

Income and Housing Affordability Overview

2-Jun-26

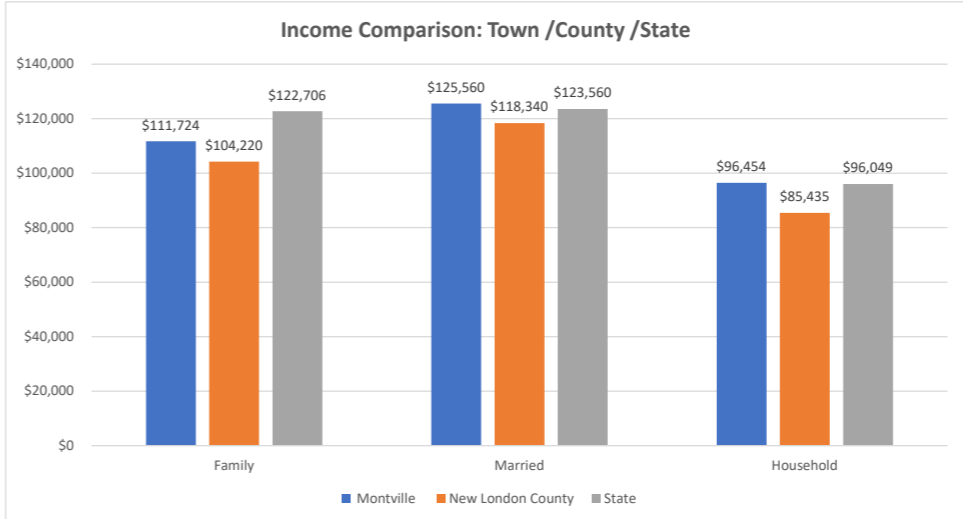
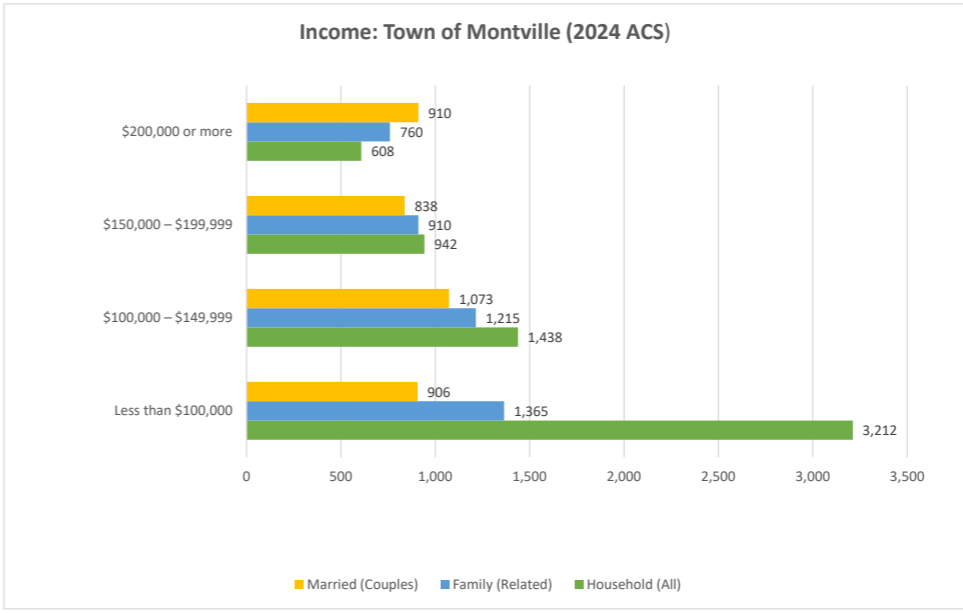
	Salary	30% Monthly Salary used for Housing (ex. Utilities)	Rent (5)			Amount Qualified (4)	Mortgage	
			1 bed	2 bed	3+ bed		Qualified v. Town All Sales Median Price	Qualified v. Town 2-Bed Sales Median Price
HUD 2025 Area Median Income								
100% AMI	\$110,300	\$2,758	\$1,658	\$958	(\$743)	\$289,000	(\$83,500)	\$24,000
80% AMI	\$88,240	\$2,206	\$1,106	\$406	(\$1,294)	\$215,000	(\$157,500)	(\$50,000)
60% AMI	\$66,180	\$1,655	\$555	(\$146)	(\$1,846)	\$136,000	(\$236,500)	(\$129,000)
Montville Police 2026								
Grade D	\$75,000	\$1,875	\$775	\$75	(\$1,625)	\$166,500	(\$206,000)	(\$98,500)
Grade C	\$82,500	\$2,063	\$963	\$263	(\$1,438)	\$191,500	(\$181,000)	(\$73,500)
Grade B	\$89,700	\$2,243	\$1,143	\$443	(\$1,258)	\$216,500	(\$156,000)	(\$48,500)
Grade A	\$95,500	\$2,388	\$1,288	\$588	(\$1,113)	\$235,500	(\$137,000)	(\$29,500)
Montville Fire 2026								
Grade D	\$63,500	\$1,588	\$488	(\$213)	(\$1,913)	\$128,500	(\$244,000)	(\$136,500)
Grade C	\$65,500	\$1,638	\$538	(\$163)	(\$1,863)	\$135,000	(\$237,500)	(\$130,000)
Grade B	\$67,300	\$1,683	\$583	(\$118)	(\$1,818)	\$140,500	(\$232,000)	(\$124,500)
Grade A	\$73,300	\$1,833	\$733	\$33	(\$1,668)	\$161,000	(\$211,500)	(\$104,000)
Montville Teachers 26-27 (Mean Level)								
Step 1	\$58,353	\$1,459	\$359	(\$341)	(\$2,041)	\$111,000	(\$261,500)	(\$154,000)
Step 3	\$64,134	\$1,603	\$503	(\$197)	(\$1,897)	\$130,500	(\$242,000)	(\$134,500)
Step 5	\$70,016	\$1,750	\$650	(\$50)	(\$1,750)	\$150,000	(\$222,500)	(\$115,000)
Step 7	\$75,702	\$1,893	\$793	\$93	(\$1,607)	\$169,000	(\$203,500)	(\$96,000)
Step 9	\$82,446	\$2,061	\$961	\$261	(\$1,439)	\$191,500	(\$181,000)	(\$73,500)
Income (2024 ACS)								
Montville								
Family (1)	\$111,724	\$2,793	\$1,693	\$993	(\$707)	\$289,000	(\$83,500)	\$24,000
Married (2)	\$125,560	\$3,139	\$2,039	\$1,339	(\$361)	\$335,000	(\$37,500)	\$70,000
Household (3)	\$96,454	\$2,411	\$1,311	\$611	(\$1,089)	\$238,000	(\$134,500)	(\$27,000)
New London County								
Family (1)	\$104,220							
Married (2)	\$118,340							
Household (3)	\$85,435							
State								
Family (1)	\$122,706							
Married (2)	\$123,560							
Household (3)	\$96,049							
Median Sale Price (Zillow; March 2025)								
	2-Bed	3-Bed	4+ Bed	All Sales				
Montville	\$265,000	\$372,500	\$485,000	\$372,500				
New London County	\$248,500	\$388,000	\$545,000	\$388,000				

CT Affordable Housing Appeals List								
Year	Total Housing Units	Government Assisted	Rental Assisted	CHRA/ USDA Mort.	Deed Restricted	Total Assisted Units	% Affordable	
2019	7407	81	54	259	0	394	5.32	
2020	7407	81	58	267	0	406	5.48	
2021	7407	81	54	247	0	382	5.16	
2022	7407	81	54	233	0	368	4.97	
2023	7402	81	49	243	0	373	5.04	2020 Census
2024	7402	81	52	253	0	386	5.21	
2025	7402	153	56	263	0	472	6.38	

Notes

1. Relatives living together
2. Married couple (with and without children)
3. Represents all demographic including singles
4. Assumes 10% down, with PMI; 7% APY 30-year fixed; \$6,000 per year taxes
5. Source: BJH Advisors "Housing CT's Future" & "Revive and Renew" Market Aggregation.Trulia & Zillow Rental Manager Market Trends (March-April 2026),RentCafe Montville Market Summary (February 2026)

10% minimum is Required by CGS 8-30g. when less than 10% the Town is open for housing applications which bifurcate zoning. A moratorium can be requested from the State when increased by 2% above last decennial census. Town is 50 units short of this threshold. Housing Equivalency Units is a second option.



Cost Burdened Households (2021)

Geography	Burdened 30% to 34.9% of Income	% of Renter Occupied Units	Severely Burdened 35% of Income	% of Renter Occupied Units
Montville	117	10.7%	295	27.0%
Study Area	2,908	10.1%	9,972	34.5%