



# **Town of Southbury**

## Affordable Housing Plan

Town of Southbury Planning Commission

Adopted May 24, 2022



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## Community Values Statement

The Town of Southbury is a unique combination of developed rural areas, a meticulously planned and maintained retail corridor, protected open space, parks and recreation facilities, and predominately single-family homes built on large lots. All of which were designed to maintain the Town's charm and country-feel.

Southbury has a strong commitment to its historic districts, top-rated school systems, quality town services, cultural opportunities, and access to open space for recreational activities. Our Town prides itself on its preservation of open space and green corridors as some of our greatest assets. Another one of Southbury's great assets is the walkability and beauty of Main Street South. The street is lined with sidewalks, trees, and benches to promote the healthy lifestyles of Southbury citizens.

For several decades, Southbury has been home to the State's largest active adult community for residents aged 55 or older. This is in part due to a large, privately owned community that offers various housing options that includes townhouses, condos and attached single-family dwellings. This private entity provides an aging population with the opportunity to downsize their home and ensure that existing residents over 55 years old can continue to live in Southbury. Our Town recognizes the importance of expanding these types of living accommodations to all age groups by encouraging housing varieties that offer affordable homeownership opportunities, quality rental options, and choices to individuals of all income levels, life stages, and household types.

Future housing development should include mixed-use commercial spaces, accessory dwelling units, and the creation of new, diverse housing options that align with Southbury's intention to preserve the unique character and rural, country atmosphere that is so cherished in Town. These goals will be acknowledged in Southbury's Plan of Conservation and Development update.



## Introduction

The Town of Southbury has developed this Affordable Housing Plan, which identifies strategies to grow the number of affordable housing units over the next five years in a manner that aligns with community values. This plan is intended to satisfy the statutory requirements under CGS Section 8-30j. Affordable Housing Plans must be updated every five years per state statute.

### What is Affordable Housing?

In CGS Section 8-30g, the State defines Affordable Housing as housing that costs 30% or less of household income for households making less than 80% of state or Area Median Income (AMI), whichever is lower. As of 2021, a family of four making less than \$79,900 per year or an individual making less than \$55,950 per year could qualify for affordable housing in Southbury. Income limits are updated on an annual basis by the U.S. Department of Housing and Urban Development (HUD). According to data from the HUD, about 31% Southbury households make less than 80% of Area Median Income and may be eligible for affordable housing programs.

Affordable housing, as the State defines it, typically only includes protected units that are reserved for low-income households through deed restrictions or through governmental assistance programs such as housing vouchers or subsidized mortgages. According to 2021 data published by the Connecticut Department of Economic and Community Development (DECD), 1.47% of Southbury's total housing units were protected affordable units. Southbury also has naturally occurring affordable housing (NOAH) units. While these units may be affordable to low-income households today, they may not be affordable in the future if rents or home sale prices increase.

A common myth around affordable housing is that it consists only of higher density apartments. This is not true. Affordable housing can be like any other type of housing and comes in many forms, shapes and sizes ranging from single-family homes to duplexes and from townhomes to apartments. It can be privately owned or rented. It can house seniors, families with children, single individuals, or persons with disabilities. It can also come in a range of architectural styles making it virtually indistinguishable from other housing types. While some affordable housing units are owned and managed by public entities, most are privately owned and managed.

### Why is Affordable Housing Important?

Affordable housing provides many benefits to the community. Growing the number of affordable housing units would allow those with roots in the community to continue living here, regardless of their economic status. Affordable and diverse housing choices would allow young adults to move back to the community, in which they grew up. Seniors would be able to remain in the community after they retire and have opportunities to downsize, should they choose. Households that experience a loss of income due to economic circumstances, disability, divorce, or loss of a spouse, will not be displaced from the community, due to the inability to pay for housing. Workers in essential jobs such as teachers, grocery store workers, home health aides, childcare workers,

restaurant workers, and first responders would have an opportunity to live where they work. Affordable housing can also support businesses by providing housing choices for entry level workers, medical staff, and lower wage workers at Town employers. Town major employers include the Southbury Training School, IBM, Yale New Haven/Waterbury Health, Gyre9, O&G, Stop and Shop, Shop Rite, KanPak, and Heritage Village.

## Plan Development Process

This Affordable Housing Plan for Southbury was developed over a six month period and provided opportunities for community participation. A project website was launched to engage and educate residents of Southbury on different types of affordable housing, share project updates, and solicit feedback through an online survey.

A community survey ran from January to February 2022 and gathered input from 1,245 residents of Southbury on community values and housing needs. The key findings of the survey were:

- 43% of respondents were not aware of any affordable housing in Southbury today
- 34% of respondents know someone struggling with housing costs
- The top characteristics that make Southbury a great place to live were identified as the sense of community, shopping options, rural character, parks, location, small town feel, open space amenities and Main Street
- 51% feel that young adults need housing options
- 47% responded that low-income households need housing options
- 47% believe that individual or single households need housing options
- 52% feel that there is currently enough housing for empty nesters
- 68% of respondents answered that there is enough housing for young families
- 22% responded that there is too much housing for seniors in Southbury, likely stemming from the prevalence of the Heritage Village active adult community
- 43% of respondents answered that Southbury is not currently doing enough to meet the State's 10% affordable housing goal. 14% felt that Southbury is doing enough and 33% responded that Southbury should not prioritize meeting the 10% goal.



- If they had a choice of the type of affordable housing to be built in Southbury, 59% of respondents stated that they would prefer to see small single-family homes, 35% would prefer to see townhomes and 9% would prefer to see a multi-family building.
- When asked about the potential benefits of housing diversity for Southbury, respondents stated that it would attract younger residents, enable employees in Southbury to live where they work and allow people who grew up in Southbury to remain here.

Full survey results can be found in *Appendix A*.

A public workshop was held on February 24, 2022, which presented the housing needs assessment, community survey results, case studies and potential strategies. Participants were asked to provide input on potential strategies for their community which will be discussed in the last section of this Plan.

Additionally, a project website using ESRI StoryMap was launched at the onset of the project to provide educational background information and process updates for the public during the development of the Affordable Housing Plan.

## Introduction to Southbury

Southbury is a town of about 20,000 residents located in the northwest corner of New Haven County. Southbury borders Litchfield County to the north and Fairfield County to the south. The town is located in the Waterbury metropolitan statistical area. Southbury contains numerous small villages including South Britain and Southford.

According to the 2019 American Community Survey, Southbury has 8,742 housing units. The median household income is \$98,790 compared to the State median of \$78,444.

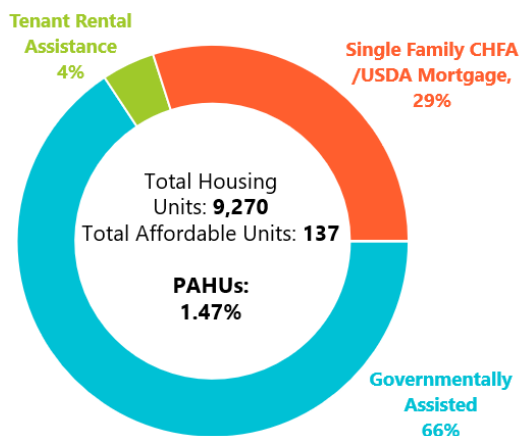
Southbury is home to Heritage Village, the largest active adult retirement community in Connecticut with more than 4,100 residents on 1,000 acres that was planned in the 1960s. Heritage Village is defined as its own Census Designated Place (CDP) which allows demographic analysis at the community level to demonstrate key differences between the composition of Heritage Village and the Town as a whole.

Another key site in Southbury is the Southbury Training School. The Training School is a large state-funded and state-operated residential facility for adults with intellectual disabilities built in the 1930s. The property consists of 125 buildings situated on a campus of 1,600 acres and independently operates its own power, heat, sewage treatment and water. The facility is listed as an historic district on the National Register of Historic Places. The Southbury Training School is currently home to 137 residents. At its peak in 1969, there were as many as 2,300 residents with intellectual challenges who lived there. The state discontinued admitting new residents in 1997.

## Affordable Housing in Southbury

The different types of affordable housing in Southbury today are described in the sections below. It is noted that Southbury does not restrict residency to current residents for various protected affordable housing units.

### Protected Affordable Housing Units (PAHUs) in Southbury: 2021



Source: DECD Affordable Housing Appeals List, 2021

### Protected Affordable Housing

As of 2021, 128, or 1.41% of Southbury's total housing units are protected affordable units. This includes 90 governmentally assisted units, 6 units receiving tenant rental assistance and 32 USDA or CHFA mortgages. Several new deed restricted properties have recently been built in Southbury but are not reflected in DECD data yet. Southbury has a smaller share of protected affordable units than its peer communities in the Naugatuck Valley Region.



Since 2002, Southbury has added 48 protected affordable housing units and its total protected affordable housing percentage has risen from 1.14% to 1.41%.

Different types of affordable housing in Southbury today are described in the sections below.

### **Connecticut Housing Finance Authority Programs**

The Connecticut Housing Financing Authority (CHFA) is a self-funded, quasi-public organization. Its mission is to alleviate the shortage of housing for low- to moderate-income families and persons in the state and, when appropriate, to promote or maintain the economic development of the state through employer-assisted housing efforts. Mortgages through CHFA are available for first time homebuyers purchasing homes that are within the CHFA Sales Price Limits who have a gross income that is within the Income Limits. Over the last 5 years, CHFA mortgages were used by 15 households to purchase homes in Southbury.

### **Private Affordable Housing**

Private housing on the open market may be affordable to low-income households. It is sometimes referred to as Naturally Occurring Affordable Housing (NOAH). This housing has no deed restriction or subsidy, but still costs a low-income household no more than 30% of their income. However, low-income households must compete with other more affluent households to occupy these units. If prices were to rise significantly according to various data sources used for this plan, the affordability of these units may disappear.



Grace Meadows – 380 North Poverty Road

Currently there are NOAH units in Town. Many of these units are in Heritage Village - a private, 55+ community with a range of housing types from condominiums to attached single-family homes. Other NOAH units in Town include:

1. Grace Meadows – an 88-unit active senior affordable housing complex located at 380 North Poverty Road.



Grace Meadows – 380 North Poverty Road

2. The Meadows – a 14-unit multi-family affordable housing complex location at 390 Roxbury Road. This deed restricted housing consists of 10 2-bedroom and 4 1-bedroom units.
3. Luna Holdings, LLC – Old Waterbury Road Project – is currently under construction and will include 14 deed restricted units to be located at 336 Old Waterbury Road.



The Meadows – 390 Roxbury Road

In addition, Pierce Hollow Village is a proposed senior affordable housing complex which will be built in four phases. The proposed complex will be situated on 45 acres of the Southbury Training School property on Village Road and will include 45 one-bedroom apartments located in four buildings. The complex will include a variety of amenities. The land is being conveyed to the Town by the State for the sole purpose of building affordable senior housing.



## Town of Southbury Affordable Housing Plan



Conceptual Plan for Pierce Hollow Village

The age restriction on many of the naturally affordable units with Southbury further exacerbates affordability issues for younger, low-income households. In addition, even with the NOAH units in Town, there is a need for more units especially smaller units and rental units for Southbury's single, low-income households.

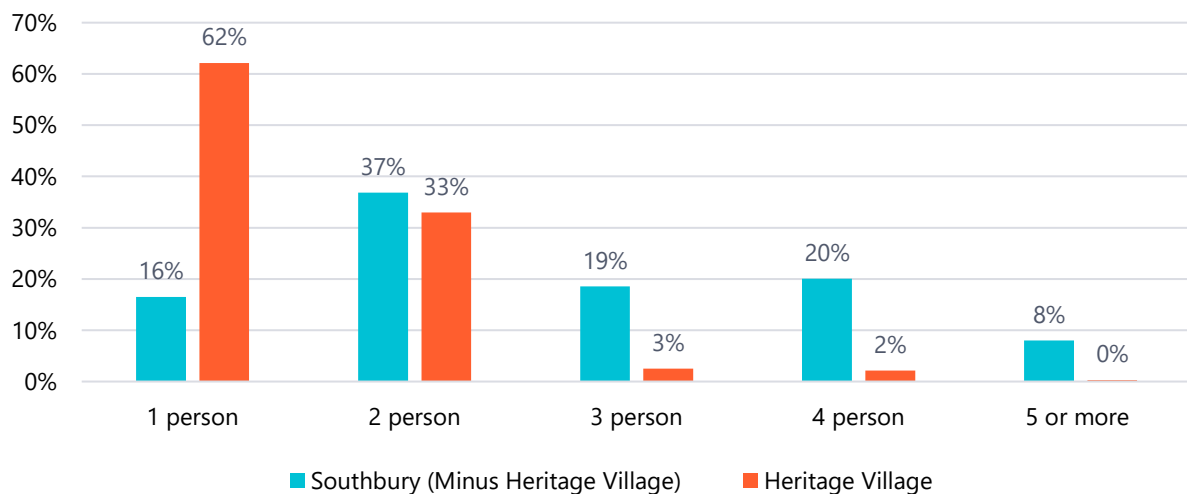
## Housing Needs Assessment

This section presents a summary of the key findings from the Housing Needs Assessment. For the complete Housing Needs Assessment, please see *Appendix B*.

### Demographics

- Population in Southbury was growing until 2000, after which the growth rate has slowed entirely. From 2010 to 2020 the population remained the same.
- The Connecticut Data Center projects that by 2040, Southbury's population will continue to remain the same with no growth or loss predicted.
- When looking at age distribution, children under age 15 have remained stable between 2010 and today. Young adults and young families in Southbury are declining while "Baby Boomers" are increasing as a share of the total population.
- In 2019, 30% of Southbury's population was age 65 or over.
- Southbury has seen a shift towards smaller households. The average household size in Southbury is 2.41.
- 55% of households in Southbury are married couples and 32% of households are individuals living alone. 68% of all households contain either one or two people.
- However, when you examine the size of households at Heritage Village separately from the remainder of Southbury, about 62% of all households in Heritage Village are individuals. Less than 5% of the households at Heritage Village contain more than 2 people, due to the age restrictions.

### Household Size Distribution

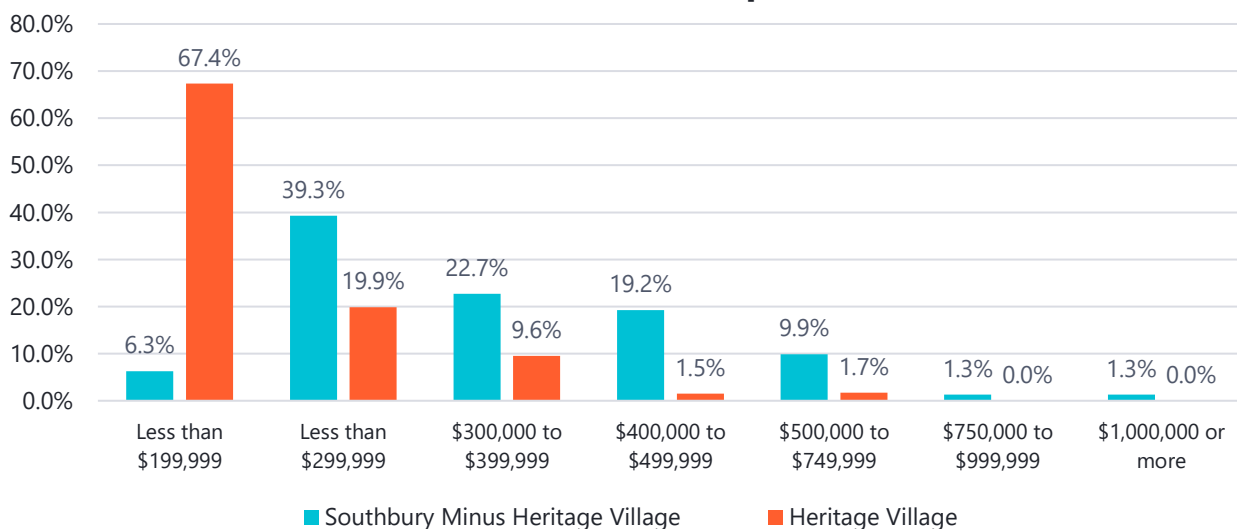


Sources: 2019 ACS 5-Year Estimate, Table B25075

## Housing Stock

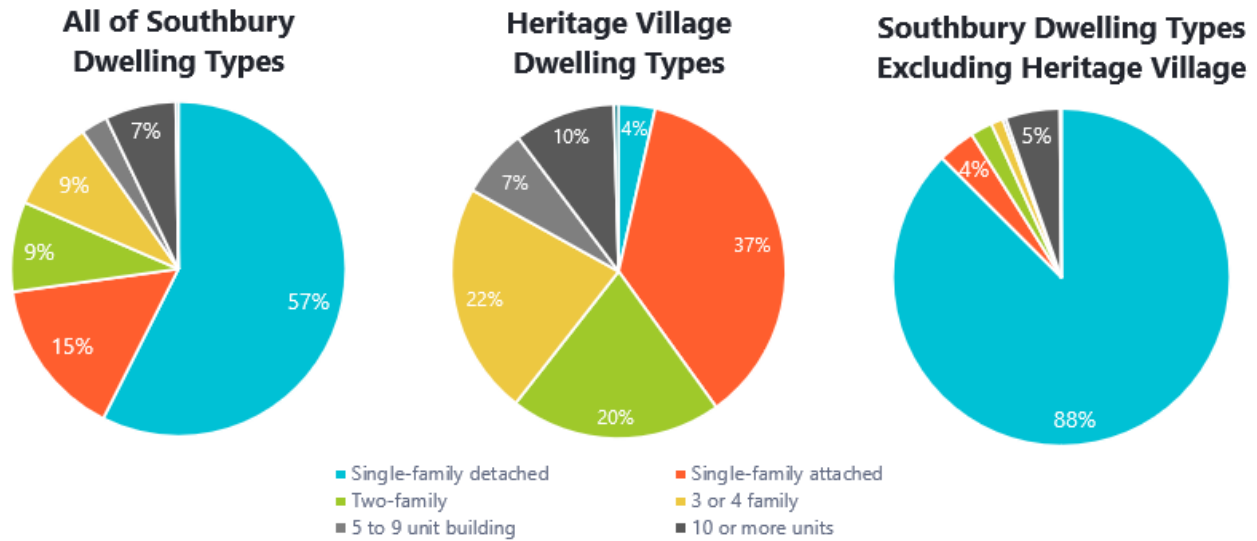
- Southbury as a whole has about 57% single-family detached homes and 43% multi-family units. However, the majority of this multi-family housing exists in Heritage Village.
- Without Heritage Village units, Southbury has only 12% multi-family units and is predominantly single-family, representing 88% of all units.
- Housing units in Southbury not including Heritage Village consist of mostly 3 and 4 bedroom unit types (74%).
- At Heritage Village, over 85% of units are either one or two bedroom units. However, in the remainder of Southbury, less than 20% of units are one or two bedrooms. This indicates that the Town lacks small units that are not age-restricted.
- Home values range from less than \$200,000 to about \$750,000. In Heritage Village specifically, almost 70% of all units are valued below \$300,000.
- Median sale price for single-family homes increased by 20.9% in 2021 to \$459,000. Condo prices have also risen but at a lower rate.
- Home sales have risen since a low in 2009 to a high in both 2017 and 2020 for both single-family homes and condos
- There are fewer rental options in Southbury compared to New Haven County.
- Rents in Southbury are relatively high with 21% of rentals costing more than \$2,500.
- Recent housing permit activity shows a decline in new construction from the early 2000s. There is an average of 17 new housing units built per year.

### Distribution of Owner-Occupied Home Values



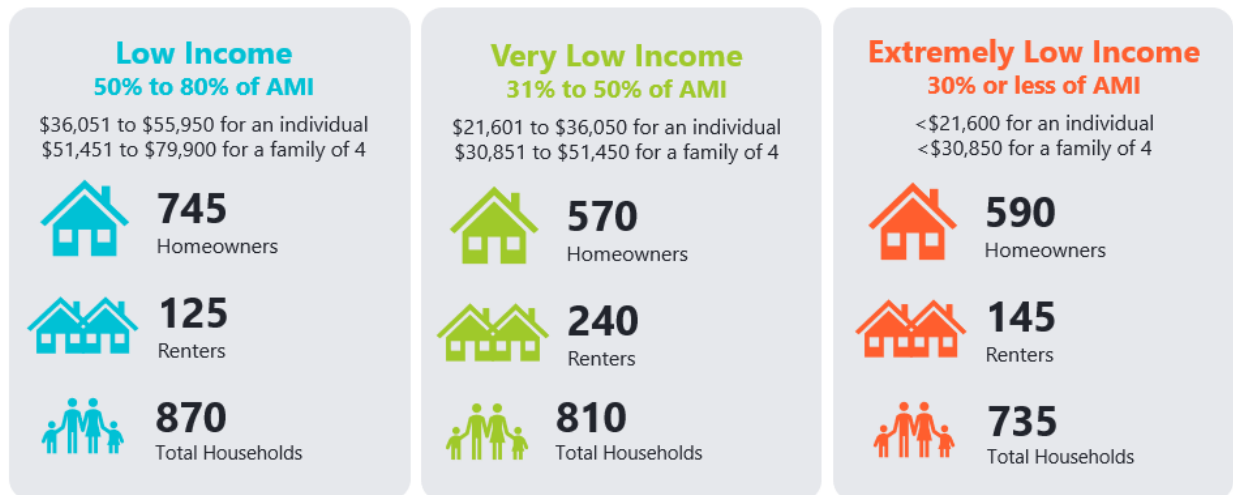
Sources: 2019 ACS 5-Year Estimate, Table B25075





## Housing Needs

### How many Southbury Families Need Affordable Housing?



Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2014-2018

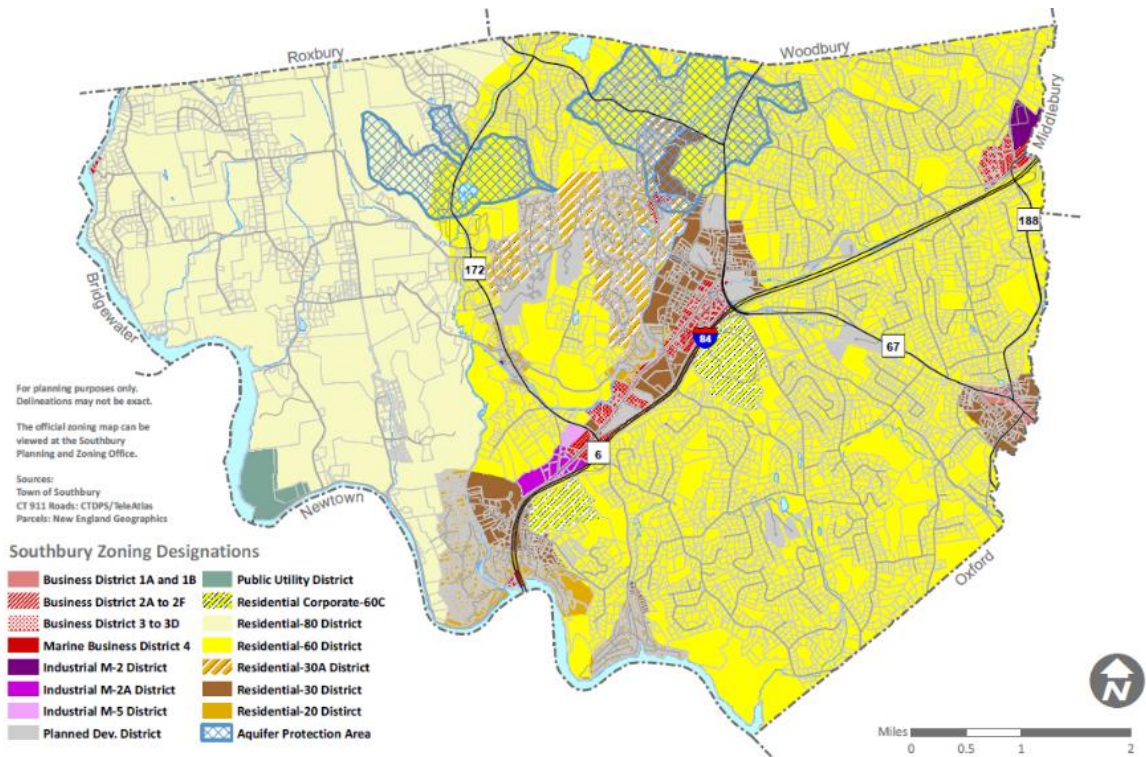
- 2,415 households in Southbury (31%) meet the definition of a low-income household.
- Cost burdened households spend greater than 30% of their income on housing and may have difficulty affording other necessities such as food, clothing, transportation, and medical care. In 2018, about 62% of low-income renters and about 79% of low-income homeowners in Southbury were cost burdened by housing costs.
- Seniors and renters making less 80% of AMI are disproportionately cost burdened compared to the total population.

- A housing gap analysis was performed comparing the supply of “naturally occurring” affordable housing to local demand.
  - The gap analysis determined that there is currently a need for both renter and owner units for low, very low and extremely low income households. There is a sufficient supply of low-income units for sale and for rent for families, but these supplies are lacking for individual households and for very-low and extremely low families and individuals.

## Land Use & Zoning Assessment

This section presents a summary of the key findings from the Planning and Zoning Review. For more details, please see *Appendix B*.

- Southbury has seven main residential zones – R-20, R-30, R-30A, R-40, R-60, R-60C, R-80
- A majority of Southbury is zoned as single-family with commercial zoning along Main Street and at I-84 exits. The Heritage Village area is also zoned separately.



Source: NVCOG; See Appendix B for more information; for illustrative purposes only.

- Six zones permit two-family dwellings but only one zone permits dwellings of three or more units. There is an overall lack of zoning options for multi-family developments.
- Planned Developments for Multi-Family Dwelling Groups are allowed through an approval process.
- Accessory Dwelling Units (ADUs) are allowed via Zoning Permit if attached to the main dwelling and with other restrictions.

- The Plan of Conservation and Development (POCD) was last updated in 2012. It is currently being updated in concert with this plan and will be completed by the end of 2022.

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***“Reaffirm our strong conviction that Southbury must continue to retain all remaining elements of our historic and rural character.”***

***“Maintain the current pattern of development with core villages and outlying rural neighborhoods.”***

***- 2012 and 2022 Southbury Plan of Conservation & Development***

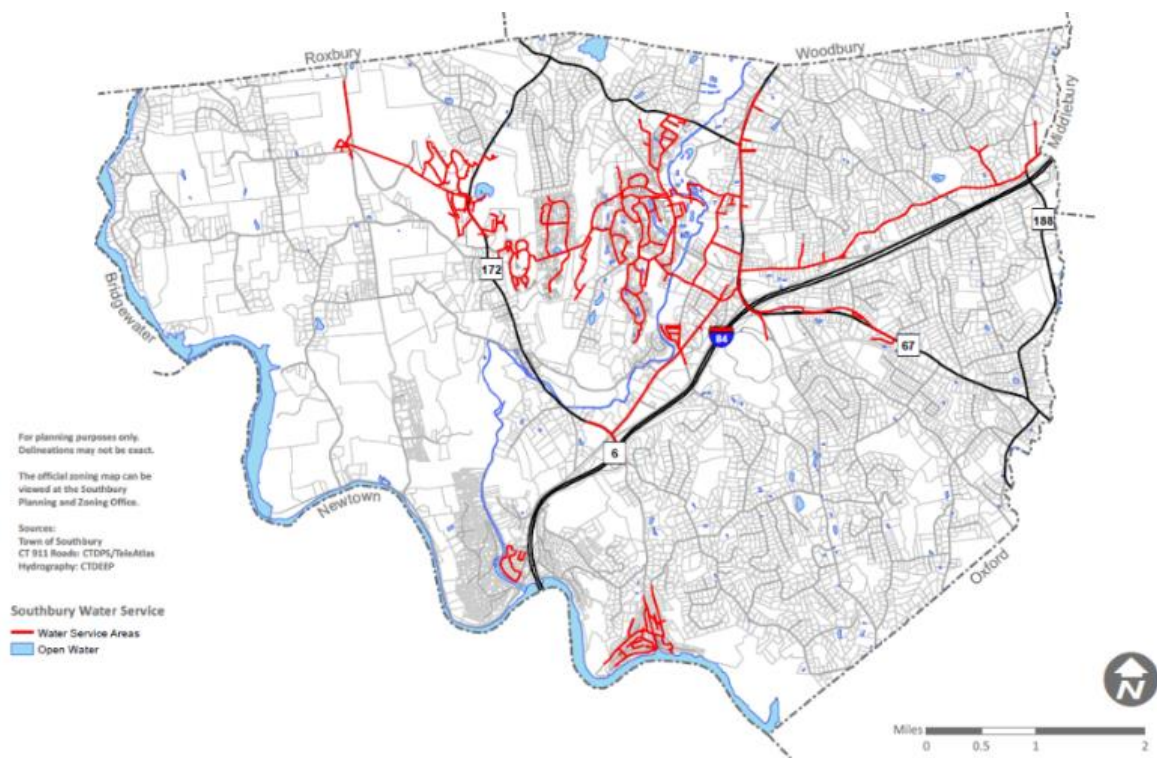
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## Infrastructure Assessment + Natural Constraints

This section presents a summary of the key findings from the Infrastructure Assessment and Natural Constraints Review. For more details, please see *Appendix B*

- Southbury's only sewer infrastructure is in and around the Heritage Village development.
- Similarly, water service primarily services the Heritage Village area as well as along the Main Street and major arterials.
- The current available infrastructure limits residential development, particularly at higher densities.
- Not all the land in Town can be used for development. Restrictions on development include:
  - Environmentally sensitive areas such as watercourses, wetlands, and their buffers
  - Steep slopes and flood zones
  - Aquifer protection areas, public water supply areas, and protected open space

### Southbury Public Water Area



Source: NVCOG; See Appendix B for more information, for illustrative purposes only.



## Objectives, Strategies and Action Steps

### 1. Strengthen the Town's capacity to further Affordable Housing

Implementation of the recommendations of this Plan may require resources and an additional level of Town and/or staff oversight.

#### Action Steps:

**1.1 Establish an Affordable Housing Committee (AHC)** – The Planning Commission will establish an Affordable Housing Committee. The Affordable Housing Committee will be a Planning Commission sub-committee. This Committee can help oversee the implementation of this Plan as well as future updates. The AHC could also serve in an advisory capacity to other boards and commissions and provide recommendations to the Planning Commission and the Board of Selectmen.

**1.2 Provide adequate staffing and skill sets to administer affordable housing programs** The initiatives in this Plan may require additional administration and oversight from knowledgeable staff. The Town should evaluate its ability to properly oversee and administer the affordable housing initiatives outlined in this Plan. Additional expertise in housing program administration, finance, and real estate could be provided through the training of current staff, new hires, consultants, or regional services through or coordinated by NVCOG.

**1.3 Provide Affordable Housing Training to staff and members of land use boards** - State statutes pertaining to affordable housing are likely to change over the coming years. Providing regular training to staff and members of land use boards and commissions will ensure that they are educated on statutory requirements and understand affordable housing best practices as they evolve.

**1.4 Incorporate the Affordable Housing Plan into the Plan of Conservation and Development** - The Planning Commission will ensure that the Affordable Housing Plan is incorporated into the housing recommendations section of the Plan of Conservation and Development (POCD). Southbury is currently in the process of updating its POCD for adoption by the end of 2022. This synergy will codify that the recommendations of this AHP are referenced as part of future land use and zoning decisions.

**1.5 Implement Southbury's Affordable Housing Plan** - The recommendations of this Plan represent a starting point and guideline for potential future changes to Town Zoning Regulations and policies. As required by CGS Section 8-30j, this plan will be updated every 5 years.

**1.6 Southbury Training School** – The Planning Commission in conjunction with the Zoning Commission and Board of Selectmen will continue to monitor the status of the Training School with the State for any possible opportunities for affordable housing.

**1.7 Pierce Hollow Village** - The Planning Commission in conjunction with the Zoning Commission and Board of Selectmen will continue to monitor the status of the proposed

senior affordable housing complex situated on 45 acres of the Southbury Training School property on Village Road and will include 45 one-bedroom apartments located in four buildings. The land is being conveyed to the Town by the State for the sole purpose of building affordable senior housing.

## **2. Expand knowledge of existing Accessory Dwelling Unit (ADU) regulations and opportunities**

Southbury currently has permissive ADU regulations that allow ADUs on many properties which were updated in the Fall 2020. However, ADUs are still minimally utilized. The Town would like to explore options to spread education about ADUs to property owners.

### **Action Steps:**

**2.1** The Town staff and AHC will consider furthering the education of ADUs in the Town by preparing handouts, brochures, and a devoted information link on the Town's Planning Department webpage. The focus will be to expand understanding of the zoning process and options for ADUs within the Town. The devoted webpage would include information for private property owners to utilize in determining how to comply with the ADU regulations and where ADUs could be located on their property. Example locations would include such places as over large garages or in converted barns.

**2.2** The Town staff and AHC will consider identifying and then consult with local design and real estate experts that have experience with ADUs to determine additional approaches to educating the Town's population on ADUs. The Economic Development staff could also be utilized as an education resource.

## **3. Explore Adaptive Reuse opportunities to repurpose existing buildings into affordable housing**

Southbury has existing buildings that could be repurposed into other uses including affordable housing. The Town could explore zoning changes and incentives that would encourage the adaptive reuse of these buildings and opportunities.

### **Action Steps:**

**3.1** The Planning Commission and AHC will work with Staff to explore the development of zoning regulations to create standards which identify types of buildings and uses to be considered. The review should consider allowing residential uses in non-residential areas. Additional items to consider include bonuses for deed-restricted units and encouraging historic preservation – maintain architectural integrity. Other incentives could also be investigated.

**3.2** The Planning Commission and AHC will work with Staff to review potential vacant or unused structures. A database of properties may be developed and utilized. A process plan may also be developed to assist interested parties.

**3.3** As part of the process, the Town may seek collaborations with local housing non-profits in the pursuit of adaption reuse opportunities for affordable housing.

**3.4** Utilize Town Staff to explore grant and subsidies that may be available to assist in adaptively reusing existing buildings for affordable housing.

**3.5** A public education component could also be developed to inform the public of adaptive reuse opportunities which may include mailings, information sessions, and Town website information page.

#### **4. Explore Housing Overlay Zones (HOZs) to target new affordable housing in appropriate areas**

The Planning Commission should explore housing overlay zones which would be similar to existing Planned Development Districts or Units (PDDs or PDUs) to target new affordable housing units in alignment with the Town POCD.

##### **Action Steps:**

**4.1** The Planning Commission and AHC will work with Town Staff to identify potential geographic area(s) for HOZs. The criteria, guidelines and incentives for HOZs would need to be developed. As part of the process, Town-owned property would be identified and mapped which may be useful in identifying the best areas for HOZs. The criteria of HOZ would need to include selecting a percentage of affordable units required for a project to qualify for overlay zone incentives and rates.

**4.2** Following the development stage of the HOZs, the Planning Commission will hold public information sessions to solicit public input on the potential areas, guideline, and incentives. Based on community input, the Planning Commission will then pursue final development of any HOZs.

**4.3** Potential incentives would need to be explored with Town Administration and Finance Department to determine any financial impacts.

#### **5. Promote first-time homebuyer education regarding mortgages and financing for lower income households from CHFA and other sources**

The Connecticut Housing Finance Authority (CHFA) is a self-funded, quasi-public organization. Its mission is to alleviate the shortage of the housing for low- to moderate- income families and persons in the state, and when appropriate, to promote or maintain the economic development of Connecticut through employer assisted housing efforts. Mortgages through the CHFA are available for first-time homebuyers. The Town could develop strategies to share information to encourage potential homebuyers to consider and pursue CHFA mortgages.

##### **Action Steps:**

**5.1** Town Staff can coordinate and share information with local real estate agents to encourage them to share CHFA mortgage information with potential homebuyers. Real Estate agents will

also be encouraged to connect military personal with various VA affordable housing loan programs.

**5.2** The Town may host or advertise CHFA homebuyer and real estate agent education classes.

**5.3** The Town will consider partnering with a non-profit and/ or with other towns to locally provide a CHFA housing counselor.

**5.4** The Town plans to work with NVCOG to consider supplying one master educator on CHFA that could be available to all towns.

## **6. Explore and Encourage Cluster Subdivisions to preserve green space and reduce infrastructure costs**

The Planning Commission could further explore the concept of cluster subdivisions which preserve green space and reduce infrastructure and development costs.

### **Action Steps:**

**6.1** Planning Commission with Staff assistance will further explore the possibility of cluster subdivisions which could include:

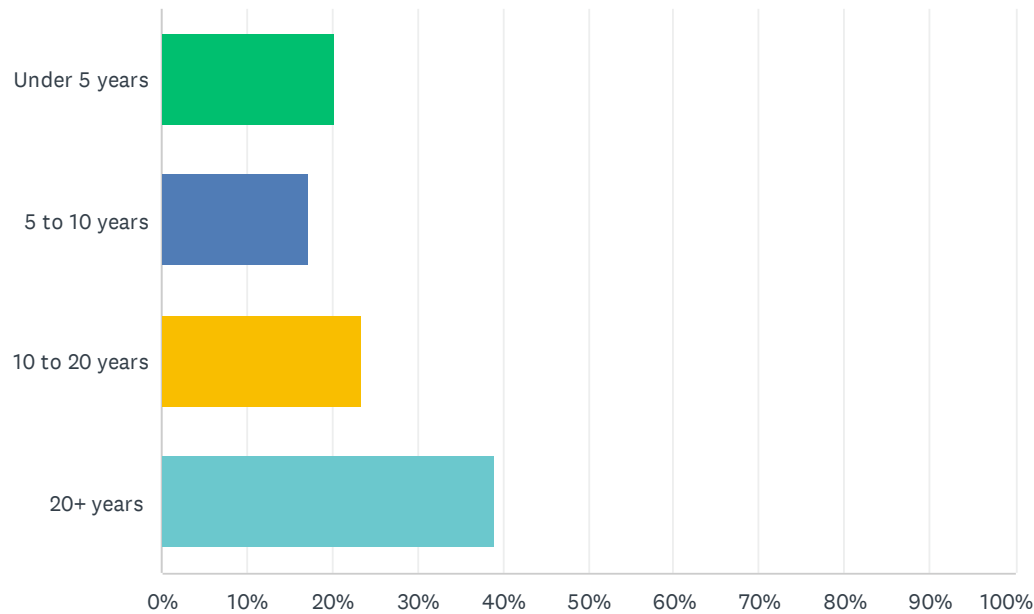
- identify purposes behind program, such as maintaining rural character, protecting valuable resources, or avoiding development on hazard-prone land;
- identify existing regulations that could be used or would need to be changed to allow for cluster subdivisions by reviewing existing subdivision and/or Planned Development District regulations;
- Develop clear thresholds that identify when and/or where cluster subdivisions are appropriate;
- Regulations to include provisions for ongoing maintenance of open space and standards for acceptable cluster layouts, and possible design guidelines.

**APPENDIX A**  
**Southbury Affordable Housing**  
**Plan**  
**Community Survey Results**



Q1 How long have you lived in Southbury?

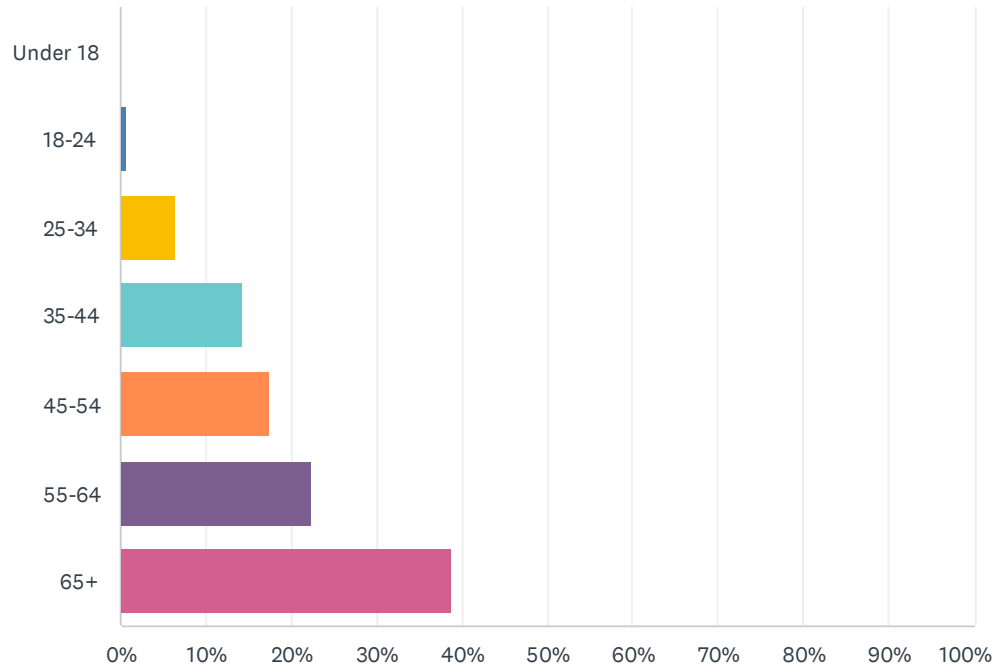
Answered: 1,238    Skipped: 7



ANSWER CHOICES	RESPONSES	
Under 5 years	20.19%	250
5 to 10 years	17.29%	214
10 to 20 years	23.51%	291
20+ years	39.01%	483
TOTAL		1,238

## Q2 What is your age?

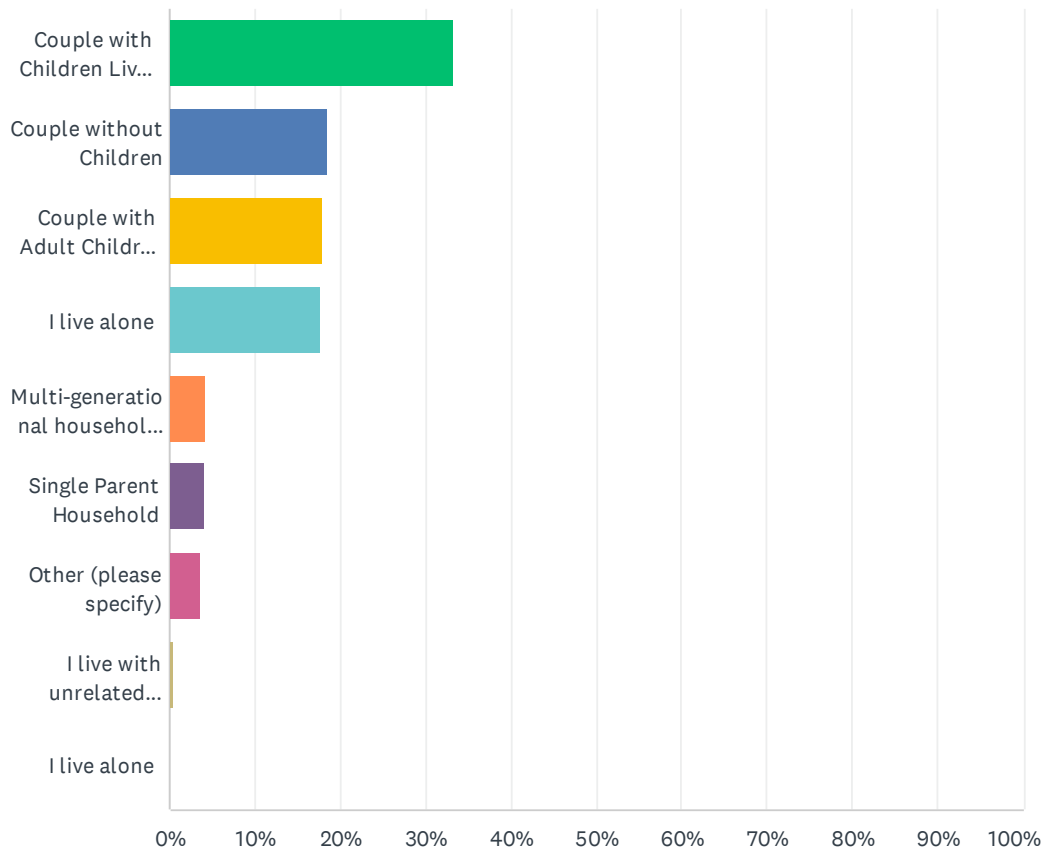
Answered: 1,239 Skipped: 6



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.73%	9
25-34	6.30%	78
35-44	14.29%	177
45-54	17.43%	216
55-64	22.36%	277
65+	38.90%	482
TOTAL		1,239

### Q3 What type of household do you live in?

Answered: 1,234 Skipped: 11



ANSWER CHOICES	RESPONSES	
Couple with Children Living at Home	33.23%	410
Couple without Children	18.56%	229
Couple with Adult Children (Empty Nester)	17.99%	222
I live alone	17.75%	219
Multi-generational household (extended family)	4.29%	53
Single Parent Household	4.05%	50
Other (please specify)	3.65%	45
I live with unrelated others (roommates)	0.49%	6
I live alone	0.00%	0
<b>TOTAL</b>		<b>1,234</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	I am a senior-Low income	2/15/2022 12:41 PM

# Town of Southbury Affordable Housing Plan

2	Widow with an adult child	2/15/2022 12:17 PM
3	Mother (84) and Son (54)	2/15/2022 9:26 AM
4	Live with elderly parents	2/7/2022 9:53 AM
5	Couple with college student.	2/6/2022 5:06 PM
6	Couple with adult children not empty nester	2/4/2022 9:38 AM
7	Live with family	2/3/2022 12:23 AM
8	With parents looking for a house in southbury	2/2/2022 6:58 PM
9	It is just my wife and I. We are over 70 years of age	2/2/2022 6:08 PM
10	Single with one adult child.	2/2/2022 5:11 PM
11	Me and my 2 sons	2/2/2022 2:28 PM
12	30 yo son lives with me	2/2/2022 2:27 PM
13	I live with my significant other. All four of our children are adults and live on their own in CT	2/1/2022 6:28 PM
14	With my patents and my 2 kids	2/1/2022 6:14 PM
15	Married couple	2/1/2022 4:04 PM
16	with Widowed Mother	2/1/2022 2:48 PM
17	Children live next door	2/1/2022 1:44 PM
18	myself and significant other	2/1/2022 12:55 PM
19	Divorced single with 1adult child still and one partner	2/1/2022 12:55 PM
20	Heritage Village	2/1/2022 12:00 PM
21	Couple with an adult child who moved back home after being in the army for 4 years.	2/1/2022 11:59 AM
22	Couple with adult children in in-law apt	1/29/2022 10:51 PM
23	ME & MY SON.	1/29/2022 2:33 PM
24	Independent living apartment	1/29/2022 12:00 PM
25	couple with adult son	1/24/2022 6:25 PM
26	an adult child has boomeranged home for a short while	1/24/2022 10:37 AM
27	condominium: myself w/adult daughter	1/23/2022 10:23 PM
28	Currently living in a hotel as we are having difficulty finding housing in heritage village.	1/23/2022 2:05 PM
29	live with my parents	1/22/2022 9:13 PM
30	Married no children at home	1/22/2022 7:28 PM
31	Condo heritage vlg	1/22/2022 2:28 PM
32	Couple with Adult Children Living at Home	1/22/2022 10:30 AM
33	Couple with empty nest plus adult sibling also living in home	1/22/2022 9:41 AM
34	With sibling	1/22/2022 7:01 AM
35	Couple with child and her daughter	1/21/2022 11:09 PM
36	I am live-in caregiver to my mother, who has lived here for 20+ years.	1/21/2022 1:01 PM
37	Senior 2 person	1/21/2022 10:25 AM
38	Single with adult child	1/21/2022 9:22 AM
39	Heritage Village	1/20/2022 6:37 PM

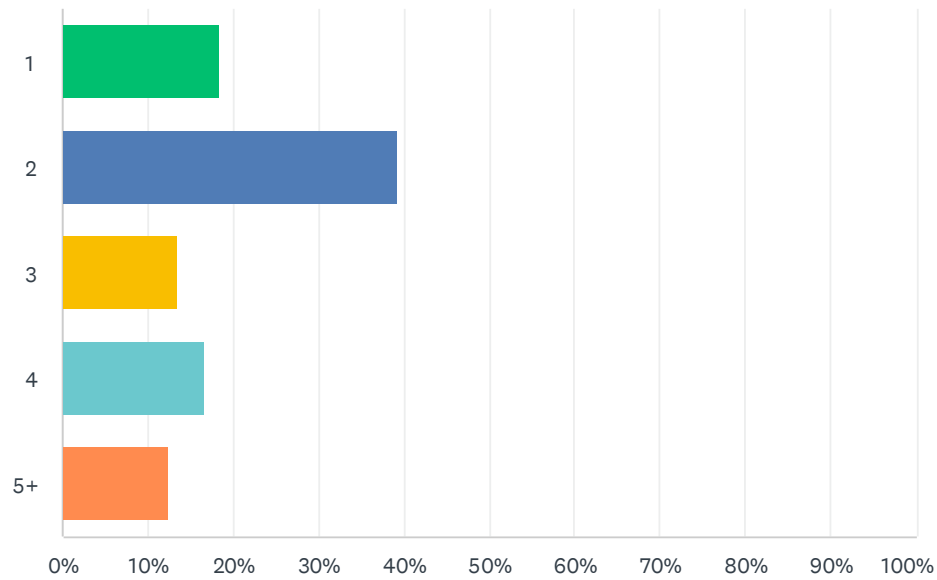
## Town of Southbury Affordable Housing Plan

40	With my sister	1/20/2022 5:32 PM
41	I live alone at Grace Meadows Federal Housing	1/20/2022 5:02 PM
42	I live with my girl friend	1/20/2022 10:41 AM
43	I live with my brother and his wife	1/19/2022 4:12 PM
44	Ct	1/19/2022 2:29 PM
45	Single dad with two adult sons with special needs	1/19/2022 1:01 PM



## Q4 How many people live in your household, including yourself?

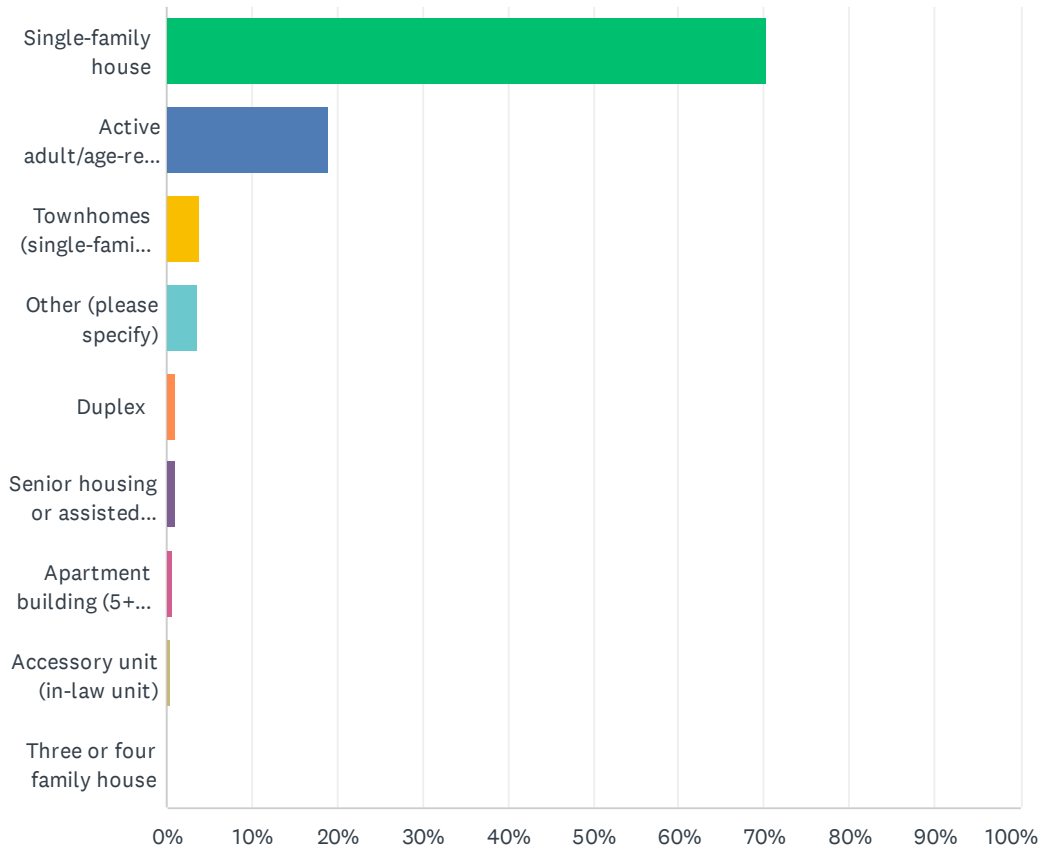
Answered: 1,235 Skipped: 10



ANSWER CHOICES	RESPONSES	
1	18.30%	226
2	39.27%	485
3	13.44%	166
4	16.60%	205
5+	12.39%	153
TOTAL		1,235

## Q5 What type of housing do you currently live in?

Answered: 1,242 Skipped: 3



ANSWER CHOICES	RESPONSES	
Single-family house	70.37%	874
Active adult/age-restricted community	19.00%	236
Townhomes (single-family attached)	3.78%	47
Other (please specify)	3.70%	46
Duplex	1.05%	13
Senior housing or assisted living	1.05%	13
Apartment building (5+ family)	0.56%	7
Accessory unit (in-law unit)	0.40%	5
Three or four family house	0.08%	1
<b>TOTAL</b>		<b>1,242</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Waited 5 years for HUD	2/15/2022 12:41 PM

# Town of Southbury Affordable Housing Plan

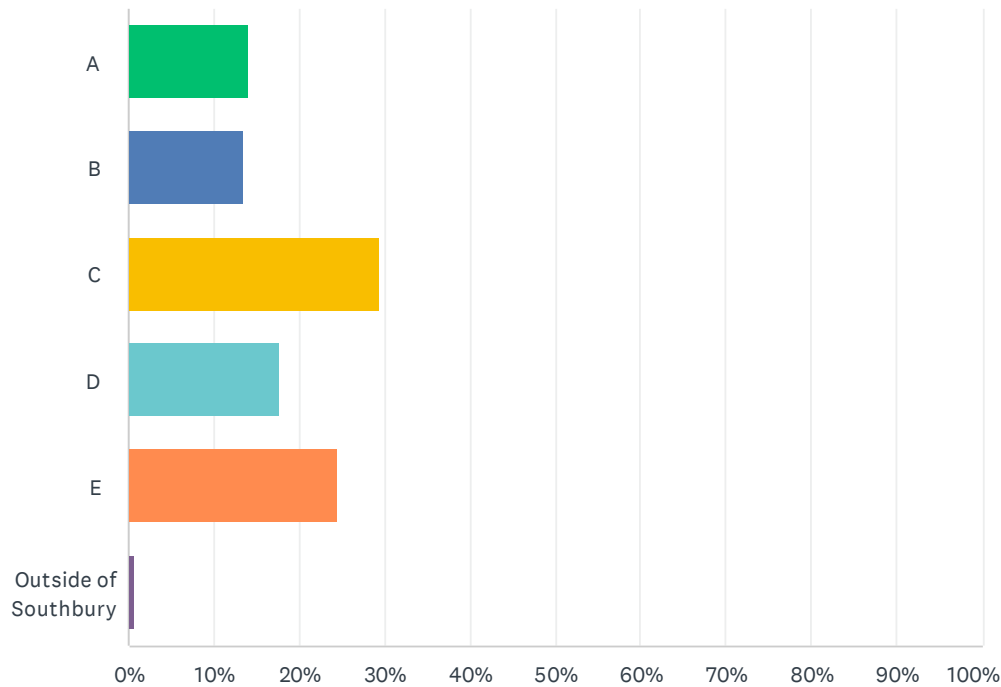
2	Condo	2/15/2022 12:17 PM
3	Condo	2/15/2022 10:10 AM
4	Condo Apt. Building-Not adult/age restricted	2/15/2022 9:36 AM
5	Heritage Village Condo owned by mother	2/15/2022 9:26 AM
6	Condo	2/6/2022 8:01 AM
7	Condo	2/5/2022 2:03 PM
8	single - family home / condo	2/2/2022 9:58 AM
9	Greenhouse Condos	2/1/2022 5:06 PM
10	single family w/in law unit which is rented by a senior	2/1/2022 1:37 PM
11	Condo	2/1/2022 12:00 PM
12	Condo (Heritage Village)	2/1/2022 11:49 AM
13	Condo	1/31/2022 9:44 AM
14	Home with in-law	1/29/2022 10:51 PM
15	CONDO	1/29/2022 2:33 PM
16	condominium	1/28/2022 5:33 PM
17	senior condo	1/28/2022 4:57 PM
18	Heritage Village	1/28/2022 3:42 PM
19	14 unit apartment style Condo building	1/28/2022 2:36 PM
20	Heritage Village 1BR over garsge	1/25/2022 4:33 PM
21	Heritage village - Berkshire	1/24/2022 6:25 PM
22	condo in Heritage Village	1/24/2022 10:44 AM
23	Condominium 55+	1/23/2022 8:07 PM
24	Hotel	1/23/2022 2:05 PM
25	Condo	1/23/2022 12:25 PM
26	Condominium	1/22/2022 1:30 PM
27	Condominium	1/22/2022 10:55 AM
28	Carriage House	1/22/2022 10:14 AM
29	Single family work in law	1/22/2022 8:17 AM
30	Condo	1/22/2022 7:01 AM
31	Mixed use building	1/21/2022 11:04 PM
32	2 br apt above business	1/21/2022 7:47 PM
33	condo not age restricted	1/21/2022 1:33 PM
34	Condo	1/21/2022 12:08 PM
35	Heritage Village	1/20/2022 6:37 PM
36	Federal Housing	1/20/2022 5:02 PM
37	Grew up in Southbury, parents still live there	1/20/2022 4:38 PM
38	Condominium	1/20/2022 4:38 PM
39	Condo	1/20/2022 10:41 AM

# Town of Southbury Affordable Housing Plan

40	Condo non age restricted-Heritage Crest	1/20/2022 10:22 AM
41	Senior condo	1/19/2022 7:40 PM
42	Condo	1/19/2022 7:06 PM
43	Active adult community ( not age restricted)	1/19/2022 5:55 PM
44	condominium	1/19/2022 5:12 PM
45	2 bedroom Condo	1/19/2022 4:56 PM
46	Cando	1/19/2022 3:02 PM

# Q6 Where do you live?

Answered: 1,238    Skipped: 7

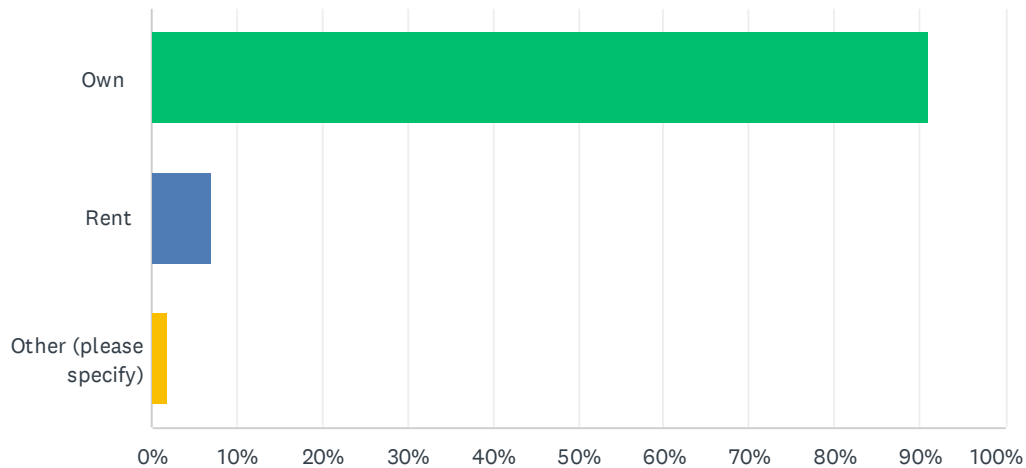


ANSWER CHOICES	RESPONSES	
A	14.14%	175
B	13.49%	167
C	29.48%	365
D	17.77%	220
E	24.56%	304
Outside of Southbury	0.57%	7
TOTAL		1,238



## Q7 Do you rent or own you current home?

Answered: 1,240 Skipped: 5



ANSWER CHOICES	RESPONSES
Own	91.13% 1,130
Rent	7.02% 87
Other (please specify)	1.85% 23
TOTAL	1,240

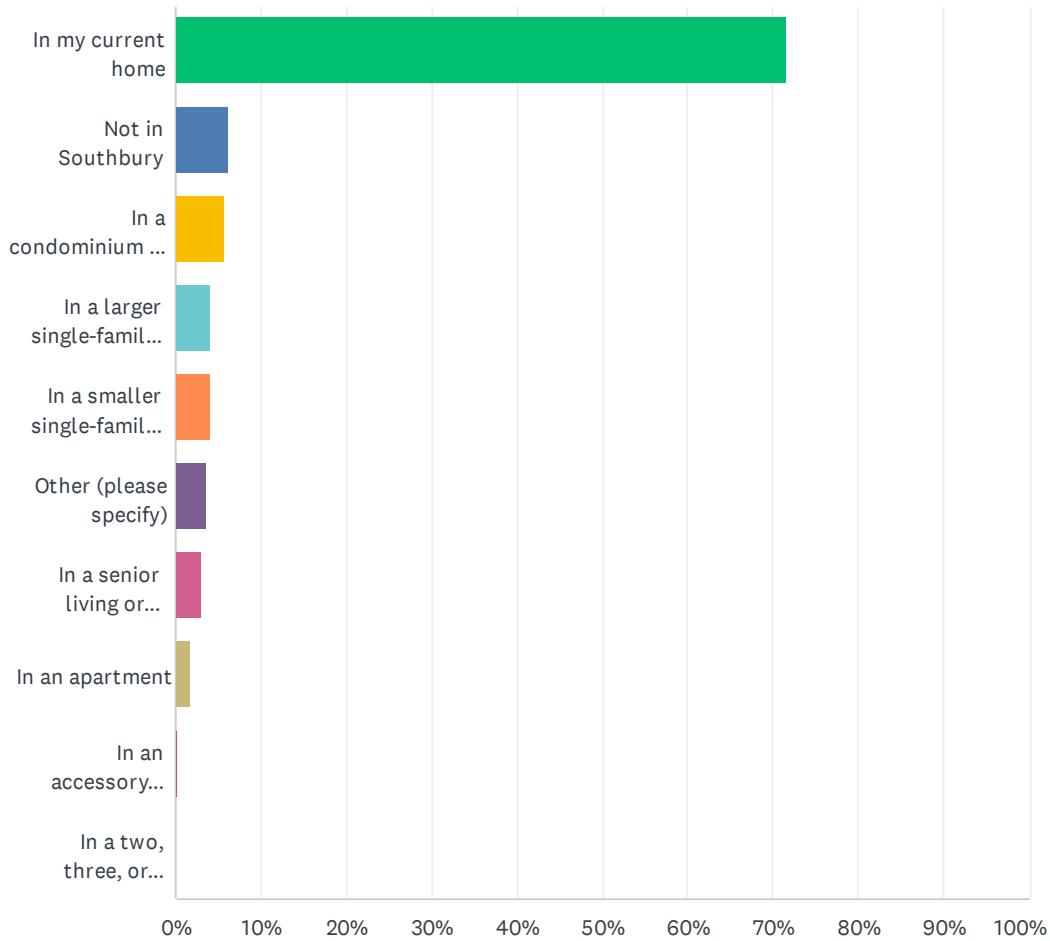
#	OTHER (PLEASE SPECIFY)	DATE
1	Live with family	2/3/2022 12:23 AM
2	Live with parents	2/2/2022 9:52 PM
3	Want to own but nothing decent is affordable.	2/2/2022 6:58 PM
4	I	2/1/2022 11:14 PM
5	My boyfriend owns the home	2/1/2022 6:28 PM
6	Family home. No rent	2/1/2022 5:06 PM
7	Live in Mother's home.	2/1/2022 3:03 PM
8	owned in SBY previous to divorce	2/1/2022 1:19 PM
9	Co/signer on mortgage	2/1/2022 1:13 PM
10	Parents own. I live with them.	2/1/2022 12:34 PM
11	joint ownership with a bank	1/28/2022 4:16 PM
12	live in a relative's home that I do not own	1/25/2022 12:21 PM
13	Live with family, cannot afford to buy a home here, even though I own a Southbury business.	1/23/2022 5:09 PM
14	Live with in laws	1/22/2022 11:11 PM
15	live with my parents	1/22/2022 9:13 PM

# Town of Southbury Affordable Housing Plan

16	Mortgage	1/22/2022 8:12 AM
17	Built on to my daughters house	1/22/2022 7:26 AM
18	Rent from parents	1/22/2022 5:53 AM
19	I	1/21/2022 10:23 PM
20	Family property	1/21/2022 9:51 PM
21	My mother owns her condo. I live in the condo with her.	1/21/2022 1:01 PM
22	My son purchased I am currently living there	1/19/2022 11:43 PM
23	Daughter owns I live here and pay all expenses	1/19/2022 1:16 PM

## Q8 What type of housing do you see yourself living in five years from now in Southbury?

Answered: 1,241 Skipped: 4



# Town of Southbury Affordable Housing Plan

ANSWER CHOICES	RESPONSES	
In my current home	71.72%	890
Not in Southbury	6.29%	78
In a condominium or townhome	5.72%	71
In a larger single-family home	3.95%	49
In a smaller single-family home	3.95%	49
Other (please specify)	3.55%	44
In a senior living or assisted living facility	2.98%	37
In an apartment	1.69%	21
In an accessory dwelling unit or in-law unit	0.16%	2
In a two, three, or four-family home	0.00%	0
TOTAL		1,241

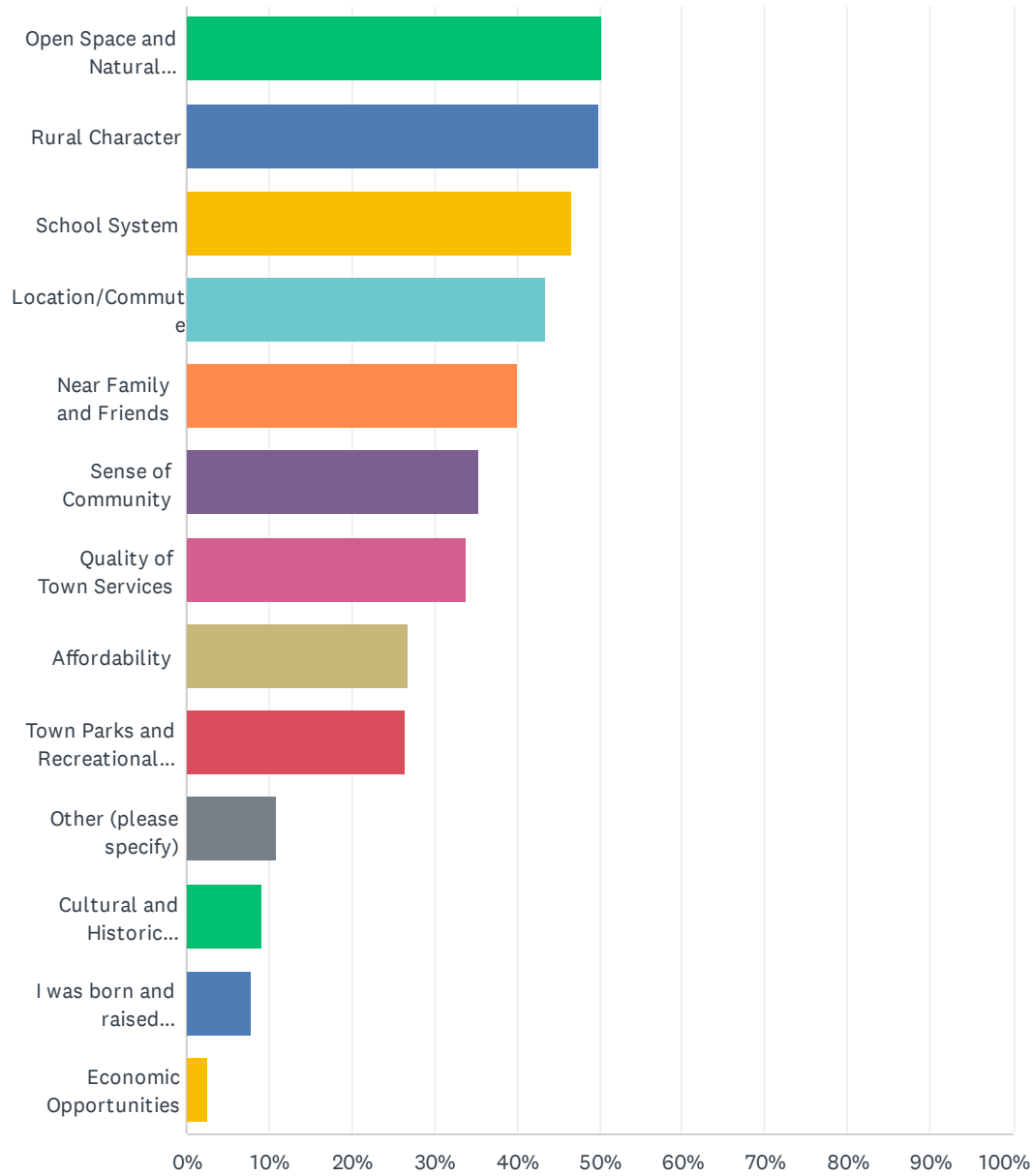
#	OTHER (PLEASE SPECIFY)	DATE
1	Not sure	2/15/2022 1:20 PM
2	I hope-A HUD apartment in Southbury	2/15/2022 12:41 PM
3	Senior subsidized housing like Grace Meadows	2/15/2022 12:13 PM
4	Oxford Greens	2/15/2022 9:42 AM
5	Trying to save as much as possible, for my son when I have passed on. Son receives free food from EBT/State of CT, Dept. of Social Services. We are thankful-but concerned how he will find a home he can afford.	2/15/2022 9:26 AM
6	I won't be able to afford condo. So will need to move to FL. Less in taxes, motor vehicle , condo fees, etc	2/7/2022 9:53 AM
7	Affordable/senior housing	2/5/2022 5:56 AM
8	anything more affordable as I am house poor, as it's called	2/4/2022 1:37 PM
9	Not sure what I'll be able to afford	2/4/2022 5:15 AM
10	Purchase in HV	2/3/2022 1:55 PM
11	I want to but I can't afford to live in the town I grew up in	2/3/2022 12:23 AM
12	don't know, but probably not in my current home	2/2/2022 5:21 PM
13	a smaller home on one level no stairs just one person	2/2/2022 2:28 PM
14	Probably in available senior housing apartment.	2/2/2022 1:50 PM
15	In a single family home of a similar size but bigger leveled outdoor space	2/2/2022 9:58 AM
16	Section 8 or HUD assisted apartment	2/1/2022 6:59 PM
17	in 5 years we will be looking to downsize and/or move out of the area to our retirement location (whatever that is we are not sure)	2/1/2022 3:47 PM
18	Unattached condo or townhome	2/1/2022 1:45 PM
19	Whatever is affordable	2/1/2022 1:08 PM
20	Not in Southbury. Nothing's even close to affordable	2/1/2022 12:34 PM

# Town of Southbury Affordable Housing Plan

21	Not sure	1/28/2022 3:42 PM
22	Not sure. Too expensive and in the northeast	1/28/2022 2:54 PM
23	I really don't know	1/28/2022 10:14 AM
24	Grace Meadows	1/27/2022 9:57 AM
25	not sure	1/26/2022 3:37 PM
26	Affordable southern state	1/25/2022 1:09 PM
27	In my current home, or possibly in a western state with lower property and income taxes.	1/24/2022 7:32 PM
28	Our daughter (58) is interested into affordable housing in Southbury.	1/24/2022 6:25 PM
29	Smaller... whatever I can find to help keep children in district.	1/24/2022 4:44 PM
30	Not sure. Would like to downsize.	1/24/2022 11:20 AM
31	We expect to live in a place that does not support affordable housing	1/23/2022 3:31 PM
32	hopefully a more affordable option in SBY as I am house poor	1/22/2022 11:11 PM
33	2-bedroom condo, townhome, or senior living	1/22/2022 7:31 PM
34	Not sure	1/22/2022 11:28 AM
35	When we go from 2 to one person in household, won't be able to afford mortgage, which is coming down the road. We moved her to be near family. Sad we won't be able to stay near our grandchildren when we need them most.	1/22/2022 9:04 AM
36	Depends on affordability	1/22/2022 7:01 AM
37	Either current home or state with much lower property taxes	1/21/2022 9:33 PM
38	Current Condo	1/21/2022 8:36 PM
39	with current rents in town ? I will likely be homeless. I am on a fixed income .	1/21/2022 8:11 PM
40	If I can afford it, I would like to remain in my mother's unit after she passes.	1/21/2022 1:01 PM
41	not sure	1/20/2022 11:46 PM
42	In active adult community (not age restricted) condo	1/19/2022 5:55 PM
43	Grace Meadows, Southbury CT	1/19/2022 5:12 PM
44	Not in Southbury if affordable housing comes here	1/19/2022 12:52 PM

## Q9 What are the main reasons why you live in Southbury? Check all that apply.

Answered: 1,218 Skipped: 27





# Town of Southbury Affordable Housing Plan

ANSWER CHOICES	RESPONSES	
Open Space and Natural Resources	50.25%	612
Rural Character	49.92%	608
School System	46.63%	568
Location/Commute	43.43%	529
Near Family and Friends	40.15%	489
Sense of Community	35.47%	432
Quality of Town Services	33.99%	414
Affordability	26.85%	327
Town Parks and Recreational Facilities	26.52%	323
Other (please specify)	10.84%	132
Cultural and Historic Resources	9.20%	112
I was born and raised here/Life-long Southbury resident	7.96%	97
Economic Opportunities	2.55%	31
Total Respondents: 1,218		

#	OTHER (PLEASE SPECIFY)	DATE
1	Low population per square mile	2/15/2022 12:57 PM
2	Love Southbury! I am a country girl!!	2/15/2022 12:42 PM
3	I came as a caregiver to my mom and stayed after she had passed.	2/15/2022 10:02 AM
4	To be where my then fiancée lived.	2/15/2022 9:59 AM
5	Heritage Village	2/15/2022 9:56 AM
6	Moved to Heritage Village in Retirement	2/15/2022 9:46 AM
7	A good school system attracts young families who care about education. Just the right amount of small stores and restaurants.	2/15/2022 9:39 AM
8	Town Library, Town pool, Playgrounds	2/15/2022 9:28 AM
9	Senior Friendly-Heritage Village	2/15/2022 9:10 AM
10	No other choice	2/8/2022 3:20 PM
11	R	2/7/2022 3:41 PM
12	90 year old parents wanted to be close to their children. We lived in Southbury from 1972 to approximately 1997. Then moved to Florida.	2/7/2022 9:57 AM
13	moved here 32 years ago because of a job transfer	2/6/2022 7:46 PM
14	I love our town center, being able to safely walk downtown in beautifully lit sidewalks that are maintained all year long.	2/6/2022 10:54 AM
15	Safe/Low Crime	2/5/2022 6:24 PM
16	Shopping, Restaurants	2/4/2022 4:50 PM
17	I created a life here	2/4/2022 10:16 AM
18	Business is here	2/3/2022 8:07 AM

## Town of Southbury Affordable Housing Plan

19	It has always been a great place to live. Our sons went to school here.	2/2/2022 6:12 PM
20	Heritage Village Senior Housing, Independent Living, Expensive	2/2/2022 4:40 PM
21	Live near our children	2/2/2022 4:35 PM
22	SAFETY	2/2/2022 1:07 PM
23	Down sized to a condo	2/2/2022 11:35 AM
24	Was job, now retired	2/2/2022 11:23 AM
25	moved here for medical reasons for my husband, since deceased. moved into heritage village for single floor living	2/2/2022 9:50 AM
26	Security	2/2/2022 12:43 AM
27	All shopping needs close together.	2/2/2022 12:36 AM
28	In 1972 Southbury was cheap place to buy a home	2/1/2022 10:43 PM
29	Nearer to family	2/1/2022 7:00 PM
30	I worked locally and retired here.	2/1/2022 5:30 PM
31	To assist my mother.	2/1/2022 3:06 PM
32	Raised our kids here and not going to leave until they are complete with college	2/1/2022 2:03 PM
33	Close to our business when we moved here. Now retired	2/1/2022 2:01 PM
34	had a job in Woodbury - now retired	2/1/2022 12:56 PM
35	Lived here sent 1952	2/1/2022 12:25 PM
36	Work	2/1/2022 12:00 PM
37	low crime	1/31/2022 11:45 PM
38	Work	1/31/2022 3:55 PM
39	Degree of safety offered by the town of southbury	1/30/2022 9:17 AM
40	Heritage Village allows me to live in a safe and quiet town. I could not afford my condo cost in a similar town.	1/30/2022 12:23 AM
41	Small town feel ..even tho with many ppl moving in it's losing it	1/29/2022 7:21 PM
42	Over 55 community - retirement	1/29/2022 2:07 PM
43	Healthcare services	1/29/2022 11:49 AM
44	over 55 community.	1/28/2022 6:06 PM
45	rural setting	1/28/2022 4:58 PM
46	We originally moved here for so many more benefits that have unfortunately been mismanaged and are know longer a perk of living here	1/28/2022 4:23 PM
47	Close to my house of worship; pleasant active-adult condo; close to medical care	1/28/2022 3:52 PM
48	State parks and lake zoar	1/28/2022 3:14 PM
49	Close to my job in Newtown	1/28/2022 2:55 PM
50	Proximity of shopping/retail selection	1/28/2022 2:26 PM
51	Low Taxes	1/27/2022 5:14 PM
52	Beautiful, quaint little town	1/27/2022 9:58 AM
53	Safety	1/26/2022 7:40 PM
54	moved to Heritage Village as an affordable option.	1/26/2022 2:31 PM
55	There is no bus line and no affordable housing	1/26/2022 11:45 AM

## Town of Southbury Affordable Housing Plan

56	Beautiful community for retirement but still close enough to NYC and NJ where I retired from. The fact that Heritage Village is close to shopping and down town is a major factor for me. Very good medical facilities in the community and close cities of Danbury and Waterbury for medical or shopping necessities.	1/25/2022 2:46 PM
57	Safe	1/25/2022 2:44 PM
58	Variety of shopping & restaurants in town; Walking in town & state parks	1/25/2022 12:24 PM
59	when our kids were in the school we bought this house. now they have grown up.	1/24/2022 6:39 PM
60	I love H.V., wish we had had a nice affordable housing project.	1/24/2022 6:28 PM
61	Husband owned home	1/24/2022 6:12 PM
62	We lived in Newtown for over 50 years but have always admird Heritage Village with its seven different models, winding rows and attractive landscaping. In addition they do so much for you. So although we hated to leave Newtown Heritage Village and thus Southbury was our first choice of where to go.	1/24/2022 5:08 PM
63	Got a lot of house for the money. Luxurious living for a lot less money than neighboring towns.	1/24/2022 11:40 AM
64	20 year plus resident now retired. No pressing reason to relocate elsewhere.	1/24/2022 10:57 AM
65	Being near to NYC, Boston and other great locales for day trips. Region 15 schools prepared my children well for the rigors of college.	1/24/2022 10:41 AM
66	Safe place to live.	1/23/2022 7:42 PM
67	No other town in Connecticut like SOUTHBURY !	1/23/2022 5:13 PM
68	Mature population	1/23/2022 4:13 PM
69	No affordable housing. We worked all of our lives to advance ourselves and live in a nice place like southbury. We don't support affordable housing and supporting people who dont work and take hand outs	1/23/2022 3:39 PM
70	Affordability prior to Covid. Prices are out of control.	1/23/2022 2:07 PM
71	Heritage Village condo was affordable when I bought it almost 5 yrs ago.	1/23/2022 11:35 AM
72	Age-restricted active adult community/condo	1/23/2022 8:21 AM
73	Can afford to live in Heritage Village	1/23/2022 8:01 AM
74	Long time resident.	1/23/2022 4:36 AM
75	My drs	1/22/2022 6:42 PM
76	Diverse community and quality of life	1/22/2022 3:32 PM
77	I've been here a long time	1/22/2022 1:34 PM
78	I have lived here for most of my life (moved when I was 11) and love the town	1/22/2022 12:25 PM
79	Initially relocated for job; now commute	1/22/2022 10:57 AM
80	Just a nice town	1/22/2022 10:34 AM
81	We raised our family here and I still work in town	1/22/2022 10:33 AM
82	Quality of pre Manville services. Gone Way down hill. Loss of compassing, respect. Can't seem to vote him out.	1/22/2022 9:47 AM
83	Need family support and 1st floor living for handicap sr.	1/22/2022 9:09 AM
84	Heritage Village community	1/22/2022 7:04 AM
85	Too old to move	1/22/2022 6:30 AM
86	Safety	1/21/2022 11:07 PM
87	Town wide activism	1/21/2022 11:04 PM

## Town of Southbury Affordable Housing Plan

88	If not staying on my families farm no reason to stay in CT	1/21/2022 9:53 PM
89	My spouse owned a house here	1/21/2022 9:14 PM
90	Services in HV	1/21/2022 8:37 PM
91	Live in Watertown but work in Southbury.	1/21/2022 8:18 PM
92	I am from Washington, Ct. I moved to Southbury 15 years ago because it was rural, like Washington, but more affordable.	1/21/2022 8:13 PM
93	Convenient shopping on Main Street - close to where we live	1/21/2022 6:35 PM
94	Not exactly sure	1/21/2022 6:26 PM
95	It was affordable, supposedly for good schools. The schools are not very good. I stay because my children would lose their school lottery placements if we moved.	1/21/2022 6:16 PM
96	Hands down, it is the rural character that brought us here and it is the quality of town services, affordability (for us), and the open space and natural resources that make our home town so very special for the last 12 years.	1/21/2022 4:22 PM
97	Beautiful senior living.	1/21/2022 2:51 PM
98	Been here 50 yrs	1/21/2022 2:28 PM
99	Specifically, Heritage Vlg., esthetically designed & landscaped, quiet	1/21/2022 1:11 PM
100	Senior housing	1/21/2022 12:54 PM
101	We feel very safe to leave here.	1/21/2022 10:37 AM
102	Quality of life	1/21/2022 9:24 AM
103	Low Taxes	1/20/2022 7:09 PM
104	Because my in-laws are in the Lutheran Home otherwise I would not live here.	1/20/2022 5:56 PM
105	Beauty of my surroundings	1/20/2022 4:42 PM
106	The fact that there is NO section 8/AHP housing!!!!!!	1/20/2022 4:15 PM
107	Heritage VILLAGE 55+	1/20/2022 2:50 PM
108	Location- close to shopping, doctors, etc	1/20/2022 1:45 PM
109	Blend of small town with shopping/things to do	1/20/2022 1:03 PM
110	Lived here for 13 yrs; looked in many places for new home when I married and happened to find one we liked in Southbury commutable for both of us.	1/20/2022 12:08 PM
111	Moved here originally because of proximity to work and reputation of school system, neither of which apply now.	1/20/2022 11:09 AM
112	Moved here for schools but kids are grown now.	1/20/2022 10:12 AM
113	Heritage Village is the best retirement community in the northern United States.	1/20/2022 10:08 AM
114	Lower cost of living/taxes.	1/20/2022 9:30 AM
115	Lower taxes than surrounding towns	1/20/2022 8:54 AM
116	Great Main Street for shopping.	1/20/2022 7:06 AM
117	River frontage. Needs to be carefully developed as an environmentally sensitive asset..	1/19/2022 11:25 PM
118	Low crime rate	1/19/2022 8:27 PM
119	Heritage Village	1/19/2022 8:26 PM
120	Access to health care	1/19/2022 6:14 PM
121	Work, quiet at night , let's keep it that way	1/19/2022 5:58 PM
122	Sense of "Community"	1/19/2022 5:52 PM

# Town of Southbury Affordable Housing Plan

123	IBM move 1988	1/19/2022 5:34 PM
124	Low Crime rate	1/19/2022 5:19 PM
125	Shopping	1/19/2022 5:18 PM
126	Comfortable place to raise my children	1/19/2022 5:05 PM
127	nearby shopping, restaurants, and medical resouces	1/19/2022 3:43 PM
128	Retired	1/19/2022 3:03 PM
129	Safety	1/19/2022 2:39 PM
130	I liked Heritage Village	1/19/2022 2:33 PM
131	Work	1/19/2022 2:33 PM
132	Moved here because there is no affordable housing	1/19/2022 12:53 PM

## Q10 What are the features, assets and characteristics that make Southbury a great place to live?

Answered: 875 Skipped: 370

#	RESPONSES	DATE
1	Interstate, good school system, parks and rec. was smaller when we moved here-lot bigger now-want to keep country appeal.	2/15/2022 1:22 PM
2	Relatively low real estate taxes. Local politicians engage with you and communicate with tax payers.	2/15/2022 1:14 PM
3	Rural setting with easy access to shopping, larger cities, and healthcare.	2/15/2022 1:09 PM
4	Medical doctors, library and grocery stores. Also activities for older retired adults.	2/15/2022 1:00 PM
5	Main Street, Southbury is a beautiful and safe walkway with very few curb-cuts. Great library with support services. Friendly with open-arms & welcoming community.	2/15/2022 12:48 PM
6	Unfortunately It is changing now. Too expensive-small shops are closing. Big expensive housing	2/15/2022 12:42 PM
7	Not an urban situation, replete with violence and crime	2/15/2022 12:35 PM
8	all of the above	2/15/2022 12:30 PM
9	Main Street, Shopping, Medical	2/15/2022 12:24 PM
10	Shopping	2/15/2022 12:21 PM
11	Relatively low property taxes, quality of volunteers	2/15/2022 12:18 PM
12	Open space, small town feel, movie theater, good location near I-84	2/15/2022 12:14 PM
13	Town services-library, highway department maintenance, open space, balance of commercial and residential, taxes, cost of living	2/15/2022 11:56 AM
14	It was a great place to bring up my children.	2/15/2022 11:50 AM
15	New England style architecture and open spaces. Rural town.	2/15/2022 10:28 AM
16	Wildlife, nature, very little crime, easy access to stores and highway.	2/15/2022 10:16 AM
17	Access to I-84, nearby services and activities, small town feel, scenic beauty, Heritage Village and all it has to offer retirees.	2/15/2022 10:11 AM
18	Those checked above	2/15/2022 10:06 AM
19	Close to New York.	2/15/2022 10:02 AM
20	Easy drive to Boston and New York	2/15/2022 9:59 AM
21	Same as above	2/15/2022 9:56 AM
22	We have good size lots for housing.	2/15/2022 9:53 AM
23	Convenience, shopping	2/15/2022 9:49 AM
24	Small town, community services, good education	2/15/2022 9:46 AM
25	Rural Character	2/15/2022 9:42 AM
26	The combination of nearby rural areas; the attractively located stores and businesses, lovely homes, the quiet atmosphere, the friendly services in the local businesses, the movie theater, and the feeling of safety, the wonderful library. We need to maintain all of this in future plans. Thank you for asking.	2/15/2022 9:39 AM



## Town of Southbury Affordable Housing Plan

27	Location and Affordability	2/15/2022 9:32 AM
28	Affordable for now. Beautiful open spaces-ponds, waterfalls, hills, greenery, all types of trees, friendly people, easy access to shopping and medical offices.	2/15/2022 9:28 AM
29	Being able to see and be with folks we grew up with. A sense of belonging.	2/15/2022 9:21 AM
30	Atmosphere	2/15/2022 9:10 AM
31	Large acre plots, farms, horses, large beautiful homes.	2/15/2022 9:04 AM
32	Farms, Animals, Large Homes, Rural	2/15/2022 8:55 AM
33	Southbury, is a country town with many characteristics to enjoy. Friendly neighbors, access to many stores, library's n restaurants. Hiking trails are great. Never fearful of our surroundings.	2/8/2022 10:47 PM
34	The little Russian village is a great part of Southbury history that is not properly appreciated	2/8/2022 9:58 PM
35	Good school system, beautiful town, lovely Main Street area	2/8/2022 8:56 PM
36	Open space yet convenient shopping, restaurants etc	2/8/2022 8:04 PM
37	A well run town government and a beautiful environment.	2/8/2022 7:32 PM
38	volunteerism	2/8/2022 6:41 PM
39	Southbury residents seem to be very friendly and helpful. There are great places to walk, eat, bank, and shop. Plenty of medical offices and facilities right in town.	2/8/2022 5:05 PM
40	Safety, attractive semi-rural environment	2/8/2022 3:20 PM
41	Sense of safety and security	2/8/2022 2:38 PM
42	All of the above	2/8/2022 11:11 AM
43	Overall town layout. Everything you need is on Main St.	2/8/2022 10:42 AM
44	Active downtown with shops, theater and restaurants.	2/8/2022 10:39 AM
45	Rural Character, closeness to I84, Lower tax base than nearby New York	2/8/2022 9:57 AM
46	The school system, small community (compared to where I grew up) friendly community	2/8/2022 7:45 AM
47	Safe. Right-sized. Good community.	2/8/2022 7:38 AM
48	school system	2/8/2022 5:25 AM
49	Clean, neat downtown and neighborhoods.	2/7/2022 8:42 PM
50	Open Space and Natural resources, school System and taxes(even though overall they are still high)	2/7/2022 8:14 PM
51	Southbury is a beautiful, quiet, small rural town.	2/7/2022 6:49 PM
52	It has the right balance of commercial and residential properties.	2/7/2022 5:58 PM
53	Strong community, affordability where I live, close to major highway	2/7/2022 4:42 PM
54	Excellent schools, safe community, natural beauty.	2/7/2022 4:33 PM
55	American, Republican Conservative Values, Hard working people, Sense of community	2/7/2022 4:29 PM
56	Privacy	2/7/2022 3:41 PM
57	See items checked in Q.9	2/7/2022 2:19 PM
58	The preserved open spaces, homes and businesses that are well kept and rural atmosphere. Also, great school system and friendly people who are community involved.	2/7/2022 2:03 PM
59	Beautiful natural environment. Low density population -lack of congestion. Access to essential services.	2/7/2022 11:42 AM
60	We have just the right amount of stores, restaurants and shops.	2/7/2022 10:19 AM
61	the people. Near family, great school system and the rural nature	2/7/2022 10:12 AM

## Town of Southbury Affordable Housing Plan

62	It has restaurants, movies, doctors, and feels safe. Besides having four daughters in area.	2/7/2022 9:57 AM
63	beautiful setting, nice downtown with sidewalks and shops, restaurants, nice neighbors, sense of community	2/7/2022 9:38 AM
64	Excellent School system. Easy access to larger towns/cities. Nice small town feel.	2/7/2022 9:24 AM
65	The natural rural character of the town is enhanced by facilities and businesses that create a unique environment that enhances the lives of young and old.	2/7/2022 5:48 AM
66	homes with property, safe ,variety of stores , schools are good, a lovely town, good neighbors	2/6/2022 7:46 PM
67	Being near farms, horses, easy to get on 84 to get to shopping in Danbury	2/6/2022 6:32 PM
68	Sense of community	2/6/2022 6:27 PM
69	Friendly people, good shops, and have beautiful country and farming too. Also good schools.	2/6/2022 6:27 PM
70	LOW CRIME RATE, SAFE COMMUNITY, friendly people, whats left of the rural community, affordability, location, far enough away from Waterbury ,	2/6/2022 5:35 PM
71	My husband and I both grew up in urban areas, and came here to escape overcrowding. We are blessed with wonderful neighbors, while also enjoying privacy. We work hard to maintain our home in this beautiful town, and want to see Southbury remain a desirable investment with reasonable taxes and stable/rising property values.	2/6/2022 5:19 PM
72	Rural nature but shops are close	2/6/2022 4:10 PM
73	Natural setting, Heritage Village	2/6/2022 3:53 PM
74	nearness to my family; small town atmosphere	2/6/2022 3:10 PM
75	New homes being built, sense of community, good schools when we needed them, low crime a true happy place to live.	2/6/2022 3:09 PM
76	Nice, friendly people	2/6/2022 1:42 PM
77	Schools, library, zoning over 1 acre, town center	2/6/2022 12:07 PM
78	Safe, clean, well maintained, proximity of commute, variety of shopping and restaurants. Small town feel with all the amenities of a larger town.	2/6/2022 10:54 AM
79	When we moved here it was a town where everyone respected each other & its volunteers...now not so much	2/6/2022 10:45 AM
80	The parks, sidewalks I, sense of community	2/6/2022 9:06 AM
81	All of the above	2/6/2022 8:02 AM
82	Small town feel but we still have all the essentials	2/6/2022 7:07 AM
83	Main Street charm, both N and S, quiet neighborhoods, quintessential New England charm, rural farm land, preserves, the river	2/5/2022 7:02 PM
84	Rural but close to everything. Low crime. Excellent schools. Community.	2/5/2022 6:24 PM
85	Size (smaller town) and everything is close by, great library and town services	2/5/2022 5:23 PM
86	People are friendly. The services I need are nearby. My doctors are here. The town offers many activities to accommodate needs of all ages.	2/5/2022 2:05 PM
87	It is a small town with convenience of many shopping locations.	2/5/2022 12:39 PM
88	Balance of rural and suburban life.	2/5/2022 10:37 AM
89	See above	2/5/2022 8:41 AM
90	Senior services, outdoor spaces, and sidewalks in commercial districts to name a few.	2/5/2022 5:56 AM
91	It is rural and affordable relative to Fairfield County, has good schools, and is close enough to commute to several cities for work. Also like the fact that there are sidewalks that people can use to walk along main street as well as a movie theater and restaurants. Think the commercial development has been done in a tasteful rather than a haphazard manner	2/4/2022 9:13 PM

## Town of Southbury Affordable Housing Plan

92	Affable, quiet, and safe community	2/4/2022 7:25 PM
93	It feels like home. Well managed town.	2/4/2022 6:08 PM
94	The school system is phenomenal. I have 2 children in Region 15. Southbury is a nice and quiet town with a lot of amenities close by. I'm happy that my daughters are being raised here in this community.	2/4/2022 6:02 PM
95	Community supports, acceptance of diversity, small businesses	2/4/2022 5:52 PM
96	Along with the open space/ natural resources, there is plenty of space between houses, it is a safe, clean, peaceful and attractive community.	2/4/2022 5:12 PM
97	Outdoor spaces: Southbury Land Trust, Larkin Trail, Audubon, horse farms. Mostly rural but also a vibrant main street, with stores, restaurants, theatre, etc,	2/4/2022 4:50 PM
98	It's a good place to raise kids. It's a safe community with good schools.	2/4/2022 4:32 PM
99	Beauty, convenience, friendliness, semi rural	2/4/2022 4:23 PM
100	Still has open space and wild life. Small town feel. Quaint shops. Feel safe.	2/4/2022 2:47 PM
101	Location to major highway and good shopping in town. Friends close by. Good library and active senior center.	2/4/2022 1:28 PM
102	Close to highways and major shopping plazas surrounded by a country feel.	2/4/2022 12:07 PM
103	Love the People	2/4/2022 10:18 AM
104	Rural, community feeling, walking/hiking trails, nature preserves, town services like road maintenance, public library and other community resources, affordable senior housing, and low crime/drugs/violence.	2/4/2022 10:17 AM
105	Lake Zoar, Shopping, parks, hiking trails, people, taxes	2/4/2022 10:16 AM
106	all listed above	2/4/2022 10:00 AM
107	Single family homes spaced out in quiet neighborhoods in rural areas surrounded by woodlands.	2/4/2022 7:01 AM
108	Not a big and crowded city.	2/3/2022 9:55 PM
109	Great neighborhood, great environment, low crime, good neighbors, rural character.	2/3/2022 9:37 PM
110	Nice small town	2/3/2022 9:28 PM
111	Open space, nature, parks, clean, safe	2/3/2022 8:33 PM
112	I like the fact that most dwellings are single family homes. I like the rural community feeling in Southbury and would not like to see apartment buildings constructed.	2/3/2022 7:25 PM
113	Close highway access. Has retail downtown. Great schools, Senior Center opportunities. Roads are kept great during the winter which made it easier for my husband to get back and forth to work as he was a police officer.	2/3/2022 7:14 PM
114	access to 84	2/3/2022 6:21 PM
115	Don't know anything that makes it a great place to live. It does seem to have efficient, concerned government, which is a good thing.	2/3/2022 5:38 PM
116	Semi Rural; not over populated; Open spaces	2/3/2022 2:00 PM
117	Mindful growth, rural setting, HV, Sacred Heart Church	2/3/2022 2:00 PM
118	Many farms	2/3/2022 12:53 PM
119	Excellent governance	2/3/2022 12:29 PM
120	rural feel but with easy access to highway and shopping on main street	2/3/2022 11:52 AM
121	Small town ambience, beautiful countryside, close to nature, good library, shopping.	2/3/2022 10:43 AM
122	Excellent variety of commercial services available and good shopping. Not having to go out of town to shop.	2/3/2022 9:52 AM

## Town of Southbury Affordable Housing Plan

123	Everything	2/3/2022 9:47 AM
124	Rural area, Medical facilities, Access to highways, History of the area,	2/3/2022 9:45 AM
125	relatively easy access to Boston & NYC, medical care and countryside to the north of Southbury in Litchfield county.	2/3/2022 9:17 AM
126	good location. low taxes.	2/3/2022 9:11 AM
127	Personally don't enjoy what Southbury has turned into. It's become crowded, the poor planning that went into commercial development has the majority of businesses on one street with too much traffic that makes making a left hand turn out of any of the businesses without a traffic light a challenge. The traffic and the way people drive in this town is ridiculous. Adding additional residential housing doesn't help the tax base at all. It increases the costs for our schools. And most residents don't work within the community. And while our schools academic programs are good, when the children who have graduated from our schools refer to the Pomperaug High School as the pharmacy, I think there's a serious issue that's being neglected and should be addressed ahead of plans for adding additional housing options and more children into those same schools. As I don't plan to still be living in Southbury in the next 5 years, my opinion may be irrelevant but I'm not someone to continue to turn a blind eye to the issues within a place that has been my home for decades.	2/3/2022 9:03 AM
128	good mix of rural and suburb	2/3/2022 8:40 AM
129	Main Street South; diversity of landscape; conservative practices; friends	2/3/2022 8:07 AM
130	Accessibility to medical and personal needs	2/3/2022 5:12 AM
131	I like the people.	2/3/2022 3:18 AM
132	None. Southbury has fallen behind in investing in its community while surrounding towns make improvements and modernize.	2/3/2022 2:31 AM
133	ease of access to highway making daily commute easy, good schooling	2/3/2022 12:25 AM
134	Lovely town, walkable,friendly everything I need or want is here	2/2/2022 10:37 PM
135	Honestly there aren't any. It is a town with an identity crisis. It thinks it is somewhat historic and therefore needs no real growth in terms of modernism.	2/2/2022 10:15 PM
136	Shopping Resturant's reasonable safe	2/2/2022 9:56 PM
137	My parents live here	2/2/2022 9:53 PM
138	Hard working parents, clean public spaces, good school leadership	2/2/2022 9:33 PM
139	School system, safe town, great community	2/2/2022 9:32 PM
140	Country atmosphere, far enough away from cities, safe community	2/2/2022 9:26 PM
141	Safety, great restaurants, small town, currently affordable	2/2/2022 7:20 PM
142	Great friends and neighbors, village had a lot to offer before Covid, movie theaters and Laurel diner!	2/2/2022 6:56 PM
143	Low taxes. Great schools. Rural	2/2/2022 6:12 PM
144	Smaller community, friendly people, great road maintenance, easy shopping.	2/2/2022 5:14 PM
145	Rural community with access to most needed services within a short drive	2/2/2022 5:02 PM
146	Location, country lifestyle, no fast food drive thru restaurants, limited fast food restaurants, small family community, uncontested businesses, small community, rural lifestyle,	2/2/2022 4:40 PM
147	Location	2/2/2022 4:35 PM
148	It is getting worse. I preferred the Southbury of 40 years ago with less people, less traffic, less houses, and more open space. There are still some beautiful places in town.	2/2/2022 4:30 PM
149	Close to cultural events in cities like New Haven and NY.	2/2/2022 4:09 PM
150	Despite its more rural environment, we are within 5 minutes of a commercial district, where we	2/2/2022 3:39 PM

## Town of Southbury Affordable Housing Plan

can meet all of our basic retail and medical needs.

151	How great the community is, the schools and hiking trails. It's also nice to have a couple options for groceries, food, pharmacy and shops.	2/2/2022 3:39 PM
152	The hard-working people and green space. Also the excellent school system.	2/2/2022 3:37 PM
153	Beautiful place to live	2/2/2022 3:28 PM
154	It used to be quaint, picturesque. Now it's covered in ugly signage. It's a shame!	2/2/2022 2:47 PM
155	low crime. clean town	2/2/2022 2:28 PM
156	Integrity of the leadership	2/2/2022 1:52 PM
157	Rural farm like feeling, safe atmosphere, open space,	2/2/2022 1:07 PM
158	Shops (groceries, retail), restaurants, theater, medical facilities, excellent ambulance service, fire & police.	2/2/2022 11:35 AM
159	Still pretty small, but not like 40 years ago. Good proximity to Danbury and Waterbury.	2/2/2022 11:23 AM
160	Not having low income "affordable housing" .	2/2/2022 11:16 AM
161	Open space, rural character, cost of livinh	2/2/2022 11:10 AM
162	Has a real downtown at the same time close to nature.	2/2/2022 10:48 AM
163	Community	2/2/2022 10:15 AM
164	Low taxes compared to Fairfield County	2/2/2022 10:05 AM
165	A sense of community, great schools, safe place to raise a family	2/2/2022 9:59 AM
166	good restaurants and shopping but need a Trader Joe's and Target	2/2/2022 9:50 AM
167	Good schools, wooded areas, maintained parks	2/2/2022 9:48 AM
168	Farming community as we still own our family farm in Massachusetts, 196 years since 1826!!! Fabulous library and resources, great places to hike and walk. Just love "the one and only" Southbury, CT	2/2/2022 9:48 AM
169	A Community Center would be a big plus.	2/2/2022 9:28 AM
170	The small town vibe	2/2/2022 9:22 AM
171	Great school system, convenient location for getting to larger cities, safe	2/2/2022 9:13 AM
172	Safe community, availability of housing for seniors, convenient shopping, amenities available.	2/2/2022 8:47 AM
173	While it has grown, it still has the feeling of a small rural town.	2/2/2022 8:46 AM
174	Rolling hills heavily wooded and uncongested.	2/2/2022 7:50 AM
175	Good schools, nice Main Street with shopping, restaurants, movie theater.	2/2/2022 7:22 AM
176	Safety, access to shopping, access to medical care.	2/2/2022 7:21 AM
177	Quaint town with great shopping. Lake for boating trails for hiking	2/2/2022 6:23 AM
178	It's a safe and respectful town...a small but big enough community...	2/2/2022 5:09 AM
179	Clean and safe	2/2/2022 12:56 AM
180	Beautiful, safe, affordable (at the moment)	2/2/2022 12:43 AM
181	Heritage Village is an affordable, safe, stimulating place to live.	2/2/2022 12:36 AM
182	Schools, small town, convenient shopping, great place to raise a family	2/1/2022 11:15 PM
183	It's clean and more upscale.	2/1/2022 10:51 PM
184	Well, what we have now, is NOT what we had then I ran from Trumbull it was to build up, to want to live there, but it caught up anyway.	2/1/2022 10:43 PM

## Town of Southbury Affordable Housing Plan

185	Well planned Main Street, diversity of stores, rural setting	2/1/2022 10:01 PM
186	Multiple nice shopping districts, great restaurants, very few things you can't find here from clothing shops to movie theater to gyms to medical facilities to hardware stores. Easy access to 84. I also like that the population skews a bit towards the older side given all the retirement communities in the area-it makes for a calmer, kinder atmosphere.	2/1/2022 9:55 PM
187	Multiple parks, strict zoning laws that keep visual noise to a minimum and maintain asthetic character of a historic and rural community. Wonderful volunteers, from Elks, to Lions, the VFW group, the womens club, and the volunteer firefighters plus others. Nice main street with sidewalks and feeling of town center.	2/1/2022 9:42 PM
188	Safe and away from crowds.	2/1/2022 9:28 PM
189	I grew up in Southbury- 3 houses down from my current house. I could never imagine another place raising my babies. This town has everything for me (minus Target) and feels safe. The school systems are amazing the community is wonderful- it's changed a lot since I was a kid but I hope to keep seeing it go up	2/1/2022 9:20 PM
190	Good shops, health care, lack of traffic.	2/1/2022 9:18 PM
191	The people that reside here. The schools, parks, variety of services and Lake Zoar	2/1/2022 8:56 PM
192	Convenient shopping and highway access . Small town feel with all the Amenities	2/1/2022 8:48 PM
193	The community	2/1/2022 8:36 PM
194	It's location between Danbury BBC and Hartford where my husband and I work. It's also just a beautiful location.	2/1/2022 8:17 PM
195	open spaces and nature within easy driving distance of 84 to commute for work and medical needs.	2/1/2022 8:13 PM
196	Small Town feel, lots of trails and trees but close to highway, good place to raise a family	2/1/2022 8:10 PM
197	Parks, trails, farms - great people	2/1/2022 7:50 PM
198	I love the sense of community and all of the open spaces and farms.	2/1/2022 7:48 PM
199	Small town feel but with local shopping and dining options. Strong schools with affordable taxes.	2/1/2022 7:18 PM
200	This town sucks Police fail at their jobs It used to be beautiful at 1 time	2/1/2022 7:16 PM
201	Preservation of town character	2/1/2022 7:08 PM
202	Natural environment	2/1/2022 7:00 PM
203	Lack of welfare estates	2/1/2022 6:35 PM
204	It has a wonderful small town feel. Easy access to shopping and drive able to NYC or Hartford for cultural events.	2/1/2022 6:34 PM
205	main services are close by - quite safe	2/1/2022 6:31 PM
206	I'm really not sure	2/1/2022 6:28 PM
207	Lots are mostly private but close to everything, like stores and med offices, home values are generally stable	2/1/2022 6:28 PM
208	Country feel with modern amenities	2/1/2022 6:25 PM
209	55 and over community with an abundance of activities, restaurants, shopping, and the feel of a small town.	2/1/2022 6:24 PM
210	Quiet friendly small town	2/1/2022 6:16 PM
211	Downtown area, the elementary schools, and the community of people.	2/1/2022 6:13 PM
212	Easy access to places.	2/1/2022 6:12 PM
213	Good school system, beautiful natural features-rolling hills, Lake Zoar & Lake Lillinonah, modern conveniences without being overly developed	2/1/2022 6:04 PM



## Town of Southbury Affordable Housing Plan

214	Main Street is great. It is big enough to feel like a destination but small enough to feel homey. Love the parks and trails and the community.	2/1/2022 5:53 PM
215	The shops, restaurants, cleanliness, welcoming atmosphere, parks, library	2/1/2022 5:34 PM
216	People are thoughtful and kind. Shopping, church, stores, library, medical offices are here.	2/1/2022 5:30 PM
217	A good sense of community	2/1/2022 5:29 PM
218	School system, parks, places to eat, kind people.	2/1/2022 5:09 PM
219	Nice friendly and clean town with a rural feeling	2/1/2022 4:51 PM
220	All of the boxes checked above. The town has a wonderful balance of housing and open space, plenty of access to trails and opportunities to enjoy the outdoors, an active land conservation initiative, and easy access to major roads for travel. There is a nice feeling in this town that doesn't happen everywhere.	2/1/2022 4:45 PM
221	Community	2/1/2022 4:41 PM
222	Location, businesses, calm, air quality	2/1/2022 4:40 PM
223	Land Trusts and shopping/restaurants	2/1/2022 4:33 PM
224	Southbury offers a variety of businesses, medical practitioners and restaurants while maintaining a more rural feeling. It is also close to other amenities in nearby towns/cities. There are numerous hiking areas in the town that are easily accessible. There is a true community feel to the town that you don't find in the bigger communities in the area.	2/1/2022 4:19 PM
225	Condo, senior community	2/1/2022 4:06 PM
226	Small quiet community	2/1/2022 3:57 PM
227	safe community that is a good mix of things to do/accessibility with a small town feeling	2/1/2022 3:48 PM
228	Love the town, the location and parks /open areas.	2/1/2022 3:44 PM
229	Nice towns people; excellent schools. Neighborhoods with beautiful curb appeal.	2/1/2022 3:44 PM
230	Small town feel but easy access to stores, events and transportation	2/1/2022 3:37 PM
231	Rural	2/1/2022 3:34 PM
232	Overall Southbury is a good town to live in. I have seen many changes from when I was a child here. Most of them have been positive.	2/1/2022 3:26 PM
233	Lots of choices of stores, restaurants, churches and good programming for seniors and families.	2/1/2022 3:24 PM
234	Small town, rural feel but with more convenience; feel safe here; parks, hiking trails	2/1/2022 3:21 PM
235	School system (for now)	2/1/2022 3:20 PM
236	Open spaces, safety, quality of services	2/1/2022 3:14 PM
237	Shopping and medical services very convenient. Town very attractive and pleasant. Easy access on major highway.	2/1/2022 3:07 PM
238	Low, slow growth. I like the surrounding woods and nature trails. I don't like hyper development. When it starts to look like Danbury, I'll leave.	2/1/2022 3:06 PM
239	The only place i want to live	2/1/2022 3:04 PM
240	Main Street	2/1/2022 3:00 PM
241	Friendly citizens, easy shopping and access to highways	2/1/2022 3:00 PM
242	Small community type living with all the necessary amenities.	2/1/2022 2:58 PM
243	Shopping/conveniences, tight community	2/1/2022 2:46 PM
244	Great community	2/1/2022 2:36 PM
245	Quiet safe nature	2/1/2022 2:34 PM

## Town of Southbury Affordable Housing Plan

246	Sma 'll town character. Friendly people. People work together through their religious communities to help those less fortunate in the town. Sence of community, good schools.	2/1/2022 2:21 PM
247	Live in HV... Close to m84, doctors, shopping, etc	2/1/2022 2:20 PM
248	all that Southbury has to offer in such close proximity to where I live	2/1/2022 2:13 PM
249	Bucolic atmosphere	2/1/2022 2:07 PM
250	The small town feel.	2/1/2022 2:06 PM
251	Beautiful area	2/1/2022 2:01 PM
252	Good schools, access to healthcare and shopping	2/1/2022 1:49 PM
253	Shopping and low taxes	2/1/2022 1:49 PM
254	Small town feel.	2/1/2022 1:45 PM
255	I like the sizes of lots- lots if space to live in.	2/1/2022 1:45 PM
256	All checked above in #9	2/1/2022 1:43 PM
257	The genuine care and kindness of most community members. Its rural yet provides any and every commercial comfort. I also love that the community really supports it local businesses!	2/1/2022 1:43 PM
258	Country	2/1/2022 1:42 PM
259	The Land Trust appears to be strong. I am glad to see trees and open spaces. So many other towns cave in to over-development at the sake of trees and wildlife.	2/1/2022 1:42 PM
260	Offers numerous services, conveniently located, friendly community.	2/1/2022 1:41 PM
261	Small town neighborhood... environment is clean and kept up beautifully.. Open land and nature... I feel safe ..	2/1/2022 1:39 PM
262	all that were checked above in #9	2/1/2022 1:38 PM
263	Not overpopulated like surrounding towns. Grew up in bethel and lived in danbury for 6 years of my adult life before moving to Southbury for the schools for our kids. Southbury schools are phenomenal and not overcrowded. I feel they are getting a much better education than danbury. Our taxes are also much more affordable than Fairfield County, yet we are within 15 minutes of where we grew up.	2/1/2022 1:35 PM
264	Good schools. Low taxes.	2/1/2022 1:34 PM
265	Supportive. Great people.	2/1/2022 1:33 PM
266	Diverse community with suburban and rural character, job opportunities, and ready services and activities.	2/1/2022 1:27 PM
267	Medical resources, great neighbors, and local services (don't forget Denmos)	2/1/2022 1:24 PM
268	Rural quality, open space, restrictions for building, required acreage, single family homes, very few apartments, quality of life and people. Little to no crime and safe. Clean and well maintained. Beautiful town. L	2/1/2022 1:24 PM
269	Clean, quiet, beautiful countryside, wonderful sense of community.	2/1/2022 1:22 PM
270	Main Street has many convenient businesses, access to 84, the town library, community events (would love to see more), schools are wonderful.	2/1/2022 1:21 PM
271	Quiet, peaceful, low crime, access to nature, good library.	2/1/2022 1:18 PM
272	Well kept community with access to shopping	2/1/2022 1:14 PM
273	Commercial activity combined with open space, neighborhoods	2/1/2022 1:13 PM
274	Strong school system and town services with a good variety of businesses along Main Street	2/1/2022 1:13 PM
275	Convenience to stores! Love Main Street, beautiful town	2/1/2022 1:10 PM
276	The people and area	2/1/2022 1:09 PM

## Town of Southbury Affordable Housing Plan

277	Great people, social justice interest, intellectual people	2/1/2022 1:07 PM
278	SOUTHBURY IS A WHOLESOME TOWN.	2/1/2022 1:07 PM
279	The community and beautiful places.	2/1/2022 1:07 PM
280	small town with its own amenities	2/1/2022 12:59 PM
281	Tax base and small town environment	2/1/2022 12:59 PM
282	very few	2/1/2022 12:56 PM
283	It has been simply a great place to raise a family.	2/1/2022 12:53 PM
284	Good school system, houses are spread out.	2/1/2022 12:46 PM
285	Community based Neighbors who help each other Good school system Welcoming A mix of needed establishments to meet medical social and basic supplies and other amenities with very rural areas easily accessible	2/1/2022 12:46 PM
286	Zoning: farms and rural character plus modern conveniences	2/1/2022 12:46 PM
287	Small town vibe, excellent library, central location in the state, great places to walk, reasonable taxes, good schools for those with kids	2/1/2022 12:44 PM
288	Location. Available shopping. Attractive and well kept parks and common areas. Walking trails.	2/1/2022 12:44 PM
289	Small town. Not crowded.	2/1/2022 12:43 PM
290	Rural character with proximity to shopping and culture.	2/1/2022 12:37 PM
291	I like the small town feel coupled with the connections on state highways and I-84, which allows for easy travel to interesting/fun/economically happening places ie NYC, Hartford, Boston or New Haven.	2/1/2022 12:37 PM
292	Nature, open space. Convenience. Sense of community. Diversity.	2/1/2022 12:36 PM
293	I love the school system. Around very well and respected people, manners, family people.	2/1/2022 12:35 PM
294	Land trust, convenience	2/1/2022 12:31 PM
295	The people	2/1/2022 12:25 PM
296	Pretty, well maintained	2/1/2022 12:22 PM
297	It is not overcrowded. Plenty of open space, land, trees, parks, etc. Remote enough, but also close enough to major shopping. Conservative views and community.	2/1/2022 12:21 PM
298	Convenience of shopping and I-84. Lots of restaurants in the area including adjacent towns. Heritage Village amenities.	2/1/2022 12:20 PM
299	Small town feel while also having amenities like grocery, gas and recreation. Lots of protected outdoor spaces and programs/sites for children. Also has events/communities for retired population. Suits both ends of the spectrum - which we need in our multigenerational household.	2/1/2022 12:19 PM
300	Availability to access stores food/household/clothing within minutes. To live in a community where it is safe with already low income housing to include the many condominium, townhouses and 55 and older communities that are available already . No need to build lower/section 8 housing as it will also bring a different level of crime to Southbury that we don't want or need !	2/1/2022 12:19 PM
301	Closeness to RT 84, preserved lands to enjoy.	2/1/2022 12:17 PM
302	Lower mil rate than many towns. Low crime. Close retail.	2/1/2022 12:16 PM
303	I have a good sized parcel of land but am only a few minutes from downtown shopping and my children's schools.	2/1/2022 12:15 PM
304	Large enough to provide quality services, small enough to maintain privacy and individual identity	2/1/2022 12:13 PM

## Town of Southbury Affordable Housing Plan

305	Southbury is a fantastic community with a lovely group of individuals that reside here. Coming here from another state I can firmly attest that low income housing will destroy this area.	2/1/2022 12:12 PM
306	The rural character of our town with all necessary amenities & services yet close enough to urban centers.	2/1/2022 12:12 PM
307	Border of 3 countys hi-way access and proximity to Mass, Ny and Coastline	2/1/2022 12:10 PM
308	Strict zoning regulations along main street. Keeps the charm Sense of community	2/1/2022 12:09 PM
309	Small town feel (concerts, tree lighting, parades), ability to shop local, easy access to neighboring states	2/1/2022 12:09 PM
310	Most wanted shopping is within a close area and medical services are nearby.	2/1/2022 12:08 PM
311	Safety, easy commute to shopping, Senior transportation, Heritage Village community, easy access to Doctors, Dentist, etc. Somewhat small community, Town Office personnel seem to know us and are very helpful.	2/1/2022 12:08 PM
312	It use to be a very loving and caring town. Now with all of the "out of towners" coming in I do not want to live here anymore. Crime is too high and the community it not nice.	2/1/2022 12:07 PM
313	Home values stay up	2/1/2022 12:06 PM
314	Suburbs with close proximity	2/1/2022 12:00 PM
315	Close community, excellent schools	2/1/2022 11:59 AM
316	Affordable, middle class town that is accessible to households that value unpretentious attitudes to their neighbors, great school system, and local social events	2/1/2022 11:59 AM
317	It's a nice town, not too developed. It's convenient to the highway and I have relatives and friends scattered about CT. Since I can't afford to live on the shore, its a good place to be. And moving would be a huge effort.	2/1/2022 11:59 AM
318	Rural areas	2/1/2022 11:56 AM
319	Nice mix of commercial and rural attributes	2/1/2022 11:55 AM
320	So far I've felt a better bond with neighbors and other members of the community.	2/1/2022 11:54 AM
321	Beauty, intimate, peaceful.	2/1/2022 11:54 AM
322	A quiet suburb with good schools, with little crime, and having good neighbors.	2/1/2022 11:51 AM
323	School system Spacious living from house to house Location	2/1/2022 11:50 AM
324	All my needs are available near where I live.	2/1/2022 11:50 AM
325	Convenience of driving and shopping.	2/1/2022 11:50 AM
326	Rural character, friendly people, outdoor activities	2/1/2022 11:44 AM
327	Rural, enough services in town, quaint	2/1/2022 9:46 AM
328	It has the rural characteristics which are important while still being relatively close to a wide range of retail shopping options.	2/1/2022 3:49 AM
329	Low crime, beautifully maintained, nice community, plenty of shopping, good schools, nice people	1/31/2022 11:45 PM
330	Rural Community open space lots of green	1/31/2022 6:17 PM
331	The rural character/farm land and open space of the town brought us here.	1/31/2022 5:22 PM
332	Low cost, easy	1/31/2022 3:55 PM
333	Quiet convenient affordable	1/31/2022 1:31 PM
334	Essentials close by...food shopping, restaurants, parks, Dr.'s, fishing.	1/31/2022 12:32 PM
335	There's not too much traffic and it is relatively quiet (except for the ambulances and fire trucks).	1/31/2022 10:56 AM

## Town of Southbury Affordable Housing Plan

336	Good government, town parks, good neighbors	1/31/2022 9:45 AM
337	The low population density of town (Rural Character)	1/30/2022 9:15 PM
338	Great community	1/30/2022 5:35 PM
339	A great combination of rural and urban: a beautiful landscape with protected land, small rivers, and farms, but interesting things to do, restaurants, and cultural activities.	1/30/2022 4:18 PM
340	Rural feel in some places, access to family outside Southbury, open space, was good school system for our children, favorable municipal governing	1/30/2022 3:12 PM
341	Not overly commercialized, close enough to things that I need without feeling like I live in a shopping mall.	1/30/2022 1:47 PM
342	All of the above. Great location to highways, easily accessible shopping, close to nature with parks and preserves.	1/30/2022 12:57 PM
343	Small town feel, Main Street is the bulk of business, which has all that you need, the rest is more residential. The open spaces, access to river for fishing and recreation, abundant wildlife, natural parks and hiking trails are very important to the rural aspect. The working farms and access to fresh produce, eggs and meats is a big win for Southbury. The good schools are very important. One of the main reasons for moving here.	1/30/2022 11:40 AM
344	Quiet, open space, great schools, low crime	1/30/2022 11:35 AM
345	Southbury is a classy town that I feel safe in. I have never felt uncomfortable or unsafe going for a run by myself. Safety is VERY important to me, especially when I look at the state some other towns are in. I don't think you can put a price on feeling secure and safe.	1/30/2022 9:17 AM
346	Beautiful town, shopping, restaurants, parks...etc!!	1/30/2022 8:18 AM
347	Parks and outdoor recreation. Small size but not lacking in amenities.	1/30/2022 5:35 AM
348	It is not too expensive compared to other towns I considered to live in 20 years ago and even now. I like that the town has developed over the past 10 years with the movie theater, more restaurants, more shopping.	1/30/2022 12:28 AM
349	Safety combined with available shopping and restaurants.	1/30/2022 12:23 AM
350	Rural now but loosing it by the year	1/29/2022 10:53 PM
351	Small town feel with many parks, good public schools and knowing neighbors feels good	1/29/2022 7:21 PM
352	Not over developed like Newtown is doing. That's where I grew up and it's becoming unbearable.	1/29/2022 5:48 PM
353	Great people; not crowded but not empty; convenient; beautiful	1/29/2022 4:25 PM
354	Tax bracket. Rural atmosphere.community spirit.	1/29/2022 4:10 PM
355	Southbury has it all.	1/29/2022 3:45 PM
356	Great variety of stores, school system and youth activities	1/29/2022 2:45 PM
357	Heritage Village and it's activities. Rural surroundings. Nearness to Danbury - NYC/Boston for trips.	1/29/2022 2:07 PM
358	General pleasant atmosphere, unique assets of Heritage Village	1/29/2022 1:55 PM
359	There is a sense of community here. People are family-oriented and in my experience considerate and polite. Crime is low and I feel that my family is safe. Everyone is always on the go, exercising, shopping, or running errands. The police force is friendly and effective. There are many parks nearby such as Bent of the River and Southford Falls. Though my child is only 2, we know the school system is exceptional and look forward to her attending.	1/29/2022 1:48 PM
360	Safe, spacious (not living on top of each other), smaller community experiences,	1/29/2022 1:37 PM
361	greenspace, semi-rural, quiet	1/29/2022 1:23 PM
362	Low crime, conservative values.	1/29/2022 1:20 PM
363	Lots of history	1/29/2022 1:18 PM

## Town of Southbury Affordable Housing Plan

364	Families and people just like us. Everything is a short distance from where we live. Rural setting with great town open spaces.	1/29/2022 12:44 PM
365	We were attracted to the area because of the school's and it's semi rural character	1/29/2022 12:02 PM
366	A diversity of religious facilities for the community, access & proximity to the highway, access to retail neighborhood centers and passive open space recreational areas.	1/29/2022 11:49 AM
367	Small town rural feel with modern conveniences in close proximity. Well run school system. Reasonable taxes. Lower cost housing compared to Fairfield county but without all the apartments and affordable housing projects that have run out of control in many of the local Fairfield county towns.	1/29/2022 11:40 AM
368	Location and shopping	1/29/2022 11:13 AM
369	I always run into someone I know when I am in town. People are friendly; they take the time to get to know each other and to be involved in the community in some way.	1/29/2022 11:06 AM
370	Low crime safe neighborhoods, good mix of seniors and young families, great down town for all ages, many outdoor parks, great lib and schools, lower taxes relative to similar towns in CT, all around a great town for raising a family.	1/29/2022 10:00 AM
371	Friendly, welcoming community with selection of retail shops & services	1/29/2022 9:49 AM
372	shopping, eateries, movies, proximity to I-84, hospitals, parks	1/29/2022 9:35 AM
373	History	1/29/2022 6:56 AM
374	Clean and safe	1/28/2022 10:45 PM
375	Well planned main street. Open space. Great neighborhoods	1/28/2022 10:04 PM
376	The schools, the downtown, the retail shops and restaurants, the events. The movie theater.	1/28/2022 8:50 PM
377	Excellent school district, rural character, very family oriented	1/28/2022 8:32 PM
378	Low crime	1/28/2022 8:00 PM
379	it is a safe community	1/28/2022 7:35 PM
380	population, ease of shopping, visiting the library, restaurants	1/28/2022 7:35 PM
381	Safety and friendliness of community	1/28/2022 7:33 PM
382	Small town. Great schools. Town is kept clean & appealing. Close to neighboring towns. Easy commute to Danbury and N.Y.	1/28/2022 7:29 PM
383	Decent return for taxes paid, quiet, good property values/ROI	1/28/2022 5:55 PM
384	rural while also close to NYC and Boston; Open Space and Land Trusts, natural resources	1/28/2022 5:34 PM
385	open spaces and rural feel and it's close to NYC	1/28/2022 5:26 PM
386	It is a beautiful rural community less than 90 minutes from New York City.	1/28/2022 5:25 PM
387	See above.	1/28/2022 4:59 PM
388	quality of library recreational opportunities variety and location of medical services	1/28/2022 4:58 PM
389	Off-leash dog areas	1/28/2022 4:57 PM
390	The main town area has a great option of stores that you can dine or shop at but then we all go back to our rural-like ;) housing areas. It's the best of both worlds, the housing is full of beautiful homes with land so they are not right on top of eachother but we also have access to many services and places.	1/28/2022 4:55 PM
391	good servicers and low taxes	1/28/2022 4:45 PM
392	Physical beauty and well planned out town	1/28/2022 4:28 PM
393	proximity to doctors, food stores, major thoroughfare and presence of lake Zoar and the river; rural character, open spaces, safety from potential bodily and property harm/threats/damage and town maintenance attentiveness.	1/28/2022 4:28 PM



## Town of Southbury Affordable Housing Plan

394	No low-income housing, low (major) crime rate, great kids and community, close proximity to town businesses, the LAKE(even if not maintained as it should be)	1/28/2022 4:23 PM
395	The people and the open space	1/28/2022 4:05 PM
396	The juxtaposition of parks and open space with Main Street activities and access to I84.	1/28/2022 3:58 PM
397	Adequate retail, rural-suburban mix, location, Heritage Village.	1/28/2022 3:56 PM
398	Small town, family, friends, Parks	1/28/2022 3:55 PM
399	I'm not sure. It does have a small town feel which is nice..	1/28/2022 3:55 PM
400	Active senior center. Close to medical care. Multi-ethnic community.	1/28/2022 3:52 PM
401	Southbury It's a beautiful town. I think it's the perfect town for seniors.	1/28/2022 3:44 PM
402	It's visually beautiful and there are multiple parks and areas to walk in. It was a great place to raise kids.	1/28/2022 3:43 PM
403	Schools, rural setting	1/28/2022 3:35 PM
404	It's beautiful, affordable and well run.	1/28/2022 3:34 PM
405	Good school system, a very good balance of commercial, retail and residential.	1/28/2022 3:25 PM
406	Small clean town near highway with good schools and big town features such as 2 supermarkets, multiple restaurants, retail stores, and movie theater.	1/28/2022 3:21 PM
407	Safety, quality of neighborhoods	1/28/2022 3:16 PM
408	The community	1/28/2022 3:13 PM
409	Quiet, low crime rate, lots of outdoor activities, country feel	1/28/2022 3:06 PM
410	I live in Heritage Village which means I don't have to worry about maintenance which I can no longer do. Also there are a lot of activities here for villagers once Covid is under control. I enjoy the rural nature of living here and the charm of the surrounding towns.	1/28/2022 2:51 PM
411	Small town with great schools and great community services and everyday shopping/medical needs. Easy access to highway for commuting.	1/28/2022 2:43 PM
412	Quiet, nature, quiet, quiet, quiet. Well mannered citizens.	1/28/2022 2:32 PM
413	Fiscally secure town governance (thank you John Michaels!). Previous politically conservative town governance. The planned and developed Main St. the abundance of open space.	1/28/2022 2:26 PM
414	Hiking trails, Heritage Village, shopping and restaurants.	1/28/2022 2:14 PM
415	The location just off I84 makes it easy to get to other parts of the state. There is lots of shopping and restaurants. When our children were growing up there were many activities for them and a wonderful school system. We appreciate the efforts to maintain lots of open space and opportunities for hiking and walking.	1/28/2022 1:53 PM
416	Sense of community, my church and church family, access to parks, slower pace of living (lack of fast foods and strip malls)	1/28/2022 1:51 PM
417	Nice mix of commercial, residential and open space properties. Caring community. Good schools that make for good property values. Welcoming to seniors. Proximity to 84 makes travel easy. Vibrant local newspaper that informs residents. Active land trust org. Close to good restaurants in other towns. Good hiking trails in Kettletown, Bent of the River and town parks. Easy to purchase necessities locally.	1/28/2022 1:29 PM
418	The Main Street North and South areas of the community represent an historic district and the retail/office centers of the town	1/28/2022 11:04 AM
419	Not an overcrowded town or built up like Newtown is now	1/28/2022 10:44 AM
420	Convenience , accessible to everything ..shops , docs , nature ...	1/28/2022 10:16 AM
421	walkable town center, open space, parks	1/28/2022 9:41 AM
422	Lack of congestion, traffic and people. Well kept by people who are invested in the town and	1/28/2022 7:57 AM



## Town of Southbury Affordable Housing Plan

	believe in maintaining its character.	
423	plenty of open space, small community, better affordability than surrounding areas, good commuter area	1/28/2022 7:54 AM
424	Community, not too busy but still offers alot	1/27/2022 6:18 PM
425	Easy highway access, walkable Main Street, Beautiful rural areas	1/27/2022 5:50 PM
426	Southbury has a good school system, low crime, and reasonable taxes. It has a rural New England type feel, but a downtown where their is shopping, places to eat, and things to do (movie theater) so you don't have to travel far from home. Keep building on this idea. Zoning is important.	1/27/2022 5:14 PM
427	Nice people	1/27/2022 4:24 PM
428	Reasonable taxes, good value for housing (land, square footage, etc) good schools	1/27/2022 10:07 AM
429	Quality of residents, small town feel	1/27/2022 9:59 AM
430	Lovely, clean, friendly, takes care of senior population	1/27/2022 9:58 AM
431	Its a well managed town with good shopping, roads and facilities.	1/27/2022 9:42 AM
432	Heritage Village is a wonderful active adult community	1/27/2022 8:49 AM
433	see above	1/27/2022 8:13 AM
434	Small town feel. Great quality of life	1/26/2022 9:09 PM
435	large Properties, open space, access to highway	1/26/2022 9:08 PM
436	Well run town government. Good town services	1/26/2022 8:08 PM
437	Library	1/26/2022 7:46 PM
438	Quiet and safe town, friendly people	1/26/2022 7:40 PM
439	Low tax rates, small town feel	1/26/2022 6:10 PM
440	Rural but has shopping and services	1/26/2022 3:56 PM
441	Rural character, many parks, open land.	1/26/2022 3:38 PM
442	Schools Programs for elementary age children Retail options but not too overpopulated with stores Farms Close to waterbury and Danbury for other needs	1/26/2022 1:35 PM
443	Rural yet close to every need.	1/26/2022 12:36 PM
444	Friendly people, outdoor beauty	1/26/2022 12:04 PM
445	Houses are expensive and crime is low due to the fact that you need to have a vehicle to get here and you need to make money to live here.	1/26/2022 11:45 AM
446	great mix of small town & large city businesses.	1/26/2022 10:29 AM
447	We moved from Manhattan to Southbury and still spend at least one day in the city every week. Southbury has a rural feel, but with the services we need, good shopping, friendly people, excellent access to the outdoors for hiking, paddling, x-country skiing, etc and a relatively easy drive into the city. We also appreciate the active politically active folks in the community we interact with.	1/26/2022 9:52 AM
448	Community spirit (most of the time), available health care offices, supermarkets, pharmacy, town and state parks and rec sites	1/26/2022 9:49 AM
449	A rural community but near to urban areas i.e.. Danbury, Waterbury	1/26/2022 7:59 AM
450	Schools. Country like setting.	1/26/2022 6:32 AM
451	Private living (not on top of your neighbors) with a wonderful community	1/25/2022 8:34 PM
452	Great little town that has just about everything	1/25/2022 6:36 PM
453	Not many, they're dwindling	1/25/2022 6:35 PM

## Town of Southbury Affordable Housing Plan

454	I lived here specifically for the police department and the safety I feel knowing we have our own PD's	1/25/2022 6:29 PM
455	Small town feeling, sufficient shopping, rural atmosphere, good town services.	1/25/2022 5:02 PM
456	Has good senior services, but not enough housing for seniors living on SS Only. S.	1/25/2022 4:37 PM
457	Affordable, safe, good Community	1/25/2022 3:02 PM
458	It is a very nice town but I probably would not live here if there was no Heritage Village.	1/25/2022 2:46 PM
459	Safe, great schools, strong community and programs for kids	1/25/2022 2:44 PM
460	NO affordable housing, more summer concerts at the green and family events	1/25/2022 1:38 PM
461	Small town, open space, not too much congestion with traffic, people or retail. Parks, for hiking and fishing are a plus.	1/25/2022 1:33 PM
462	Safety	1/25/2022 1:32 PM
463	Rural, school system is dynamic and very successful. Commerce	1/25/2022 1:30 PM
464	Open space, no big box stores, few multi story commercial buildings, attractive Main Street.	1/25/2022 1:14 PM
465	Quiet, safe, great neighborhood	1/25/2022 12:45 PM
466	Lower taxes for seniors; good response to healthcare services, especially with Covid, wonderful parks.	1/25/2022 11:13 AM
467	Lower Taxes, safe area	1/25/2022 10:56 AM
468	A sense of community, the majority of the people who live here have good morals and tend to raise their children with those morals.	1/25/2022 10:52 AM
469	School system, sports, hard working people who live in town.	1/25/2022 10:36 AM
470	Well maintained town, shopping	1/25/2022 10:25 AM
471	Small town feel. Community and the closeness of the people	1/25/2022 10:21 AM
472	Having a main road type location and being able to live in the middle of the woods while being 5 minutes from the grocery store. The open space and natural resources is also a huge asset.	1/25/2022 10:18 AM
473	Good commuting location, Good Shopping, restaurants and movie theaters	1/25/2022 10:03 AM
474	Safe community	1/25/2022 9:42 AM
475	School system Low taxes Safe community Retail store access	1/25/2022 9:42 AM
476	Small town feel, clean and well maintained property.	1/25/2022 7:52 AM
477	Well managed Town with history of maintaining rural character and protection of potable water resources	1/25/2022 7:07 AM
478	Lower taxes than surrounding towns, good school system, safe community, small town feel,	1/24/2022 10:47 PM
479	Beautiful town with beautiful homes and I still feel safe here.	1/24/2022 8:56 PM
480	Preservation of open space. Semi-rural character. Lower property taxes than Newtown. Low crime rate. Lack of crowding and traffic.	1/24/2022 7:33 PM
481	Safety	1/24/2022 7:27 PM
482	southbury has more exciting store since past few years like Ulta, chipotle theater, which is good but not enough. need more stores for shopping since we feel we have to drive a lot to go for shopping or costco,mall or more grocery stores such as Trader Joes, staples..	1/24/2022 6:39 PM
483	Schools and proximity to highway.	1/24/2022 6:35 PM
484	The charm and a sense of small community. Near University campuses for Seniors interests. Outdoor beauty, walking and hiking.	1/24/2022 6:28 PM
485	Has a good country feeling!	1/24/2022 6:12 PM

## Town of Southbury Affordable Housing Plan

486	Audonon center, walking trails, good restauranys in area, affordability	1/24/2022 5:34 PM
487	As I just wrote, Heritage village offers excellent help to retirees. I also think the Southbury library is excellent and shopping is very convenient.	1/24/2022 5:08 PM
488	Well maintained parks, town, and land trusts. Strong school system. Beautification requirements for business.	1/24/2022 1:59 PM
489	The town, main street. Sense of community. Local shops, easy to access.	1/24/2022 12:13 PM
490	The town has a clean and well kept appearance. Home owners tend to keep their properties looking nice.	1/24/2022 11:40 AM
491	Platt Farm and Platt Trails are excellent places to hike. Southbury has plenty of access to Interstate 84.	1/24/2022 11:23 AM
492	We love the preserves and nature preservation. Also, having amenities close by is critical and convenient.	1/24/2022 11:05 AM
493	Well it's not Newtown, Ridgefield or even Bethel - but all those towns are easily accessible, as are New York, Boston, Newport, etc. And international airports. We could do with more industry and better restaurants.	1/24/2022 10:57 AM
494	The sidewalk on main st south, shopping areas.	1/24/2022 10:43 AM
495	I love all of the hiking trails (even more so now due to covid). The library is wonderful; we use it on a weekly basis.	1/24/2022 10:41 AM
496	We love the parks, schools, and horse farms	1/24/2022 9:56 AM
497	Small country town feel with new amenities, good food, community	1/24/2022 9:42 AM
498	Lots of trees and natural spaces, Town is nicely organized, strong community, not overly developed, good schools, safe.	1/24/2022 8:51 AM
499	Limites	1/24/2022 8:05 AM
500	Southbury is a beautiful small town with good services and easy access to other towns, parks and cities.	1/24/2022 7:51 AM
501	The small town feel well having amenities close by	1/24/2022 7:24 AM
502	Parks and hiking trails, good schools, proximity to health services and shopping.	1/24/2022 7:00 AM
503	The area is not over developed yet. It seems that the population density is at a sustainable level as compared with other nearby towns which are overly congested.	1/24/2022 6:45 AM
504	The presence of preserved "open space" natural areas such as Bent of the River Audubon sanctuary and Southbury Land Trust property on Flood Bridge Rd. Convenient municipal and medical and shopping services. Well-kept public and business sites. Variety of restaurants. Sense of personal security.	1/23/2022 10:32 PM
505	Location and proximity to a variety of urban and rural venues. Safety relative to other areas (sea level rise and flooding, drought, hurricanes, earthquakes, heat waves)	1/23/2022 10:07 PM
506	Clean, safe and civilized.	1/23/2022 9:19 PM
507	The combination of local shops and big box stores in a aesthetically pleasing environment.	1/23/2022 9:01 PM
508	When we moved here 30+ years ago it was much more affordable than area towns. That's not the case anymore	1/23/2022 8:36 PM
509	Small town	1/23/2022 8:30 PM
510	the people and the town and HV services	1/23/2022 8:01 PM
511	Safe community, small-town feeling, close to shopping and necessities, good place to raise children.	1/23/2022 7:49 PM
512	I like living in a small town. It's a beautiful place to live. I like living near the Library. ..great Libray!!	1/23/2022 7:42 PM
513	Conservative, rural, working-class, faith, strong community.	1/23/2022 7:04 PM

## Town of Southbury Affordable Housing Plan

514	Peaceful town, nature, nice library, great school system. Does not have super busy roads (like federal road in danbury and brookfield) but still has access to essentials (supermarkets, stores).	1/23/2022 6:59 PM
515	Open space and country feel, no big box stores and small town feel. People are friendly and schhols are good. Affordable middle class comunity	1/23/2022 6:25 PM
516	Easy shopping for my needs, variety of churches, size	1/23/2022 6:21 PM
517	Controlled Building, Zoning requirements for commercial properties.	1/23/2022 6:08 PM
518	All of the above that I checked off	1/23/2022 5:49 PM
519	All of the above that i checked.	1/23/2022 5:49 PM
520	Small town features.	1/23/2022 5:20 PM
521	Small town feel - rural areas - with plenty of places to shop, eat and things to do. It has always felt safe as well.	1/23/2022 5:18 PM
522	Rural character, sense of community, available resources and amenities	1/23/2022 5:15 PM
523	Respectful and friendly neighbors. Quiet skies and roads. Efficient and economically aware administrative officials especially our conservative Selectman! Common sense future planning. Attractive and pleasing environment.	1/23/2022 5:13 PM
524	Southbury is a beautiful town, I like all the history and the beautiful parks. Everything here is new, clean and well kept. The town itself is safe and charming! :)	1/23/2022 5:10 PM
525	The schools, and small town feel	1/23/2022 4:46 PM
526	Quiet town. Small enough that we get to know our neighbors. School system is very good. Schools are not over crowded.	1/23/2022 4:39 PM
527	Location and quality of amenities... shopping restaurants and open space	1/23/2022 4:24 PM
528	Low crime and safe	1/23/2022 4:13 PM
529	Nice people. Easy to access shopping and rt 84	1/23/2022 4:08 PM
530	Southbury is great because its a respectable quiet town of upper and middle class people. Approving affordable housing and allowing government supported people in here will decline the quality of life here. It will pollute our values and way of life to the point of being like waterbury or any other degenerate town	1/23/2022 3:39 PM
531	Beautiful environment, well maintained homes with large private properties, convenient and excellent shopping.	1/23/2022 3:34 PM
532	It's beauty, its' centrally located and well designed shopping areas, it's rural residential property, the values of its residents	1/23/2022 2:44 PM
533	kind and welcoming neighbors, wonderful school system, beautiful land, close to amenities like shopping and recreational activities without being too commercial	1/23/2022 2:39 PM
534	Community, low crime,beauty	1/23/2022 2:35 PM
535	Good schools, low crime, good town services, nice parks	1/23/2022 2:20 PM
536	Good schools, low crime, rural character however has started to become overdeveloped	1/23/2022 2:20 PM
537	We want to be able to enjoy our senior years within a rural friendly community .	1/23/2022 2:07 PM
538	Safety, community, social opportunities, services. Rural setting with an urban flair.	1/23/2022 12:31 PM
539	low crime no affordable housing	1/23/2022 12:17 PM
540	Great school system, small town feel, close to shopping	1/23/2022 11:35 AM
541	Rural character but with many amenities close by. Great shopping, professional services, parks, walking trails. Close to highway. Located between Waterbury and Danbury. Well maintained.	1/23/2022 11:35 AM
542	Small town feel.	1/23/2022 11:13 AM

## Town of Southbury Affordable Housing Plan

543	safety, low crime, nature, friendly respectful responsible people	1/23/2022 11:07 AM
544	rural character, ample open spaces (parks, trails), strong youth sports programs, convenient access to urban amenities	1/23/2022 10:34 AM
545	It's not overly developed at this point and the people are mostly wonderful.	1/23/2022 10:19 AM
546	Small town feel, but also retail and economic resources of large town, Republican government, no unsavory characters living here.	1/23/2022 9:53 AM
547	Quiet and friendly town with political complications seen elsewhere.	1/23/2022 9:26 AM
548	great school system, lower taxes, neighborhoods with similar value homes that are well kept to maintain the value for all	1/23/2022 9:12 AM
549	Lots of green space, ample access to necessities, close to NY	1/23/2022 8:46 AM
550	Strong school system, although I believe this is presently in decline. Small town sense of community, good mix of retail concentrated in a central district. Outstanding public library.	1/23/2022 8:31 AM
551	people, low crime	1/23/2022 8:30 AM
552	Good shopping, restaurants and medical facilities	1/23/2022 8:21 AM
553	Farming	1/23/2022 8:20 AM
554	Pretty, quiet, good location, safe	1/23/2022 8:01 AM
555	Quiet Family town with something for everyone	1/23/2022 7:05 AM
556	I live here cause i have to. Rather move to another state. To many stuck up yuppies. Sorry	1/23/2022 1:56 AM
557	A safe place to raise children, a great Main Street, a great library, a nice environment.	1/22/2022 10:42 PM
558	the country living	1/22/2022 10:18 PM
559	Small town feel with great small town minded citizens. Everyone is friendly for the most part. Also a safe place to raise children. Cops are great about maintaining order and responding to nuisances.	1/22/2022 9:47 PM
560	schools, nice people. commutable to hartford, new haven, stamford/bridgeport. can drive to NYC or Boston if need be.	1/22/2022 9:14 PM
561	Low crime, access to basic shopping, senior friendly, library.	1/22/2022 9:02 PM
562	It's a nice, small town	1/22/2022 8:33 PM
563	Safety, good school system with high collage acceptance ratings, strength in property values, open spaces, lack of apartment complexes and high rises, sense of community	1/22/2022 7:49 PM
564	natural beauty, family, friends, 4-seasons	1/22/2022 7:32 PM
565	Location. It's like having the four corners of the earth at hand. Long Island Sound, Mountains, Town, City.	1/22/2022 7:31 PM
566	What is checked off above	1/22/2022 6:46 PM
567	Caring neighbors	1/22/2022 6:42 PM
568	Low housing cost, great schools, large lot zoning, open spaces, low crime	1/22/2022 6:32 PM
569	Small town, rural, open space	1/22/2022 5:23 PM
570	Low crime rate Sense of community Rural area	1/22/2022 4:31 PM
571	Not over populated	1/22/2022 3:39 PM
572	Good location, near places we like to visit, (cities.). There is enough in town that leaving is not a necessity for almost anything. Even though it's become way more populated we retain some nice parks and enough woods. A quick ride up into Litchfield county when I need more country.	1/22/2022 3:38 PM
573	Diverse community - more educated and slightly more liberal minded residents. Beautiful, clean, and pretty hospitable place to live.	1/22/2022 3:32 PM

## Town of Southbury Affordable Housing Plan

574	Space to walk, helpful community in Lakeside	1/22/2022 3:01 PM
575	Small town feel with conveniences of stores in town and access to I 84. Good school system. I love the open spaces, parks, lake, river, farms.	1/22/2022 2:55 PM
576	Central location to areas of interest. Active and growing land trust	1/22/2022 2:38 PM
577	The community feel is amazing, there's some nice historical homes and farms but yet have the convenience of amenities without looking like we have all of those amenities	1/22/2022 2:20 PM
578	Schools, demographics.	1/22/2022 1:52 PM
579	It's a nice looking town	1/22/2022 1:34 PM
580	Schools, open space, not crowded	1/22/2022 1:29 PM
581	Parks, Town Green, Shopping (e.g hardware, supermarkets) near by	1/22/2022 1:20 PM
582	was rural, no longer	1/22/2022 1:20 PM
583	Low taxes, rural, great people, great shopping.	1/22/2022 1:18 PM
584	School system, managed commercial space, taxes, rural spaces	1/22/2022 12:46 PM
585	Open space, small town feel, sense of community	1/22/2022 12:25 PM
586	Proximity to major highway, easy access to NYC and Boston. Good mix of nature and services located in central Main Street location. Good schools.	1/22/2022 12:20 PM
587	Community	1/22/2022 12:13 PM
588	The school system.	1/22/2022 11:29 AM
589	Highway accessible; Small town feel; Generally safe feeling community	1/22/2022 10:57 AM
590	See above	1/22/2022 10:40 AM
591	The access to the highway, the trees and preserves	1/22/2022 10:40 AM
592	Small town feel. Generally friendly people, when you get past the current political bs.	1/22/2022 10:39 AM
593	Small town but has enough businesses and stores so that we don't have to travel to other towns for services. Still rural, but S. Main Street is nice to visit. Seems like a good family area.	1/22/2022 10:34 AM
594	Rural character, beautiful library, sidewalks on Main St, parks	1/22/2022 10:33 AM
595	low crime, good schools, centrally located	1/22/2022 9:44 AM
596	Used to be a quiet town.	1/22/2022 9:35 AM
597	It's a senior community. Close to everything I need.	1/22/2022 9:18 AM
598	rural with access to Healthcare, activities for Srs, not alot of driving required by us to get needs met, activities for disabled to interact with children (grands) at parks... need more wheelchair friendliness.	1/22/2022 9:09 AM
599	We love the quiet rural character combined with easy access to all that Main St offers at an affordable price.	1/22/2022 8:46 AM
600	Small town, rural with lots of nature, quiet, low density	1/22/2022 8:38 AM
601	Farms and parks	1/22/2022 8:32 AM
602	Great nature and access to major shops with rural feel	1/22/2022 8:29 AM
603	Quiet, not overcrowded but has shops and restaurants so you don't need to travel outside of town. Mostly nicer homes	1/22/2022 8:28 AM
604	It's a safe, friendly community with lots of wide open spaces, parks and preserves. We love the schools, small town feel with easy access to health care, shopping, and entertainment.	1/22/2022 8:20 AM
605	The beautiful land.	1/22/2022 8:13 AM



## Town of Southbury Affordable Housing Plan

606	Local businesses Easy access to needs, restaurants, and entertainment	1/22/2022 8:12 AM
607	the stone walls, the open space and parks, the horse farms, the sense of history, the antique houses, the walkable Main St S	1/22/2022 7:45 AM
608	Good schools with lower taxes than other comparable towns in the area	1/22/2022 7:36 AM
609	I love that it is rural and has a great sense of community. Quiet , a lot of open space , a lot of wildlife. Not a rush , rush place filled with to many cars and to many stores and alit of traffic .	1/22/2022 7:29 AM
610	Schools, sidewalks in town, the many different shops/restaurants, and recreational activities available for all ages. We love the small town feel and area we live with no over crowding!	1/22/2022 7:19 AM
611	Nature and infrastructure	1/22/2022 7:17 AM
612	Small town feel with many business and health care options in town.	1/22/2022 7:04 AM
613	Small town feeling	1/22/2022 7:04 AM
614	School system	1/22/2022 5:54 AM
615	Safety. Great schools. Low crime. Beautiful surroundings.	1/22/2022 3:10 AM
616	Southbury has been selective when allowing which type of businesses it allows in town. Certain businesses will attract undesirables to our beautiful town. I am concerned that low income housing will do the same thing. Providing affordable housing for aging residents, I certainly understand. Perhaps considering lowering property taxes for aging residents is an option.	1/22/2022 2:54 AM
617	Beautiful, rural character yet convenience of shopping. There's just enough here. Would hate to see more commercial or retail coming in.	1/22/2022 2:51 AM
618	Heritage Village is perfect for me. It's like living in a park. Everything is close by...food, shopping, restaurants, physicians, historic buildings and history.	1/22/2022 2:48 AM
619	Safety and mill rate and no affordable housing	1/21/2022 11:07 PM
620	Great schools, downtown Main Street and good churches.	1/21/2022 11:05 PM
621	Woods	1/21/2022 11:02 PM
622	Stated above, plus shopping centers are set back from the road preserving the towns good appearance.	1/21/2022 10:12 PM
623	Easy access to shopping, library, other establishments nearby	1/21/2022 10:05 PM
624	Somewhat small town feel, it's not a big city, some scum from surrounding cities come in, but not much	1/21/2022 9:53 PM
625	Affordable, outdoor recreation, open space, semi-rural character, restaurants, low taxes	1/21/2022 9:44 PM
626	Kind people. Great schools. Low crime, good property values, low-ish taxes.	1/21/2022 9:42 PM
627	Clean, good people with same values	1/21/2022 9:37 PM
628	Rural feel. Not over developed. Still home to "ordinary people" and local businesses that haven't been pushed out yet by rising taxes.	1/21/2022 9:35 PM
629	Large lots, open land, semi rural character, safe, low crime, easy access to shopping and highway for work.	1/21/2022 9:20 PM
630	It's quiet but overall lacking	1/21/2022 9:14 PM
631	Balance between open land and business. Nice parks.	1/21/2022 8:45 PM
632	The fact that real estate is reused instead of always building new. The small town feel but with convenience.	1/21/2022 8:42 PM
633	Cute little safe town	1/21/2022 8:37 PM
634	People	1/21/2022 8:18 PM
635	walkable town	1/21/2022 8:16 PM

## Town of Southbury Affordable Housing Plan

636	The rural character. The library. The relative safety.	1/21/2022 8:13 PM
637	No problems farming. Except the New Yorkers moving in and complaining.	1/21/2022 8:08 PM
638	The people	1/21/2022 7:55 PM
639	Character of town. Farmland	1/21/2022 7:49 PM
640	I like the parks for my kids. I like the schools.	1/21/2022 7:35 PM
641	Finally got the movie theater that I wanted 25 years ago. Great restaurants. Wonderful library, helpful Town Hall & readiness for more cultural diversity.	1/21/2022 7:27 PM
642	Small town feel with all the amenities/shops, etc. I need right here. Safe. Well manicured and clean.	1/21/2022 7:18 PM
643	It is still "relatively quiet"	1/21/2022 7:10 PM
644	Considered a higher-end town. Small but has conveniences.	1/21/2022 7:03 PM
645	Fiscal stability - reasonable taxes - rural feel - very few apartments - population density is under control - no high rise buildings - low crime - not a "blue" town - access to highways - Southbury's location is close to where I work	1/21/2022 6:35 PM
646	Small town feel, trails, outdoor space	1/21/2022 6:26 PM
647	Outstanding library.	1/21/2022 6:16 PM
648	Small town feel not too over populated but enough stores to not feel secluded	1/21/2022 6:09 PM
649	Lots of families and good school system.	1/21/2022 6:05 PM
650	Friendly	1/21/2022 5:41 PM
651	Reasonable taxes, open space, sense of community, and friends.	1/21/2022 5:39 PM
652	Pomperaug Elementary School, a lot of restaurants	1/21/2022 4:26 PM
653	Hands down it is the rural character of the Purchase that brought us to Southbury... that and our log home. Call that naive but truly, there is literally no other reason why we chose to move here. What we ended up realizing is the incredibly fortunate move we had made for many other reasons. In 12 years my taxes have barely gone up. Services are everything I'd expect and need. Main St features everything someone in a town of 20,000 people needs. All else can be found within a 30-minute drive whether heading to Danbury or Waterbury. So many options living here. We continue to discover preserves, open space, land trust properties. The outdoors and nature are important to me and it is so nice that after all this time I still discover new places to romp around the woods. Everyone loves Southbury. While I recognize there are folks in town who believe we need to grow our affordable housing; if that must happen we MUST make every effort to avoid growing in a way that takes away from its rural character.	1/21/2022 4:22 PM
654	Close to shopping areas.	1/21/2022 3:51 PM
655	Town Services, great library, access to many medical services, proximity to Waterbury Hospitals	1/21/2022 3:24 PM
656	Great schools, town is perfect size, easy to get places thanks to I84.	1/21/2022 3:17 PM
657	Southbury is close enough to places like New Haven or even New York (City) but it's rural enough to appeal to us.	1/21/2022 2:53 PM
658	Small town, well kept n friendly people.. some good commercial stores and restaurants.	1/21/2022 2:51 PM
659	Combination of commuting time, affordability to me of 4 ac lot, reasonable town shopping and services, close to parks and hiking	1/21/2022 2:43 PM
660	The features of Southbury is because of its early planning. But Southbury has to move into 2022 with alternative housing for all ages. The town is great, but without young growth, its assets and character will fade.	1/21/2022 2:39 PM
661	Active community organizations, Good school system, sense of community, easy access to hiking and biking	1/21/2022 2:33 PM



## Town of Southbury Affordable Housing Plan

662	Moved here for the school system and easy commute to Wtby or Dnby	1/21/2022 2:28 PM
663	safe, clean	1/21/2022 1:34 PM
664	The schools are good, but could be better. I appreciate the fiscal stability of the town, although it should be more imaginative and focused on modern, sustainable growth.	1/21/2022 1:33 PM
665	Safe and quiet	1/21/2022 1:13 PM
666	Heritage Vlg. Southbury desperately needs affordable housing & the kind of creative esthetics in buildings found on Newtown's main st.; landscaping public areas w/ flowers, town flags, & a sculpture or 2 would definitely help.	1/21/2022 1:11 PM
667	I grew up in Newtown, so Southbury is a neighbor community to me. Southbury is smaller than Newtown, feels more like Newtown did when I was growing up. I like the small-town and friendly feeling. The town center is also really nicely laid out and well-kept. We have a great library too! I like that there are a variety of local small businesses providing needed items. I also like that there is a good array of health care providers, including vision, dental, and complementary medicine, as well as laboratory and imaging services in town. It is so convenient that we don't have to go to Danbury or Waterbury to access routine / primary care and screening. This makes a big difference to us.	1/21/2022 1:11 PM
668	There is a sense of security everywhere you go. It is quite important to feel safe whether alone or with others when you are on a trail or in a store.	1/21/2022 12:56 PM
669	Senior housing, The environment, the services for seniors.	1/21/2022 12:54 PM
670	Schools, main street south	1/21/2022 12:52 PM
671	When we moved to Southbury we had three school age children - my husband is an educator and we came for the schools. Everything else was a tremendous bonus. Over the years we have come to love the charm of the town and the friendships it has offered.	1/21/2022 12:44 PM
672	Main Street Shopping, low taxes.	1/21/2022 12:12 PM
673	It's a quiet, pretty town.	1/21/2022 12:09 PM
674	Senior services, small town feel, accessibility of shopping, and medical	1/21/2022 11:55 AM
675	Parks & Trails, Movie Theatre, shops, restaurants	1/21/2022 11:49 AM
676	Accessibility to services and convenience of location.	1/21/2022 11:36 AM
677	After 43 years here, we have a community of friends and church goers. The great library and open space are key attractions.	1/21/2022 11:30 AM
678	Peaceful small town life, convenient shopping and services, no traffic congestion	1/21/2022 10:54 AM
679	Has good resources, looks nice, isn't too stuck up, still has a New England feel to it.	1/21/2022 10:50 AM
680	Southbury is very clean and have beautiful sceneries. We feel very safe.	1/21/2022 10:37 AM
681	Main Street and everything that it offers including sidewalks, movie theatre, so many stores and restaurants and 5 min, from our home.	1/21/2022 10:25 AM
682	All of the above	1/21/2022 9:58 AM
683	Open spaces , good parks , close to rte 84	1/21/2022 9:38 AM
684	Convenience to other locations, quality of current housing	1/21/2022 9:24 AM
685	Lovely Main St, variety of shops, good Health Dept, summer concerts, quick access to Rt 84	1/21/2022 9:04 AM
686	Walkable Main Street	1/21/2022 8:40 AM
687	Rural character, shopping	1/21/2022 7:24 AM
688	Small town feel, with plenty of amenities and great location. Has remained majority conservative, despite the insanity elsewhere in the state.	1/21/2022 6:50 AM
689	rural, scenic, close to shopping, medical care	1/20/2022 11:47 PM
690	Relatively lower taxes, and NO low income housing	1/20/2022 9:57 PM

## Town of Southbury Affordable Housing Plan

691	New England charm, proximity to nature, lack of congestion	1/20/2022 9:14 PM
692	Open spaces, safe and close community low crime	1/20/2022 8:32 PM
693	Nice small town with entertainment options. Safe with a good education dept	1/20/2022 8:19 PM
694	The town is not over developed. Houses have enough space that they can utilize wells for drinking water and waste can be managed with a septic system. Wildlife has space to coexist with the human population.	1/20/2022 7:52 PM
695	Semi-rural small town with New England charm and great school system.	1/20/2022 7:13 PM
696	Nice Middle class town	1/20/2022 7:09 PM
697	Beautiful town with rustic character; open space/controlled growth; great school system; relatively low crime; great people and community	1/20/2022 6:55 PM
698	Sense of community. This is a nice small-town feel with plenty of large-town benefits.	1/20/2022 6:45 PM
699	It is kept lovely, every time we go out, we love coming back to Southbury.	1/20/2022 6:40 PM
700	Quiet where I live	1/20/2022 6:34 PM
701	I love the rural character and the fact that we are preserving open space from being developed.	1/20/2022 6:26 PM
702	More affordable as compared to where I grew up in Newtown. Love the mix of accessibility to stores with rural / wooded feel.	1/20/2022 6:16 PM
703	School system is great along with a decent mill rate. We also enjoy the vast amount of stores in the area.	1/20/2022 5:57 PM
704	Once upon a time it was the school system and low taxes. Today there is nothing.	1/20/2022 5:56 PM
705	The Southbury Land trust & 2 state parks	1/20/2022 5:34 PM
706	I love the small town feel. Lots of open space and fields for sports and recreation. I plan on staying so long as the town retains its rural character.	1/20/2022 5:09 PM
707	Safety, community, everything in one town. Forever home	1/20/2022 5:04 PM
708	Small town with plenty of open space. I love it's rural character. I also love knowing my neighbors and living near friends and family in town.	1/20/2022 5:03 PM
709	Low crime. All shopping areas are close and easily accessible. The mill rate is lower than many other towns-cities.	1/20/2022 5:01 PM
710	Sense of community	1/20/2022 4:49 PM
711	Shopping and restaurants in town without losing the small town feel.	1/20/2022 4:46 PM
712	Southbury has many opportunities for outside activity, hiking trails, shopping, easy access to medical facilities, well located.	1/20/2022 4:42 PM
713	Small town living, safety, security, good schools, and location.	1/20/2022 4:36 PM
714	There are no features that make Southbury a place to live.	1/20/2022 4:27 PM
715	Rural setting with shopping restaurants close by.	1/20/2022 4:22 PM
716	Lots of conveniences but a small town feel and lovely New England setting.	1/20/2022 4:19 PM
717	WE the people in Southbury work hard for a living and deserve to live here because WE are financially smart with our resources. Most of my friends that live in this town have very good jobs, they save and invest etc. so hence they can afford to live here. On the other hand I have a few friends that have somewhat gainful employment and are still able to rent nice single family homes because they make it happen for their family without government handouts. Also, surrounded by a sea of blue it's nice to live in a RED town. Lastly, those of you that represent this town need to squash the idea of AHP! As a debt collection manager 98% of people I dealt with live in AHP/section 8... and clearly didn't pay their bills, destroyed their 'affordable' government home, didn't work, lived off the government...difficult to evict and the list goes on. As upstanding ethical, hard working citizens, do you really want to deal with that stain on Southbury? I know that you would clearly be upset if AHP was built next door to your	1/20/2022 4:15 PM

## Town of Southbury Affordable Housing Plan

property! Imagine the drop in property value! You don't get something for nothing! Life doesn't work that way.

718	Like minded people, Justice Southbury, etc.	1/20/2022 4:10 PM
719	We have gone downhill and have not invested in our town. Surrounding towns offer more and better facilities and social opportunities with comparable taxes. I find Southbury more and more narrow as it attempts to be broader. The only residents catered to are seniors and children. This is not a community for middle-aged people. We see merely here to foot the bill for the seniors' wants (not needs-we should do that of course).	1/20/2022 4:01 PM
720	sidewalk down Main street that is lit. Town services and buildings primarily located on Main Street. Great schools and transfer station that is easy to use.	1/20/2022 3:53 PM
721	The features that make Southbury a good place to live is the size of the town, the sense of community, the availability of a pool in the summer, and the quality teachers in the school system.	1/20/2022 3:27 PM
722	Affordable taxes, low crime rate, conveniently located	1/20/2022 2:59 PM
723	CLEANINESS, SAFE, GOOD MEDICAL, GOOD SHOPPING, LIBRARY, NICE PEOPLE	1/20/2022 2:50 PM
724	Safety	1/20/2022 2:34 PM
725	A nice Main Street, nice parks, less expensive than some other places in the state.	1/20/2022 2:24 PM
726	Lower Affordable Taxes compared to other locations	1/20/2022 2:18 PM
727	Open spaces, rapid response to town's needs, rural character, friendly neighbors, quiet	1/20/2022 1:47 PM
728	Low Taxes	1/20/2022 1:46 PM
729	Strict zoning that keeps the town looking great. Friendly people Outdoor spaces	1/20/2022 1:45 PM
730	It's used to be quiet - not as much anymore	1/20/2022 1:43 PM
731	Small town culture with access to substantial services and shopping.	1/20/2022 1:26 PM
732	Blend of small town with shopping/things to do	1/20/2022 1:03 PM
733	No long income housing plans	1/20/2022 12:26 PM
734	It's growing but maintains that small town charm	1/20/2022 12:22 PM
735	The open space, dirt roads, walking trails, natural setting. Even though it has greatly changed since we moved here in 1960, there are still remnants of that time.	1/20/2022 12:11 PM
736	Convenient to 84; friends live here; hiking opportunities; equestrian facilities.	1/20/2022 12:08 PM
737	Community, volunteers	1/20/2022 11:38 AM
738	Friendly people.. willingness to help each other.	1/20/2022 11:36 AM
739	Low intensity, rural-like charm with good local retail stores, open space, well maintained roads and recreational facilities.	1/20/2022 11:28 AM
740	easy to access grocery stores, movie theater and restaurants and Dr.s	1/20/2022 11:26 AM
741	Character, accessibility, size.	1/20/2022 11:09 AM
742	sense of community	1/20/2022 10:52 AM
743	School system and activities to keep kids of many ages and family busy/entertained.	1/20/2022 10:50 AM
744	walking trails; lack of congestion; highway access	1/20/2022 10:45 AM
745	See answers to Question #9	1/20/2022 10:43 AM
746	The landscape	1/20/2022 10:42 AM
747	For me -- I appreciate that services such as grocery stores, other retailers, gas stations, doctors offices, and restaurants are available locally. Great public library! Love the open spaces, small town atmosphere, proximity of other small towns, and easy access to I-84.	1/20/2022 10:30 AM

## Town of Southbury Affordable Housing Plan

748	Friendly people, beautiful rural area and parks, low crime rate.	1/20/2022 10:28 AM
749	Close to shopping	1/20/2022 10:17 AM
750	Was always a good mix of "country" but not too remote. Now the town is getting overcrowded. Driving down Main St is a nightmare.	1/20/2022 10:12 AM
751	I like the location mid-State. I like the size, not too big not too small. Good amount of stores without being too over commercialized. Affordable for me by buying a condo. Would prefer a small single family house.	1/20/2022 10:10 AM
752	Rural character, minimal commerce, easy access to major thorough fares.	1/20/2022 10:08 AM
753	It is a small town, though nothing like it was when my parents retired here in 1971. I grew up on a farm in the Catskills, lived my adult life in Roxbury. I love nature and the outdoors so at this point in my life, HV and Southbury are about as good as it gets.	1/20/2022 10:08 AM
754	Lack of crime, beautiful area and it's people	1/20/2022 10:07 AM
755	Size, rural and historic character, proximity to highway.	1/20/2022 10:03 AM
756	Location, size, town services, school system	1/20/2022 10:01 AM
757	Open space Family Community	1/20/2022 9:41 AM
758	Everything I need is within a few miles of where I live. Very convenient	1/20/2022 9:34 AM
759	Most of the items listed in question 9	1/20/2022 9:30 AM
760	See above.	1/20/2022 9:30 AM
761	Main Street	1/20/2022 9:28 AM
762	Well run town, taxes reasonable IMO considering the size of school district.	1/20/2022 9:03 AM
763	Lower taxes, lower crime	1/20/2022 8:54 AM
764	Rural feel with ease of necessities (e.g. grocery stores, clothing stores, restaurants). Community feel. Lots of open space. Fabulous schools.	1/20/2022 8:51 AM
765	It's a great community with lots of nature trails to walk/hike on. We love the small size yet it's close to larger cities with most of the shopping and other things that we need.	1/20/2022 8:39 AM
766	Rural, Quiet town feeling	1/20/2022 8:25 AM
767	Convenience of location	1/20/2022 8:07 AM
768	Rural settings	1/20/2022 8:05 AM
769	Decent affordable grocery shopping.	1/20/2022 7:50 AM
770	Sense of community, small town feel with larger shopping ad restaurant opportunities.	1/20/2022 7:06 AM
771	location & family	1/20/2022 7:05 AM
772	Heritage Village assets say it all for us.	1/20/2022 6:46 AM
773	Nice place to live	1/20/2022 6:37 AM
774	Shops restaurants accessibility to 84	1/20/2022 5:32 AM
775	The best thing about southbury is there is not much low income housing. This keeps the crime, litter and low lifes away. I like that it is quite, clean and good people live here.	1/20/2022 4:53 AM
776	Friendly people, shopping close by, close to 84..	1/19/2022 11:47 PM
777	The Town's potential to become a preferred destination for entertainment, education and health care. The Training school property is a wasted assed that needs to be fully developed to help increase the Tow Grand List. Sam e comment for the IBM property.	1/19/2022 11:25 PM
778	Southbury is a friendly and beautiful town. I have enjoyed living here for over 40 years.	1/19/2022 11:06 PM
779	The community, the school system, and extremely low crime rate	1/19/2022 10:27 PM

## Town of Southbury Affordable Housing Plan

780	Home of an active retirement community.	1/19/2022 10:17 PM
781	Quiet, minimal light pollution, near Lake Lilinonah, no traffic (mostly).	1/19/2022 10:07 PM
782	Low taxes	1/19/2022 10:01 PM
783	Rural town feel, yet within driving distance to large cultural centers such as NYC and Boston.	1/19/2022 9:09 PM
784	Reasonable taxes, good government, friendly people, variety of homes & stores, good schools, great library	1/19/2022 9:04 PM
785	Some wonderful people.	1/19/2022 9:04 PM
786	Safe, good location, pleasant surroundings	1/19/2022 8:34 PM
787	No affordable housing, and no miscellaneous condominium complexes popping up	1/19/2022 8:27 PM
788	Rural setting	1/19/2022 8:26 PM
789	People	1/19/2022 8:11 PM
790	Small town feel, with big city access. Being within 2 hours of both Boston and NYC. Also close to Litchfield county for the country feel.	1/19/2022 8:01 PM
791	Commercial development of S. Main. Proximately to I84.	1/19/2022 7:59 PM
792	Great people. Great schools.	1/19/2022 7:56 PM
793	Small town, very safe thanks to the mostly professional, respectful population	1/19/2022 7:50 PM
794	Land Preservation and Conservation, Open Space, Community Opportunities	1/19/2022 7:49 PM
795	It is a pretty place w/ trees and parks. (Trees are for the most part are very old).	1/19/2022 7:43 PM
796	Still has country feel but close to shopping, etc	1/19/2022 7:42 PM
797	It is the perfect combination of rural country living with everything you still need in terms of essential name brand stores / restaurants. Great parks and landscape as well.	1/19/2022 7:38 PM
798	Rural setting, small town values.	1/19/2022 7:20 PM
799	People who worked hard to get here	1/19/2022 7:20 PM
800	Open space and nice people low crime	1/19/2022 7:16 PM
801	Small town feel with nearby amenities. Great schools and social opportunities.	1/19/2022 7:10 PM
802	Quiet, amenities	1/19/2022 7:08 PM
803	They voice their opinions. Now I know where I got it from ;)	1/19/2022 7:03 PM
804	Small town, friendly neighbors	1/19/2022 7:02 PM
805	We like the rural feeling.	1/19/2022 6:53 PM
806	Rural feel, but town has everything needed. Plus close to 84.	1/19/2022 6:45 PM
807	quiet, small town/rural character, safe, not overly commercialized, town parks and property are well-kept, good small businesses	1/19/2022 6:44 PM
808	ALTHO IT IS LOSING ITS RURALCHARACTER, THEREE IS ENOUGH OF IT AND IT IS ALSO CLOSE TO MAJOR HIGHWAYS TO GET TO CULTURAL EVENTS NEARBY	1/19/2022 6:44 PM
809	Good schools, close to highway	1/19/2022 6:38 PM
810	Low crime rate	1/19/2022 6:36 PM
811	Small town feel, clean, not a lot of traffic or people	1/19/2022 6:35 PM
812	A reasonably small town situated between two larger urban centers, with easy access to Rt.84. Good schools and plenty of outdoor public space (trails, parks, etc.).	1/19/2022 6:31 PM
813	Good people, good doctors, good stores, good general maintenance.	1/19/2022 6:28 PM
814	Central amenities surrounded by more rural residential areas. Taxes were affordable when we	1/19/2022 6:24 PM

## Town of Southbury Affordable Housing Plan

	moved to town, now not as much.	
815	It's small town feel. Everything you need within a couple miles. Yet the feeling that you live in a remote farm area away from the "noise".	1/19/2022 6:22 PM
816	The town is clean with great neighbors	1/19/2022 6:21 PM
817	It's not Waterbury, Danbury, Hartford, Bridgeport, new haven. Etc. all who have low income housing and are shit holes	1/19/2022 6:21 PM
818	It a small community a quite	1/19/2022 6:20 PM
819	The peace and quiet. Not over crowded.	1/19/2022 6:07 PM
820	It's rural town with access to open space, parks, hiking trails, friends and neighbors( long standing). High level of volunteering. Attention to the needs of the elderly other than Affordable Senior housing. This is a major disappointment.	1/19/2022 6:03 PM
821	Building are set back on Main Street , lots of parks. Quiet at night. Taxes are low.	1/19/2022 5:58 PM
822	Good people. Pet friendly.	1/19/2022 5:58 PM
823	Shopping close by without too much congestion.	1/19/2022 5:56 PM
824	sense of "Communi9ty"	1/19/2022 5:52 PM
825	small town feel, close to stores and restaurants, safe, beautiful community	1/19/2022 5:52 PM
826	None aside from lower cost real estate than neighboring towns.	1/19/2022 5:43 PM
827	Heritage Village	1/19/2022 5:34 PM
828	Country feel and near I84	1/19/2022 5:34 PM
829	Small town feel with convenient commerce on main street.	1/19/2022 5:31 PM
830	I just like it here the way it is.	1/19/2022 5:28 PM
831	Southbury has over the years maintained it's small town character in the face of many attempts to introduce run away development.	1/19/2022 5:28 PM
832	Good schools, close to highway, close to family and friends.	1/19/2022 5:27 PM
833	Conservative family oriented values. No blight and crime due to low income residents.	1/19/2022 5:19 PM
834	Shopping and proximity to restaurants in Newtown and Woodbury	1/19/2022 5:18 PM
835	Bridal trail, Southford Falls, Southbury land trust, kettletown state park, senior panchos!	1/19/2022 5:18 PM
836	Scenic features, rural atmosphere	1/19/2022 5:14 PM
837	I lived in NYC for 59 yrs. I feel safe living in Southbury and all I need is right here in town.	1/19/2022 5:14 PM
838	Parks, town services, location to major travel routes, Main Street.	1/19/2022 5:10 PM
839	Condos were reasonable when we moved here. Heritage Village has many activities if you want to participate	1/19/2022 5:07 PM
840	Not densely populated, quiet, rural, clean, organized	1/19/2022 5:06 PM
841	small town, family-friendly	1/19/2022 5:05 PM
842	Location- can be close to highway and still feel you are away from busyness Education top notch. Strong neighborhood connections	1/19/2022 5:02 PM
843	Safe, generally affordable, convenient Main Street, Movie Theatre, Sake, Samui, Mercato, Newbury Place, the street lamps on Main Street are charming and give the town a major visual appeal and white holiday lights in the shopping centers on the holidays. But number 1 is the school	1/19/2022 5:02 PM
844	Rural community	1/19/2022 4:57 PM
845	Affordable housing for seniors in a quiet environment	1/19/2022 4:32 PM

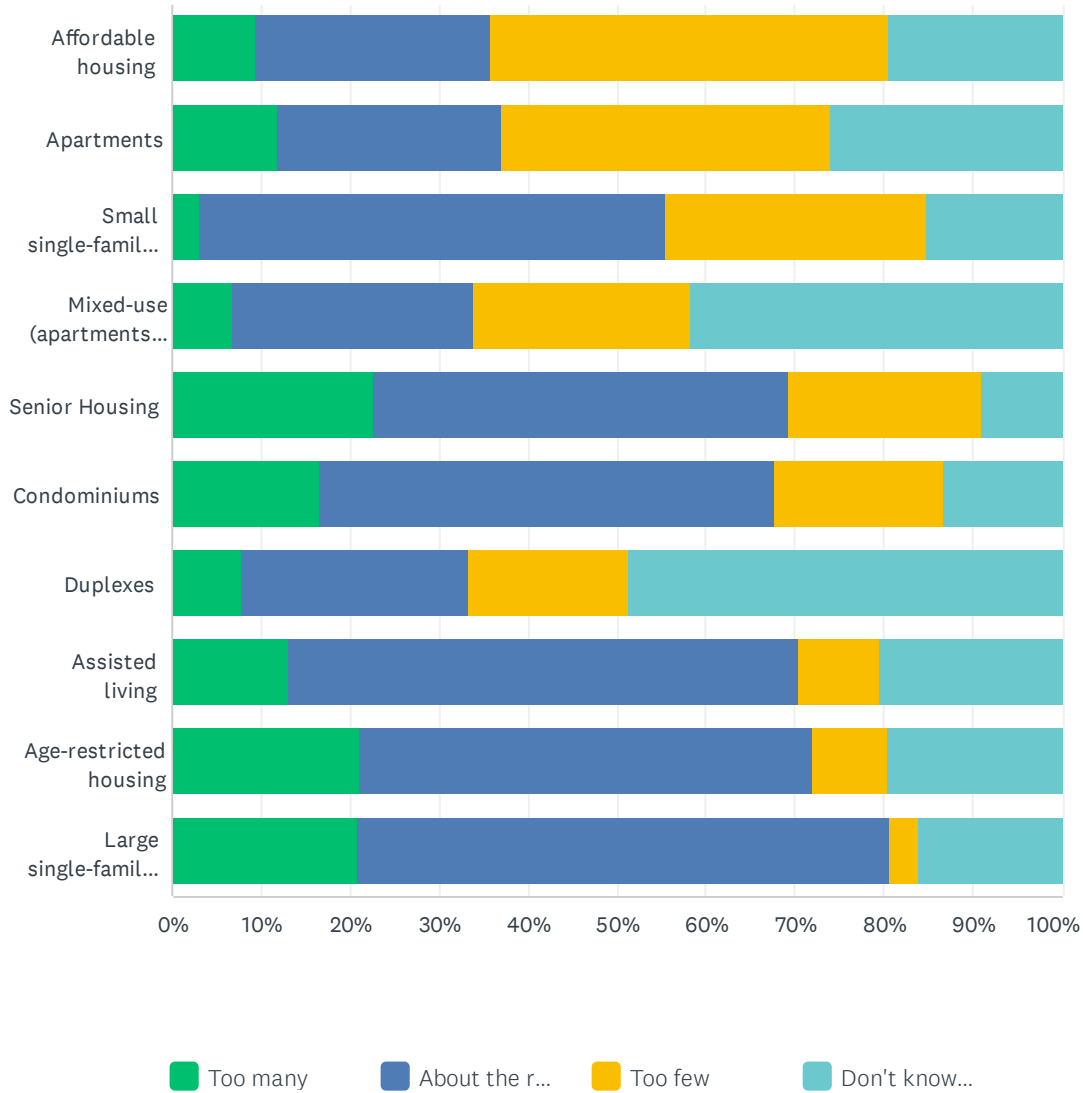


## Town of Southbury Affordable Housing Plan

846	Affordability, safety, sense of Community, beauty of landscape	1/19/2022 4:29 PM
847	It's NOT Fairfield County, but far away from "large town" or city type living. The people are great and the school system is amazing.	1/19/2022 4:21 PM
848	It's peaceful and safe.	1/19/2022 4:14 PM
849	The community is very friendly and I am surrounded by nature.	1/19/2022 4:13 PM
850	Wonderful place to raise children. Great people, great parish, Sacred Heart, small town feel, sense off community, great location in state. I would not want to live anywhere else.	1/19/2022 4:07 PM
851	Size not over developed	1/19/2022 4:05 PM
852	Parks, people, schools	1/19/2022 3:49 PM
853	rural yet nearby restaurants, shopping, medical resources, good schools	1/19/2022 3:43 PM
854	The small town vibe ( even though the population has increased since we moved here ) is still the attraction. Having Main St South walking path is nice with the local and mostly unique retail shops if good.	1/19/2022 3:35 PM
855	Conservative governance	1/19/2022 3:33 PM
856	Rural character, low property taxes, quality schools, competent town management.	1/19/2022 3:32 PM
857	Small town values with super emenities. Wonderful community	1/19/2022 3:28 PM
858	Beautiful town	1/19/2022 3:03 PM
859	All of the above are what the town is presently offering everyone that lives here.	1/19/2022 2:56 PM
860	Open beautiful space & great shopping & services for seniors.	1/19/2022 2:53 PM
861	Safety, good leadership, rural character	1/19/2022 2:39 PM
862	With all the building over the last 50 years, it still has a small-town feeling. Public spaces are well maintained.	1/19/2022 2:37 PM
863	Character, affordability close to my activities	1/19/2022 2:33 PM
864	Rural. Low crime. Good schools. Predominately single family homes ... along with heritage village ... and no high rises or apartments.	1/19/2022 2:33 PM
865	Quaint	1/19/2022 2:31 PM
866	I do not know of any	1/19/2022 2:18 PM
867	Housing value	1/19/2022 2:04 PM
868	Well maintained, beautiful rustic landscape, friendly neighbors, availability of resources- medical, hospitals, movies, restaurants.	1/19/2022 1:41 PM
869	Great library, easy to get around town, convenient shopping, availability of in-town van transportation if needed as we age.	1/19/2022 1:36 PM
870	Amenities centrally located	1/19/2022 1:29 PM
871	Still has small town feel	1/19/2022 1:27 PM
872	Most everything you need is here in this small town feel.	1/19/2022 1:18 PM
873	Small community, rural setting, everthing close by(drs. dentist, city hall, senior center, police, fire. Countryside.	1/19/2022 1:03 PM
874	No affordable housing	1/19/2022 12:53 PM
875	Easy access to 84 and shopping while still having the small-town closeness.	1/19/2022 11:43 AM

## Q11 Indicate how much of the following Southbury has.

Answered: 1,151 Skipped: 94



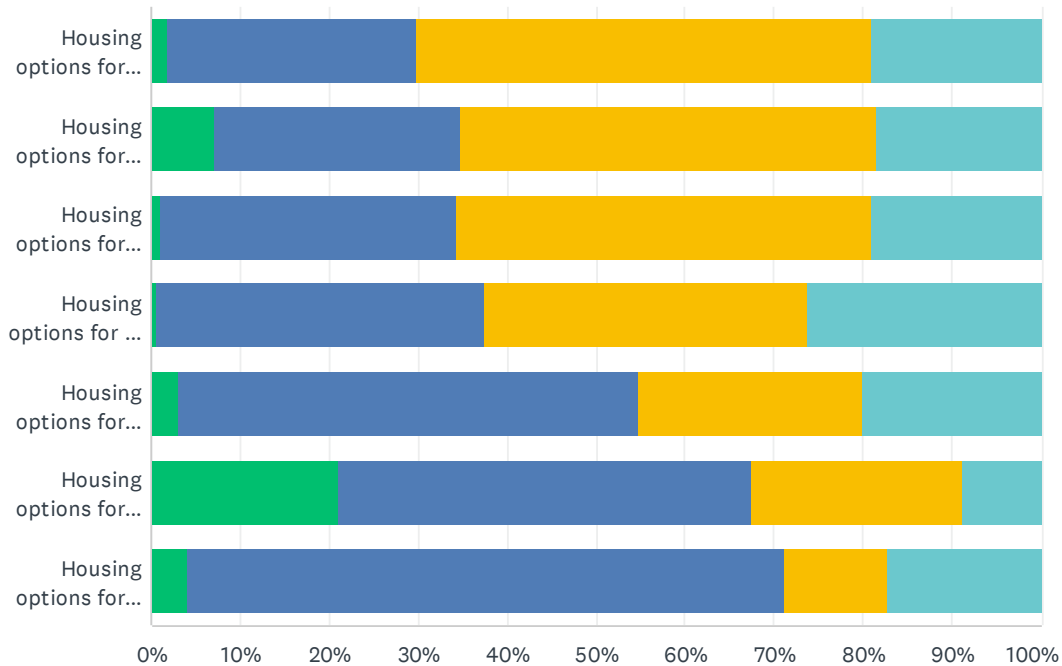


# Town of Southbury Affordable Housing Plan

	TOO MANY	ABOUT THE RIGHT AMOUNT	TOO FEW	DON'T KNOW/ NOT SURE	TOTAL	WEIGHTED AVERAGE
Affordable housing	9.31% 106	26.54% 302	44.82% 510	19.33% 220	1,138	2.74
Apartments	11.84% 133	25.20% 283	37.04% 416	25.91% 291	1,123	2.77
Small single-family homes	3.13% 35	52.19% 584	29.49% 330	15.19% 170	1,119	2.57
Mixed-use (apartments above commercial uses)	6.84% 77	27.20% 306	24.27% 273	41.69% 469	1,125	3.01
Senior Housing	22.66% 257	46.56% 528	21.87% 248	8.91% 101	1,134	2.17
Condominiums	16.58% 186	51.16% 574	19.07% 214	13.19% 148	1,122	2.29
Duplexes	7.85% 88	25.42% 285	18.11% 203	48.62% 545	1,121	3.07
Assisted living	13.18% 148	57.08% 641	9.35% 105	20.39% 229	1,123	2.37
Age-restricted housing	21.01% 237	51.06% 576	8.24% 93	19.68% 222	1,128	2.27
Large single-family homes	20.94% 236	59.54% 671	3.46% 39	16.06% 181	1,127	2.15

## Q12 Indicate how much of the following Southbury has.

Answered: 1,149    Skipped: 96

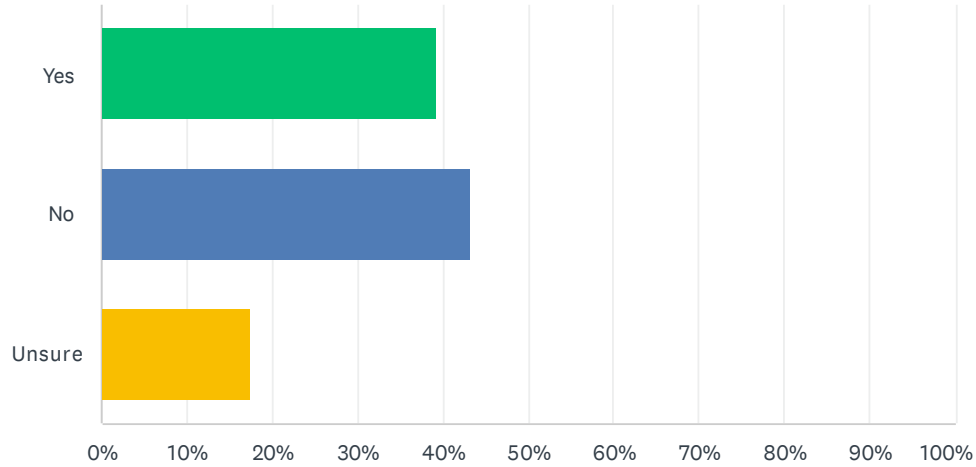


■ Too much   
 ■ About the r...   
 ■ Not enough   
 ■ Don't know...

	TOO MUCH	ABOUT THE RIGHT AMOUNT	NOT ENOUGH	DON'T KNOW/ NOT SURE	TOTAL	WEIGHTED AVERAGE
Housing options for young adults	1.86% 21	28.03% 317	51.11% 578	19.01% 215	1,131	2.87
Housing options for low-income individuals or families	7.20% 82	27.57% 314	46.80% 533	18.44% 210	1,139	2.76
Housing options for individuals living alone	0.97% 11	33.30% 379	46.66% 531	19.07% 217	1,138	2.84
Housing options for its workforce (ex. police, teachers, grocery workers, etc.)	0.53% 6	36.95% 419	36.33% 412	26.19% 297	1,134	2.88
Housing options for empty nesters (couples without children)	3.17% 36	51.58% 586	25.18% 286	20.07% 228	1,136	2.62
Housing options for seniors	21.13% 240	46.30% 526	23.77% 270	8.80% 100	1,136	2.20
Housing options for families with children	4.09% 46	67.14% 756	11.55% 130	17.23% 194	1,126	2.42

## Q13 Are you aware of any affordable housing units in your community today?

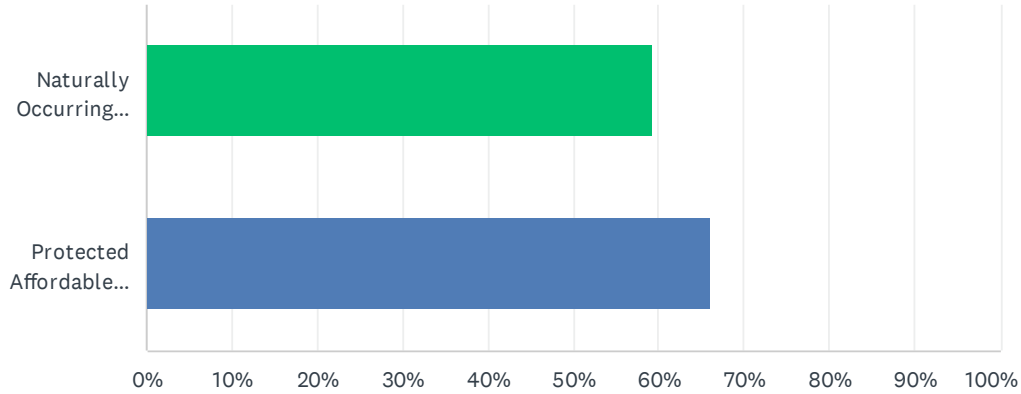
Answered: 1,158 Skipped: 87



ANSWER CHOICES	RESPONSES	
Yes	39.29%	455
No	43.26%	501
Unsure	17.44%	202
TOTAL		1,158

# Q14 If you answered yes to the previous question, please identify the type of affordable housing that you are aware of (check all that apply)

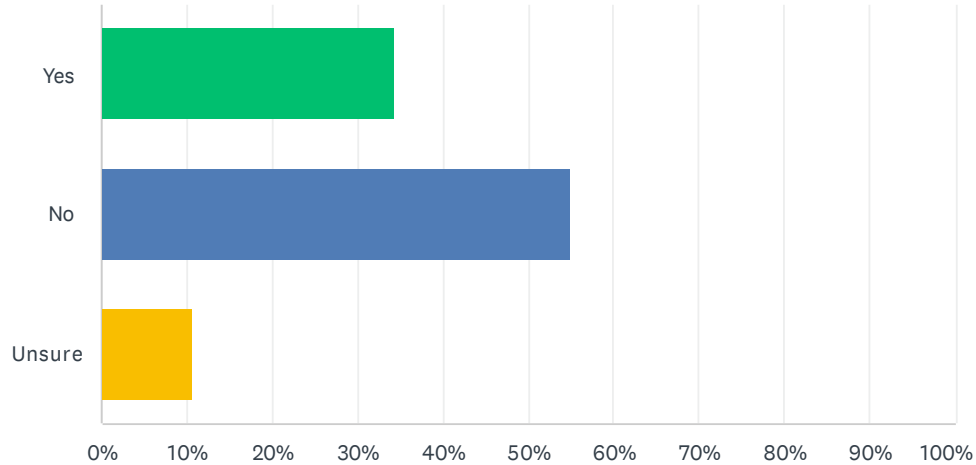
Answered: 462 Skipped: 783



ANSWER CHOICES	RESPONSES	
Naturally Occurring Affordable Housing (NOAH - Units that may naturally be in an affordable cost range but are not protected from increasing)	59.31%	274
Protected Affordable Housing (Units reserved for low-income households where housing costs are protected through deed restriction or subsidy)	66.02%	305
Total Respondents: 462		

# Q15 Do you personally, or do you have any family members, neighbors, or friends who live in Southbury and struggle with housing costs?

Answered: 1,159 Skipped: 86



ANSWER CHOICES	RESPONSES	
Yes	34.34%	398
No	55.05%	638
Unsure	10.61%	123
TOTAL		1,159

## Q16 What would be the benefit of increasing housing diversity in Southbury (i.e. greater mix of housing types, price points, and sizes)?

Answered: 974 Skipped: 271

#	RESPONSES	DATE
1	It would not be a benefit. More people/children, bigger schools-keep it small and keep country feel.	2/15/2022 1:23 PM
2	I would need a more specific definition of what "increasing house diversity" would change the character of Southbury. Imposing quotas of various categories seems to always lead to unintended consequences and distortions. Better to let natural interests define the expansion of the housing diversity.	2/15/2022 1:18 PM
3	Everyone's life is enriched by community that includes diverse ages and ethnicity. At this moment, Southbury lacks both.	2/15/2022 1:11 PM
4	Recently moved to a condo minus the stairs. With a HOA higher than the other condo, if one of us passes, neither one of us will be able to afford the high mortgage and HOA fee-plus electricity, water and essentials. More apartments and condo's need to be built on ground level with no stairs as in Heritage Village built in the 70s. Not realistic as we get older.	2/15/2022 1:05 PM
5	None	2/15/2022 12:58 PM
6	A vibrant eco-diverse community is necessary to drive the economy and to sustain a fulfilling life style and opportunities. It is vital that the support staff required to provide all necessary town services be paid at a salary that would encourage them to reside in Southbury.	2/15/2022 12:51 PM
7	To stop Southbury from becoming a town for the wealthy only. Mixture gives a sense of community-friendly atmosphere etc.	2/15/2022 12:44 PM
8	None, it would lead to urbanization, replete with violence and crime.	2/15/2022 12:37 PM
9	None	2/15/2022 12:31 PM
10	More Diversity	2/15/2022 12:25 PM
11	Younger people could remain in town. Older people on fixed incomes could have access to a greater variety of housing.	2/15/2022 12:16 PM
12	No clear advantage to increasing the "all ready" available housing diversity! Market can not be "controlled" Examples of failure abound: Waterbury, Hartford, Bridgeport, New Britain and Norwalk	2/15/2022 11:59 AM
13	I would like to see more housing for young people.	2/15/2022 11:54 AM
14	More affordable assisted living for seniors and could be more rentals for all or mix of price points and sizes for all.	2/15/2022 10:30 AM
15	See no advantage-No more building.	2/15/2022 10:17 AM
16	Allow residents to remain here when they retire or have a financial setback. Attract young married people.	2/15/2022 10:14 AM
17	More housing, variety of price, ethnic-mix of people	2/15/2022 10:08 AM
18	Greater diversity in the population.	2/15/2022 10:03 AM
19	Would be correct thing to do.	2/15/2022 9:57 AM
20	None	2/15/2022 9:54 AM
21	Don't know	2/15/2022 9:47 AM
22	see above	2/15/2022 9:44 AM

## Town of Southbury Affordable Housing Plan

23	A few years ago, some affordable apartments were to be built near the state school. But the town voted it down-or something like that. It would have been perfect for people such as my son.	2/15/2022 9:30 AM
24	We would be able to accommodate everyone not just those wealthier folks.	2/15/2022 9:23 AM
25	Probably some in Heritage Village-can barely afford HV costs. Town needs more affordable housing and housing that accommodates workers in the area as well as the more affluent folks.	2/15/2022 9:18 AM
26	No Benefit. It would de-value the town.	2/15/2022 9:06 AM
27	None. It may make people move out.	2/15/2022 8:58 AM
28	I don't know	2/8/2022 10:04 PM
29	Not sure it's needed, it's a bedroom community that caters to those that want a quieter existence with the privacy afforded by being spaced out from each other.	2/8/2022 9:00 PM
30	Give people opportunity to start and end their lives within the same community. Diversity.	2/8/2022 8:08 PM
31	greater opportunity for people to find housing that suits them	2/8/2022 7:38 PM
32	draw young people	2/8/2022 6:44 PM
33	Better all around availability.	2/8/2022 5:10 PM
34	More diverse population, esp. low income seniors and mid-income working class.	2/8/2022 3:31 PM
35	Price points	2/8/2022 2:47 PM
36	Not sure	2/8/2022 11:17 AM
37	We chose Southbury because of what it is, I see no benefit in any change.	2/8/2022 10:48 AM
38	Retain population as they age. Encourage young people to live here.	2/8/2022 10:43 AM
39	Not sure	2/8/2022 10:03 AM
40	More options of single people	2/8/2022 8:47 AM
41	No benefit	2/8/2022 8:04 AM
42	If our police and public sector workers are more able to live in Southbury that would be a plus. I would not want to do anything that would change the character of our town.	2/8/2022 7:44 AM
43	staying near family and friends	2/8/2022 5:27 AM
44	It would allow the people who work in the area as health aides, Police, retail etc. to be able to live near their employment. All of my children no longer live in Town because there is no place they could afford when starting out. I don't know anyone struggling to live here because lower income friends just don't live here. They can't afford it.	2/7/2022 8:50 PM
45	price points	2/7/2022 8:18 PM
46	no benefit for the town to meet the States goal, there is no penalty to ignore this "affordable housing is an investment in your community" complete nonsense. I chose to move out of the town I grew up in because it was unaffordable for my wants and needs, best decision I ever made. The State needs to get there own house in financial order, before they think about interfering in town governments HUDS statistics are way off, it is possible to live in this town with income less than \$40,000. Of course you wont be able to own a new car, iphone, ipad, or iwatch. affordable-state-assisted housing puts additional burdens on town services, especially schools, which will create higher taxes for all. just another attempt by the State to redistribute wealth	2/7/2022 8:09 PM
47	None	2/7/2022 6:53 PM
48	It would allow families with moderate incomes to live and raise their families in Southbury. Since the population is becoming more diverse, It would allow students and parents to interact with a more diverse population.	2/7/2022 6:05 PM
49	More diverse group of people	2/7/2022 4:43 PM

## Town of Southbury Affordable Housing Plan

50	price points	2/7/2022 4:43 PM
51	IHelp for life long residents of Southbury or who have lived here for at least 25 years	2/7/2022 4:37 PM
52	More affordable	2/7/2022 4:06 PM
53	all of the i.e.	2/7/2022 3:17 PM
54	Increased housing at the percentage the state is demanding will increase classroom sizes which will mean either portable classrooms and/or construction of another school or overcrowded classrooms.The town would need more teachers and all administration services that work in a school.Taxes and mill rate will go up to afford these changes. Any home owner, condo owner or renter must know that with inflation and increase in taxes, rent, mortgages all go up when you add in those increased taxes on properties. Why is it fair for someone who lives in town with all the benefits this community has to offer, not have to pay their share when the mill rate goes up? Even if the state subsidized these costs, our taxes pay for the state and federal government.	2/7/2022 2:31 PM
55	Increase economic development and grow the Grand List (Commercial vs Residential)	2/7/2022 2:22 PM
56	Increasing the diversity of residents.	2/7/2022 12:30 PM
57	Rebalance and invigorate community by adding younger people and families to population that is aging.	2/7/2022 11:54 AM
58	The market dictates the housing prices and where those houses are. It should not be forced by the state governor.	2/7/2022 10:23 AM
59	I am 80 years old....want to move from single family home to a residence that outside work is taken care of and inside repairs are not my responsibility. So nice apartments, more upscale would be a benefit to me. Different choices allow the resident to make different living arrangements as they get older.	2/7/2022 10:20 AM
60	I think its already diverse	2/7/2022 10:16 AM
61	Heritage Village has an aging community. Affordable housing care is prohibited. My dad who is 90 is a vet with Parkinson's. We drove to Florida for respite care \$2100 a month. Here in CT it costs over \$6000. My sister takes care of finances. We get letters from Veterans saying they want to take his pension. If he was alone he would be up a creek. Our mother has memory loss. We have our hands full. I will not be able to afford to stay in Southbury. I am on SSD . I'll be forced to move to an affordable state. I can't survive on \$1600 a month between condo fees (\$600), taxes, gas , food once my parents pass on. It's not affordable.	2/7/2022 10:07 AM
62	help families live nearby	2/7/2022 9:52 AM
63	not sure	2/7/2022 9:40 AM
64	It would lead to greater racial, socio-economic, and cultural diversity in the town.	2/7/2022 9:27 AM
65	None that I can think of.	2/7/2022 5:54 AM
66	It would be helpful for Seniors on a fixed income	2/6/2022 7:51 PM
67	More worker to attract businesses. More customers to attract businesses. More families which can lead to more activities and entertainment options for everyone.	2/6/2022 7:12 PM
68	I am sure many people would like to live in Southbury so more condos and apartment housing should be available and is an easy commute to Danbury, Waterbury, etc.	2/6/2022 6:37 PM
69	This would be a detriment to Southbury. It would destroy the community feeling, increase traffic and negatively affect the reason most people selected Southbury as their town.	2/6/2022 6:33 PM
70	the benefits would be , you would bring quite a bit more crime and a hell of a lot more drugs and hardship, this in turn would help the police force hold onto their jobs , and at that point , unfortunately they probably still will not be allowed to do their job functions as they were before. This would also benefit the local hospitals and rehabilitation facilities and also local funeral homes , as they would have plenty more injured crime victims , Drug overdoses and also murder victims. Very beneficial to our happy community ,which has a lot of seniors that can;t defend themselves ,and young children that have moved here with their families to be safe and get a good education.Also this would definatly help the local moving companies as even more people leave this happy little town as they start benefiting from all the above benefits and	2/6/2022 6:00 PM



## Town of Southbury Affordable Housing Plan

hightail it out of southbury. I think it might help the local gun dealers as more and more folks start to purchase weapons to defend themselves. Also would benefit the local hardware stores as people start changing their locks on their doors because they lost their keys due to lack of use, (very sad) it would also benefit Waterbury, Bridgeport and other low income cities, because their convicts will move out of their towns and come here. Very beneficial to all Except SOUTHBURY residents.

71	Small, single-family homes and apartments over existing businesses, as mentioned previously, might work without changing the character of our town. No multi-family dwellings!!	2/6/2022 5:28 PM
72	Negative	2/6/2022 4:13 PM
73	Provide opportunities for young adults to stay in Southbury and for seniors to age in place here.	2/6/2022 3:58 PM
74	compassion for those of low income	2/6/2022 3:37 PM
75	It would help younger people move into an area that has too many seniors.	2/6/2022 3:18 PM
76	People who work locally would be able to live in Southbury. Older people would be able to stay where their friends are.	2/6/2022 1:53 PM
77	None.	2/6/2022 1:40 PM
78	No benefit I am aware of.	2/6/2022 12:10 PM
79	Allow people who work in Southbury to live in Southbury	2/6/2022 11:02 AM
80	You may have an influx of younger professionals that may be willing to volunteer their services to the town	2/6/2022 10:48 AM
81	Nothing. Unless it's designed for senior residents.	2/6/2022 9:11 AM
82	Kids growing up here can afford to live here as adults!! We need housing options to support our schools, fire and police and retail services!!	2/6/2022 8:05 AM
83	Nothing a larger burden in schools and town services but without the tax revenue increase. Which would eventually lead to tax increases.	2/6/2022 7:11 AM
84	Not sure.	2/5/2022 7:10 PM
85	Singles, empty nesters, can stay in town	2/5/2022 6:30 PM
86	I see no benefit, the town is already getting overpopulated and local roads too crowded	2/5/2022 5:30 PM
87	None.	2/5/2022 3:31 PM
88	Price points and sizes	2/5/2022 2:14 PM
89	Our state is diverse so our town should also show this.	2/5/2022 12:47 PM
90	Southbury not becoming a corporate town.	2/5/2022 10:41 AM
91	Not sure	2/5/2022 8:43 AM
92	If a golden ratio for housing diversity of new construction existed such that a certain number of smaller new single family "starter" homes existed for every new home over a certain sqft. This would be beneficial. For example, Middlebury is a very wealthy town but they have many areas of smaller ranch and cape style homes that were built in the early 40's.	2/5/2022 7:18 AM
93	Housing diversity in Southbury would allow those who struggle with housing costs to continue to live in "their" community, and remain near their friends and family as they age.	2/5/2022 6:01 AM
94	It would allow more people to stay in the area when they retire	2/4/2022 9:21 PM
95	no benefit...why don't you convert the old Southbury Training School into apartments?	2/4/2022 6:11 PM
96	It would be a huge benefit. I personally live in a 750 square foot in law basement apartment with one bedroom for myself and my two daughters because I cannot afford anything else larger in Southbury. I feel it is a major issue in this town that needs to be addressed. My kids deserve more space. I work 40 hours a week and go to school and I can't afford anything bigger than what we have right now to live in.	2/4/2022 6:10 PM

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97	I have seen families in the school system become single parent families through divorce or other uncontrollable situations; while there seem to be good social service supports, the housing itself seems to be difficult to come by for single parent families (I know four families that fall in this category).	2/4/2022 5:56 PM
98	It would not necessarily be a benefit as it would change the character of the community - more activity, less peaceful, more congested.	2/4/2022 5:13 PM
99	I'd love for my kids to be able to live in Southbury, if they so desired, after completing college. I'm not aware of any small rental options, in our community.	2/4/2022 4:56 PM
100	A variety of people could move into town that otherwise might not be able to afford it. Everything from young adults just getting started to single income families.	2/4/2022 4:38 PM
101	It would help balance the work/life style balance.	2/4/2022 4:29 PM
102	Ability for younger people to move into town and grow families in the town, bringing in a lot of income to our local businesses	2/4/2022 3:04 PM
103	It would help families with low incomes, or families from divorces that can't afford what they were in when living with spouse. It would help to keep people from struggling. I struggle, as I know others in SBY do too	2/4/2022 1:48 PM
104	none	2/4/2022 12:10 PM
105	I do not see a benefit, except for senior 55+ and empty nester housing, due to the large population of seniors 55+ and empty nesters in Southbury.	2/4/2022 10:22 AM
106	Places for Seniors to have others around. and things to do	2/4/2022 10:21 AM
107	money for the town	2/4/2022 10:20 AM
108	do not see the benefit of doing this as we have sufficient diversity	2/4/2022 10:05 AM
109	No benefit, will bring in lots of crime, traffic etc	2/4/2022 9:43 AM
110	Not why we moved to southbury We don't want low income housing and more buildings being put up. Farm lands and open spaces is why we moved here. The town already is over developed with commercial space it being used and ruined the quaintness if this town. How is low income housing defined? That's the question. Diversity is needed in This town for sure but that doesn't mean we need apartments etc....the character of this town has been taken away as it is over the years. Taxes go up and chain stores come in. Maybe instead of looking at affordable housing we look at the taxes in town. That would make it more affordable for most	2/4/2022 8:40 AM
111	I came here because of the housing there currently is. I don't want to see changes. I don't see a benefit of a greater mix of housing types as this would increase the tax burden on others.	2/4/2022 7:07 AM
112	Affordable housing would benefit someone like me. I'm still working at 71 so I can afford my rent but if I retire, I would need to move elsewhere.	2/4/2022 5:19 AM
113	Older individuals would have less fear of rising costs of living in a community.	2/3/2022 9:59 PM
114	No benefits, only problems.	2/3/2022 9:40 PM
115	Allow younger generation mid 20 and up to afford to live in southbury	2/3/2022 9:32 PM
116	price points, sizes	2/3/2022 8:37 PM
117	Greater mix of incomes. Less commuting so less environmental impact. Young talent might stay in town.	2/3/2022 7:51 PM
118	Because of the high percentage of senior citizens in Southbury I believe the only need is for more housing for Senior Citizens.	2/3/2022 7:38 PM
119	None	2/3/2022 7:37 PM
120	As we are looking to downsize, there are not enough single family homes under 1500 sq ft, single level, small lot size (quarter acre or less). I would like to stay in Southbury.	2/3/2022 7:21 PM
121	Compliance with the law; increasing population diversity so people get opportunity to know other groups; making the town a more lively place	2/3/2022 5:47 PM

## Town of Southbury Affordable Housing Plan

122	Increase in population social/ economic diversity, greater awareness of various social strata in region. Broaden cultural awareness.	2/3/2022 2:17 PM
123	None; Would bring more people with no taxable income and stress the towns services.	2/3/2022 2:04 PM
124	Lack of diversity is appalling to me? I like Heritage village but I feel like they wouldn't even allow people of color here.	2/3/2022 2:01 PM
125	Not sure	2/3/2022 12:56 PM
126	Better economically for the consumer base and to increase the workforce	2/3/2022 12:33 PM
127	more options for people	2/3/2022 11:56 AM
128	single family housing costing \$100k to \$125k	2/3/2022 11:11 AM
129	Would allow younger people to live here and seniors to stay.	2/3/2022 10:50 AM
130	Housing for young people and families. More local shoppers.	2/3/2022 10:21 AM
131	Increase in retail sales	2/3/2022 9:58 AM
132	Don't know	2/3/2022 9:50 AM
133	People available to work where they live such as mechanics, gardeners, teachers firemen etc	2/3/2022 9:49 AM
134	a great benefit to the real estate and building trades!	2/3/2022 9:29 AM
135	not sure	2/3/2022 9:15 AM
136	All of the above but it should have been done before the development boom of single family housing started years ago	2/3/2022 9:10 AM
137	none. Already too much traffic and taxes too high	2/3/2022 8:43 AM
138	Helps with intergenerational mix and opportunities to live, play and work in the community.	2/3/2022 8:12 AM
139	Diversity.	2/3/2022 7:18 AM
140	Increase the tax base, create neighborhoods of similar diversity	2/3/2022 5:21 AM
141	As housing prices soar during the pandemic, and the demand for homes in more rural settings skyrockets, low income buyers and renters are priced out of the market. The longer the pandemic lasts, the greater the demand and the higher the prices.	2/3/2022 3:28 AM
142	Reduce nee senior housing. Our town can not afford the impact of affordable housing because we already feel the effects of supporting and over sized senior community, which reduces services, activities and interests for non-seniors.	2/3/2022 2:35 AM
143	More young families can move in and make good use of our great school systems, and the "empty nest" kids could afford to move out yet still stay in town	2/3/2022 12:30 AM
144	So our senior community has more choices	2/2/2022 10:41 PM
145	Simple, grow the community and generate more tax dollars to take care of the town, fix the roads, improve the schools, etc.	2/2/2022 10:18 PM
146	Greater mix of housing types	2/2/2022 10:12 PM
147	None, no benefit will come from increasing low income housing in Southbury	2/2/2022 10:00 PM
148	More price points for people. Less incentive for current residents to move away.	2/2/2022 9:56 PM
149	Potential increase in diversity in town, which, in my opinion is a good thing.	2/2/2022 9:54 PM
150	You get younger people in town who commute to West Chester County towns, bring in singles (right now you need a couple to afford a house)	2/2/2022 9:36 PM
151	No benefit. I'm all for giving a break for our elderly community. To appease the government to make our community "diverse" just to look good on paper is not a good enough reason. Towns with increased affordable housing also have an increase in crime.	2/2/2022 9:36 PM
152	None	2/2/2022 9:31 PM

## Town of Southbury Affordable Housing Plan

153	Unfortunately I don't see this as a benefit to our town!!!	2/2/2022 9:30 PM
154	Too much affordable housing is going to be a drain on our current systems.	2/2/2022 7:40 PM
155	More affordable housing that could assist with people living off their social security	2/2/2022 7:26 PM
156	None	2/2/2022 7:16 PM
157	Better mix of people - diversify!	2/2/2022 7:02 PM
158	Lower income families could afford to live here and take advantage of our great school system.	2/2/2022 6:17 PM
159	Not sure	2/2/2022 5:18 PM
160	Southbury currently has a nice balance of affordable housing	2/2/2022 5:05 PM
161	No Benefit. If I wanted to live in a diversified town I would move to or live in that community environment.	2/2/2022 4:47 PM
162	Lower income employees wouldn't have to commute to Southbury to work. More lower paying jobs could be filled, especially in these times.	2/2/2022 4:45 PM
163	None. Southbury has far too many people already.	2/2/2022 4:35 PM
164	Greater mix of housing types, so young individuals and families could move here	2/2/2022 4:13 PM
165	It would be great to have some more affordable options to bring some diversity but I hate to take away any open land. Take that away and we are just stacking people on top of people. It would be nice to see a small area of mixed use housing like in Oxford. I'm also not sure our school systems could handle more kids. It already has grown so much in the last few years. The only houses I have seen built in the last few years have been very large expensive homes.	2/2/2022 3:49 PM
166	A community is enriched by having economic diversity. First, it allows multiple generations the opportunity to be able to afford to live there, second it allows a more realistic understanding for kids growing up when friends may not have the same means at their disposal to participate in activities that wealthier families appear to take for granted.	2/2/2022 3:44 PM
167	None. It would overpopulate.	2/2/2022 3:40 PM
168	A place for everyone	2/2/2022 3:34 PM
169	Population growth among younger people	2/2/2022 3:08 PM
170	Benefit would be that people would be able to live here. More money in the community. People cannot afford to live here. Housing has been out of control in Southbury for years. Older people and young couples can't afford living here. There need to be housing for young couple starter houses. For older couples you need housing where there is no steps and everything on one floor. Also where there is a small yard and no HO Fee's. Not like Heritage Village where you are so close together, too much like apartment living	2/2/2022 2:56 PM
171	Keeping next generation in town.	2/2/2022 2:52 PM
172	Not sure	2/2/2022 2:31 PM
173	When mates pass away singles struggling with money and the need for affordable housing arise	2/2/2022 1:59 PM
174	Diversity of population.	2/2/2022 1:19 PM
175	diversity for all income levels	2/2/2022 1:13 PM
176	There is no benefit.	2/2/2022 12:56 PM
177	property size	2/2/2022 12:08 PM
178	Greater mix of housing types	2/2/2022 11:33 AM
179	Good for younger adults and seniors who want small affordable homes	2/2/2022 11:26 AM
180	no benefit to anyone who lives here now. we have enough "diversity" now. Leave things alone or we will be Waterbury.	2/2/2022 11:21 AM

## Town of Southbury Affordable Housing Plan

181	Diversity is essential to a well rounded community	2/2/2022 11:14 AM
182	Apartments built downtown would be a boon for local business. Small homes under 1000 sf would encourage retirees and empty nesters to stay. 2 people dont need 2000 SF. I dont know if affordable housing at \$250-\$300 a SF construction cost is possible without government assistance.	2/2/2022 10:56 AM
183	People would continue to live in Southbury.	2/2/2022 10:20 AM
184	none	2/2/2022 10:07 AM
185	Greater mix of housing types - maintain population who are leaving parents home / returning from college / single with no children	2/2/2022 10:05 AM
186	obvious answer - there is a great need for affordable housing for seniors, young people and those with low incomes	2/2/2022 9:54 AM
187	It would mean people would be staying not leaving Southbury if there was more affordable housing.	2/2/2022 9:52 AM
188	No interest in developing land - preserve nature.	2/2/2022 9:51 AM
189	I like our current housing mix. Deed restricted rents are a bad idea. The market should determine the outcome.	2/2/2022 9:32 AM
190	Economic development! Our population has been stagnant for over a decade and that's not sustainable. We need modest but consistent growth over the years to expand the tax base and keep property taxes affordable.	2/2/2022 9:17 AM
191	greater mix of housing types, price points, and sizes	2/2/2022 8:59 AM
192	Multiple choices in affordable living for people who work here & could live where they work.	2/2/2022 8:56 AM
193	More diverse group of residents	2/2/2022 8:48 AM
194	Allows family members such as elderly parents and young adults to stay in community.	2/2/2022 8:02 AM
195	Do not built these affordable housing projects here. Whoever cant afford to buy a normal house single family or condo then they should not have the luxury to live here as subsidized housing. Please do not ruin our schools with garbage people that will move in here.	2/2/2022 7:47 AM
196	greater mix of housing types	2/2/2022 7:30 AM
197	Southbury does not have enough rental options for people that do not want to purchase. I would support a rental development like Sandy Hook and Oxford have built. It's a great option for empty nesters transitioning from a large house and young adults just starting out. Increasing housing diversity would increase diversity overall which would benefit Southbury.	2/2/2022 7:29 AM
198	Businesses would thrive which would include revenue for the area.	2/2/2022 7:29 AM
199	Creates great environment that is accepting of one another. Diversity is important to bring unity into this country	2/2/2022 6:34 AM
200	I don't see any	2/2/2022 5:14 AM
201	Making the area available to families who work here in Southbury, not just for families who commute elsewhere	2/2/2022 12:59 AM
202	A diverse community is a vital community.	2/2/2022 12:51 AM
203	Diversity is always better.	2/2/2022 12:41 AM
204	More diverse population, retention of young people, help to staff local businesses with members of the community	2/1/2022 11:39 PM
205	Price points	2/1/2022 11:19 PM
206	I'm for not creating a huge of young kids us old people have to pay taxes on, 70% of our taxes are the school budget, but WE taxpayers never get to see the exact details of the school budget, it's just a HUGE BLACK HOLE MONEY PIT, people move here for our school system, we didn't even have when I bought my house. IT's TIME TO LOOK AT WAYS TO STOP MAKING THAT HUGE MONEY PIT BIGGER, its going to sink Southbury	2/1/2022 10:53 PM

## Town of Southbury Affordable Housing Plan

207	With the great size of senior community that currently exists in Heritage Vilg in Southbury, I do not have adequate amt of protected low income housing. Seniors become widows and widowers iften times resultung in much less income than they once had plus cost of living increases to once an affordable pension and as that no longer is. We need more protected affordable housing in The great Town of Southbury due to large size senior community. Thank you. ,	2/1/2022 10:10 PM
208	Unsure	2/1/2022 10:04 PM
209	Increase the number of housing options for young people and single people, like condos/townhouses and maybe an apartment building (but important that the design fits with the Southbury character)	2/1/2022 9:59 PM
210	Greater housing diversity would allow more young couples to move in and become part of the fabric of our community. They could be the youth that matures and continues to care for our town; from volunteer firefighters, to library volunteers to new visionaries that become part of our town leadership. It would allow people from less affluent areas to move in and provide a safer place for their children to learn and live, creating a more meaningful opportunity for equity and dialog. With the ultimate goal the dissolving of racism, fear, and stigma.	2/1/2022 9:56 PM
211	I don't see any benefit - the affordable housing requirement was alway met with the senior housing (something Southbury has more than enough of. )This will only cause a reduction in existing property values as it has done everywhere it has ever been instituted.	2/1/2022 9:34 PM
212	would allow young professionals to start their adult lives in town, would allow young families to establish roots in town	2/1/2022 9:24 PM
213	I don't know	2/1/2022 9:23 PM
214	Not sure	2/1/2022 9:22 PM
215	A more diverse community of people.	2/1/2022 9:02 PM
216	Economic diversity ?	2/1/2022 8:50 PM
217	Rentals are very hard to come by. That's what most low income folks need.	2/1/2022 8:22 PM
218	people could stay in town instead of moving to other communities. We could also bring in a younger population that will build the community instead of only having senior citizens.	2/1/2022 8:17 PM
219	Draw young people back to area after they leave for college, or make it easier for young families to live here	2/1/2022 8:14 PM
220	None	2/1/2022 7:53 PM
221	I don't think we should increase the housing diversity. I feel it is perfect. No over populated, or a drain on the school systems or town resources.	2/1/2022 7:51 PM
222	Leave things the way they are. 10% for affordable units is ridiculously high.	2/1/2022 7:24 PM
223	Diversity of age of residents. Lower median resident age.	2/1/2022 7:21 PM
224	Why should we allow crime into the South Berry it's bad enough the Can't handle it want Life long citizens are moving out taxes are unbelievably high roads are not fixed the school system sucks paparazzi high school is full of heroin opiates and all other drugs we do not need public housing	2/1/2022 7:20 PM
225	Unsure	2/1/2022 7:12 PM
226	Hopefully greater diversity in general	2/1/2022 7:05 PM
227	None. Southbury has a perfectly working mix of housing. No changes needed.	2/1/2022 6:50 PM
228	More affordable housing for singles and young people would make it more attractive to live and work here and maybe establish their own businesses here. Not bothered about attracting more families with school age kids that can't really afford it but want to benefit from the quality of education	2/1/2022 6:41 PM
229	We would diversify our community and be more representative of the US. This would also encourage new residents to establish roots initially as renters then starter homes, larger homes and then retire in a condo.	2/1/2022 6:41 PM



## Town of Southbury Affordable Housing Plan

230	None, low income housing units promotes crime. Perhaps smaller homes would be more affordable to lower class working families. Town gov should promote smaller homes on new developments.	2/1/2022 6:37 PM
231	greater racial diversity - community is too white	2/1/2022 6:36 PM
232	It would attract more young people to our community	2/1/2022 6:31 PM
233	it would attract more people to Southbury and give residents more options. Apartments would be great if they were affordable for singles of any age.	2/1/2022 6:31 PM
234	Allow more diversity	2/1/2022 6:26 PM
235	People that lived here most of there life could afford to stay living here	2/1/2022 6:19 PM
236	Lower price points	2/1/2022 6:17 PM
237	People can afford to live here	2/1/2022 6:13 PM
238	The whole draw for us, was that it's a family friendly town. Building housing that is hoping to attract young and single clients does not fit the mold for this town. We are not a commuter hub, we are surrounded by family orientated towns.	2/1/2022 6:10 PM
239	Mix of people and perspectives	2/1/2022 6:03 PM
240	We are a young family being 28 and my wife being 25 with a 3 year old and a newborn. It is hard to find an affordable starting home which means the majority of our population is older and it is tough for you g families to move here or live here. Younger families such as ourselves can bring more vibrancy to our community. I am the varsity baseball coach for Pomperaug and love the town but it is hard to find a place here for my family.	2/1/2022 5:54 PM
241	Increased housing diversity would attract a younger generation into the town and create long term community investment/community longevity	2/1/2022 5:37 PM
242	People could stay in Southbury because they could afford the housing. When families change due to sickness, or death or whatever you can't always afford to stay in town in your current housing	2/1/2022 5:36 PM
243	NONE	2/1/2022 5:34 PM
244	Unless people moving here have a car, this community is too inaccessible.	2/1/2022 5:34 PM
245	more community diversity	2/1/2022 5:25 PM
246	Many young adults are at their parents house because there are few affordable options. Which forces them to go somewhere more affordable. I would like our people to have the option to stay where they love to be, our lovely town.	2/1/2022 5:13 PM
247	It could increase the labor pool	2/1/2022 4:54 PM
248	It would potentially overcrowd the town. Also, if it means the town accepts state money by having 10% of the housing be affordable housing, then we turn into a title 19 town and historically, that affects the quality of life for the existing residents. Torrington is a perfect example. Take a look at what happened there once the mayor accepted money from the state to have affordable housing. It's a disaster.	2/1/2022 4:51 PM
249	Price point and sizes	2/1/2022 4:45 PM
250	Greater mix of housing types	2/1/2022 4:45 PM
251	Better Community	2/1/2022 4:36 PM
252	greater mix	2/1/2022 4:36 PM
253	There would be more diversification in the population.	2/1/2022 4:23 PM
254	Seniors would be able to stay in town when they need a less costly place to live.	2/1/2022 4:10 PM
255	Allowing young people to stay in Southbury	2/1/2022 4:04 PM
256	No benefit just pure politics	2/1/2022 4:01 PM
257	not sure	2/1/2022 3:51 PM

## Town of Southbury Affordable Housing Plan

258	Greater mix of housing types, and prices. More options for senior that don't have to pay \$600+ for assoc. fees	2/1/2022 3:51 PM
259	Increasing over all diversity.	2/1/2022 3:47 PM
260	greater mix of housing types	2/1/2022 3:46 PM
261	Do not know.	2/1/2022 3:41 PM
262	Allows young adults and lower income seniors to remain in town	2/1/2022 3:40 PM
263	None	2/1/2022 3:36 PM
264	Seniors who cannot afford HV anymore would be able to downsize and stay in the community where they have built a life... young families wouldn't have to move to Oxford, etc. for affordability.. and we just plain need a more diverse population and all that creativity can bring to a Community....	2/1/2022 3:33 PM
265	None	2/1/2022 3:32 PM
266	Rental options, more availability to people who cannot afford and no longer need the larger houses they raised their families in	2/1/2022 3:27 PM
267	Younger people, single parent families and diversity	2/1/2022 3:22 PM
268	I think our housing options are diverse	2/1/2022 3:17 PM
269	Anything is better than building more McMansions.	2/1/2022 3:13 PM
270	Benefit of attracting young people and sheltering people of lower income.	2/1/2022 3:12 PM
271	unknown	2/1/2022 3:08 PM
272	Price points	2/1/2022 3:07 PM
273	unsure	2/1/2022 3:03 PM
274	Diversity	2/1/2022 3:02 PM
275	Changing the neighborhoods will cause people to move. The town has been this way for many years	2/1/2022 2:51 PM
276	Encouraging young couples to stay in town or move to town to raise families	2/1/2022 2:50 PM
277	Larger tax rolls	2/1/2022 2:45 PM
278	None	2/1/2022 2:38 PM
279	Unknown	2/1/2022 2:31 PM
280	Young adults could live in town. Seniors would have more housing opportunities. Employees of all levels could find work and housing in town.	2/1/2022 2:27 PM
281	Affordable housing for seniors with limited income	2/1/2022 2:25 PM
282	Allow people to remain in their home town as they age and income reduces/becomes fixed.	2/1/2022 2:19 PM
283	All of the above	2/1/2022 2:18 PM
284	A more diverse population and all the benefits that brings to a community	2/1/2022 2:18 PM
285	this would allow seniors to live and be able to afford life	2/1/2022 2:17 PM
286	Progressive and beneficial for town	2/1/2022 2:11 PM
287	Both younger families and seniors could more easily be part of the community	2/1/2022 2:05 PM
288	Housing diversity increases financial stability and creates for a more vibrant community.	2/1/2022 1:55 PM
289	Diversity in the population Housing for young adults and seniors in a diverse setting. Not just for seniors	2/1/2022 1:52 PM
290	To live in a bubble is careless, foolish, and it keeps you from growing.	2/1/2022 1:52 PM



## Town of Southbury Affordable Housing Plan

291	I don't think any benefit would come if it.	2/1/2022 1:51 PM
292	Population diversity, taking care of the community so they can stay in their community when they make various transitions throughout lifetime.	2/1/2022 1:50 PM
293	sizes	2/1/2022 1:48 PM
294	Not sure if there is a benefit	2/1/2022 1:48 PM
295	not aware of many benefits/don't appreciate the state setting goals for our towns and cities/do not want the state to mandate zoning which is being contemplated/don't want open space to be used for housing if state deems it necessary	2/1/2022 1:48 PM
296	Offer various types and sizes of homes for family's.	2/1/2022 1:46 PM
297	None	2/1/2022 1:45 PM
298	Greater mix if there isn't enough right now.	2/1/2022 1:43 PM
299	I really can't see any benefit. We moved from Danbury to get away from that. From my experience living in an apartment where there were also section 8 tenants, they have no respect for other peoples property when they don't pay for it. Seems if it's not theirs they don't care, and when you don't have to pay for it, why would you. We had tenants leave roaches behind, people smoking cigarettes and doing other drugs, with no care in the world for how they were affecting their neighbors.	2/1/2022 1:40 PM
300	More diverse age groups of people living here.	2/1/2022 1:37 PM
301	An opportunity for seniors to continue to live in Southbury upon becoming empty nesters. Would benefit divorced families to continue to live in the town if they have to move from their house. Or the other parent can also afford to stay in the town. Southbury Training School would benefit a variety of needs.	2/1/2022 1:34 PM
302	None	2/1/2022 1:30 PM
303	Detrimental to Southbury	2/1/2022 1:28 PM
304	We don't need more diversity. We're just fine the way we currently are.	2/1/2022 1:25 PM
305	More people will be able to live and benefit from being part of the Southbury community. Folks who are struggling financially but do not want to leave town will have more options to stay. Folks who work in service will have the option to live in the community they serve.	2/1/2022 1:25 PM
306	It would provide more affordable options	2/1/2022 1:22 PM
307	I would not have to depend on my children to help with expenses	2/1/2022 1:18 PM
308	Need more apartments and condos/townhouses	2/1/2022 1:16 PM
309	not much benefit	2/1/2022 1:15 PM
310	More affordable	2/1/2022 1:12 PM
311	creating affordable housing in town would allow many of our younger residents to stay local without having to live in their parents basement. As a parent of a 2020 college grad we are well aware of the lack of small affordable housing options for young people	2/1/2022 1:10 PM
312	Open minds, new perspectives, new interests	2/1/2022 1:09 PM
313	I don't know if there would a benefit of increasing housing diversity.	2/1/2022 1:09 PM
314	I DON'T BELIEVE THERE IS A BENEFIT	2/1/2022 1:08 PM
315	Affords an opportunity for lower income families to get into a great community with great school services that can therefore lift them up in the status of life. Everybody deserves the ability to move forward in life and to move up in life and when it's not affordable to them given the assistance that can help them do it.	2/1/2022 1:04 PM
316	theres already too many affordable houses and houses that are falling apart	2/1/2022 1:02 PM
317	we could afford to live here	2/1/2022 12:58 PM
318	No	2/1/2022 12:58 PM

## Town of Southbury Affordable Housing Plan

319	Unsure	2/1/2022 12:55 PM
320	Improved access to all people and cultures that will help diversify the population and bring equity Provide better exposure to people unlike the majority of the population of Southbury providing cultural and social advancement and equity	2/1/2022 12:53 PM
321	None	2/1/2022 12:50 PM
322	My main concern would be that they don't bring crime and problems to the area.	2/1/2022 12:49 PM
323	It would allow young single people to live in town and then upsize as needed while staying in the community	2/1/2022 12:48 PM
324	Housing diversity would allow young adults, especially adults in their 20s and early 30s, a chance to rent or own in town. I think the market severely underserves this crowd. We're far too young to apply for age restricted housing, are often single and are often making in the \$40/50,000 range which puts the apartments available far out of reach and homeownership in town a practical impossibility. This causes age and brain drain in the town as young people are forced to search for housing elsewhere (ie Danbury, Waterbury staying close or significantly further, like NY or MA).	2/1/2022 12:43 PM
325	greater mix of housing types, price points, and sizes)	2/1/2022 12:42 PM
326	More flexibility for current population to remain in town.	2/1/2022 12:40 PM
327	Seems diverse to me. Necessary that all have access to housing.	2/1/2022 12:39 PM
328	There would be no benefit.	2/1/2022 12:39 PM
329	None	2/1/2022 12:39 PM
330	Price points	2/1/2022 12:35 PM
331	Greater mix of house sizes	2/1/2022 12:32 PM
332	Keeps the kids here and older people could stay	2/1/2022 12:30 PM
333	There would naturally be some benefit overall, however, I do not want to see Southbury turn into an arm of Waterbury. Unfortunately there is a fine line with affordable housing and what it might attract; increase in crime, congestion, traffic, burden on infrastructure, emergency services, grocery stores, etc.	2/1/2022 12:28 PM
334	I don't think there is a benefit to the town and the people who already live here to bring in low income housing ! It will change the feel of the small town and make it more of a suburb/city .	2/1/2022 12:27 PM
335	Employees would be able to live where they work to a greater extent.	2/1/2022 12:26 PM
336	Retain younger people in town and allow people who work here to live here	2/1/2022 12:25 PM
337	Southbury is great the way it is. There's a reason why people move here and as residents we want to be able to maintain that.	2/1/2022 12:24 PM
338	Diversity improves the quality of the community - providing opportunities for people of all walks of life to live in Southbury can only enrich our community	2/1/2022 12:23 PM
339	It might benefit young couples just starting out.	2/1/2022 12:21 PM
340	I guess price points.	2/1/2022 12:20 PM
341	Keep the young adults and elderly living in the town at an affordable rate.	2/1/2022 12:19 PM
342	none	2/1/2022 12:18 PM
343	A family could live in one town through out the life cycle. Starter home, stepup, stepdown, Senior	2/1/2022 12:16 PM
344	none	2/1/2022 12:15 PM
345	None	2/1/2022 12:15 PM
346	No benefit, only detriment	2/1/2022 12:15 PM
347	Attract more young people, afford a larger ethnic mix, allow low income residents to remain in	2/1/2022 12:15 PM

## Town of Southbury Affordable Housing Plan

	their community.	
348	It will not be of benefit to Southbury in any way	2/1/2022 12:14 PM
349	Heritage Village is wonderful but quite expensive. Quite a few of my older neighbors had to move to affordable housing. Southbury's housing has a very lengthy wait list. Several neighbors needed to move out of Southbury.	2/1/2022 12:14 PM
350	More affordable housing for people on fixed incomes.	2/1/2022 12:12 PM
351	It would help people become more independent.	2/1/2022 12:11 PM
352	Allowing younger couples or families the ability to move into town.	2/1/2022 12:10 PM
353	property size	2/1/2022 12:10 PM
354	Our children could afford to live here and be forced to leave Southbury.	2/1/2022 12:09 PM
355	none, would decrease home values	2/1/2022 12:06 PM
356	Allowing more young people to remain in town. This would also support more local businesses.	2/1/2022 12:06 PM
357	Like as is	2/1/2022 12:02 PM
358	No benefit. The housing situation currently is just right	2/1/2022 12:02 PM
359	More affordable options, increasing diversity of the population, allowing people to remain in town instead of moving somewhere cheaper	2/1/2022 11:59 AM
360	The best thing would be for smaller size single family homes. 1300sq feet or so. Too many larger homes built for larger profit. Homes in the 200k to 300k range are needed	2/1/2022 11:57 AM
361	greater accessibility for more	2/1/2022 11:57 AM
362	There isn't. If anything it will bring more traffic, crime, and it will lower property values of homes that are already built in Southbury. It could also change and lower the educational excellence that Southbury has maintained over the years.	2/1/2022 11:55 AM
363	Certainly more SENIOR housing is needed and needs to be affordable.	2/1/2022 11:53 AM
364	Looks good the way it is.	2/1/2022 11:53 AM
365	sizes...	2/1/2022 11:52 AM
366	Housing for empty nesters under \$1,000 per month, which would allow them to stay and live in Southbury.	2/1/2022 11:47 AM
367	Workforce would live in town	2/1/2022 11:47 AM
368	If a couple gets divorced and wants to stay in this town, their options are extremely limited to nil. Together the couple could have made \$200+, but once split, they can't stay here because there are no options.	2/1/2022 9:52 AM
369	Greater mix of housing types.	2/1/2022 3:56 AM
370	I assume it would help people with lower incomes	1/31/2022 11:48 PM
371	It would diversify our communities and attract younger buyers and renters. The town's median age is 49.9, more than 10 years older than the CT state median age.	1/31/2022 6:44 PM
372	none, There are too many small homes and condos already.	1/31/2022 6:20 PM
373	Lowering of property values, increased taxes	1/31/2022 5:26 PM
374	None	1/31/2022 3:57 PM
375	No benefit	1/31/2022 3:56 PM
376	Increase population and tax base.	1/31/2022 1:57 PM
377	Better options so our young people don't have to move away for an affordable place to live. What Is the point of a grade school system if they all move away once they graduate?	1/31/2022 1:39 PM
378	None	1/31/2022 12:51 PM

## Town of Southbury Affordable Housing Plan

379	Diversity in all areas is important, having more options would be beneficial to our community.	1/31/2022 12:40 PM
380	Would help schools grow student population.	1/31/2022 12:35 PM
381	Lower housing costs	1/31/2022 10:59 AM
382	More options for more people	1/31/2022 9:48 AM
383	No benefit as we already are much more affordable than Fairfield county.	1/30/2022 9:23 PM
384	There is no benefit. Low income housing would also bring other undesirable issues	1/30/2022 5:39 PM
385	Allow people who work as police officers, teachers, in health care, such as CNAs to live in our town more readily.	1/30/2022 4:21 PM
386	I prefer things the way they are	1/30/2022 3:16 PM
387	I know for a fact that my husband (a teacher) and I (school administrative employee) cannot afford to retire in CT.	1/30/2022 1:50 PM
388	affordable housing for young people would allow persons employed here to purchase from vendors and services in town	1/30/2022 1:00 PM
389	There are very few rentals that are affordable in the area, southbury is not better or worse. The overdevelopment of McMansions and luxury apartments with very high asking prices left very little room to include smaller, more affordable housing units that may be suitable for rental properties. One very important thing to consider when offering affordable housing rates is the ability to pay for the taxes, utilities, food and insurance. If deals are made for the low income housing applicants in order to shift the tax and/or utility burden to the rest of the taxpayers, it is not fair to those who do pay without discount. Better way to say it is if can't afford to live here after you have access to affordable housing, you don't belong here. This town is too small to absorb that kind of additional homeowner tax burden.	1/30/2022 11:59 AM
390	Attract more young professional families.	1/30/2022 11:38 AM
391	Bring in more diversity	1/30/2022 10:32 AM
392	I don't think we need to increase housing diversity in Southbury. Quite frankly, I think that would be a great risk to add low income housing because people live in southbury for the quality it offers. If low-income housing was added, it would cater to a population that could potentially taint the safety of southbury. The only exception for low income housing I can think of is housing for the senior community (65+). We already have an issue with people coming over from Waterbury and breaking into the cars of southbury residents, imagine how much more common crimes of that degree or worse would be in southbury if we provided low income housing.	1/30/2022 9:24 AM
393	Not sure	1/30/2022 8:22 AM
394	More sense of community as people working here would have viable options to live in town.	1/30/2022 5:39 AM
395	If done tastefully, it would allow people who are getting older to stay but move into a smaller home, this would open up the larger homes for young families to purchase. it would be nice to have more of a selection of small one or 2 bedroom homes. This would help the elderly, single people who are on one salary, and people who would not be able to afford Southbury without housing diversity.	1/30/2022 12:34 AM
396	Personally, it would allow me to continue living in Southbury when I must stop working. Without affordable (monthly) housing I will need to search out another option. I believe there are many in Southbury, especially among seniors, who face this dilemma.	1/30/2022 12:33 AM
397	Higher taxes	1/29/2022 10:58 PM
398	No benefits. I believe it would lose the small town feel. People who can't afford Southbury should not live in Southbury.	1/29/2022 7:27 PM
399	Benefits would be a vibrant community, sustainable tax base, and attracting younger professionals.	1/29/2022 5:37 PM
400	It would be a disaster. There would be zero benefit. Stop using governmental power to unnaturally alter the marketplace.	1/29/2022 4:28 PM

## Town of Southbury Affordable Housing Plan

401	Housing for single parents and younger people. More housing for seniors on fixed income	1/29/2022 4:18 PM
402	No benefit	1/29/2022 3:48 PM
403	make SBY more affordable	1/29/2022 3:43 PM
404	This could be detrimental leading to increased number of students in schools without enough tax revenue to recoup the expenses.	1/29/2022 2:52 PM
405	None	1/29/2022 2:48 PM
406	Allow seniors to enjoy Southbury benefits.	1/29/2022 2:17 PM
407	Greater diversity of the population	1/29/2022 1:59 PM
408	Seniors would be able to stay near their children when they are on a fixed income if there were more options.	1/29/2022 1:53 PM
409	Don't fix something that ISN'T broken....because you'll end up breaking it and WON'T be able to fix it.	1/29/2022 1:42 PM
410	a richer culture, a more resilient community, a more inclusive outlook, a more vibrant economy, increased emotional wellbeing for adults, more younger adults and families, less financial and emotional stress, more stability for children, young adults, and families, more energy and participation in town committees, a larger tax base, attract more talented people particularly professionals at the beginning of their careers.	1/29/2022 1:35 PM
411	Diversity benefits all because it takes everyone to make a community	1/29/2022 1:23 PM
412	none	1/29/2022 1:22 PM
413	Greater mix of race, age, occupation	1/29/2022 1:22 PM
414	Allow lower income folks to live near where they might be working.	1/29/2022 1:05 PM
415	Allow people that want to leave here, they option of actually affording it	1/29/2022 12:49 PM
416	Allow Lower wage residents that work in Southbury to live here. Affordable housing for Seniors so they can reside closer to their siblings.	1/29/2022 12:10 PM
417	To build a sense of community I think offering some form of housing to town workers such as police officers would be of benefit such as the houses abandoned at the training school. Large apartment buildings would be of minimal benefit to the town as it has the potential to bring more transient residents, isn't enough to support restaurants or other businesses, and tends to increase the school system burden without contributing to the tax base.	1/29/2022 11:54 AM
418	Allows a diversity of current residents to have access to housing in our community.	1/29/2022 11:52 AM
419	So every one has the opportunity to live in Southbury	1/29/2022 11:24 AM
420	More affordability	1/29/2022 11:17 AM
421	Most houses are over 2000 square feet. People are realizing they do not need all that space. More couples, singles or young adults might move here if they could find a small home.	1/29/2022 11:10 AM
422	Adding lower cost housing is always good to grow the community and allow more people an opportunity to live in a safe and affordable town. Unfortunately, safe seems to come at a high price. The balance is how to introduce more affordable housing without introducing the crime element typically associated with lower income. DO NOT Concentrate higher or lower cost housing in one geographic area. Don't build rich neighborhoods or poor neighborhoods. Make residential areas with different sized homes. 3 to 4 bedroom homes on smaller lots or villages with larger and smaller units mixed together. Build communities not homogeneous income clusters.	1/29/2022 10:34 AM
423	Support of residents Increasing diversity	1/29/2022 9:52 AM
424	price points	1/29/2022 9:38 AM
425	More options for those on low and/or fixed incomes. Need more units suitable for singles, couples and families. A BR costs the same whether a family of 4 need it or a 2-member household (mother/daughter, single parent, etc), and the 2-member household often are FAR	1/29/2022 7:54 AM

## Town of Southbury Affordable Housing Plan

below that \$80k 'low-income' limit. How the hell is \$79k considered low income??? Many make \$40-\$50k per year and still need housing.

426	Economic diversity strengthens a community.	1/29/2022 6:58 AM
427	I think the town is perfect how it is	1/28/2022 10:48 PM
428	More balanced	1/28/2022 10:10 PM
429	It would also increase diversity in general. And allow people who work here in low paying jobs to live here too.	1/28/2022 8:55 PM
430	Allow younger individuals and families to come to town; Ensure empty-nesters and seniors have affordable housing; Increase town diversity	1/28/2022 8:36 PM
431	No benefit	1/28/2022 8:06 PM
432	police, firemen and teachers could afford to live here	1/28/2022 7:41 PM
433	A more multi cultural population	1/28/2022 7:36 PM
434	I think Southbury is fine the way it is. No affordable housing needed.	1/28/2022 7:33 PM
435	More options for people is always good	1/28/2022 7:20 PM
436	there is nothing to be found under 200k and what there is is age restricted to the senior citizens	1/28/2022 6:24 PM
437	none except higher taxes to subsidize someone elses living which i do not agree with	1/28/2022 6:20 PM
438	Would not benefit.	1/28/2022 5:59 PM
439	It increases diversity! Attracts diff ages, incomes, etc, and allows workers here to live here	1/28/2022 5:40 PM
440	There would be a more diverse community	1/28/2022 5:30 PM
441	Housing diversity could potentially increase other types of diversity, especially racial and age diversity.	1/28/2022 5:28 PM
442	price points	1/28/2022 5:03 PM
443	Diversity in general.	1/28/2022 5:01 PM
444	greater diversity of people	1/28/2022 5:00 PM
445	I understand what you say would be the benefit but I do not agree we need a change to the current set up of Southbury. We choose to live here for a reason.	1/28/2022 4:59 PM
446	some greater economic diversity	1/28/2022 4:51 PM
447	lower tax base with increase property roles	1/28/2022 4:37 PM
448	Providing affordable opportunities for socio-economic groups	1/28/2022 4:30 PM
449	absolutely no benefits at all. If I wanted diversity Id move to a city.	1/28/2022 4:27 PM
450	The benefit of increasing housing diversity that includes affordable housing is that the young adults just starting out, the labor force at a pay scale that doesn't meet income needs to reside here now and others living on lower fixed incomes can afford to live in Southbury and become active participants of the community.	1/28/2022 4:16 PM
451	More availability for those on a fixed income. My parents will not move to Heritage Village due to the HOAs being WAY overpriced.	1/28/2022 4:08 PM
452	Price point. Affordable housing for lower-income essential workers.	1/28/2022 4:01 PM
453	affordable housing for the work force	1/28/2022 4:00 PM
454	Not sure there are many benefits!! Can cause more problems	1/28/2022 3:59 PM
455	More housing for service personnel; more housing for working-class people	1/28/2022 3:54 PM
456	Greater options for young families, as well as more options for seniors who often move away for greater affordability.	1/28/2022 3:52 PM



## Town of Southbury Affordable Housing Plan

457	Price points and sizes	1/28/2022 3:48 PM
458	Increased diversity of culture and age of residents	1/28/2022 3:39 PM
459	Don't know. It's good as is.	1/28/2022 3:38 PM
460	Additional residents would increase diversity as well as economic growth in our own community.	1/28/2022 3:28 PM
461	Improve quality of life for all.	1/28/2022 3:23 PM
462	I believe Southbury already has affordable housing options for those who want to live in town on a lower budget.	1/28/2022 3:21 PM
463	Price points	1/28/2022 3:18 PM
464	it may improve diversity of population	1/28/2022 3:16 PM
465	More people would be able to stay, downsize and enter the town	1/28/2022 3:09 PM
466	My roof neighbor had to leave the area because she's on a waiting list for Grace Meadows but it's at least a year long. More options May mean less crime because people won't be as desperate	1/28/2022 2:55 PM
467	It would be nice to attract the young executive ages 25-35 to Southbury, but that would require apartments/condos with ammnities... such as pool, clubhouse, etc. check out Canal Crossing in Hamden as an example.	1/28/2022 2:48 PM
468	I do not see any benefit	1/28/2022 2:43 PM
469	There is no benefit if we are bending the the unconstitutional pressures of state mandates. The biggest benefit would be the development of the long discussed pierce hollow village project. Grace Meadows is not of adequate size for low income seniors in our town and it is heartbreaking to see the number of foreclosures in Heritage Village, as our seniors try to 'hang on' financially there.	1/28/2022 2:40 PM
470	I do not see the benefit.	1/28/2022 2:33 PM
471	Diverse housing would, almost by definition, provide opportunities for a more diverse population. In addition, more affordable housing would attract young people, families with children, and seniors.	1/28/2022 2:20 PM
472	People like our daughter who work in low paying, but very necessary jobs in human service could afford to live in the town where she grew up and where her family still resides.	1/28/2022 2:00 PM
473	Ability of local workers to live near their jobs. Increase age diversity in the town. Allow young adults to stay here if they desire. Allow more families access to good schools. Allow more diversity of all types.	1/28/2022 1:34 PM
474	Hopefully the sign in front of the firehouse seeking volunteer firefighters would go away so the children that were educated in Region 15 and of Southbury parents could reside here.	1/28/2022 11:08 AM
475	maybe that younger people could afford to live here	1/28/2022 10:58 AM
476	Peace of mind for one ...still working at 72 ... helping us to live out our lives in a better way ... a mix of more diversity ...	1/28/2022 10:20 AM
477	increased housing diversity = increased income diversity among people living here	1/28/2022 9:56 AM
478	There will be no real benefit. The system will become overburdened by those paying less and demanding more and, once again, a small portion of the population will be forced to cover the difference. Whenever politicians say "housing diversity" or "low income housing" it translates to high density housing. And high density housing are typically populated by people who don't care about the community. I know this from lots of personal experience.	1/28/2022 8:11 AM
479	allows people, especially younger ones, to be able to still live in town	1/28/2022 7:57 AM
480	housing types	1/28/2022 7:53 AM
481	None	1/27/2022 6:27 PM
482	All the above	1/27/2022 5:52 PM

## Town of Southbury Affordable Housing Plan

483	Luxury Condominiums would be a good option for those who do not want to do maintenance. For example, my parents who are in their 60s prefer this because it gets more difficult to maintain landscape and fall (leaves), winter (snow), etc.	1/27/2022 5:29 PM
484	Not sure any	1/27/2022 4:28 PM
485	.	1/27/2022 10:09 AM
486	No benefit unless it is for older residents that will not damper the school system with more students	1/27/2022 10:05 AM
487	We have a large senior population in need; Grace Meadows could use many more units to accommodate those of us on waiting list. What is considered "Affordable" is not affordable to those of us no longer working, and are struggling on social security alone.	1/27/2022 10:03 AM
488	None	1/27/2022 9:46 AM
489	employment	1/27/2022 8:53 AM
490	none	1/27/2022 8:17 AM
491	Keeping young people and workers in town	1/27/2022 7:36 AM
492	Some people may see a benefit, but I think too much of a change in the housing mix threatens the character of the town	1/26/2022 9:17 PM
493	No benefit if government mandates it. It will be artificial diversity. Free market system creates true diversity. If you really want diversity cut taxes to allow people with less income to live and buy homes in Southbury. High taxes are the secret reason that diversity is lost, but no one talks about.	1/26/2022 9:15 PM
494	Allowing young people to have affordable apartments so it would encourage them to stay in town. Having affordable housing for people with less means be able to stay in town.	1/26/2022 8:14 PM
495	No benefit; will decrease property value	1/26/2022 7:44 PM
496	Keeps younger people living in Southbury	1/26/2022 6:14 PM
497	Greater mix of people	1/26/2022 4:05 PM
498	I think we have enough housing	1/26/2022 3:59 PM
499	Affordable housing benefits all. Seniors, work force, small families, single adults. Keeps those who want to have a nice community from moving out of the community due to price points in housing.	1/26/2022 3:44 PM
500	Better option for retirees	1/26/2022 2:33 PM
501	Diversity	1/26/2022 1:38 PM
502	Current residents who are forced to downsize because of a variety of reasons would be able to afford housing and stay in this great town.	1/26/2022 12:44 PM
503	No benefit. Overcrowding would occur.	1/26/2022 12:07 PM
504	there is 0 benefit, people move to towns where they want to live based off income, its unacceptable that the town is going to move people into this town that do not belong here due to their economic situation. Our house values will fall due to putting in low income housing. As usual the government gets involved and only cares about the low income individuals and the rest of us suffer because of it. LOWER OUR TAXES if you are going to put low income housing in our town.	1/26/2022 11:55 AM
505	more diversity in schools. more increased pool of people for local employment	1/26/2022 10:33 AM
506	I would like to think that all of the residents of Southbury would have access to safe, comfortable housing that meets their needs regardless of their income or other factors. The benefits are obvious, people need a home to go to where they can be comfortable, warm when it's cold, cool when it's hot, safe, etc. A place where they can rest and recharge. It's what being a citizen is all about. Without a home how can we expect people to be "good citizens" and a part of the community.	1/26/2022 10:05 AM
507	Support a diverse community, both economically and culturally	1/26/2022 9:51 AM



## Town of Southbury Affordable Housing Plan

508	Greater opportunity for entry level workers and nurses and police and high school graduates to stay in Southbury	1/26/2022 8:04 AM
509	Housing for younger generation	1/25/2022 10:55 PM
510	No benefits	1/25/2022 8:55 PM
511	Our children could live here after they graduate HS and college.	1/25/2022 6:38 PM
512	Can't think of one	1/25/2022 5:05 PM
513	We could all live happily-ever-after!	1/25/2022 4:46 PM
514	I think that every town should have a balanced population of high income, moderate income and lower income. That does not mean they live next door to one another. Where I grew up in NJ in a small town it had all three kinds of housing and as people made more income, they would tend to move up to where moderate income families lived and even higher income housing. It was a good balance, and no families were looked down because of where they lived. I remember my mother's cleaning woman whose daughter was very bright and got a scholarship to Rutgers U No one should be put in a category because of their income and what they can accomplish. There is a tendency to think that low income residents mean low intelligence and low input , The one thing I would hate to see is apartment houses being built that look cheaply built, not landscaped nicely and look like they fit beautifully into our community, with open space where possible around them. I think also that small separate housing creates a sense of ownership to the community and they should (I think) be basically ownership with a way in for the interested parties to purchase. On the other hand town homes would could be affordable rentals closer to town so people without cars could walk to shopping for example.	1/25/2022 3:27 PM
515	Good mix now- more single family homes are great.	1/25/2022 3:04 PM
516	None. It would take away from the overall of Southbury. If people can't afford to live here, then they can go live in another town until they can get to the point that they can afford to live here. This town is a privilege, not a right.	1/25/2022 2:48 PM
517	Greater mix of housing	1/25/2022 2:23 PM
518	I don't want more housing in Southbury.	1/25/2022 2:16 PM
519	No benefit.	1/25/2022 2:08 PM
520	More options for different lifestyles	1/25/2022 1:58 PM
521	There is no benefit unless it's done correctly, and with great planning Typically it lowers overall property values. I'm no sure what the goal of having low income housing. Why not let the free market and merritt rule the day? Social engineering is not an American idea. The government should simply move out of the people's way and let things happen naturally.	1/25/2022 1:45 PM
522	NONE	1/25/2022 1:40 PM
523	It would not benefit the town	1/25/2022 1:32 PM
524	Options for young adults and starting families	1/25/2022 1:17 PM
525	I don't know	1/25/2022 12:52 PM
526	Increased population diversity; Increased pride in community; increased desire to live here; increased pool of workers; meeting the State goal.	1/25/2022 11:35 AM
527	None	1/25/2022 11:01 AM
528	I do not see any benefits. I have lived in other states where once affordable housing was introduced the school system went down and crime went up.	1/25/2022 10:55 AM
529	There would be no benefit. You would see many families leave the town of low income housing became available and Southbury would go downhill and never be the same. It's extremely obvious what the outcome would be.	1/25/2022 10:40 AM
530	we already have too many Dilapidated homes in certain areas. Home that don't seem to be kept up	1/25/2022 10:34 AM

## Town of Southbury Affordable Housing Plan

531	N/a	1/25/2022 10:23 AM
532	Greater mix of price points and housing types	1/25/2022 10:20 AM
533	A more diverse community which would attract more workers to the area.	1/25/2022 10:07 AM
534	None	1/25/2022 9:44 AM
535	None	1/25/2022 9:43 AM
536	Diversity of housing enriches the community. Where I live many residents in Heritage Village can no longer afford the cost of living and high condo fees. They struggle to pay their bills and get the necessary medication but there is not enough affordable housing available for them to move.	1/25/2022 7:58 AM
537	Price points if located close to commercial and retail for affordability to access services such as public water and necessities like grocery stores.	1/25/2022 7:20 AM
538	The youth and single and low income families will be able to live in town.	1/25/2022 7:05 AM
539	No benefit, the reason southbury is so appealing and safe to live in is because of the housing and life style it provides currently	1/24/2022 10:54 PM
540	May very little.	1/24/2022 9:01 PM
541	In a market where lumber and building costs have risen 81% in recent years the real question should be how will developers be able to build smaller one family homes. Describing our workforce as "police, teachers, and grocery workers" is like grouping apples with aardvarks. Teachers are middle class professionals, earning a decent salary with great longterm pension and healthcare benefits. They are long-term residents, anchored to the town because they're vested in a pension. Grocery store clerks are usually temporary. There's no comparison. Yes, there are a number of highly paid professionals in town whose earnings skew our median income higher, but someone earning 79K is hardly "low income." Grouping teachers with grocery store workers confuses the issue. Greenwich, for example, has focused on developing fixed income housing for teachers and police, who provide necessary professional services to their city. Most people will get behind this. But a household in Southbury, composed of a teacher and a firefighter is solid middle class, and doing much better than many people who have lived here for any length of time.	1/24/2022 7:44 PM
542	no benefit	1/24/2022 6:57 PM
543	None. Leave Southbury as-is.	1/24/2022 6:48 PM
544	the prices of housing has gone down and never increased since 2010. its difficult to sell the house without bearing loss....	1/24/2022 6:42 PM
545	Options...currently the market is dominated by large single family homes and age restricted housing	1/24/2022 6:37 PM
546	Wanting to know more about potential development of the training school.	1/24/2022 6:33 PM
547	Better cultural diversity possibilities, we need more	1/24/2022 6:20 PM
548	Would be adorable for young families.	1/24/2022 6:20 PM
549	would diversify the community more	1/24/2022 5:41 PM
550	It would benefit poorer people and also young people just striking out on their own.	1/24/2022 5:12 PM
551	The workforce people can stay near their jobs. Enjoy the town where they work. Lots of good people live here and then cannot stay....	1/24/2022 4:48 PM
552	Young couples; singles; lower income persons; civil servants	1/24/2022 4:15 PM
553	Na	1/24/2022 2:20 PM
554	I think the housing in Southbury meets all needs on the financial spectrum. I think there is more than enough housing and building new homes (of any size) should be limited.	1/24/2022 12:17 PM
555	There would be none. Let the laws of economics create natural supply and demand.	1/24/2022 11:43 AM
556	Communities are more vibrant and inviting when they have diversity: diversity in age, income,	1/24/2022 11:35 AM

## Town of Southbury Affordable Housing Plan

ethnicity, race, religion, etc. The truth of our economy is that while many people work, many of these same people do not get paid a livable/sustainable wage. Yet often times they work in our town of Southbury, yet cannot afford to live here. I would like to see more young people, people of color, and people with limited income have the opportunity to live in Southbury.

557	Greater mix of housing types and price points.	1/24/2022 11:09 AM
558	Likely increase in the diversity of the town itself. More local workers.	1/24/2022 11:01 AM
559	All the above.	1/24/2022 10:49 AM
560	Smaller houses for younger couples starting a family.	1/24/2022 10:47 AM
561	Creating a more diverse school population. Also increase the single population, which in turn might increase creative, small business ventures.	1/24/2022 10:46 AM
562	More diversity in schools promotes a broader view of cultures and acceptance of different lifestyles, etc. Also allows those employed in town and locally to be a part of the community	1/24/2022 10:01 AM
563	have a more affordable area for senior (assisted living) available for this growing age group	1/24/2022 9:49 AM
564	Creating more options for workers and young couples/families. Increase the economic base.	1/24/2022 8:55 AM
565	None	1/24/2022 8:10 AM
566	Provide housing for those on the wait list for Grace Meadows and others who would benefit living where they work.	1/24/2022 7:58 AM
567	I don't think it would be a benefit, I think in fact it would decrease the values of our houses	1/24/2022 7:27 AM
568	Diverse housing options provide a resilient community.	1/24/2022 7:03 AM
569	None.	1/24/2022 6:47 AM
570	no benefit	1/24/2022 6:28 AM
571	Carefully planned and wisely managed housing for low-income families should be the responsibility of a just and fair community.	1/23/2022 10:48 PM
572	Greater sense of community; maintain a good mix of age groups to support all levels of services (teachers, nurses trades)	1/23/2022 10:10 PM
573	None	1/23/2022 9:23 PM
574	Giving the less fortunate an opportunity to live in a great town where they can be inspired to improve their livelihood.	1/23/2022 9:04 PM
575	Keeping adult children in town	1/23/2022 8:41 PM
576	Price points	1/23/2022 8:41 PM
577	There are very few affordable options as a single parent needing to stay in the Southbury school system. Current residents finding themselves in a family situation change cannot afford to stay here. There is a great need for 1 and 2 bedroom apartments/condos/townhomes that are reasonably priced that a single-income family can afford, or for newlyweds, older empty nesters who don't yet qualify for Heritage Village, and single parent families with children. Something like Heritage Village but not age restricted, so that current residents can afford to stay in town. No more huge 3000+ sq ft houses. They are completely unaffordable for single income families, and the single young adults who start out on their own cannot afford to live here either.	1/23/2022 8:09 PM
578	diversity itself is a value. Southbury has little to no diversity	1/23/2022 8:04 PM
579	People who were brought up here should be able to continue to live here.	1/23/2022 7:48 PM
580	No benefits. High risk	1/23/2022 7:08 PM
581	Think there is currently the right mix of housing for this town	1/23/2022 7:03 PM
582	None, look at fairfield for example, traffic, strain on schools, houses torn down to put a duplex every other house. You loose the small town feel and quality of life with to much low income housing	1/23/2022 6:30 PM

## Town of Southbury Affordable Housing Plan

583	People who like Southbury or work here can stay here.	1/23/2022 6:24 PM
584	We need to bring more focus to bringing employment to CT and Southbury. The fact that the IBM complex has been as empty as it is for as long as it has been is a disgrace. Need commercial ideas for Southbury Training School!	1/23/2022 6:14 PM
585	It will allow for a much more diverse community instead of a predominately rich, white, family community.	1/23/2022 6:02 PM
586	Incentive to people needed to fill lower-paying jobs	1/23/2022 5:41 PM
587	Would make it possible for young people to return to Southbury and find a home they could afford.	1/23/2022 5:24 PM
588	I currently think compared to many nearby towns - that Southbury has pretty diverse housing options. There are many smaller homes, condos, duplexes - many options. We moved here 32 years ago - and found there were many options until we were able to purchase our home home.	1/23/2022 5:24 PM
589	Building new smaller houses would allow more people the opportunity to purchase a house	1/23/2022 5:22 PM
590	There is NO benefit - does help tax base nor does it encourage people to aspire to higher earning levels.	1/23/2022 5:18 PM
591	Southbury has the right amount of houses, but they aren't affordable for single people or people who are on a fixed income. If there were more affordable housing; all kinds of people could benefit from being able to live in this safe community; while possibly being able to save money to eventually own their own home here. Home ownerships instills a sense of pride and can be passed down through the generations. A lot of my friends (35) have moved out to CT towards the Southern states or the inner cities because they are less expensive. However the inner cities (Bridgeport) aren't a great place to raise families due to the levels of violence and the poor education system there.	1/23/2022 5:17 PM
592	None	1/23/2022 4:51 PM
593	Younger families with children will be able to afford living in Southbury.	1/23/2022 4:46 PM
594	Not sure of the benefits	1/23/2022 4:25 PM
595	None for Southbury residents.	1/23/2022 4:19 PM
596	None	1/23/2022 4:11 PM
597	There isn't a benefit. Keep the free loaders in the projects down the road in waterbury and keep southbury a nice, clean upper class area	1/23/2022 3:43 PM
598	Diversity and economic mix increases lifestyle acceptance and inclusivity.	1/23/2022 3:41 PM
599	better price points and options	1/23/2022 2:41 PM
600	No benefit.	1/23/2022 2:38 PM
601	There are too many large single family houses being built. Southbury should focus on building new houses that are smaller, 2,000-2,500 sq feet and \$350-\$450k to attract and keep younger families.	1/23/2022 2:30 PM
602	Too many very large homes, families need more options for mid priced homes	1/23/2022 2:27 PM
603	None	1/23/2022 2:02 PM
604	Accommodating seniors and workers that can't afford to purchase a single family home or condo. Satisfying the state requirement for Affordable Housing to avoid financial penalties.	1/23/2022 12:37 PM
605	none	1/23/2022 12:19 PM
606	People who can't afford the > 3000 sq ft homes or the HV condos that are being sold for > \$300,000 would be able to afford housing and stay in Southbury. Single people, young families, retirees without huge nest eggs, not just executives and doctors, would be able to afford housing.	1/23/2022 11:45 AM
607	Increased housing diversity would increase diversity of people	1/23/2022 11:39 AM
608	Seniors wanting to live independently in their own home on their own property. Single level, low	1/23/2022 11:19 AM

## Town of Southbury Affordable Housing Plan

square footage homes. The same applies to first time home owners. Buying small home first and "moving up" to larger home as family grows.

609	no benefit	1/23/2022 11:07 AM
610	greater diversity, more young families	1/23/2022 10:38 AM
611	Could be price points.	1/23/2022 9:58 AM
612	Unsure	1/23/2022 9:41 AM
613	as stated in the opening letter, to provide affordable housing for local work force, single persons and others	1/23/2022 9:16 AM
614	A more diverse community is important to me and the current state of housing prices people out. I want my children to grow up around all types of people from various socioeconomic backgrounds. There should be accessibility for everyone here. We are a richer community in spirit when we are not only catering to middle class to wealthy white people.	1/23/2022 8:50 AM
615	Would allow families/individuals with a diversity of income to locate in our town.	1/23/2022 8:36 AM
616	NONE!	1/23/2022 8:33 AM
617	I do not believe that the rural infrastructure of southbury can support affordable housing. Also, the people who live here work hard to live here. My husband and I both work 2 jobs each. Southbury doesn't have to be affordable for everyone. Responsibility is living within your means. There are plenty of beautiful areas in Connecticut that are more affordable.	1/23/2022 8:26 AM
618	While I do not have financial issues at the moment, I believe that Southbury, along with most towns surrounding this area, need more affordable housing, for seniors and young people.	1/23/2022 8:25 AM
619	Lower price points	1/23/2022 8:03 AM
620	Not sure	1/23/2022 7:11 AM
621	Nothing	1/23/2022 1:59 AM
622	None	1/23/2022 12:50 AM
623	Would allow those who work in Southbury and contribute in making Southbury the great place out is to live here.	1/22/2022 11:16 PM
624	I could afford to live here without working 3 jobs around the clock to try to make ends meet and still rack up credit card bills	1/22/2022 11:14 PM
625	New generation will stay in town	1/22/2022 10:47 PM
626	Trouble	1/22/2022 10:38 PM
627	would help every one	1/22/2022 10:23 PM
628	I see no benefit. More low income housing will also see a rise in crime. I moved here and pay what I pay for a reason. To not be surrounded by affordable housing. Expect citizens to move out of Town and buy homes elsewhere if this happens.	1/22/2022 9:51 PM
629	more housing would be available and more people will be able to move in and afford to live here	1/22/2022 9:18 PM
630	For ailing seniors who should move to assisted living, there is nothing affordable for most !!!	1/22/2022 9:07 PM
631	Ease my conscience	1/22/2022 8:39 PM
632	better tax base	1/22/2022 8:09 PM
633	I don't see any	1/22/2022 7:54 PM
634	It would be nice to see existing empty buildings rehabbed for affordable housing. What would be wrong is to see our lands destroyed for affordable housing. Keep our natural lands for animal habitat.	1/22/2022 7:41 PM
635	affordability of nice smaller homes for singles	1/22/2022 7:35 PM
636	Meet the needs of more people.	1/22/2022 7:22 PM

## Town of Southbury Affordable Housing Plan

637	Housing diversity is also diversity in people here which only adds to a better community. People who work here deserve to live here. I dislike the concept of gated communities in any shape or form. We should meet the states goal and exceed it.	1/22/2022 6:51 PM
638	Affordable housing for Someone like me	1/22/2022 6:45 PM
639	Southbury needs more accessory apartments to single-family residential buildings and mixed use housing (i.e. apartments above retail). This type of housing accommodates lower income singles without attracting families that would burden our school system. It also disperses the affordable housing to avoid creating poverty zones. Multi-family condos, town homes, and apartments can generate community blight and density leads to higher crime rates. Disperse the low income housing throughout town.	1/22/2022 6:39 PM
640	No benefits, only negatives . no diversity needed	1/22/2022 5:25 PM
641	None	1/22/2022 4:33 PM
642	My kids could actually stay in the area, afford to move back to the area after college without having to live home. I would also like more diversity in the community.	1/22/2022 3:42 PM
643	None, it will lower the value of my house	1/22/2022 3:41 PM
644	Increasing diversity of the community and affording lower income earners the ability to live in town - which would assist with the labor shortage. Also more affordable housing for younger families - especially with children - cops, fireman, teachers, municipal workers, care givers, retail and essential workers that can work and LIVE in our community. Southbury is too expensive for most - and we rely on may that travel here for work - and then they leave the area to return home. Maybe if they lived, worked, and spent their income here - it would benefit the community?	1/22/2022 3:39 PM
645	There is such a long waiting list for seniors who need affordable housing and since we are a town that draws seniors it would be great to have options for them if they can't afford HV. While I don't think apartment complexes fit well with our community, more small homes or non age restricted condos would help people who work in our community at lower wage jobs, to afford to live here.	1/22/2022 3:07 PM
646	Allow younger individuals (our grown children in particular) to stay and live in Southbury. Affordable senior housing particularly for a single adult will allow more senior to remain independent.	1/22/2022 3:05 PM
647	This would make Southbury a more diverse community and quite a bit more interesting.	1/22/2022 2:47 PM
648	Diversity!! Allowing lower income folks to get the same great education our students are getting	1/22/2022 2:24 PM
649	None. The more forced low income housing, the more the character of Southbury will go down.	1/22/2022 2:13 PM
650	Growth, more professional singles and possibly some tech companies.	1/22/2022 1:55 PM
651	Greater housing for Seniors	1/22/2022 1:38 PM
652	Not a benefit	1/22/2022 1:25 PM
653	More options for young adults looking to start families.	1/22/2022 1:25 PM
654	Increasing housing options for young people would benefit the town, but we have more than enough senior housing.	1/22/2022 12:50 PM
655	The population that lives in Southbury is getting older and many younger people cannot afford to find housing in the town. As a result we can't develop the next generation of community members unless they have family land/housing to move into.	1/22/2022 12:28 PM
656	Enormous economic benefit, greater diversity in schools, better options for young adults and newly married couples who are just starting out, healthier to live in mixed generation communities, less racism and bigotry by having more diversity among our neighbors (while few want to admit it, we have increasingly seen racism and other forms of bigotry become an issue in our town).	1/22/2022 12:24 PM
657	I don't believe there is a benefit to this in southbury. I think it would lower home values and drive families out of southbury	1/22/2022 12:15 PM



## Town of Southbury Affordable Housing Plan

658	Na	1/22/2022 11:36 AM
659	More diverse population	1/22/2022 11:00 AM
660	Diversity is good for everyone, even those who don't think so. If everyone is cut from the same old loaf of white bread life would be pretty bland. Same with housing. lower income housing would attract a more diverse population. A win for the community.	1/22/2022 10:50 AM
661	People would not be priced out of continuing to live in Southbury	1/22/2022 10:48 AM
662	We would also diversify our population and have the opportunity to not be so racist.	1/22/2022 10:42 AM
663	Allow seniors to stay. Attract and allow young adults to come and stay in Southbury. Do not want pure low income, subsidized housing.	1/22/2022 10:41 AM
664	More diversity in the makeup of the residents and schools	1/22/2022 10:36 AM
665	More diversity	1/22/2022 10:19 AM
666	Enhanced Community from greater diversity. Don't right, this mix should be integrated in every neighborhood. Reduce the control of the Real Estate industry. Lower commute costs.	1/22/2022 10:03 AM
667	need housing for younger people that is affordable	1/22/2022 9:48 AM
668	Stop building houses.	1/22/2022 9:37 AM
669	smaller single family homes	1/22/2022 9:27 AM
670	Southbury would thrive much better than it does now.	1/22/2022 9:24 AM
671	less division, less "entitled attitude" in younger generations so they learn not everyone can get all their wants met (like newest games) and learn empathy.	1/22/2022 9:16 AM
672	People who have grown up here can find it hard to stay in the community when they go out on their own.	1/22/2022 8:51 AM
673	Provide housing for diverse population, for residents with low or moderate income, for all employees working in town, housing justice.	1/22/2022 8:44 AM
674	It already has a great diversity. Please do not change the balance.	1/22/2022 8:34 AM
675	In my opinion, the benefits are far outweighed by the draw backs. While I recognize peoples desire To live here, putting up properties that will increase the population and need for support without those properties generating the tax revenue needed to keep pace with the increased burden will destroy everything we all love about this town and why those people want to move here. Further, putting in properties that are grant dependent to survive is very risky. What happens when the grants run out and the property is not self sustaining? We end up with dilapidated housing and a further burden on the town.	1/22/2022 8:31 AM
676	No need to diversify further	1/22/2022 8:30 AM
677	Keeping our seniors here who have already invested in this beautiful town through the years.	1/22/2022 8:17 AM
678	Allow HV residents to downsize.	1/22/2022 8:16 AM
679	Diversity is beneficial for all in a social sense. Smaller homes and apartments are more environmentally responsible.	1/22/2022 7:48 AM
680	I think this would benefit real estate agents and landlords.	1/22/2022 7:44 AM
681	None	1/22/2022 7:43 AM
682	None	1/22/2022 7:33 AM
683	Make the town more affordable for people to reside	1/22/2022 7:31 AM
684	None - southbury needs to cap and reduce tax on housing. This tax is too high and the problem. It has triplicated in the last 26 years. To reduce tax you need to retain good schools and services and slopes for more larger homes to build, not manipulate housing rents which make housing owners less incentivized to build in southbury new affordable apartments.	1/22/2022 7:27 AM
685	I don't feel we need more housing!	1/22/2022 7:22 AM

## Town of Southbury Affordable Housing Plan

686	Keeping people from moving out of Southbury. Too many people move because they can no longer afford the housing and taxes.	1/22/2022 7:13 AM
687	More choice	1/22/2022 7:08 AM
688	The right thing to do	1/22/2022 6:33 AM
689	N/A	1/22/2022 6:29 AM
690	Diversity & u would stop forcing the next generation from moving out of town	1/22/2022 5:58 AM
691	I don't know of any benefit of increasing housing of any kind. We already have too much traffic in town! We don't need condo's or apartment buildings to change the look of our beautiful town or undesirables from surrounding towns moving into our town. There would be no control over who would move into town. Southbury does not have big businesses that need to house employees.	1/22/2022 3:10 AM
692	A well thought-out plan, using land already owned by the town and not being used, Rosen property, with different types of housing to include affordable housing will allow our young and senior citizens to have options of staying in town.	1/22/2022 3:01 AM
693	A more diverse population. All of the above. Mix of housing types, prices and sizes.	1/22/2022 2:57 AM
694	None!	1/21/2022 11:49 PM
695	No benefit at all	1/21/2022 11:36 PM
696	Want to turn Southbury to a shithole in record time? This is how to do it. Better fight this.	1/21/2022 11:12 PM
697	No benefit	1/21/2022 11:08 PM
698	None	1/21/2022 11:05 PM
699	ease burden on those struggling with the cost of living.	1/21/2022 10:20 PM
700	Greater mix of housing types	1/21/2022 10:12 PM
701	Diversification	1/21/2022 10:06 PM
702	Southbury has lost its charm with the rapid increase in expensive homes.	1/21/2022 10:04 PM
703	Young people would stay in our town if they could afford it	1/21/2022 9:59 PM
704	N/A	1/21/2022 9:56 PM
705	Not sure.	1/21/2022 9:47 PM
706	No benefit only trouble	1/21/2022 9:46 PM
707	More availability for ordinary people to move here. Nobody needs another McMansion. We need 1000 to 2000 sq ft houses but not condominiums that get to work around zoning regs in order to provide only 15% affordable units. I find it bizarre that this survey describes teachers, and police with grocery clerks. Teachers and police are middle class professionals with benefits, pensions, and salaries. If they're considered "low income" our whole system is screwed up beyond the bandaid a few affordable units will put on that wound. This survey reads as if it was written by Justice Southbury members. It's well meaning but out-of-touch with the ordinary middle class population in town.	1/21/2022 9:45 PM
708	No benefits	1/21/2022 9:39 PM
709	Potential higher crime rates, destruction of the towns rural character. No benefits.	1/21/2022 9:25 PM
710	It will bring diversity to the area	1/21/2022 9:16 PM
711	Possibly have less young people leave area. Apartments or condos may attract more diversity.	1/21/2022 9:09 PM
712	Housing for elderly that are more affordable. HV will be too expensive for me in 10 years or so.	1/21/2022 9:05 PM
713	Greater diversity and more opportunities for our financially struggling populations.	1/21/2022 8:59 PM
714	I don't see an upside. We don't have enough public transportation to support this. Not close enough jobs for this type of housing.	1/21/2022 8:46 PM



## Town of Southbury Affordable Housing Plan

715	Nothing	1/21/2022 8:40 PM
716	A greater diversity of citizen's life styles and experiences.	1/21/2022 8:27 PM
717	people who stop working can afford to stay with affordable housing	1/21/2022 8:18 PM
718	It would restore some of its *once charm * . ( it used to be a community mixed with farmers to artists ) Southbury has become a wealthy community of corporate relos , corporate transients and emigres from New York. All of which have driven up housing costs .	1/21/2022 8:18 PM
719	None. We work very hard to live here. There are too many rich New Yorkers moving in right now and they are ruining everything. THEY make everything more expensive because they want city services. Keep them out and housing will be affordable again.	1/21/2022 8:13 PM
720	more of us could live on our own, where its affordable for people who have been living in Southbury	1/21/2022 8:01 PM
721	More people = larger tax base = smaller percentage for everyone to pay. It would be nice if our teachers and police could afford to live here, but without generational wealth, that's likely not an option.	1/21/2022 7:39 PM
722	Affordability for young adults, lower paid local workers, seniors on fixed income and minorities to expose our children to a multicultural educational experience. When we came here with 3 young children we didn't understand the relationship between "a good school system" and zoning laws. We missed something in our everyday interactions.	1/21/2022 7:38 PM
723	None, it's not Waterbury	1/21/2022 7:34 PM
724	I guess there would be more price points to chose from... but I would not want that to reduce property value overall.	1/21/2022 7:24 PM
725	We don't need to change the housing diversity. I moved here BECAUSE it's a higher class living to be honest. I have NO interest in adding masses of apartments or condos to this town. Not everyone can afford to live just anywhere they want and that's life!	1/21/2022 7:08 PM
726	None	1/21/2022 7:04 PM
727	Inclusion	1/21/2022 6:52 PM
728	Young people could afford to live on their own.	1/21/2022 6:44 PM
729	None that I can see - cheap housing often attracts the wrong sort of people - I like Southbury the way it is - not looking to change the look and feel of the town to appease "progressive" thinkers in Hartford - 8-30 g is a ridiculous statute - we should bend over backward to find ways to not comply with it	1/21/2022 6:39 PM
730	There is none. We a family of 4 with no money and no help purchased a house in Newtown 20 years ago with 10% down. We worked and went to school and made something out of ourselves. Now we live in one of the large colonial houses with very nice cars with little debt and kids college paid off with no help. Because we worked and if needed multiple jobs. I do not support hand holding.	1/21/2022 6:36 PM
731	A community benefits from supporting a range of people.	1/21/2022 6:18 PM
732	Don't add apartments it will change the character of the town and draw in more population	1/21/2022 6:12 PM
733	No benefit. We like the town how it is.	1/21/2022 6:08 PM
734	Better housing for workers, more ethnic diversity less travel for workers.	1/21/2022 5:59 PM
735	None	1/21/2022 5:44 PM
736	More young people in town more families	1/21/2022 4:29 PM
737	Families with children who grew up here may be able to stay here if there was an affordable housing option for them.	1/21/2022 4:28 PM
738	Housing diversity would be beneficial in (hopefully) attracting human diversity.	1/21/2022 4:11 PM
739	Lower taxes. Smaller homes that people could afford.	1/21/2022 4:01 PM
740	Younger people could live where they work Older people could remain in community	1/21/2022 3:29 PM

## Town of Southbury Affordable Housing Plan

741	The alternative housing options for youth, empty nester, single adult households are in need. Culture is how Southbury's diversity will grow into a success. Also your options for the next question in this survey should have used housing options that exist in Southbury.	1/21/2022 3:28 PM
742	More diversify in our schools	1/21/2022 3:19 PM
743	As you stated in the opening remarks, younger people are unable to find housing and therefore stay in Southbury. Also, just from a casual observation point of view, we have so many huge houses that are obviously expensive. This prohibits many people from being able to live here. We found our house by a fluke! (It remains truly affordable...)	1/21/2022 2:59 PM
744	???	1/21/2022 2:54 PM
745	I would prefer a relatively wide mix of housing and incomes rather than only expanding large single family housing and senior developments	1/21/2022 2:49 PM
746	Increasing diversity in housing could result in an increase in diversity among Southbury residents which would be a benefit. People who work in Southbury would be able to afford housing in Southbury. An increase in smaller home would have less impact on the environment and contribute less to global warming.	1/21/2022 2:38 PM
747	Children born here could stay here.	1/21/2022 2:33 PM
748	A rising tide lifts all boats. We could use more vibrant options in town for restaurants/bars, recreation. The movie theater is good but it'd be nice to have a craft brewery like Woodbury Brewing Company or something like that.	1/21/2022 1:41 PM
749	represent the greater world	1/21/2022 1:38 PM
750	To me, the greatest benefit would be that people don't have to leave Southbury because they can't keep up with the cost of their housing. I have moved a lot, and it's very sad to move away from one's community. We need each other and we need the kind of enduring relationships that form when we are able to stay in our communities. I also think it would be a huge benefit if people who work in Southbury could also afford to live in Southbury. This would make their lives so much easier, and also be a big reduction in transportation costs and climate impact. It would also make our community so much more vibrant and closely knit. Because the folks whom we meet in shops and offices in town are also our neighbors. We all have shared investment in this place where we live. I feel Southbury would benefit so much from this, and many community-led projects -- school enrichment, land stewardship, arts and recreation, co-ops and so much more -- would be able to thrive.	1/21/2022 1:26 PM
751	Cultural diversity & diversity of heritages, less segregation of economic classes & people of color, greater opportunities for employers & employees to thrive, more revenue for town coffers, more young people in town, adding to creative & educational vibrance of Southbury.	1/21/2022 1:24 PM
752	None for existing residents	1/21/2022 1:16 PM
753	Benefit? None. It perfect the way it is.	1/21/2022 1:04 PM
754	It would benefit me if there were housing more affordable.	1/21/2022 12:57 PM
755	It would diversify the town population, and bring in new people to spend in our shops and restaurants	1/21/2022 12:56 PM
756	I think with Heritage Village and the other assisted living options we have many options for seniors that are wealthy. It is not easy for those on limited incomes. Re: young families, many are coming in and renting vs. buying, increasing the diversity of the town but missing the connectivity that a homeowner has. It is expensive to live in CT and when the state taxes your SS, other states simply look more attractive, i.e., your money goes farther.	1/21/2022 12:47 PM
757	Lessen the influence that Heritage village has on our town	1/21/2022 12:21 PM
758	better opportunities	1/21/2022 12:12 PM
759	Add housing to Main St.South, walkable to shopping, restaurants and medical. There is a severe lack of Affordable Senior Housing, as a senior if I sold my house tomorrow I could not afford to live in this state!, let alone town. Lower income population will add diversity to town population, which right now has become too affluent, thus causing housing to go up and attracts higher end retail.	1/21/2022 12:01 PM

## Town of Southbury Affordable Housing Plan

760	greater mix of diversity in the population.	1/21/2022 11:51 AM
761	It would increase the diversity of the community.	1/21/2022 11:39 AM
762	Better diversity economically and racially.	1/21/2022 11:38 AM
763	The benefits would be about creating a far more diverse community, instead of the majority of it currently being white middle income to wealthy persons and make it possible for youth to move out and still live within the community.	1/21/2022 10:55 AM
764	In my opinion the town goes down hill and bring lots of crime. This town is very nice please take care of the home owners. Thanks	1/21/2022 10:48 AM
765	The number of those in their 20's and 30's seems to be very small. The number of children I believe has gone down. I believe apartment complexes that could attract 20's and 30 year olds and those that work in Southbury but don't live here.	1/21/2022 10:32 AM
766	Increase tax base	1/21/2022 10:14 AM
767	There would be no benefit to the people already living here.	1/21/2022 10:04 AM
768	Young couples being able to afford to live here . People who provide services being able to live here. Single people being able to live here . Seniors being able to afford to live here	1/21/2022 9:43 AM
769	Help our young people live in this community and contribute Mixed-use housing would provide an opportunity to work, recreate, shop where you live contributing to the local economy and helping to preserve our clean air and water	1/21/2022 9:32 AM
770	Some people can't afford to stay in our town when they retire. Our graduates can't find an affordable place to rent. Electric prices are outrageous.	1/21/2022 9:08 AM
771	A more diverse and robust local workforce and a deeper sense of community	1/21/2022 9:06 AM
772	Attract younger people and younger families	1/21/2022 8:42 AM
773	No benefit for current residents	1/21/2022 7:26 AM
774	Why can't you commie bastards just let the free market work? You constantly meddle, and cause nothing but destruction and misery for people.	1/21/2022 6:56 AM
775	To give an opportunity to live in such a great town	1/20/2022 11:50 PM
776	More crime, lower property values. If that's what you're going for, that's what you'll get.	1/20/2022 10:03 PM
777	I feel that the housing diversity we have in Southbury is appropriate.	1/20/2022 9:20 PM
778	More diverse community, more young adults able to stay, more businesses that would see a place for their potential workforce to live.	1/20/2022 9:11 PM
779	The level of housing diversification, when described using the criteria given here (housing type, price, size) is a result of voluntary transactions between buyers, sellers and renters in the free market. Since the transactions that resulted in the mix of homes we see in Southbury today were generally free of government intervention that would have forced the housing landscape to look a certain way, it allowed individuals to achieve mutually desirable ends for themselves. This question appears to be framed in a way that suggests it is a given that more diversity in the specific categories listed here would constitute an improvement over the status quo. In reality, a town can have an extremely diverse or homogeneous array of housing types, prices, and sizes, and all that matters is that it manifested through voluntary exchange in a free market, because under this circumstance, all market participants were presumably satisfied with the deals they made, otherwise they would not have made them.	1/20/2022 8:51 PM
780	No benefits!	1/20/2022 8:35 PM
781	I see no benefit to the greater good of the community to altering the current housing structure of Southbury	1/20/2022 8:23 PM
782	None.	1/20/2022 7:54 PM
783	I don't see any benefits to forcing the housing market in any town - the market should be controlled by demand.	1/20/2022 7:26 PM
784	Not sure.	1/20/2022 7:17 PM

## Town of Southbury Affordable Housing Plan

785	I dont think the benefit to artificially increasing housing diversity is worth the increase that we will need to pay in taxes to keep costs down.	1/20/2022 7:16 PM
786	no benefit	1/20/2022 7:12 PM
787	done improperly would lead to housing developments and crime.	1/20/2022 7:01 PM
788	No benefit at this time. The housing available in Southbury is appropriate. This is a free market and Southbury is a valuable place to live for so many reasons. Adding more low-income housing options deflates the value of the current housing in Southbury. We have good and appropriate options available. Just like any market, it is about balancing supply and demand. It may be a basic, decent, human "right" that someone has access to a roof over their head but it is a privilege to live in the wonderful town of Southbury. Just because someone wants something doesn't automatically mean they have a right to it. I would like to drive a Mercedes but I can't afford that so I drive a Corolla.	1/20/2022 7:01 PM
789	It would be nice, but you wouldn't want too much growth & taking the openness of the land.	1/20/2022 6:48 PM
790	No Thank you	1/20/2022 6:40 PM
791	Youth can not afford housing and it is becoming prohibitive to starting your life. You can't move out and create a life of your own because you can't afford it. I was blessed to have the financial support of my family but many people don't have that. Affordable housing means that the community can grow and be diverse and have a future with young families.	1/20/2022 6:20 PM
792	There is no benefit. Presently the town has allowed tremendous growth but does nothing to improve the infrastructure. Driving on Main Street South is like Orange County California. The town would need to create a police department that actually does something besides play on their phones while on traffic duty with the cars running or chatting in pairs on private property with the running cruiser.	1/20/2022 6:06 PM
793	I see no benefit	1/20/2022 6:03 PM
794	My SIL could move here... she is disabled and can't afford to live here with her daughter. My MIL lives in a home we own(2nd home) but she struggles to pay bills since it's a 1875 yo house. We supplement her. If we had more affordable housing they would do better. We would sell home and move her	1/20/2022 6:01 PM
795	Is there?	1/20/2022 5:40 PM
796	The town needs more Grace Meadows type housing with apartments available for families and singulars.Please don't keep saying \$1400 is an affordable cost of housing,it's not.	1/20/2022 5:16 PM
797	There is no benefit. Adding more housing will diminish Southbury's rural character. Our town has plenty of housing options at all styles, sizes, and price points.	1/20/2022 5:13 PM
798	Would there be a benefit?	1/20/2022 5:11 PM
799	I see no benefit.	1/20/2022 5:07 PM
800	You can't be serious? There is NO benefit. I'll be blunt to make my point so it's simple for you to understand. People who CAN afford to live here live here. People that CAN'T afford to live here live somewhere else! That's just how it is! Think about it this way...the government has opened our borders and the 2 million + illegal immigrants are flown all over our country to live. Government puts them on SSI and there you go...they reach that low income threshold and now can afford to live in Section 8/AHP! This community would NOT be happy with THAT outcome!!!	1/20/2022 5:00 PM
801	More options for young adults	1/20/2022 4:52 PM
802	Honestly, I am not in favor of having more housing types.	1/20/2022 4:48 PM
803	Enable young families to purchase homes; enable singles to purchase homes/remain in town; enable those employed in Southbury to afford to live there.	1/20/2022 4:48 PM
804	Sizes	1/20/2022 4:41 PM
805	People who work here could afford to live here.	1/20/2022 4:35 PM
806	The people who work here could live here	1/20/2022 4:34 PM

## Town of Southbury Affordable Housing Plan

807	Maybe increase options for children of current residents staying in Southbury after graduating high school or college.	1/20/2022 4:27 PM
808	Community needs to be diverse! All races creeds colors and ages!!	1/20/2022 4:12 PM
809	There is no benefit to increasing housing at all. More houses=more cost for the town in all departments.	1/20/2022 4:06 PM
810	I can't see any benefit.	1/20/2022 3:56 PM
811	A diverse housing market would provide opportunities for people who work in town to have affordable housing. We need a greater amount of quality built homes at different price points. I also believe the refurbishing of older homes in town for affordable housing.	1/20/2022 3:34 PM
812	population diversity	1/20/2022 3:21 PM
813	Need affordable homes for young families, or singles just starting out.	1/20/2022 3:02 PM
814	NOT SURE	1/20/2022 2:55 PM
815	Better opportunities for people of all incomes.	1/20/2022 2:28 PM
816	None if it causes the infrastructure to expand. ie. Police, Paid Fire Department, Schools, Town Services.	1/20/2022 2:22 PM
817	I see the need, but worry about changing why I moved here in the first place. A small quiet rural community that has plenty of open spaces and wants to protect our environment!	1/20/2022 1:52 PM
818	Smaller size homes with less restrictions (Lot size)	1/20/2022 1:52 PM
819	I feel there would be more negatives than positives and it could put an increased burden on the school system without the tax dollars to support it.	1/20/2022 1:50 PM
820	No benefit	1/20/2022 1:45 PM
821	Diversity in the community, opportunities for young families, draw more commerce with varied population	1/20/2022 1:06 PM
822	None	1/20/2022 12:28 PM
823	We would become more diverse and inclusive as well as allowing for people who may have lived here for many years to remain here, i.e., seniors	1/20/2022 12:25 PM
824	Stabilize the tax base because older residents would stay.	1/20/2022 12:15 PM
825	More cultural diversity.	1/20/2022 12:12 PM
826	Greater accessibility for others	1/20/2022 11:53 AM
827	None. Increase taxes	1/20/2022 11:43 AM
828	Diversity	1/20/2022 11:43 AM
829	Retention of younger persons, and giving trades persons and lower paid professionals opportunities to stay in Southbury	1/20/2022 11:32 AM
830	people could down size easier more affordable for young people ad renters	1/20/2022 11:30 AM
831	Young people with or without families could live here.	1/20/2022 11:12 AM
832	ability to allow current residents who retire, down size or simply age to stay in town	1/20/2022 10:57 AM
833	Greater variety of residents	1/20/2022 10:54 AM
834	I have no idea what benefit would be realized by such action.	1/20/2022 10:47 AM
835	We may decrease the burden on our school system and may attract more residents aged 22-33.	1/20/2022 10:47 AM
836	People would be able to live in Southbury and it would be a better community	1/20/2022 10:45 AM
837	More people who work here would be able to find affordable housing. It would help attract younger people and families to Southbury, which would be good for the future of our community.	1/20/2022 10:37 AM

## Town of Southbury Affordable Housing Plan

838	Young adults wouldn't have to look elsewhere when ready to venture out on their own.	1/20/2022 10:33 AM
839	Empty nesters would be able to stay in Southbury and the state, if they had affordable housing options below \$1,000 per month.	1/20/2022 10:30 AM
840	Basically I'm not a capitalist (imo, it's the primary factor leading to the inevitable ecological disaster that is rapidly underway) so it's an exercise in futility for me to begin to comment on housing sizes and prices. Sorry.	1/20/2022 10:20 AM
841	The societal benefit would be that our community could provide a good place to live for all different kinds of people and families.	1/20/2022 10:17 AM
842	Not sure. May decrease the overall housing values	1/20/2022 10:15 AM
843	Affordable housing would allow more people who work in Southbury to live in Southbury. Also, as the cost of living increases, many residents of Heritage Village may not be able to afford to live in Southbury and could transition to affordable housing and remain in the town where they may have lived and contributed to for many years.	1/20/2022 10:12 AM
844	None.	1/20/2022 10:11 AM
845	None. Why mess with this? Leave it to market forces. Don't turn Southbury into Watertown.	1/20/2022 10:05 AM
846	More affordable housing will allow young families to rent or own their homes in Southbury. This will drive the economy and general livelihood of the town.	1/20/2022 9:49 AM
847	Affordable Smaller Centrally location	1/20/2022 9:46 AM
848	Greater price points across the cost spectrum.	1/20/2022 9:36 AM
849	Diversity	1/20/2022 9:32 AM
850	Allowing a greater age-range to afford Southbury	1/20/2022 9:31 AM
851	?	1/20/2022 9:30 AM
852	Allow those starting out to have affordable housing	1/20/2022 9:05 AM
853	None if it affects our fire department police department and taxes Why can't you protect more of the existing low cost units Instead of building more?	1/20/2022 9:02 AM
854	Not sure	1/20/2022 8:42 AM
855	More diverse community	1/20/2022 8:29 AM
856	Tastefully done smaller, low rise homes are welcome and could benefit seniors, handicapped, single mothers, singles with fixed and smaller incomes	1/20/2022 8:13 AM
857	Keep people from moving out of state due to cost of housing	1/20/2022 8:12 AM
858	More diverse population, increased road safety due to lower commute distances, increased tax revenue.	1/20/2022 7:53 AM
859	Price points.	1/20/2022 7:08 AM
860	greater mix of housing	1/20/2022 7:08 AM
861	It's just the right thing to do.	1/20/2022 7:01 AM
862	Diversity of housing types could be built at Southbury Training School if town purchases land and/or land with buildings	1/20/2022 6:59 AM
863	None	1/20/2022 6:43 AM
864	Increasing housing diversity would be a terrible idea for southbury for so many reasons. Its a beautiful place and in my opinion the nicest town in new haven county because it hasn't been over populated. I love Southbury and im so surprised anyone would think increasing the housing diversity would be a good thing. If any of our elected officials are for this I want to Know who they are so i can make sure not to vote for them. This town is perfect the way it is and should not be brought down in the name of "Diversity".	1/20/2022 5:12 AM
865	There is too much undeveloped land and too few options for low income and unhoused people.	1/20/2022 1:53 AM



## Town of Southbury Affordable Housing Plan

866	A healthy town should be a hybrid of many types of living environments representing human nature for diversity. Too much one sidedness can reflect a weak town that can only function on a flimsy population type.	1/19/2022 11:32 PM
867	Not too much of a benefit.	1/19/2022 11:10 PM
868	No affordable housing	1/19/2022 11:07 PM
869	Don't know	1/19/2022 10:46 PM
870	Increase crime rate	1/19/2022 10:29 PM
871	Teachers, first responders, health aides, and service personnel can live where they work.	1/19/2022 10:23 PM
872	Increase access for young people, retirees, and workers to live here.	1/19/2022 10:11 PM
873	None	1/19/2022 10:04 PM
874	More young people could stay here, young families could come here, workers could live closer to where they work here, and many Seniors are on limited incomes and/or are outliving their savings.	1/19/2022 9:57 PM
875	Sustain population growth; younger population and the resulting diversity of businesses that attract younger people	1/19/2022 9:55 PM
876	It depends on the mix.	1/19/2022 9:12 PM
877	Help people who now can't afford to live here, but will drive up taxes, school enrollment & could lessen quality of life & values of current homes if not done properly and not in areas of already low priced homes.	1/19/2022 9:08 PM
878	None	1/19/2022 8:36 PM
879	We don't need it... If you can't afford to live in a town, it shouldnt be an option	1/19/2022 8:31 PM
880	Equitable access	1/19/2022 8:29 PM
881	I believe it would be detrimental to the town, there is a surplus of elderly and affordable housing now. Reinventing the existing units makes the most sense and it used to be that towns with elderly housing were exempt from providing low income housing.housing	1/19/2022 8:18 PM
882	none. would not allow the "american dream" of a safe neighborhood and white picket fence to exist. Many people move here after reaching there personal financial goals. this should not force people to leave this town to go to places in Litchfield county if this town were to turn into a normal town.	1/19/2022 8:10 PM
883	Makes it more affordable for families and over 65 group	1/19/2022 8:04 PM
884	Potentially higher crime, busier Main St which is already congested often	1/19/2022 7:53 PM
885	Attract a younger and more diverse population; we are a commuter town, so attracting younger professionals is critical for our future	1/19/2022 7:52 PM
886	A more diverse mix of rich/poor.	1/19/2022 7:48 PM
887	I only live here because my mother bought the house. I will most likely need to downsize because of the high cost of living here. Hopefully by then there will be more affordable options than there are now.	1/19/2022 7:47 PM
888	No Affordable housing - I am 27 years old and bought my own house in 2019 and put in the work to fix it myself. There are opportunities out there for people who put in the work. We don't need to cater to affordable housing this is a small town not a city - keep it that way	1/19/2022 7:43 PM
889	It feels like Southbury has a very nice mix of housing, particularly with Heritage Village. I love that our town has people of all ages. And seems accommodating, particularly for the 55+ population. Also, communities like Traditions have a lot of housing options for families. Maybe if we are required to add housing, we could make a development of townhouses and/or apartment, like what the Quarry Walk in Oxford did. Something that benefits the community, and also adds affordable housing options. Particularly, I think we should add playgrounds and open green spaces and nature walks along with the housing. Or maybe a regular spot for the farmers market with more permanent vendors. Or an outdoor art exhibit space, like they have in Kent. Something that adds beauty and/or interest to the town. Rather than just more people.	1/19/2022 7:37 PM

## Town of Southbury Affordable Housing Plan

890	No benefits at all. We work hard to live in this community and some of us have come from a community that had lower income housing and it's not what we wanted. This is the whole reasons why we moved to the town of Southbury and make sacrifices.	1/19/2022 7:27 PM
891	None. No one benefits from anything given and not earned. Ever.	1/19/2022 7:23 PM
892	No benefit!	1/19/2022 7:21 PM
893	Zero benefits	1/19/2022 7:16 PM
894	None it's a bad idea people chose to live hear you get away from affordable housing	1/19/2022 7:15 PM
895	It would give all people the opportunity to live in a beautiful community	1/19/2022 7:13 PM
896	Equality	1/19/2022 7:12 PM
897	Keeping your community members should be beneficial.	1/19/2022 7:09 PM
898	More services available if they live in the community.	1/19/2022 7:08 PM
899	Just because the state wants to do something does not mean it is right for this town or any other place.	1/19/2022 6:58 PM
900	I have some anxiety about "affordable housing" as defined by this survey. It may bring in some people who may not be good for this community. Does it include "project" type apartments? They usually deteriorate as noted in cities. Crime and drugs start to infiltrate. As it is, we have criminals from Waterbury coming here now. Why should we host them in our backyard?	1/19/2022 6:53 PM
901	I'd like to see young people be able to live in the community they grew up in.	1/19/2022 6:48 PM
902	There would be no benefit. It would be a detriment to the town.	1/19/2022 6:46 PM
903	Greater mix of housing types, fewer large, developer-built single family homes.	1/19/2022 6:41 PM
904	Even with a good income and affordable housing our taxes are the real issue in this city and the state. Address that first!	1/19/2022 6:40 PM
905	No benefits, keep the small town feel and keep traffic out	1/19/2022 6:38 PM
906	Na	1/19/2022 6:37 PM
907	Help for the elderly.	1/19/2022 6:30 PM
908	None	1/19/2022 6:28 PM
909	There would be no benefit. It is proven that any where low income housing is built. That area eventually turns into a shit area. No one in Southbury wants the town to turn into a Waterbury or Danbury.	1/19/2022 6:28 PM
910	No benefit. Just more people creating a loss of space. I work in a town that has a considerable amount of "affordable" housing for residents. The amount of crime/drug use and entitlement of those residents goes up. While the quality of the town goes down. The system ends up getting taken advantage of. People should be encouraged to better themselves, not look for hand outs. Southbury is a beautiful town where people have worked hard to be away from areas that cater to this type of individual. It is a small oasis that is sandwiched between Waterbury and Danbury. Two towns that show what low income housing gets you. Southbury does not need to become that.	1/19/2022 6:27 PM
911	N/a	1/19/2022 6:23 PM
912	I would like to see a community like Benson woods build more houses there. Single family for 55+. They have the land why are they not building?	1/19/2022 6:22 PM
913	Increased diversity of people.	1/19/2022 6:17 PM
914	Affordable Senior Housing would enable seniors who have lived here for years, contributing to the community however can no longer afford to stay safely & affordable in town. These would enable workers who work in town to live & shop I town. Might keep some of the youth in town living on their own.	1/19/2022 6:17 PM
915	None	1/19/2022 6:16 PM



## Town of Southbury Affordable Housing Plan

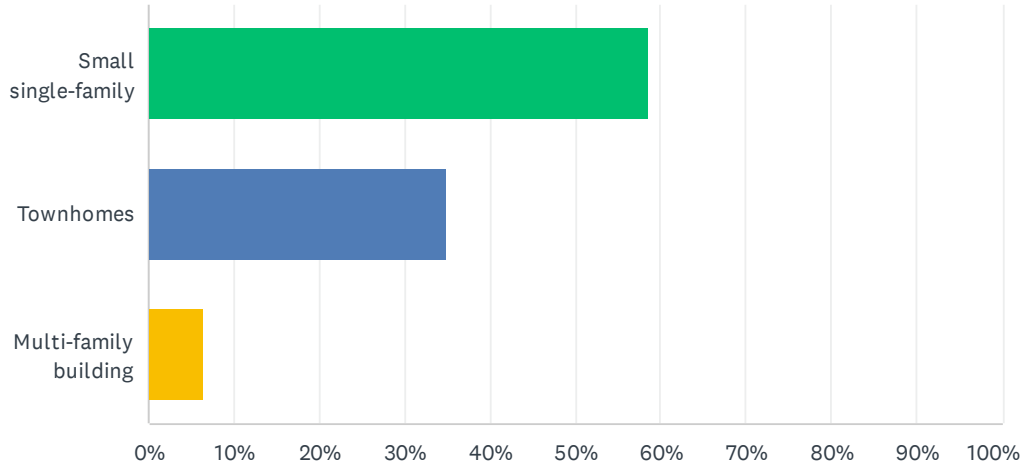
916	None	1/19/2022 6:15 PM
917	None. Do not do it.	1/19/2022 6:10 PM
918	Greater diversity of residents	1/19/2022 6:04 PM
919	All it would do is raise the crime rate	1/19/2022 6:03 PM
920	Fairness to those who work low wage jobs in the area	1/19/2022 6:01 PM
921	People who have lived here for years would not be priced out of the housing market.	1/19/2022 5:57 PM
922	Retain young folks just graduating from college; town population skewed too much to seniors.	1/19/2022 5:56 PM
923	Less senior and assisted housing would help with bringing contributing members to town allowing for workers and potential growth.	1/19/2022 5:47 PM
924	Keep Seniors in their home.	1/19/2022 5:38 PM
925	To ensure town growth	1/19/2022 5:37 PM
926	Sizes	1/19/2022 5:34 PM
927	A greater mix would allow younger families and singles to live/work here and contribute to our town.	1/19/2022 5:32 PM
928	None	1/19/2022 5:30 PM
929	Increase the tax base obviously and stop the elderly from being a controlling voting block.	1/19/2022 5:29 PM
930	Allow people who grew up here, graduated from local high schools or returned from college to live in their town as adults.	1/19/2022 5:22 PM
931	None. Keep socialist policies from destroying our community. There is zero benefit to communities that have forced social engineering.	1/19/2022 5:22 PM
932	Living in Heritage Village has become too expensive. Electricity, Water & Sewer, Cable & Internet are very high.	1/19/2022 5:21 PM
933	Larger tax base.	1/19/2022 5:20 PM
934	More heterogeneous environment	1/19/2022 5:18 PM
935	All that work here can live here	1/19/2022 5:14 PM
936	I would like to see more housing available for seniors.	1/19/2022 5:13 PM
937	Retired residents can continue to live in Southbury.	1/19/2022 5:13 PM
938	Draw more economically, ethnically and generationally diverse population to town. This would draw additional businesses to town.	1/19/2022 5:08 PM
939	More diverse community	1/19/2022 5:07 PM
940	None	1/19/2022 5:02 PM
941	Greater mix of housing types	1/19/2022 5:01 PM
942	Workers with lower pay could afford to live here and not have to commute so far.	1/19/2022 4:32 PM
943	To take away the sense of Community (no benefit)	1/19/2022 4:31 PM
944	I am not sure there is a benefit.	1/19/2022 4:25 PM
945	Many people would be able to stay near family and young people could stay in this town after they grow and have families of their own.	1/19/2022 4:17 PM
946	In my age group of those with large homes and kids that have grown we are looking for free standing homes in community on smaller lots yet of high quality. We are not interested in Heritage Village living. We want a home with attached garage, custom homes, not large like their present 3500 square feet and above. This community with no age restrictions. Also this small community would have smaller common areas, not as large as HV. There is such a need for this and I think these would sell quickly. Red took in Plymouth, MA is a large community, we don't have room for that here, but it is an excellent option for this town.	1/19/2022 4:17 PM

## Town of Southbury Affordable Housing Plan

947	Different types of individuals would be able to join the community.	1/19/2022 4:15 PM
948	Not sure	1/19/2022 4:10 PM
949	Price points	1/19/2022 4:06 PM
950	There is no benefit	1/19/2022 4:05 PM
951	None	1/19/2022 3:50 PM
952	attract workers, caregivers to live in Southbury - enable those living in Southbury to be happier to relocate to something more affordable	1/19/2022 3:48 PM
953	I don't see any benefits to increasing housing diversity. The market/home builders will optimize land usage.	1/19/2022 3:40 PM
954	No advantage.	1/19/2022 3:38 PM
955	more affordable for young families	1/19/2022 3:32 PM
956	Happy community	1/19/2022 3:30 PM
957	I don't believe there to be any benefit in housing diversity at this time. There are many lower cost homes available and condos for seniors.	1/19/2022 3:11 PM
958	I don't know too early to answer just retired new to me	1/19/2022 3:08 PM
959	None	1/19/2022 3:04 PM
960	Attracting crime.	1/19/2022 2:57 PM
961	Southbury has been over built in the last 20 years. We have enough stores and empty store fronts (sad to see) should be used before building more.	1/19/2022 2:49 PM
962	Southbury has a good mix. Don't fix something that's isn't broken. Don't ask me to write down the benefits as if I'm all for increased housing no matter what the mix is. Affordable housing is what we all strive to see ... but the reality is it also opens the door for more units built in a smaller footprint... increasing traffic and school population... which ultimately affects property taxes. Some areas may also be breeding grounds for increased crime. I'm all for affordable housing ... but setting a quota system at 10% is way to high for this town.	1/19/2022 2:49 PM
963	Afraid most would be offered to people not currently living in Southbury	1/19/2022 2:48 PM
964	Unsure	1/19/2022 2:34 PM
965	No benefit.	1/19/2022 2:30 PM
966	Better cultural exposure. Many in Southbury think they are better than most others. Superiority attitude.	1/19/2022 2:23 PM
967	None	1/19/2022 2:11 PM
968	Retired people would not have to leave town if affordable housing was more readily available. Young people starting their careers would not have to leave town if affordable housing was more readily available. Diversity of housing would allow for more diversity of population, which adds vitality to our town.	1/19/2022 1:39 PM
969	Diversity adds to a more positive experience for the general populace.	1/19/2022 1:35 PM
970	Price points and sizes	1/19/2022 1:30 PM
971	Taxes are too high, if more homes were available then taxes for all could be lowered.	1/19/2022 1:24 PM
972	Being inclusive	1/19/2022 1:07 PM
973	No benefit...our property value will go down and crime will rise...I've seen what low income housing does to communities after living in New York for years...the Bronx especially...and being in law enforcement in these areas...no thank you to low income housing...I will be moving if it comes here..	1/19/2022 12:59 PM
974	We have older residents who no longer can afford their home cost and need to downsize to low income or rent controlled units. I'm sure our community service employees need this as well.	1/19/2022 11:54 AM

# Q17 If you had a choice in the type of affordable housing to be constructed in Southbury, which of these options would you most prefer to see?

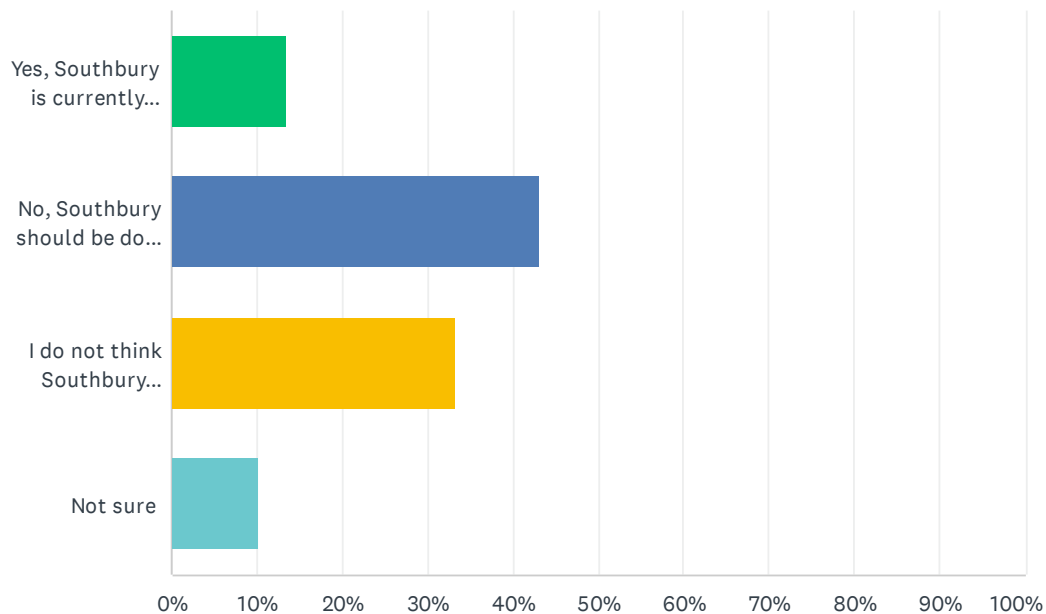
Answered: 988 Skipped: 257



ANSWER CHOICES	RESPONSES	
Small single-family	58.60%	579
Townhomes	34.92%	345
Multi-family building	6.48%	64
TOTAL		988

**Q18 Under Connecticut Statute, each municipality is encouraged to have 10% of their housing stock as designated affordable housing units. Southbury currently has 137 designated affordable units. 790 existing units or new units would need to be designated or built to meet this goal. Do you feel Southbury is currently doing enough to reach the state goal?**

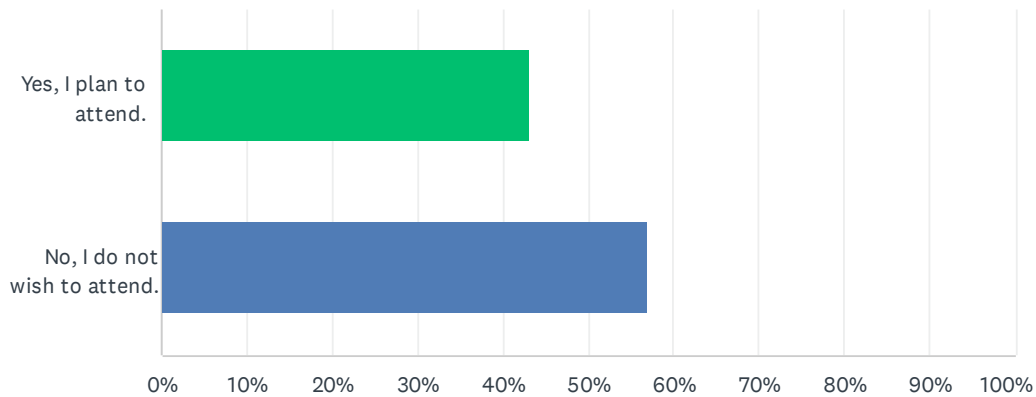
Answered: 1,124 Skipped: 121



ANSWER CHOICES	RESPONSES	
Yes, Southbury is currently doing enough to add units to meet this goal.	13.43%	151
No, Southbury should be doing more to add units to meet or exceed this goal.	43.15%	485
I do not think Southbury should prioritize meeting this goal.	33.19%	373
Not sure	10.23%	115
<b>TOTAL</b>		<b>1,124</b>

Q19 With limited suitable, available land, Southbury needs to consider where new development could be located. This question will be addressed more in depth at a community open house workshop which will be held on February 24th at Town Hall. As a Southbury resident, do you plan to attend the community open house to offer your input on possible locations of affordable housing?

Answered: 1,100 Skipped: 145



ANSWER CHOICES		RESPONSES	
Yes, I plan to attend.		43.09%	474
No, I do not wish to attend.		56.91%	626
TOTAL			1,100

A photograph of the Town of Southbury Town Hall, a three-story red brick building with white window frames and a central entrance portico. The building is set against a blue sky with scattered white clouds. The text "TOWN OF SOUTHBURY" and "Town Hall" is visible on the brick facade. The title "Town of Southbury" is written in large white letters at the top, and "Affordable Housing Plan (AHP)" is written in smaller white letters below it.

# Town of Southbury

## Affordable Housing Plan (AHP)

### Appendix B

### **Data Analysis + Housing Needs Assessment**

April 2022

# COMMUNITY SURVEY RESULTS



# ABOUT THE RESPONDENTS

Conducted in  
January +  
February

**6%** of total  
population  
responded

**38%** long-  
time  
residents

**38%** 65 years  
and older

**34%** adult  
couples with  
children

**38%** two-  
person  
households

**71%** live in a  
single-family  
dwelling

**24%** live in  
Heritage  
Village

**91%** own  
their home

**72%** see  
themselves  
in the same  
home in 5  
years

**34%** know  
someone  
struggling  
with housing  
costs

**43%** not  
aware of  
affordable  
housing in  
Southbury

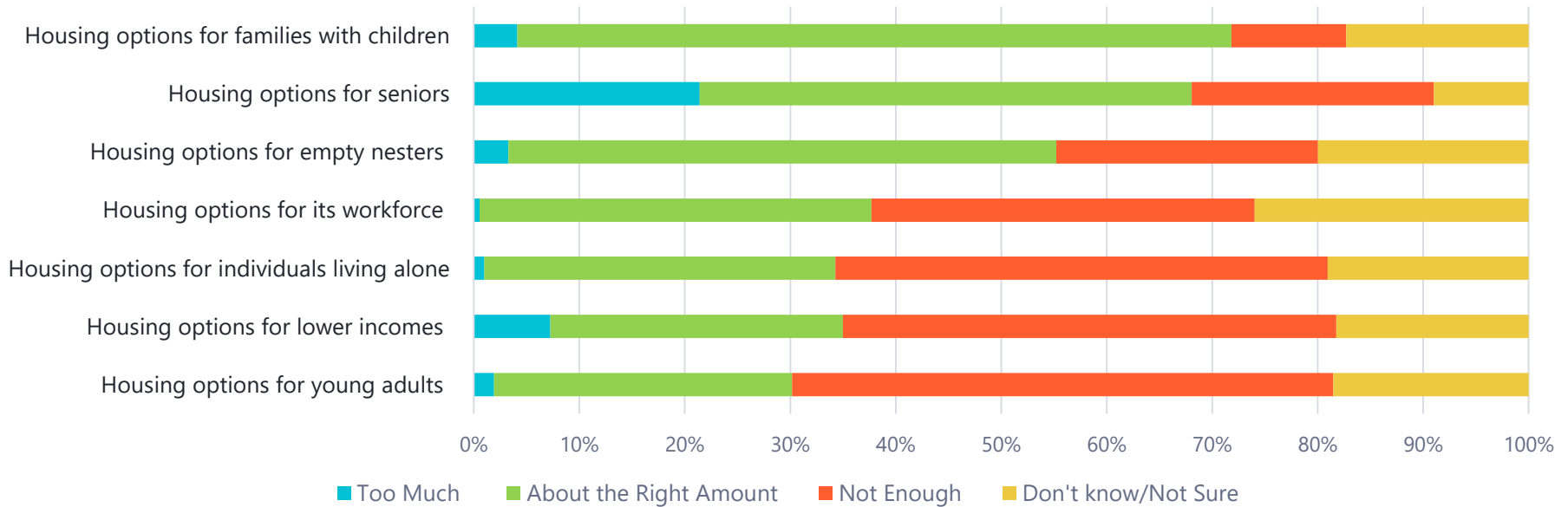


# WHAT MAKES SOUTHBURY A GREAT PLACE TO LIVE?



# HOUSING CHOICES

How much of the following does Southbury have?



**51%** say young adults need housing

**47%** say low-income households need housing

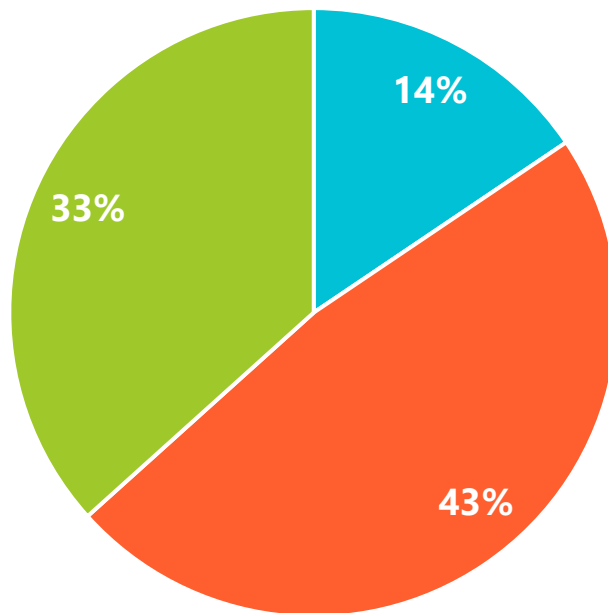
**47%** say single households need housing

**52%** say there is enough housing for empty nesters

**68%** say there is enough housing for young families

# HOUSING NEEDS

**Do you think Southbury is doing enough to add affordable units towards meeting the State housing goal?**



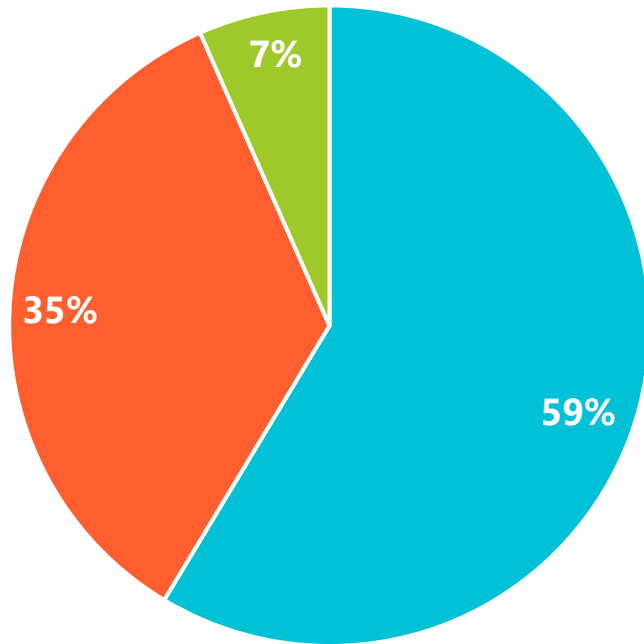
- Is Doing Enough
- Not Doing Enough
- Shouldn't Prioritize This Goal

- **43%** say Southbury is not doing enough to meet the goal
- **33%** say Southbury should not prioritize meeting this goal
- **14%** say Southbury is doing enough to meet the goal

Note: 10% indicated unsure/do not know/other

# HOUSING NEEDS

**If you had a choice in the type of affordable housing to be constructed in Southbury, which of these options would you most prefer to see?**



- Small single family
- Townhomes
- Multi-family building



## POTENTIAL BENEFITS OF HOUSING DIVERSITY

## Top Benefits

- 1) Attract younger residents, particularly families and children
- 2) Enable seniors to age in place
- 3) Increased diversity of residents (socioeconomic, cultural, racial, age, etc.)
- 4) Enable employees in Southbury to live where they work
- 5) Allow people who grew up in Southbury to remain here

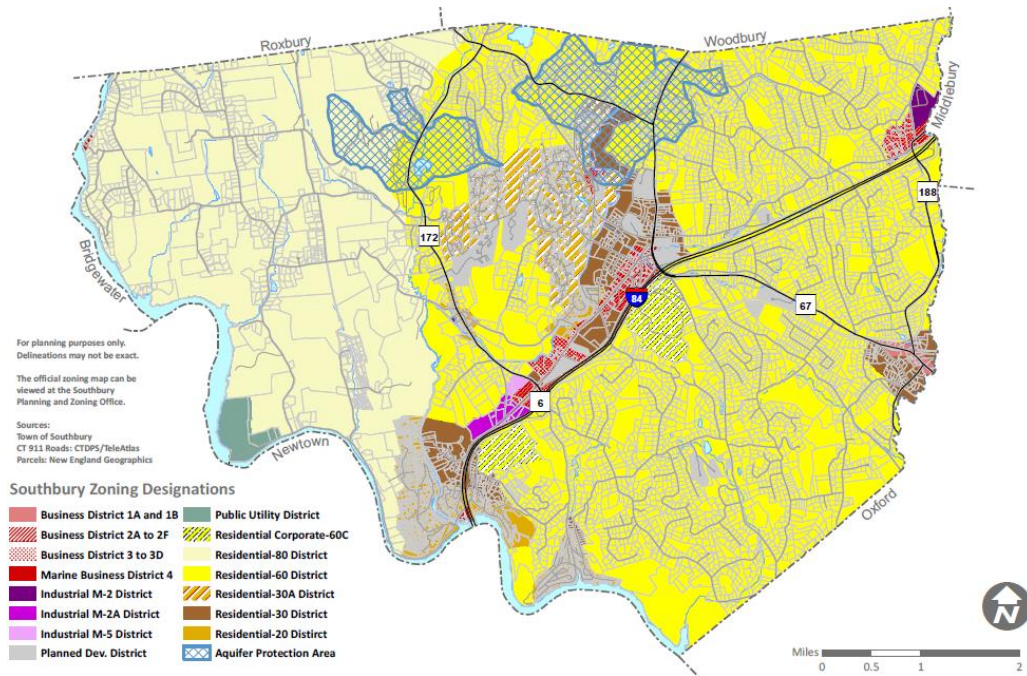


# **EXISTING CONDITIONS:** Planning and Zoning Review



# ZONING

- Seven main residential zones – R-20, R-30, R-30A, R-40, R-60, R-60C, R-80
  - Majority single-family zoning
  - Six zones permit two-family dwellings
  - Only one zone permits dwellings of three or more units
- Planned Developments for Multi-Family Dwelling Groups allowed through extensive approval process
- Accessory Dwelling Units (ADUs) are allowed via Zoning Permit if attached to the main dwelling and with other restrictions
- Lack of zoning options for multi-family developments

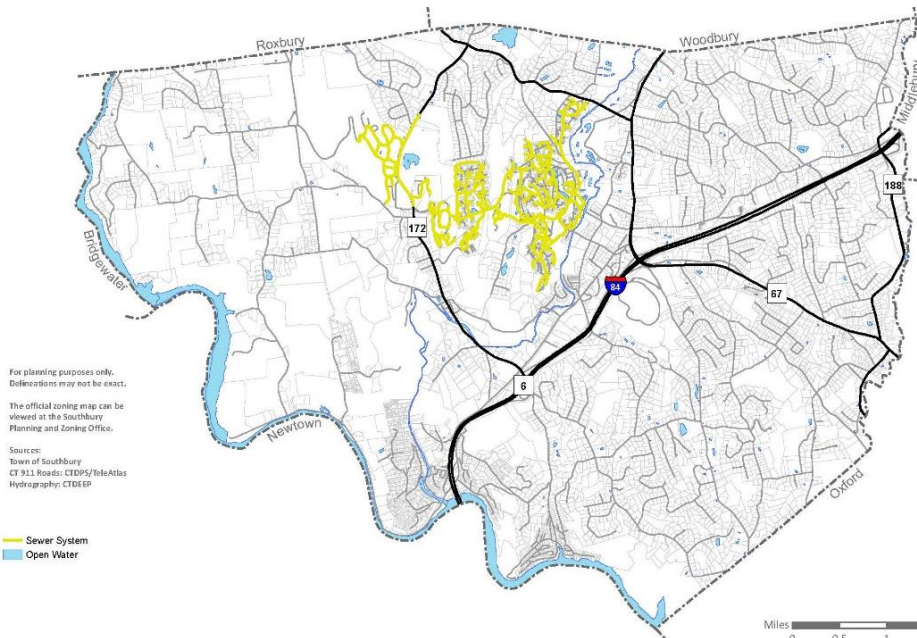




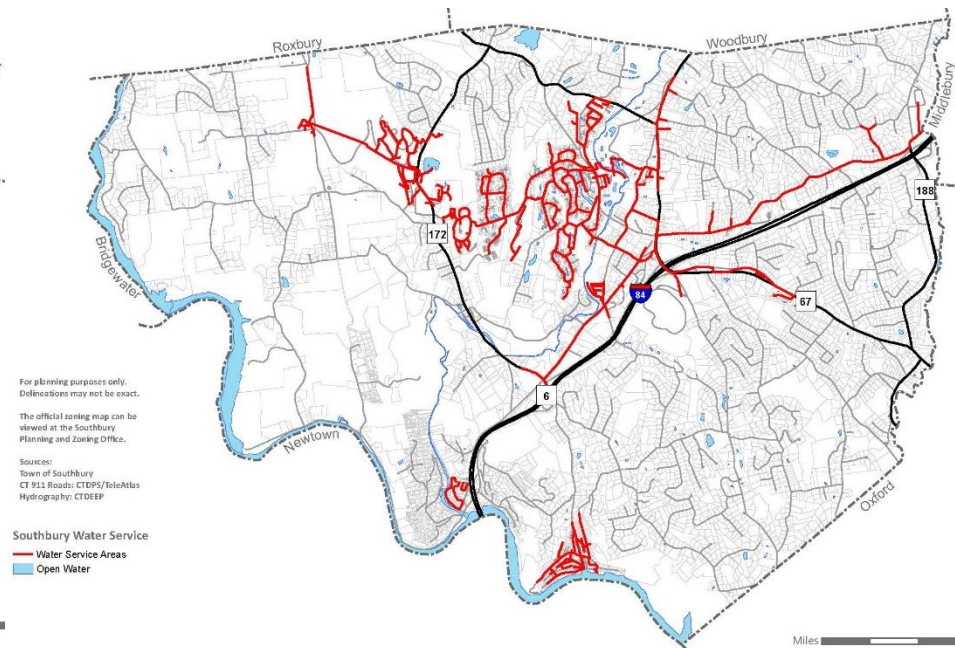
# INFRASTRUCTURE & BUILDABLE LAND

- Southbury's only sewer infrastructure is in and around the Heritage Village development
- Similarly, water service primarily services the Heritage Village area as well as along the Main Street and major arterials.
- Lack of infrastructure limits residential development

## Sewer System



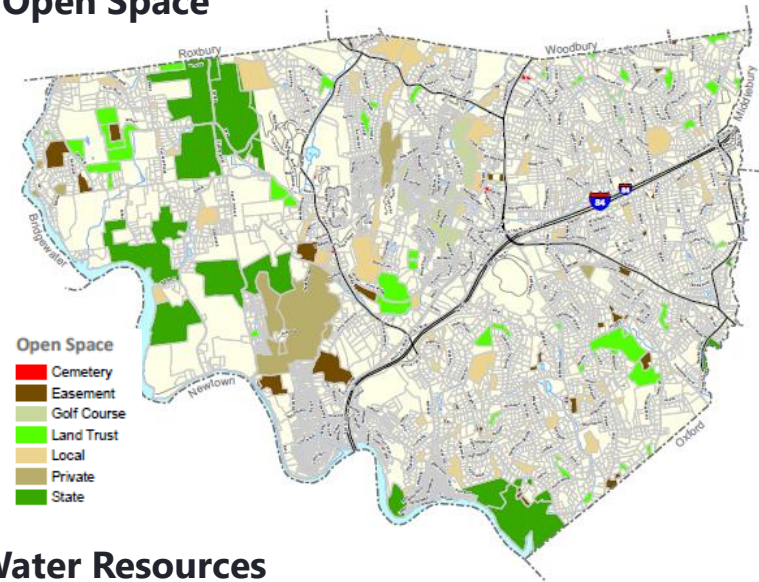
## Water Service



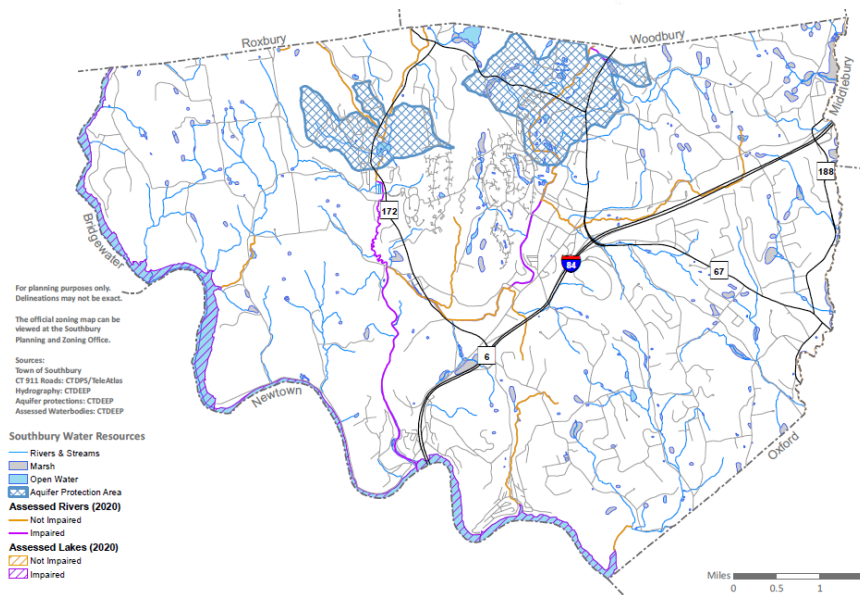
# INFRASTRUCTURE & BUILDABLE LAND

- Not all the land in Town can be used for development. Restrictions on development include:
  - Environmentally sensitive areas such as watercourses, wetlands, and their buffers
  - Steep slopes and flood zones
  - Aquifer protection areas, public water supply areas, and protected open space
  - Additional properties such as municipally-owned land may also have development limitations

## Open Space



## Water Resources

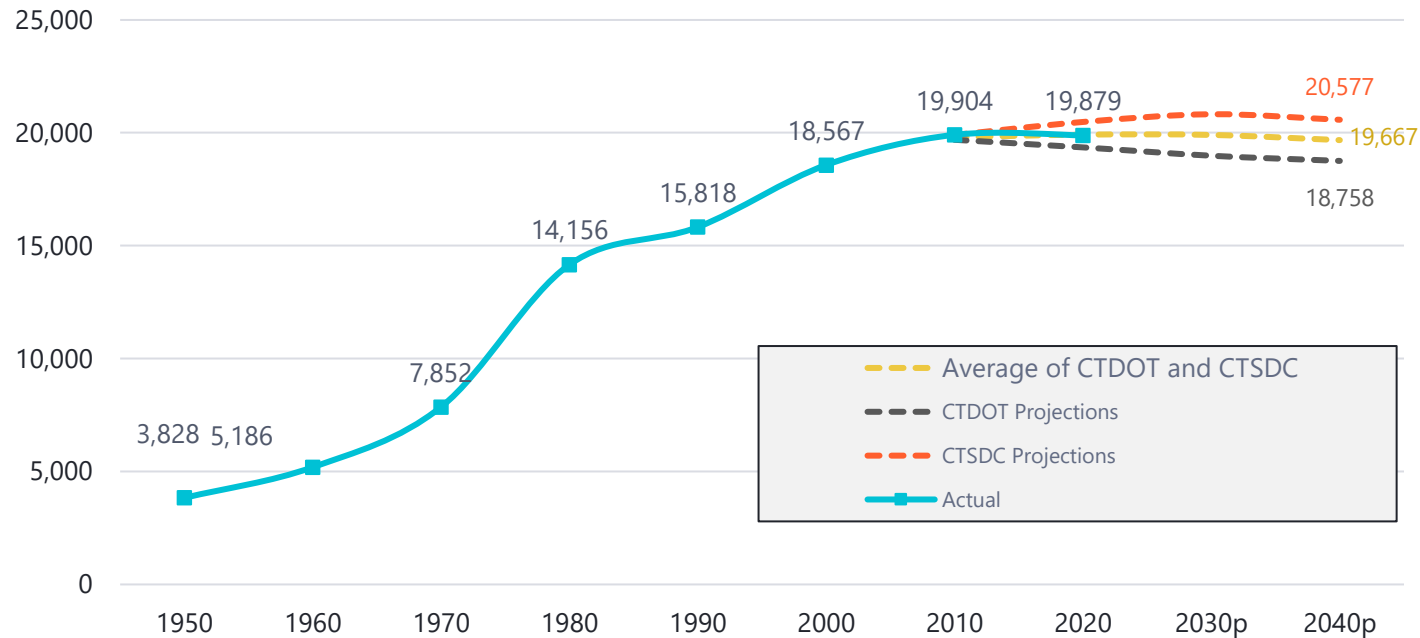


# **EXISTING CONDITIONS:**

## Demographic Trends

# POPULATION TRENDS

## Historical and Projected Population in Southbury: 1950 to 2040

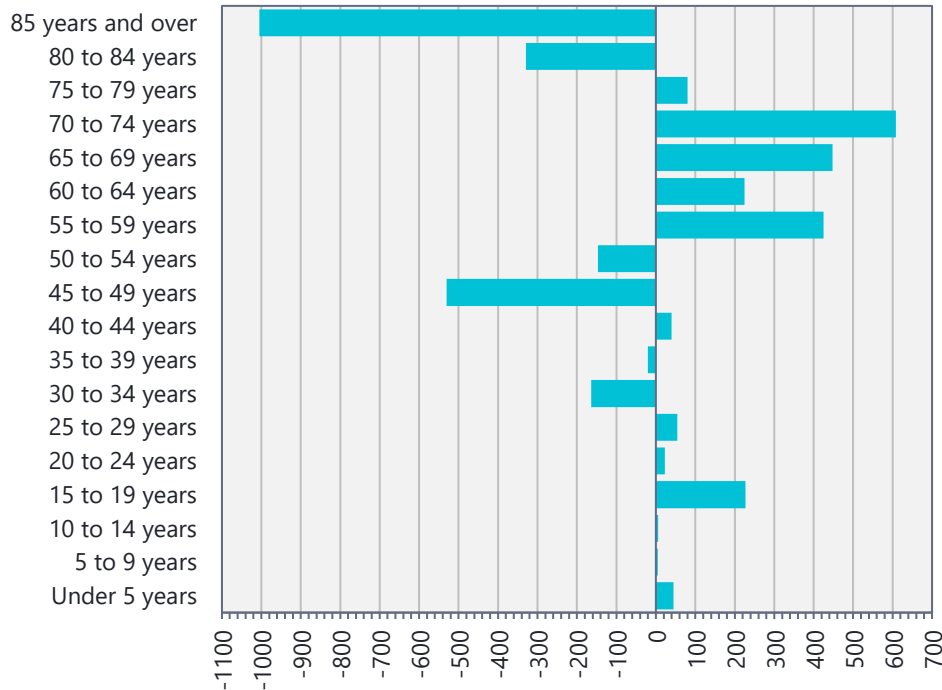


Sources: U.S. Census Bureau Decennial Census, 1950-2020. Projected Populations by CTDOT and CTSDC.

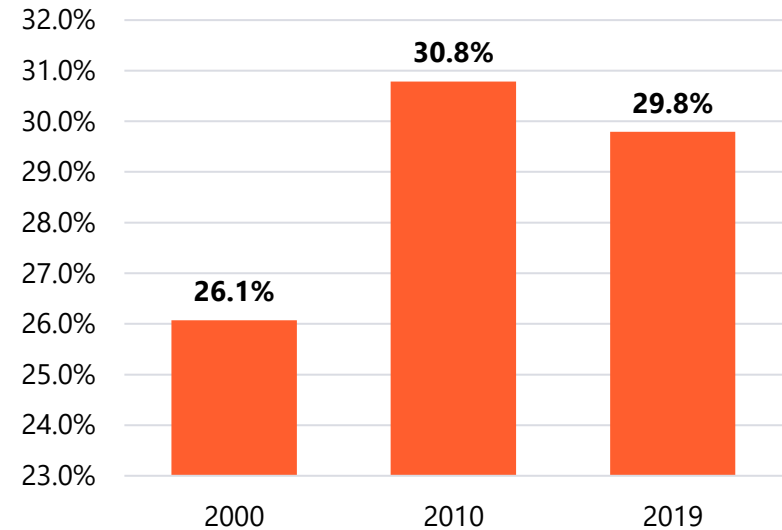
- Southbury's population growth began slowing in 2000, likely due to residential buildout and decreased for the first time in 2020 after 2010 peak
- Future projections indicate only minor change
- Future population drivers will likely be housing turnover, followed by housing construction, including new dwelling units, additions, and expansions.

# AGE DISTRIBUTION

**Population Change, by Age Group  
2010 to 2019**



**Percent of Population Age 65 years  
old and over**

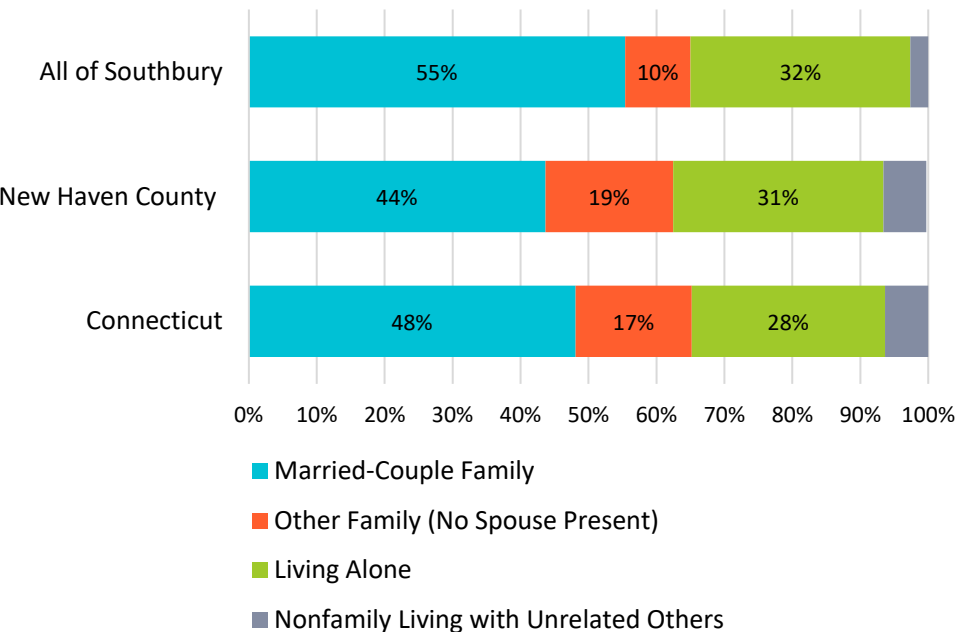


Sources: 2000, 2010 Decennial Census; ACS 2019, Table B01001

- The most growth occurred for adults ages 55 to 74, indicating an aging existing or new population that may be attracted to age-restricted housing opportunities.
- Middle aged adults from 45 to 54 appear to have left Southbury, indicating that there may be an unmet need for this group.
- The percentage of seniors in Southbury is now at about 30%, but down slightly from a peak in 2010.

# HOUSEHOLD COMPOSITION

## Household Distribution



## Household Size Distribution



Source: 2019 ACS 5-Year Estimates, Tables B01001, B11016

- Southbury has significantly more married-couple families than County and State averages and slightly more individuals living alone.
- 68% of all households have either one or two people. Trend of smaller household size is influenced by Heritage Village where virtually all households are one- or two-person.



# HERITAGE VILLAGE

- Southbury is home to Heritage Village – the largest active adult community in the Connecticut with a population of 4,156.
- Heritage Village is defined as its own Census Designated Place which allows us to analyze trends specific to this community
- Demographics of Heritage Village differ from those of the Town as a whole and may skew some of Southbury's overall demographics, particularly related to age and housing type.
- Median Age is **73.6** compared to 52.4 for Southbury
- Median Household Income is **\$55,512** compared to \$98,790 for Southbury
- **95%** of households consist of one or two people compared to 65% for Southbury



Source: 2019 ACS 5-Year Estimates

Source: Berkshire Hathaway Realtors



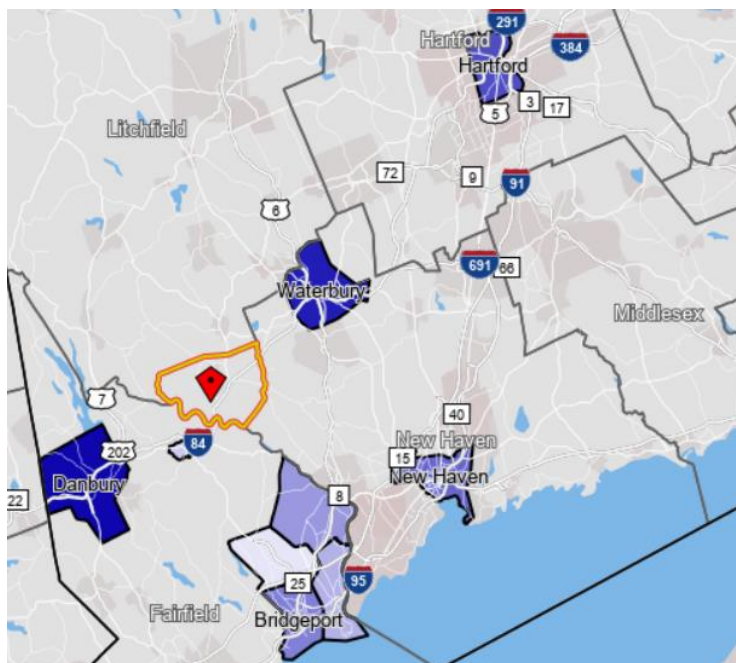
# HOUSING WAGE

- The “housing wage” in Southbury is **\$21.52/hour**
- “Housing wage” is the wage needed to **afford a 2-bedroom rental home** without paying more than 30% of income on housing (per the National Low Income Housing Coalition).
- According to indeed.com, estimated average salaries in Southbury are:
  - Elementary teacher (entry level): **\$21.54/hour**
  - Retail associate: **\$13.65/hour**
  - Firefighter: **\$12.81/hour**

# PEOPLE WHO WORK IN SOUTHBURY

## Major Employers (CERC 2021)

- Southbury Training School
- Heritage Master Assoc In.
- Romatic Manufacturing Co
- Shop Rite Supermarket
- Vein Clinics of America



## Where People Who Work in Southbury Live (ACS 2019)

Place	Count	Share
<b>Southbury</b>	1,007	15.5%
<b>Waterbury</b>	601	9.3%
<b>Watertown</b>	255	3.9%
<b>Woodbury</b>	253	3.9%
<b>Danbury</b>	246	3.8%
<b>Naugatuck</b>	244	3.8%
<b>Newtown</b>	214	3.3%
<b>Oxford</b>	199	3.1%
<b>Middlebury</b>	162	2.5%
<b>Seymour</b>	126	1.9%

Many people employed in Southbury are commuting from places with more affordable housing such as Waterbury.

# DEMOGRAPHICS SUMMARY

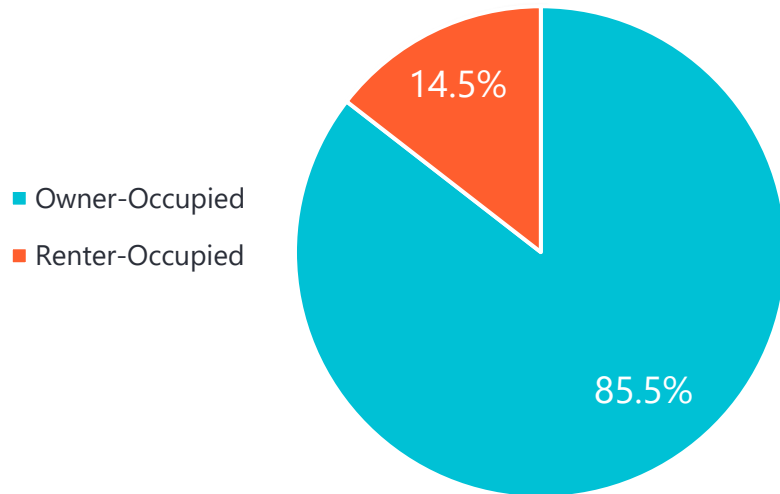
- Southbury's population is stable.
- Built out community with limited vacant land
- New units would most likely need to be infill or redevelopment
- Large and growing older adult population attracted by age-restricted housing such as Heritage Village.
- Age-restricted housing may be crowding out housing for other population groups.
- Married-couple families are the predominant household typology in Southbury, but a significant number of residents also live alone.

# **EXISTING CONDITIONS:**

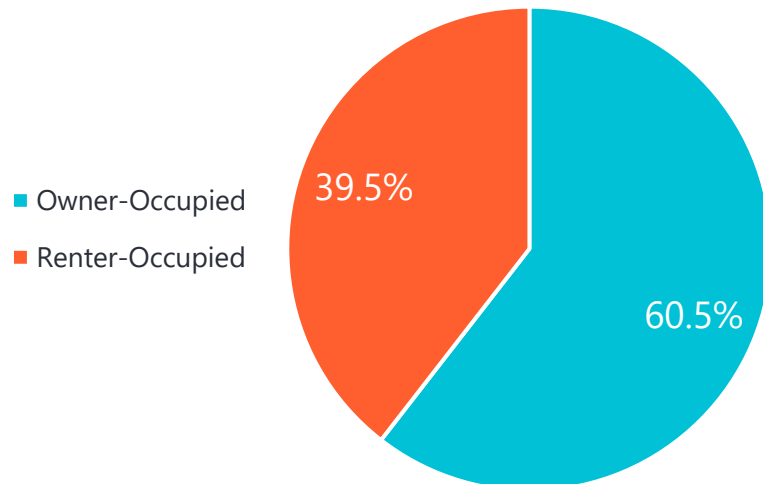
## Housing Market Trends

# HOUSING TENURE

**Southbury Housing Tenure, 2019**



**New Haven County Housing Tenure, 2019**

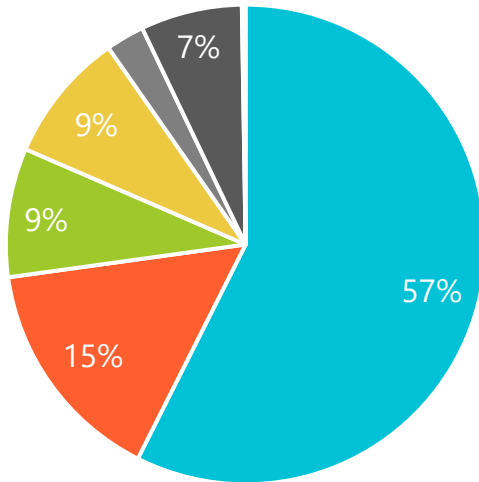


*Source: 2019 ACS 5-Year Estimate, Table B25023*

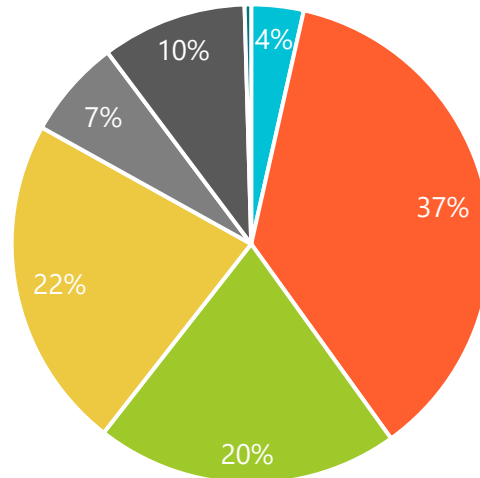
- Southbury has a much larger percentage of homeowners than New Haven County as a whole and a smaller portion of renters.
- Correlates with many single-family homes in Southbury and the limited multi-family and apartment-style housing options.

# HOUSING TYPOLOGY

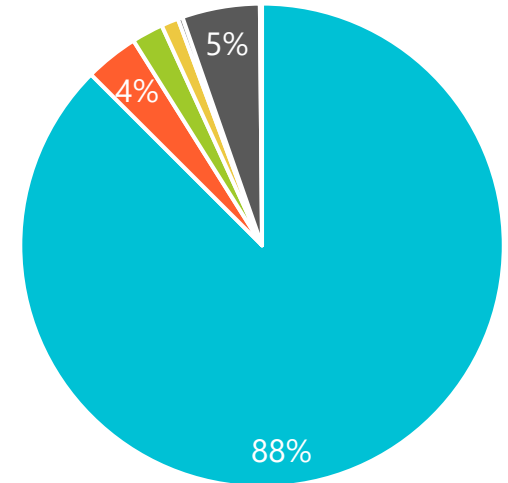
**All of Southbury Dwelling Types**



**Heritage Village Dwelling Types**



**Southbury Dwelling Types Excluding Heritage Village**



■ Single-family detached  
■ Two-family  
■ 5 to 9 unit building

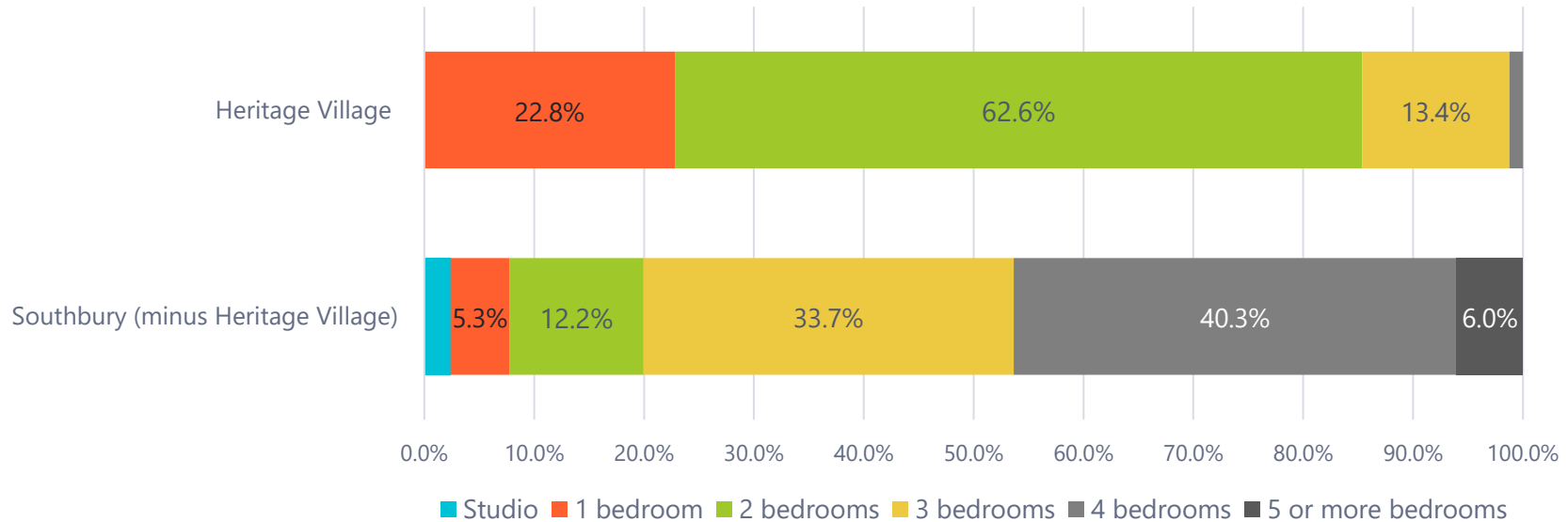
■ Single-family attached  
■ 3 or 4 family  
■ 10 or more units

*Source: 2019 ACS 5-Year Estimate, Table B25024*

- Heritage Village contributes to almost all the housing type diversity with many single-family attached, two-family and small multi-family buildings
- 88% of dwellings are single-family detached when Heritage Village is not included
- Less than 10% of Southbury is multi-family when Heritage Village is not included

# HOUSING TYPOLOGY

## Distribution of Households by Bedroom per Unit



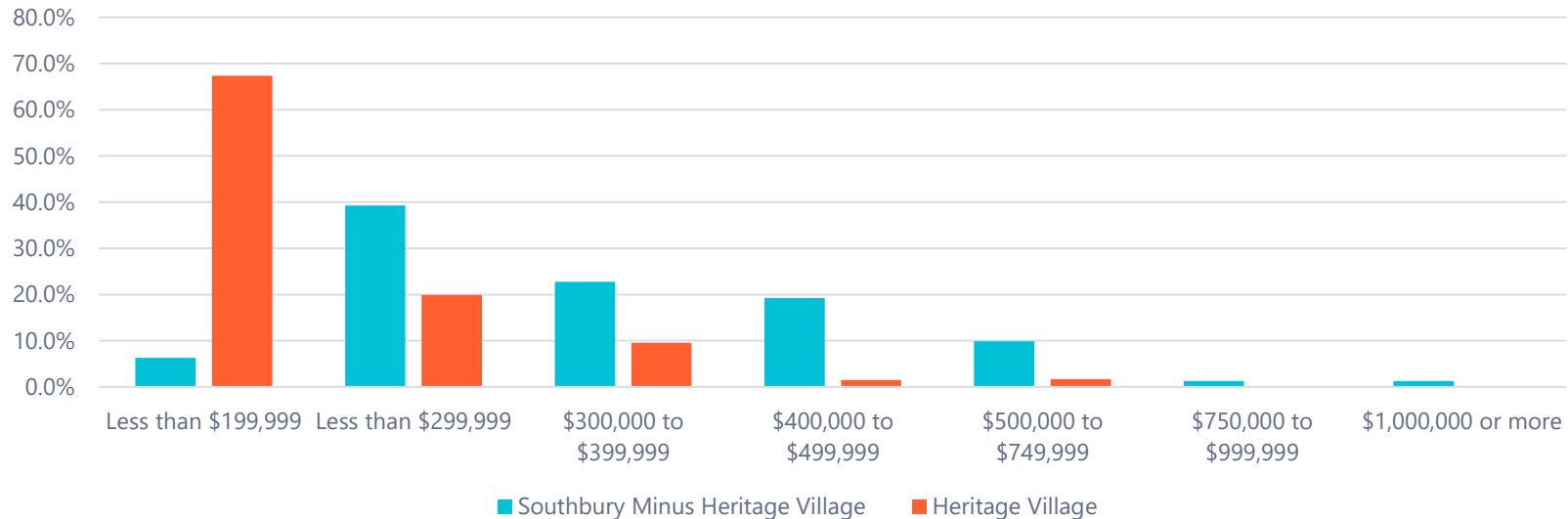
Source: 2019 ACS 5-Year Estimate, Table B25041

- Southbury consists largely of 3- and 4-bedroom homes (74%) with very few small units
- Heritage Village is 2/3 2-bedroom units and 23% one-bedroom units
- Lack of small sized units for individuals or couples that are not age-restricted



# HOME VALUE DISTRIBUTION

## Distribution of Owner-Occupied Home Values

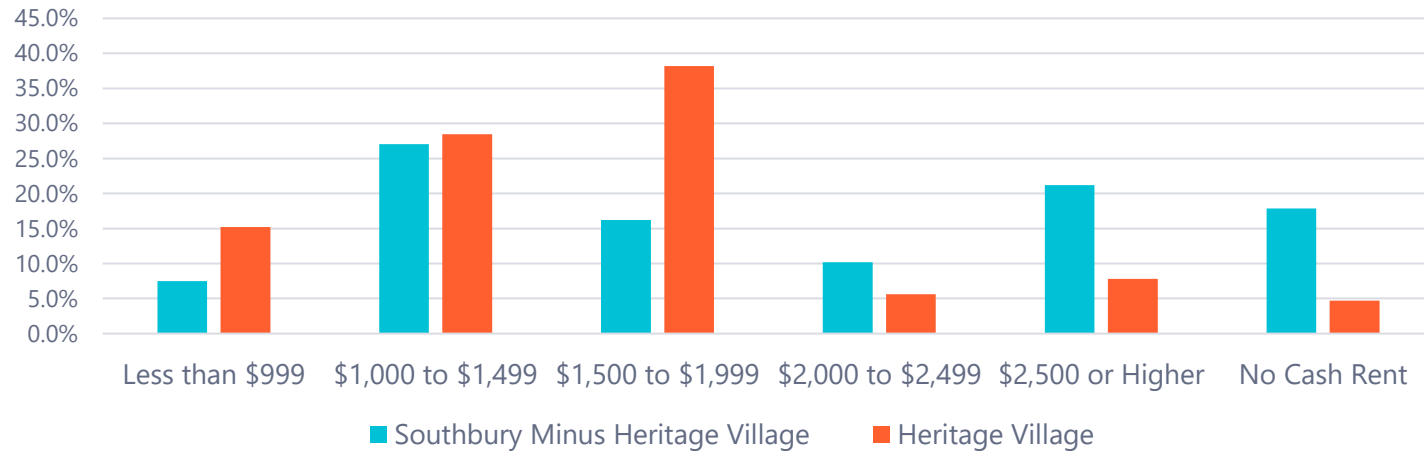


Source: 2019 ACS 5-Year Estimate, Table B25075

- Homes at a range of values are available in Southbury – nearly all <\$750,000
- Almost 40% of homes are valued at less than \$299,000
- Heritage Village offers many homes in lower prices <\$199,000
- Home values outside of Heritage Village are still significantly above the maximum affordable home value for many low-income residents.

# GROSS RENT DISTRIBUTION

## Distribution of Gross Monthly Rents

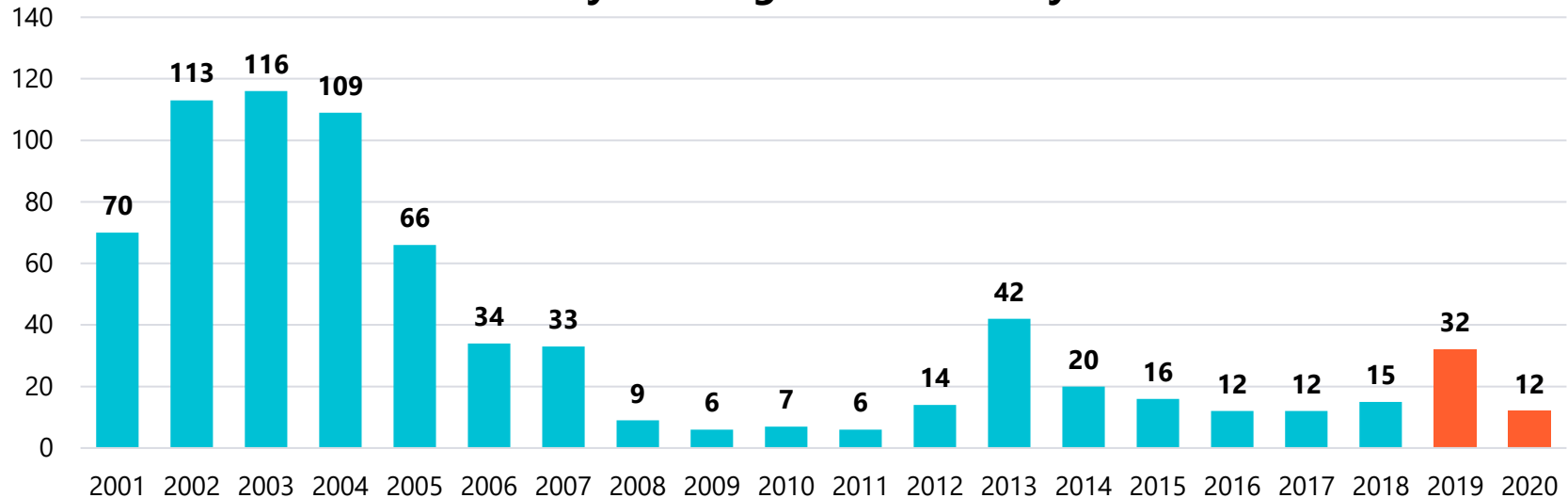


Source: 2019 ACS 5-Year Estimate, Table B25063

- Fewer rental options compared to New Haven County as a whole.
- Varied rent cost options exist but 57% of rentals are above \$1,000 and 21% are above \$2,000 in Southbury which is significantly above the maximum monthly rent affordable to low-income residents.
- Rents at Heritage Village are lower with almost 80% of all rents under \$1,999

# HOUSING PERMITS

**Town of Southbury Housing Permit Activity: 2001 to 2020**

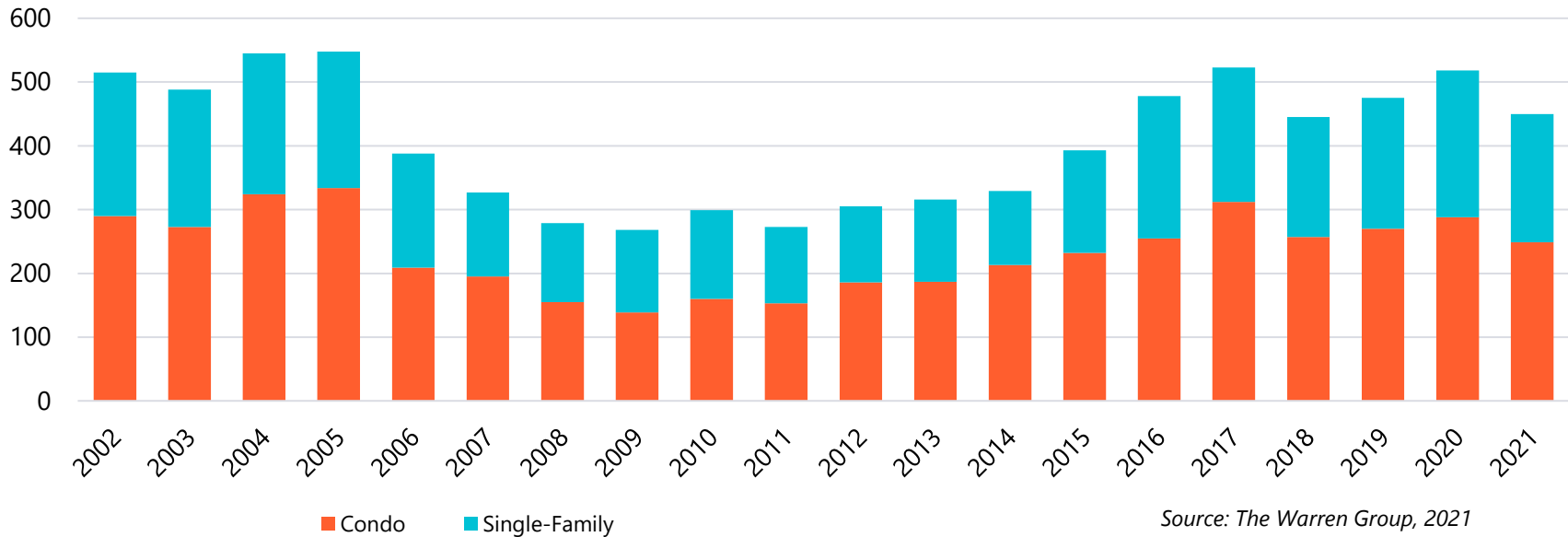


*Source: CT Department of Economic and Community Development, 2019 and 2020 provided by Town of Southbury*

- Housing growth rate in Southbury since 2010 exceeds both County and State.
- From 1998 to 2006, Southbury averaged 90 new housing units per year.
- Between 2015 and 2020, the Town has averaged 17 new housing units per year. Nearly all have been single family.
- Over time, decrease in undeveloped sites can lead to fewer permits issued.

# HOME SALES

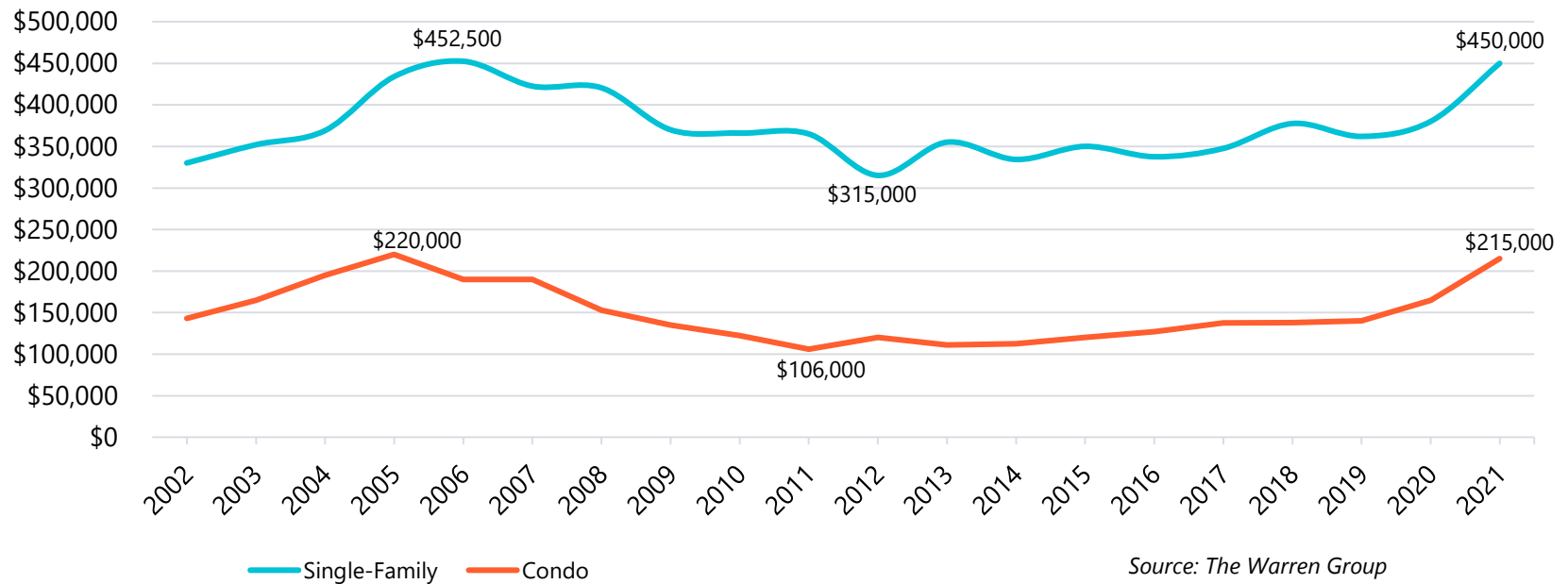
**Town of Southbury Home Sales: 2002 to 2021**



- Home sales have been on a general incline since 2011 with a small dip in 2018 that has since recovered.
- 2020 had the highest number of sales since 2005.
- Condos have been selling at equal rates to single-family homes despite there being many more single-family dwellings.

# HOME SALE PRICES

**Town of Southbury Median Home Sale Price: 2002 to 2021**



- Median sale price for single-family homes in Southbury increased by 18% in 2021 to \$450,000
- Condo prices have also risen at a less steep rate
- Increasing sale prices may encourage more current owners to sell

# HOUSING MARKET TRENDS: TAKEAWAYS

- Predominantly single-family housing market except for a large condo development at Heritage Village
- Large amount of age-restricted housing could be limiting other housing types
- Many single-family dwellings contain 3 bedrooms or more – fewer small unit options for small or individual households that are not age-restricted
- Home sales have been strong for both houses and condos
- New construction has been slow – new units are not being added to the market to attract new residents
- Very little land is zoned for multi-family housing making it challenging to meet this unmet demand

# Housing Needs Assessment



# WHAT IS “AFFORDABLE HOUSING”?

- **Affordable housing is typically defined as housing that costs no more than 30% of a household’s income**
- Under 8-30g, "affordable housing" is housing which, due to deed restriction or subsidy, costs a low-income household no more than 30% of their income
  - A goal of State law is for 10% of housing units in every town to be "affordable," per this definition
  - Low-income is a household making less than 80% of State or Area Median Income, whichever is less
  - Under 8-30g, a family of 4 making less than \$79,900 per year or an individual making less than \$55,950 per year in Southbury would qualify as low-income
- **Area Median Income (AMI) better reflects Southbury and New Haven County incomes and cost of living**
  - Used for this analysis in accordance with DOH guidance to identify affordable housing needs

# WHAT IS “AFFORDABLE HOUSING”?

- Affordable housing needs analyses typically rely on an income-based calculation that does not include wealth or assets to determine “cost burden,” or the extent of households spending more than 30% of *income* on housing.
- According to HUD, income includes annual income, dividends and interested earned, all Social Security payments, disability payments and welfare assistance
- Cost-burden analyses likely overstate affordable housing needs in high income areas where households can more easily afford to spend higher percentages of their incomes on housing without negatively impacting other needs. (*Measuring Housing Affordability: Assessing the 30% of Income Standard; Christopher Herbert, Alexander Hermann and Daniel McCue; Harvard Joint Center for Housing Studies; September 2018*).

# WHAT IS “AFFORDABLE HOUSING”?

FY 2021 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Waterbury, CT HUD Metro FMR Area</b>	\$80,800	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	36,050	41,200	46,350	<b>51,450</b>	55,600	59,700	63,800	67,950
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	21,600	24,700	27,800	<b>30,850</b>	33,350	35,800	40,120	44,660
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	55,950	63,950	71,950	<b>79,900</b>	86,300	92,700	99,100	105,500

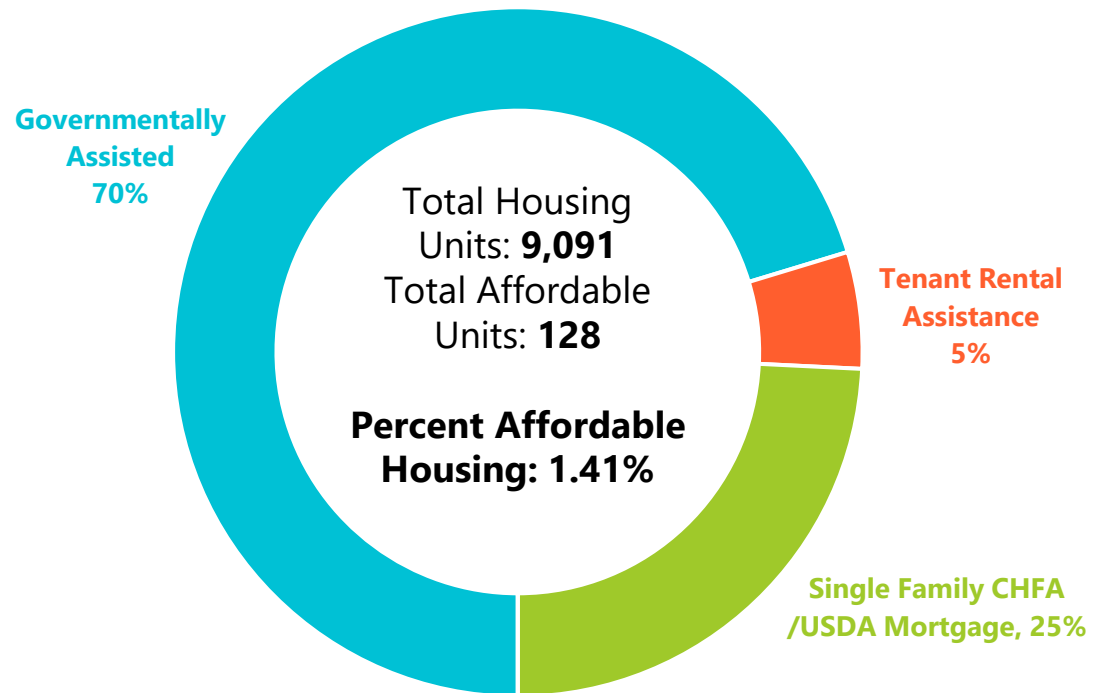
Source: U.S. Department of Housing and Urban Development (HUD) Income Limits

- Affordability is calculated for metropolitan areas based on **Area Median Income (AMI)** and household size.
- In Southbury, a family of four making less than \$79,900 per year would be considered “low income,” per the **Area Median Income (AMI)**.

# PROTECTED AFFORDABLE HOUSING

- **Protected Affordable Housing Units** meet the statutory definition of affordable housing, under 8-30g, and are restricted to households that make less than 80% of State Median Income, so that they spend less than 30% of their income on housing
- **As of 2021, 128 units, or 1.41% of Southbury's total housing units were protected affordable units**

**Affordable Housing Units in Southbury, by Type: 2021**



*Source: DECD Affordable Housing Appeals List, 2021*

# AFFORDABLE HOUSING NEEDS

## How many Southbury Families Need Affordable Housing?

### Low Income 50% to 80% of AMI

<\$55,950 for an individual  
<\$79,900 for a family of 4



**745**

Homeowners



**125**

Renters



**870**

Total Households

### Very Low Income 31% to 50% of AMI

<\$36,050 for an individual  
<\$51,450 for a family of 4



**570**

Homeowners



**240**

Renters



**810**

Very Low-Income  
Households

### Extremely Low Income 30% of less of AMI

<\$21,600 for an individual  
<\$30,850 for a family of 4



**590**

Homeowners



**145**

Renters



**735**

Extremely Low-Income  
Households

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2013-2017

- There are **2,415** households in Southbury (**30.6%** of total) who meet the definition of low income (household income <80% of AMI)
- Significantly more homeowners are low-income than renters – due to lack of rental supply

# AFFORDABLE HOUSING: RENTER NEEDS

## Maximum Monthly Costs for Low Income Renters

### Low Income

51% to 80% of AMI

<\$55,950 for an individual  
<\$79,900 for a family of 4



**\$1,216/month**  
for an individual



**\$1,736/month**  
for a family of 4

### Very Low Income

31% to 50% of AMI

<\$36,050 for an individual  
<\$51,450 for a family of 4



**\$783/month**  
for an individual



**\$1,117/month**  
for a family of 4

### Extremely Low Income

30% or less of AMI

<\$21,600 for an individual  
<\$30,850 for a family of 4



**\$469/month**  
for an individual



**\$670/month**  
for a family of 4

Source: U.S. Department of Housing and Urban Development (HUD) Income Limits. Based on income limits for the Waterbury, CT HUD Metro FMR Area

**30% Standard:** HUD recommends that households spend no more than 30% of their income on housing costs including rent or mortgage payments, property taxes, utilities, HOA fees, and maintenance costs

# AFFORDABLE HOUSING: HOMEOWNER NEEDS

## Maximum Home Value Affordable to Low Income Homeowners

### Low Income 51% to 80% of AMI

<\$55,950 for an individual  
<\$79,900 for a family of 4



**\$192,000**  
for an individual



**\$275,000**  
for a family of 4

### Very Low Income 31% to 50% of AMI

<\$36,050 for an individual  
<\$51,450 for a family of 4



**\$124,000**  
for an individual



**\$177,000**  
for a family of 4

### Extremely Low Income 30% or less of AMI

<\$21,600 for an individual  
<\$30,850 for a family of 4



**\$74,000**  
for an individual



**\$106,000**  
for a family of 4

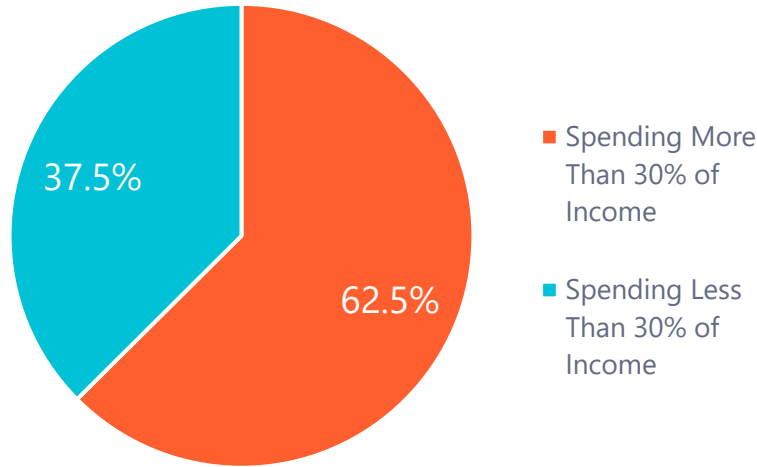
*Source: U.S. Department of Housing and Urban Development (HUD) Income Limits. Based on income limits for Waterbury, CT HUD Metro FMR Area Calculation assumes 20% down payment, 30-year mortgage at 5% interest, annual property tax payments, and 1.5% carrying costs for insurance and utilities*

**30% Standard:** HUD recommends that households spend no more than 30% of their income on housing costs including rent or mortgage payments, property taxes, utilities, HOA fees, and maintenance costs.

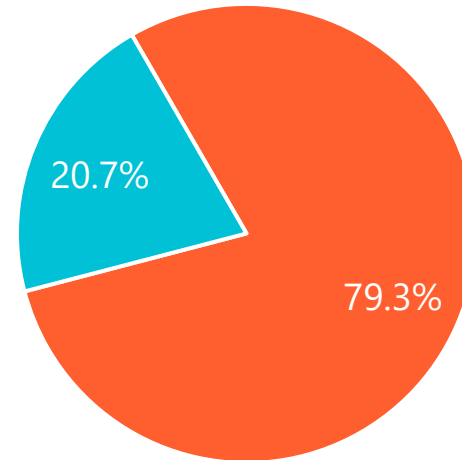


# HUD 30% STANDARD: EXISTING CONDITIONS

Low-Income Renters by Portion of Income Spent on Housing



Low-Income Homeowners by Portion of Income Spent on Housing



Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Survey (CHAS): 2014-2018

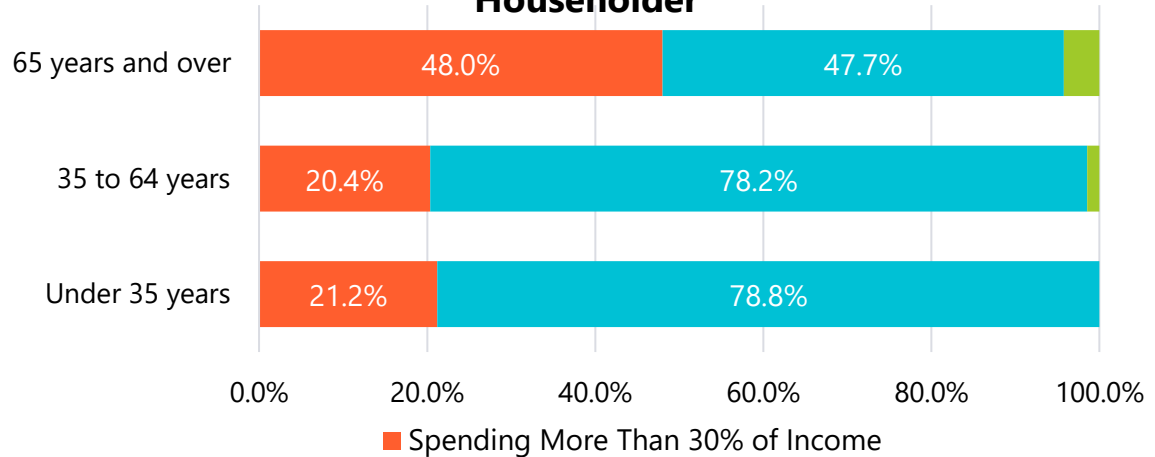
- **Cost Burden** is defined as households that spend greater than 30% of their income on housing. These households may have difficulty affording necessities such as food, clothing, transportation, and medical care.
- In 2018, about **62%** of low-income renters and about **79%** of low-income homeowners were cost burdened by housing costs.

# HUD 30% STANDARD: EXISTING CONDITIONS

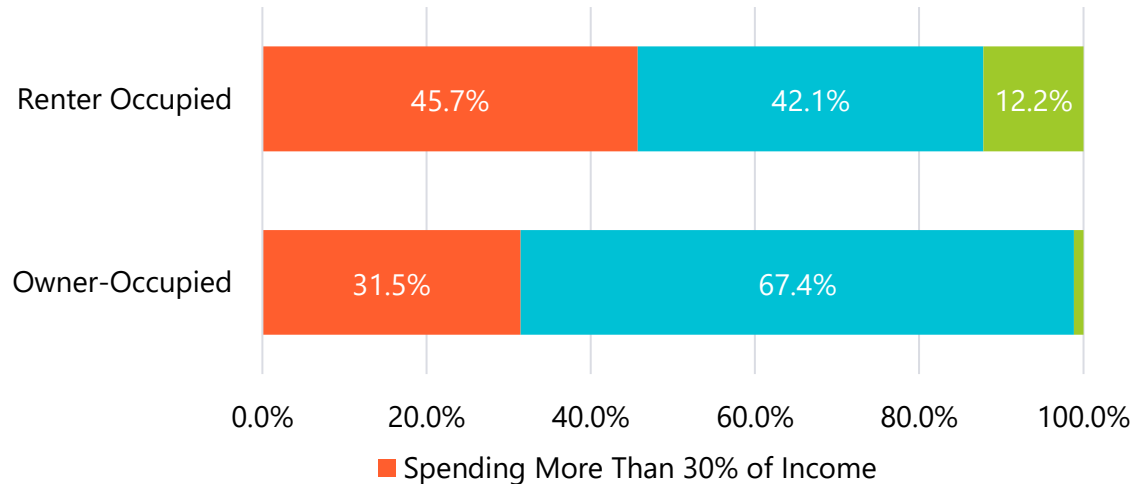
## Other Populations in Southbury

- Senior households are more likely to experience cost burden (48%) compared to other households
- Renters are significantly more likely to be cost burdened by housing costs than homeowners
- Note: "Income" does not include assets that may be available to cover housing costs such as trusts, property, etc.

**Portion of Income Spent on Housing, by Age of Householder**



**Portion of Income Spent on Housing, by Tenure**



Source: 2019 ACS 5-Year Estimates, Table B25072, 25093

# HOUSING GAP ANALYSIS: METHODOLOGY

## **Affordable Housing Demand:**

- Low-income household estimates provided by U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Survey (CHAS)
- Income limits provided by (HUD).

## **Affordable Housing Supply:**

- Naturally occurring affordable housing calculated using 2019 American Community Survey 5-Year Estimates.
  - Home Value Distribution
  - Distribution of Gross Rent
- SLR calculation of units affordable to low-income households based on HUD income limits

## **Housing Gap:**

- Compares housing demand to housing supply
- Two representative case studies for a family of four and a single-person household. These households have different income limits according to HUD.

# SOUTHBURY HOUSING GAP ANALYSIS: FAMILY OF 4

## Owner-Occupied Units

Income Group	Max Home Value (Family of 4)	Cumulative Owner Households in Income Range	Cumulative Owner- Occupied Units in Price Range	Owner Gap
Extremely Low Income (<30% of AMI)	\$106,000	275	52	(223)
Very Low Income (<50% of AMI)	\$177,000	470	253	(217)
Low Income (<80% of AMI)	\$274,000	870	943	73

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25075

## Renter-Occupied Units

Income Group	Max Monthly Rent (Family of 4)	Cumulative Renter Households in Income Range	Cumulative Renter- Occupied Units in Price Range	Renter Gap
Extremely Low Income (<30% of AMI)	\$670	30	28	(2)
Very Low Income (<50% of AMI)	\$1,117	145	46	(99)
Low Income (<80% of AMI)	\$1,736	195	203	8

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25063

# SOUTHBURY HOUSING GAP ANALYSIS: INDIVIDUALS

## Owner-Occupied Units

Income Group	Max Home Value (Individual)	Cumulative Owner Households in Income Range	Cumulative Owner-Occupied Units in Price Range	Owner Gap
Extremely Low Income (<30% of AMI)	\$74,000	275	26	(249)
Very Low Income (<50% of AMI)	\$124,000	470	100	(370)
Low Income (<80% of AMI)	\$192,000	870	356	(514)

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25075

## Renter-Occupied Units

Income Group	Max Monthly Rent (Individual)	Cumulative Renter Households in Income Range	Cumulative Renter-Occupied Units in Price Range	Renter Gap
Extremely Low Income (<30% of AMI)	\$469	30	24	(6)
Very Low Income (30% to 50% of AMI)	\$783	145	36	(109)
Low Income (50% to 80% of AMI)	\$1,216	195	54	(141)

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25063

# HERITAGE VILLAGE HOUSING GAP ANALYSIS:

## FAMILY OF FOUR

### Owner-Occupied Units

Income Group	Max Home Value (Individual)	Cumulative Owner Households in Income Range	Cumulative Owner-Occupied Units in Price Range	Owner Gap
Extremely Low Income (<30% of AMI)	\$106,000	315	534	219
Very Low Income (<50% of AMI)	\$177,000	690	1,346	656
Low Income (<80% of AMI)	\$275,000	1,035	1,791	756

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25075

### Renter-Occupied Units

Income Group	Max Monthly Rent (Individual)	Cumulative Renter Households in Income Range	Cumulative Renter-Occupied Units in Price Range	Renter Gap
Extremely Low Income (<30% of AMI)	\$670	115	76	(39)
Very Low Income (30% to 50% of AMI)	\$1,117	240	130	(110)
Low Income (50% to 80% of AMI)	\$1,736	315	418	103

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25063

# HERITAGE VILLAGE HOUSING GAP ANALYSIS: INDIVIDUALS

## Owner-Occupied Units

Income Group	Max Home Value (Individual)	Cumulative Owner Households in Income Range	Cumulative Owner-Occupied Units in Price Range	Owner Gap
Extremely Low Income (<30% of AMI)	\$74,000	315	124	(191)
Very Low Income (<50% of AMI)	\$124,000	690	748	58
Low Income (<80% of AMI)	\$192,000	1,035	1,387	352

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25075

## Renter-Occupied Units

Income Group	Max Monthly Rent (Individual)	Cumulative Renter Households in Income Range	Cumulative Renter-Occupied Units in Price Range	Renter Gap
Extremely Low Income (<30% of AMI)	\$469	115	25	(90)
Very Low Income (30% to 50% of AMI)	\$783	240	100	(140)
Low Income (50% to 80% of AMI)	\$1,216	315	153	(162)

Source: HUD Income Limits; Comprehensive Housing Affordability Survey (CHAS): 2013-2017; ACS Five-Year Estimates B25063



# HOUSING NEEDS ASSESSMENT: TAKEAWAYS

- Significant affordable housing needs within Southbury for individuals and single-income households
  - **2,415 households (31% of total) are classified as low income and could be eligible for affordable housing**
- **33.5%** of households are spending more than 30% of their income (excluding other assets) on housing costs
- Town has 128 protected affordable units, or 1.4% of total housing units
- Shortage of units affordable to households across all household sizes and housing types apart from family-sized owner-occupied homes
- Populations spending more than 30% of their income on housing include:
  - Low-income households making less than 80% AMI
  - Senior households
  - Renters
  - Single-person/single-income households