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NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS



NVISION
2022



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



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NVCOG Housing Engagement

NVCOG Partners with Thomaston to Support the Development of the Town's Affordable Housing Plan

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Posted on March 30, 2022 | In [Homepage](#), [Public Notices](#)

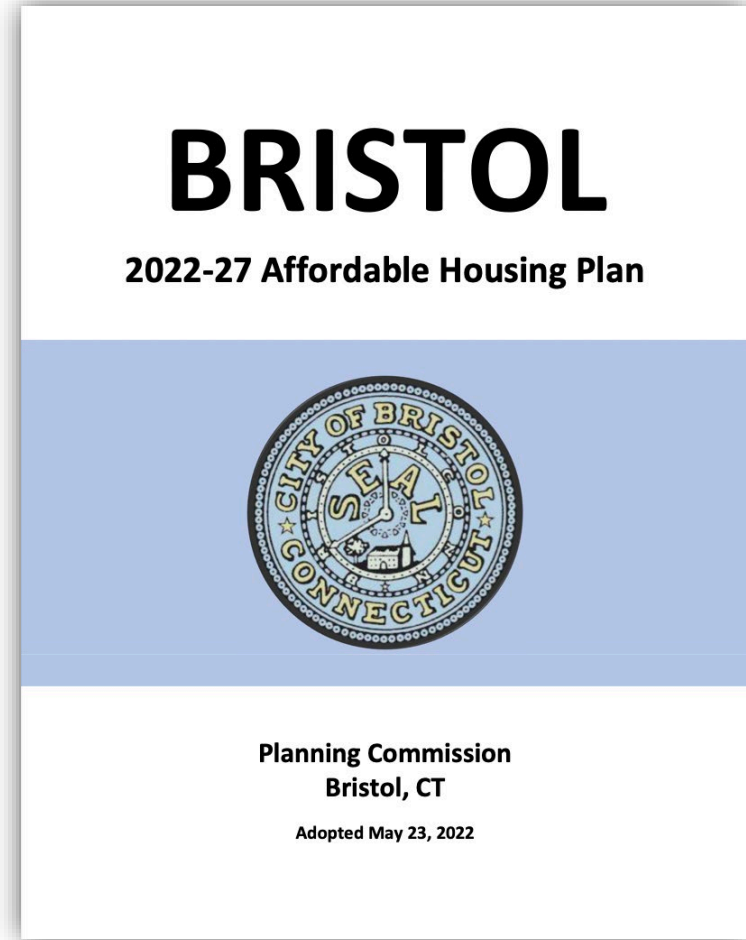
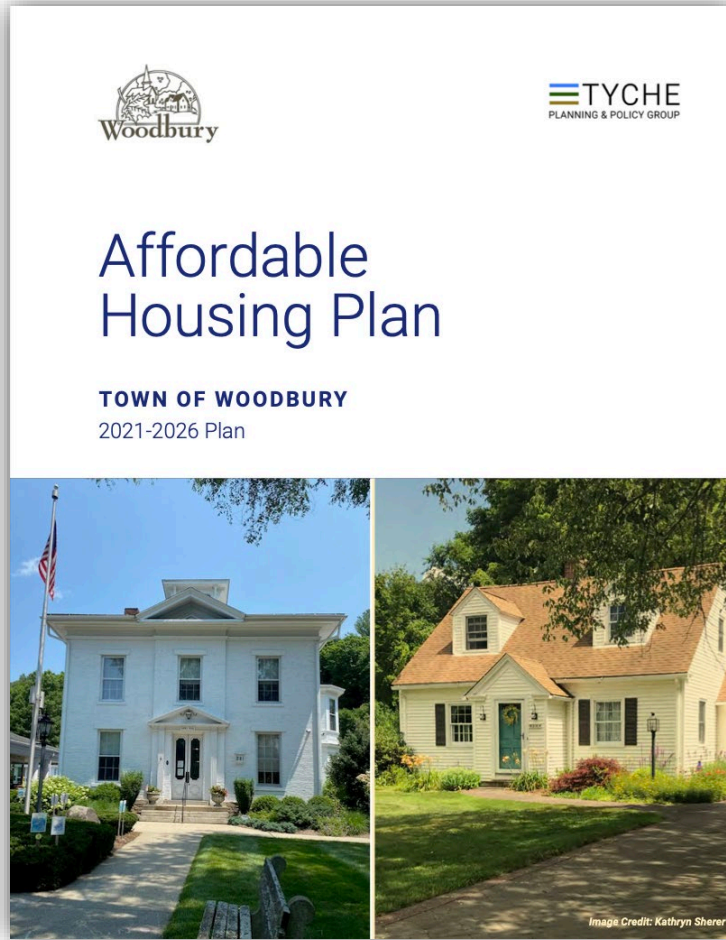


The Naugatuck Valley
Council of Governments sees
the increased focus and
discussion around housing as
**positive for the Naugatuck
Valley Region.**



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Community Discussion and Action





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Trainings for Municipal Decision Makers and Staff

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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

Ansonia



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



Woodbury Earth Day

Southbury Farmers' Market





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Environmental Benefits



Residential Infill, Shelton

Beacon Mill Village, Beacon Falls



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?

The Home-Field Advantages of Local Affordable Housing Development

Audience Q&A



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