



The Falls Village Housing Trust is a private, non-profit corporation founded in 2016, powered by local volunteers. We seek to increase affordable workforce housing opportunities in Falls Village while maintaining the rural character and aesthetic charm of Falls Village.

River Road Homes

Big news!

After a comprehensive environmental review and other regulatory processes, the Trust now has access to \$750,000 in federal Community Project Funding to perform site preparation work, which will begin shortly.



In 2013, after the land on River Road owned by Habitat for Humanity was identified by the Falls Village Planning and Zoning Commission (P&Z) as appropriate for an Incentive Housing Zone, the Falls Village Housing Trust entered an arrangement to purchase 10+ acres from Habitat. The Trust began plans to build 16 housing units of various sizes. The Site Plan was approved by the P&Z in September 2020 and again in May 2025.

The remaining funding that will be needed to begin construction on the homes themselves will come from the State, private foundations, and donations from local individuals who care deeply about creating housing options for our neighbors.

Who needs workforce housing in Falls Village?

The average age of Falls Village residents is rising — in part because many people can no longer afford to live here. Workers at Hamilton Books, wait staff at the Falls Village Inn, young families hoping to send their kids to Kellogg — all are being priced out.

Our community is stronger when teachers, librarians, and volunteer EMTs and firefighters can afford to live here. But right now, housing is scarce — and affordable options are even harder to find. The median home sales price in the Town of Canaan/ Falls Village was \$640,000 in 2024, up from \$257,500 in 2020. Rentals are few and far between. The Falls Village Housing Trust is working to meet this need. Housing developed by FVHT will serve households earning less than 80% of the Area Median Income (AMI). According to the latest HUD data, that includes 249 Falls Village households — about 45% of the town.

Affordable housing isn't just about numbers — it's about ensuring that people of all ages and incomes can continue to call Falls Village home.



Photo courtesy of Brian Wilcox connecticutphoto.com

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The FVHT received two State grants to purchase and renovate two houses (five rental units) to operate as affordable workforce housing. The renovations of the apartments began in the Fall of 2024 and will be done by the end of this year. One unit will be ADA accessible. *If we are able to raise additional funds, we can upgrade the heating systems and thereby lower the rents for our tenants.*

THE NEED

- There are 555 Falls Village (FV) households.
- Only 11 units of affordable housing exist now in FV.
- 103 FV households are *severely housing-cost-burdened* (50% or more of income spent on housing). An additional 93 households are *housing-cost-burdened* (more than 30%, but less than 50% of income spent on housing).

Please help support affordable workforce housing in Falls Village!

We'd like to keep in touch with you. *Please go to our website and provide us your email address for future newsletters.* And consider donating to us. Cash or stocks will help us complete our renovations. A small piece of land might help us build a new home. **It's easy and tax deductible!** Together, we can keep Falls Village vibrant, welcoming, and livable for all generations.

Visit our website at fallsvillagehousingtrust.org to donate or to see how to support us.

Winner of the 2021 HOBI Award for "Outstanding Multi-Family Design"
P.O. Box 424, Falls Village, CT 06031

fallsvillagehousingtrust.org