The Home-Field Advantages of Local Affordable Housing Development

Savannah-Nicole Villalba, Assistant Town Planner for the Town of Simsbury
Housing in the News…

REAL ESTATE
Two years in, CT's COVID housing market has ‘Wild-West feeling’

Nicole Funaro
March 1, 2022 | Updated: March 9, 2022 11:06 p.m.

Economics, Housing, News, Planning & Development
Supply Delays, Tight Workforce Shape Hot Housing Market in Connecticut

— Emilia Otte, 7.31.2021

Here’s where five of CT’s major housing bills stand this session
Several bills have aimed to tackle affordability as housing costs rise

By Ginny Monk / CT Mirror May 5, 2022 0
NVCOG Partners with Thomaston to Support the Development of the Town’s Affordable Housing Plan
The Naugatuck Valley Council of Governments sees the increased focus and discussion around housing as positive for the Naugatuck Valley Region.
Community Discussion and Action

Affordable Housing Plan
TOWN OF WOODBURY
2021-2026 Plan

BRISTOL
2022-27 Affordable Housing Plan

Planning Commission
Bristol, CT
Adopted May 23, 2022
Trainings for Municipal Decision Makers and Staff

FROM THE GROUND UP Housing Series Workshop #1: A Deep Dive on Housing in Connecticut - Session 1 of 4

APA Connecticut Chapter

Voicing: Empowering Vulnerable Residents to Shape Municipal Affordable Housing Strategies
Housing Affordability

Housing for which individuals or families pay thirty percent (30%) or less of their income on housing costs.

What is included as a “housing cost” for...

1) **Renters**: the cost of rent, common charges in the case of a rental in a common interest community; and heat and utility costs, excluding television, telecommunications, and information-technology services.

2) **Homeowners**: periodic mortgage payments, real property taxes, real property insurance, common charges in the case of common interest community, and heat and utility costs, excluding television, telecommunications and information-technology services.
Affordable Housing

Housing for which individuals or families pay thirty percent (30%) or less of their income on housing costs that is supported through a housing subsidy or affordability restriction.
Naturally Occurring Affordable Housing

Housing for which individuals or families pay thirty percent (30%) or less of their income on housing costs that is unsubsidized or without an affordability restriction.
Cost- and Severely Cost-Burdened Individuals and/or Households

Cost-Burdened individuals or households pay more than 30% of their income on housing.

Severely Cost-Burdened individuals or households pay more than 50% of their income on housing.
The development of affordable housing has local benefits, including...
Economic Benefits

Downtown Waterbury (left)

Progress Ave, Seymour (below)
Social Benefits

Southbury Farmers’ Market

Woodbury Earth Day
Environmental Benefits

Beacon Mill Village, Beacon Falls

Residential Infill, Shelton
Panel Discussion
The Home-Field Advantages of Local Affordable Housing Development

Sean Ghio
Policy Director
Partnership for Strong Communities

Matt Straub
Senior Program Officer
Local Initiatives Support Corporation

David Morgan
President/CEO
TEAM Inc.
Q1.
From your area of focus, what do you see as the largest community benefit to affordable housing development?
Q2.
What common challenges have you noticed for individuals and households to find affordable housing options?
Q3.
What do you see as the largest impediment to the creation of more affordable housing development?
Q4.
The path forward to strengthen our communities through the development of affordable housing options will require collaboration. How can municipalities best lead the way forward?
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Audience Q&A