
	860-672-4071
Registrars of Voters	
	(R) 860-307-7077 (D) 860-672-0279
Social Services	860-671-9315
Tax Collector (Mon., 1-4, Wed., 9-noon & 1-4)	
	860-672-2705
Town Clerk (Mon.-Thurs., 9-noon & 1-4)	
	860-672-2709
Transfer Station (Tues., Thurs. & Sat., 9-4:30; Sun., 8-11 a.m.)	860-672-4079

### PUBLIC SAFETY AND EMERGENCY SERVICES

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West Cornwall Firehouse	860-672-6526
State Police Troop B, North Canaan	
	860-626-1820
Sanitarian (Torrington Area Health District)	
	860-489-0436 or www.tahtd.org
Sharon Hospital	860-364-4000

### OTHER SERVICES

Cornwall Child Center	860-672-6989
Cornwall Historical Society	
	860-672-0505
	www.cornwallhistoricalsociety.org
Cornwall Library	860-672-6874

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Explorations Charter School, Winsted	
	860-738-9070
Housatonic Valley Regional High School, Falls Village	
	860-824-5123
Northwestern Connecticut Community College, Winsted	860-738-6300

# Cornwall, a town with a big heart, hard at work on a plan

BY LEILA HAWKEN

As remarkable a town as Cornwall is, for all its natural beauty, its fervent sense of community and its capacity for imaginative solutions, it faces housing pressures similar to those of its neighboring Litchfield County towns. There simply is not enough housing or land priced in an affordable range to accommodate young families who might want to settle there, or for seniors who might want to downsize and remain in their home town.

When the state mandated that each town create a five-year Affordable Housing Plan as a companion to the state-mandated 10-year Plan of Conservation and Development, Cornwall set to work immediately.

After numerous monthly meetings, a few forums where public sentiment was heard and incorporated, followed by a public hearing, the affordable housing plan was adopted in December 2021.

A new Housing Plan Implementation Committee became the logical next step, immediately attracting nine

members. A first meeting was held in early April to get organized.

Cornwall resident Maggie Cooley serves on the Implementation Committee and has been active with the Cornwall Housing Corporation since the 1980s.

She noted that the early years of affordable housing planning were strengthened by the intense efforts of many volunteers, including Ken Keskinen, remembered in town as “the father of affordable housing.”

Affordable housing is not an issue that only concerns those in need and those who are willing to volunteer their time. In Cornwall, the need is widely understood. And everyone wants to help.

Cooley spoke of the annual Walk-a-thon fundraiser at Cornwall Consolidated School. Two years ago, she said, the students selected the Housing Corporation to receive the proceeds from their walk — and invited her to speak at an assembly. Amazingly, she noticed that each class in the K-8 school



Photo by Barton Jones

The 18 units offered by Kugeman Village and administered by the Cornwall Housing Corporation have been filled to capacity with a waiting list since the complex opened in 1992.

had at least one student whose family or grandparents were residing in one of the town’s options for affordable housing, either Kugeman Village or Bonney Brook.

Kugeman Village with 18 units was completed in 1992 and has been full ever since. Bonney Brook in Cornwall Bridge serves the needs of older residents and features 10 rental apartments. Both have long waiting lists.

Lynne Streeter has lived at Kugeman for nearly 20 years now. She smiled at the notion that she serves as the Dowager Queen

of the complex. During a conversation in early April, she was holding a bag of spring bulbs to add to the daffodils already in bloom by her door.

To give back to a community she feels has supported her, she volunteers at Sharon Audubon as a caregiver for homeless baby birds. She uses a tweezer to feed them chopped-up worms. She also volunteers as an English as a Second Language tutor for local students.

Continued on page 28

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### RELIGIOUS ORGANIZATIONS

St. Bridget’s Church, Catholic 860-672-6515  
St. Peter’s Evangelical Lutheran Church  
860-672-6897  
The Chapel of All Saints, Episcopal  
www.allsaintscornwall.org  
for information on where services are held  
United Church of Christ in Cornwall,

Congregational 860-672-6840  
Trinity Episcopal Church, Lime Rock  
860-435-2627

### ELECTED OFFICERS

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Representatives in  
Connecticut General Assembly  
Sen. Craig Miner (30th District)  
800-842-1421

Rep. Maria Horn (64th District)  
800-842-8267  
Representative in Congress (5th District)  
Jahana Hayes Waterbury 860-223-8412  
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[www.cornwallct.org](http://www.cornwallct.org)

*Cornwall – Cornwall Bridge – West Cornwall*

*Continued from page 27*

“It has been good to be here,” she said of Kugeman. She added that the tenants are diverse, some with children, some not, but all good neighbors, making for a community of people who look out for each other.

First Selectman Gordon Ridgway addressed the initial meeting of the Implementation Committee; he serves as an ex officio member.

“The challenges are so much greater now than in the past when Kugeman and Bonney Brook were

built,” he warned. “Now there is the challenge of land acquisition” at a time when land values have shot up, due largely to the hot housing market caused by COVID-19.

“It’s hard to build anything without the land to put under it,” he observed. But when an entire community pitches in, solutions can be found.

“I would not rule out any good ideas,” the first selectman said in urging any residents with expertise to engage with the committee. To volunteer, call Town Hall.



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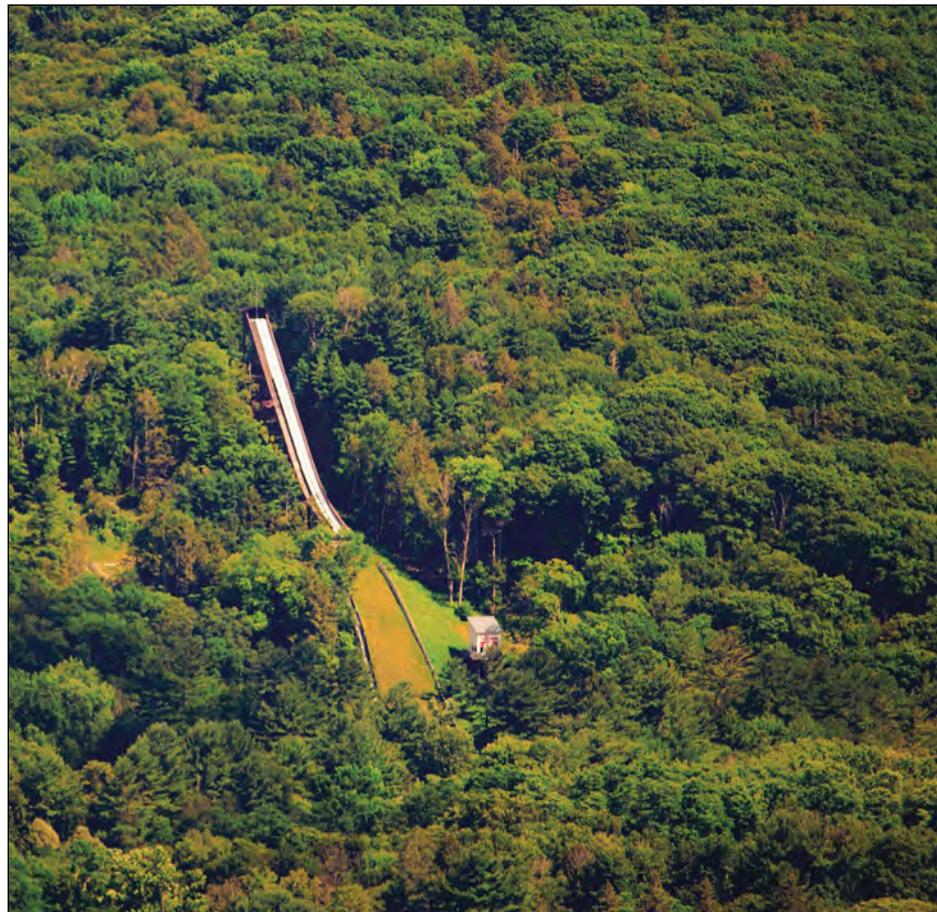
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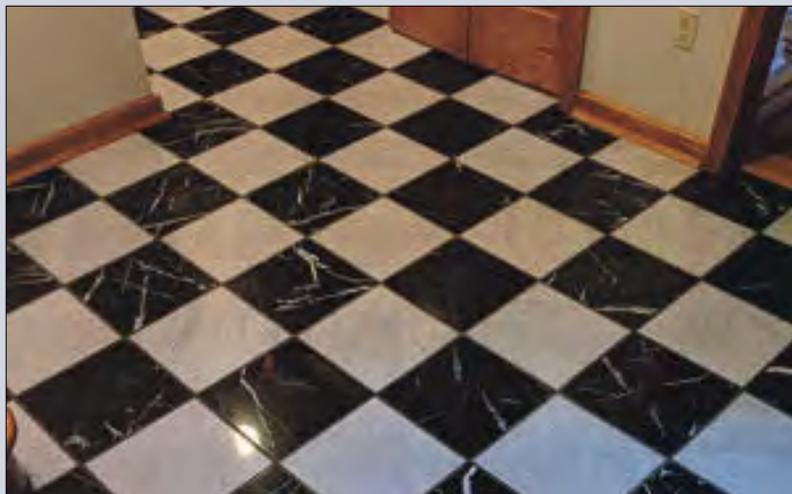
*Photo by James H. Clark*

The ski jump at Satre Hill, as seen from Lion's Head in Salisbury



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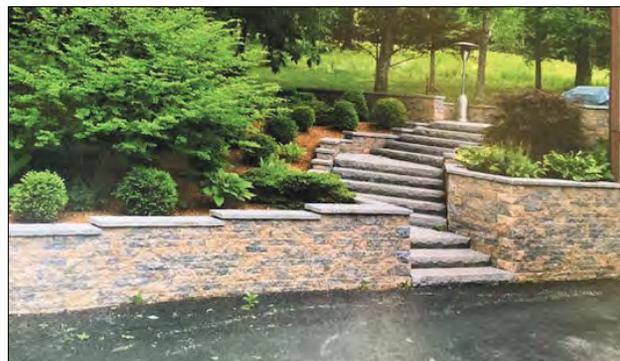
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