Two Steps Forward, and...

Since 2013 Kent Affordable Housing (KAH) has been working towards Phase III of Stuart Farm Apartments. We bought the adjacent lot, plans were drawn, and construction money requested from CT Department of Housing (DOH). In November 2018 Governor Malloy announced approval of this project, which would then be referred to Bond Commission to allocate 2/3 of the funds. In December 2018 KAH received about 1/3 of the money needed from Eversource as a tax credit with the CT Housing Finance Authority. Construction of three additional units was to start early in March 2019.

Down the road at South Common, the 24 rental units inaugurated in 2003 are now officially the sole property of KAH. A DOH predevelopment grant allowed for a detailed Capital Needs Assessment and in March we applied to DOH for the full funding to undertake upgrades and repairs to make the units ready for next 15-20 years. We hope to get DOH approval for these funds in 2019.

Two Steps Back

However, the new CT administration under Governor Lamont has been working with a “debt diet” that reviewed and restricted normal funding areas, including affordable housing. The consequence: monthly Bond Commission meetings scheduled for January to May were cancelled and the Stuart Farm and South Common projects remained in limbo.

Running in Place

Despite these setbacks, KAH continues to manage and improve its 34 rental units. All of the apartments are occupied, and this year the operating budgets have been adequate to avoid rent increases for 2019-2020 -- to the delight of residents and board alike.

Meanwhile, we invested in pruning potentially dangerous trees, upgrading to current handicap codes, and working to strengthen a nearly 200-year-old cellar. The solar panels funded by a Board Matching Gift, local supporters, and CHFA/Eversource are reducing electricity costs for residents. We hope to do the same for Phase III—and possibly even retro-fit them on Phase I—if someone would like a special gift opportunity! As we await optimistic news on the new CT budget, about 50 Kent citizens are enjoying attractive and efficient homes at South Common and Stuart Farm Apartments.
MAKERS AND BAKERS AND SHOPPERS, OH MY!

Start out your Kent Pumpkin Run weekend with Kent Affordable Housing. Mark your calendar for October 25 and 26 as we host our annual Fall event: The Night of 1000 Pies presents the Makers & Bakers Market!

This event, showcasing local crafts, services, arts and edibles, reflects the diversity of talents that make Kent a vibrant place to work and live. To launch the Makers & Bakers Market, KAH will host the 2nd annual Preview Party on Friday night, October 25. For a nominal fee, guests will be able to browse and have first choice of goods and services for sale while enjoying locally-sourced beer, wine and hors d’oeuvres. This significant fundraiser for KAH is a warm-hearted way for residents and visitors to celebrate Kent and get to know each other.

On Saturday, October 26, our Makers & Bakers Market will be open and free to all to shop. Take home a whole pie, other baked treat, shop for handmade gifts, or purchase local service gift certificates. Don’t forget to participate in the silent auction!

Invitations will be mailed to local residences in September. Keep an eye on our website for more details: www.kentaffordablehousing.org.

KENT KIDS CARNIVAL
KAH will once again bring its Labor Day brand of retro-Carnival silliness to The Kent Carnival sponsored by the Kent Memorial Library. On Saturday, August 31st all in the community—children of all ages—will be challenged to test their skills ... this time to various degrees of marksmanship. Prizes will abound for the winners and pie will be there for the "least" of us. We aim to please so plan to stop by and ... shoot the breeze with us.