



autumn 2016

news



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Kent Affordable Housing

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The mission of Kent Affordable Housing is to develop, on a non-profit basis, affordable housing in Kent for families and individuals of low and moderate income. We are a tax deductible 501(c)(3) organization.

WANT TO BUILD YOUR HOME ON AN ATTRACTIVE LOT? CHECKOUT THE KAH 'PARCEL PROGRAM'

This Parcel Program lot at 19 Maple St. Ext. in Kent is available for lease. Kent Affordable Housing has bought and cleared a one-acre lot near the

center of Kent. Under our Parcel Program we will lease this lot to a family of modest income that can build its own home there. The family

will need to qualify for bank financing and have the energy and resources to

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This Parcel Program lot at 19 Maple St. Ext. in Kent is available for lease.

A PREPONDERANCE OF PIES ON NOVEMBER 5

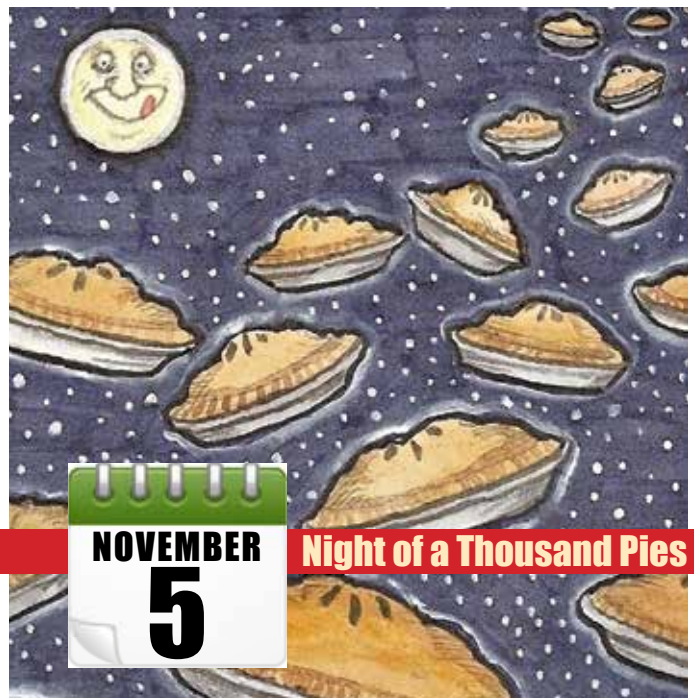
Calling all Kent community bakers, tasters, chefs and gourmands!

November 2016 will be a big month for Kent Affordable Housing ...and for pie lovers.

November 5th is the annual fund raiser dubbed Night of a Thousand Pies, a very special evening when people in town have a chance to meet new friends while dining at the home of one of our supporters. Guests enjoy a delicious sit-down dinner topped off with special pies provided by Local businesses such as J. P. Gifford, So Delicious, Fife 'n Drum and The Villager. Tickets are \$100 per person. To reserve a place and for more information, email us at bjkrasne@icloud.com or visit www.kentaffordablehousing.org.

Also on November 5th, Kent Affordable Housing hosts the

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A LOOK BACK AND FORWARD WITH KENT AFFORDABLE HOUSING



South Common in Kent

In the 1990s it became increasingly evident that families of modest income who wanted to live in Kent had a hard time finding homes. Rentals were scarce, and the sales price of houses had soared. A group of residents formed a nonprofit that became Kent Affordable Housing. By the end of the decade we had begun building 24 rental units called South Common just south of the stop light on land donated by the Town of Kent. We also secured a second lot in town and leased it for 99 years to a family that was able to begin building their own house.

In the decade from 2000 to 2010 South Common and the private home were completed. The board of KAH explored new opportunities, broadened public awareness of the need for affordable housing and established relationships with individuals and agencies that could help. Fundraising and support in our town grew through the Night of a Thousand Pies pie sale and dinners in private homes and contributions from individuals and organizations.

In 2009 a two-acre lot on Maple Street Extension was purchased with a loan from a federal assistance corporation.

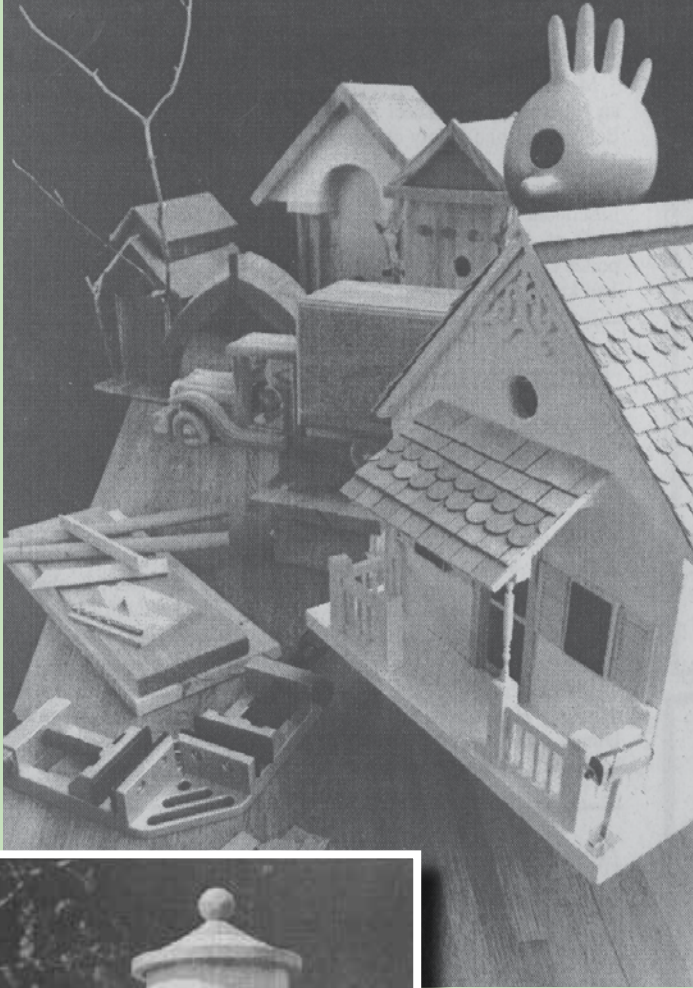
The next three and a half years were consumed with historical research, careful planning, satisfaction of town, state and federal requirements and, finally, construction. At the beginning of 2013 five more local families moved into high-quality, affordable rental homes at Stuart Farm Apartments. At this moment, KAH homes are occupied by about 50 residents.

Going forward, funds have been assured to enable the start of five more rental apartments on the Stuart Farm site. We hope to begin construction before the end of 2016 and occupancy is anticipated in 2017. In addition, KAH has secured a one-acre lot next to Stuart Farm Apartments that can be leased to a family that wants to build their home there (see related Parcel Program article in this newsletter).

Creating affordable housing takes time and dedicated effort to fulfill the legal requirements of multiple authorities, meet structural, ecological and community impact standards, and raise necessary funds from private donors and government agencies. We thank all of our supporters for their help.



Stuart Farm Apartments in Kent



Above: A few of the bird house entries from 1997. Photo courtesy of Litchfield County Times.



KENT AFFORDABLE HOUSING IS ALSO FOR THE BIRDS!

Kent Affordable Housing was still in its formative stages in 1996 and our challenges were to gain awareness in our community and obtain support for our efforts. We put out a call to artists, architects and craftspeople to take part in Artisanal Housing for the Birds. Dozens built and donated their unique and notable birdhouse creations that were displayed and then sold at a silent auction at a gala event in the spring of 1997.

In 2016-17 we will once again create attention for our mission with a reprise of Artisanal Housing for the Birds. We look forward to welcoming a new group of creative young adults who will enter the show and sale. Additionally, our invitation to our local private schools has been enthusiastically welcomed and many students will submit their work.

All are encouraged to combine function with whimsy and inventiveness. The design and build phase will occupy the Fall, Winter and early Spring. Contributors can do both, or designers can partner with a builder. There will be a new gala in late Spring 2017 for viewing, along with a silent auction of the bird houses. Billy Morrison of the Morrison Gallery and Gregg Sheridan will review the entries and stage the viewing. For further information, contact Gregg Sheridan, sheridanexpress@charter.net or 860-927-3112.



"Pies" continued from page 1

Thousand Pie Sale at the St. Andrew's Church Parish Hall between 10 am and 1 pm (or until we sell out!). You can buy whole home-baked pies made by local residents and restaurants, or just sample a slice of one at our community table.

Everyone's invited.

And, yes! We need pies! We welcome donations of tasty fruit pies, tarts, croustades and galettes to be offered at the sale. Please note that Connecticut health regulations limit the donated pies from private bakers to fruit pies and other non-dairy options, but if your specialty is a chocolate cream or a lemon meringue, a savory pot pie or a quiche, we can arrange for you to bake your special pie in a local commercial kitchen.

If you can help us by baking a pie, please contact Anne Bisenius at abisenius@charter.net, 860-927-4470 or Sharon Cipolla at scipolla811@gmail.com. Your home-baked pies can be dropped off at St. Andrews on the evening of November 4th or the morning of November 5th...or we can arrange a pick up.



Mark your calendar now for November 5th to enjoy some great pie for the greater good! All proceeds support Kent Affordable Housing.

HOW TO DONATE TO KENT AFFORDABLE HOUSING

You can help KAH in its mission to provide quality homes in Kent to those with modest incomes. Besides thousands of hours of volunteer work, KAH needs funds to continue its work.

State and federal grants and mortgages cover the construction of affordable housing, but the developments need to operate on their rental incomes and the organization has expenses such as insurance and other operating costs. KAH housing units also face extraordinary expenses, such as heavy snow removal, and the cost of special help to residents, such as medical bills or other emergencies. Your contributions help with all these needs.

You know how much your home means to you. We at KAH are committed to providing as many people as possible with a comfortable place to live, and we deeply appreciate your support.

Enclosed is my tax deductible contribution to Kent Affordable Housing: Please make checks to Kent Affordable Housing and send to P.O. Box 265, Kent, CT 06757

Your Name _____

Address _____

PO Box _____

City: _____ State: _____ Zip: _____

Telephone: _____

Email: _____

Kent Affordable Housing is a 501(c)(3) nonprofit group run by Kent volunteers. Contributions are deductible as permitted by law.



Kent Affordable Housing is on Facebook

Kent Affordable Housing is now on Facebook! Please Like our page to stay up to date on our latest projects, events and housing availability. You can find us at www.facebook.com/KentAffordableHousing

for more information:

*Kent Affordable Housing
PO Box 265, Kent CT
(860) 927-3684 or
(860) 927-3321*

email: info@kentaffordablehousing.org

kentaffordablehousing.org



**P.O. Box 265
Kent, CT 06757**

WHAT IT COSTS TO PAY THE RENT IN CONNECTICUT?

You need to earn over \$24 an hour to afford the rent in Connecticut!

A report by the National Low Income Housing Coalition indicates that rent for a modest two bedroom apartment or house in Connecticut has increased 52.3% since 2000. Some rural regions

of Connecticut rank as the nation's fourth least affordable. Nearly half of Connecticut's occupations do not, on average, provide the \$24.72 an hour sufficient for the usual fair-market rent for a two-bedroom. At Connecticut's minimum wage of \$9.60, a family would need to work 103 hours a week just to pay the rent. Full report at www.nlihc.org/oor.

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plan for, build and maintain the home. The fact that the land will be leased for 99 years removes a substantial cost of owning a home.

Expanding affordable home ownership in Kent is at the core of KAH's mission. The 19 Maple Street Extension project is our second Parcel Program home. Candidates for the Parcel Program earn incomes below the area median income (which is \$71,500 for a household of two persons up to \$96,500 for a family of five). References, a credit check and other documentation are part of the approval process. Resale guidelines will keep the home affordable for a future family.

It is anticipated that a two- or three-bedroom home can be constructed for under \$200,000. KAH may be able to lower this price somewhat for the home owner/builder. The home owner will be responsible for operating expenses (estimated at \$7,000-\$9,000 yearly) plus mortgage payments and a nominal fee to lease the land from KAH. The lot is on town water and sewer.

For more detailed information, go to www.kentaffordablehousing.org and click on the Description of the Parcel Program and the two-page application form.