

If you have additional thoughts about housing opportunities and/or affordable housing Woodbridge, please share them here

Answered: 259 Skipped: 360

1. This is a test
2. 1) Taxes are a significant reason people don't move to Woodbridge. Having more commercial tax base would help solve that problem as well as provide more local shopping and employment options. 2) Smaller lots with smaller houses would allow first time home buyers or down sizers to buy in Woodbridge. 3) Accessory apartments would allow for multi-generational housing keeping families who need to combine households from moving out of Woodbridge
3. If folks want more affordable housing let them move to a town they can afford.
4. 55+ housing should be the town's NUMBER ONE PRIORITY! How about we help those who have paid taxes all these years. We do not need more families in town with an already bursting school system. We need to expand the grand list. Put 55+ housing on the golf course. Develop the WHOLE PROPERTY!
5. Affordable housing should be near public transportation, shopping, and other amenities. Housing for seniors should aim to be single level, accessible units. If two story, it is important to have primary bedroom on first floor.
6. I have many friends who were stay at home moms and divorced and found it impossible to stay in woodbridge after the divorce. It was heartbreaking. Also seniors who can't afford their large home maintenance but want to stay in the community -they do not necessarily qualify for "affordable" but can't afford to stay in their homes. Having more rental options for seniors like on Lucy Street would be nice and at the same time might satisfy affordable housing statutes.
7. typo in the sentence above (the word "in" is missing: "...housing in Woodbridge...")
8. Ridiculous law
9. Look at vacated land to build 55 and older communities to allow people to live here and may not necessarily increase cost for schools and other town provided services.
10. Woodbridge is fine just the way it is.
11. High density housing works when city water and sewers can be provided.
12. Affordable housing should go in the village district. Those who paid a premium for a large lot with peace and tranquility should not have that taken away when there are alternatives. Builders should be encouraged to build mostly affordable housing with tax breaks and rental or mortgage assistance. Adding only 10% to each new project will not change the percentage of affordable housing stock
13. Maybe incentives and breaks for town employees like Police Officers, teachers, and other town employees to move in.
14. If the town population continues to grow, additional space for the school will be needed. The school no longer has the capacity for its current students.
15. Taxes are already high in Woodbridge. If additional housing units will mean more students at Beecher than taxes will go up more. If units are built for seniors or young, singles then this might help the towns budget.
16. No section 8 housing. It will ruin the town. If you want to see what that Does to a place, look at west haven. If it's starts heading that way we're moving out! I moved here for a reason...to be away from that!
17. If you are looking at ways to bring in more families who potentially have younger children who will need an elementary school to attend, you may also want to consider building a new elementary school to house said students. Beecher is currently busting at the seems.
18. Multi use. Look at real estate and development trends nationally and you will see high-end multi use, live-work-shop-recreate developments are the trend in emerging areas and are resurrecting old stale areas.
19. Single floor residences should have been one of the options for new building designs. Older folks aren't fond of stairs.
20. Lower the taxes, please. My property taxes cost more than my mortgage. That's insane and criminal. We are here because of the schools. We love our street (Hemlock Hollow Road) and would live here forever but not if we have to pay so much in taxes. We will be next to leave the town if something is not done about the absurdly high taxes. Thank you.
21. I believe diversifying Woodbridge socially and economically will strengthen the community.
22. I'd like to see Woodbridge work hard to maintain its small-town feel; maybe develop the country club area and the flats. Housing is a regional issue not just town-by-town.

23. I would like to see current neighborhoods upzoned, ADUs allowed everywhere, added apartment buildings downtown. Please set some architectural standards and don't allow parking lots. Leave the country club as walking trails - it's obvious it's wasting time and money and is a political hot button. People want to use it but it's actively discouraged by the intentional poor maintenance. Please focus on NEW ideas that bring people together not apart. It makes much more sense to allow smaller private lot sizes than break up 100 acres of publicly used land.
24. There should be affordable housing for anyone. Just be aware that any additional housing will increase needs at the school.
25. We need more affordable housing in Woodbridge
26. I'm concerned about giant real estate developers building poorly thought out and built complexes that don't meet the needs of future residents and sit mostly unoccupied to become yet another financial burden on the town. I'm hoping whatever decision that is made has considered it's long term impacts over the short term benefits.
27. Low-income opportunities brings in that type of society that ruin towns, brings in drugs, crime, do not take care of themselves and or property. I am for creating housing for older couples who want to downsize while still remaining in town. I am not for "inviting" low income crowds. Look at Ansonia, Danbury, Waterbury, New Haven...i do not Woodbridge to turn into a place that gets decimated by ignorant politicians who base their decisions on feelings and emotions. People worked hard to get out of lower income places to be rewarded with a nice town by their hard work and dedication while staying out of trouble and making the right decisions. However, Woodbridge politicians want to bring that crowd here and force town residents to accept their "plan" while home values plummet, local residents leave in droves, and adding an unnecessary amount of car traffic to single lane roads. Plus well and septic will not be able to handle the influx of housing.
28. Establishing NEW neighborhoods where cluster or smaller homes could be built is best. Please don't destroy existing neighborhoods by mixing different types of homes in single family areas.
29. 1. Woodbridge's population is considerably older than average compared to other towns in the state; if we want to continue to afford to provide a consistent level of services and quality of life in Woodbridge, it would seem prudent to provide more price-appropriate housing for young families, the in-town workforce(including caretakers), and older residents needing/desiring to downsize. 2. As a practical matter, Woodbridge has limited places upon which additional housing can be situated; accordingly there should be no 'sacred cows' that cannot be considered for that purpose. 3. If Woodbridge wants to avoid costly litigation and perhaps very substantial fines (ultimately to be absorbed by its residents in the form of higher taxes), it must make a genuine effort to increase the diversity of its housing stock. 4. The persons who comprise the 'open space preservation at all costs' crowd in this town often assert contend they speak for all, or the vast majority, of Town residents; that assertion is simply untrue.
30. 55 and over housing on town property will bring in a significant amount of tax revenue without increasing the school budget.
31. Do NOT sell the farm for housing. Push back on Hartford to repeal 8-30g - one size should not fit all for every Connecticut town.
32. I would not modify our current zoning permitting preservation of nature. I moved here for the aquifers, trails, and being able to live quietly in a more natural setting. Disrupting this by increasing population not only harms this but also negatively impacts infrastructure and resources such as those directed to our schools. We already have large tax increases needed to support improvements at Beecher- growing the population further will make such improvements untenable due to costs for expansion above and beyond needed repairs.
33. We need to expand our town center or golf course to mirror the center of Guilford and other towns. If we created a town center the support mixed use buildings we could cultivate a small town that is self sustaining and meets all the regulations and doesn't impact the open spaces and reduces the tax burden that accompanies buying a house in this town. Even if we offer affordable housing, how can people afford the annual tax increases.
34. Do not allow large scale development. Keep new proposals out of residential zones. That what commercial/mixed use areas are for. This administration has made a debacle out of every issue over the five years I've lived here. Get it together or do everyone a favor and don't run for re-election.
35. Woodbridge is in dire need of an attractive and vibrant new England shopping center with commercial space. I would have no problem with affordable housing in such a district.
36. There are many small, well maintained and affordable towns around Woodbridge. Woodbridge does not need artificially made up by outsiders urge for construction of affordable buildings. Leave it alone. We like Woodbridge as it is.
37. Encouraging multi unit or accessory apartments for multigenerational living
38. Just stop with extra buildings our well water systems can not handle influx of people

39. People live in Woodbridge because they like the open space and small town feeling. That's why I have lived here for over 45 years I support affordable housing for senior Woodbridge residents only, who would like to stay in town and have paid taxes for many years. Since they are on fixed incomes it has become very difficult to afford. I do not support housing for families who just want to live in Woodbridge. The strain on our schools and maintenance to the town will have a negative effect on our town and increase our taxes even more
40. My biggest concern about increasing residential opportunities independent of growing commercial areas is the negative impact on the burden on the school system and town budget. Adding more residential opportunities is great, but the growth in school enrollment will not be offset by the tax revenue these homes will generate. We would be setting ourselves up for higher and higher mill rates to allow for this type of growth. This will create a greater burden on current residents and prevent future retail growth and sustainability as it will push out businesses. Affordable senior housing (including 55+ communities) allows people to downsize, generates growth, but doesn't add to the largest budget item in Woodbridge, which is education.
41. A bad decision will have catastrophic consequences to our town. Making any progress on the affordable housing issue has been sidestepped for a decade. We need to come to an honest plan and stick to it. This has been pushed to the side and now is the time to set things straight. Also, where does the Finance Director and Board of Finance stand on this matter. They should be speaking out with their guidance. A significant capital project will likely affect the Town Bond ratings. Moody's states that the strength in the Towns credit rating comes from its ability to further tax residents. That is an issue, because our residents already are typically paying up to 30% or more of their gross income in Fed, state and local income and personal property taxes. Bring together residents across multiple perspectives and with fairly chosen and competent professional assistance. Make a plan and let the people vote on it. Once it's done, stick to the plan. The way it is being done now is not effective. look at the evidence. Ok, thank you for the opportunity to express my thoughts.
42. I think we are already financially restricted by classroom availability and limited water and sewer services. The state should not force one size fits all and the town needs to realize the environment we are set in, restricts what should be built here.
43. I am only interested in housing options that are in character with the existing neighborhoods in Woodbridge. No cluster homes. rentals or mixed used buildings in existing commercial zones.
44. Leave Woodbridge alone.
45. All new housing MUST be designed in clusters that allow neighborhood open space/ neighborhood vegetable gardens, etc. Parking facilities need to be located in the center (which would include bus stops etc.), housing surrounding parking, and community "healthy space" behind the cluster. Hopefully, that way, the "healthy spaces" in new developments would abut each other resulting in larger swaths of ecologically responsible land use.
46. We need to comply with state law, and its good that the state is forcing us to finally do this. This community seems to fight diversity kicking and screaming, and that has to change. We need to understand people are people no matter what they look like. Having said that, we should do that without changing the overall suburban vibe. Let's still attract those that want more open spaces, no matter what they look like.
47. Something should be done with the old Country Club. It looks terrible abandoned. Should be used. There is already tons of open space. Would attract Younger couples and adults. Need younger generation to keep the town moving
48. While I acknowledge the need for affordable housing, I think the issue is that taxes are tied to school districts. If this were not the case, towns would become less desirable for the schools. I moved to Woodbridge to experience open space and not be on top of my neighbors and do not want to see that disappear.
49. I don't know why people would want to move to Woodbridge, other than to have access to quality schools.
50. Why we are considering median house hold income of new haven county to determine limit of income for determining affordable income limits. What is the rationale.
51. You guys clearly have no idea who half of the people are that live in the "flats" area. Most of us live in rental apartments and can barely afford to eat. Why don't you worry about helping your people who already live here, instead of encouraging money hungry developers to build duplexes basically on top of the wetlands area down in the flats, all in the name of affordable housing. There's no room down here for the 14+ duplexes that are being proposed. So focus on the center of town because we're already close to New Haven, why don't you put the section 8 housing up that way?
52. Put at Country club make it look nice
53. My biggest concern about this project is the potential strain on our school system. Adding more elementary-aged children would require a new wing to be built on the school (according to Dr. Budd, superintendent). This must be factored into the cost of development, which is why I believe expanding our commercial district(s) simultaneously is also critical. It would be great to have a town center with shops and housing above them, for example.

54. Develop the country club of woodbridge, change the zoning on Amity Rd to generate and welcome more business
55. Woodbridge needs to have more affordable types of housing from rental apartment units to condos / townhouses and small homes. The state of CT has already stated that Woodbridge needs to get with the times and its percentage number of affordable housing is sparse. The more recent front page article in the Hartford Courant shows all types of people can live in all types of housing in Woodbridge and the town can still have the appeal it has always had. Don't just put more opportunities in the Flats or near New Haven border. Housing should be mixed in throughout the town where there are wider open spaces.
56. We need to carefully consider impact of additional housing on town services especially education
57. I think the "business district" is too crowded. The traffic is nightmare. I think building houses in other parts of Woodbridge would be beneficial especially on the old CCW property.
58. Affordable housing is not necessary. If I wanted affordable housing I would've stayed in Hamden. Use the golf course money hole which is an eye sore and a money pit
59. To keep the current character of the rest of town, If need be, put them in the commercial district and keep it to a minimum, just enough to meet state requirements.
60. I don't think the town needs to consider a developers plan. The town needs to dictate to a developer the plan they want. Have front and rear lots on Johnson rd is issue. The homes should be focused on the internal parts of the golf course, if that's what gets approved. The town need to facilitate discussions with Perkins, who's owns the land in the flats. That could be built to include shops, stores, restaurants and housing above. It could create a reason for people to visit Woodbridge.
61. Most young families need affordable homes. Smaller homes in safe and aesthetically pleasing communities are ideal. The high rate of home ownership is partially what had drawn us to Woodbridge- not renting. We wanted community and sense of ownership. However, most homes in Woodbridge were far too expensive for a first home. We were lucky in finding an affordable home and hope many other young couples/families can be afforded the same opportunity. Giant rental/apartment complexes aren't the answer, it is new development neighborhoods with modest homes for purchase. All of our peers similar to us, with stable careers and desire to "settle down" have expressed the same feeling: We want a community that we have invested in.
62. Despite recent opinion it is ok to have a bedroom community that people aspire to get to. If you change what this town is I and many others will leave in short order.
63. Please review solar farm option for country club property
64. New construction homes will hardly benefit existing residents who invested and have been paying high taxes for many years. Let us look at the needs of existing residents first before exploring options to attract potential residents. Public sewer or water is desirable if it will benefit all but maybe an ambitious project considering the Woodbridge town landscape.
65. The burden on Beecher is too high as it is. More families, without an increased commercial tax base, is more than the Woodbridge taxpayers can bear. 55 and over housing is the only acceptable approach.
66. Housing is a problem that will never end, as you need more of a commercial district area to attract people and to offset costs.
67. Apartments, duplexes and government sponsored housing complexes are not needed nor welcomed. Keep Woodbridge as is, that's why we moved here.
68. Understanding that Woodbridge is obligated to have more affordable housing is one issue. Recognizing that many residents do not support providing more than is mandated is another important issue. People have worked very hard to be able to live in a town that is sub-rural. That is this choice. The town should not be drastically changed in order to accommodate a "social justice" agenda. Leave our town alone as much as possible.
69. Use the flats.
70. Listen I moved to Woodbridge to be out of the city. To live in a quiet wooded area. If we allow condos and apartments increase in number of people including pollution - noise/traffic/ personal. Keep clearing wooded areas and you will lose your small town charm and just be another over run abuse filled crime ridden city. Traffic/noise/crime has increased steadily. Changing zoning laws will only amplify these downfalls. New Haven is creating luxury apartments and trying to ship its problems our way. They are hypocritical calling us out for being what we are a small town that promotes open spaces and forests and simple living. If we wanted to live in a city we would move there. Idk saved all my life to afford living here and now it's being forced to become more city like. Incredible.
71. I grew up in a neighboring town, 2 streets away from the Woodbridge town line. Woodbridge was always the goal -- good school system, high property values, little to no crime. I have reservations about offering affordable housing opportunities and how it will change the population and vibe of the town.

72. Can Zoning or other regulations/ordinances be used to require that new in-law apartments / Accessory Dwelling Units be deed income restricted, perhaps after the first occupation, if that occupation is by the parent/in-law of the new unit builder? This would increase affordable housing stock over time, especially if combined with incentives to existing residents to build out these ADUs/in-law apartments. This would minimize the need for large, out of character, developments on valuable Open Space and perhaps achieve C.G.S. 8-30g "moratorium" status as it moves towards the 10% goal.
73. Make housing options for the people that are currently here. Seniors, town employees and teachers, people who grew up here. Those who already have an interest and investment in the town.
74. Do not allow expanded affordable housing in town. It increases population which we do not need.
75. The only housing that should be considered a senior housing.. All other housing should be market driven. Not mandated by the town.
76. We need more farmers! Make more affordable housing in the big cities like new haven, Bridgeport, Norwalk, Hartford and so on. We need to keep Woodbridge safe!
77. Need housing for 55 and older
78. question 12 should not be mandatory because there is not a choice for "none"-You assume that residents approve. I chose "on town-owned property" but I do not support spending local tax \$\$ to implement.
79. Glad that Woodbridge is looking for ways to do our part to increase the supply of affordable housing.
80. There are no restrictions to building affordable, easy to maintain homes on average-sized parcels in town, it's just not what developers want because they can't get the most money out of it. I encourage the town to do what is best to maintain its character while providing affordable opportunities. There is also an opportunity to create green spaces between smaller homes or smaller parcels of land, maintaining the neighborhood aesthetics and keeping overcrowding of our natural habitats to a minimum.
81. High drafty housing done right is economic development, more environmentally friendly than large lot single family development and will benefit Woodbridge.
82. Woodbridge would clearly benefit from more affordable and mixed-stock housing, encouraging and allowing people from all walks of life to enjoy our beautiful town.
83. I have watched many young couples in the area decide to buy homes in New Haven and Hamden, rather than Woodbridge, because Woodbridge is not an affordable option. There has been much talk in Woodbridge about the need for affordable housing for the age-restricted 55 and older population, and that development of cluster housing in one or more locations could be a solution. Affordable housing for young families or people looking to start a family is also needed, and cluster housing in one or more specific locations could be a solution. Perhaps, if a cluster housing development were to go forward, these two needs could be addressed together, with a percentage set aside for 55 and up (maybe 70%) and a percentage set aside for families (maybe 30%).
84. Schools are over crowded as of now , any new housing will make things worse ,over 900 children at Beecher ,that will grow dramatically with new developments , the new tax revenue from additional housing ,will not support the cost of service increases provided to those new residents , it's a losing proposition for all town taxpayers
85. I support affordable housing options--including allowing ADUs--but would like to see the large lots and single-family housing character of most of Woodbridge preserved.
86. The commercial areas in Woodbridge are so poorly organized. Better organization with more sidewalks and village of businesses would make the area a desirable spot for young people and singles. Families want to live away from the commercial area, as is, but simply cannot afford the housing elsewhere. Consider using a portion of the WCC. I am very much against 55+ communities as they are discriminatory against children and young families. If you use the WCC for anything, then build a neighborhood that includes affordable housing, a community center and pool, a park and open space. Make sure to retain access to the sledding hill and improve the access for parking and walking to the hill.
87. I would be very happy if public access to the sledding hill on the old golf course is preserved. It is a wonderful spot enjoyed by many people every winter.
88. I believe we should support senior housing on a portion of the WCC property
89. Overall a poorly conceived survey, also the bad grammar and typos are embarrassing. Disappointing.
90. Utilize existing WCC land for stand alone and multiplex housing for senior citizens. Increase tax base. Provide some amenities to the homeowners. It paid for by an association fee. No to government subsidized housing assistance
91. It is critically important to attract young, diverse families to Woodbridge. The town has much to offer. However, the lack of accessible and affordable housing and high taxes make Woodbridge undesirable to many potential residents.

92. I think people move here because of the large plots, single family housing, and definitely the schools. The proposed changes seem likely to be deleterious. How would these changes benefit current residents and the town?
93. Don't make Woodbridge into a project. You all appall me with your low standards and cheapness. I'd rather pay more taxes than let lowlifes live in my town. On second thought, I'd rather move.
94. Do not approve of any affordable housing or development building on the old Woodbridge golf course
95. Adding density increases the needs for services. More need for police; more students. It is clear from FB there are many who live in Woodbridge struggling to afford to live here. I am not eager to subsidize these services for even more people. Increased students will increase needs without increasing revenue adequately. The quality of schools will likely decline. The revenue issue needs to be solved first. Many will leave over this change.
96. If they do build housing on the Country Club property it should only be on 50 acres and we should preserve the rest as public open spaces.
97. We can and should encourage development in our commercial areas. Focus on the areas currently known as "The Flats". We could see this as a beautiful development full of housing and retail opportunities. And it would be desirable based on accessibility to transportation and services. Have you seen the development in Oxford on Rte. 67, "Quarry Walk"? Shame on us for not having fostered a similar development in the flats years ago. Shame! It would solve MANY problems. So GET TO WORK!! It's sinful to develop multi-family housing in the areas currently zoned & developed as single-family 1.5 acre lots. It's a terrible crime against those of us who purchased in these zones to change them on us after purchase. For existing residents, it's like buying a Toyota FourRunner from a dealership and later they come switch it out for a Corolla. Who would accept that?!
98. If the town needs to meet affordable housing needs then the best location for access to sewer etc is the open areas near the commercial buildings near Bradley road and Landin st. This property has been empty for years and could help create a space for younger people who want access to amenities, dining, etc, and want the convenience of having a downtown feel. This would attract more restaurants and other businesses to that location and help bring in much-needed revenue for the town. We need to expand this area further instead of having a random patchwork of housing throughout Woodbridge.
99. I moved here because it was an affluent town with great schools. I am not happy to hear that we want lower income housing options, towns around Woodbridge offer that already. In my opinion, keep Woodbridge unique or you will lose a lot of residents.
100. Limit the size of new houses.
101. I believe in affordable housing in Woodbridge: economic diversity and the racial and ethnic diversity that comes with it is good for us, good for our town, and good for the region. We need to do our fair share to provide affordable housing in the context of an affordable housing CRISIS in this country!
102. Affordable housing should be placed next door to everyone who votes for it.
103. Woodbridge is the town that it is, because of the people that SAVE and BUDGET to live here. My husband and I personally, worked 4 jobs and saved for three years to be able to purchase my home. Hard work pays off, and I am not okay with altering the town that I worked SO HARD to get into and to raise my family in. Altering the town and it's housing laws, will ultimately change everything that the town of Woodbridge is. Schools are what they are because of the dedicated families and parents that support them. Changing housing laws, changes everything. Stop trying to alter the town as it is and look into adding Commercial investment opportunities. Drive through Westin, Westport, Darien- all of their downtowns are booming with restaurants, shops and places to visit. Take a page out of their book and look into bringing more commercial investment into our town! The required 10% for the state law can be met by the apartments and townhouses in the Flats.
104. Affordable housing will be the downfall of Woodbridge.
105. We need to think of affordable housing not only as a benefit to the people moving in...but as a benefit to those who are here.
106. If families with children enter our lower income housing opportunities, we would need to build an additional elementary school, hire more teachers, etc. How would that help lower residents tax burden?
107. Housing associations could ensure that residents maintain property.
108. Sale and development of CCW will help solve the town's four largest challenges: a) create more diverse housing options on a site with the infrastructure to support it (sewer and water); b) increase tax revenues to ease the burden on existing residents; c) remove the financial burden of CCW carrying costs and debt; and d) provide town leaders with the ability to spend time on more pressing issues and perhaps lead to a more unified town once we move on. The town bought this property at the top of the last real estate bubble and overpaid through a flawed process. Now we are lucky that we have the opportunity to correct that mistake by selling this property while the market is hot to a reputable developer. At the same time, allow for mixed use development along and between Amity Road and Litchfield Tpke.

109. I truly believe that some of the best land in Woodbridge is in the Amity/flats area. It has also been the most mismanaged, and underdeveloped area. It is the gateway into town, and barely has any business I would need to frequent, making me need to go to New Haven, Orange and Milford. This should be our area of concentration creating incentives for redevelopment of streetscape, businesses such as restaurants, medical, shops, a whole foods market etc. This it would mean razing to the ground and rebuilding a lot of the bad 1960s-80's buildings, and traffic conditions, making it feel better and walkable. I would love to see mixed housing, and condominiums and a few small homes. This area could feel like a town green. We also need bus service into the current center of town to connect with.
110. I'd be okay with converting the Woodbridge Country Club to an active living space with affordable housing only on the Rte 243 side. The rest of the property could be converted for: - public pool membership (not like the expensive Woodbridge Club) - walking trails - mountain biking and motor sports trails on certain days (membership) - 9 hole golf course - mini golf course - pond with pavilion and small paddle boats and remote control toy boats - pavilion can be rented for private parties - and more Other idea is to turn Woodbridge Country Club into a summer resort (like the one in Dirty Dancing Marvelous Miss Maisel) Affordable housing can be in open areas of the flats and have businesses that have upper levels converted to apartments. Or building that's are empty in the flats converted to apartments.
111. once kids are no longer in the schools, there is no reason to stay woodbridge has nothing to offer - not even a town green with a cafe or anything that brings the community together. installing a sidewalk from the HS to the "town campus" is a joke. That's what the town thinks is a good use of funds? what "campus" How about developing the golf course into a recreation area where we could have community gatherings - disc golf, bike races, car shows, picnic areas It is a disgrace that the town doesn't even mow the lawn or maintain that property in any way Can't wait to leave woodbridge
112. We need to utilize all the pre existing commercial buildings that have for lease/sale signs to create more inventive/creative affordable housing options near public transit routes and city water/sewer. I do think cluster housing of small affordable single family homes on other areas that might be farther from public transit would be good for families just starting out but want their privacy and own space in the peaceful setting Woodbridge provided. The bigger issue at hand is the impact that more families will have on our school system. We need to raise the grand list ASAP if affordable housing is a must. We cannot support anymore tax increases due to rising education costs. We need the town to be better managed and to let the people have a lot more input. As much as we all love the peaceful setting and beautiful nature of our amazing town- we need more businesses and things for families and kids to do in town and to shop.
113. I hate the idea of mixed units sprinkled throughout town. The only reason we moved here is the open spaces and peace and quiet. I hate the idea of packed parking & multi unit apartments. Most families work their entire lives to escape the city life. To be called racist and exclusionary does not help when all you want is the town to have its same open space feeling. We also don't need any more families clogging up the schools. We are looking at what-a 8.3 mill rate jump according to your estimate? Every and any housing should be put in the amity flats section of town. Single bedroom/two bedroom max housing that is not resembling any of the ugly units you see in major cities. I live on orchard road and recently endured the political attacks from the lawsuits filed against the town. The people have spoken and we do not want the housing in the residential neighborhood. I also believe the optics of saying no and then being labeled a racist is a factor for anyone dumb enough to say yes to that idea. We can not and should under no circumstances develop our downtown area near town hall. We need businesses as much as we need housing. We need to replicate west Hartford/ blue back square. That's a perfect example! Or even downtown Fairfield area. Shopping and housing- similar to Oxford.
114. Majority of town budget is education. Woodbridge is most desirable for families. Unless tax revenue for each new housing unit exceeds the cost of education of 1-2 children in the district, adding more housing is only going to increase taxes for all!! Support further developments of commercial or senior housing only.
115. Tiny Home communities would be accommodating to singles, couples, elderly due to size and therefore cost of construction should be less. The community may not necessarily require public sewer systems. Solar panels, water storage tanks, even composting toilets can be used. If public utilities such as sewer systems are wanted, then maybe large communal septic systems would be used in a community. Less living space and less land use by these communities would allow for more open space. Maybe even a continuous population of low income, single, elderly because typical family growth needs, or death, would allow for a change of people moving in. This would mean that the town would meet the state's requirements as needed, for a long time. The community should have restriction such as a minimum amount of time to reside as a primary residence. Sale of property has to be within community guidelines, and other considerations as may be required.
116. What price is considered AFFORDABLE housing for seniors in this town? Fieldstone Village (55+) offers units starting at 500k - 800k. Ridiculous pricing for seniors unless you are ultra wealthy.
117. I believe that it is extremely important for Woodbridge respond to the regional need for affordable housing.
118. Truly affordable housing should be near public transportation. Owning and maintaining a car is expensive. I think the best place in Woodbridge to do this is in the commercial corridor on Amity Road. A bus can be routed to the area and amenities are within walking distance. The commercial strip is ugly and outdated. A good architect would know how to design a community there.

119. Woodbridge would be a stronger community if it were more racially and economically diverse. We need to be part of a regional solution to providing affordable housing.
120. The parcel on Bradley Road would be near Stop and Shop and other shops and banks, on a bus line, near New Haven, on city water and sewer, and ideal for affordable housing.
121. Consider the building/class size needs of schools strongly in the equation for new housing. That tax base needs to offset the increased costs to expand and support the schools.
122. We are more interested in median-range affordable housing rather than subsidies for housing.
123. sick of NIMBY
124. The towns taxes are the very high for the amount of services the citizens receive. While the school systems is great many citizens end up paying for taxes on services they will never even use. We don't even have a trash pick up in our town...
125. Development destroys the small town. You will need more police, more classrooms, more emt, more traffic development, and more taxes. Affordable housing will not ease the burden of already high taxes.
126. There is no reason we can't build attractive lower cost properties to diversify our population and increase the potential for retail offerings that can be sustained by the population. This also includes public use space that is well throughout and easily accessible to towns people.
127. We should expand Bradley road with Retail on bottom and apartments/condos on top with the hope that a more lively area will attract younger people to our aging town. The WCC is a no brainer for development. There is plenty of space for open space and development. It is close to public utilities, and I am sure the bus route could be easily expanded to have a stop further up the hill for residents. And if Beecher is busting at the seams, then instead of paying the 9 million to put on an addition- a scare tactic used by Lober and others, then why not save the money and move 6th grade to the middle school? That school is underutilized and is not using all of their space. But again, building smaller units bring less children into town- the large homes being built bring many more children according to the Fink presentation- and the naysayers to AH have no issue with that!
128. I think the need can be met by offering a variety of types of housing that either don't exist in Woodbridge now or are minimally available. This could be done with new and modified existing buildings that are attractive and well built.
129. Wish I could just keep my house. It never looked this bad. Needs paint ect. Cannot get tax break because family member lives here. After 80 years of living in town
130. Avoid choices that will raise the mill rate now or in the future, such as families with schoolage children and large developments that will increase town expenses.
131. Build dense housing on already-approved properties.
132. The Bradley road area going towards the mixed industrial area needs an overhaul. Housing could be done on Bradley rd but won't bring in a desirable residential complex if surrounding areas look impoverished. Take a good look at the Quarries in Oxford that is the direction where Woodbridge should be heading.
133. I did not like that I am being forced to pick an option on here. I do not support any additional housing in Woodbridge. I moved here to get away from all of this and live in a more rural area.
134. there is no public transportation to most parts of woodbridge- having bus route into woodbridge is not very appealing.
135. The town should NOT sell open space for housing of any type. We can have more housing opportunities AND protect our open space, which benefits everyone. There is plenty of privately owned land in town and developers will respond to the increased demand. Create an incentive program for owners to convert their "naturally" affordable housing into deed restricted housing. Get a list from the tax assessor of all the properties in town with appraised values under the "affordable" limit (you will be surprised at how many there are) and offer those owners a tax break in exchange for restricting their deeds (similar to the 490 program). We might even get to our 10% goal that way. Affordable housing should be located in places where people can walk to shopping and public transportation, since most who need affordable housing can't afford vehicles (according to your consultant David Fink). 90% of people over 50 want to remain in their own homes:  
<https://www.globenewswire.com/news-release/2021/05/10/2226492/0/en/NEARLY-90-OF-AMERICANS-AGE-50-AND-OLDER-WANT-TO-AGE-IN-PLACE.html>
136. There is no reason to dramatically alter zoning and some of the changes that were made are going to devalue properties and create less tax base. All expansion of reduced housing can be accommodated on the side of town near the commercial district and Route 15. There is space, there are streets, and it could use some money to be spruced up... wrecking established neighborhoods is not the answer.
137. Develop town center
138. cluster housing with shared open space is a good use of land.

139. Do not make changes to our zoning. Our zoning preserves the planet and modifying it would not only create tax burden and infrastructure issues, it would drive current residents to leave as the quiet and woodsy nature of the town would be compromised
140. More affordable housing options, particularly those utilizing Section 8, typically lead to more quality of life issues and criminal activity. I suggest that the proponents of affordable housing should volunteer to place such residences near their own homes to substantiate their support. Thank you.
141. Historically, affordable housing leads to an increase in quality of life issues and will increase the need for more funding for the police department. Without proper funding, police personnel will not be able to handle the inevitable surge in crime. Since the town politicians are typically against any sort of action that would benefit the police department, affordable housing would negatively impact the town.
142. Stay away from the golf course and preserve open land!
143. Building senior residence is a reasonable option
144. Need keep Woodbridge same to keep majority house value, it is not a town for cheap houses, I am a real estate agent, many towns near Stamford and Greenwich and New Canaan no affordable house new construction for many years, state law have to be accomplished by right way, can't sacrifice a great town like woodbridge main residents' house value. We contribute a lot by paying high tax.
145. Woodbridge is a reserved farmland, hope it will not be overdeveloped.
146. I think this is a bad news for those who moved in Woodbridge for what it's now.
147. Incentives to turn single family homes into multifamily would be ideal.
148. Thank you for this survey.
149. Woodbridge could use more affordable clustered housing to preserve open space and, hopefully, to diversify our community.
150. This quaint bedroom community of New Haven has a charm that my wife and I fell in love with. We knew the taxes in Woodbridge were high but it was a price we were willing to pay for the quality of education. The ability to live in this town kept that delicate balance in proportion so the school were not overburdened and the quality of education was not compromised. This town does not discriminate against anyone from buying a home. However, by changing the zoning laws and allowing an influx of more younger families would only place a great burden on the school system resulting in higher taxes. There would be two changes that I would agree to. 1) Utilizing a portion of the golf course property to build homes that are aging in place for the 55 and over demographic. 2) looking at options in the Bradley Avenue area of Woodbridge to build up and bring in more businesses like they did in Oxford Quarry Walk. Both of these suggestions would not place any burden on our schools, would only add to our tax base and possibly lower the taxes to allow more people to stay in Woodbridge instead of moving out once their children graduate. All I can tell you is I am one of eight children that went through the Waterbury Public school system. My father was a truck driver and my mother was a stay at home mom. How you start off in life does not determine where you end up. I'm a product of the Waterbury public school system and I was able to buy a house in this town because of hard work and determination. Building lower cost homes and multifamily homes might make people feel better but in the long run it will only place an enormous burden on the taxpayers because the school system we have currently will not be able to sustain the growth.
151. I am for some development of the Country Club but my biggest hesitation is if there is increase school population. Beecher has had so many building issues over the years, now a lack of space, but also just so many maintenance issues that are ongoing and always expensive.
152. I have think the town should think long and hard prior to adding any more density down in the art 15 corridor.
153. Build more townhouse or condos, build less big houses( like mansions) People want to move in Woodbridge, because of education. However, many middle class family can not afford the high price and tax for the property. Also, build more public water pipes and gas pipes.
154. Question 6 is inaccurately worded.
155. We don't need more people moving to Woodbridge to increase the grand list. What we need are town leaders who know how to control spending and cut costs. This survey is very poorly written because there are no options for the respondent to choose other or none! Very leading questions with an obvious agenda.
156. Enough is enough
157. We should not add housing where there is no public water or sewer systems. Focus on adding housing in downtown-there is plenty of room. Master plan a mixed use downtown commercial area that will attract young professionals. Check out Southern Village in Chapel Hill, NC. CT transit buses are simply not tolerable to professionals, so consider adding a dedicated Woodbridge to Yale/YNHH coach with WiFi for commuters.

158. I strongly oppose bringing in affordable homes. I moved here over 20 years ago from a town that was full of affordable homes because I wanted a different environment and I was proud that I could afford Woodbridge. That was part of the attraction to this town. I would rather the town not build any new homes than to lower the standards to affordable homes.
159. I live in affordable housing on Woodbridge town land in the retail, commercial district. The units are perfect in design with larger doorways for ease of wheelchair use and access to the outdoors on first floor to outdoor sitting and recreation area. The units are attached (30) into 5 sections with attractive picket fences and a chance to garden. The large outdoor common area was a boon during covid when us elderly tenants could gather outside and socialize. The whole complex is well designed and the footprint should be used again for similar units to be built in town. The unit is a little known gem in Woodbridge and many people do not know how great it is.
160. Proceeding with housing in town areas first, as well as accessory dwelling units in existing houses, offers less resistance initially by the community. In addition, Arbor Haven proposal offers good mix of housing at a time when it is needed.
161. Think outside the box. Be creative. Don't destroy more of our precious open space and environmentally sensitive areas by using it to build any more housing
162. Woodbridge needs a 55+ community where those long-term residents of the town whose homes have outgrown their needs can reside. It has been a very hurtful experience to move from Woodbridge to a nearby town where such community is located. In some ways I feel that Woodbridge, where I resided for 37 years, has abandoned me, even though I am the one who left. I still feel the pain and the longing to go "home."
163. I am a proponent of converting some current housing stock into duplexes or adding accessory apartments over existing retail space. I do not support large multi-family (2+) units
164. This survey is to only support this type of additional housing. Anyone who has any level of business/statistics analysis experience can obviously see that this survey is only designed to support this type of housing. What a poor effort on the Town Leadership to gain unbiased real opinions in this matter. Where is the Town Planner that Woodbridge was supposed to have years ago?
165. As one who has owned a family business in West Haven for 60 years, I've seen firsthand the actual results of what you are proposing. It's not good. West Haven which was once a rural farming community, is now blighted, crime-ridden with burdensome taxes. It would be one thing if what you are proposing showed demonstrable success. It does not, it has been tried for the last 50-60 years and has only managed to bring the community down instead of lifting people up. The problems in society can be tracked to a few simple concepts. Decreasing two parent households, teenage pregnancies, drug use and abuse. Why is it that other minority/immigrant groups have experienced far greater success in America than the African American population? Because they have avoided these impediments to success and done so without affirmative action programs. These programs are not unique to the United States, they've been tried the world over. Usually, they start off with a time limit on the program, but because they don't work and because they are boon for the administrative state, they are extended forever. Never helping enough people to justify their continuance. I would ask, what is the penalty for not following the 10% affordable housing mandates and should we consider not following? Alternatively, do we have legislators willing to fight these unconstitutional mandates? Ask yourself, when was the last time you saw a campaign promoting two parent households, curtailing teenage pregnancies and really cracking down on the opioid epidemic? Lastly, the country club property should have stayed a golf course. That's what it was and it was a pool, tennis courts and a place for families to spend their summers. Even if it was break even or a slight loss it was a worthwhile benefit for all members of the Woodbridge community. I am not an expert on these topics, but if you would like some real world data refer to the Thomas Sowell Reader, Discrimination and Disparities by Thomas Sowell and White Guilt by Shelby Steele. Hope you all have the courage to represent us appropriately.
166. Do not use public land for housing. Affordable housing should be along Amity Rd and Litchfield turnpike Leave residential zones alone.
167. I think it's great that Woodbridge is tackling this issue...It's about time that Woodbridge added more affordable housing.
168. Woodbridge residents need to get over the canard of preserving the "character" of the town. The lack of diversity of its residents is a structural deficit that reinforces the parochialism too prevalent among many.
169. The price point for senior housing I've been reading about in the local news is far too high for folks looking to downsize. Prices should be in the \$400k and up range in order to sell these options
170. I lived in Woodbridge my whole life. Pay my fair share in taxes. I don't believe affordable housing will benefit this town. Will only decrease the home values. Put a burden on the school systems and municipalities.
171. Often all the possible answers are not, for me, the right ones. So, one gets a slanted conclusion (purposeful or not). You want easy statistics, you get them. But they are not necessarily meaningful. A tougher written verbal exchange would give better answer, but would be more work

172. Last fall's survey by the South Central Regional Council of Governments was politically skewed to artificially produce a desired result. For that reason, many could not complete the survey as it was structured to censor the fair expression of honest broader opinion.
173. I believe the problem of affordability should be tackled differently. Instead of making housing affordable for people, the solution should be enabling people to afford housing. Subtle difference in wording, but a big difference in the approach. For the past forty years the low/middle classes have struggled from stagnant wages largely due to income inequality. The pandemic notwithstanding, Woodbridge typically has a good supply of what should be affordable houses "on paper". These houses have outdated mechanicals, septic, roofs, etc. and need significant updating to make them accessible/attractive to potential buyers. This is extremely challenging for families who have both parents working combined with increased cost of living, expensive childcare costs (preschool, Beecher e-day, summer care), and lack of time/money to make the needed updates.
174. I don't think we should have affordable housing opportunities in Woodbridge
175. I would hate to see Woodbridge spiral down like New Haven. Crime is worsening. My family has been here for 103 years. Just sad to see the decline.
176. We need to preserve as much open and natural space as possible. Lots should be kept large and wooded. We are not opposed to using existing buildings in new ways though - such as multi family housing within a single large residence, since that doesn't involve construction and eroding natural areas any more than they already are. New housing/residents come with significant costs to the town as well. Please don't rush into building more houses hoping that the taxes will save the town money, because it will not be enough to offset the new expenses. Living spaces above existing commercial units are fine too.
177. Woodbridge must find a way to comply with existing state statutes or risk the inevitable 8-30g development proposal which would be near impossible to defeat .
178. No additional housing opportunities are needed in Woodbridge.
179. I like our small town and feel our schools are overwhelmed as it is. I don't think there should be any apartment options or multi family homes. However, I'm pro adding affordable housing for seniors.
180. Current policy is racist.
181. People move to Woodbridge knowing its expensive. Our current High school is already at a large capacity. We don't have public sewers and water to accommodate this proposal. There are near by town that can accommodate this, but not this small town.
182. Please consider the town resources that will be needed with an influx in building and the cost of building those resources and maintaining them. Further, rented units don't pay property tax so that is not helpful to the town.
183. Transportation, water, and sewer are contributing factors and this cannot be lost sight of. Septic fields can contaminate wells and then - if the Town sanctioned multiple housing and the contamination took place - Water lines may be a forced install - at a very high cost.
184. Make the lot sizes smaller.
185. I believe that open space should be protected, and additional housing focused on mixed use in lower Woodbridge. This is more environmentally and ecologically prudent than developing large areas of existing open land
186. I think a portion of the country club land should be used to build something similar to what Oxford did. The market and shops and restaurants, etc. Studio and 1BR Apartments can be built near and above stores creating a young, fresh new area.
187. I think the Country Club of Woodbridge would be a great space for this.
188. serious need for 55 plus housing as other towns offer it
189. none
190. There needs to be a recognition that preserving the only town owned property with the capacity to accommodate higher density development is an exclusionary practice. It is pathetic that these preservationists are profiting off of developing housing in the Flats by squeezing housing on property that should be preserved for open space to provide for a better quality of life for existing families. What hypocrisy! Woodbridge has a long road in acknowledging structural racism.
191. If you look at our town's valuations there are many homes that are "naturally affordable." The town should recognize this fact and make clear to the public that the state mandate is about "legally" affordable homes. We may have 1.3% legally affordable homes but we have many more homes that are in fact affordable.
192. Woodbridge needs more diversity. People in town "support" all these initiatives and movements yet don't welcome diversity in this town.
193. I think creating small gated communities on some open land would be nice.

194. There is every reason to building affordable housing on the WCC property, including the financial benefit to the town and residents, and no real solid arguments against doing so. A small minority of residents always speak loudest against proposals that will benefit the residents as a whole, e.g, cell towers, multi-family housing, etc, a NIMBY approach.
195. Additional housing would make this town more inclusive and more families could mean lower tax burden for all. I think putting some shopping options in or near the town center, would be a nice option for over office apartments. And honestly we need a "cute" walkable shopping space.
196. Building "affordable housing" will not change the fact that the town is more remote, there's a lack of public transit, it's 15-20 minutes to most stores, etc. Not every town is built or located to support affordable housing. Woodbridge property taxes are already 50% higher than neighboring towns. Will you burden existing homeowners even further, making it unaffordable for them, to make housing more affordable for others?
197. Businesses should not be confined to the business district as new housing may require access to businesses and services. Public transportation should follow community development.
198. This is the most biased survey I have seen in a long time. I am not interested in having Woodbridge change the zoning laws. I believe we should keep to the 2-3 acre minimum residential zoning. If you want to live in more urban setting then look for housing in another town. We have 169 towns in CT - I am sure everyone can find one that meets they desires for housing.
199. The focus on developing open space, which is what many people move here for, forgoes the options in the most viable area of town for low income individuals and families in the Amity section. The highway and bus route are already there, amenities like grocery and gas are walkable, and public water and sewer are already there as well. The open spaces should be developed for public uses that are environmentally friendly.
200. Bring in a trader Joe's and we can talk about more housing...adds jobs and need for all income housing
201. Good idea. We can open up our town and share our neighborhoods. We need more diversity in our town.
202. I strongly support senior housing at the country club site.
203. I'd like to see housing on the country club land. Some open space for tennis courts even a public pool. Walking trails.
204. 1. Affordable housing that is dense needs to be near transit/services. Mixed use depending on location. In flats on the east/west side of the West River or vicinity of JCC/intersection of Amity and Center Road (need sidewalks to get to shopping etc. though). In fact we need sidewalks and slower speed limits in the flats. Traffic calming measures, please!! 2. In existing neighborhoods and dispersed through town LESS DENSE is better (less black top/fewer cars) such as existing homes with accessory structures, larger house made into a duplex, architecture that is compatible with the existing neighborhood. Avoid too many units in one building. Maybe Center Road near tennis courts and ball fields is a good location. NOT on Fitzgerald property, please. 3. Small number multi-level/townhouses/duplex housing along Woodfield Road (on town-owned land with a long-term lease), but that's remote from transit/services and at the top of a really steep hill! A small number might work there. 4. Limit to one and two bedroom apartments to avoid pressure on Beecher. 5. AVOID UGLY. The apartments along the West River near Lucy Street really give rentals a BAD NAME. Let's find a good solution that is good for everyone. Would be great to give folks a leg up because housing is so costly and owning a car is too which is why locating near transit is ideal. A couple can then have one car(!). Thanks for asking. Hope my comments are helpful.
205. Woodbridge should have more housing. All the details about what kind and where can be worked out while preserving the towns character. There are many options and we should explore all of them. Some housing types will work in the business district, others will work in more rural spaces. Multiple context-based solutions is a good way to go.
206. This survey was poorly written and provides the respondent with little or no idea about: (a) why you are asking some of the questions, (b) how these data will be used, (c) how opinion items (e.g., land use, who is interested in living here, etc) could or would have any impact upon the hard decisions that relate to the \*mandated\* state requirements. I view this whole exercise as pure fluff to deflect public scrutiny from our elected officials and permit those same officials to feel as if they are doing something. Which, as far as I can see, they are not (other than delaying making those hard decisions).
207. Woodbridge needs to focus on affordable housing to own, not for profit rentals. They also need to focus on bringing in more businesses to share the tax burden so that taxes don't continue to rise every year. My family of 5 is not much higher than the 90,000 median household income that qualifies for this housing. We work very hard to have our kids in school here but are being pushed out by taxes that increase faster than the average income.

208. Housing programs that foster dependency rather than promote mobility should be avoided. CT is a low-to-no growth state, with a high cost of living. It's losing jobs, not creating jobs. If we want upward mobility and income equality, then we should promote migration to low-cost states with high job growth and better economic prospects. The ideal building site for affordable housing is at the corner of Meetinghouse Lane and Center Road, between the tennis courts and Town Hall. It's close to town facilities and would infill and reinforce the town center. The architecture should be colonial villagelike, low scale, modelled after and complimentary to the rambling Center Church complex. Housing there would not be at the expense of farmland or existing open space. A quality design that is faithful to our town's colonial vernacular is key to the project's success and acceptance.
209. I'm concerned that adding senior housing would add voters that do not care about the school district. Many families moved to Woodbridge for the schools, and they should remain a priority.
210. Let's make sure we screw up the biggest town issue in 100 years and react emotionally like so many do. The schools cannot handle more kids. Provide housing for 55+ and that's it!
211. Higher density housing will involve more young children and will raise my taxes.
212. Please, please leave the old golf course property intact as a nature preserve and open space for walking, biking, sledding, etc. If the town decides to build affordable housing somewhere, please don't let it be there.
213. Open space should not be taken for affordable housing. Both can be done.
214. The country club property will allow us to check several boxes - we will continue to have a sizeable piece of beautiful land for town use, new affordable housing, new senior housing, and new single family homes, as well as pay down the debt. We need to make this happen.
215. We are semi retired and strongly considering a move out of Woodbridge, largely to live closer to our grandchildren. But if there were affordable options, we might stay and continue renting near our children, as we are now doing. Most of the "over 55" communities are too expensive for us, especially when you add in the HOA fees and most are very large places that are more expensive than our current home in Woodbridge. But destroying beautiful property such as the former country club would be a reason why we would leave EARLIER than intended as this tells us the Woodbridge is not the same Woodbridge as what brought us here. We are not from CT, we moved here because we like CT and we moved to Woodbridge for that same reason. The downtown area has been dormant for years. It seems there are buildings that could be repurposed. Or lovely townhouses in the main part of town would be desirable too, for all ages. We rented a very nice apartment (in a community of three story apartments) outside of Portland Maine. There are mixed ages. We pay \$2,000 for a one bedroom with den. I know this isn't cheap, but it seems to be affordable for a couple like us, young couple or a single person with a roommate.
216. I believe that subsidized housing costs in houses already here and scattered around the town is best. It does not identify who has lower income and they can be mainstreamed. I believe Cheshire may have some of those houses. We should not sacrifice open space and the concurrent clean air and water to create affordable housing. There are other methods as mentioned above.
217. No change will bring forced change. We need to find a plan the will set an example for other communities.
218. Take advantage of public transportation. If people live on bus line, there would be less need for multiple cars in a household.
219. Woodbridge desperately needs to improve zoning in the Amity area where we have gas/water/sewer. We should provide for overlay zoning and create a real, vibrant, mixed use area which will increase our tax base and provide for greater affordability, improved amenities and quality of life.
220. I hope the country club property provides opportunity for both low cost and elderly housing as well as open space. Not sure this is as good an area for affordable housing as nearer transportation and stores in commercial areas of Woodbridge
221. The concept of changing zoning to allow conversions of existing one-family dwellings and/or accessories to multi-family/unit is unfair to adjoining property owners who purchased residential real property with the understanding that neighboring improved property was zoned for "one family/unit." An increase in density on already developed property devalues adjoining property and has potential for decreasing its quiet enjoyment. Developing new housing on unimproved property is different because presumably a buyer of adjoining property understands (or should) that such neighboring property can be developed prospectively subject to zoning regulations in effect at the time of development.
222. convert some of the ball fields to housing opportunities. Use some of the land that was the old Woodbridge Club site.
223. I think it is imperative that Woodbridge comply with state and federal law and provide options for affordable housing. Hard-working, taxpaying families with children, in particular, deserve to have access to the quality education our town provides.
224. I would not like to see new multi-family or affordable housing put up in Woodbridge.

225. It's all about the school system in Woodbridge . This is why many purchase a home here and this is why the taxes are so high. Many buy homes and once their children graduate they leave because of the high taxes. This delicate balance has been working just fine because it maintains a certain level that utilizes the school in Woodbridge. I'm a fan of utilizing the golf course property for age restriction homes and open spaces. This would not place a burden on our schools and increase revenue for the town. Also, trying to bring more business into this town would be your focus. There is land in the flats area of Woodbridge that we can build up to increase revenue like Oxford did with Quarry Walk. Every child has the opportunity of an education in CT. I'm a product of the Waterbury public school system. Many people might want to come to our town but the simple fact is by lowering the cost of homes to a younger demographic population you will destroy the school system and only increase the taxes.
226. The issue is less what type of housing to build, but where to build it. It is unfair to now burden with denser housing , residents who have chosen Woodbridge for appeal of zoning and who have paid taxes on 1.5 + acre lots. We are also cognizant of burden on our education system and other services which will be borne by more traditional property owners by virtue of higher tax base.
227. I just spent 15 minutes on the Town web site and couldn't find a summary of the changes made that are referred to in Question 2. Link needed.
228. There is a wide variation of housing in Woodbridge, some of which are affordable even if they do not meet the state's definition of what is "legally affordable" because the title does not include any restriction on valuation. Your committee should acknowledge this fact. You should also suggest incentives for the owners of "naturally" affordable homes to convert their homes to legally affordable status. To the extent you recommend new housing you should focus on the "Flats" where people need not own a car, and should promote the development of sidewalks so people can walk around the neighborhood easily.
229. Until we increase of tax base with new business influx we can not exponentially increase the number of homes of families with children attending school.
230. Change current zoning to allow more affordable housing for those who wish to stay here or to move into town.
231. These new housing regulations are not beneficial to citizens of Woodbridge; they satisfy characters who "use" this town and eventually leave once their children are educated
232. I would support affordable, one level, aesthetically pleasing senior housing (small homes, condos or apartment complexes) for rent or purchase, in order for older adults to downsize. I work here and would consider living here if such was offered.
233. Can we convert some of the classrooms/space in the old Center School into apartments? Is there wasted space there that could be used for housing?
234. I support the proposal to build more dense housing and affordable housing on a portion of the old golf course land.
235. We should try to attract the qualified for affordable housing without children. Beecher School is already at capacity, and we cannot afford to build an additional school.
236. Questions 10-12 did not have an acceptable answer for our household. They leave you with no choice but to pick one of the options when we would rather choose "none of the above". We do not want to see any of the affordable housing options listed in question 12 brought to our town. One of the greatest things Woodbridge has to offer it's current residents is it's tranquility. Apartments/affordable housing structures will directly affect the tranquility that the town offers it's current residents. If affordable housing structures are necessary, they would be better suited in current commercial areas rather than residential ones.
237. I understand the need to comply with the law, but we need to be mindful of what makes Woodbridge special. Woodbridge is rural town and there are limitations and costs associated with living here. Adding density when we rely on well water and septic systems is inane. Converting single family houses will create an added burden to the fire department. You need cars to live in Woodbridge - it is not budget friendly - especially with CT's regressive car tax. We need to lower the mill rate or no one will be able to afford to live here. We chose Woodbridge for the schools, spacious lots, and proximity to New Haven. Changing the character of the town will destroy its charm.
238. Woodbridge is a beautiful place to live, with great schools, but the town is rural. We have very little infrastructure and sky-high personal property taxes. Adding more residents means existing residents will have to pay even more in taxes to support the increased demands on the schools, police, fire, roads, and other town services.
239. I could not check off the different housing examples since it only showed the first three.
240. Add'l housing increases the grandlist which in turn keep taxes flat. With rising inflation and costs taxes will have to increase. its troubling the grandlist has remained so flat over the years. It's important to have other housing opportunities in town.
241. In favor of using Former Woodbridge Country Club for additional housing development including affordable housing while preserving parts of it including along Ansonia & Johnson Road as open public space.

242. I support sustainable housing options that would cluster housing and maintain open space, providing "shared" back yards, walking space and garden space. Woodbridge needs housing options for long time residents who would like to stay but no longer can nor want to maintain 2500sq ft house on 2 acres. Now, there is little choice but to up and leave town, as most of my friends have. It is sad to have to leave a place that has been home for 20, 30, 40+ years, simply because there are no options.
243. Unfortunately the laws in the state have dictated this course of action. Because of the threat of lawsuits against our town, we have been threatened to change or else. This is not freedom. We chose to live in Woodbridge due to safety, education, location near family, and location near work. Now our way of life is threatened by the possibility of lawsuits and the encroachment of more crime in our town due to the forced low income housing that is being forced on us. Data has shown low income housing has the highest crime rate versus affluent communities. If low income housing is brought into town, what is the plan to combat the most likely increase in crime? At the very least, we will need a substantial increase in the size of our police department. Unfortunately, we do not see that as the solution. More crime will result in an exodus of town residents and business.
244. Fair housing opportunities are fundamental for a thriving and sustainable community. -50+ year town resident
245. Our town systems are already overwhelmed. Be very cautious about adding additional burdens.
246. We need a public golf course and politicians that protect the towns people, Woodbridges best interest.
247. Please stop telling people that families with school-aged children will not move to Woodbridge -- they will! (Didn't you?) Our schools have an excellent reputation and MANY people would like to live here so their kids can attend -- this is a good thing; it supports our property values! Don't try to tell us it's not true just because some studies of towns with poor-performing schools show that no one moves there with kids. No kidding! Did you move somewhere that has low-performing schools so you could enroll your kids there? Why do you think others would? Thanks for listening to my opinion.
248. No rental units, ownership required.
249. Reduce minimum lot size in residential zones. Allow planned overlay design districts. Create high density new town on former golf course parcel.
250. I see no need to have new housing built. People move to woodbridge for space and while maintaining a quiet environment. To change this would change what this town is all about.
251. just need high quality senior housing , no other housing needed, we already have lots of affordable housing.
252. needs senior housing high quality
253. Question 15 is m more relevant if you consider the size of the family. We are in the \$150-\$200k category though there 6 people in the household, including 3 children and 3 adults.
254. I am extremely torn between wanting to promote equity and preserving the land. The primary reason I'm reluctant to fully endorse affordable housing has to do with new construction. The preservation of open space is the second reason we moved to Woodbridge- behind the schools.
255. We choose to move to Woodbridge because of the superior education than surrounding towns, the larger plots of land, the lack of crowding. We choose to move to Woodbridge because how Woodbridge is and NOT what it should be in the future. We paid a higher price for our house so we can live a particular way. We do not need make more affordable housing!!
256. Architecture matters! Well designed and built townhomes and cluster housing can be attractive to anyone. Similarly, multi-family developments can be included if of quality design and construction, and are well sited with associated green space. No brick blocks, please. Insist on good contemporary architecture and planning.
257. I don't think any more housing should be built on the Litchfield TNPK near Merritt AVE. It is incredibly congested already. Although I love hiking the old Woodbridge CC property, it would benefit the town financially to put some mixed housing on that site. Townhouses, and small homes. Also, there is so little available housing for folks who are physically disabled. One level homes would benefit people who are disabled or have limited mobility.
258. No more assisted living communities.
259. We don't need them. Our town isn't meant to be over crowded with new development. The character is changing and we are losing our beautiful open spaces.