

Waterbury Housing Task Force

Thursday, January 15, 2026 | 6:00-8:00 pm

Steel Community Room & via Zoom

PRESENT: Joe Camaratta, Sandy Sabin, Skip Flanders, Eliza Novick-Smith, Chris Balzano, Billy Vigdor, Jess Neubelt, Em Lamson

NOT PRESENT: Alyssa Johnson

AGENDA

6:00 Review agenda and approval of December minutes

Agenda modified to add discussion of Union St. properties and Housing Chapter of Town Plan in Housing Updates section by unanimous vote.

December minutes approved by unanimous vote.

6:05 Housing updates

Housing Permits and MLS Data

Chair Camaratta leads discussion:

Waterbury has low renter vacancy rate, and low turnover rates. Review MLS data: estimated 25 units needed to achieve price stable housing market; additional 20-30 units needed annually to keep pace with growth.

Note decline in permits in the last few years.

Average sale price is over \$100k greater than what median household income of Waterbury households can afford.

Note that while the number of permits issued roughly keeps pace with growth targets, not all units permitted were actually built, discuss reality that many of the new permits were for expensive single family homes, not meeting local housing needs.

To meet workforce housing needs, Waterbury needs more homes for sale between \$212,000-\$435,000.

Need to be more proactive to attract home priced for workforce affordability--market on its own not likely to meet this need on its own.

Need rental registry to provide insight into rental market.

Discussion of challenges in identifying appropriate places to cite more development: Waterbury Center and Village each pose challenges.

HTF will continue to work to identify locations in Center and Village.

CDBG-DR Application for Union St. Properties.

Chair Camaratta and D. Allen with Planning Commission have been exploring grant application to State program to purchase some properties on Union St.

Discuss opportunities and challenges with the program.

Housing Chapter of Town Plan

B. Vigdor reports on progress of Town Plan--revisiting Housing Chapter, to address duplications and internal inconsistencies. Notes next scheduled meeting.

Waterbury Home Improvement Program

Chair Camaratta reports there have been few applications, no projects prepared to move forward and deadline is approaching. Discussion of whether to let program expire or extend. Program happened to overlap with decline in permits in the last year. Consensus to let program expire and explore future programs for those funds, assimilating lessons learned.

6:55 Review of 2025 accomplishments and 2026 goals and objectives

Motion to approve 2025 Accomplishments made by Billy Vigdor, seconded by Chris Balzano, APPROVED.

Review of 2026 Goals and Objectives.

Motion by Chris Balzano to approve 2026 Goals and Objectives, seconded by Jess Neubelt. APPROVED.

7:00 Comment on rent stabilization proposal

Chair Camaratta reviews SB Member Sweeney's proposal to use Housing Trust Fund for rent stabilization. Concern about feasibility of creating long term program with Trust Fund money initially conceived to support projects but not necessarily open-ended housing support.

Compare to Woodstock program.

B. Vigdor raises how much does a subsidy need to make up market rent to be attractive to landlords. Not likely to opt into the program if it was a meaningful departure from market rate rent.

Chair Camaratta notes that the program might not work well with such a low vacancy rate, and without a stable source of funding for the Housing Trust Fund.

Consensus that Housing Trust Fund is not a viable source of funds for such a program.

All agree group should revisit this question at next meeting and beyond.

7:25 Planning for creating a list of infill opportunities

Discuss review of parcel map, physical canvas of parcels, parking lots, water and sewer. Group will continue to address and explore this topic.

Motion to adjourn made by E. Lamson, seconded by C. Balzano. ADJOURNED 7:48