

MALLORY VIEW

September 2025

State forests, hiking trails, waterfalls, and the reservoir are defining features of Barkhamsted. Our town's natural resources and green spaces charm lifelong residents and newcomers alike, and play a central role in our economic vitality and quality of life.

And yet, the natural beauty of Barkhamsted and surrounding towns comes at a cost: our region's popularity, combined with a lack of housing supply, is making it impossible for many people to stay here as they age, or to move here for work or family. The median sales price of homes in Barkhamsted in 2024 was \$465,000. As a result, the charming natural beauty at the heart of our town has become inaccessible to many.

Barkhamsted Housing Trust (BHT) is working to change that by creating more housing opportunities here in town. We are currently finalizing designs for Mallory View, which will be 20 units affordable rental housing. We recently submitted a large grant application for construction funding and we hope to select a contractor for the initial infrastructure and site work sometime this Fall. These units will be available to households that earn less than 80% of the Area Median Income (AMI).

2025 80% Area Median Income Limits

- \$65,200 for a 1-person household
- \$74,500 for a 2-person household
- \$83,800 for a 3-person household
- \$93,100 for a 4-person household
- \$100,550 for a 5-person household

Affordable housing is workforce housing. To put these income limits into perspective, here are some households who would make less than 80% of AMI with one primary earner, according to median wage data from the Bureau of Labor Statistics:

- A preschool teacher living in a 1-person household
- A nursing assistant living in a 1-person household
- A waiter living in a 1-person household
- A postal service carrier living in a 1-person household
- An electrician living in a 2-person household
- A paramedic living in a 2-person household
- A social worker living in a 3-person household
- A police officer living in a 3-person household
- A real estate agent living in a 4-person household

The rents at Mallory View will be set to cost no more than 30% of a household's income. If households are paying more than 30% of their income on housing costs they are considered "housing cost burdened". The latest available HUD data shows 109 Barkhamsted households are housing cost burdened.

Please visit our website, barkhamstedhousingtrust.com, and click [Contact Us](#) if you'd like to be added to our interest list for these units or if you'd just like to stay in the loop on our work. You can also send us a message through our website or by emailing us directly at barkhamstedhousingtrust@gmail.com.

You can also reach out if you'd like to join us – we are always looking for new board members! BHT is a charitable non-profit organization made up of volunteers who care deeply about the Town of Barkhamsted. Our mission is to ensure that our community members, regardless of economic status, have access to high-quality, affordable housing.

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