

LITCHFIELD

THE COMMUNITY INVESTMENT ACT SUCCESS STORIES

No.
437



The **Litchfield Housing Trust (LHT)** provides opportunities for families below 80% of the area median income to afford to live in Litchfield. This all volunteer Housing Trust has built both homeownership and rental units over the past twenty years, resulting in some 45 permanently affordable homes which blend naturally into this historic village.

Housing Connections, a program funded by the **Community Investment Act (CIA)**, provided technical assistance to help LHT retain the services of a professional hous-



ing development consultant to assemble financing and build their project pipeline over the next several years.

The **Northfield Firehouse** is LHT's most recent success, converting an old fire-

house (above, right) into two affordable rental units (below). Before its use as a



firehouse, the building at 12 Main Street was a two-room schoolhouse.

The renovations brought the building back to the look of the original schoolhouse. Financing for the Northfield Firehouse project was secured from the State's Department of Economic and Community Development (DECD) through the Small Cities Community Development Block Grant funds, along with a LISC Green grant that helped design the geothermal heating system.

THE COMMUNITY INVESTMENT ACT • PA 05-228 • PA 09-3 • WWW.COMMUNITYINVESTMENTACT.ORG

The Community Investment Act, enacted in 2005, stimulates private investment to protect our natural, agricultural, and historic resources, and to assist affordable housing. CIA funds come from a surcharge on real estate document recording fees. They are then invested in agriculture viability, dairy farm support, historic preservation, open space, farmland, affordable housing, Local Capital Improvement Projects and Town Clerk records management.